

See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 13th October 2026



BRACKENBURY ROAD, SAXILBY, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

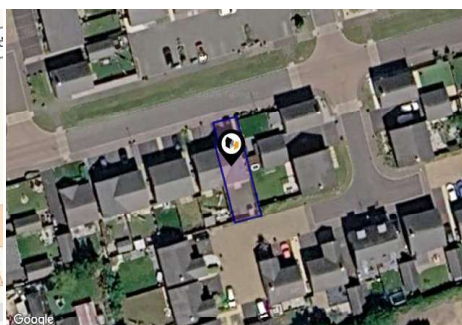
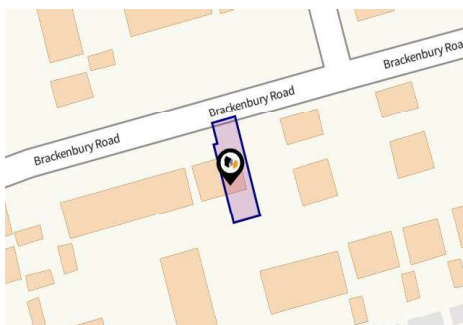
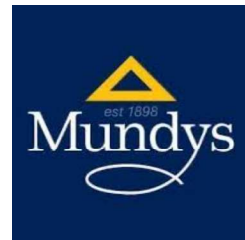
01522 510 044

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	2020
Council Tax :	Band B
Annual Estimate:	£1,831
Title Number:	LL400281

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)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



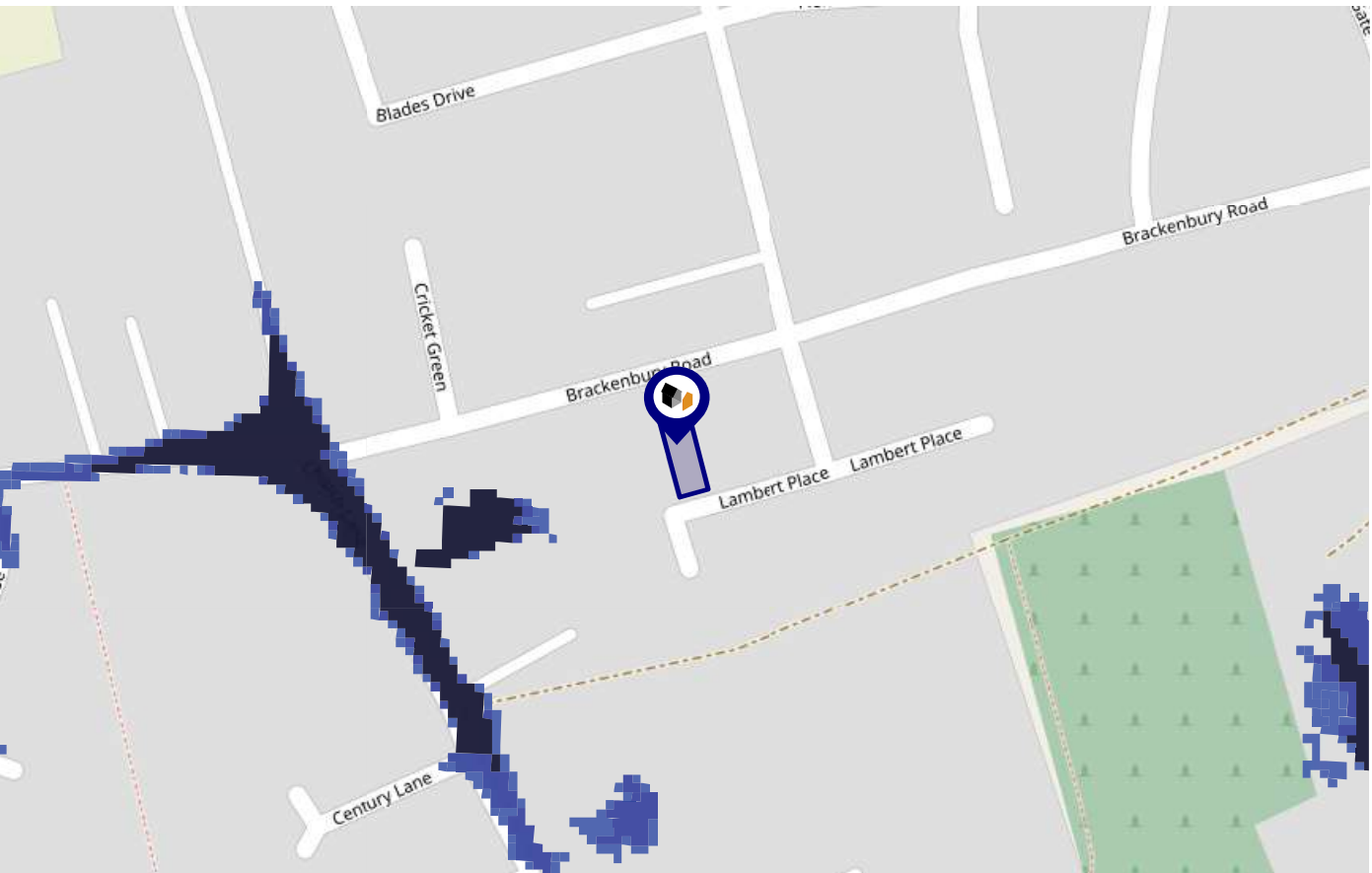
Satellite/Fibre TV Availability:



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.

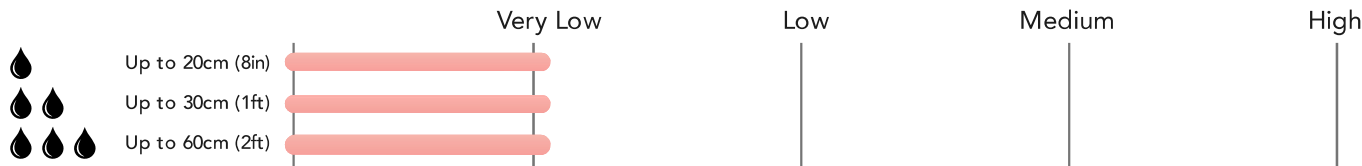


Risk Rating: Very low

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.

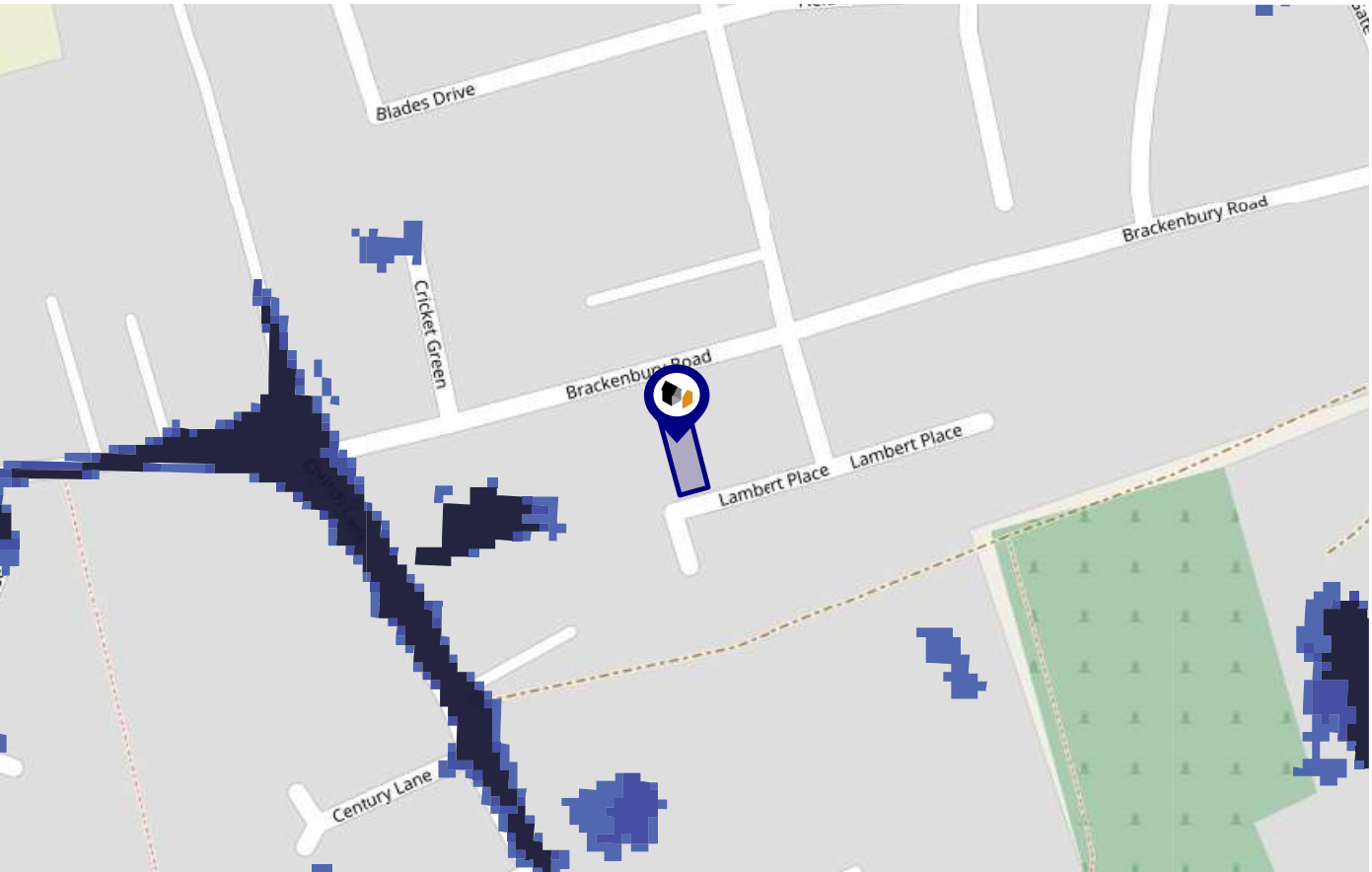
Chance of flooding to the following depths at this property:



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.

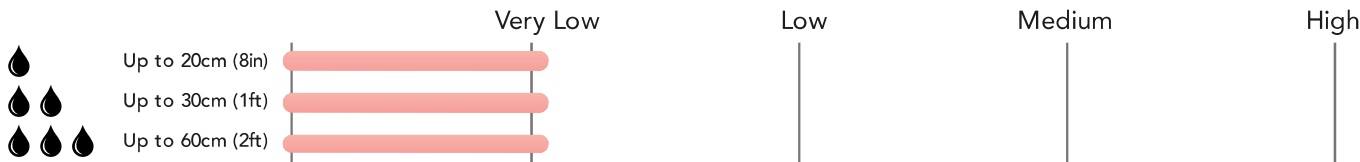


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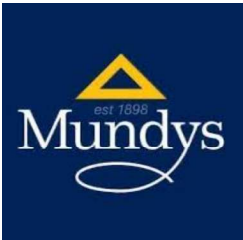
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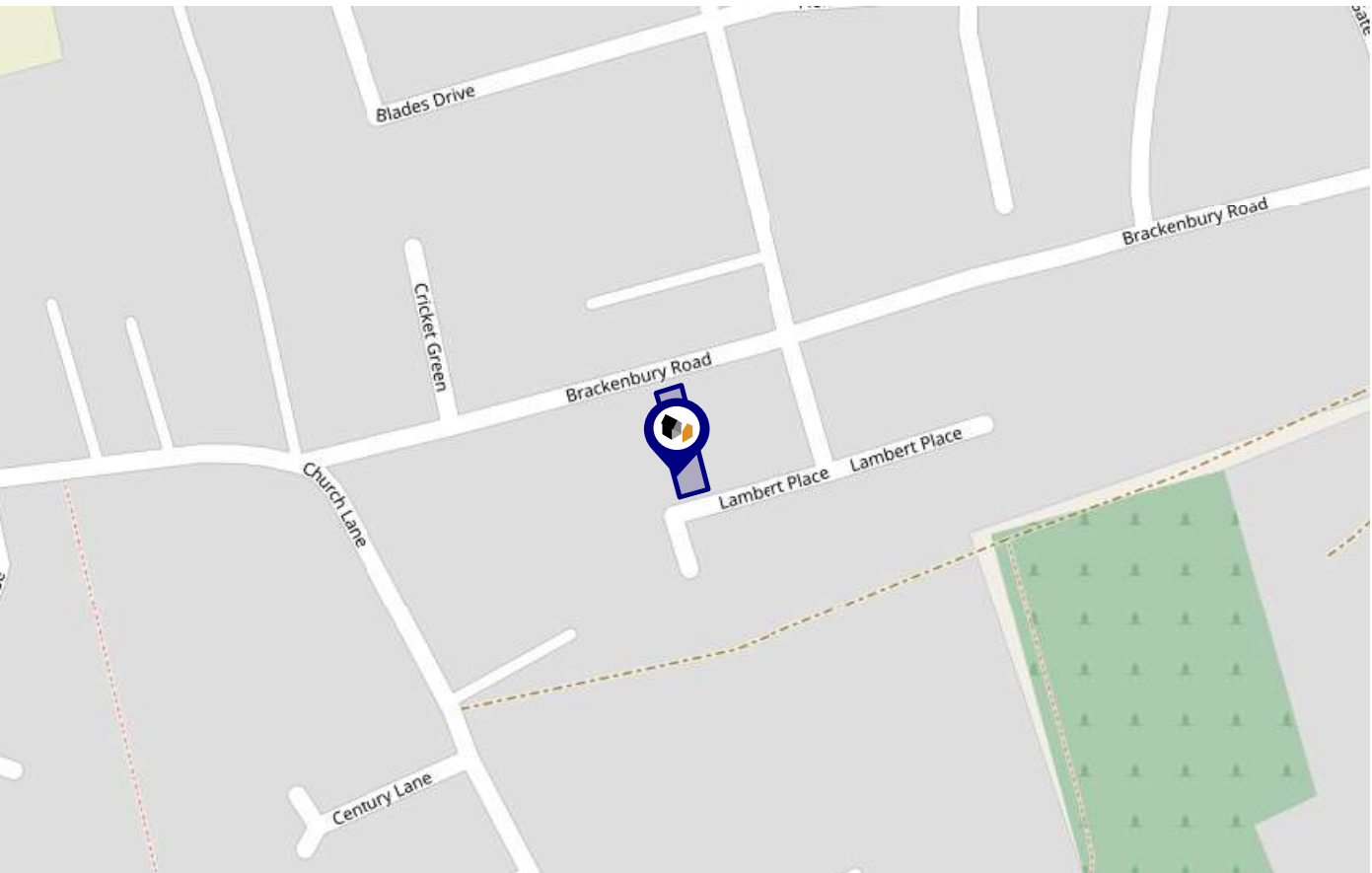


Flood Risk

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.

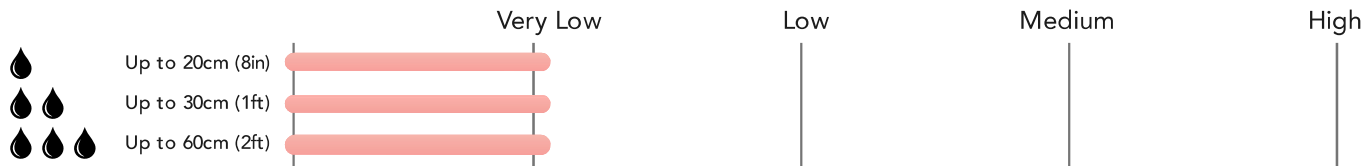


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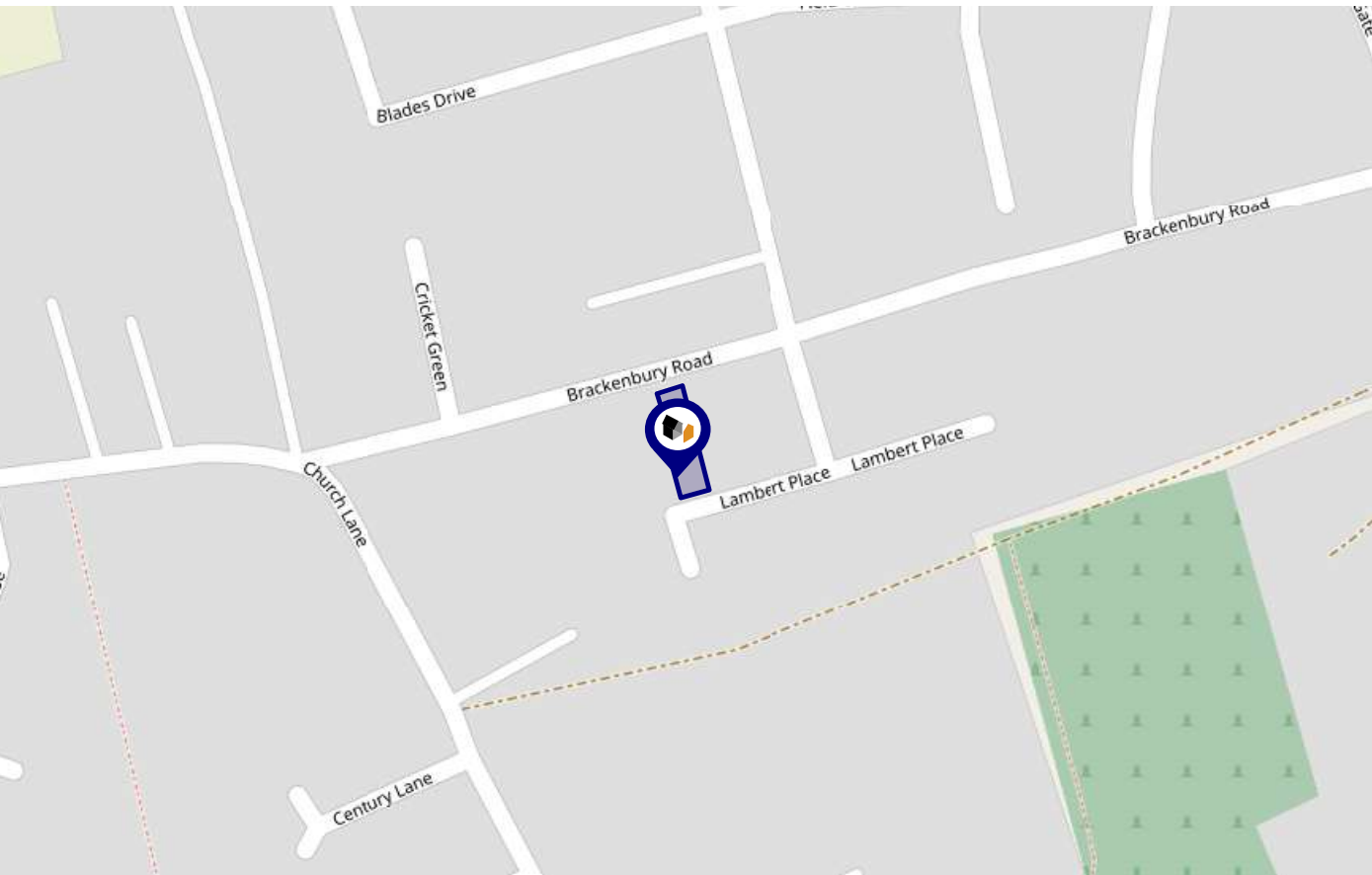


Flood Risk

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.

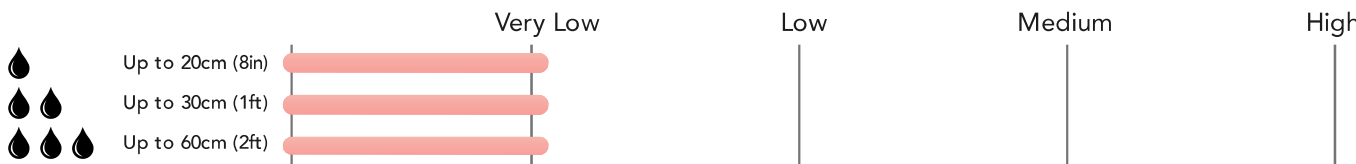


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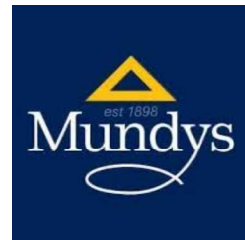
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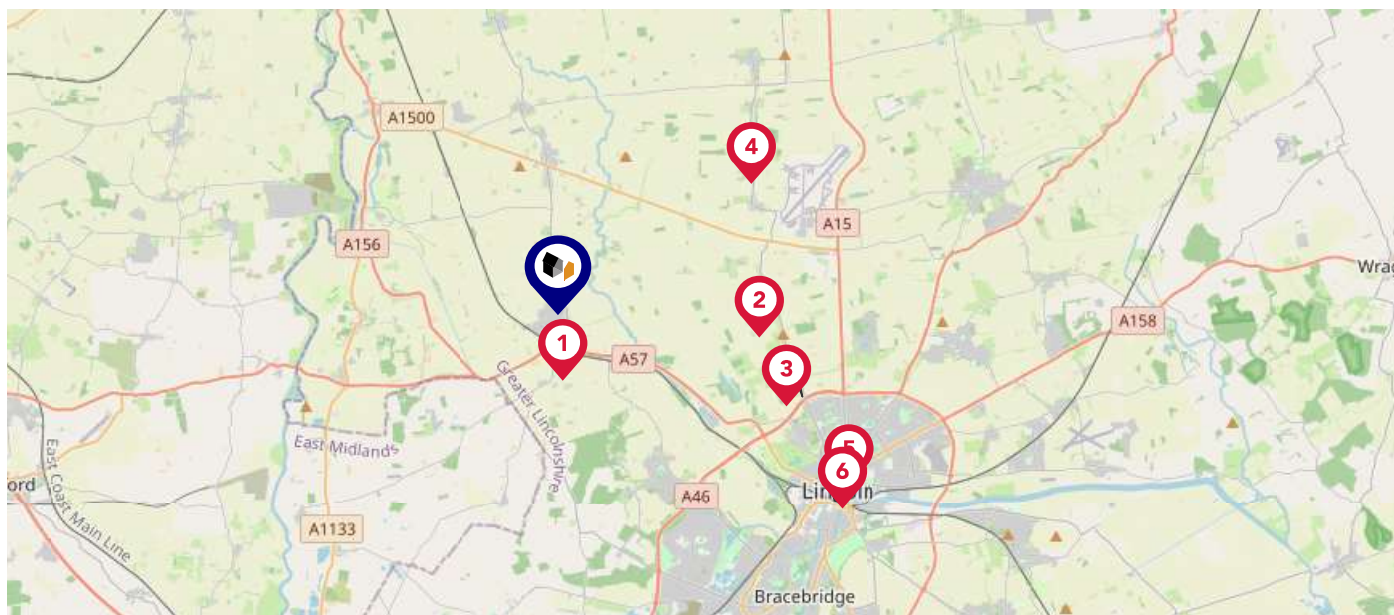
MIR - Material Info

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



Saxilby Bridge Street



South Carlton



Burton



Brattleby



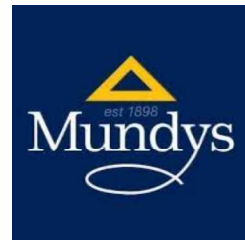
Newport and Nettleham Road



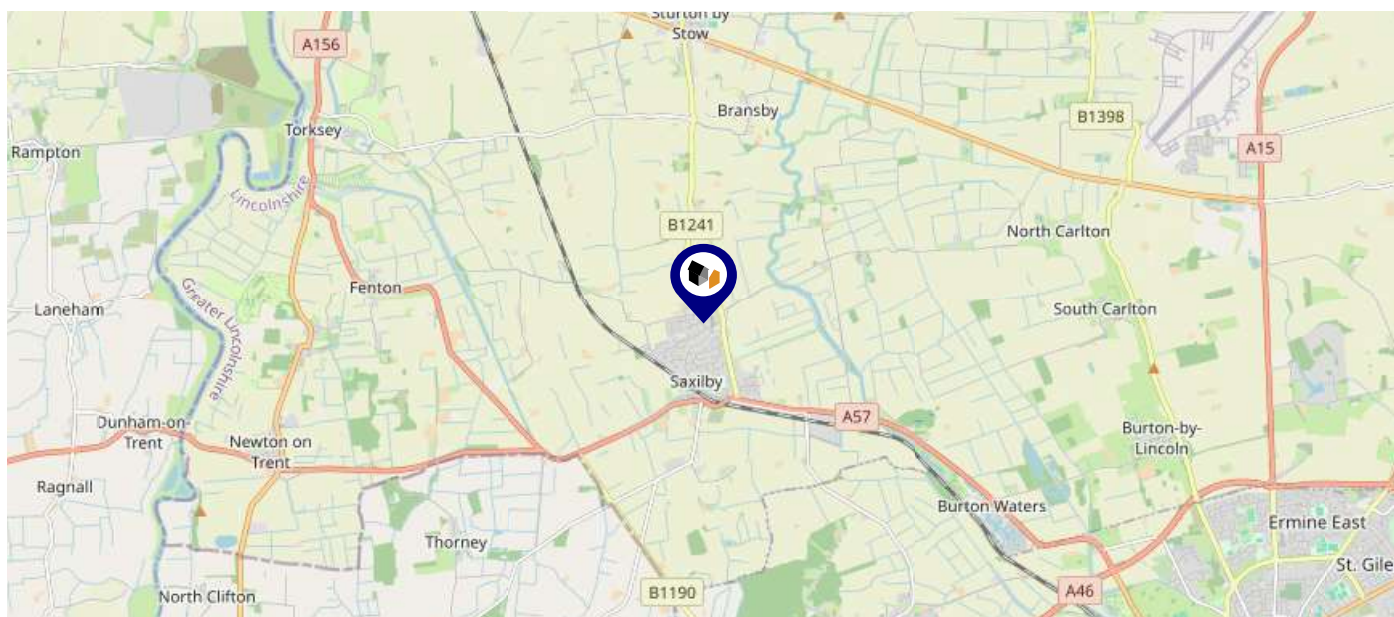
Cathedral and City Centre

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

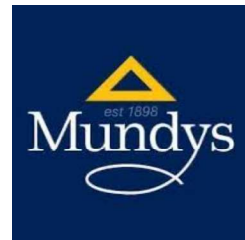
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

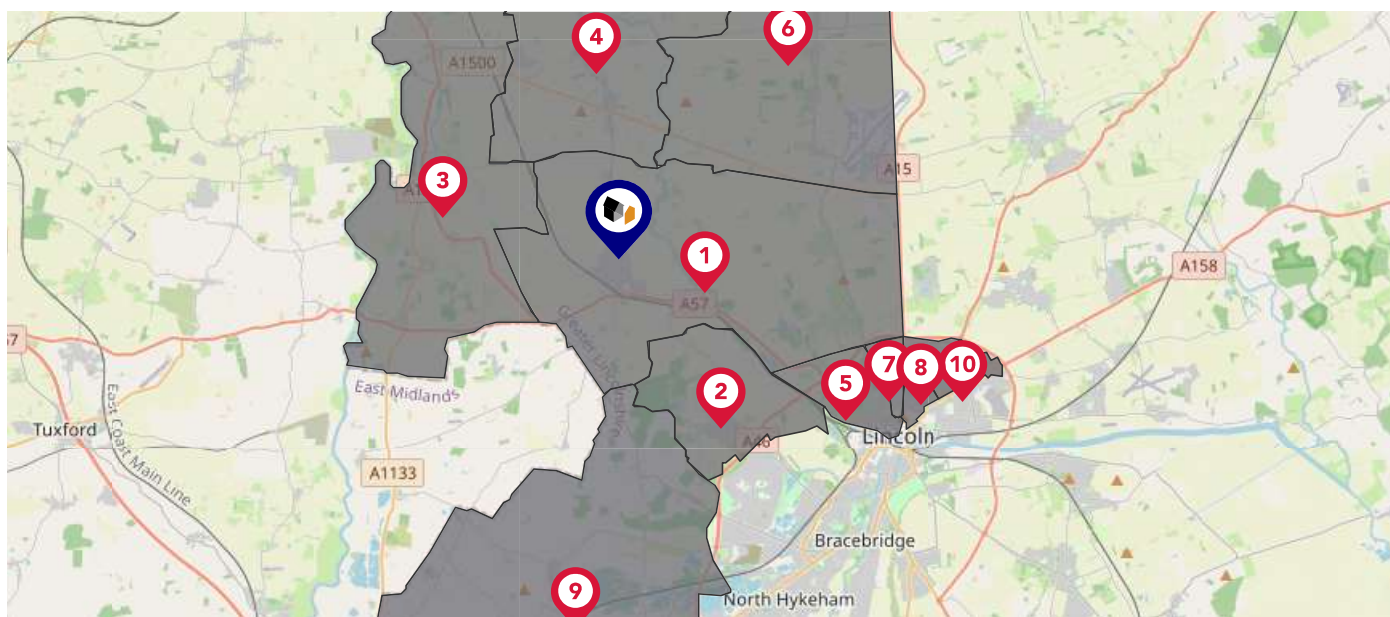
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

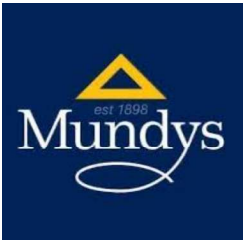


Nearby Council Wards

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

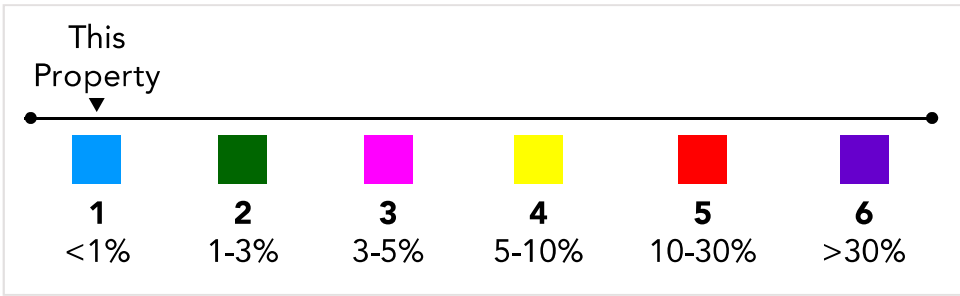
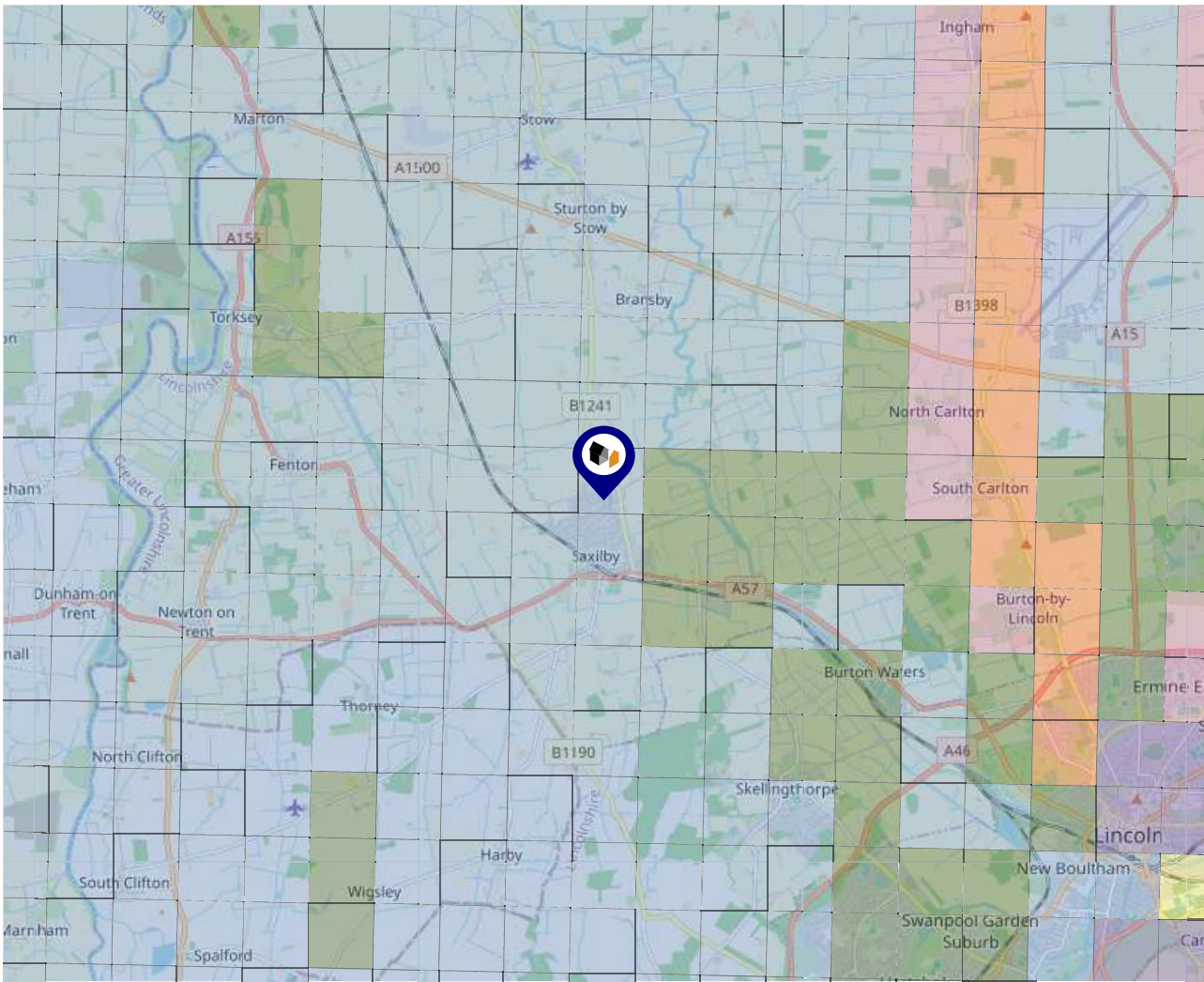
Environment

Radon Gas



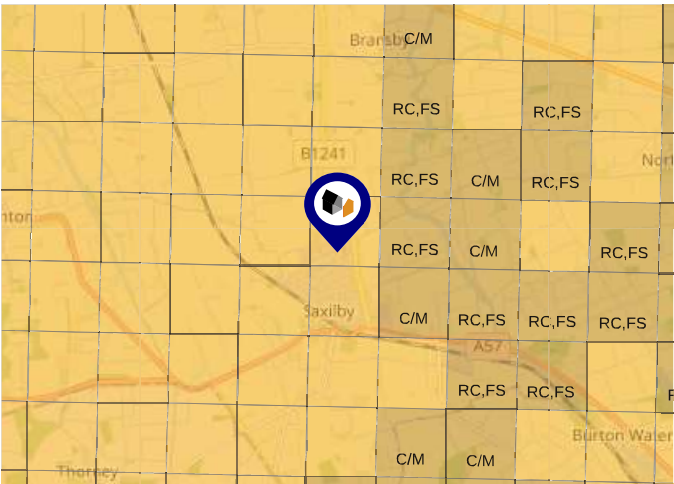
What is Radon?

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).



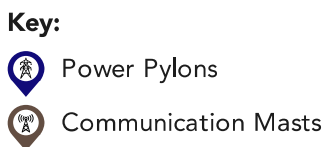
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		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

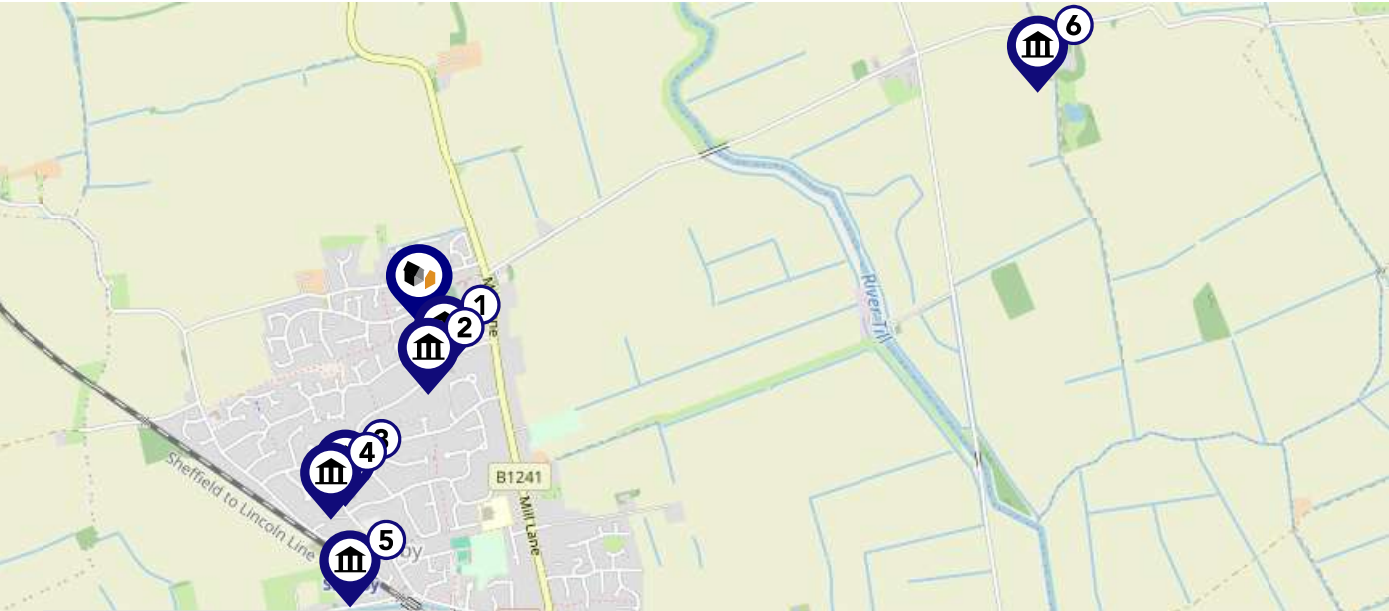


Maps

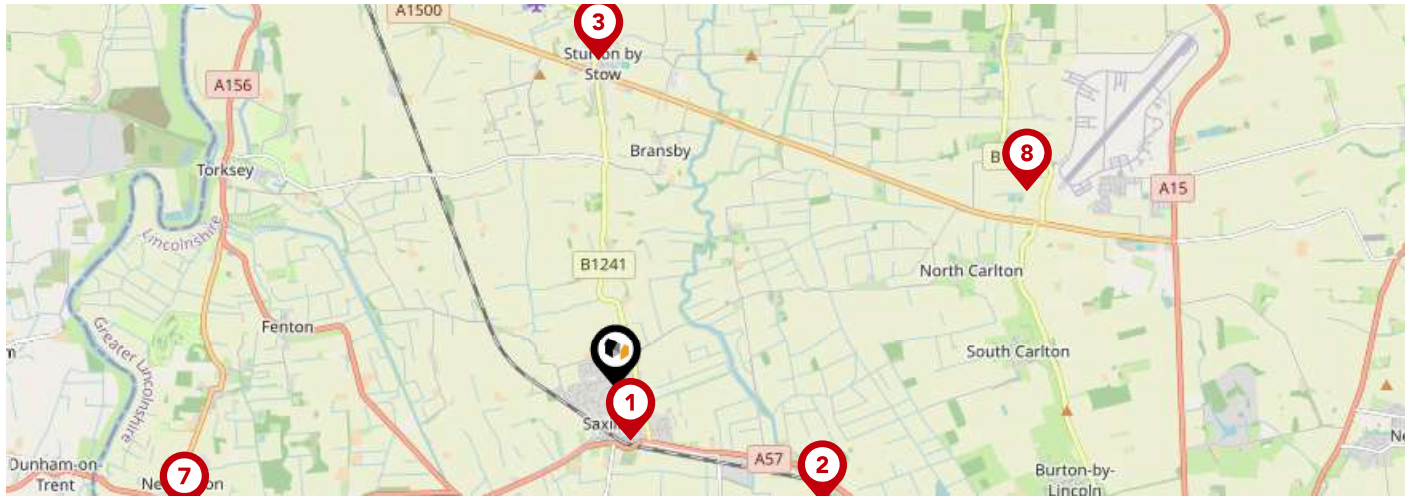
Listed Buildings



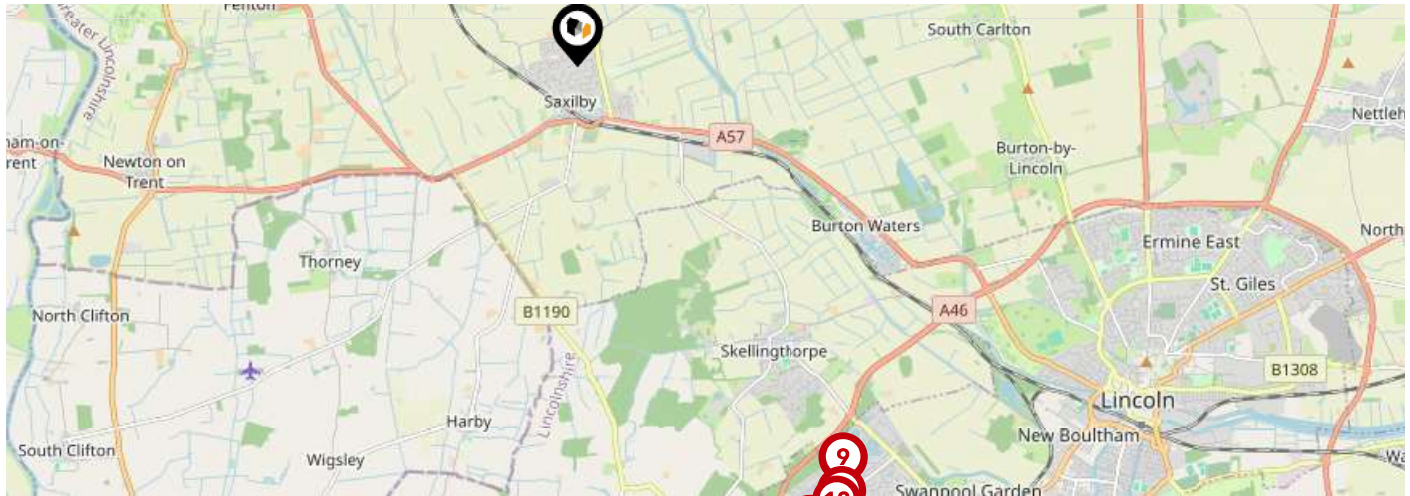
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1359490 - Church Of St Botolph	Grade I	0.1 miles
 1308588 - The Manor House	Grade II	0.2 miles
 1308593 - 103 And Pump, High Street	Grade II	0.4 miles
 1064072 - The Old Hall	Grade II	0.5 miles
 1064073 - Railway Station And House	Grade II	0.6 miles
 1064096 - Cornhill Farmhouse	Grade II	1.5 miles



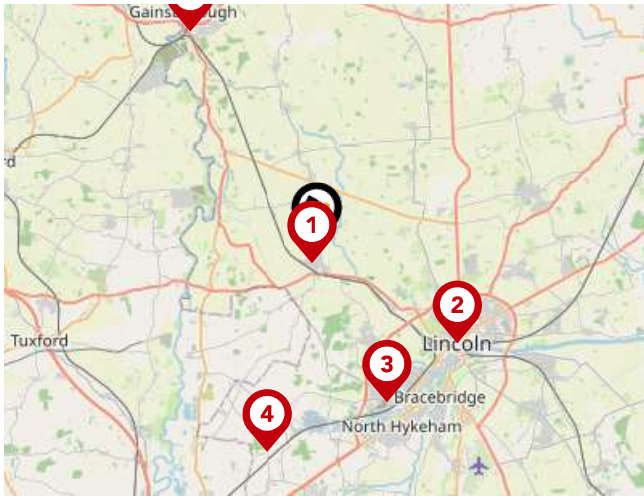
		Nursery	Primary	Secondary	College	Private
1	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:0.49	☐	☒	☐	☐	☐
2	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:2.09	☐	☒	☐	☐	☐
3	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:2.92	☐	☒	☐	☐	☐
4	St Lawrence Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:3.29	☐	☒	☐	☐	☐
5	Queen Eleanor Primary School Ofsted Rating: Good Pupils: 68 Distance:3.35	☐	☒	☐	☐	☐
6	Skellingthorpe the Holt Primary School Ofsted Rating: Good Pupils: 186 Distance:3.54	☐	☒	☐	☐	☐
7	Newton-on-Trent CofE Primary School Ofsted Rating: Good Pupils: 56 Distance:3.99	☐	☒	☐	☐	☐
8	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:4.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Woodlands Infant and Nursery School Ofsted Rating: Good Pupils: 106 Distance:4.47	☐	☒	☐	☐	☐
10	The Marton Academy Ofsted Rating: Good Pupils: 93 Distance:4.7	☐	☒	☐	☐	☐
11	Lincoln Birchwood Junior School Ofsted Rating: Good Pupils: 255 Distance:4.72	☐	☒	☐	☐	☐
12	The Lancaster School Ofsted Rating: Good Pupils: 115 Distance:4.77	☐	☒	☐	☐	☐
13	St Hugh's Catholic Primary, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 274 Distance:4.82	☐	☒	☐	☐	☐
14	The Kingsdown Nursery School, Lincoln Ofsted Rating: Good Pupils: 80 Distance:4.93	☒	☐	☐	☐	☐
15	Leslie Manser Primary School Ofsted Rating: Good Pupils: 240 Distance:4.93	☐	☒	☐	☐	☐
16	Fortuna School Ofsted Rating: Outstanding Pupils: 80 Distance:4.93	☐	☒	☐	☐	☐

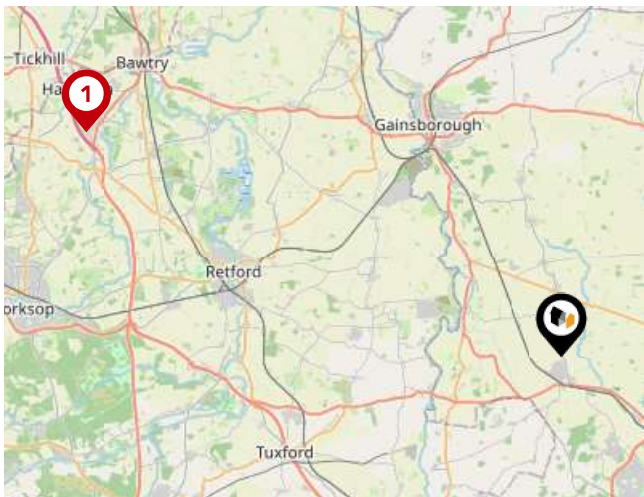
Area

Transport (National)



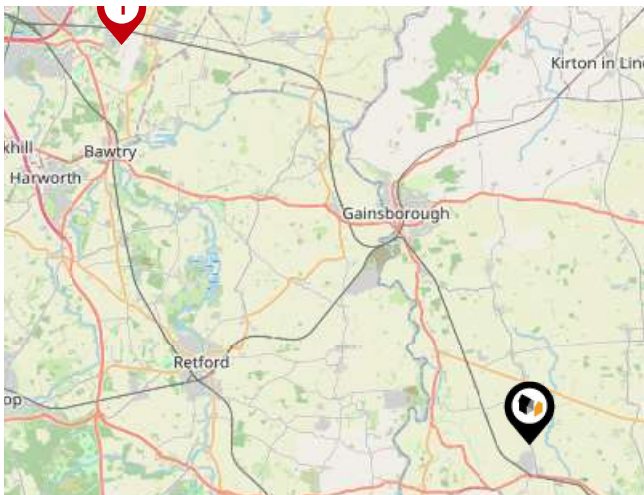
National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	0.63 miles
2	Lincoln Central Rail Station	6.08 miles
3	Hykeham Rail Station	6.14 miles
4	Swinderby Rail Station	7.57 miles
5	Gainsborough Lea Road Rail Station	8.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	18.55 miles



Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	20.19 miles

Area

Transport (Local)

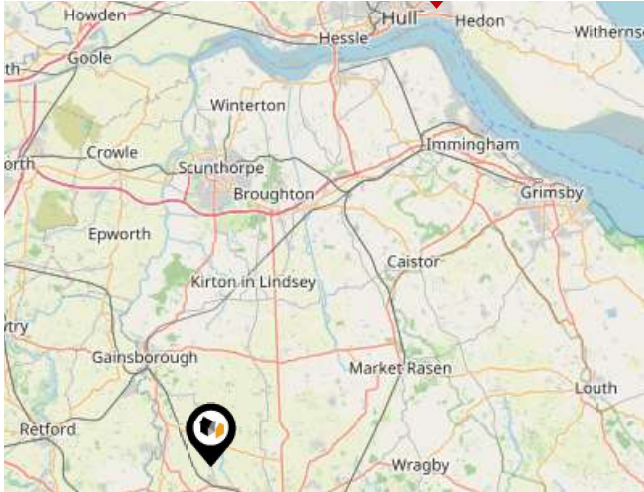


Bus Stops/Stations

Pin	Name	Distance
1	St Botolph's Church	0.17 miles
2	Manor Road	0.28 miles
3	Demand Responsive Area	0.37 miles
4	South Parade	0.38 miles
5	Thonock Drive	0.47 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36 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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