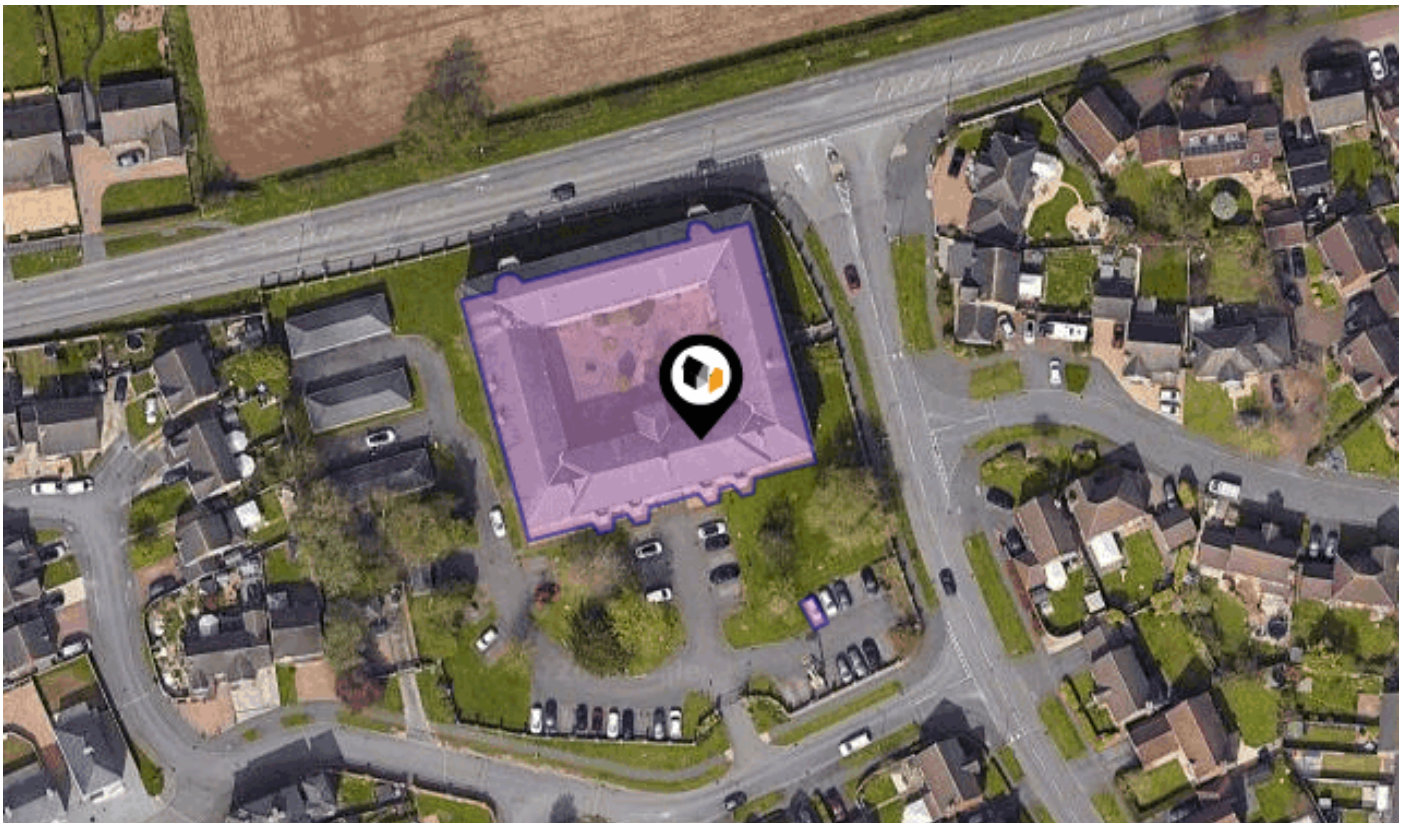
See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 18th March 2026



CATHEDRAL HEIGHTS, CHICHESTER ROAD, BRACEBRIDGE HEATH, LINCOLN, LN4

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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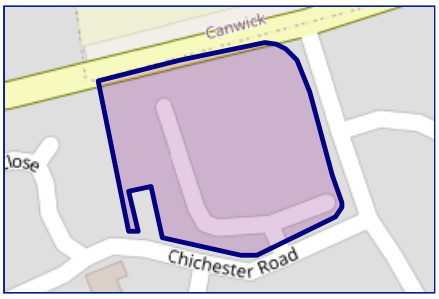
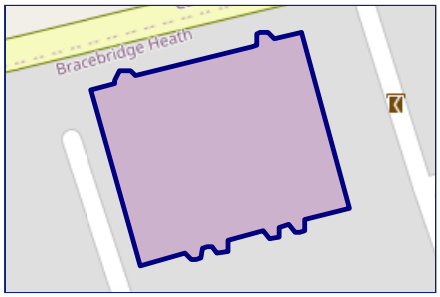
Property
Multiple Title Plans

Freehold Title Plan



LL208943

Leasehold Title Plan



LL228205

Start Date:	10/04/2003
End Date:	21/03/3002
Lease Term:	999 years from 21 March 2003
Term Remaining:	976 years

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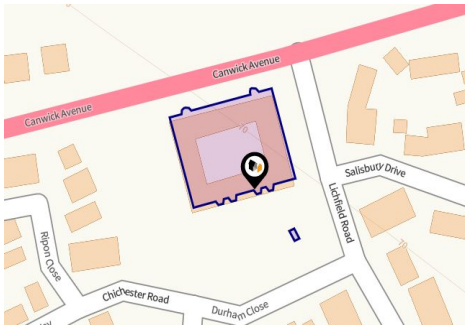
Property
Overview



Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Plot Area:	0.5 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,010		
Title Number:	LL228205		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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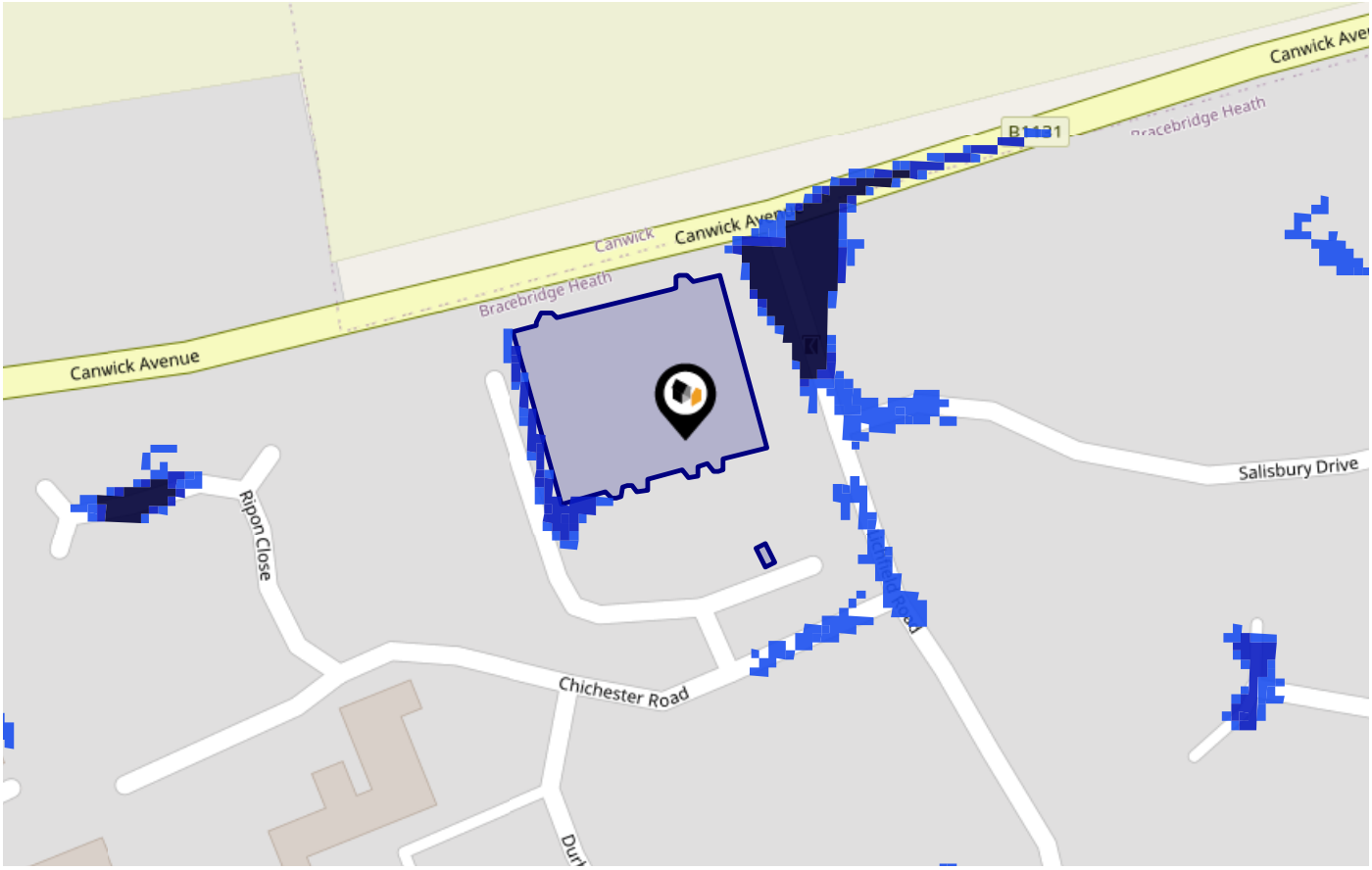
Flood Risk
Surface Water - Flood Risk

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

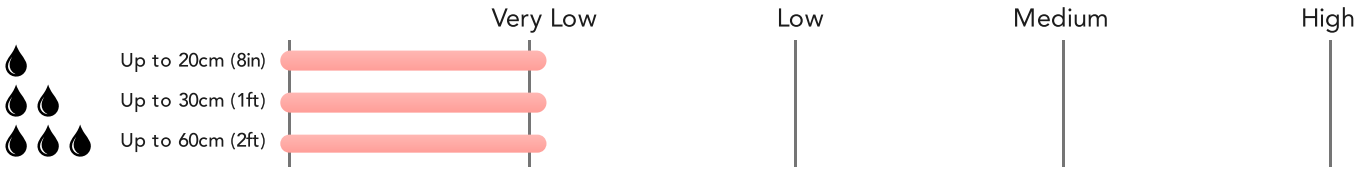


Risk Rating: Very low

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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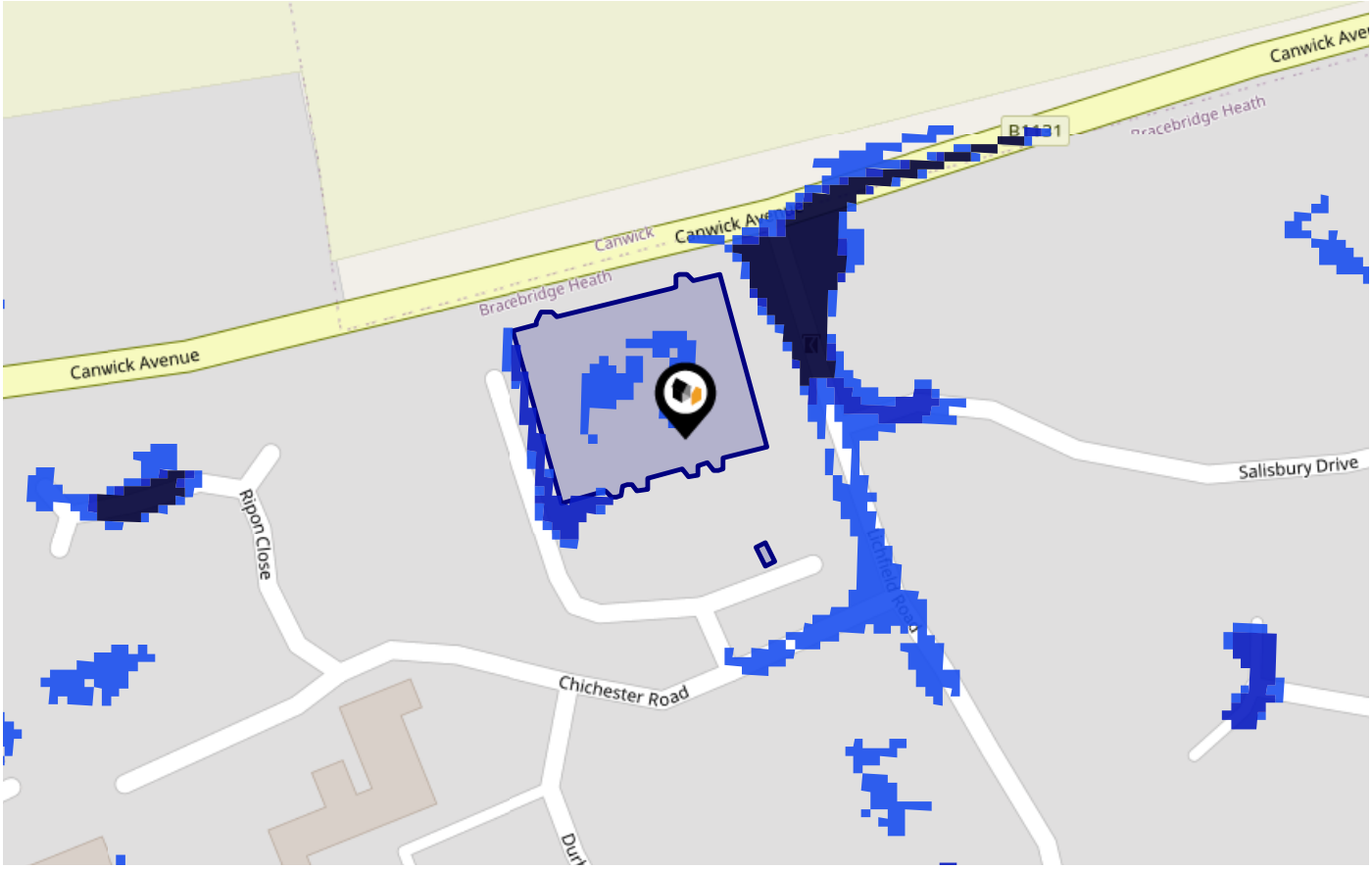
Flood Risk
Surface Water - Climate Change

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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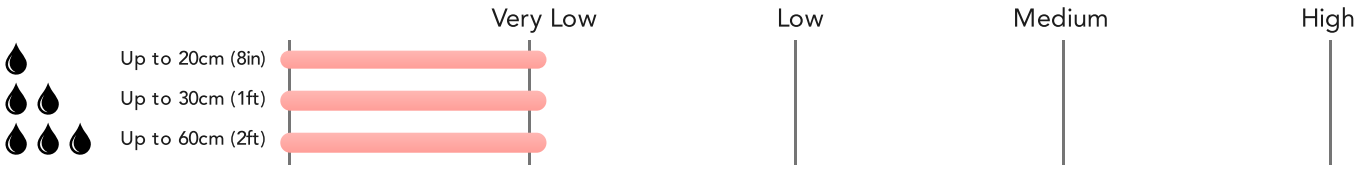

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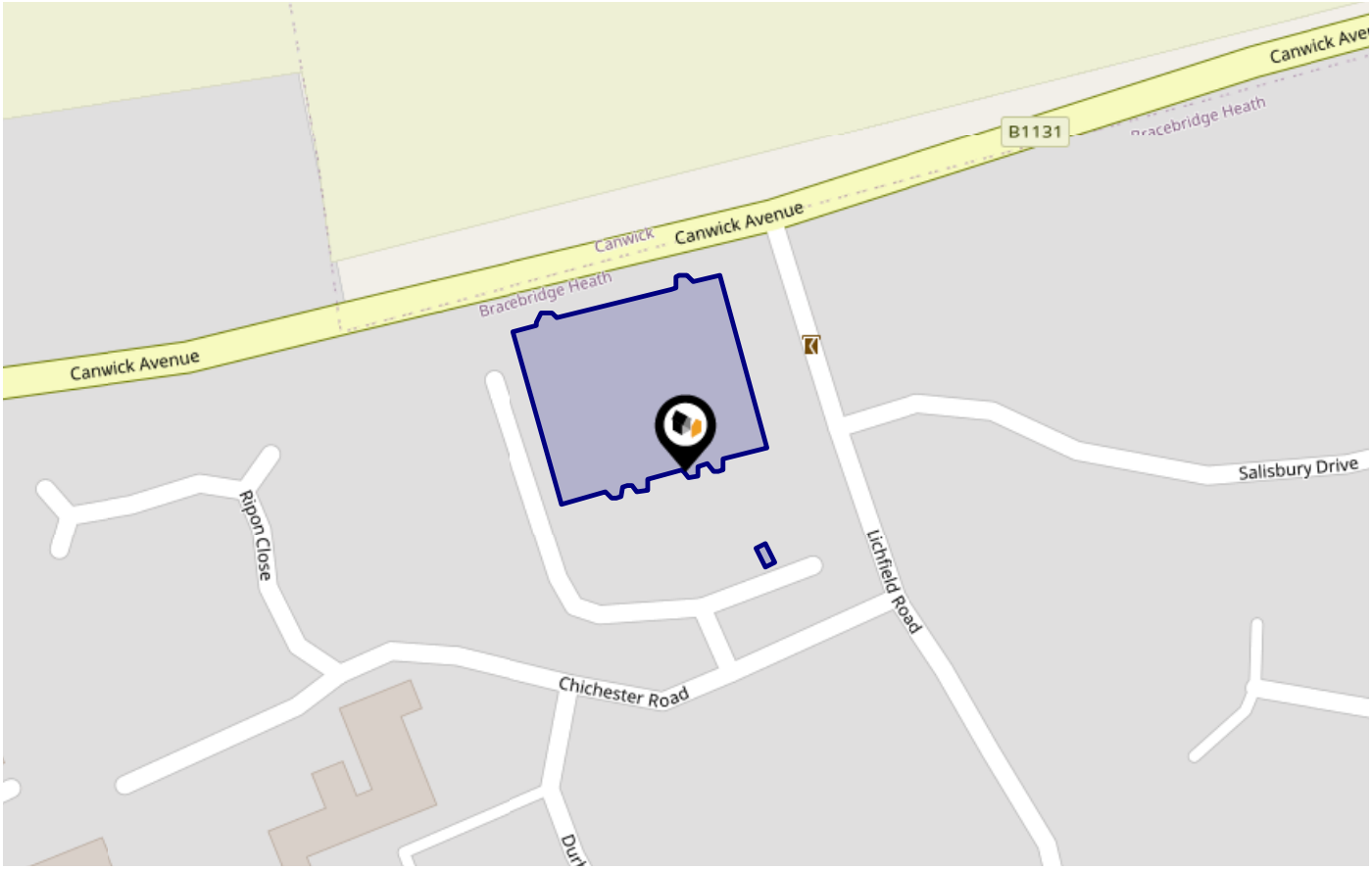
Flood Risk
Rivers & Seas - Flood Risk

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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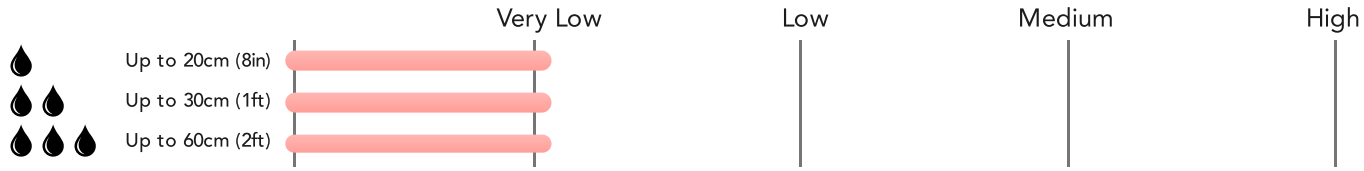

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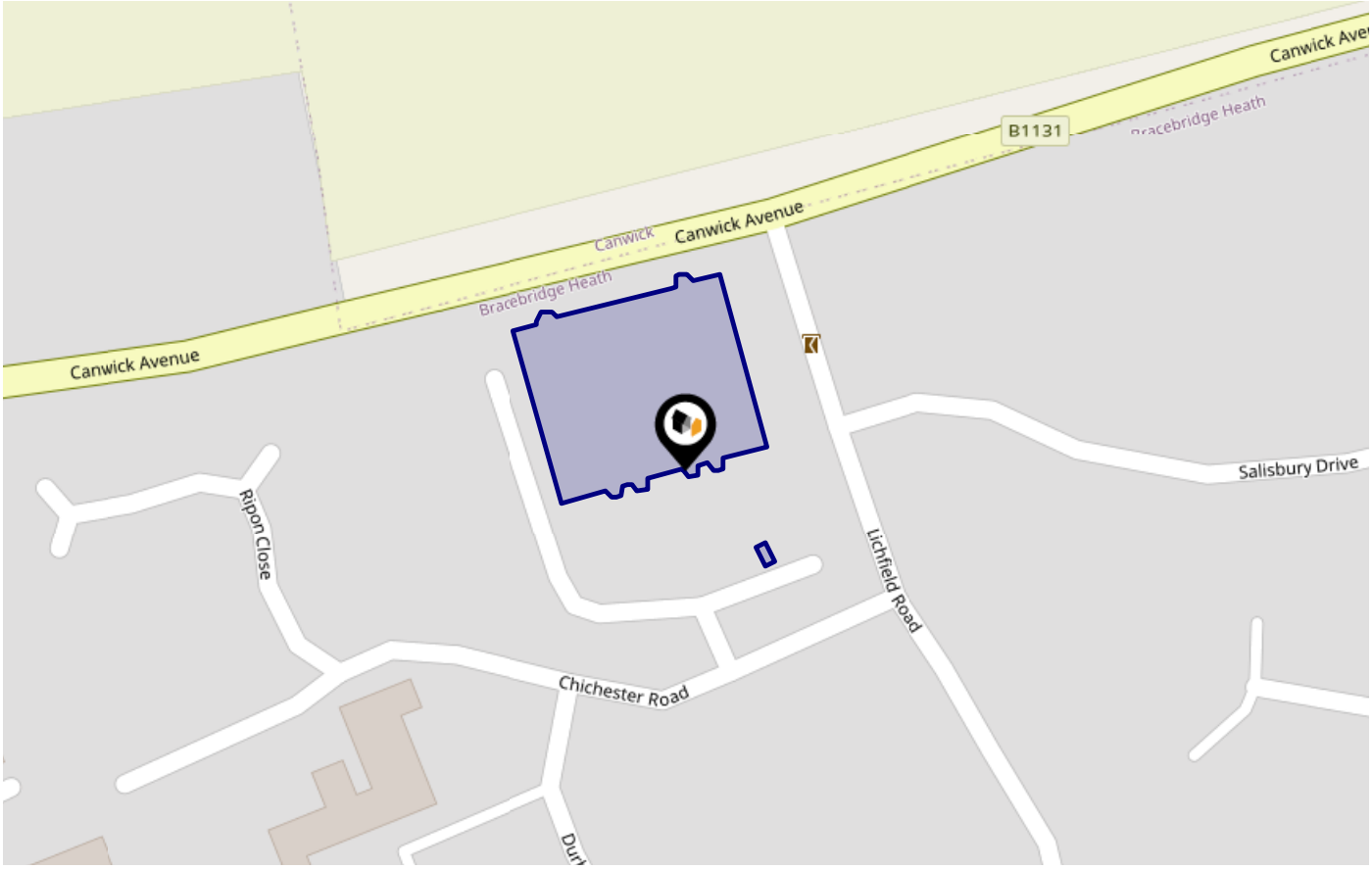
Flood Risk
Rivers & Seas - Climate Change

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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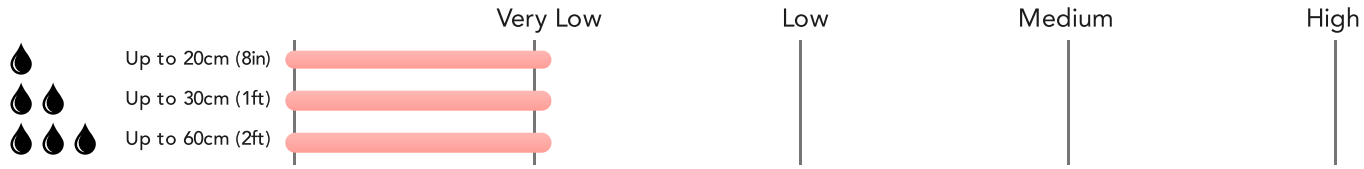

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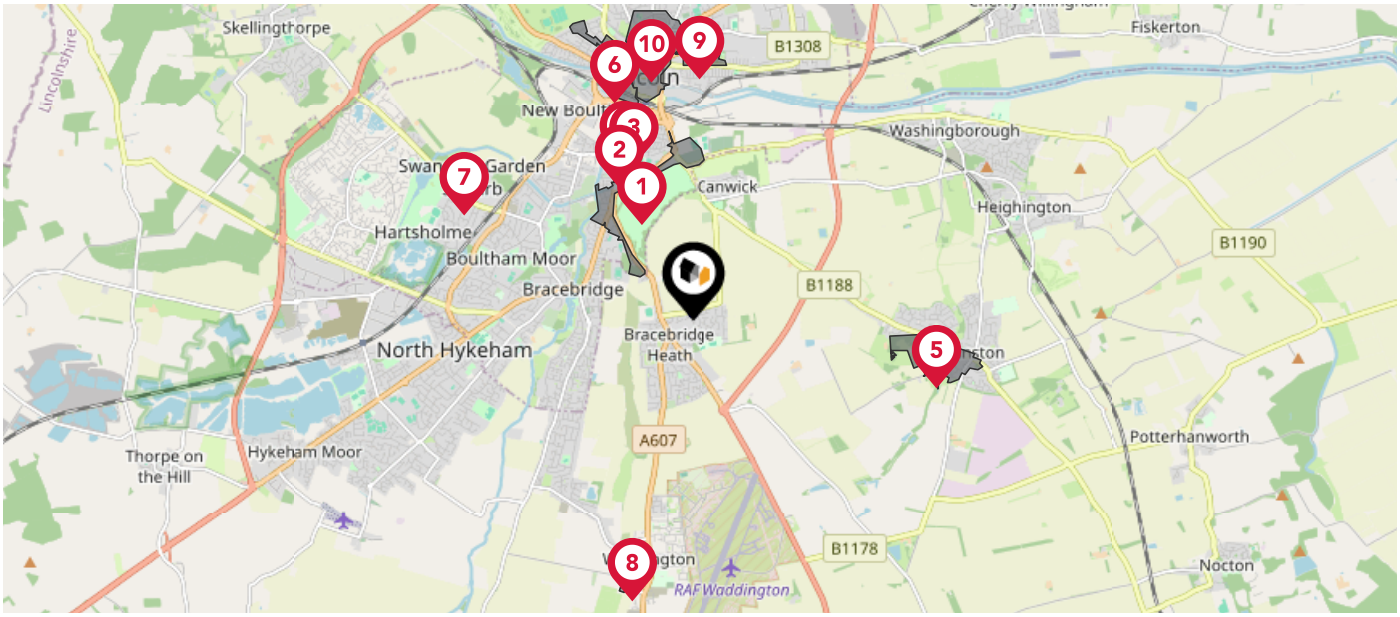
Maps
Conservation Areas

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

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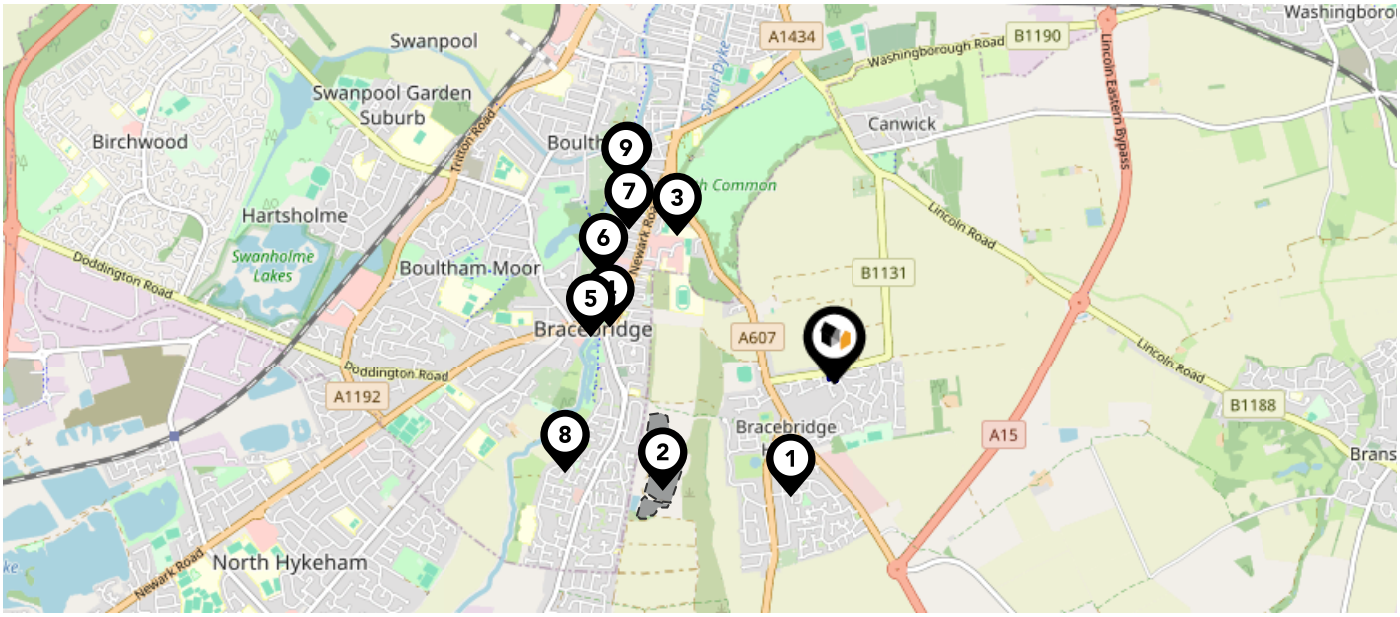
Maps
Landfill Sites

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	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill
2	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill
3	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill
4	Newark Road-Bracebridge, Lincolnshire	Historic Landfill
5	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill
6	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill
7	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill
8	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill
9	St Catherines-St. Catherines, Lincolnshire	Historic Landfill
10	Boultham Baths-Altham Terrace	Historic Landfill

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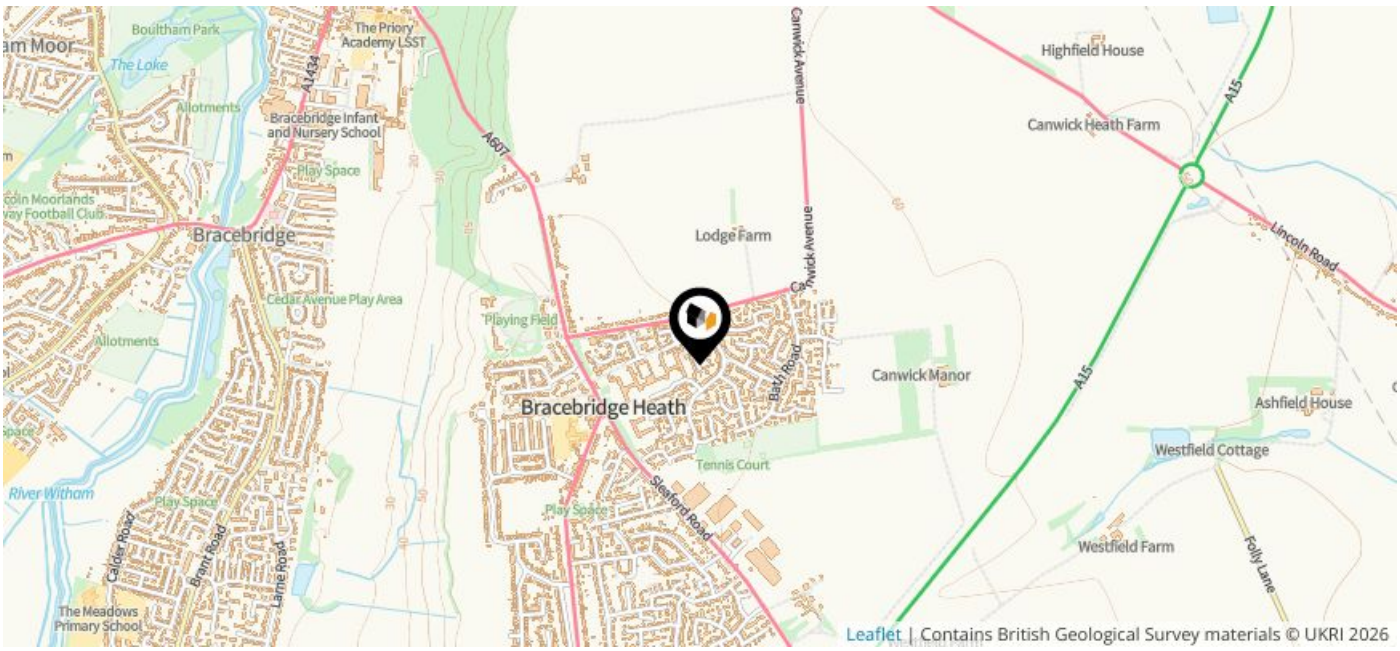
Maps
Coal Mining

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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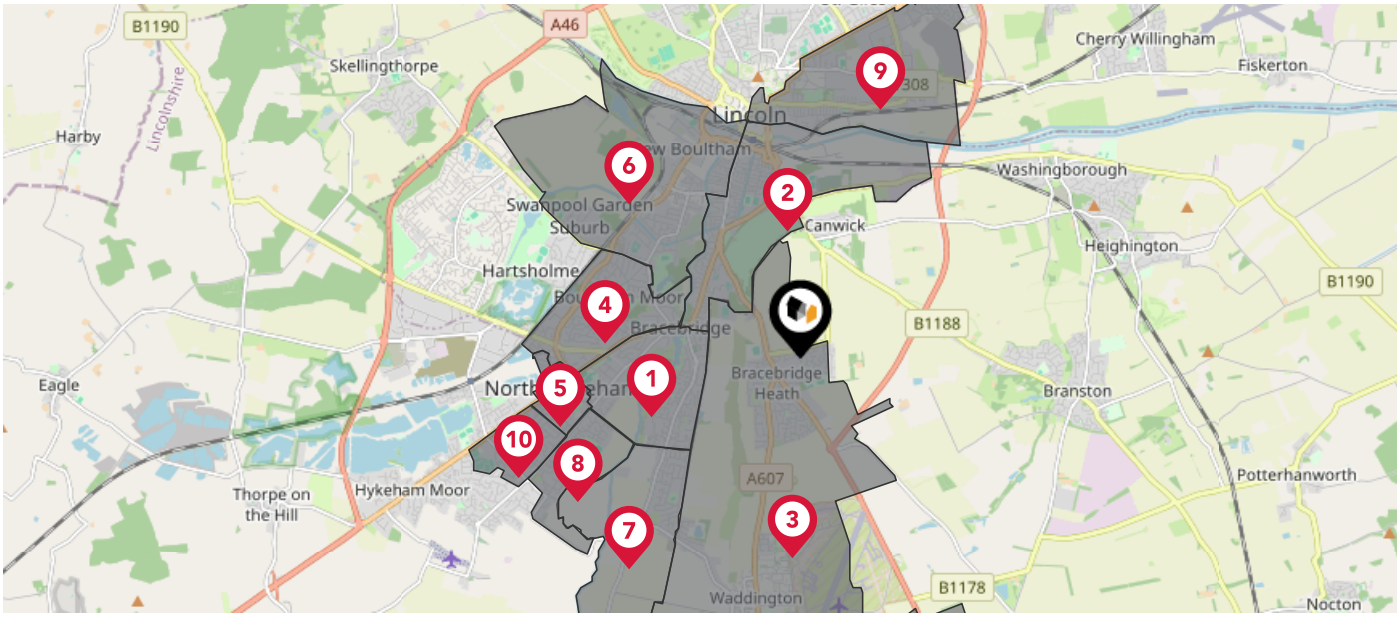
Maps
Council Wards

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	Witham Ward
2	Park Ward
3	Bracebridge Heath and Waddington East Ward
4	Moorland Ward
5	North Hykeham Forum Ward
6	Boultham Ward
7	Waddington West Ward
8	North Hykeham Witham Ward
9	Abbey Ward
10	North Hykeham Moor Ward

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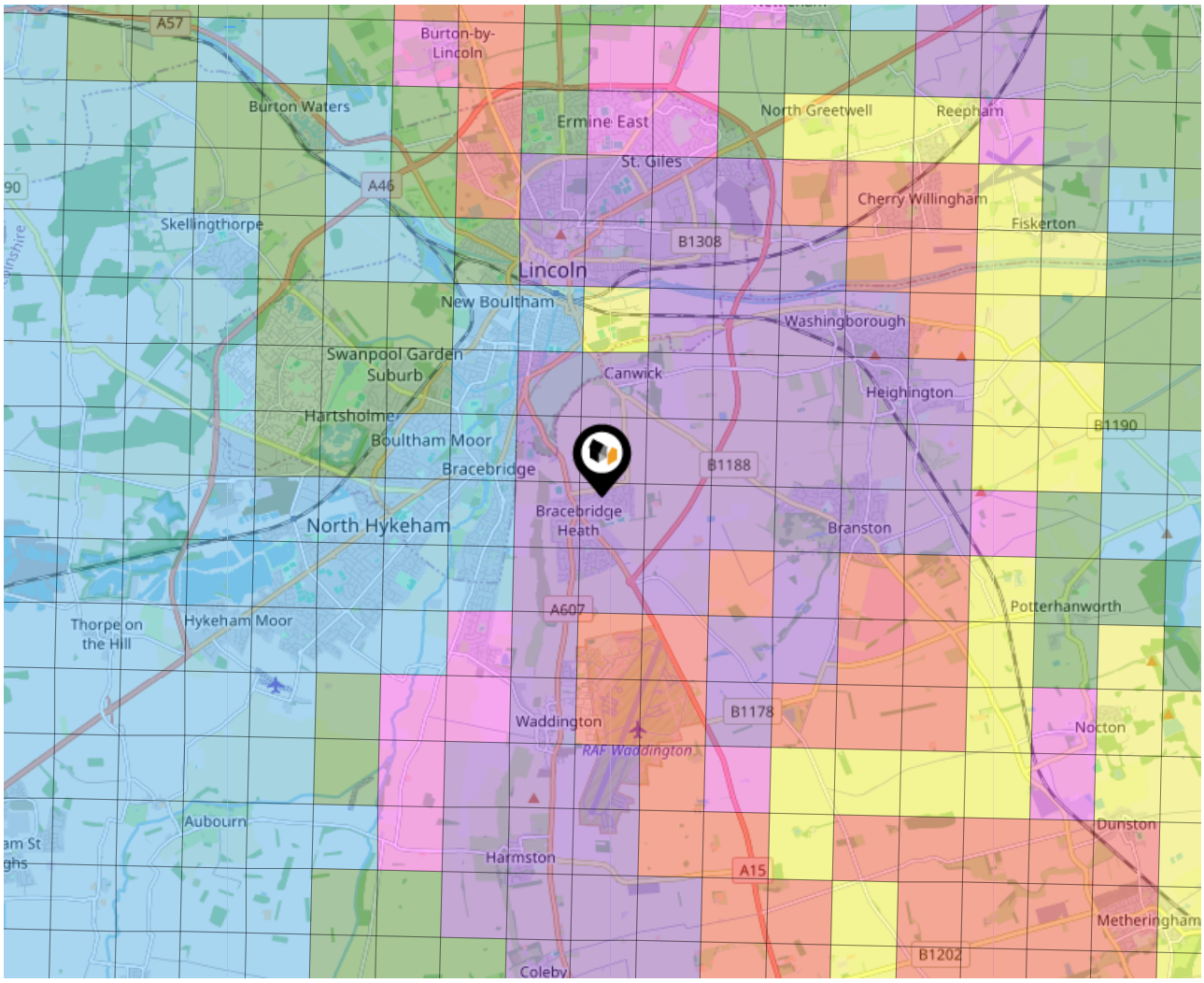
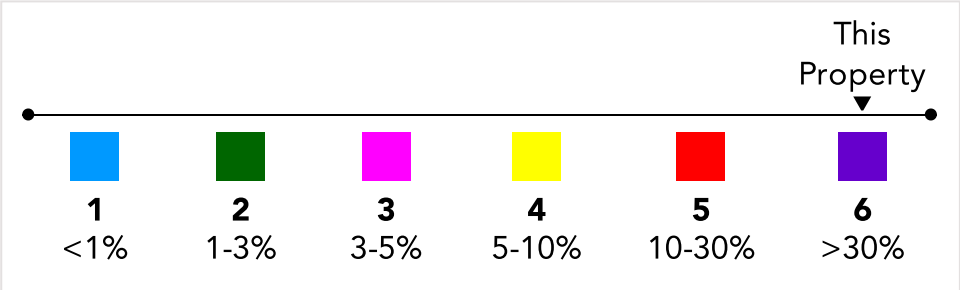
Environment
Radon Gas

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).





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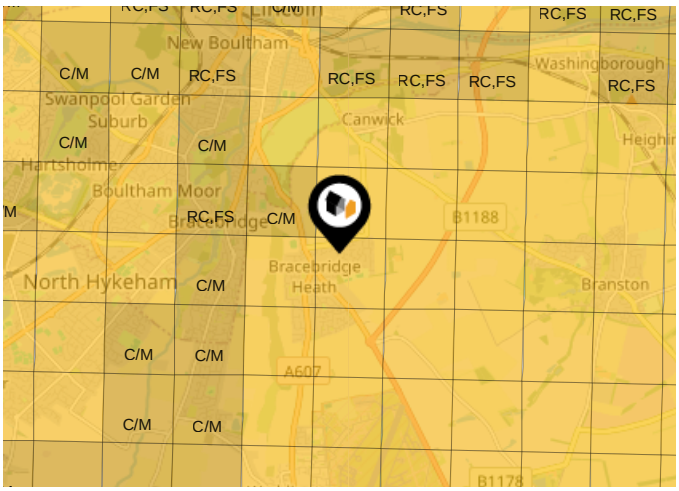
Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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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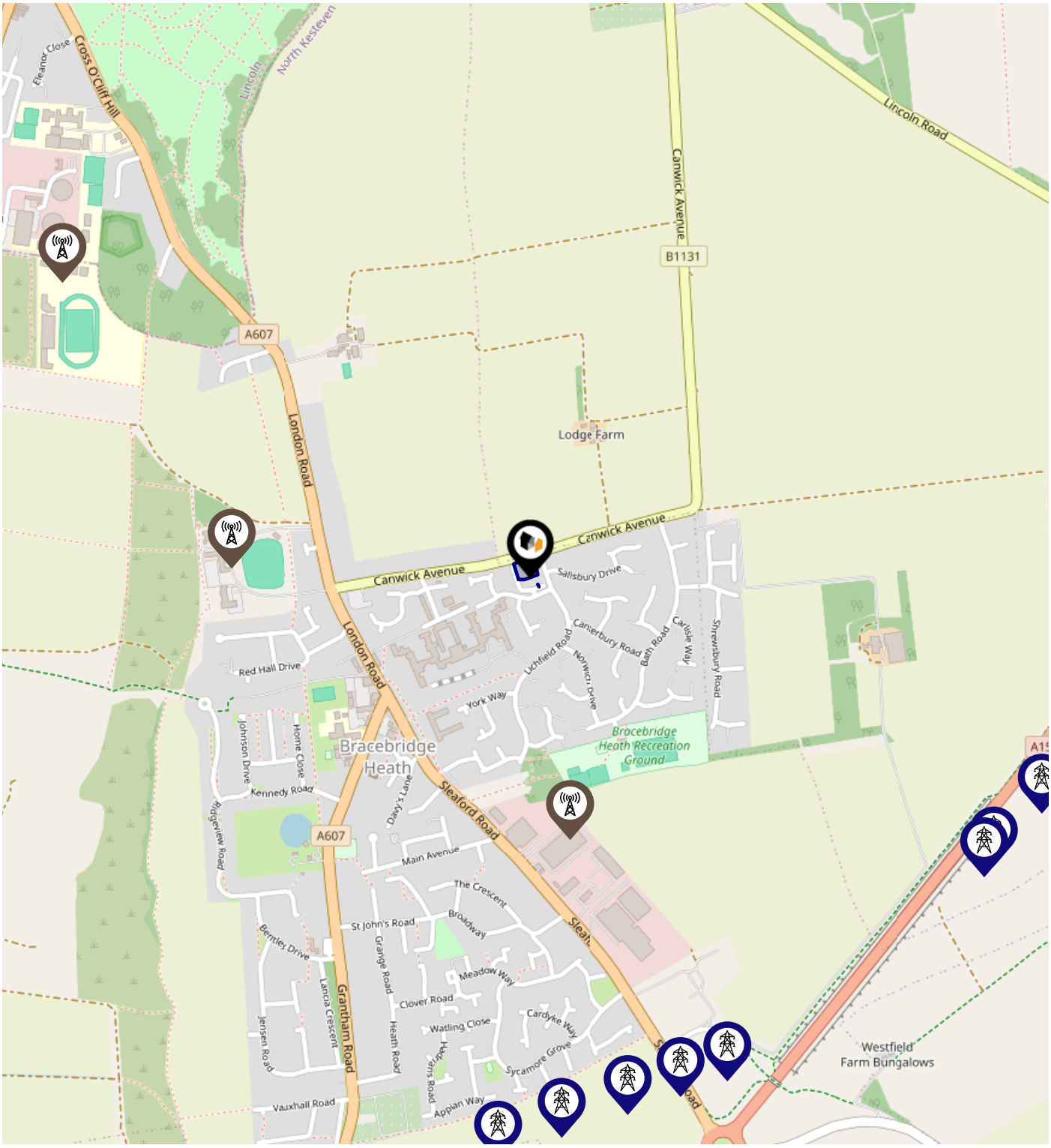
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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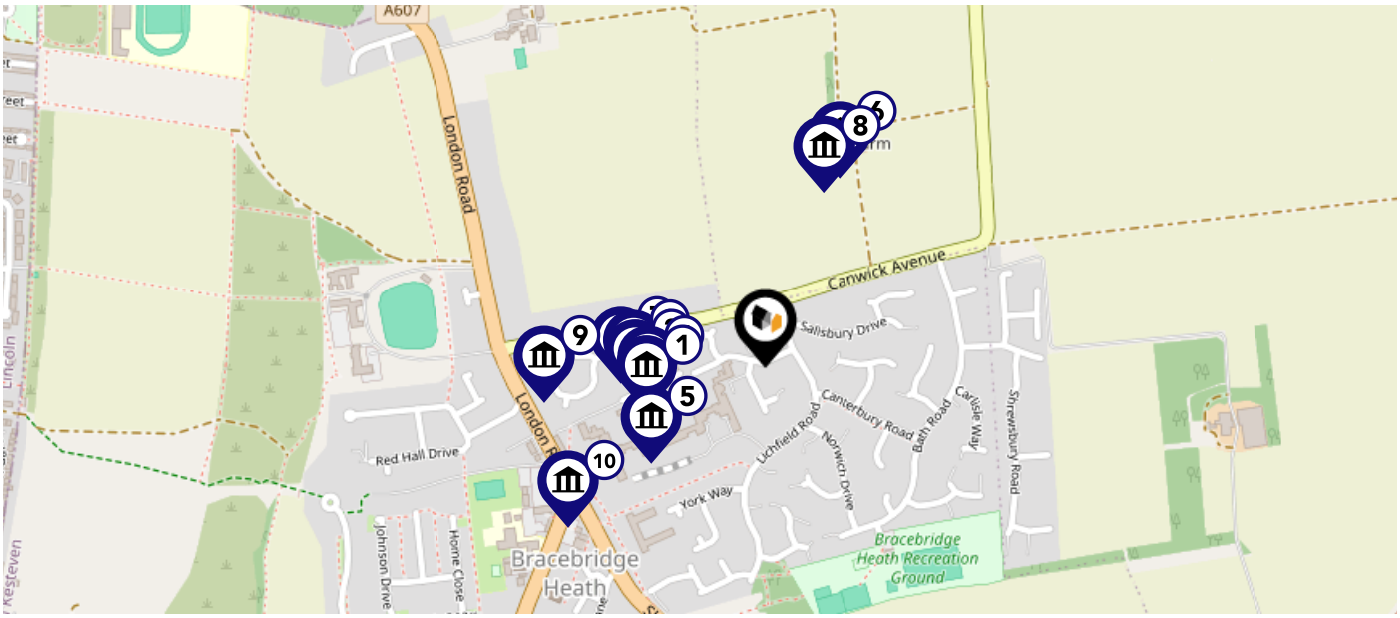
Maps
Listed Buildings

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 1061751 - Chapel At St. John's Hospital	Grade II	0.1 miles
2 1360603 - Norfolk House	Grade II	0.1 miles
3 1280923 - Crondall House	Grade II	0.1 miles
4 1205022 - 1 And 2 Oakleigh	Grade II	0.1 miles
5 1205000 - Main Building At St John's Hospital	Grade II	0.2 miles
6 1205052 - Barn To East Of Lodge Farmhouse	Grade II	0.2 miles
7 1280921 - The Lodge	Grade II	0.2 miles
8 1360605 - Lodge Farmhouse	Grade II	0.2 miles
9 1360602 - The Homestead	Grade II	0.2 miles
10 1482134 - Bracebridge Heath War Memorial	Grade II	0.3 miles

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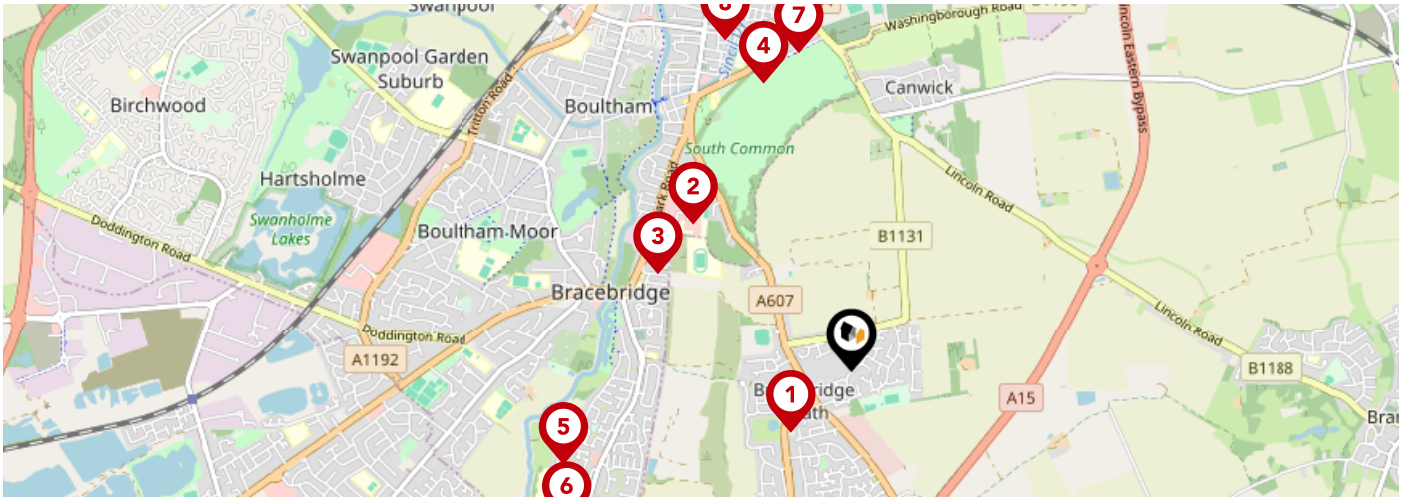
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Bracebridge Heath St John's Primary Academy** Ofsted Rating: Good | Pupils: 372 | Distance:0.38		✓			
2 **The Priory Academy LSST** Ofsted Rating: Good | Pupils: 1779 | Distance:0.96			✓		
3 **Bracebridge Infant and Nursery School** Ofsted Rating: Good | Pupils: 78 | Distance:0.96		✓			
4 **Athena School** Ofsted Rating: Good | Pupils: 113 | Distance:1.34			✓		
5 **The Meadows Primary School** Ofsted Rating: Good | Pupils: 364 | Distance:1.34		✓			
6 **Acorn Free School** Ofsted Rating: Good | Pupils: 3 | Distance:1.43			✓		
7 **The Lincoln Bishop King Church of England Primary School** Ofsted Rating: Good | Pupils: 459 | Distance:1.44		✓			
8 **The Lincoln St Peter at Gowts Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 258 | Distance:1.58		✓			

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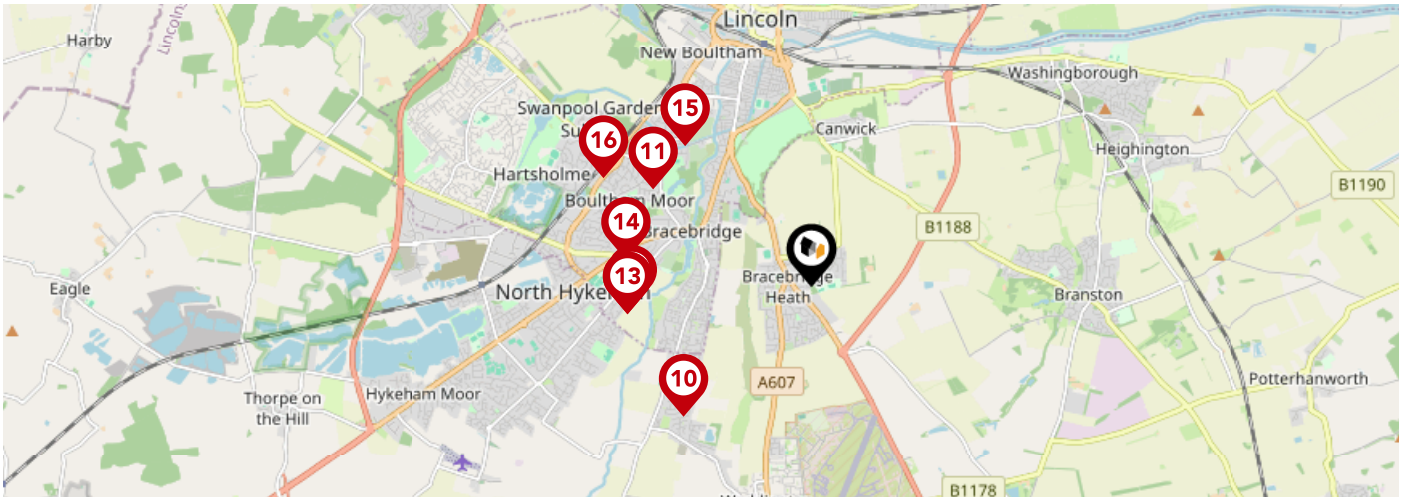
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **The Lincoln St Christopher's School** Ofsted Rating: Good | Pupils: 252 | Distance:1.6			✓		
10 **Waddington Redwood Primary Academy** Ofsted Rating: Good | Pupils: 301 | Distance:1.63		✓			
11 **St Peter and St Paul, Catholic Voluntary Academy** Ofsted Rating: Requires improvement | Pupils: 602 | Distance:1.65			✓		
12 **The Lincoln Manor Leas Junior School** Ofsted Rating: Good | Pupils: 290 | Distance:1.65		✓			
13 **The Lincoln Manor Leas Infants School** Ofsted Rating: Good | Pupils: 163 | Distance:1.65		✓			
14 **The Priory Witham Academy** Ofsted Rating: Good | Pupils: 1110 | Distance:1.67		✓	✓		
15 **Sir Francis Hill Community Primary School** Ofsted Rating: Requires improvement | Pupils: 623 | Distance:1.68		✓			
16 **The Priory City of Lincoln Academy** Ofsted Rating: Requires improvement | Pupils: 980 | Distance:2.08			✓		

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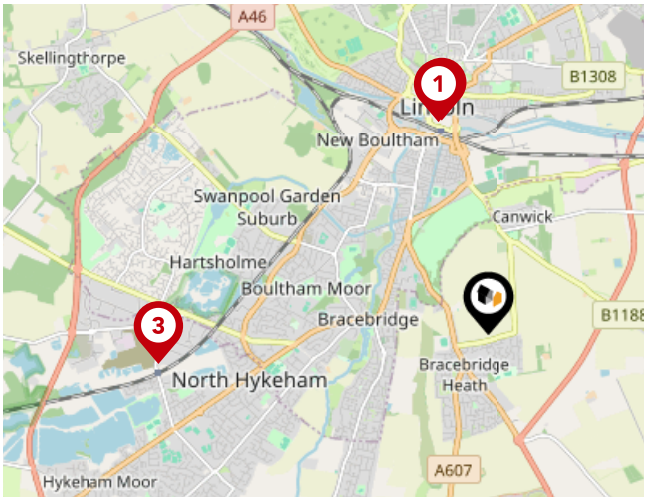
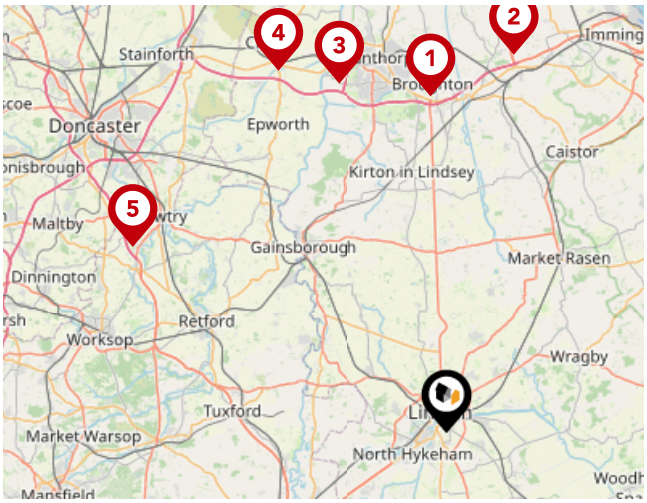
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.93 miles
2	Lincoln Central Rail Station	1.95 miles
3	Hykeham Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	23.93 miles
2	M180 J5	27.16 miles
3	M180 J3	25.94 miles
4	M180 J2	28.27 miles
5	A1(M) J34	25.91 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	27.62 miles
2	Finningley	27.85 miles
3	East Mids Airport	42.09 miles
4	Leeds Bradford Airport	65.63 miles

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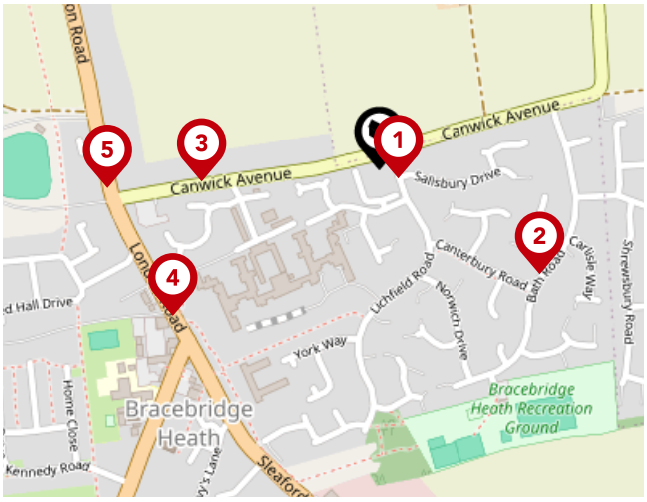
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Box	0.02 miles
2	The Green	0.21 miles
3	Caistor Drive	0.2 miles
4	Library	0.28 miles
5	Canwick Avenue	0.3 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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