MIR: Material Info

The Material Information Affecting this Property

Tuesday 02nd December 2025

SILVER STREET, BARDNEY, LINCOLN, LN3

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	1,377 ft^2 / 128 m^2		
Plot Area:	0.25 acres		
Council Tax :	Band D		
Annual Estimate:	£2,280		
Title Number:	LL346379		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s	**76** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Disclaimer

Important - Please read

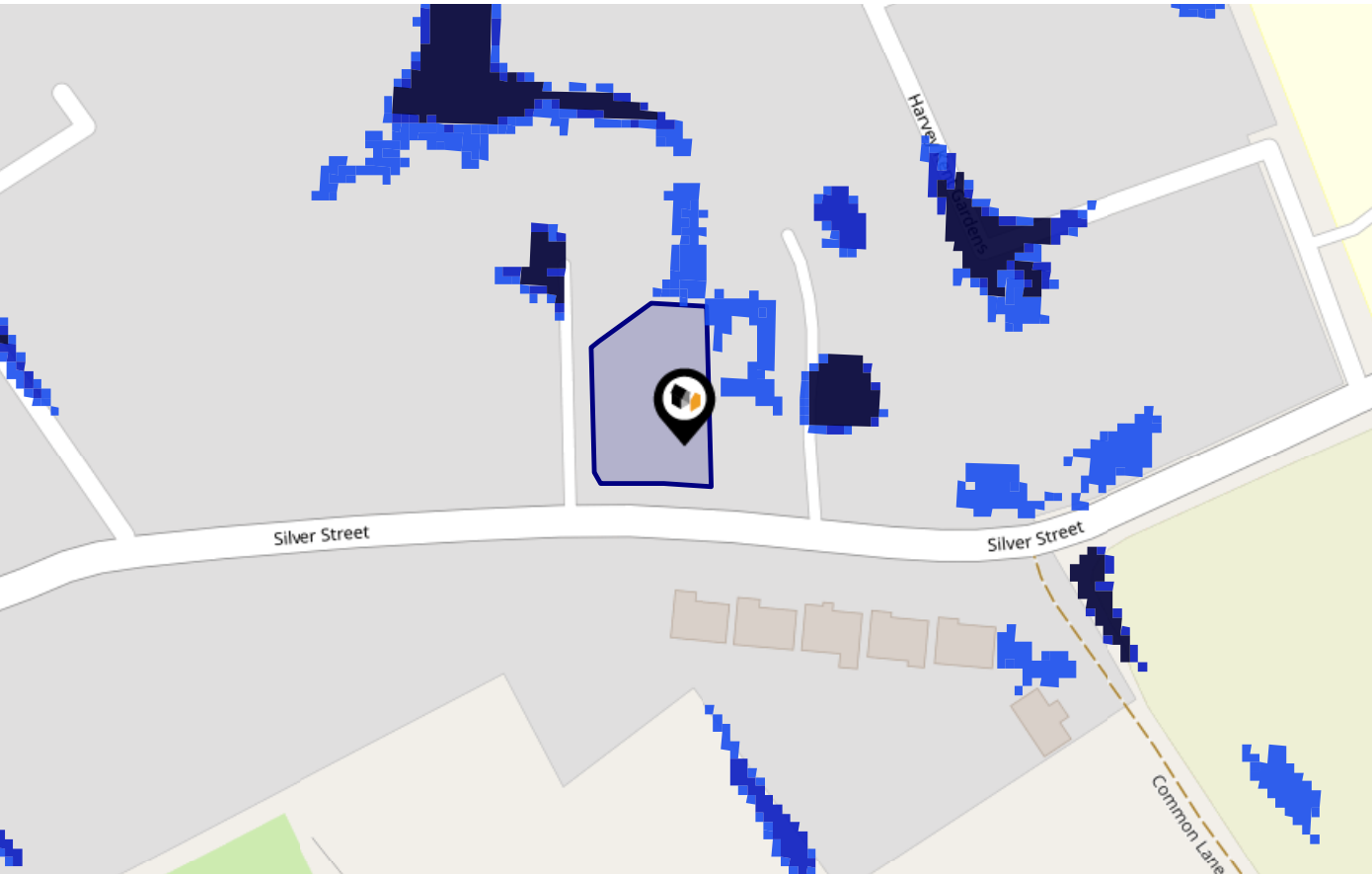The size of the plot will differ from some of the plans shown within this report. The orginal plot has been split to create an additional plot. You should ensure that you view the property and check the boundary positions prior to submitting a tenancy application.

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.
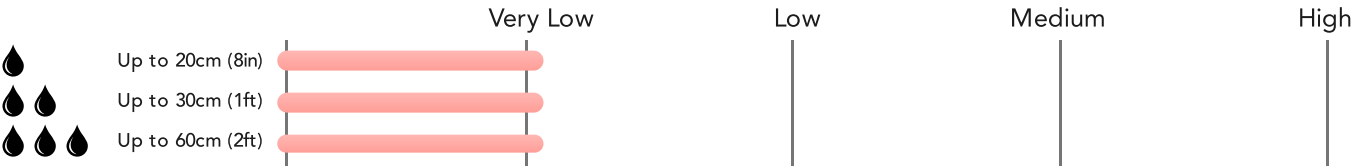

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

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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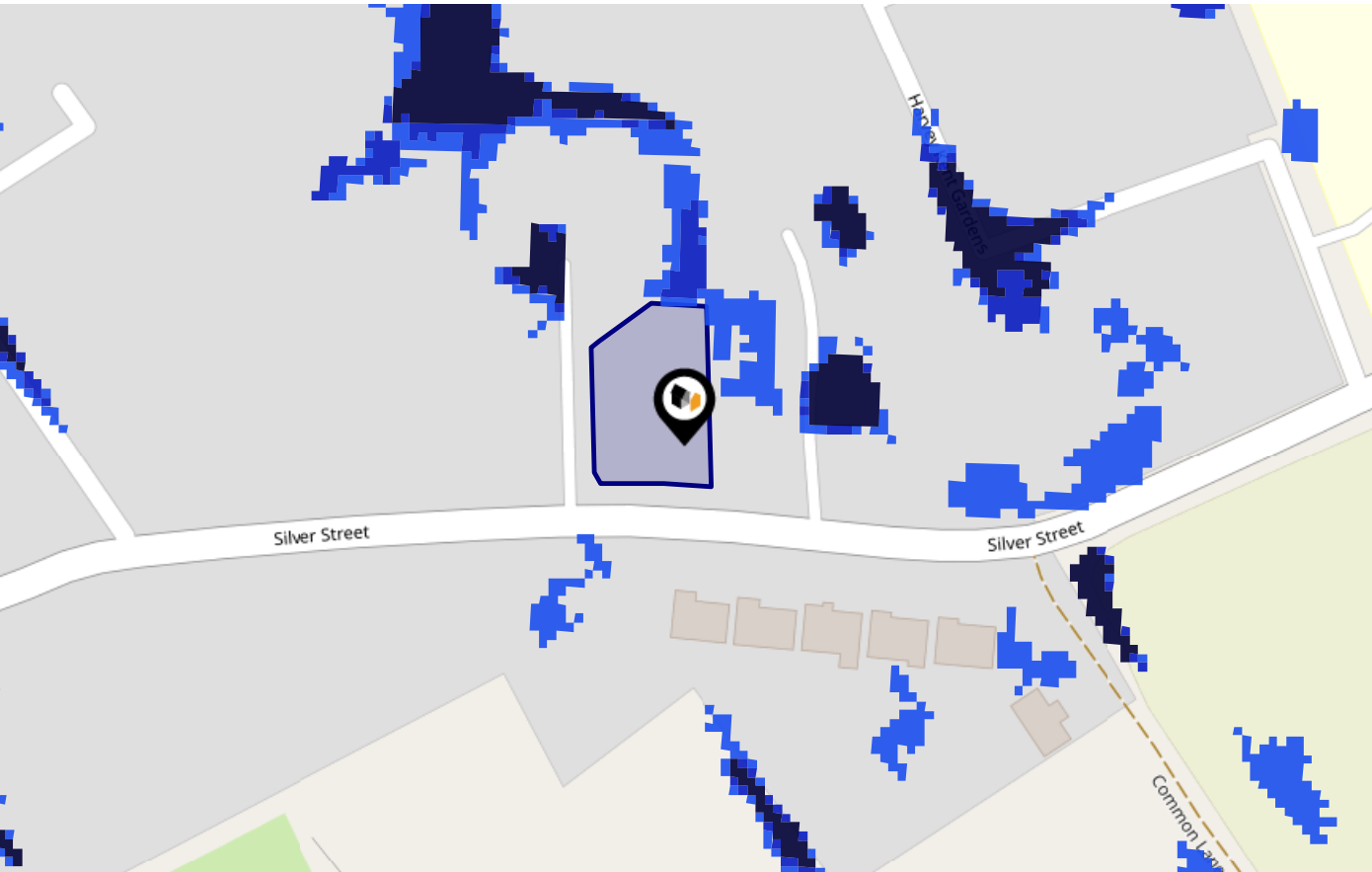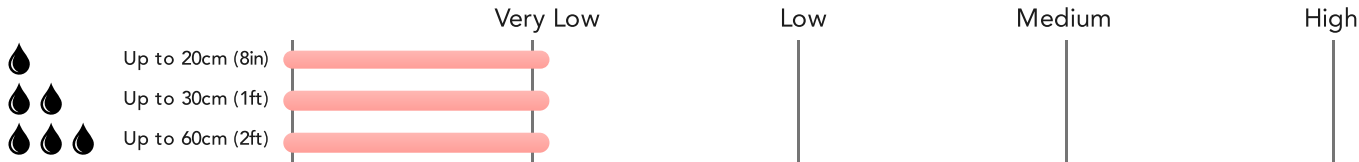- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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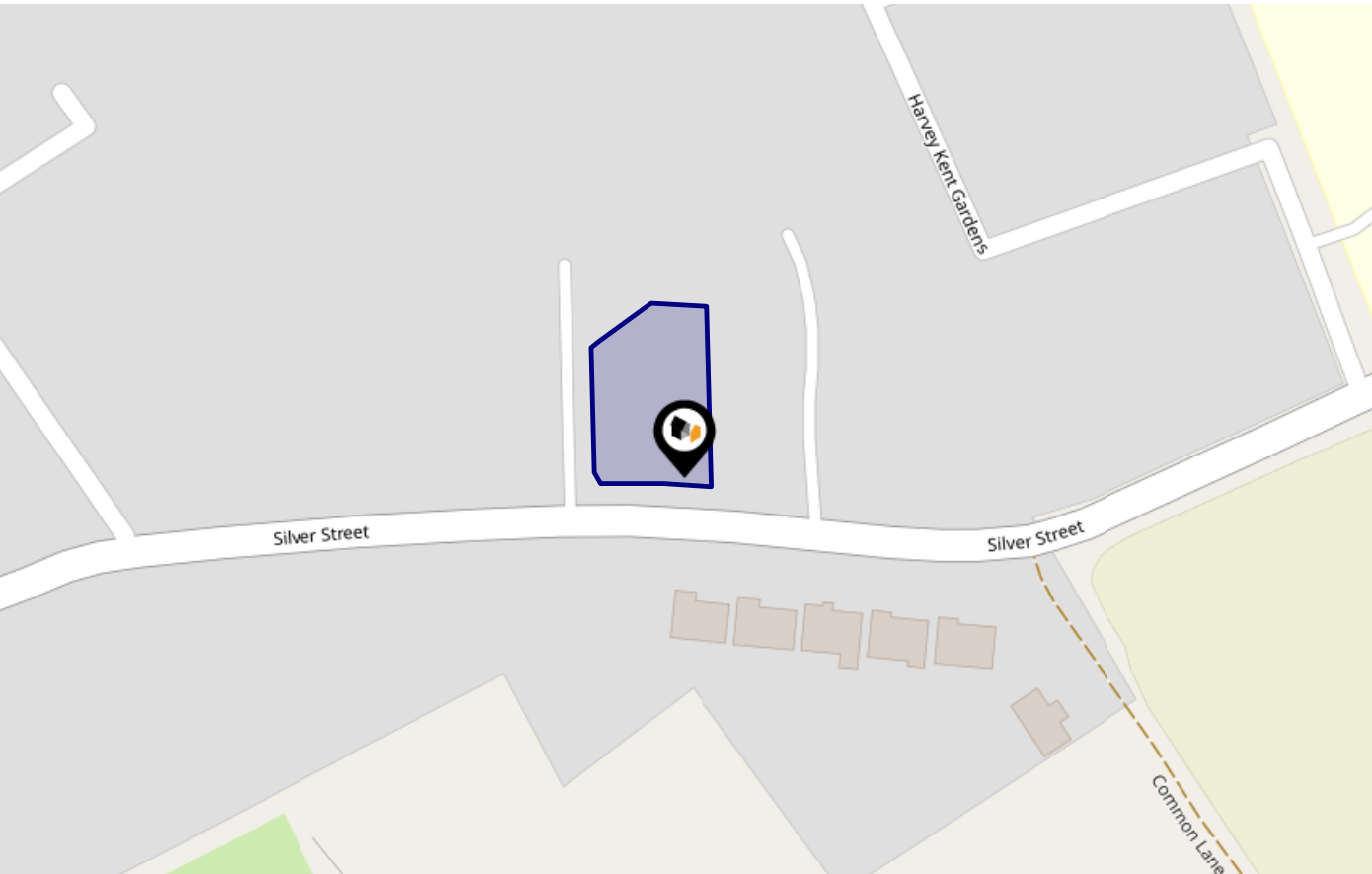Powered by prift
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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
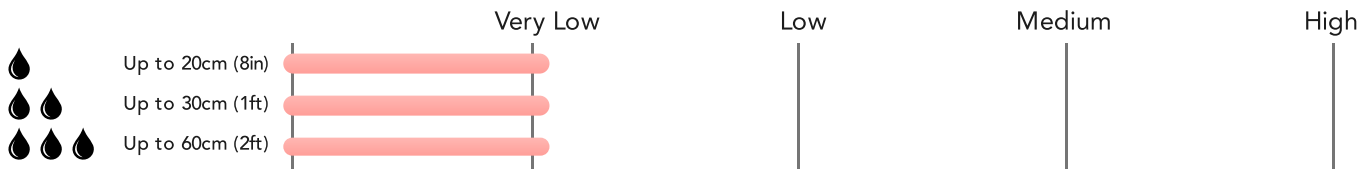

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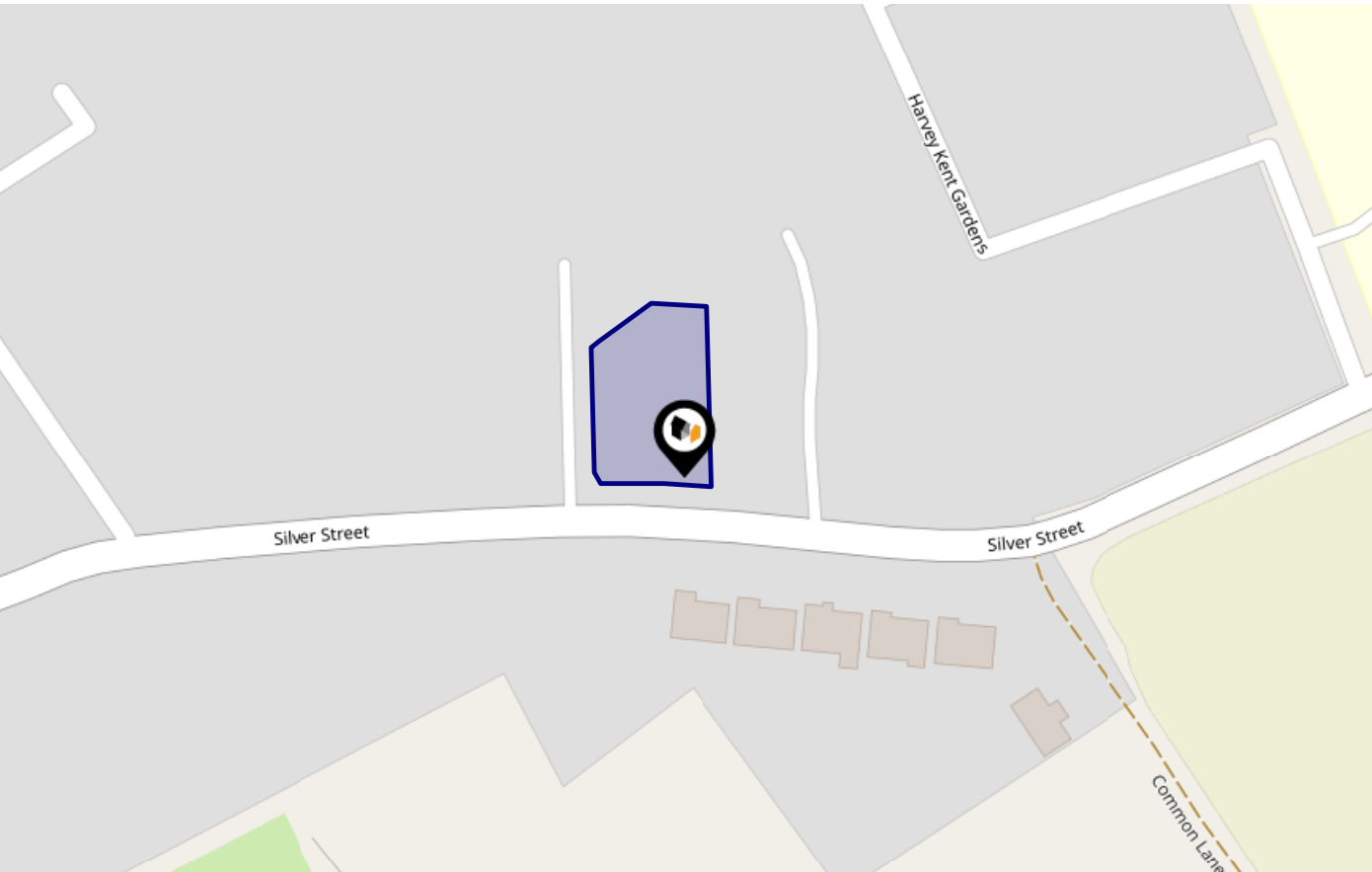
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Flood Risk
Rivers & Seas - Climate Change

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.
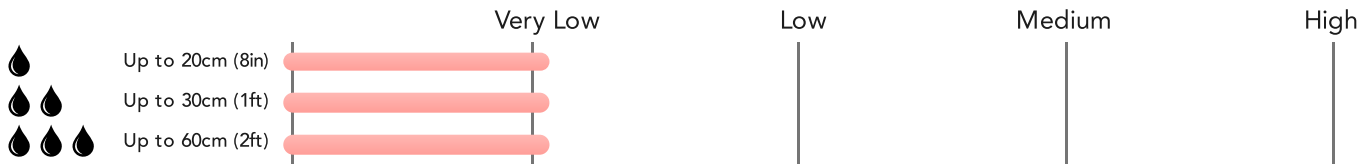

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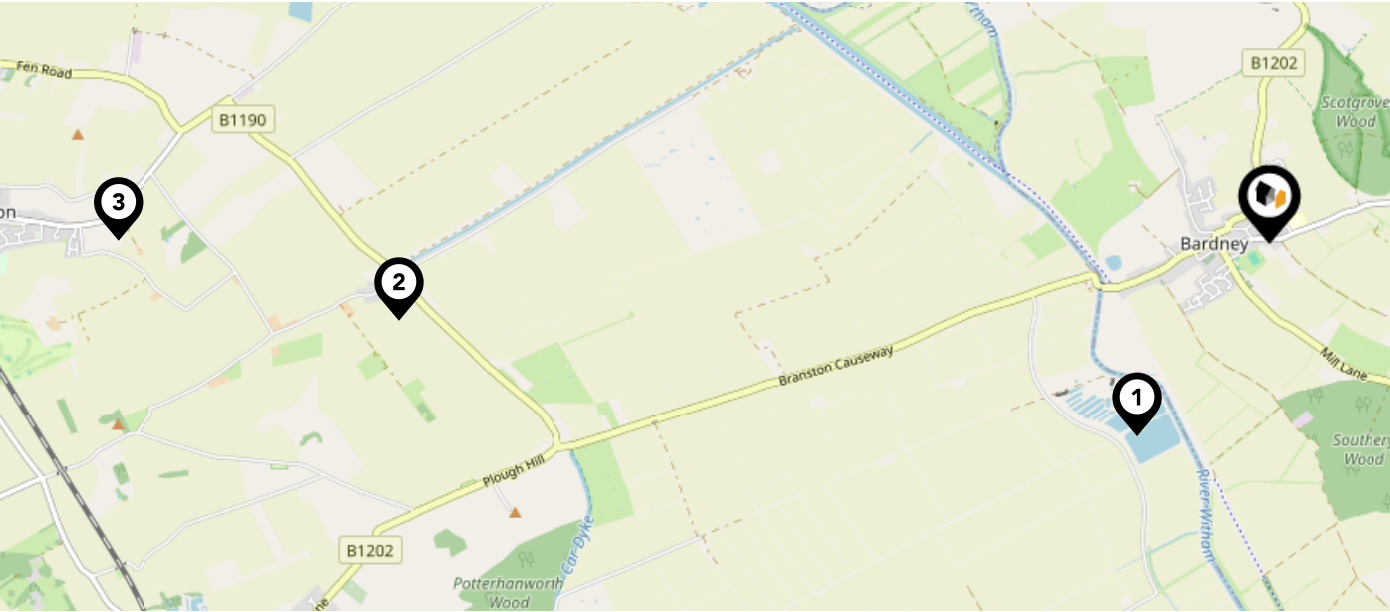
Maps
Conservation Areas

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.
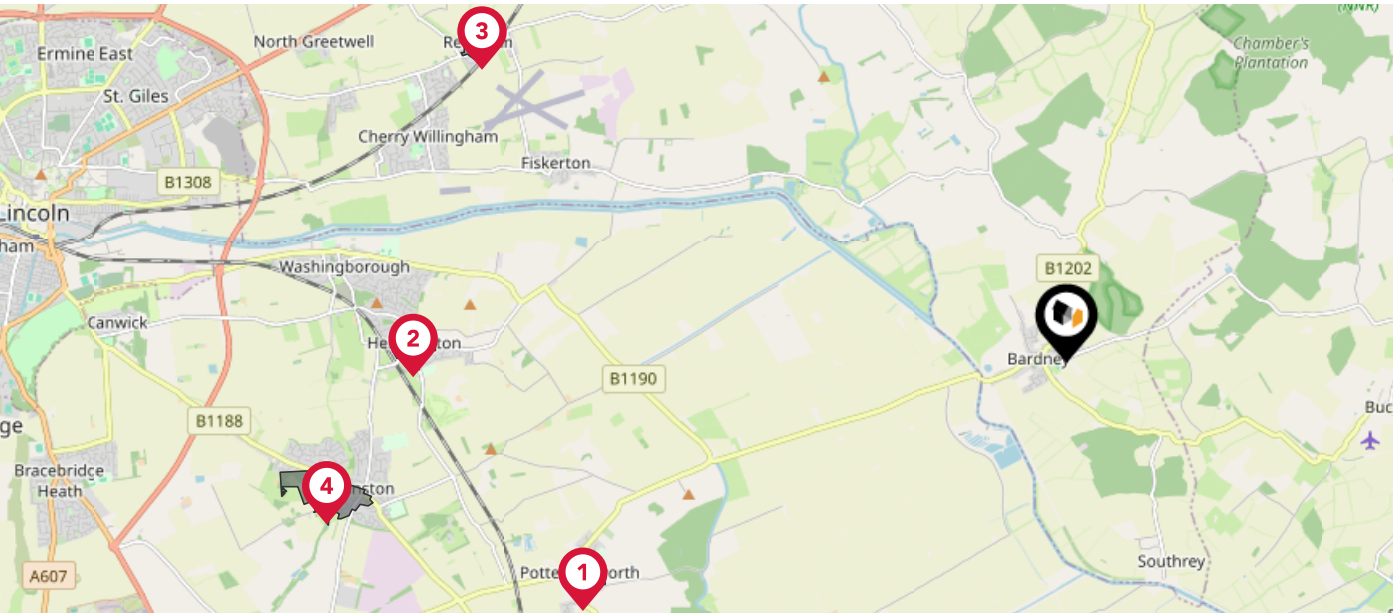
Nearby Conservation Areas	
1	Potterhanworth
2	Heighington
3	Reepham
4	Branston

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/SP3298NW/A001 - British Sugar Plc	Active Landfill
2	Moor Lane-Branston Booths, Lincoln	Historic Landfill
3	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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
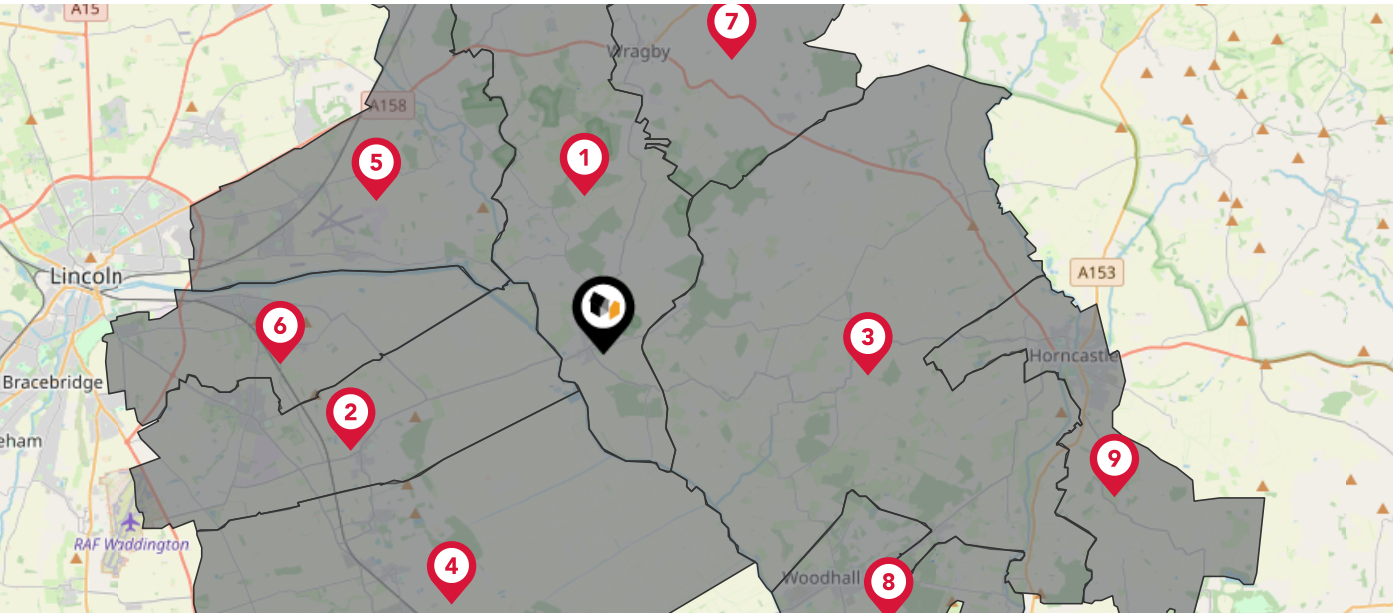
Nearby Council Wards	
1	Bardney Ward
2	Branston Ward
3	Roughton Ward
4	Metheringham Ward
5	Cherry Willingham Ward
6	Heighington and Washingborough Ward
7	Wragby Ward
8	Woodhall Spa Ward
9	Horncastle Ward

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%	5-10%	10-30%	>30%

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Environment
Soils & Clay
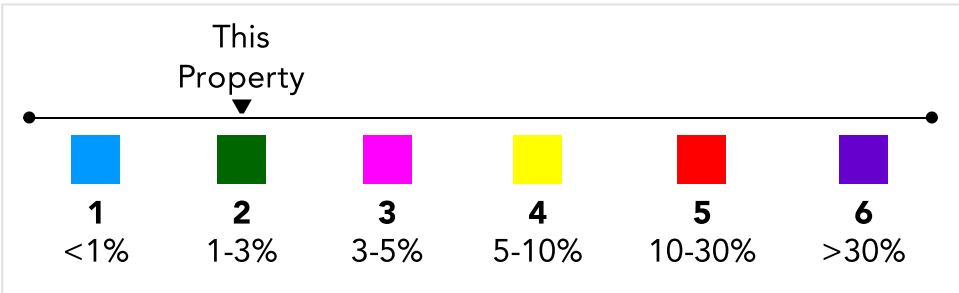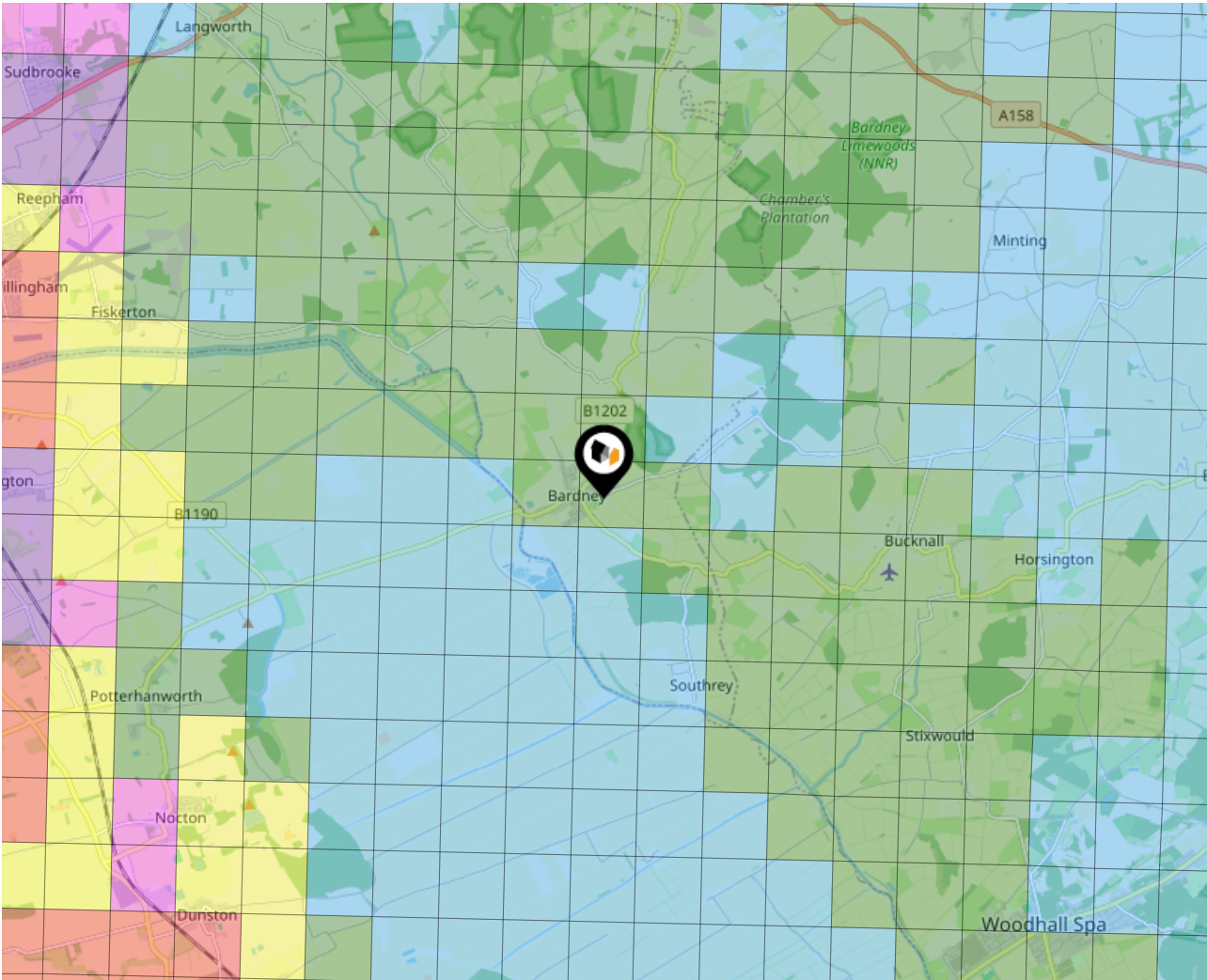
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
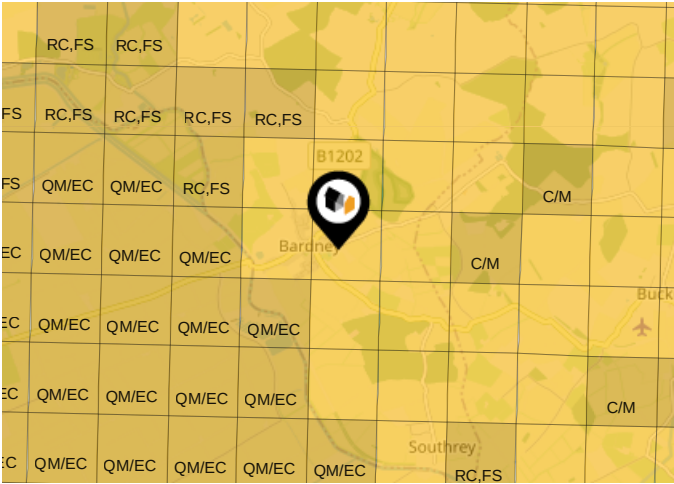
Primary Classifications (Most Common Clay Types)

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
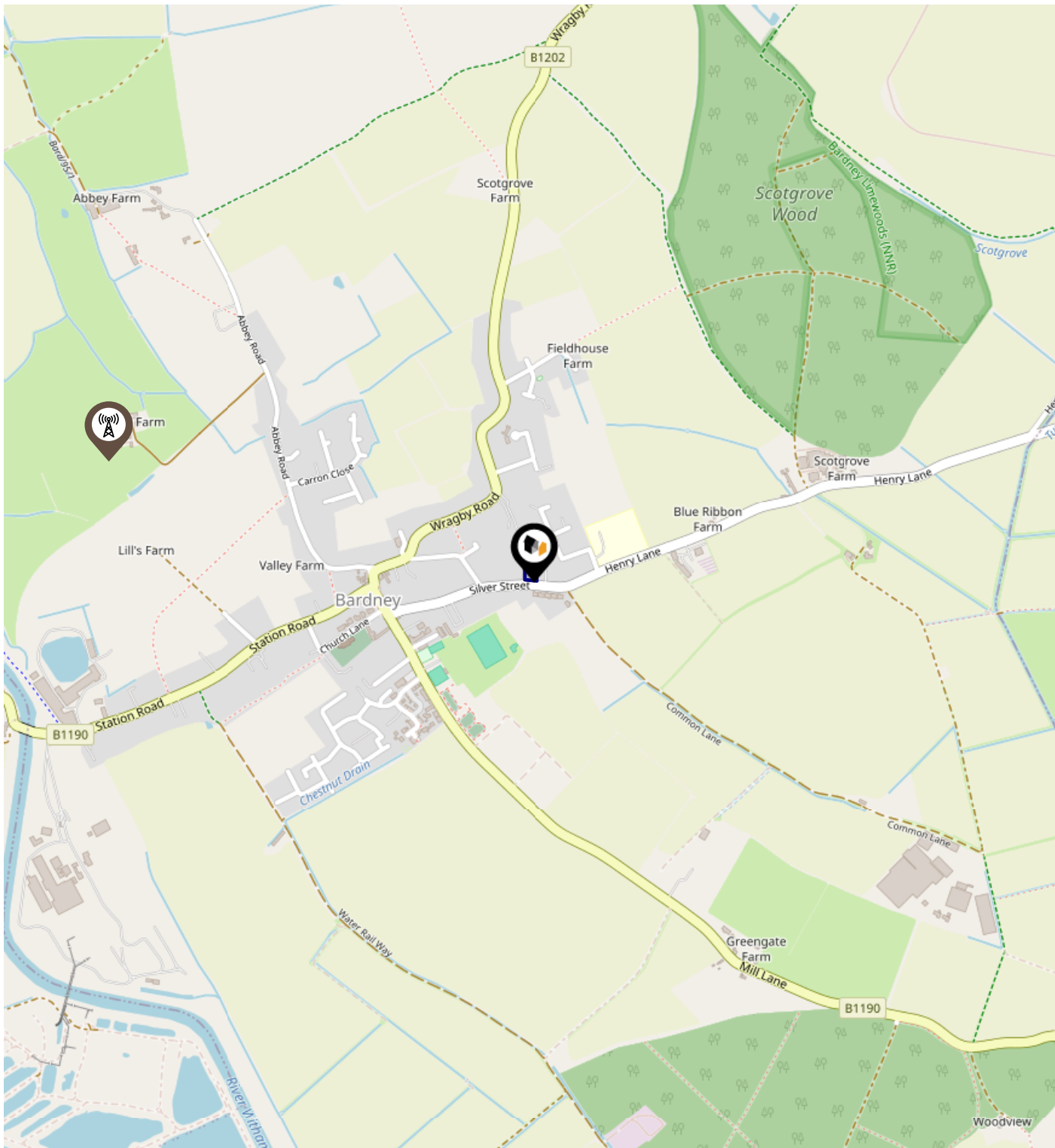
Key:

🗼 Power Pylons

📡 Communication Masts

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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 1440928 - Bardney War Memorial	Grade II	0.2 miles
2 1359501 - Peter Hancock's Hospital	Grade II	0.2 miles
3 1308446 - 16, Silver Street	Grade II	0.2 miles
4 1064013 - Manor House	Grade II	0.3 miles
5 1147650 - Barn At Manor House	Grade II	0.3 miles
6 1064014 - Gateway And Garden Wall At Manor House	Grade II	0.3 miles
7 1359500 - Church Of St Lawrence	Grade I	0.3 miles
8 1064012 - The Old Museum	Grade II	0.3 miles
9 1064011 - Abbey Lodge Farmhouse	Grade II	0.4 miles
10 1359527 - Railway Goods Shed	Grade II	0.7 miles

Maps
Green Belt

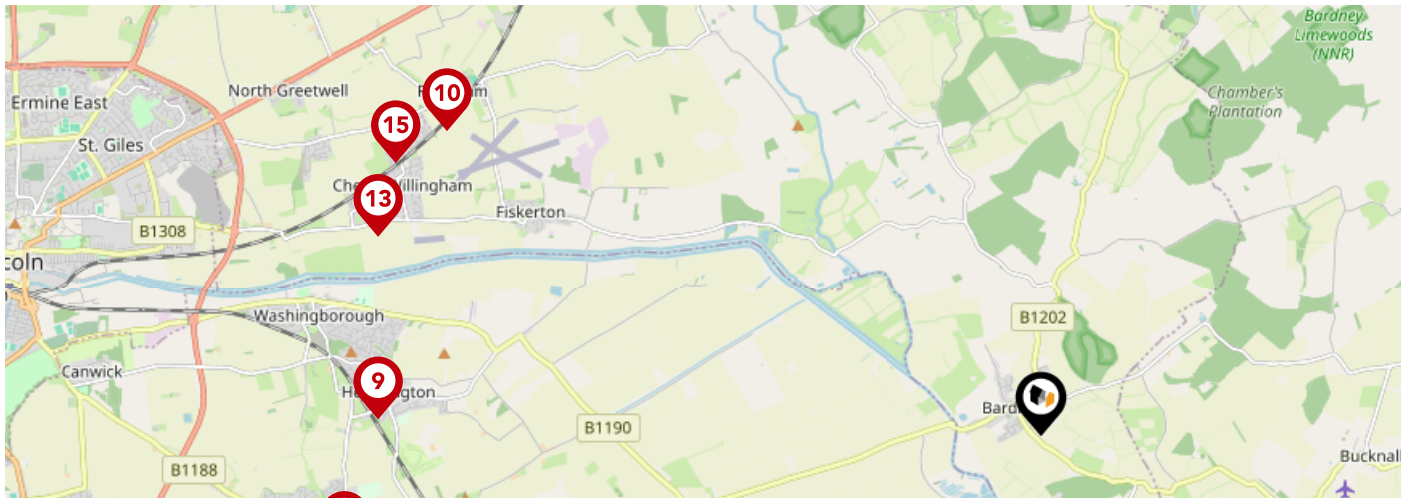This map displays nearby areas that have been designated as Green Belt...
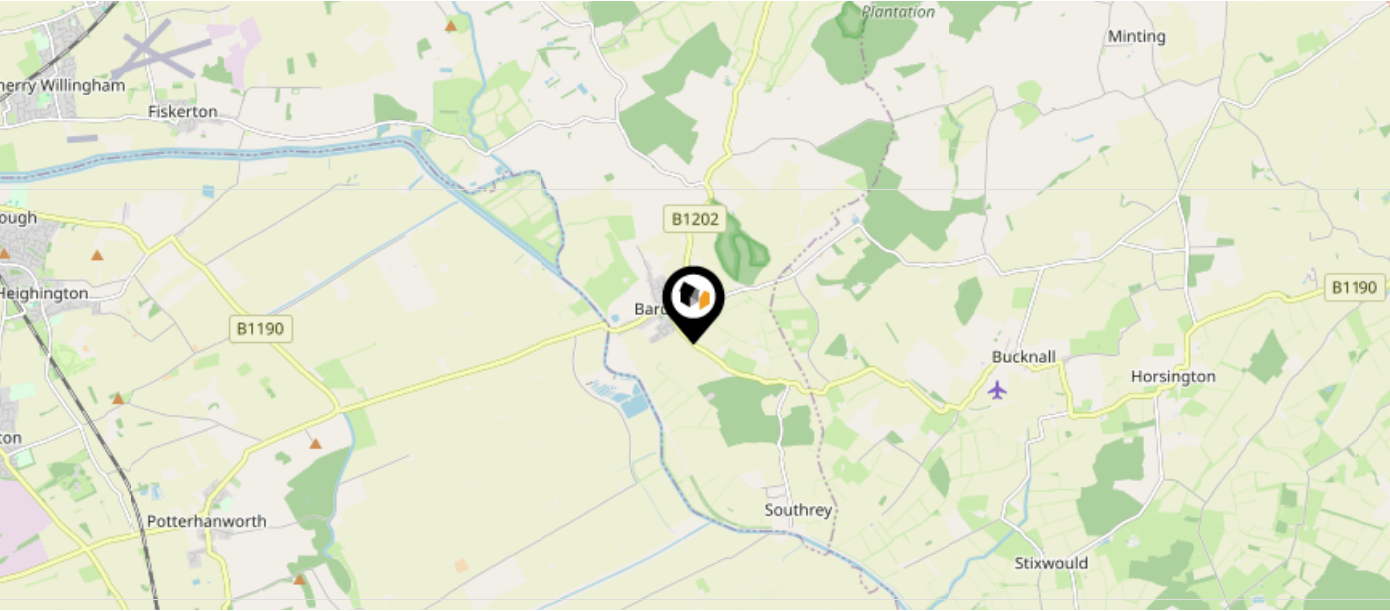
No data available.
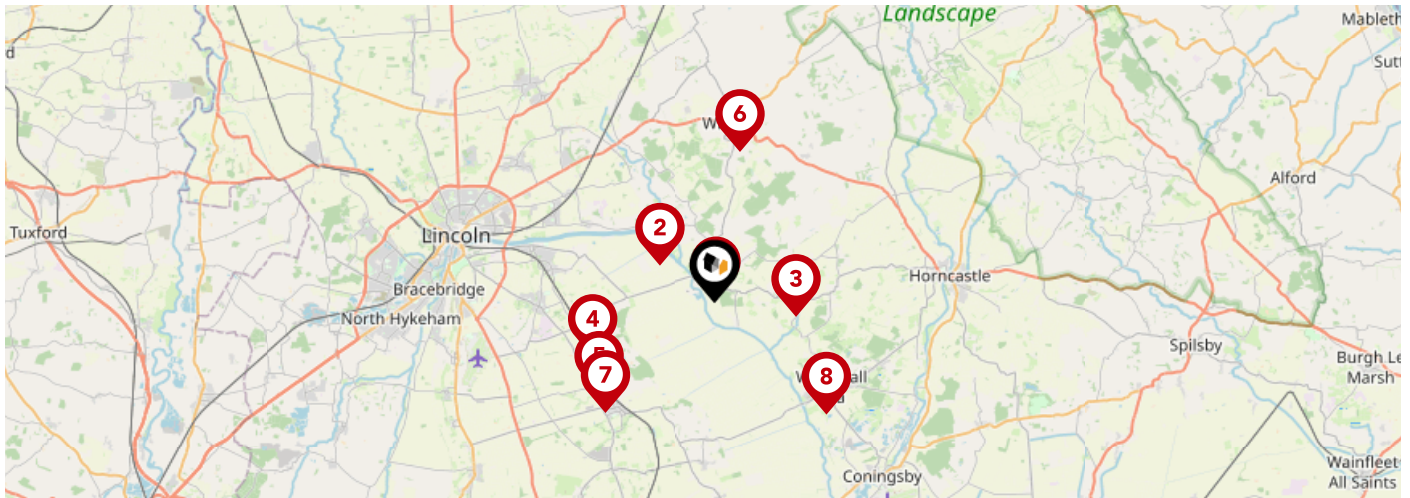
	Nursery	Primary	Secondary	College	Private
1 Bardney Church of England and Methodist Primary School Ofsted Rating: Good | Pupils: 188 | Distance:0.1	☐	☑	☐	☐	☐
2 Fiskerton Church of England Primary School Ofsted Rating: Good | Pupils: 89 | Distance:2.32	☐	☑	☐	☐	☐
3 Bucknall Primary School Ofsted Rating: Good | Pupils: 26 | Distance:2.94	☐	☑	☐	☐	☐
4 The Potterhanworth Church of England Primary School Ofsted Rating: Good | Pupils: 137 | Distance:4.74	☐	☑	☐	☐	☐
5 Nocton Community Primary School Ofsted Rating: Good | Pupils: 38 | Distance:5.23	☐	☑	☐	☐	☐
6 Wragby Primary School Ofsted Rating: Good | Pupils: 175 | Distance:5.39	☐	☑	☐	☐	☐
7 Dunston St Peter's Church of England Primary School Ofsted Rating: Good | Pupils: 66 | Distance:5.49	☐	☑	☐	☐	☐
8 St Andrew's CofE Primary School Ofsted Rating: Good | Pupils: 295 | Distance:5.65	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Heighington Millfield Primary Academy** Ofsted Rating: Good | Pupils: 233 | Distance:5.89	☐	☑	☐	☐	☐
10	**Reepham Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:5.92	☐	☑	☐	☐	☐
11	**Mrs Mary King's CofE (Controlled) Primary School** Ofsted Rating: Good | Pupils: 98 | Distance:5.99	☐	☑	☐	☐	☐
12	**St Hugh's School** Ofsted Rating: Not Rated | Pupils: 151 | Distance:6.1	☐	☐	☑	☐	☐
13	**Cherry Willingham Primary Academy** Ofsted Rating: Good | Pupils: 205 | Distance:6.15	☐	☑	☐	☐	☐
14	**The Metheringham Primary School** Ofsted Rating: Good | Pupils: 273 | Distance:6.17	☐	☑	☐	☐	☐
15	**The Priory Pembroke Academy** Ofsted Rating: Good | Pupils: 567 | Distance:6.21	☐	☐	☑	☐	☐
16	**Branston Junior Academy** Ofsted Rating: Good | Pupils: 170 | Distance:6.28	☐	☑	☐	☐	☐

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Area
Transport (National)
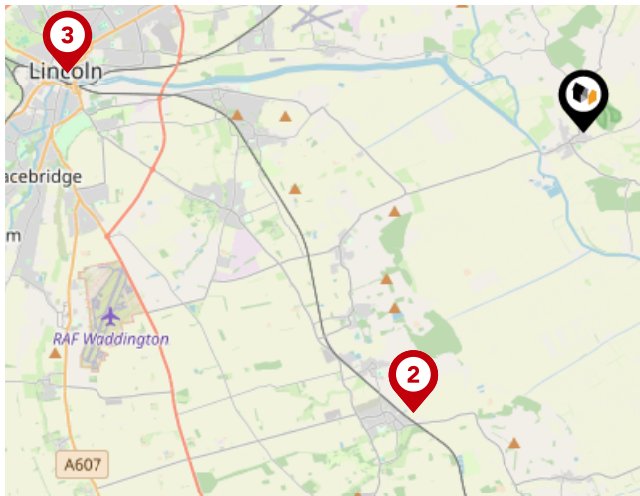
National Rail Stations

Pin	Name	Distance
1	Metheringham Rail Station	5.83 miles
2	Metheringham Rail Station	5.83 miles
3	Lincoln Central Rail Station	9.21 miles
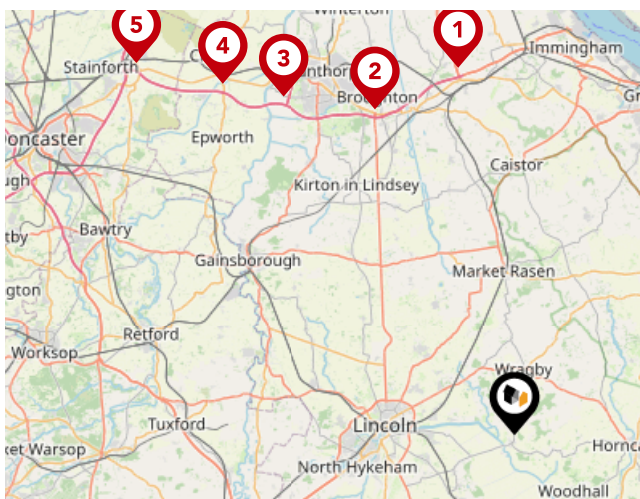
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	26.2 miles
2	M180 J4	25.07 miles
3	M180 J3	28.99 miles
4	M180 J2	32.25 miles
5	M180 J1	37.45 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.78 miles
2	Finningley	34.13 miles
3	East Mids Airport	49.76 miles
4	Leeds Bradford Airport	71.49 miles
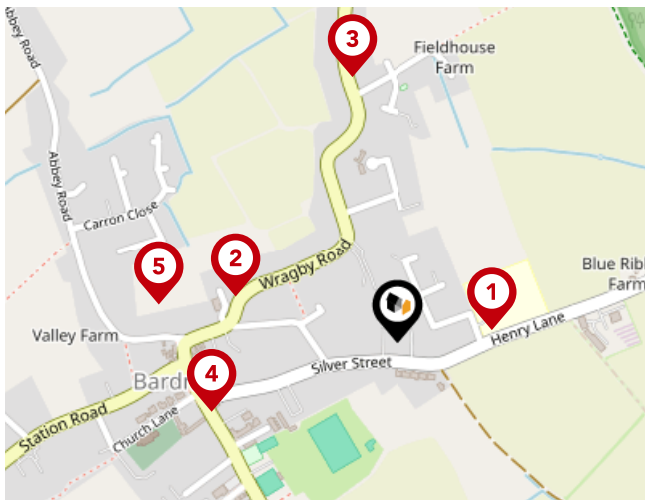
Bus Stops/Stations

Pin	Name	Distance
1	Harvey Kent Gardens	0.11 miles
2	Black Horse PH	0.19 miles
3	Field Lane	0.3 miles
4	Post Office	0.22 miles
5	Demand Responsive Area	0.27 miles

Local Area
Road Noise

This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.
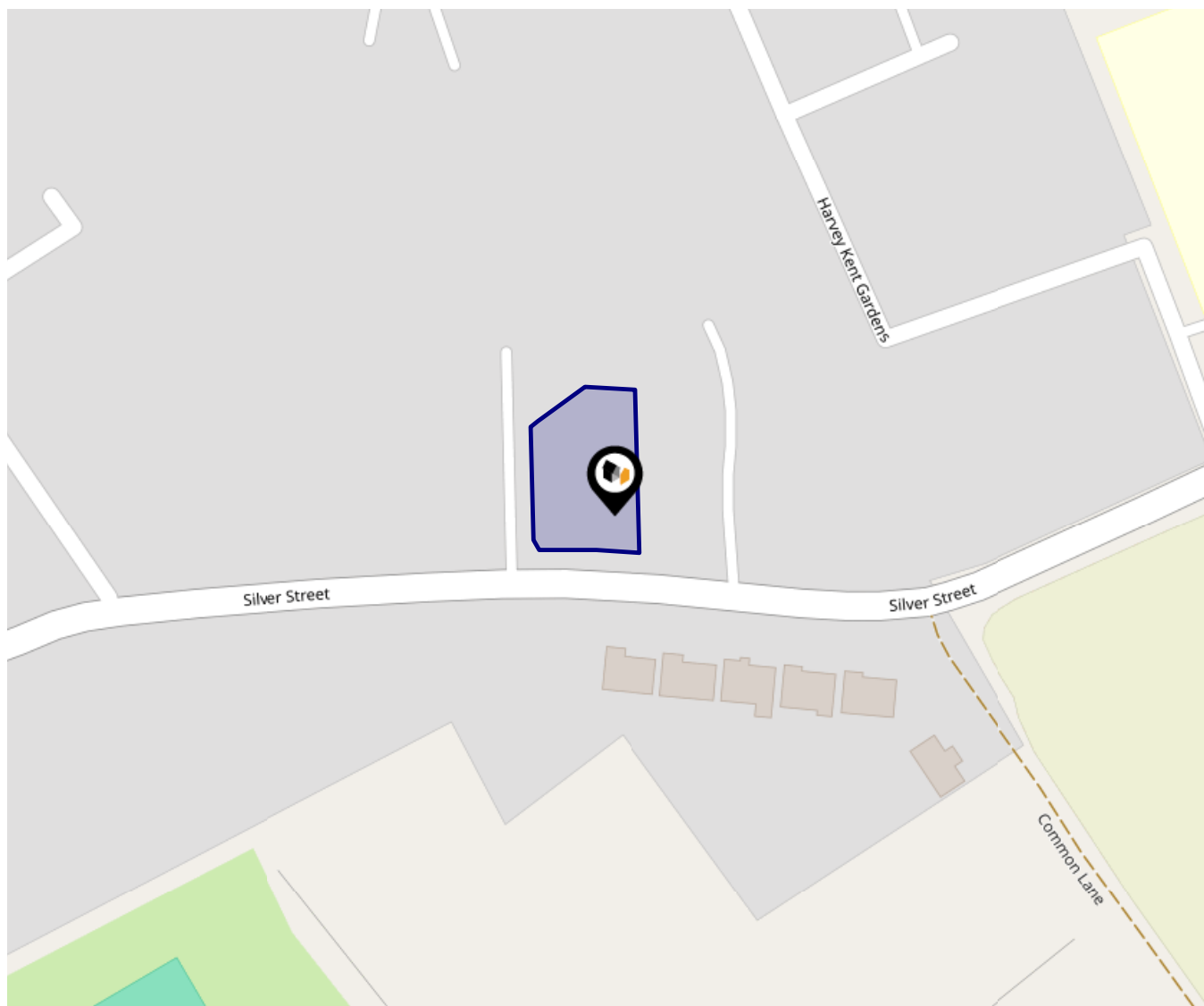
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail