

See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 26th October 2026



RASEN LANE, LINCOLN, LN1

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

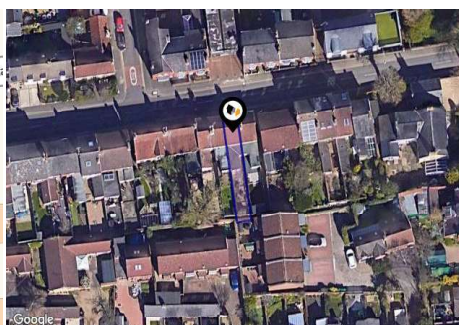
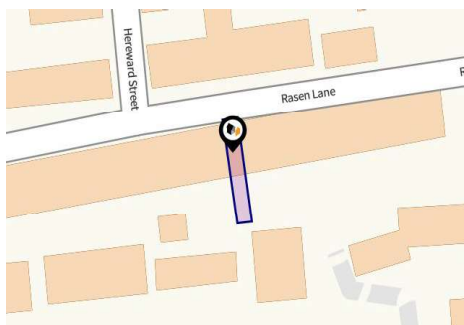
01522 510 044

hymie.bentley@mundys.net

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aprift
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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,549
Title Number:	LL34045

Tenure: Freehold

Local Area

Local Authority:	Lincoln
Conservation Area:	Newport and Nettleham Road

Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	5500 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Rasen Lane Lincoln Lincolnshire LN1 3EZ**

Reference - 2015/0259/TCO	
Decision:	Decided
Date:	23rd March 2015
Description:	To reduce the crown of 1 Walnut as indicated in the applicants photographs

Planning records for: **21 Rasen Lane Lincoln Lincolnshire LN1 3EZ**

Reference - 2017/0209/TCO	
Decision:	Decided
Date:	02nd March 2017
Description:	To crown lift Ash on south facing side to a height of 4 metres above ground level. Overall crown reduction by pruning back to appropriate growth points by an extent not exceeding 1.3 metres, and removal of deadwood.

Reference - 2020/0240/TCO	
Decision:	Decided
Date:	31st March 2020
Description:	T1 Ash - Reduce lateral canopy spread by 2 metres and removal of deadwood.

Planning records for: **31 Rasen Lane Lincoln LN1 3EZ**

Reference - 2013/0211/F	
Decision:	Decided
Date:	25th March 2013
Description:	Erection of a single storey rear extension.

Planning records for: **37 Rasen Lane Lincoln Lincolnshire LN1 3EZ**

Reference - S24/0182	
Decision:	Decided
Date:	06th February 2024
Description:	T1 - False acacia - Remove snapped limb.T2 - Yew - crown lifting to increase clearance by approx 2 m. T3 - Dead elm - remove to ground level.T4 - willow - Crown lifting to clear utility cable by approx 2 m.T5 - Horse chestnut reduce to monolithT6 - Dead tree - remove to ground level.

Reference - 2024/0079/TCO	
Decision:	Decided
Date:	06th February 2024
Description:	T1 (Ash) Remove.

Planning records for: **5 Rasen Lane Lincoln Lincolnshire LN1 3EZ**

Reference - 2009/0700/TCO	
Decision:	Decided
Date:	02nd November 2009
Description:	To fell 1 Birch tree

Reference - 2003/0261/TCO	
Decision:	Decided
Date:	27th March 2003
Description:	Work to 1 Silver Birch.

Planning records for: **5 Rasen Lane Lincoln LN1 3EZ**

Reference - 2007/0166/TCO	
Decision:	Decided
Date:	28th February 2007
Description:	To reduce and reshape 1 Birch tree by 40%.

Reference - 2009/0536/TCO	
Decision:	Decided
Date:	12th August 2009
Description:	To reduce the crown of 1 Birch tree by 10%

Planning records for: **71A Rasen Lane Lincoln Lincolnshire LN1 3EZ**

Reference - 2021/0988/CLE	
Decision:	Decided
Date:	03rd December 2021
Description:	Continued use of property as a self-contained flat (Class C3) (Certificate of Lawfulness).

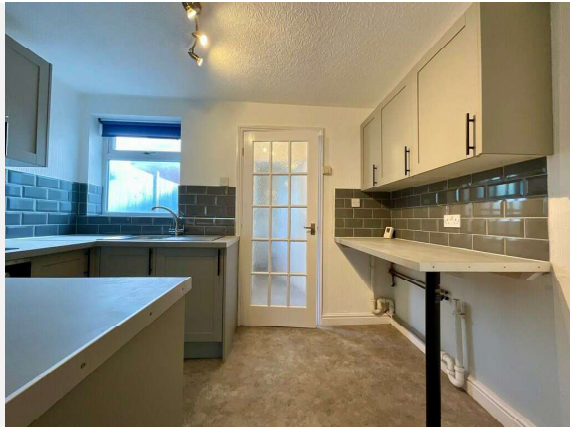
Planning records for: **Flat 1 71 Rasen Lane Lincoln Lincolnshire LN1 3EZ**

Reference - 2021/0986/CLE	
Decision:	Decided
Date:	03rd December 2021
Description:	Continued use of property as a self-contained flat (Class C3) (Certificate of Lawfulness).

Planning records for: *Flat 2 71 Rasen Lane Lincoln Lincolnshire LN1 3EZ*

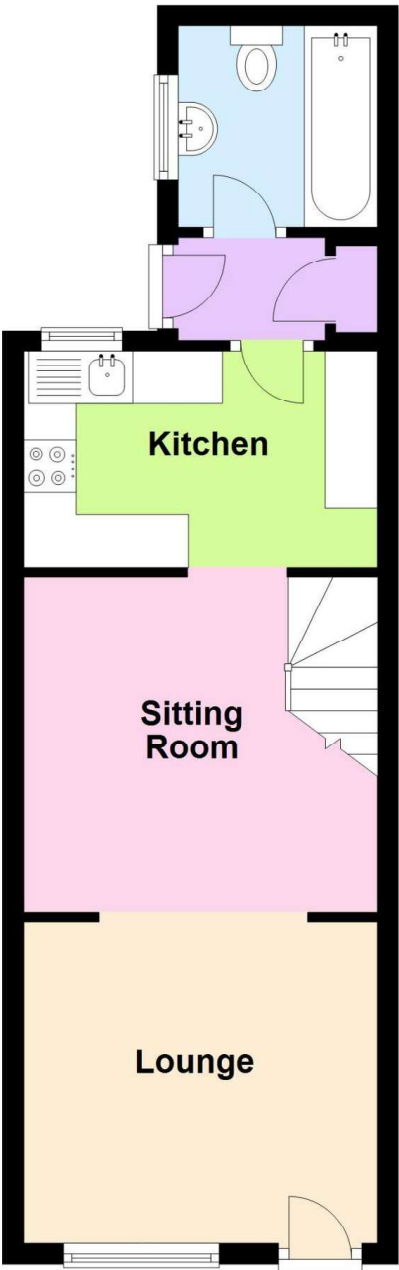
Reference - 2021/0987/CLE	
Decision:	Decided
Date:	03rd December 2021
Description:	Continued use of property as a self-contained flat (Class C3) (Certificate of Lawfulness).



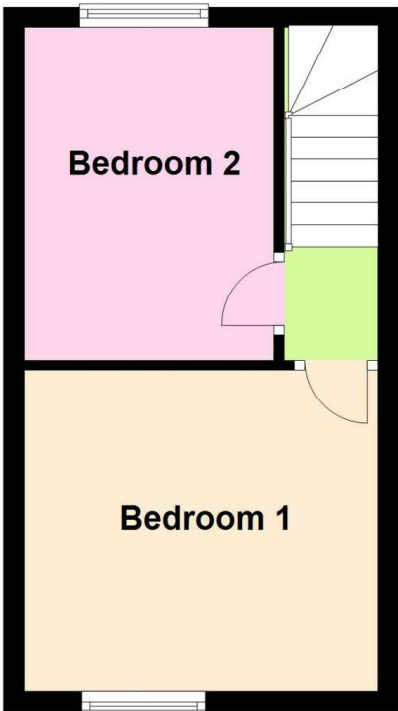


RASEN LANE, LINCOLN, LN1

Ground Floor

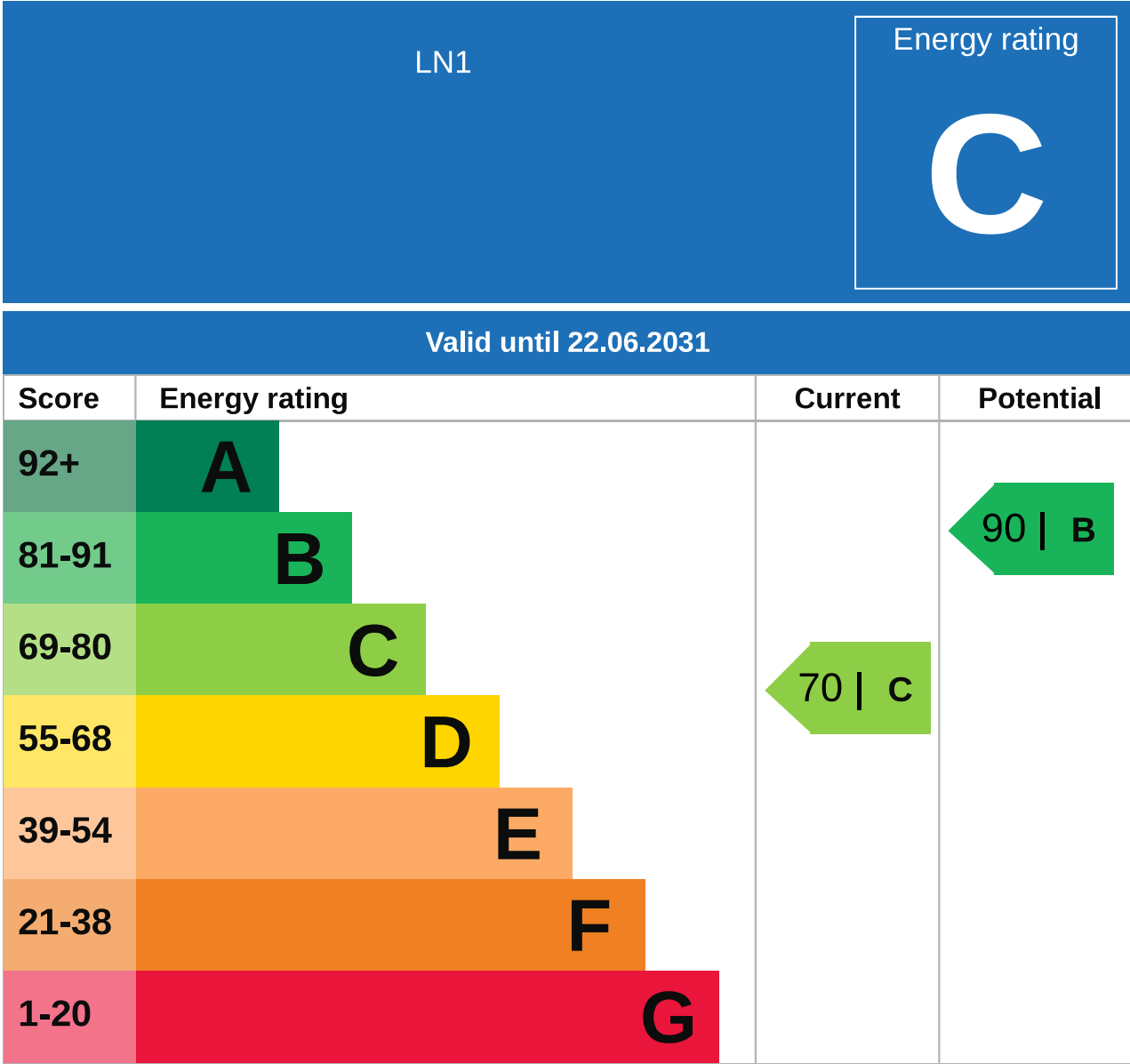
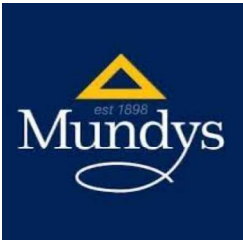


First Floor



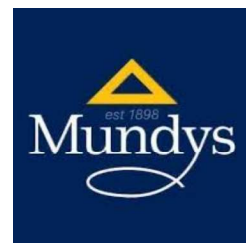
For Illustration purposes only.
Plan produced using PlanUp.

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

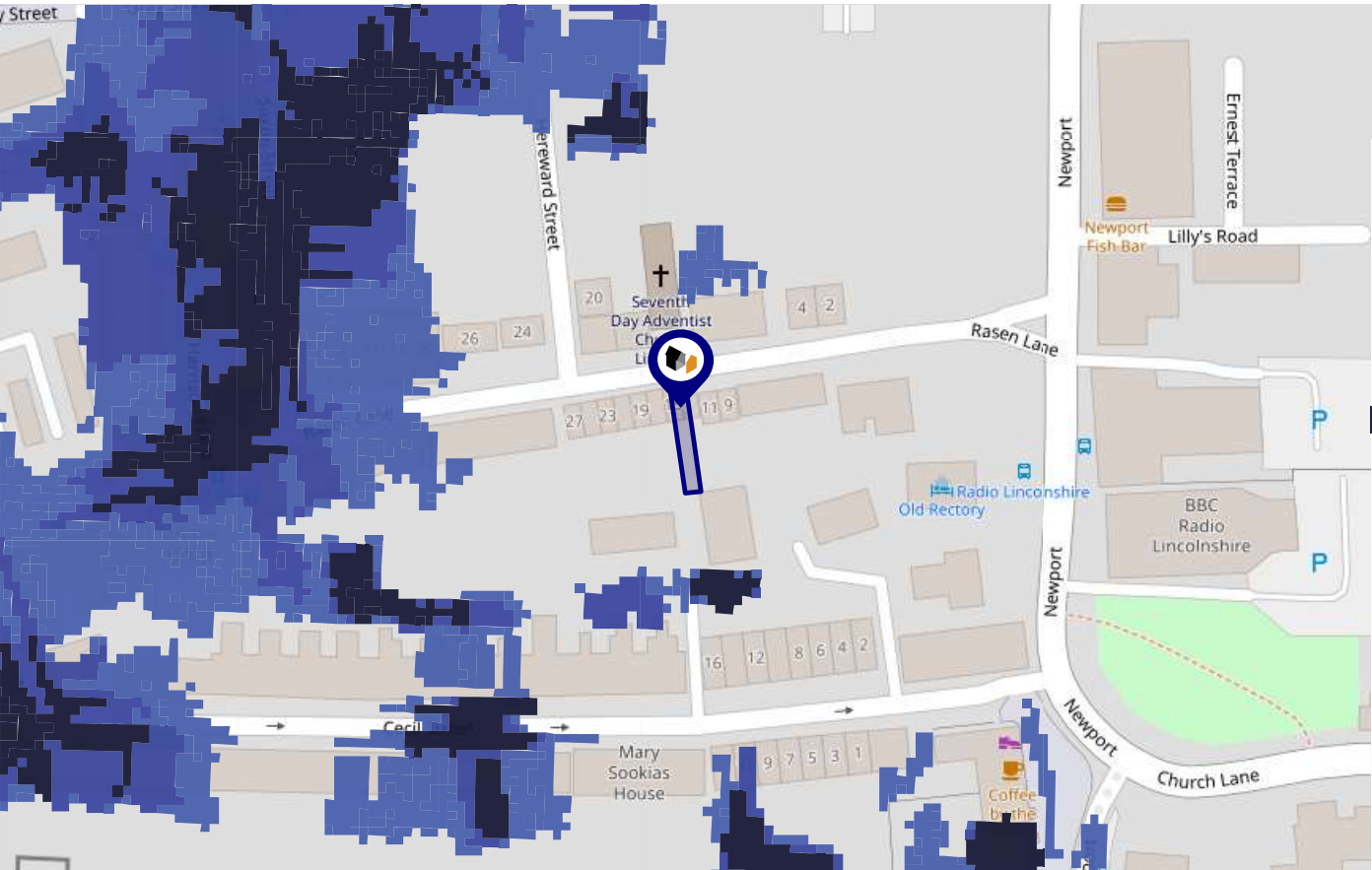
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 62% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

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:

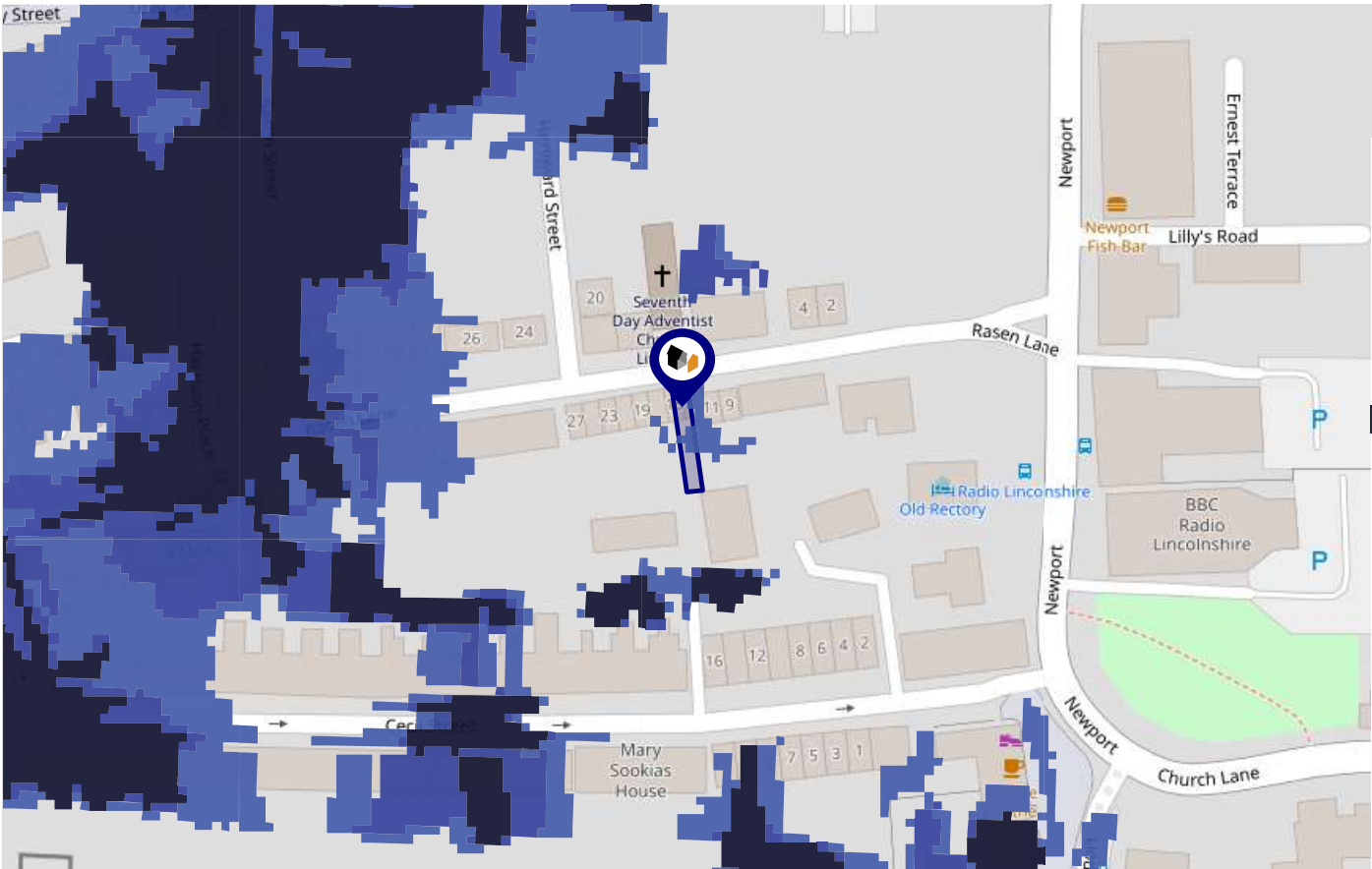


Flood Risk

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.

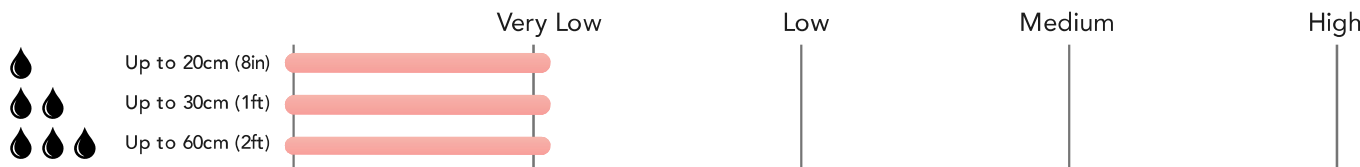


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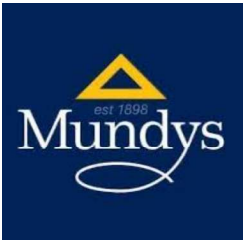
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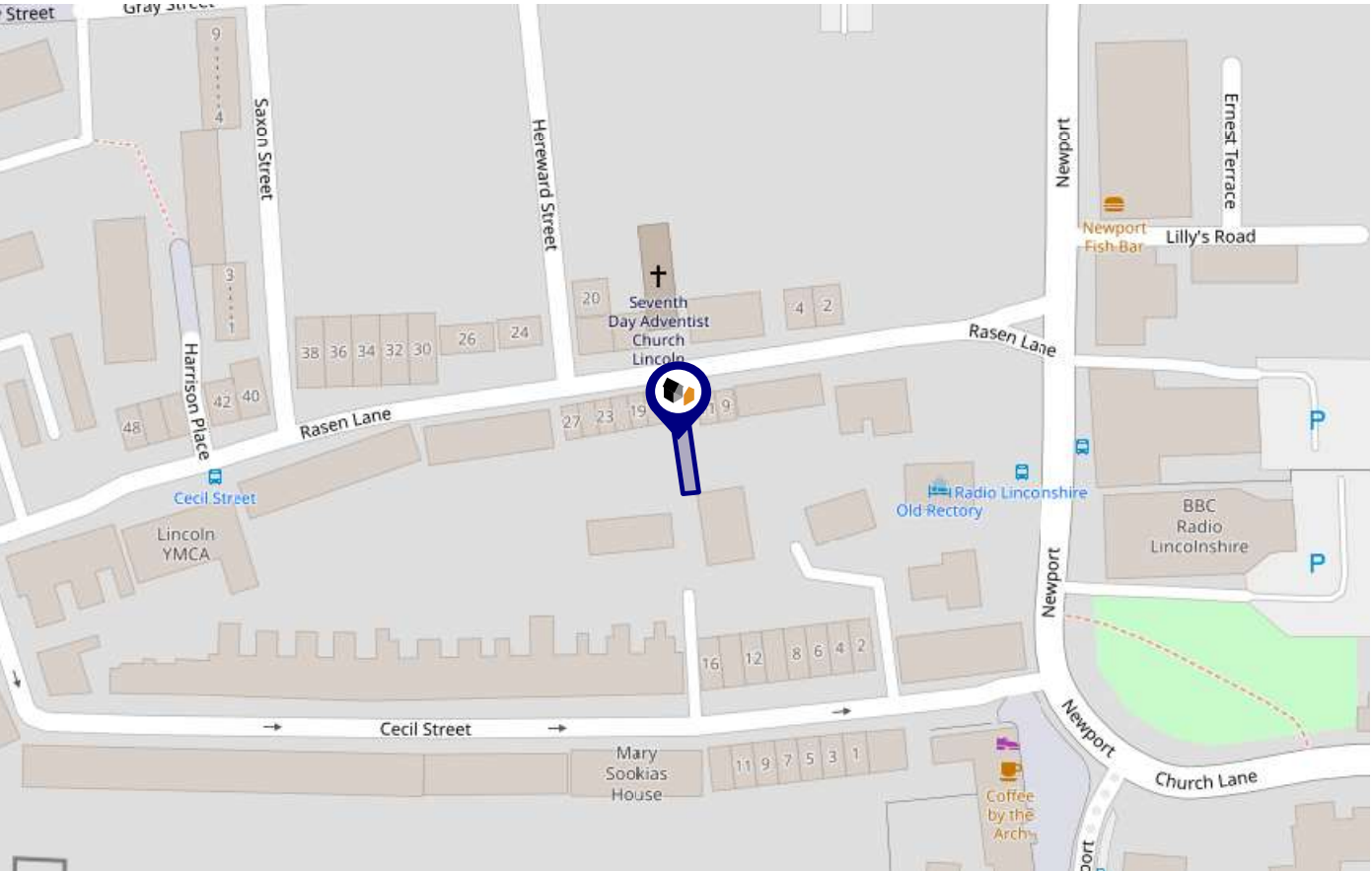
MIR - Material Info

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.

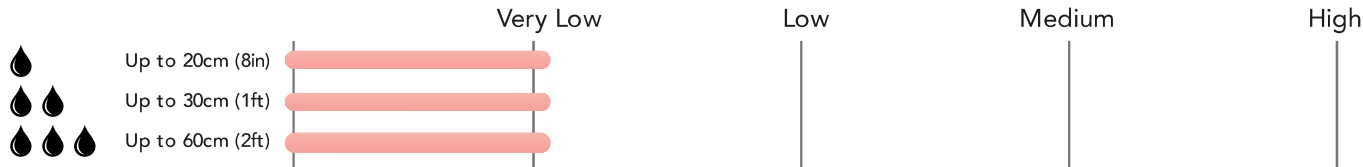


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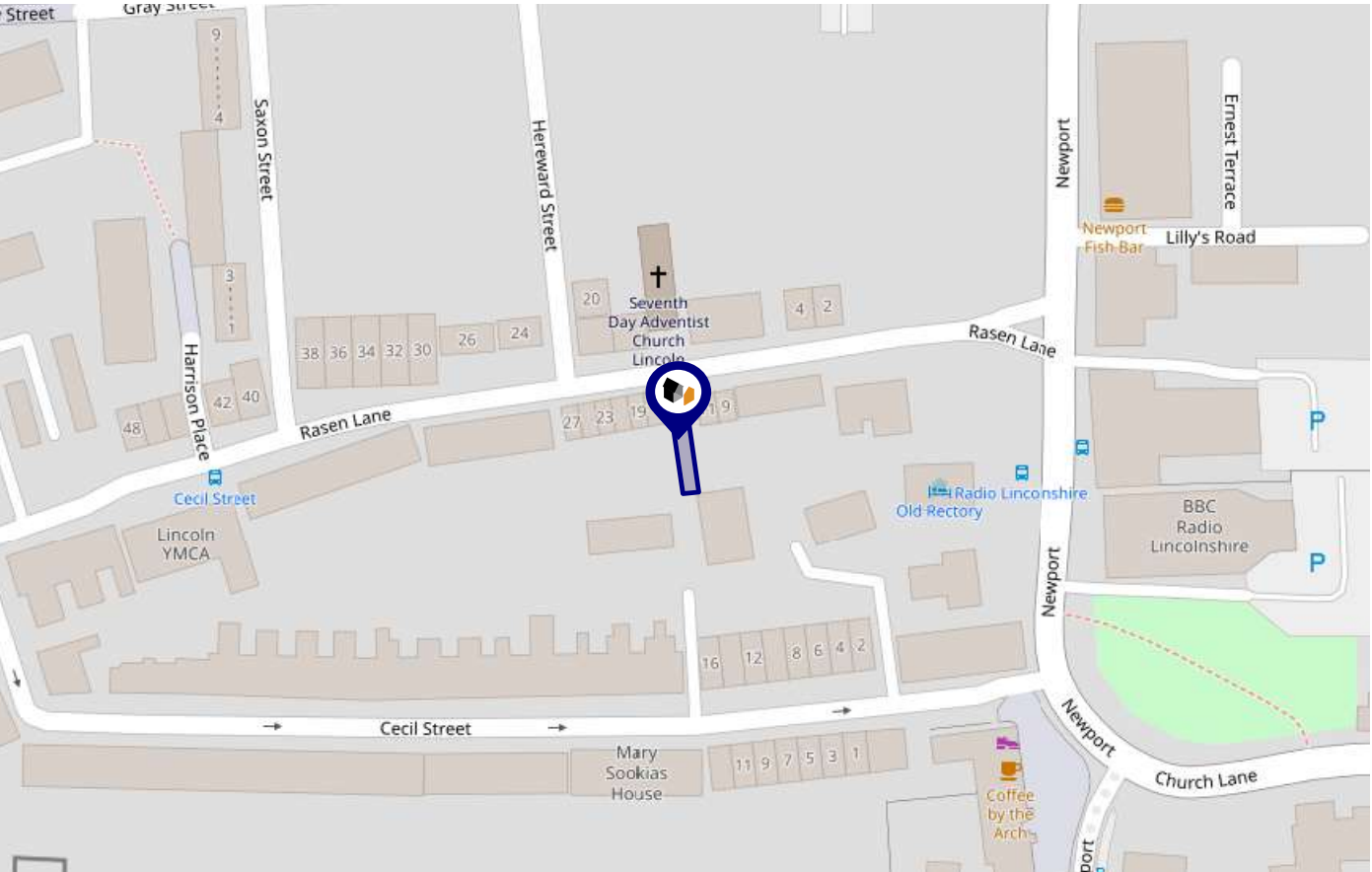


Flood Risk

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.

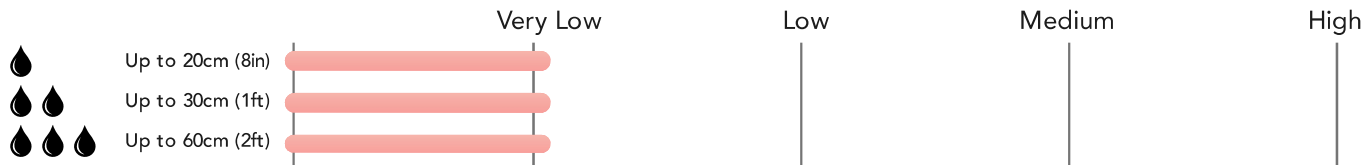


Risk Rating: Very low

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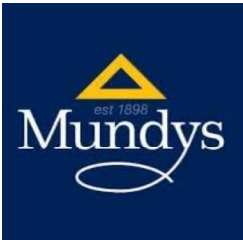
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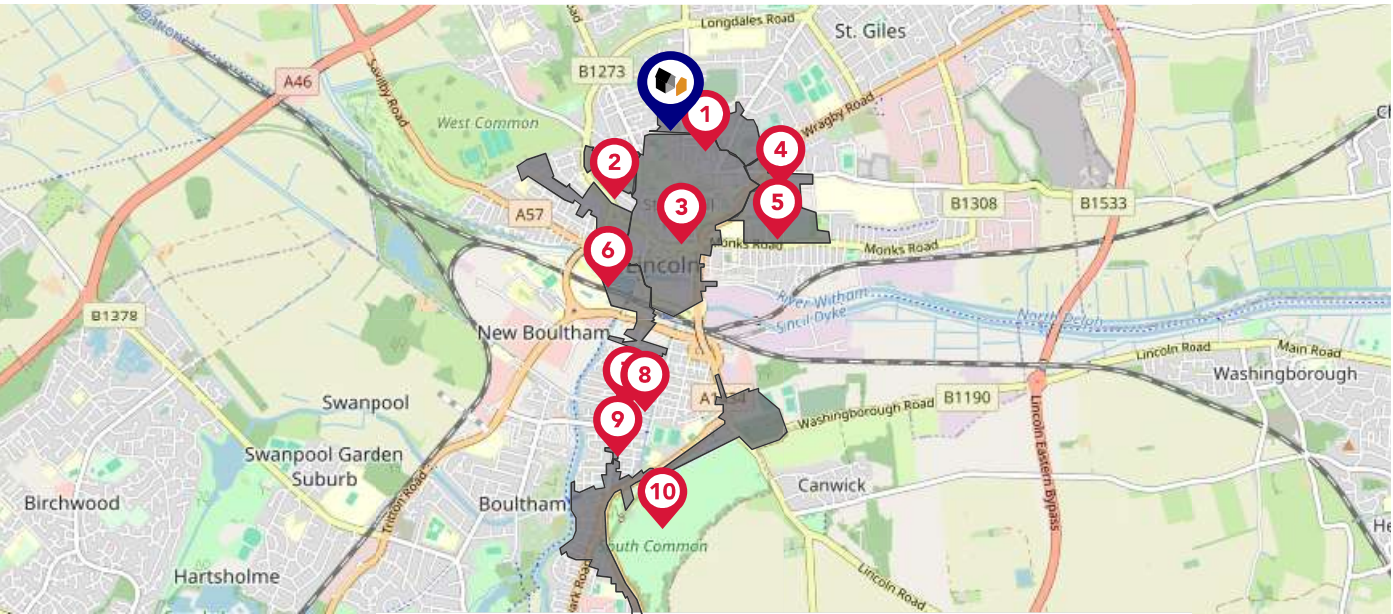


Maps

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.

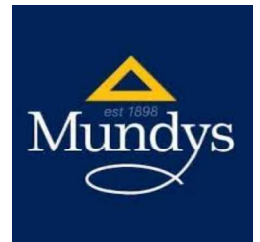


Nearby Conservation Areas

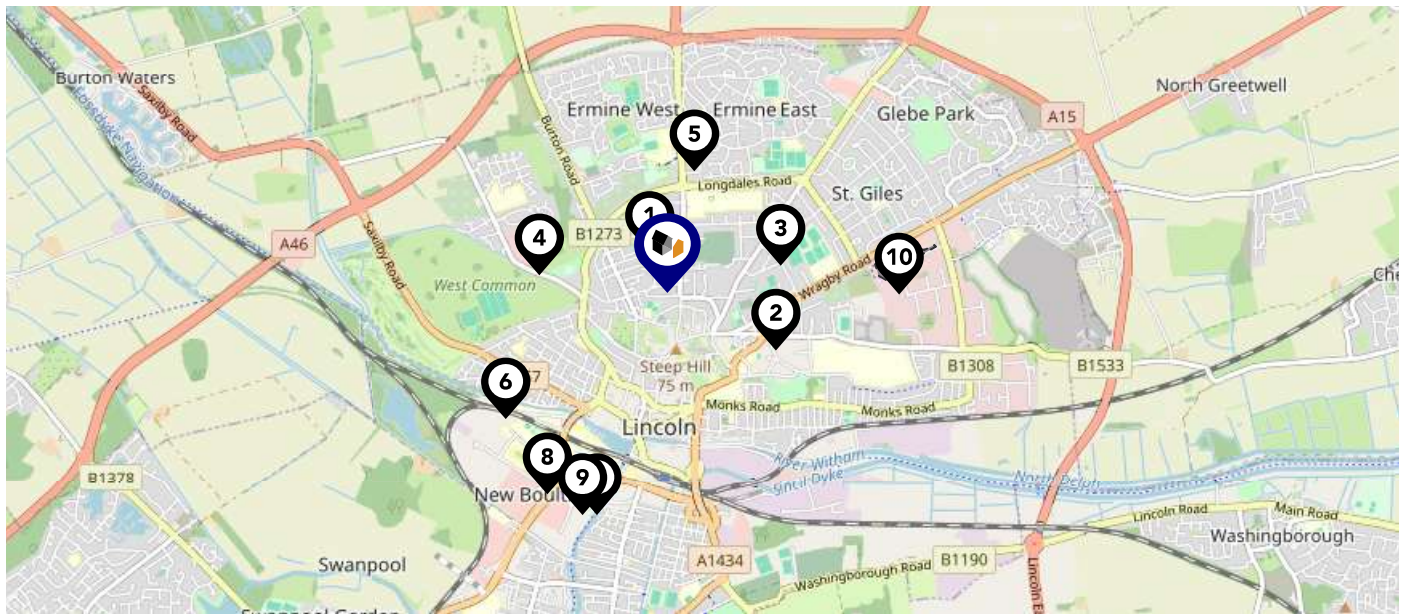
1	Newport and Nettleham Road
2	Carline
3	Cathedral and City Centre
4	The Dell
5	Lindum and Arboretum
6	West Parade and Brayford
7	St Peter-at-Gowts
8	Sibthorp
9	Gowt's Bridge
10	St Catherines

Maps

Landfill Sites



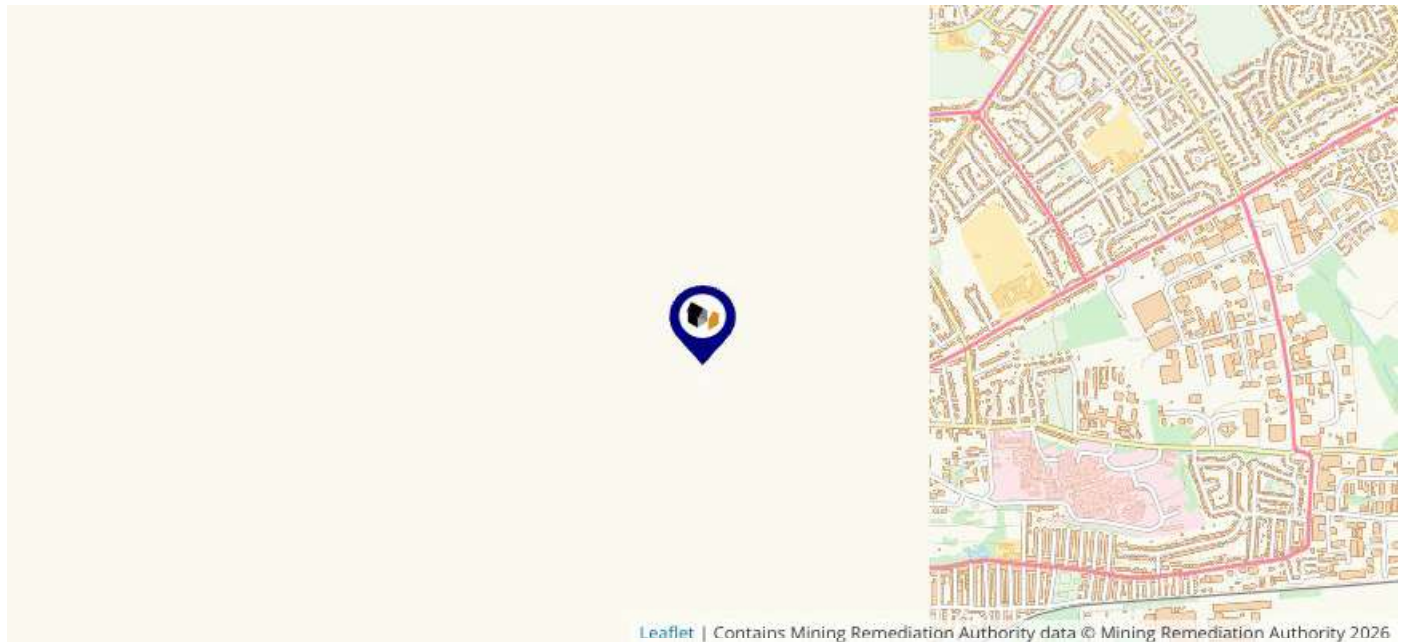
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Mount Street-Lincoln, Lincolnshire	Historic Landfill
2	The Dell-Wragby Road	Historic Landfill
3	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
4	EA/EPR/BP3598NX/A001 - Serviceteam Ltd	Active Landfill
5	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
6	Former Fisons Site-Carholme Road	Historic Landfill
7	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill
8	Rear Of British Rail Social Club-Ropewalk	Historic Landfill
9	Former Brayford Leisure Site-Ropewalk	Historic Landfill
10	Deacon Road-Lincoln, Lincolnshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



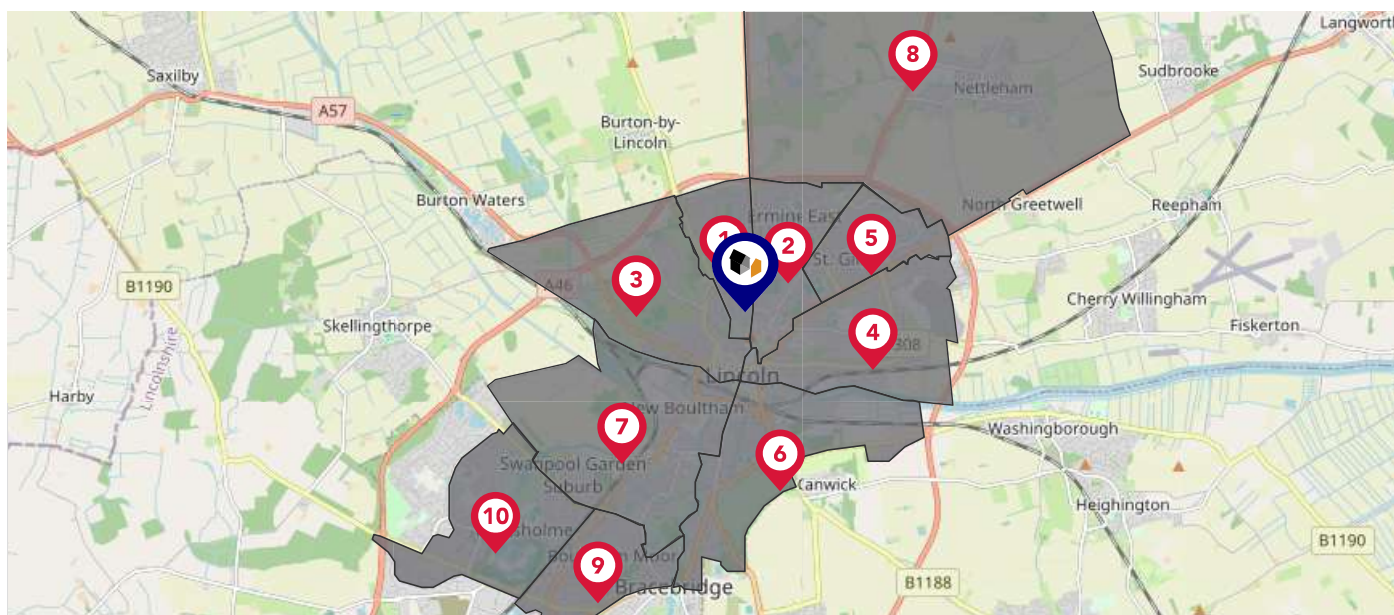
Mine Entry

- ✕ 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.

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

Castle Ward

2

Minster Ward

3

Carholme Ward

4

Abbey Ward

5

Glebe Ward

6

Park Ward

7

Boultham Ward

8

Nettleham Ward

9

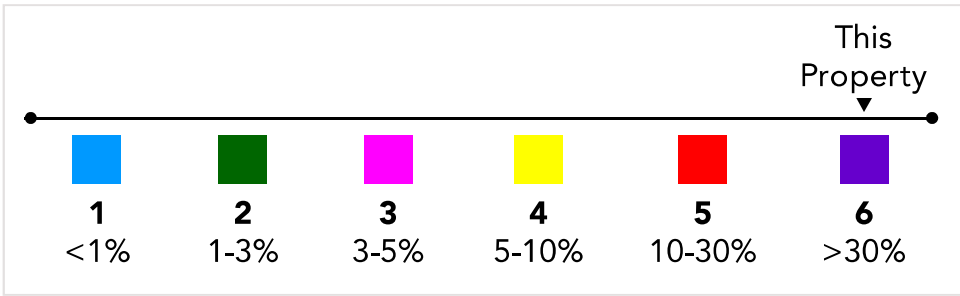
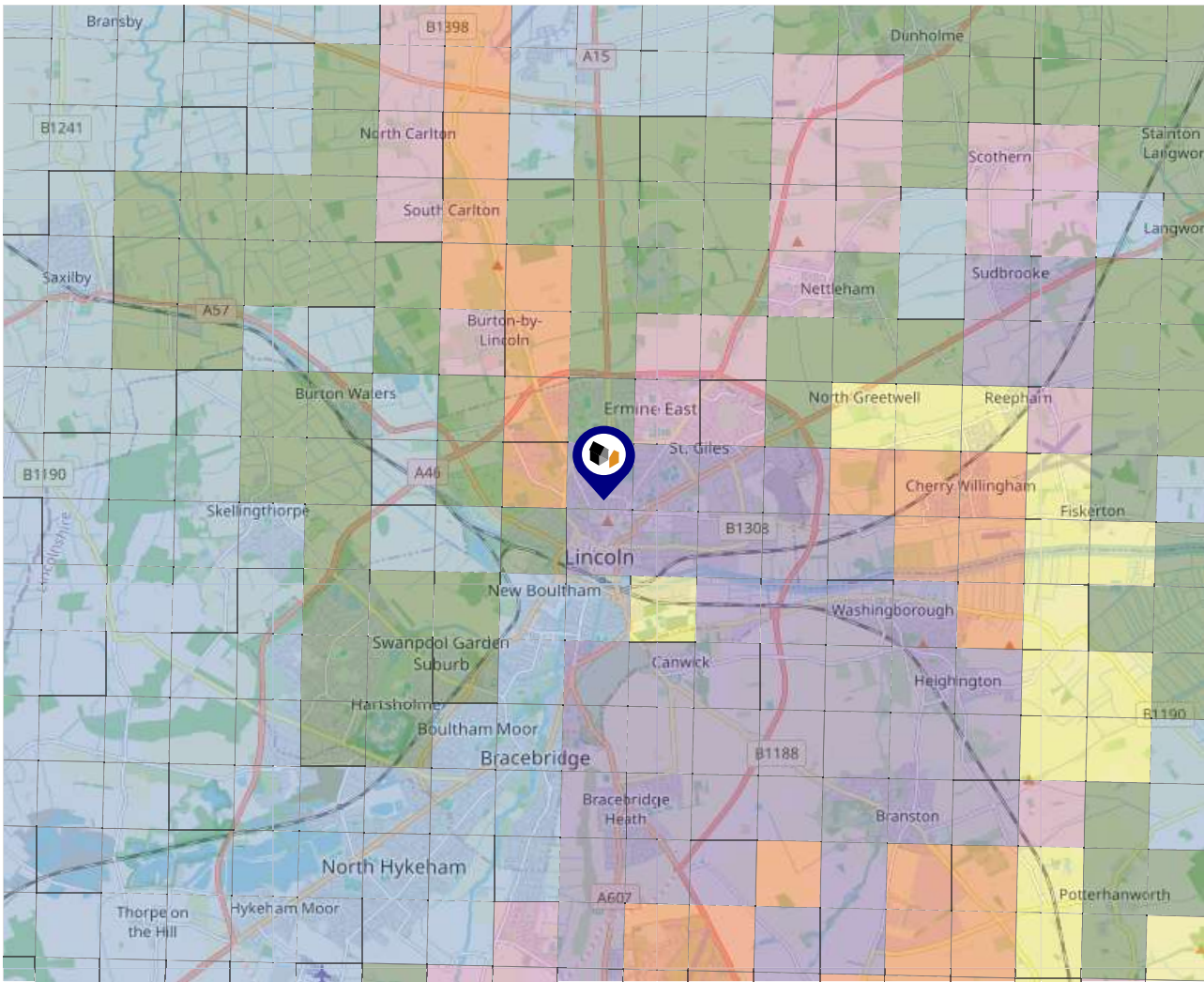
Moorland Ward

10

Hartsholme Ward

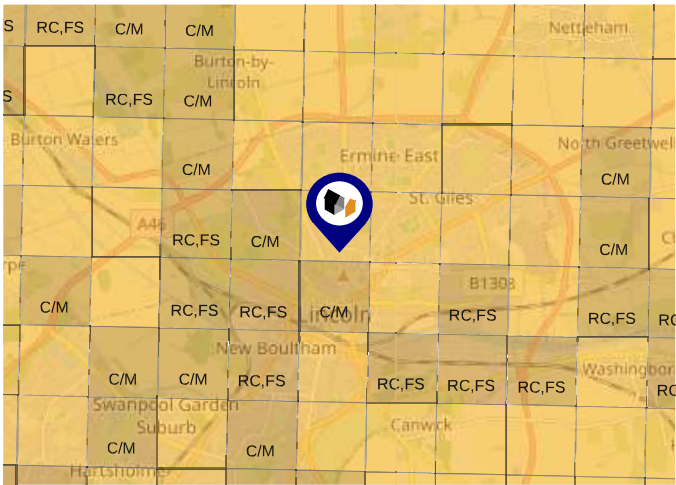
What is Radon?

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)

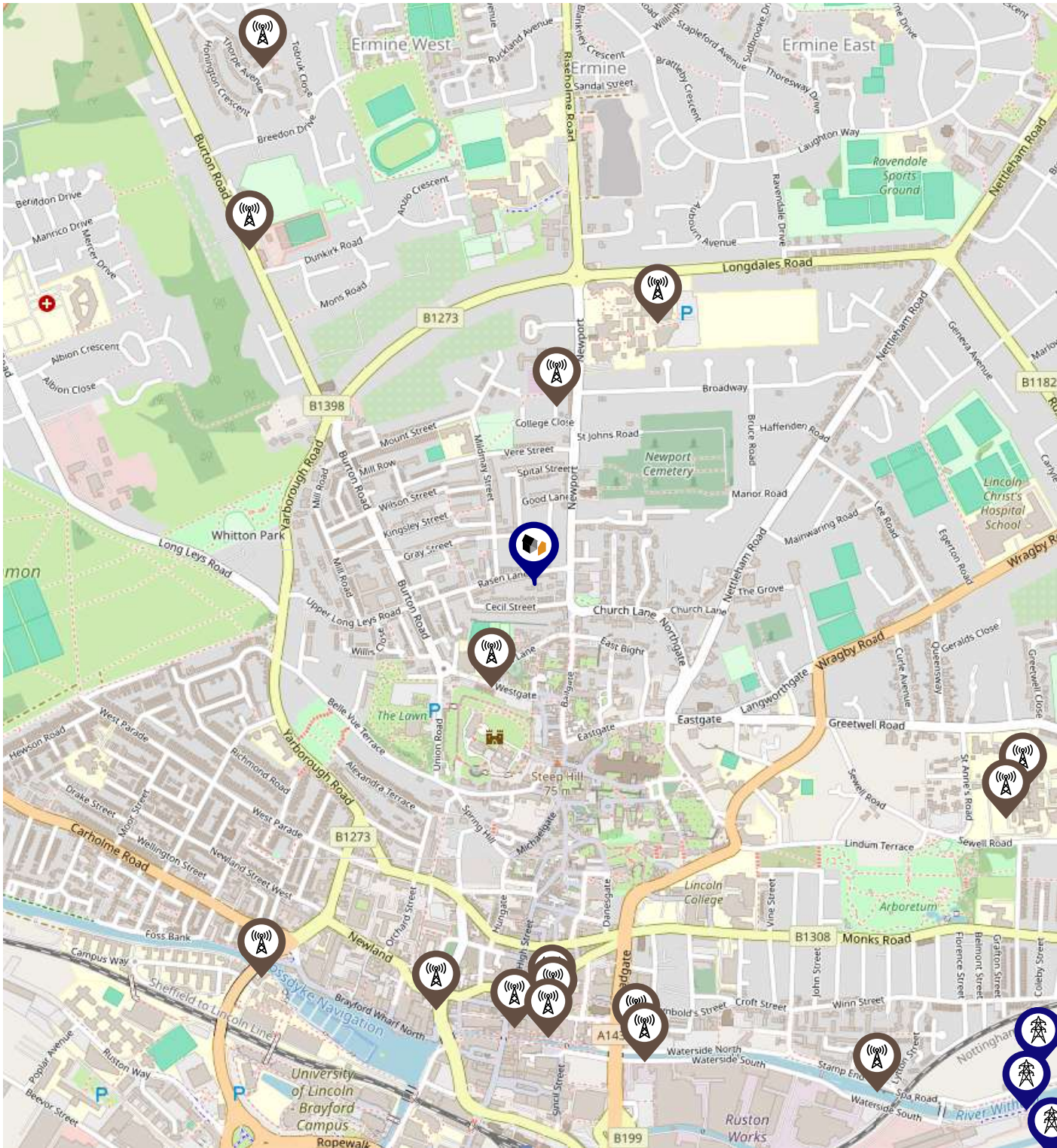
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

Local Area Masts & Pylons

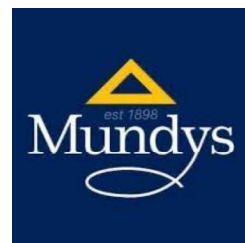


Key:

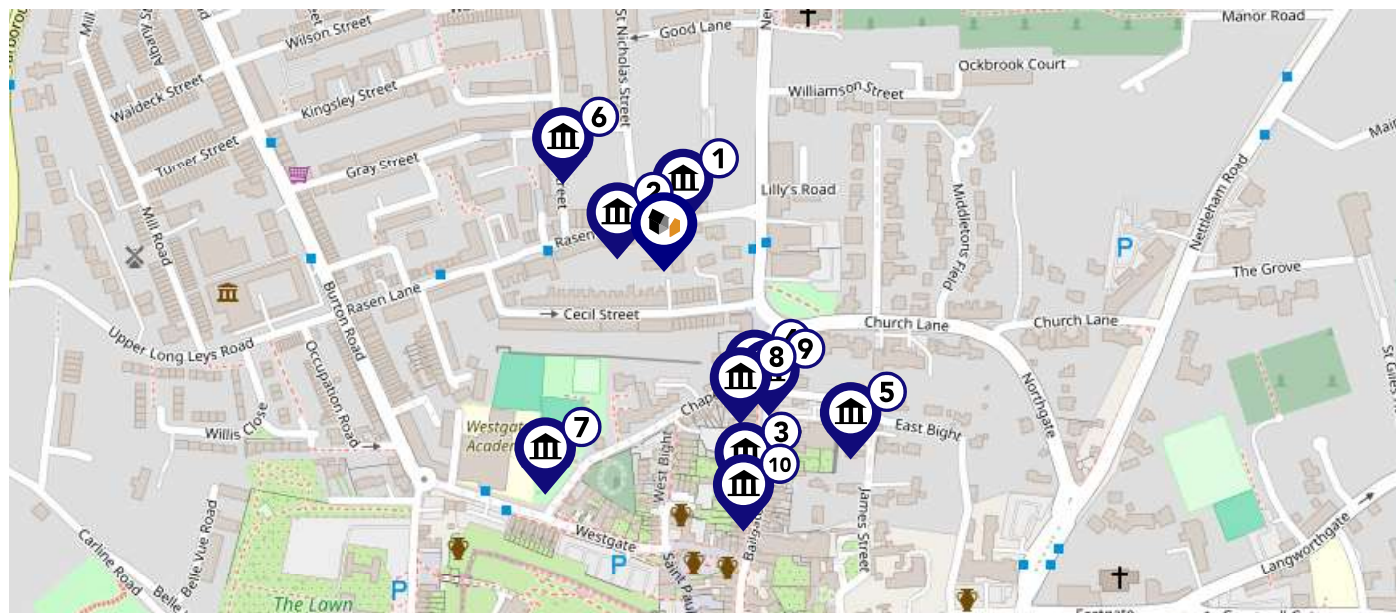
-  Power Pylons
-  Communication Masts

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
 1388722 - 23, Newport	Grade II	0.0 miles
 1388741 - 24, Rasen Lane	Grade II	0.0 miles
 1388446 - 38, 39 And 40, Bailgate	Grade II	0.1 miles
 1388726 - Boundary Stone 25 Metres North Of The Newport Arch	Grade II	0.1 miles
 1388511 - Close Wall Adjoining Numbers 4 And 10 And 12 (numbers 10 And 12 Not Included) Number 5 And Adjoining Sections Of The Close Wall	Grade II	0.1 miles
 1388755 - Saxon Villa And Attached Railings	Grade II	0.1 miles
 1388494 - Water Tower	Grade II	0.1 miles
 1388462 - Base Of North Gate Bastion Attached To Number 50 (number 50 Not Included)	Grade I	0.1 miles
 1388450 - Number 52 And Adjoining Newport Arch	Grade I	0.1 miles
 1388442 - 34, Bailgate	Grade II	0.1 miles



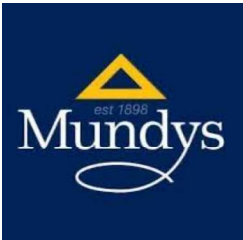
Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



Electricity Supply

Gas Supply

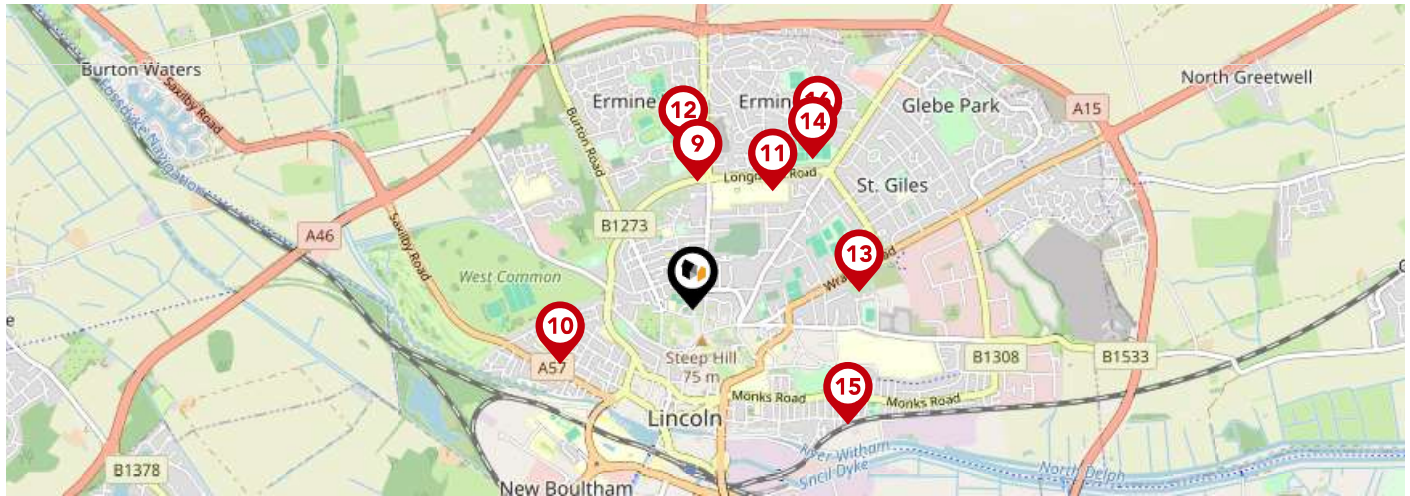
Central Heating

Water Supply

Drainage

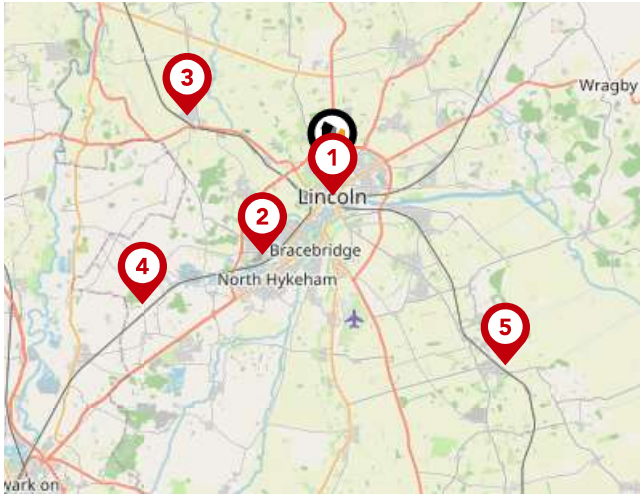


		Nursery	Primary	Secondary	College	Private
1	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.18	☐	☒	☐	☐	☐
2	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.27	☐	☒	☐	☐	☐
3	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.43	☐	☒	☐	☐	☐
4	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.45	☐	☐	☒	☐	☐
5	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.47	☐	☐	☒	☐	☐
6	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.49	☐	☒	☐	☐	☐
7	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.56	☐	☐	☒	☐	☐
8	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.56	☐	☐	☒	☐	☐



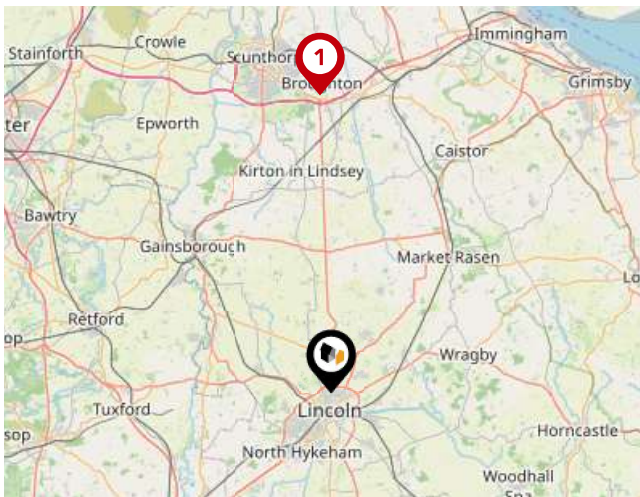
		Nursery	Primary	Secondary	College	Private
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:0.57	☐	☐	☒	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.64	☐	☒	☐	☐	☐
	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.64	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:0.72	☐	☐	☒	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.75	☐	☐	☒	☐	☐
	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.86	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.86	☐	☒	☐	☐	☐
	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.94	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	0.84 miles
	Hykeham Rail Station	3.9 miles
	Saxilby Rail Station	5.51 miles
	Swinderby Rail Station	8.25 miles
	Metherringham Rail Station	9.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	21.14 miles

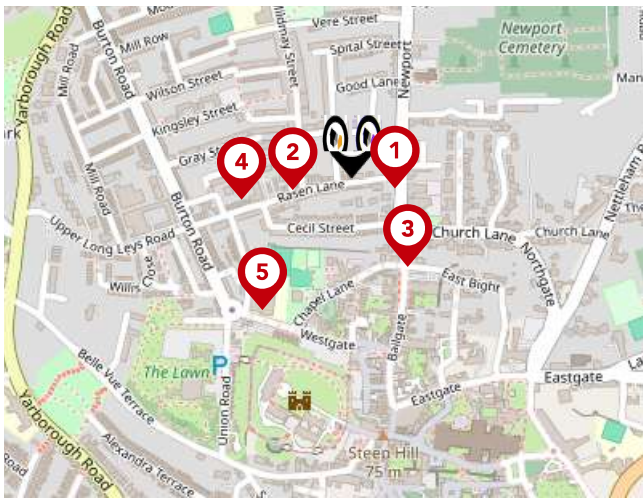


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	25.08 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Radio Lincolnshire	0.04 miles
2	Cecil Street	0.06 miles
3	Bailgate Methodist Church	0.11 miles
4	Cecil Street	0.12 miles
5	Westgate School	0.17 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.58 miles



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving - MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment. Please pass on my regards and thanks to all. Again another superb performance from Mundys. MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me. MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk

Important - Please read

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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

