

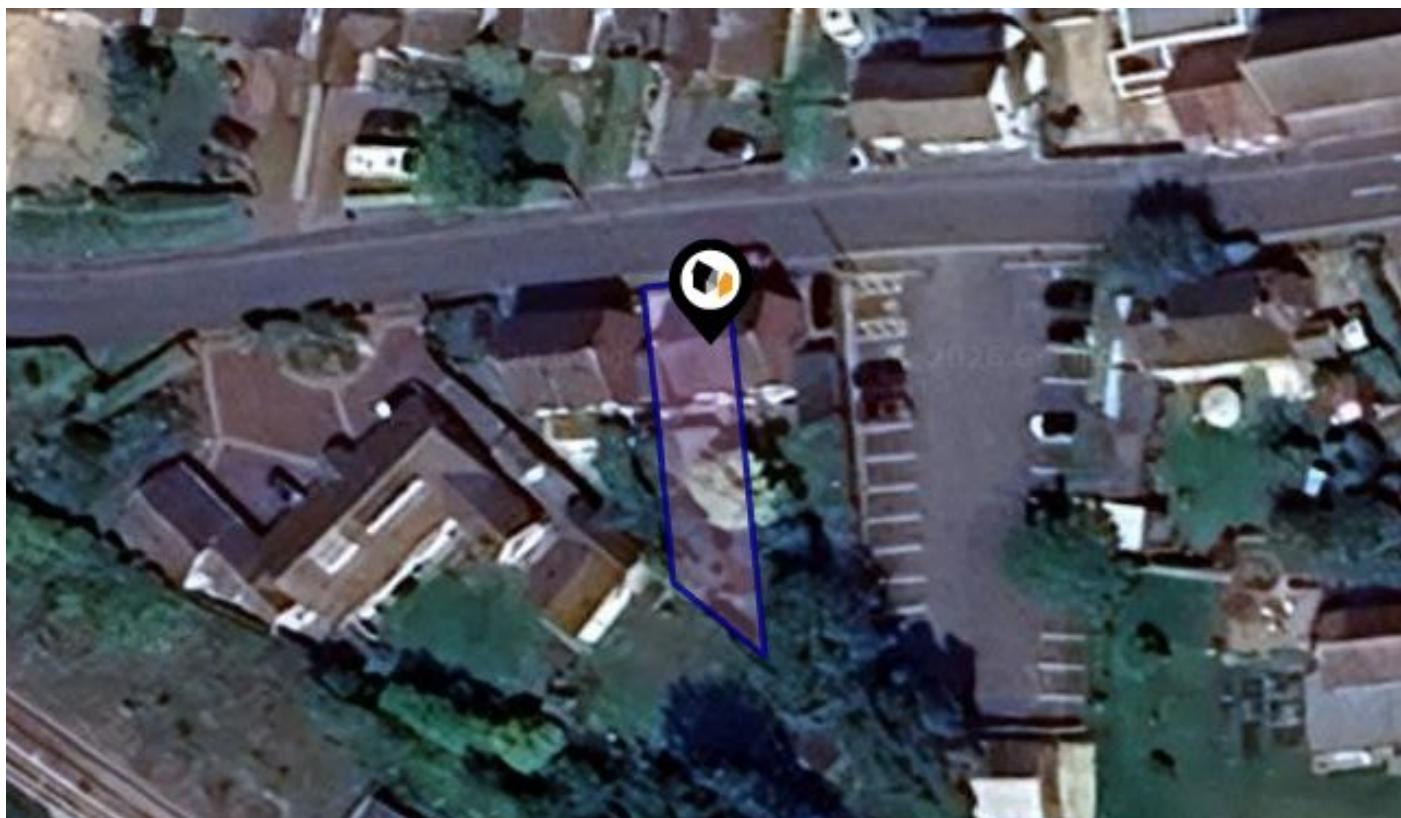


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 12th February 2026



SYKES LANE, SAXILBY, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

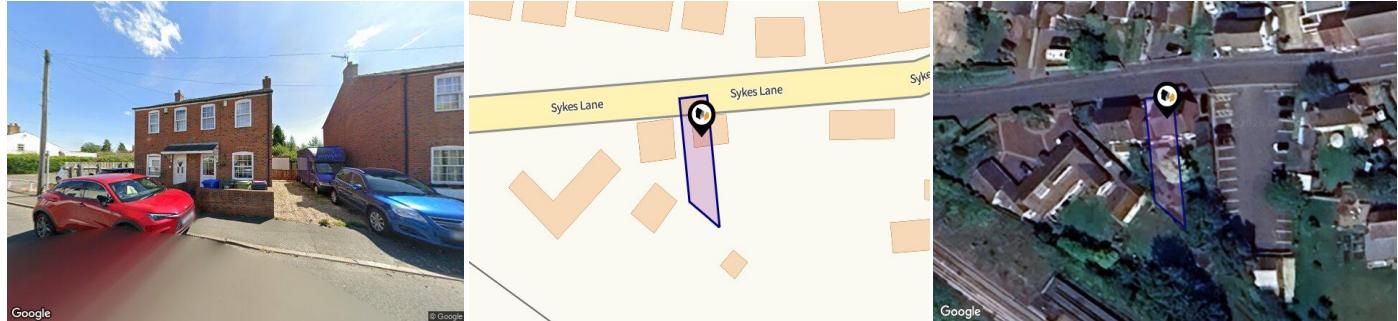
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Property Overview



Property

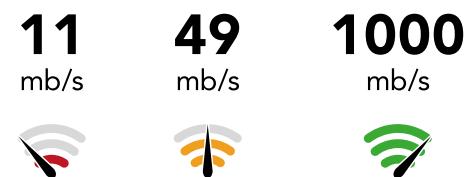
Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,520
Title Number:	LL72538

Tenure: Freehold

Local Area

Local Authority:	West Lindsey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

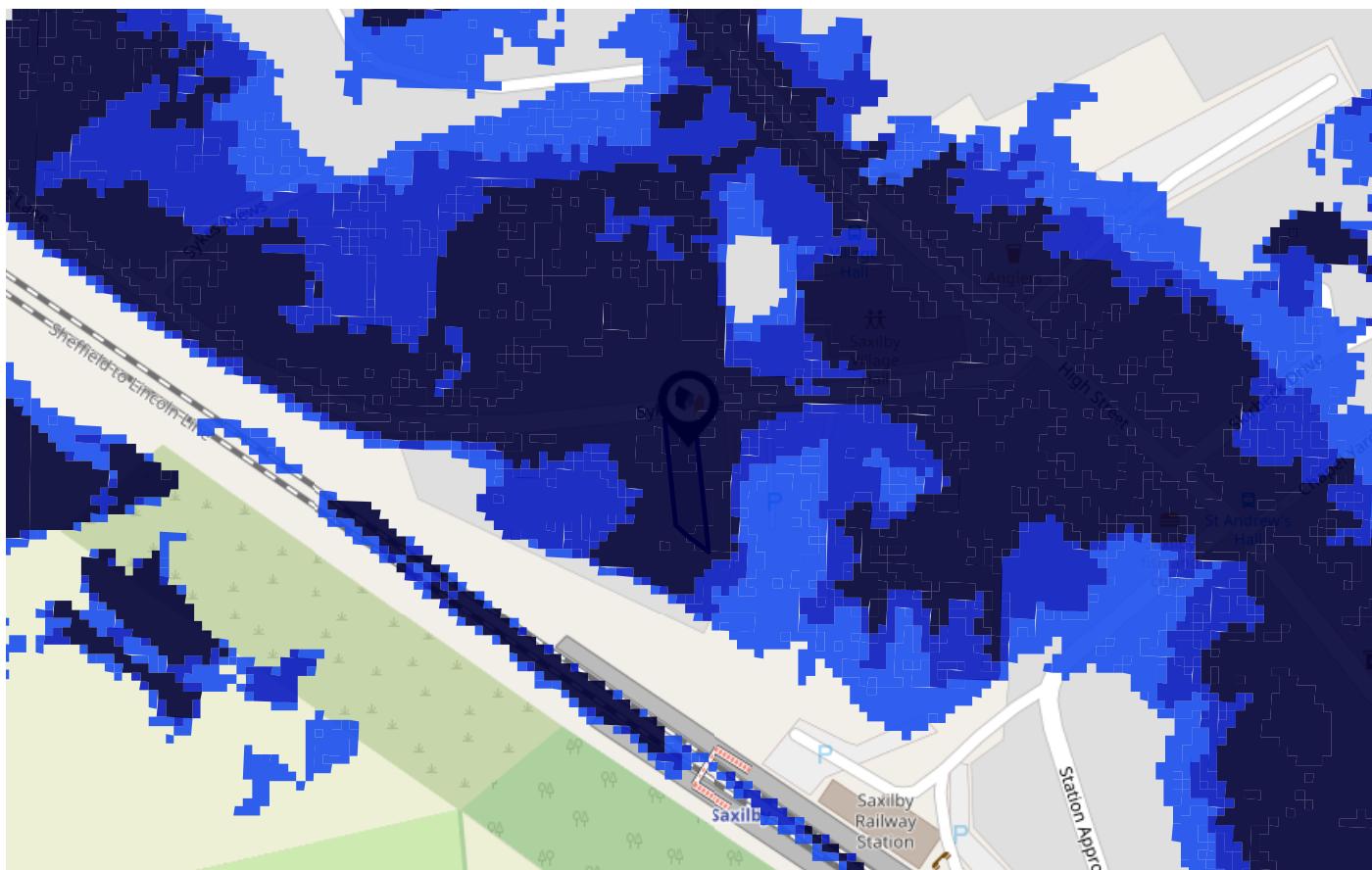


Flood Risk

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.

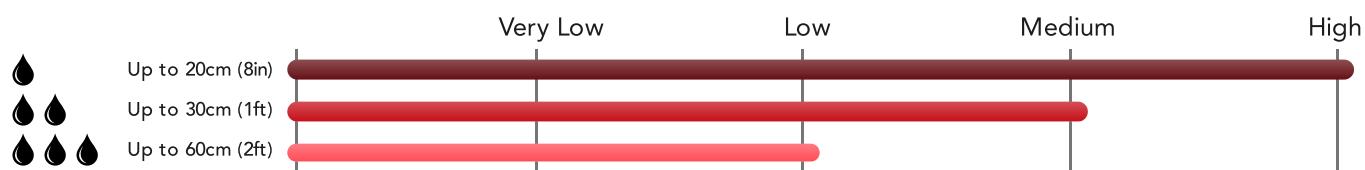


Risk Rating: High

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.

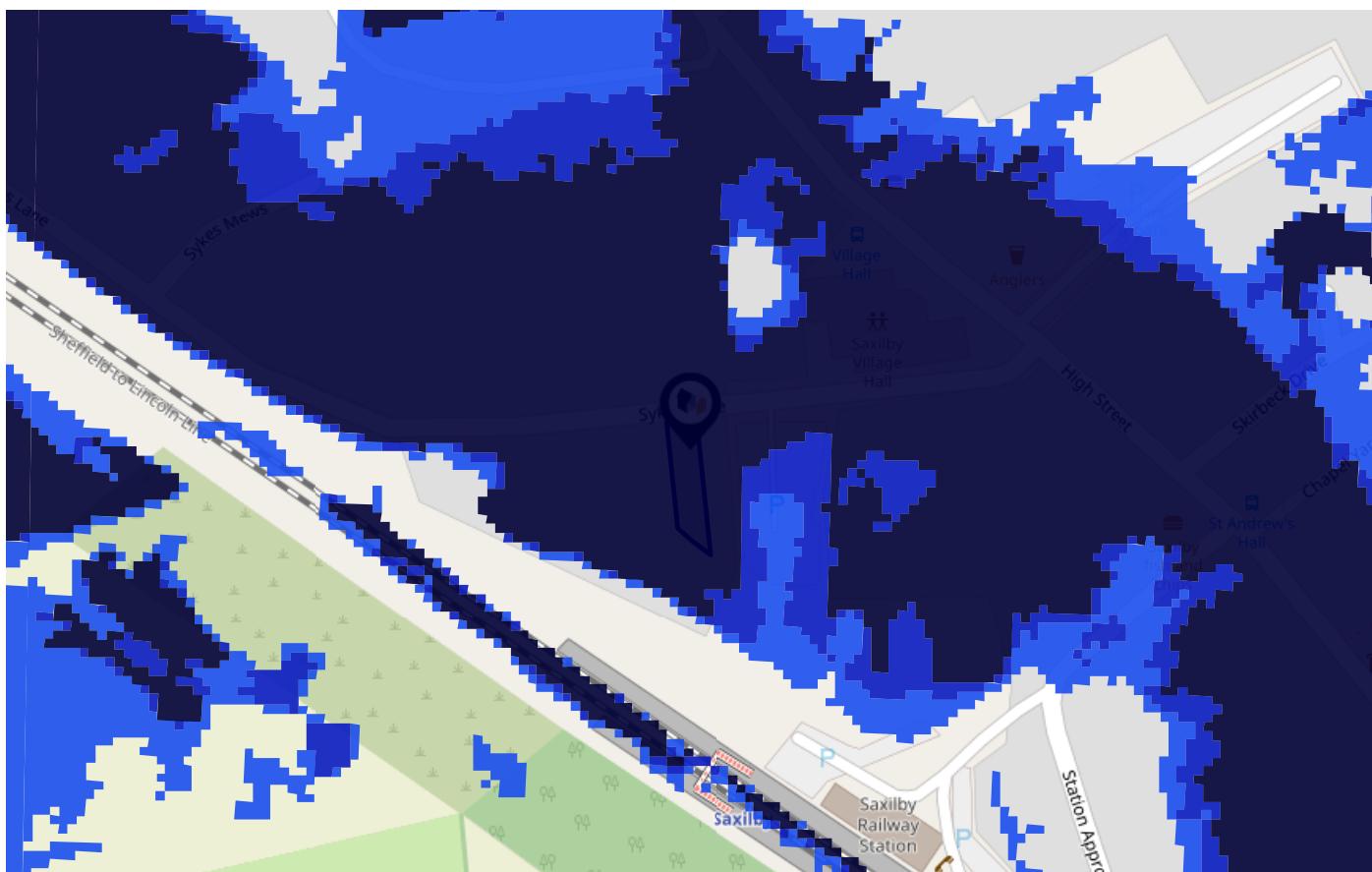
Chance of flooding to the following depths at this property:



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.

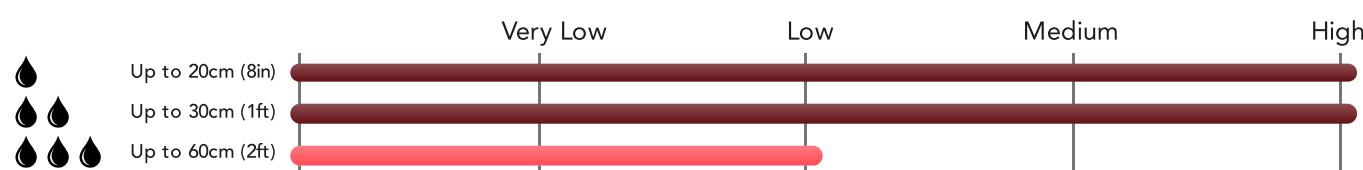


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Chance of flooding to the following depths at this property:

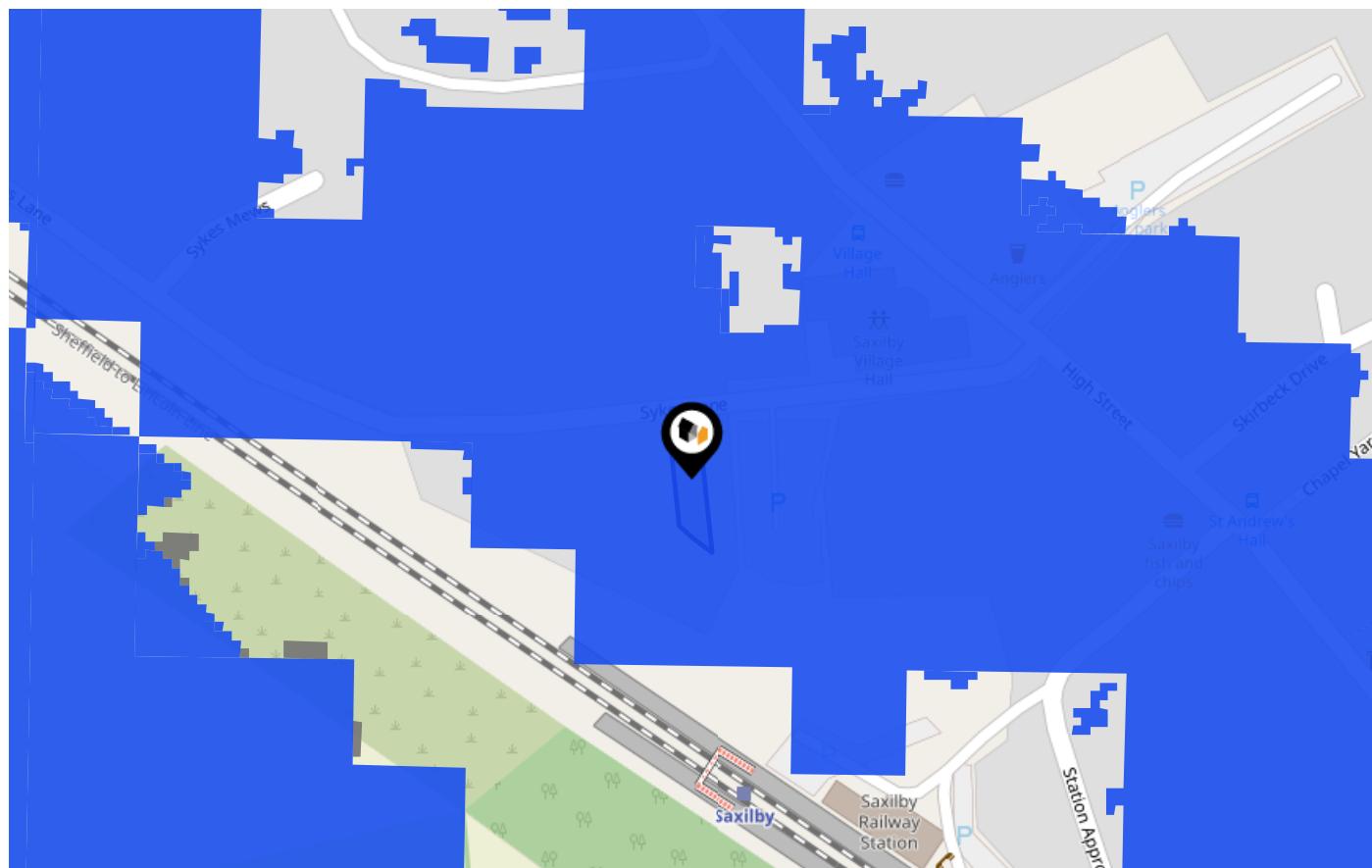


Flood Risk

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.

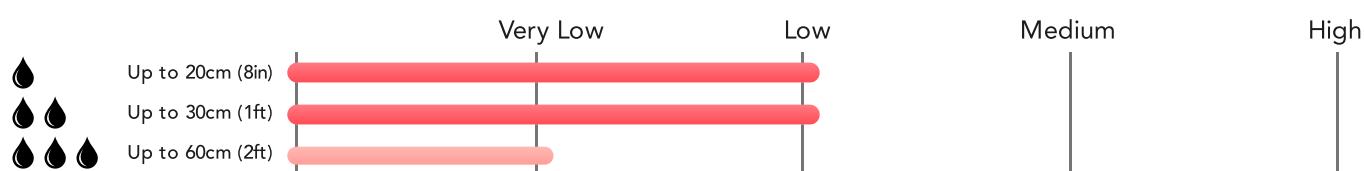


Risk Rating: Low

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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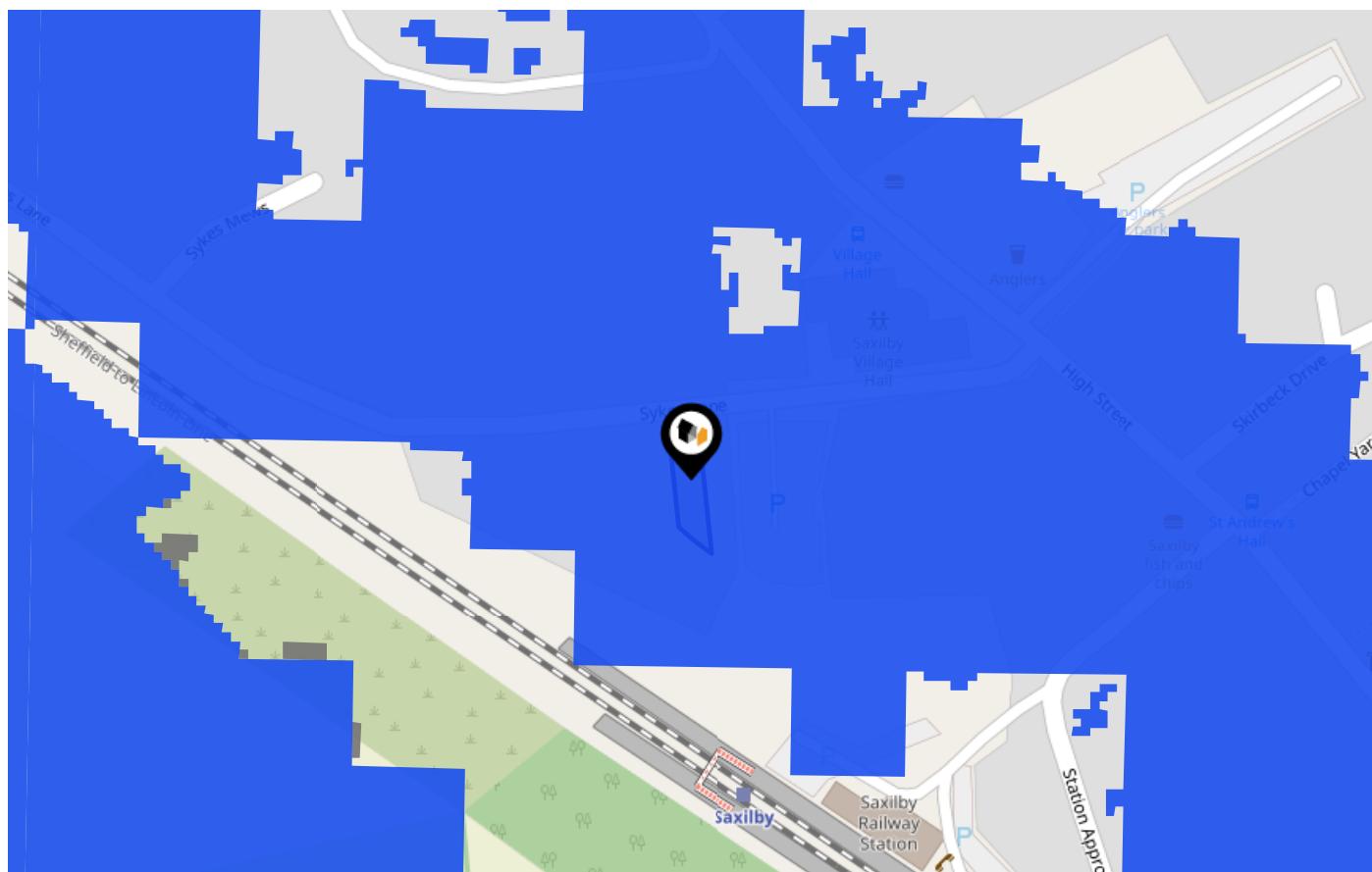
Chance of flooding to the following depths at this property:



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.

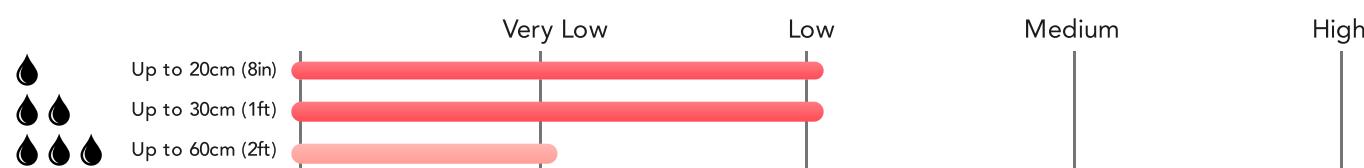


Risk Rating: Low

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:

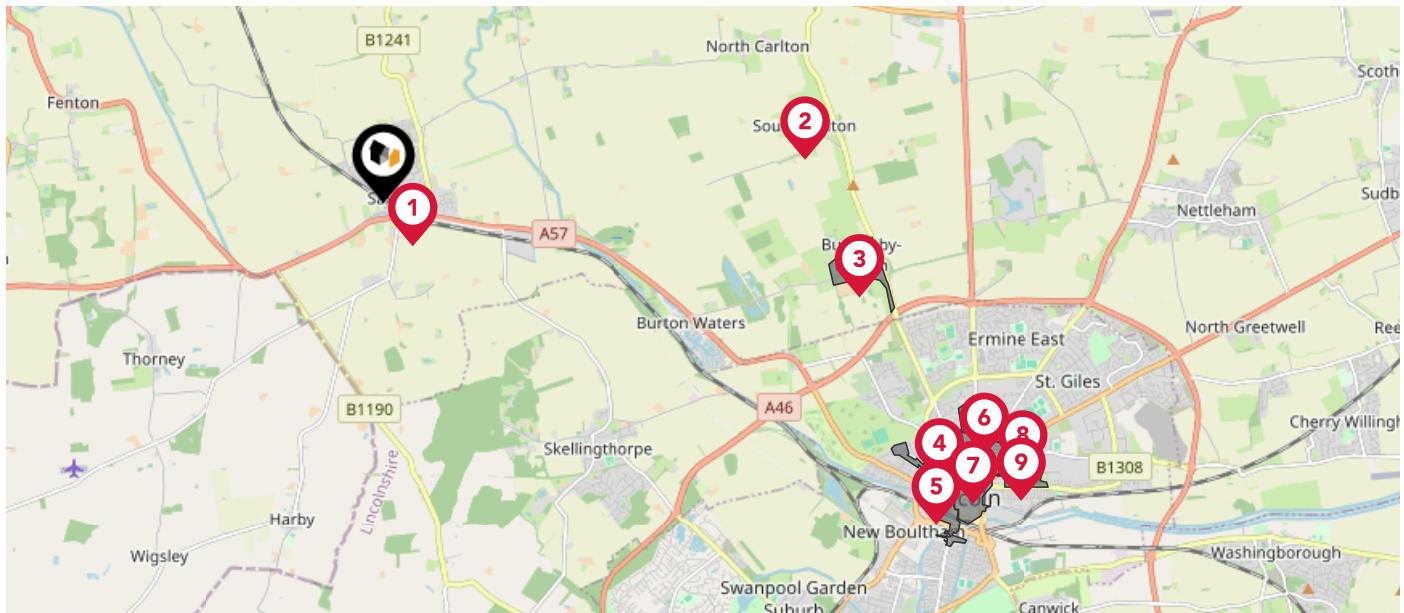


Maps

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

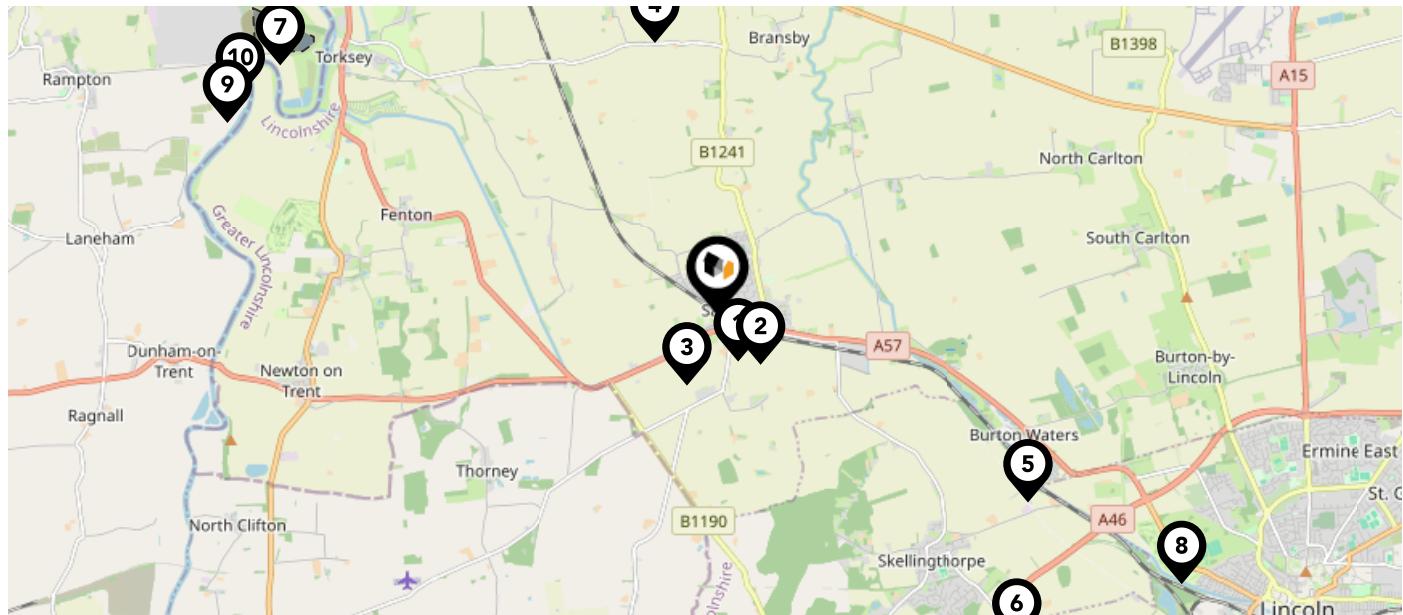
- 1 Saxilby, Bridge Street
- 2 South Carlton
- 3 Burton
- 4 Carline
- 5 West Parade and Brayford
- 6 Newport and Nettleham Road
- 7 Cathedral and City Centre
- 8 The Dell
- 9 Lindum and Arboretum

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.



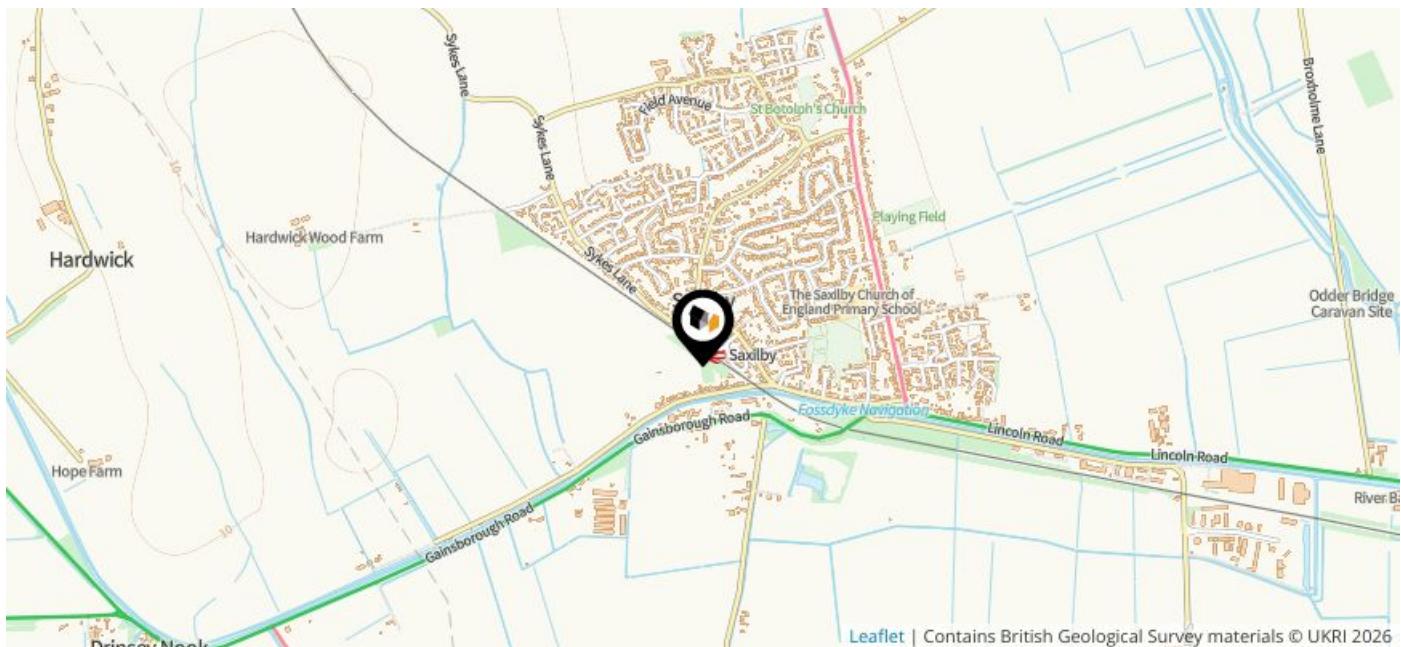
Nearby Landfill Sites

1	Gainsborough Road-Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	Crossdyke Navigation-Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
3	The Cottage-Gainsborough Road, Saxilby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	The Old Brick Pits-Mill Lane, Sturton By Stow, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Fiddlers Elbow Dredging Tip-Fiddler's Elbow, Lincoln, Burton Lane Ends, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	Skellingthorpe Moor-Skellingthorpe Moor, Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Cottam Power Station-Cottam, Retford	Historic Landfill	<input type="checkbox"/>
8	West Common-Lincoln, Lincolnshire	Historic Landfill	<input type="checkbox"/>
9	Rampton Gravel Pit, Torksey Ferry Road-Cottam, Retford	Historic Landfill	<input type="checkbox"/>
10	Rampton Quarry-Rampton Quarry, Rampton	Historic Landfill	<input type="checkbox"/>

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.

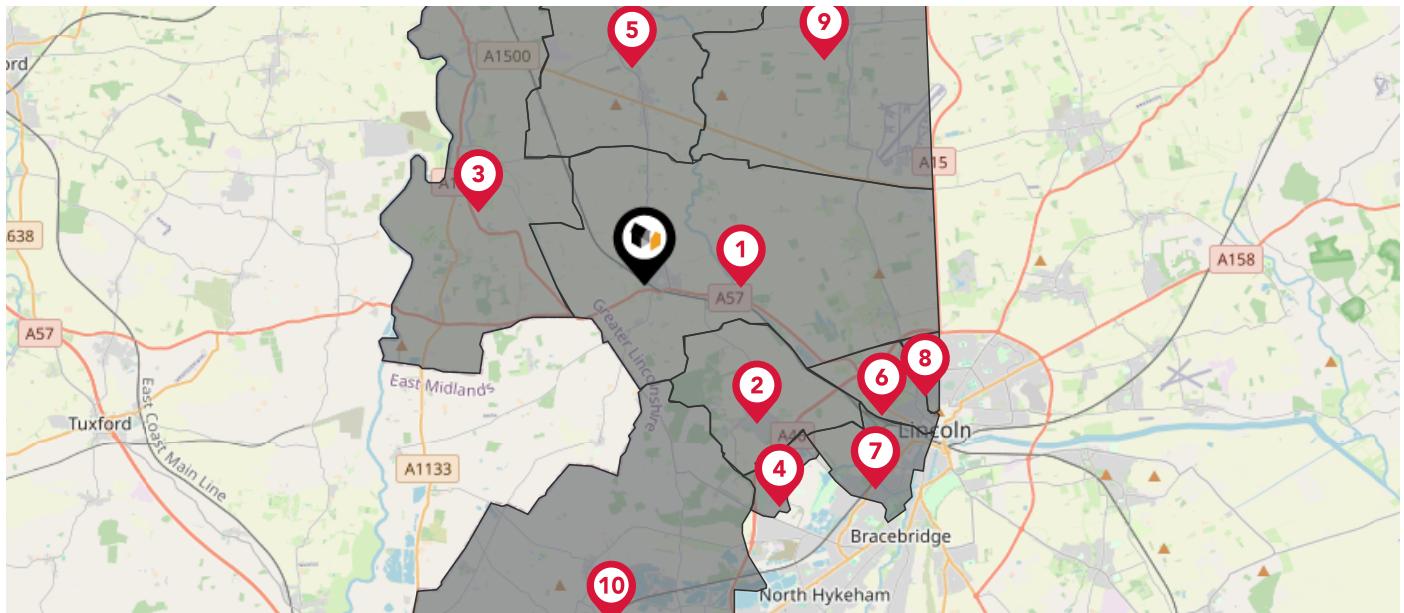
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

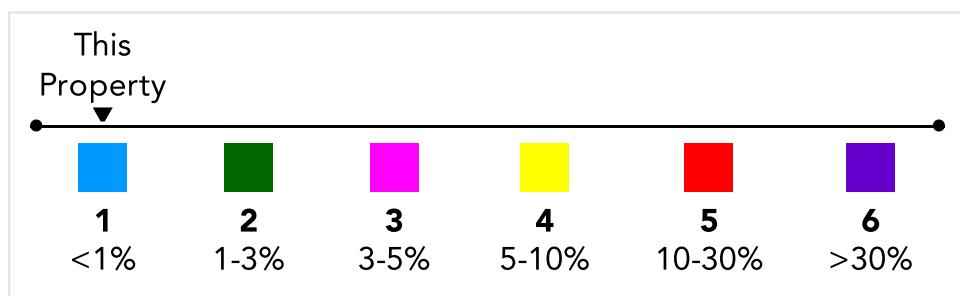
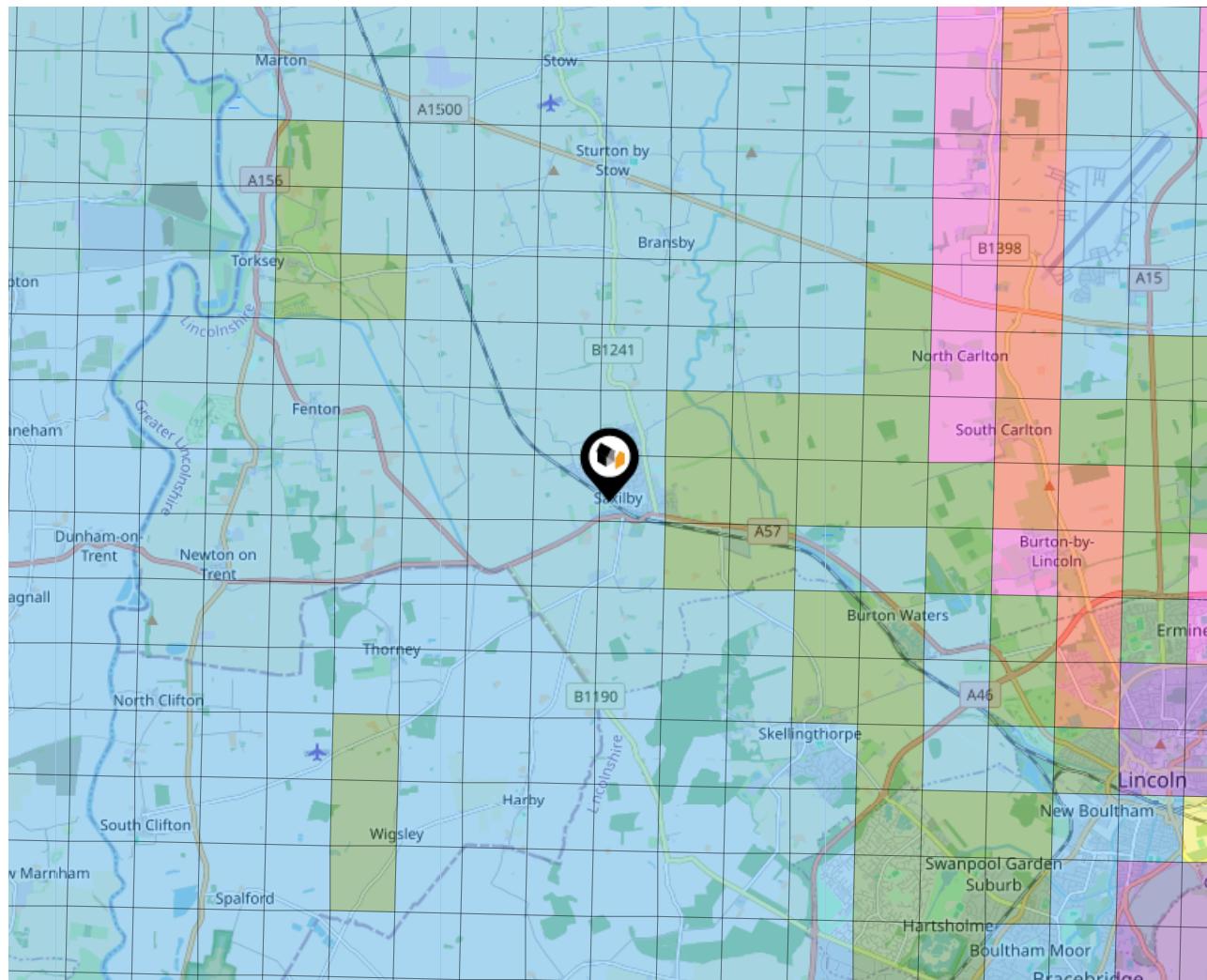


Nearby Council Wards

- 1 Saxilby Ward
- 2 Skellingthorpe Ward
- 3 Torksey Ward
- 4 Birchwood Ward
- 5 Stow Ward
- 6 Carholme Ward
- 7 Boultham Ward
- 8 Castle Ward
- 9 Scampton Ward
- 10 Eagle, Swinderby and Witham St. Hughs Ward

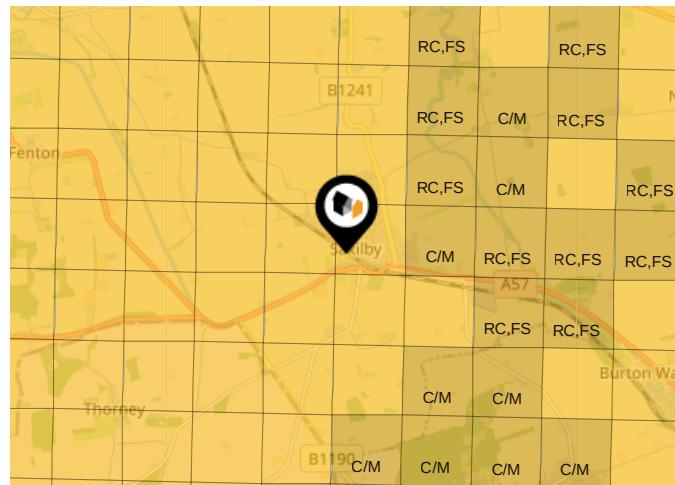
What is Radon?

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: VARIABLE(HIGH) **Soil Texture:** CLAYEY LOAM TO SILTY
Parent Material Grain: ARGILLACEOUS **Soil Depth:** LOAM
Soil Group: MEDIUM TO HEAVY **Soil Depth:** DEEP



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



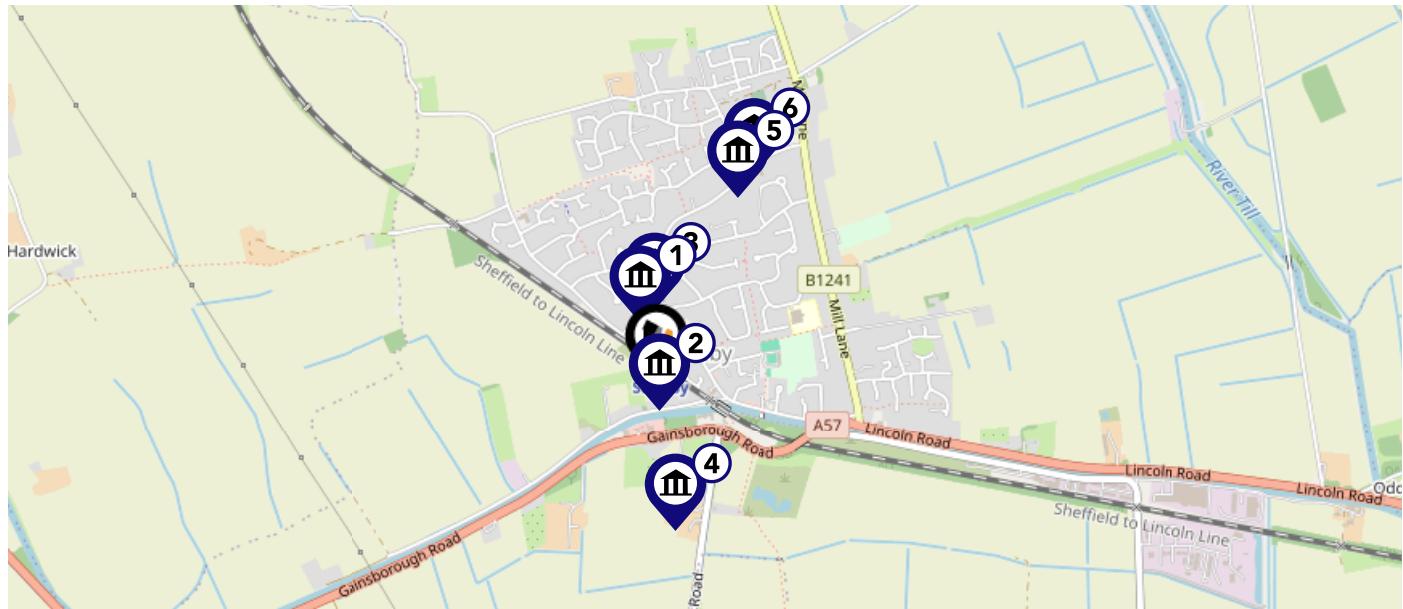
Key:

- Power Pylons
- Communication Masts

Maps Listed Buildings

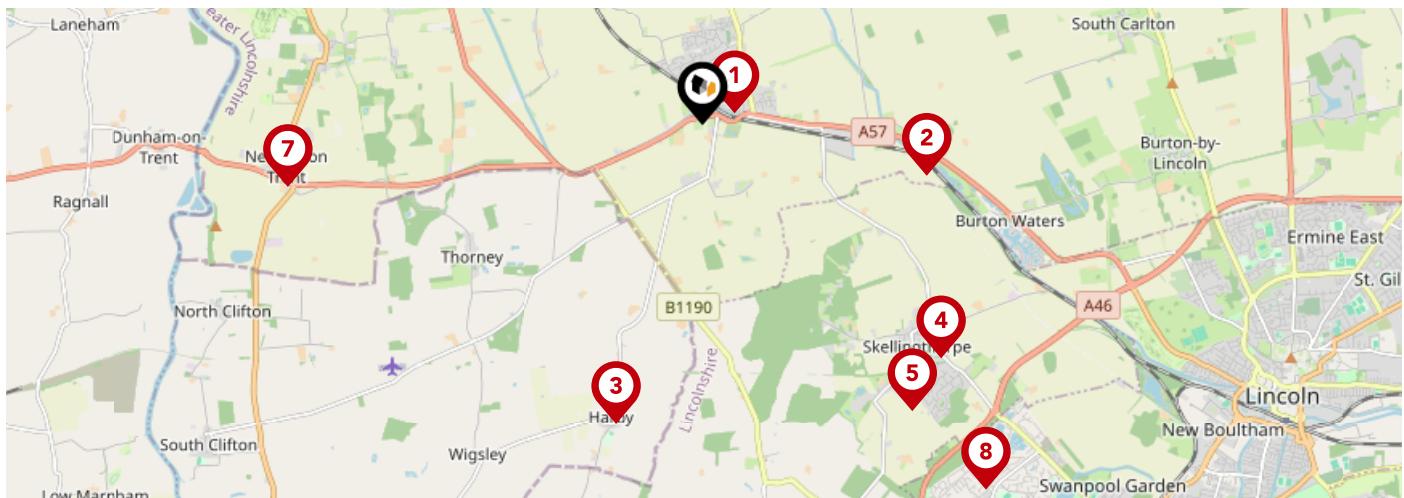


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1064072 - The Old Hall	Grade II	0.1 miles
 1064073 - Railway Station And House	Grade II	0.1 miles
 1308593 - 103 And Pump, High Street	Grade II	0.2 miles
 1064071 - Saxilby Moor Mill	Grade II	0.3 miles
 1308588 - The Manor House	Grade II	0.5 miles
 1359490 - Church Of St Botolph	Grade I	0.5 miles

Area Schools



Nursery Primary Secondary College Private

1 [Saxilby Church of England Primary School](#)
Ofsted Rating: Good | Pupils: 378 | Distance:0.31



2 [Burton Hathow Preparatory School](#)
Ofsted Rating: Not Rated | Pupils: 106 | Distance:2.04



3 [Queen Eleanor Primary School](#)
Ofsted Rating: Good | Pupils: 68 | Distance:2.76



4 [St Lawrence Church of England Primary School](#)
Ofsted Rating: Good | Pupils: 209 | Distance:2.97



5 [Skellingthorpe the Holt Primary School](#)
Ofsted Rating: Good | Pupils: 186 | Distance:3.15



6 [Sturton by Stow Primary School](#)
Ofsted Rating: Good | Pupils: 171 | Distance:3.49



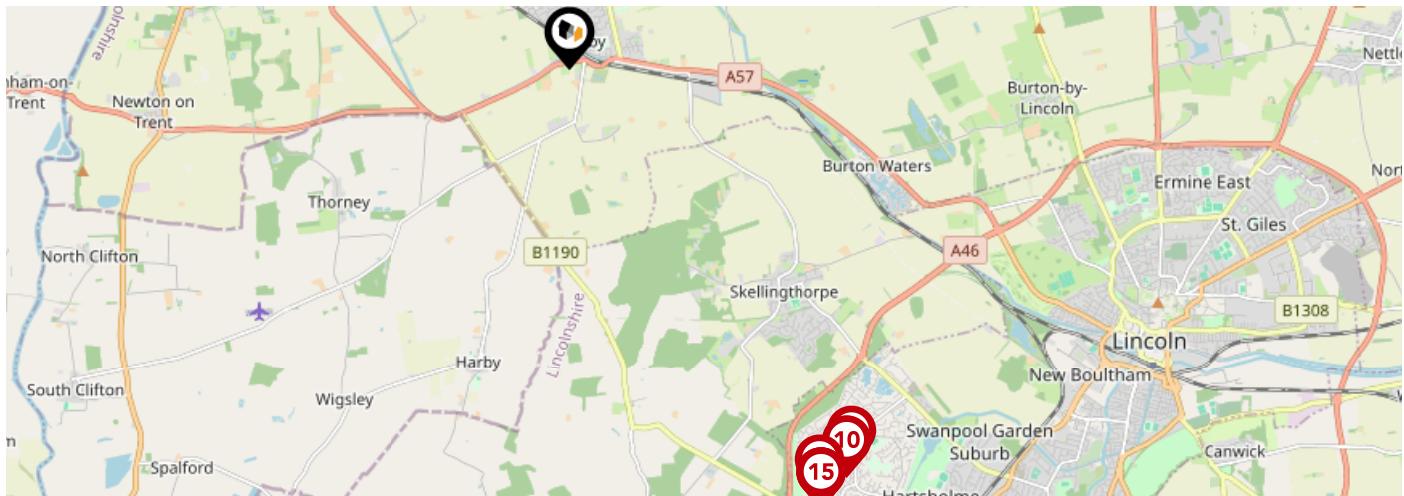
7 [Newton-on-Trent CofE Primary School](#)
Ofsted Rating: Good | Pupils: 56 | Distance:3.71



8 [Woodlands Infant and Nursery School](#)
Ofsted Rating: Good | Pupils: 106 | Distance:4.1



Area Schools



Nursery Primary Secondary College Private



Lincoln Birchwood Junior School

Ofsted Rating: Good | Pupils: 255 | Distance: 4.33



The Lancaster School

Ofsted Rating: Good | Pupils: 115 | Distance: 4.37



St Hugh's Catholic Primary, A Voluntary Academy

Ofsted Rating: Outstanding | Pupils: 274 | Distance: 4.39



Scampton Church of England Primary School

Ofsted Rating: Good | Pupils: 57 | Distance: 4.47



The Kingsdown Nursery School, Lincoln

Ofsted Rating: Good | Pupils: 80 | Distance: 4.5



Leslie Manser Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 4.5



Fortuna School

Ofsted Rating: Outstanding | Pupils: 80 | Distance: 4.5

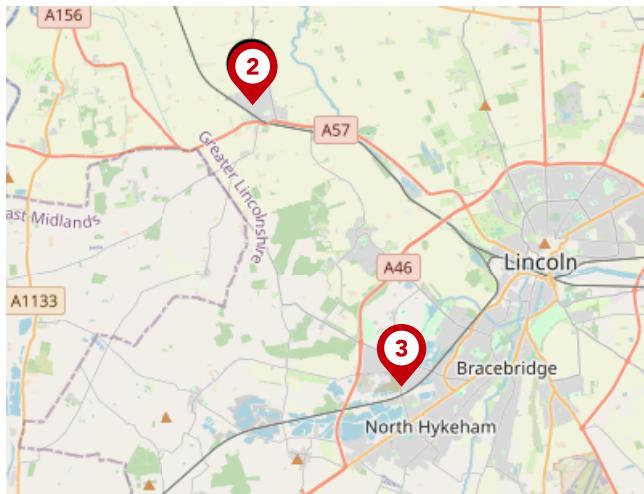


The Marton Academy

Ofsted Rating: Good | Pupils: 93 | Distance: 5.04

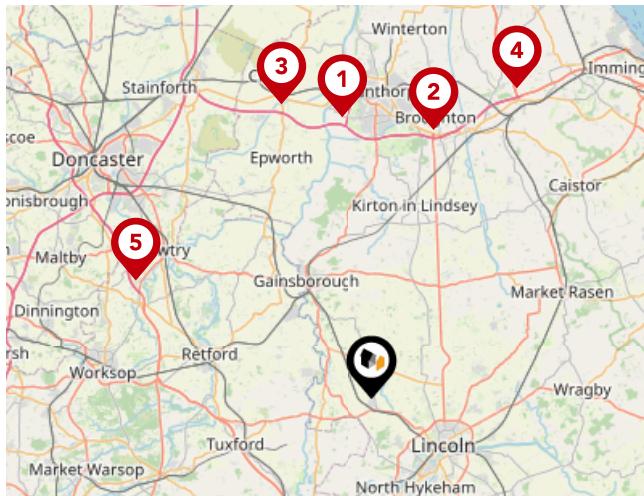


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	0.06 miles
2	Saxilby Rail Station	0.06 miles
3	Hykeham Rail Station	5.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J3	20.11 miles
2	M180 J4	19.62 miles
3	M180 J2	21.79 miles
4	M180 J5	24.25 miles
5	A1(M) J34	18.68 miles



Airports/Helpads

Pin	Name	Distance
1	Finningley	20.5 miles
2	Humberside Airport	25.41 miles
3	East Mids Airport	41.2 miles
4	Leeds Bradford Airport	58.29 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.04 miles
2	St Andrew's Hall	0.08 miles
3	South Parade	0.2 miles
4	Thonock Drive	0.19 miles
5	Fire Station	0.19 miles

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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