



See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 27th August 2026



HERITAGE COURT, NAVENBY, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

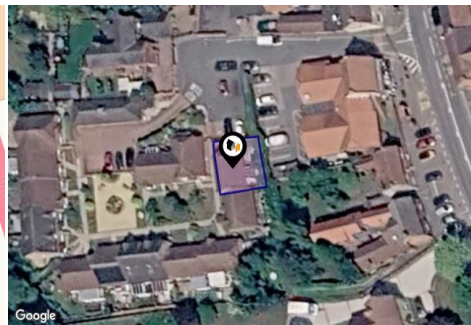
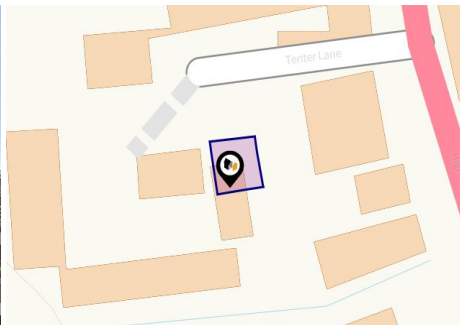
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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,818		
Title Number:	LL92862		

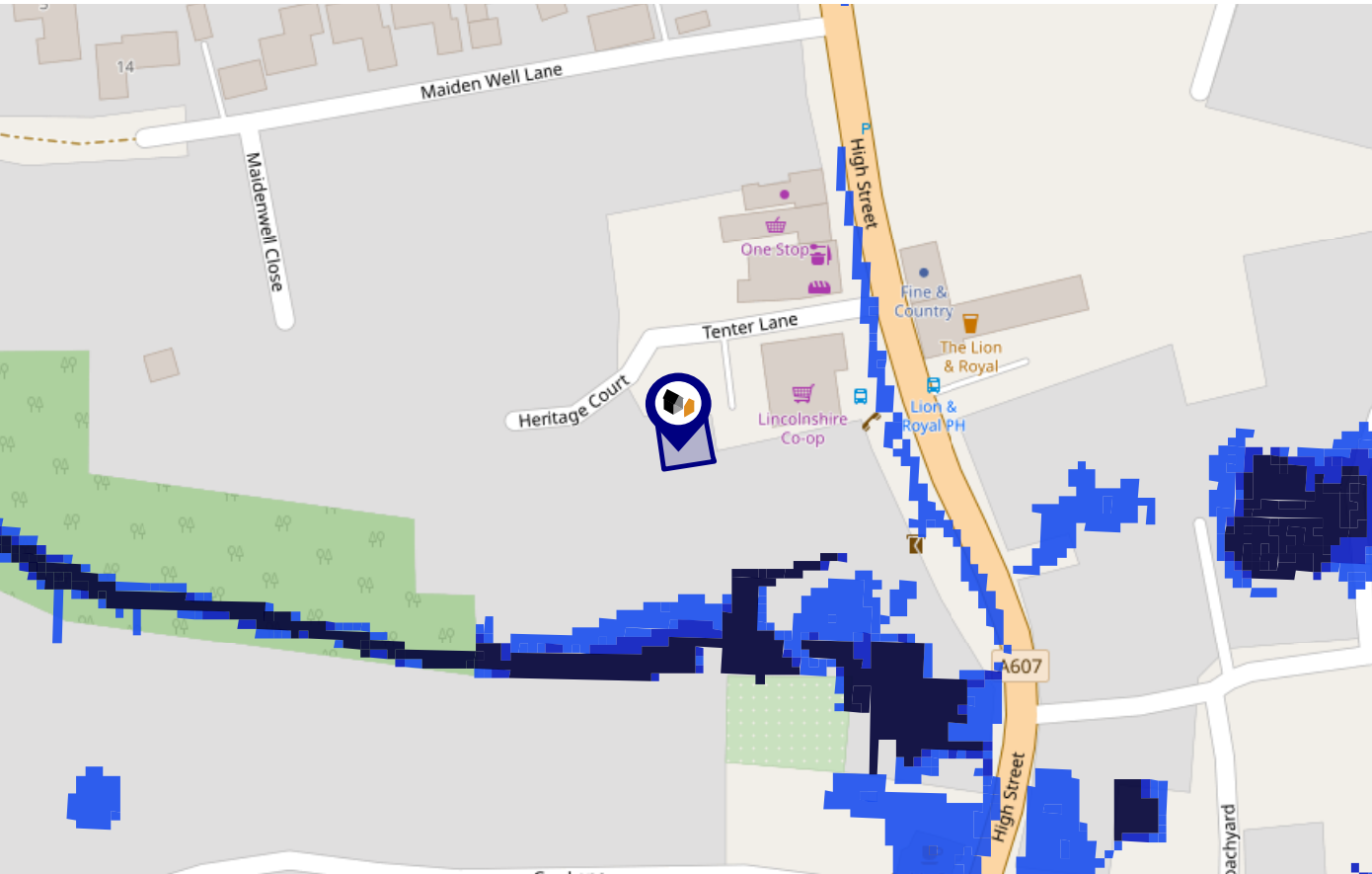
Local Area

Local Authority:	North kesteven	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Navenby			
Flood Risk:				
● Rivers & Seas	Very low	19 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			
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.

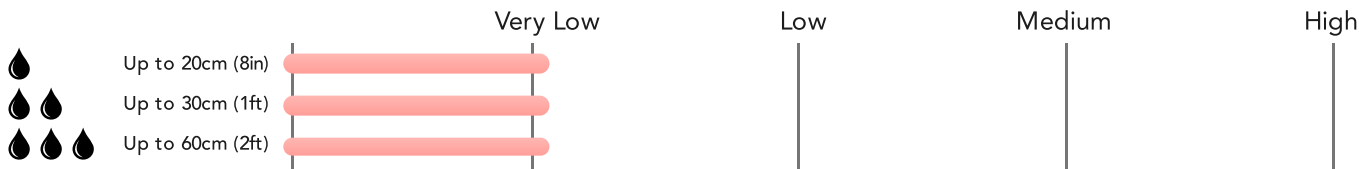


Risk Rating: Very low

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.

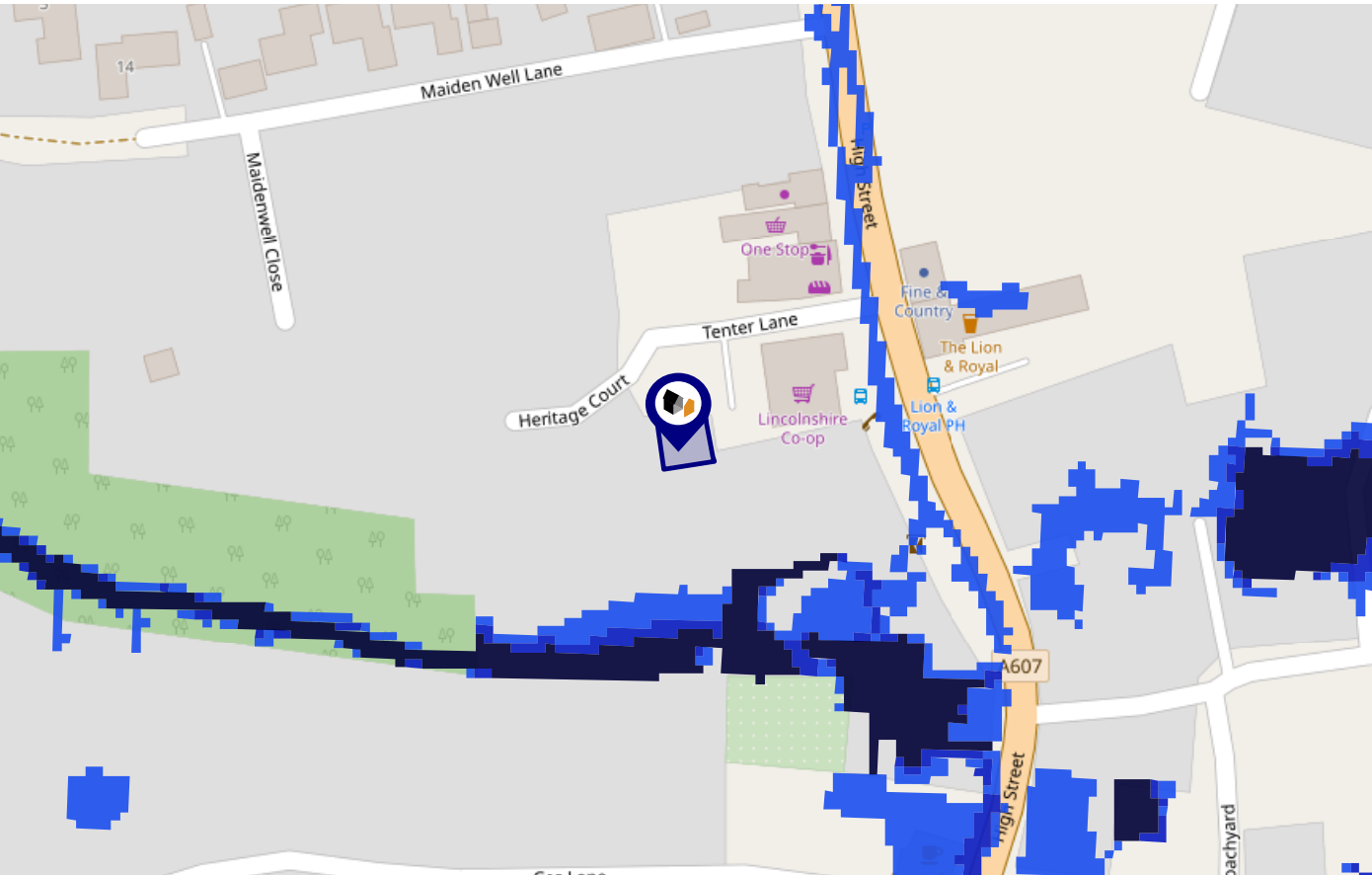
Chance of flooding to the following depths at this property:



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.

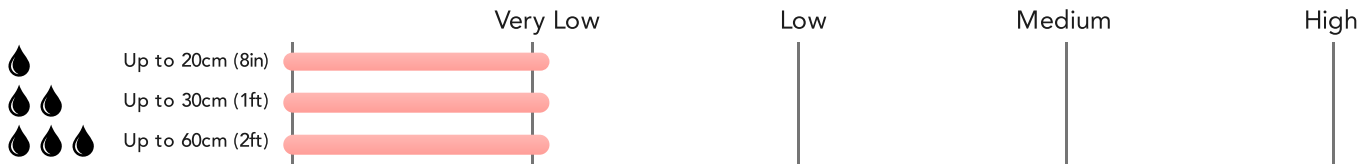


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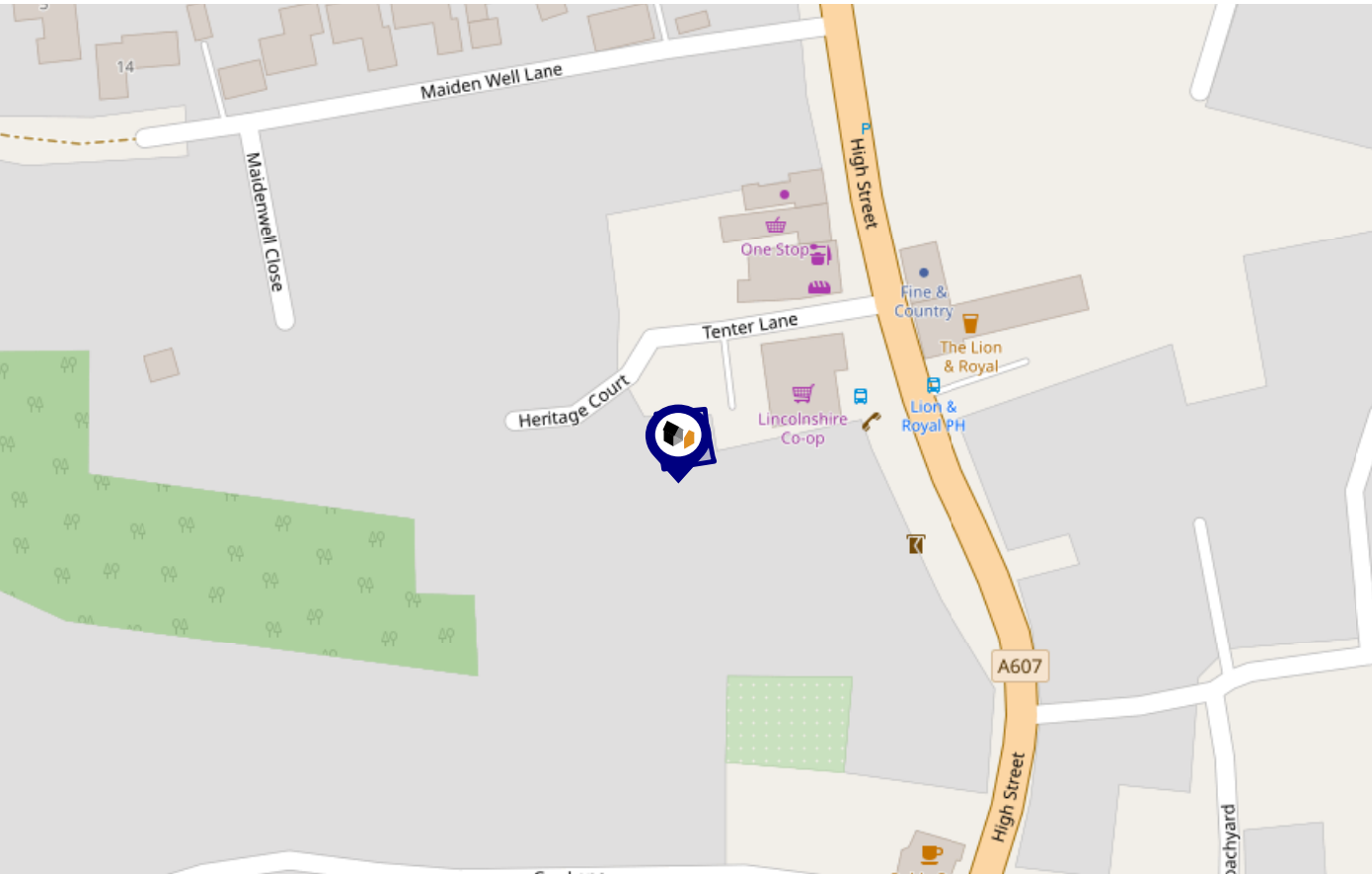
Chance of flooding to the following depths at this property:



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.

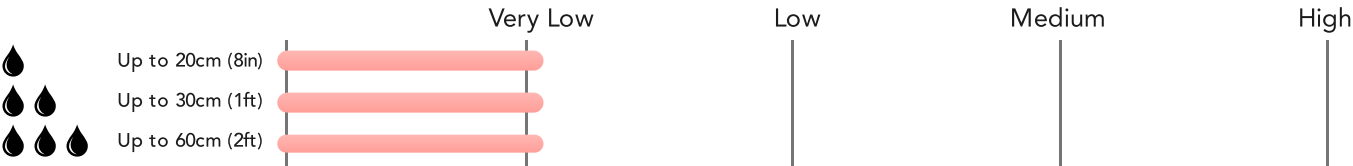


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

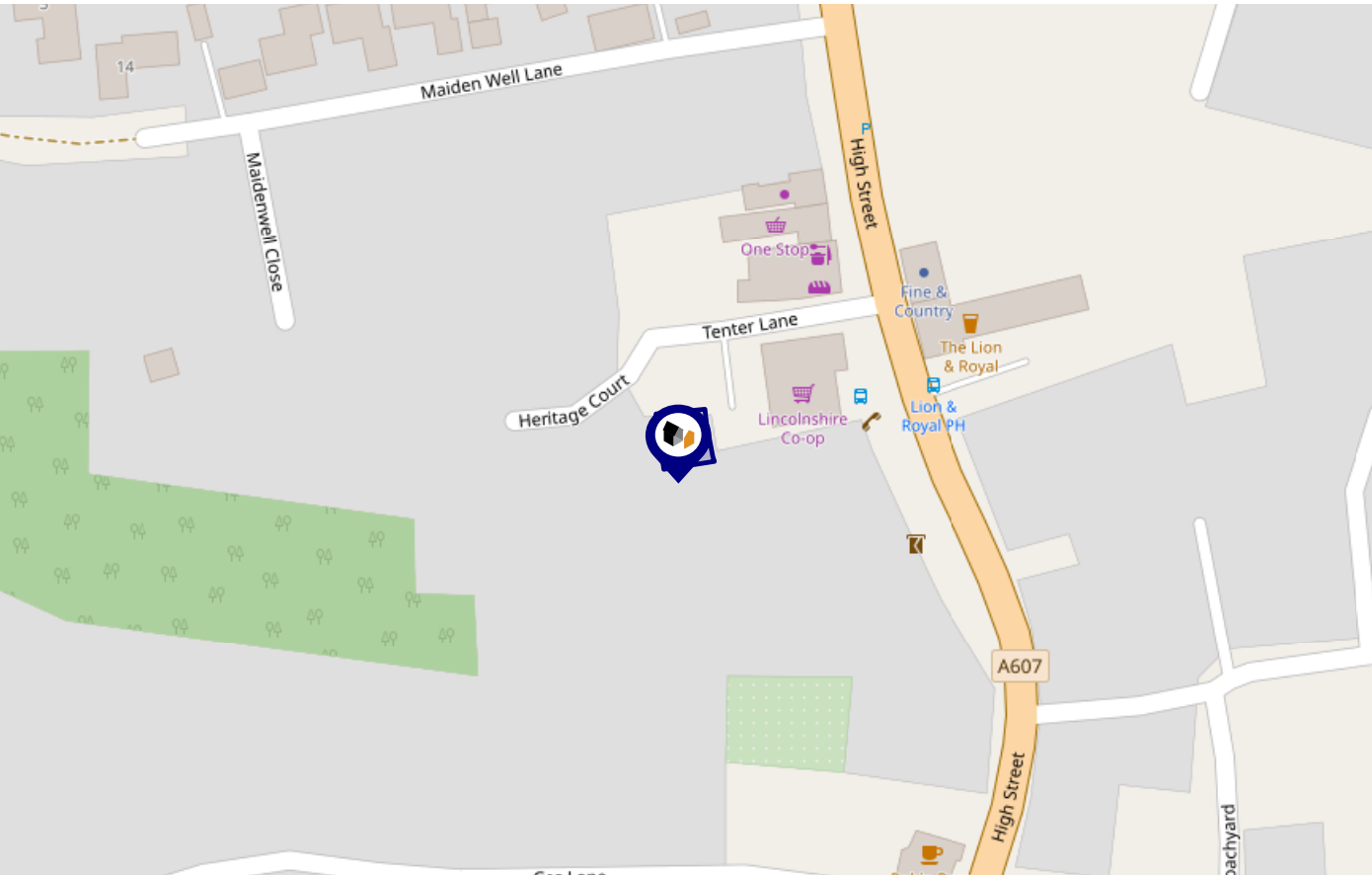


Flood Risk

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.

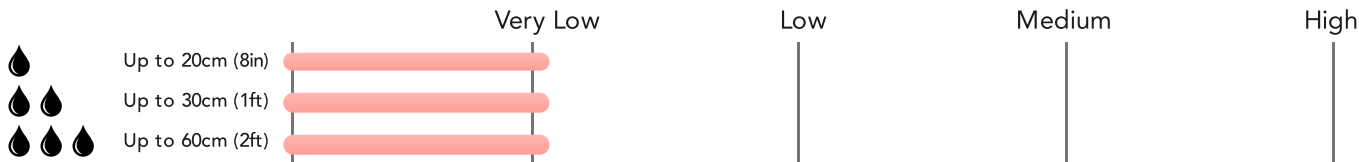


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Chance of flooding to the following depths at this property:



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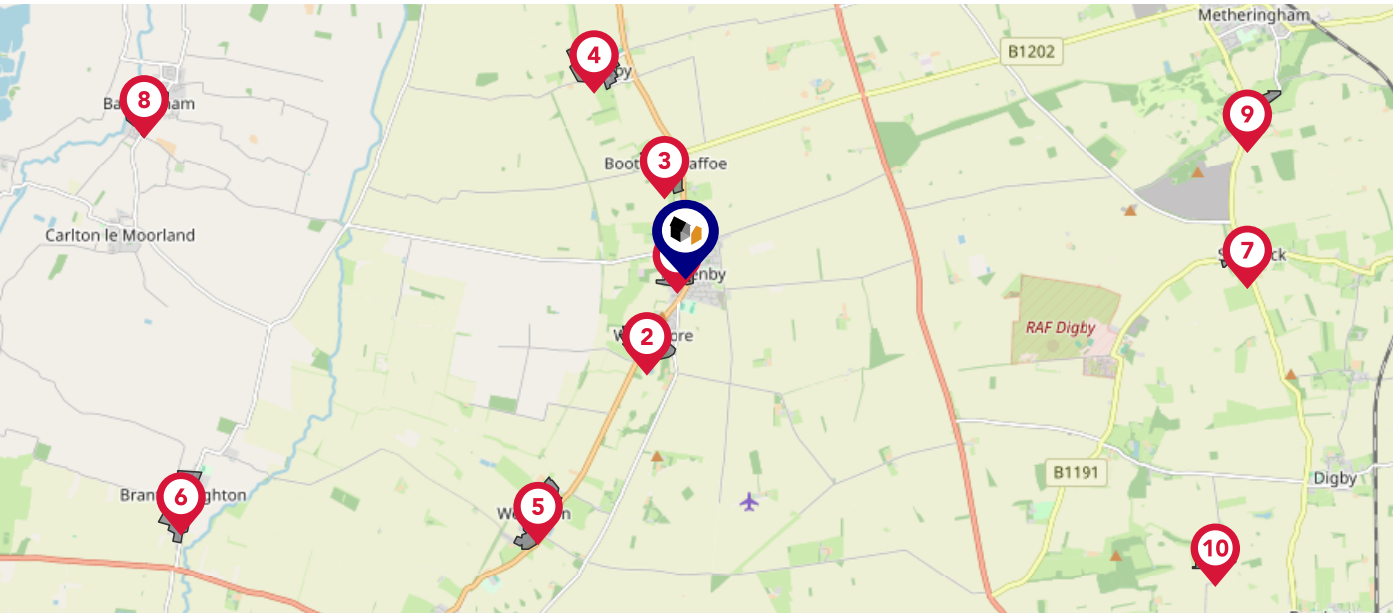


Maps

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

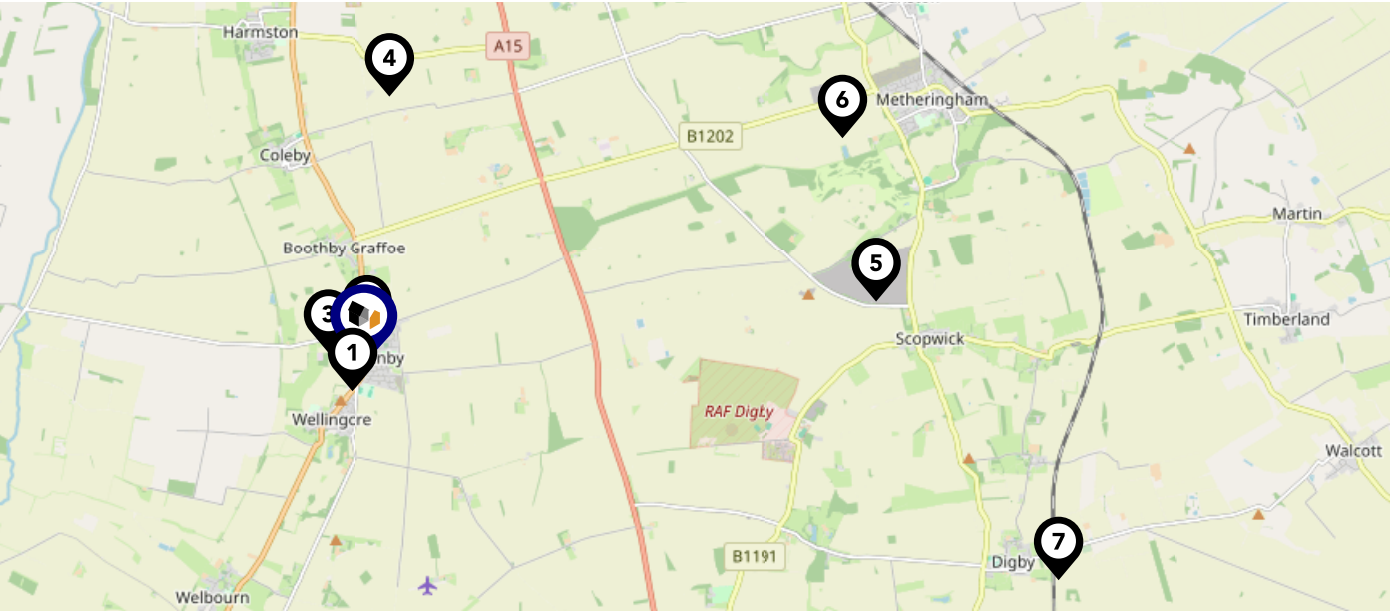
1	Navenby
2	Wellingore
3	Boothby Graffoe
4	Coleby
5	Welbourn
6	Brant Broughton
7	Scopwick
8	Bassingham
9	Blankney
10	Bloxholm

Maps

Landfill Sites

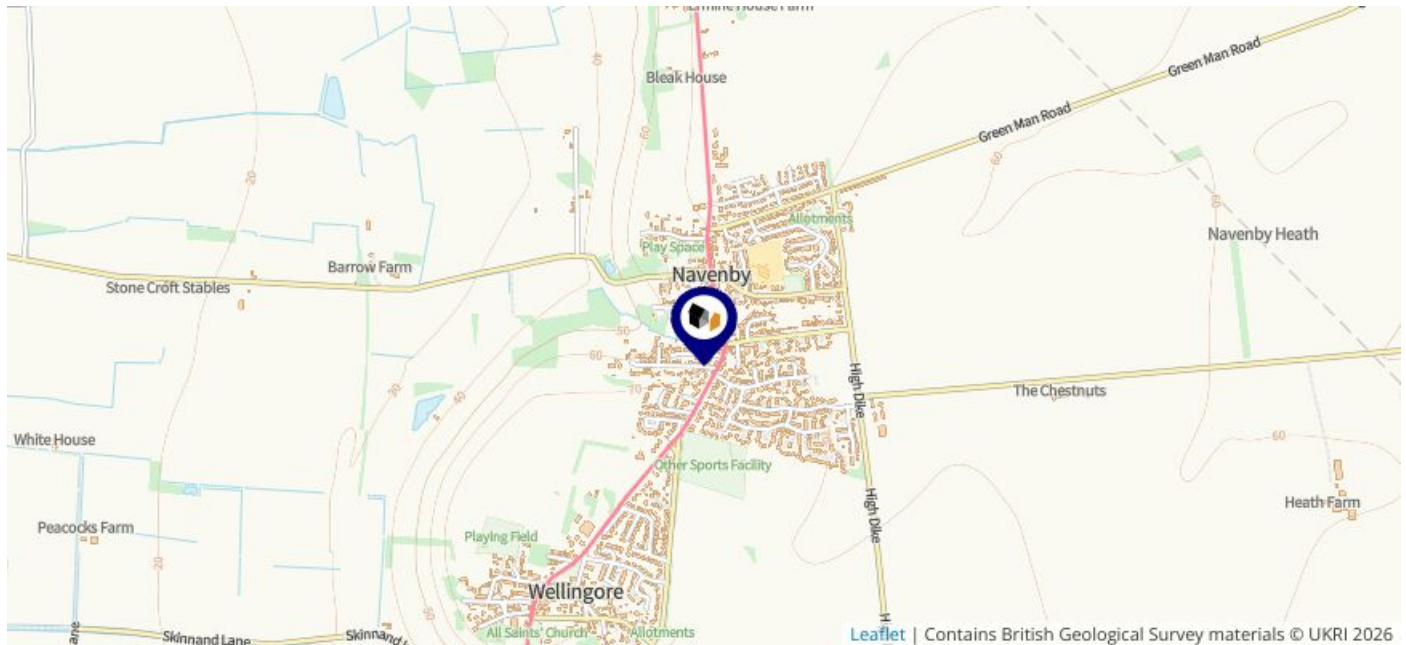


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Lansdowne Road-Navenby	Historic Landfill
2	Sandys-Hight Street - Grantham Road, Navenby	Historic Landfill
3	Old Brickyard-Brickyard Lane, Navenby	Historic Landfill
4	EA/EPR/EP3494LY/V004 - C A Mottram & Sons	Active Landfill
5	EA/EPR/BP3798NH/V004 - Longwood Quarries Ltd	Active Landfill
6	Disused Quarry-Metherringham Heath Lane, Metherringham Heath	Historic Landfill
7	Station Road-Digby	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.

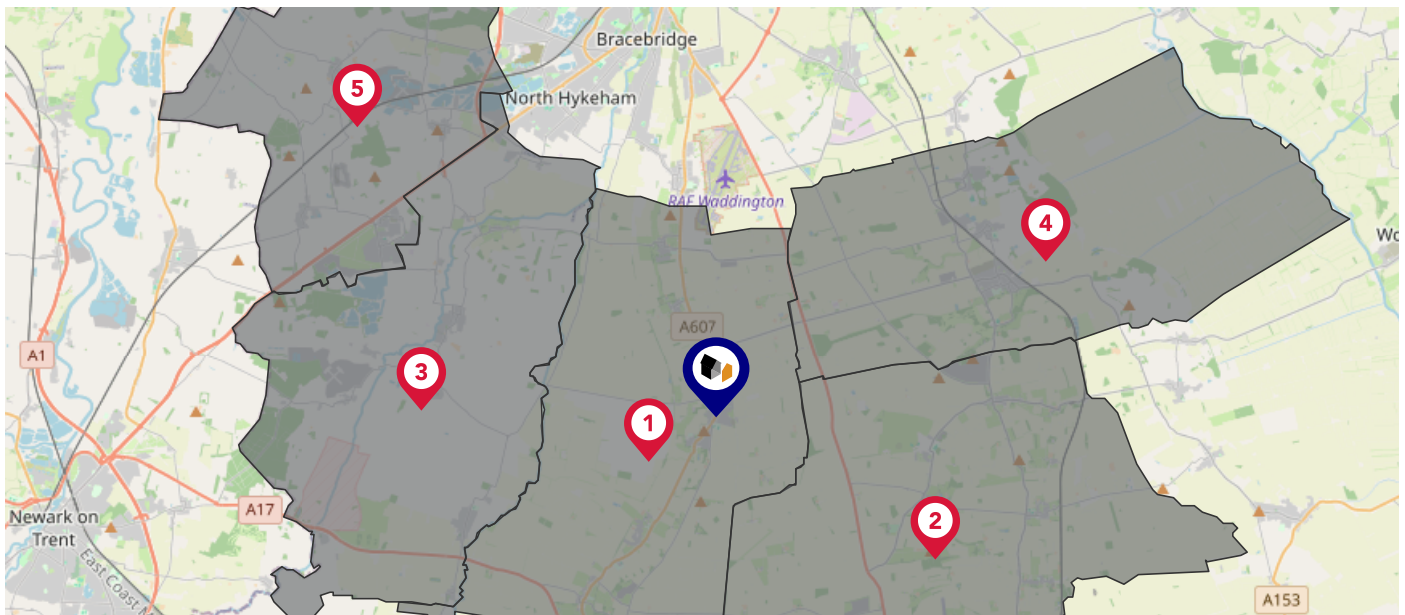
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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



Cliff Villages Ward



Ashby de la Launde and Cranwell Ward



Bassingham and Brant Broughton Ward



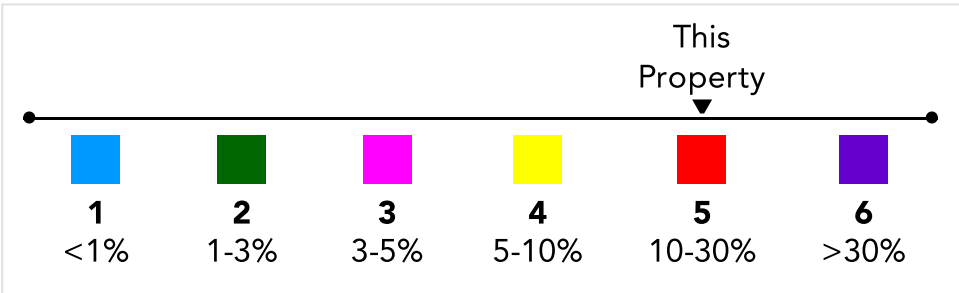
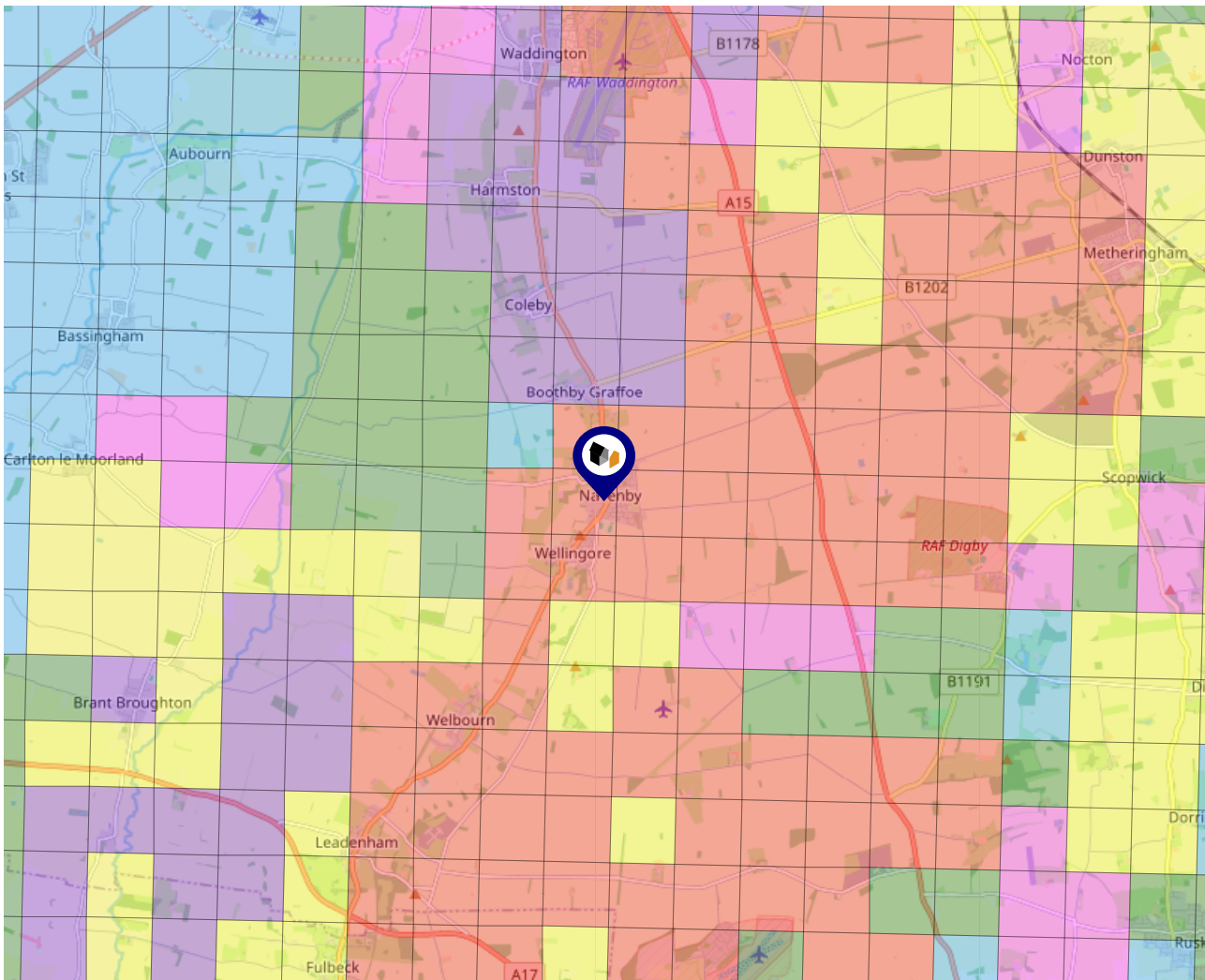
Metheringham Ward



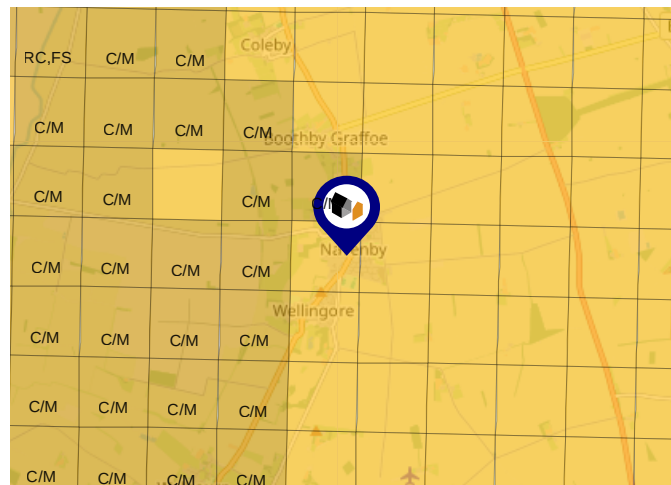
Eagle, Swinderby and Witham St. Hughs Ward

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).



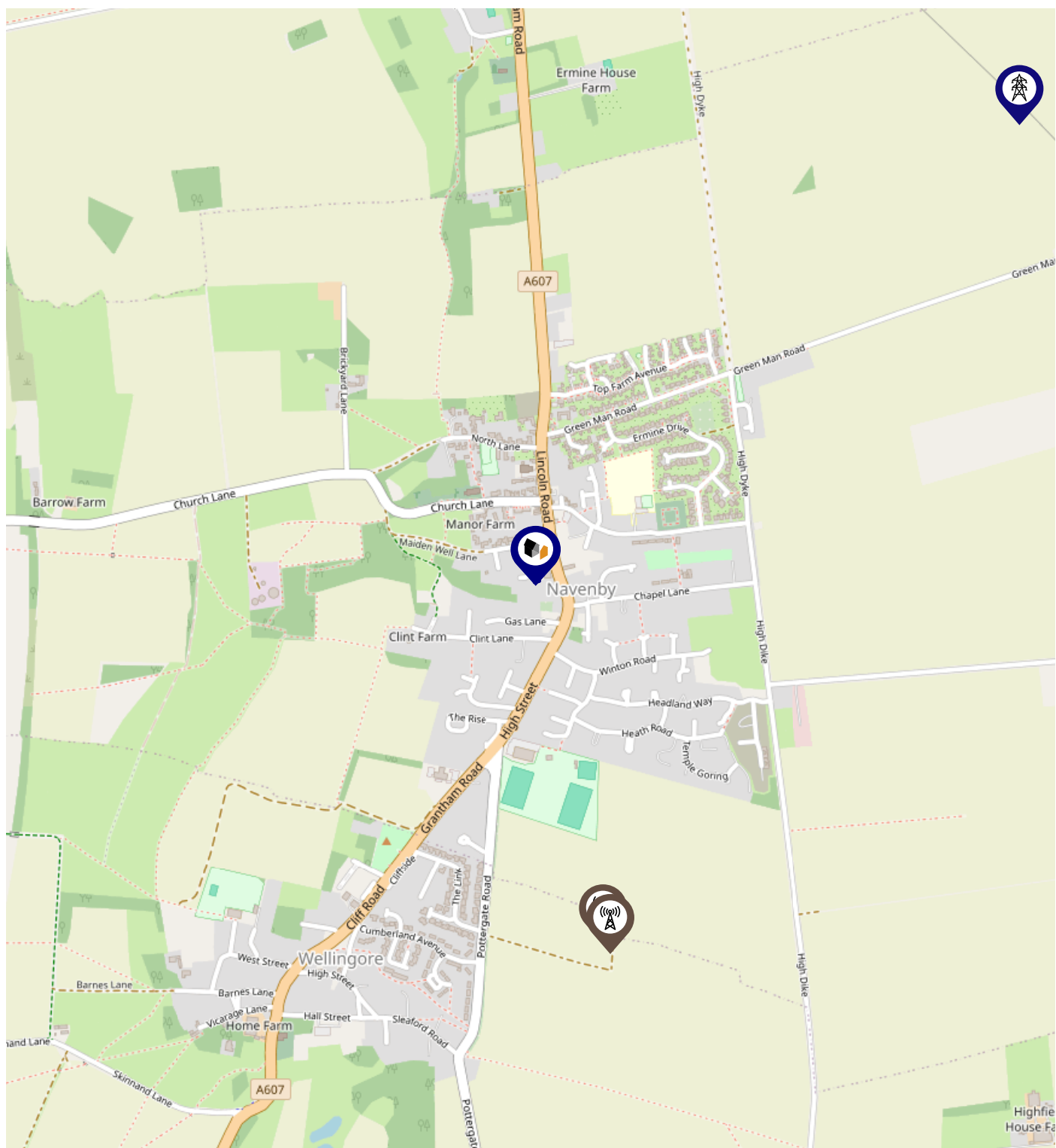
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

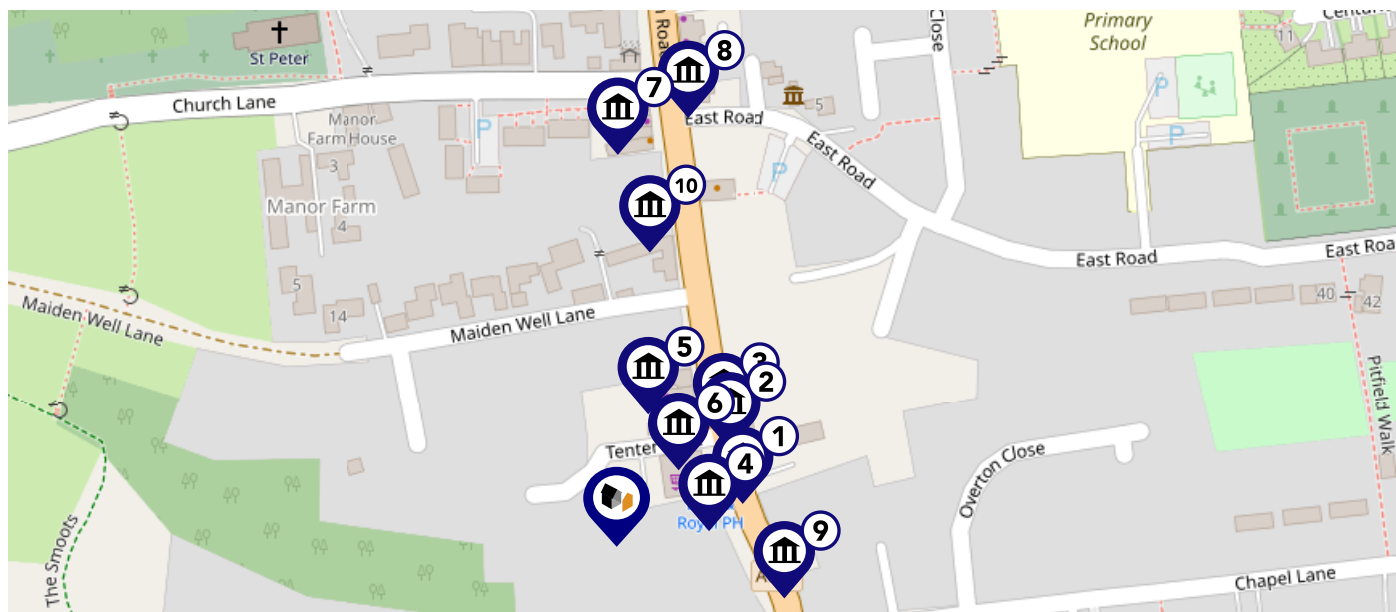
-  Power Pylons
-  Communication Masts

Maps

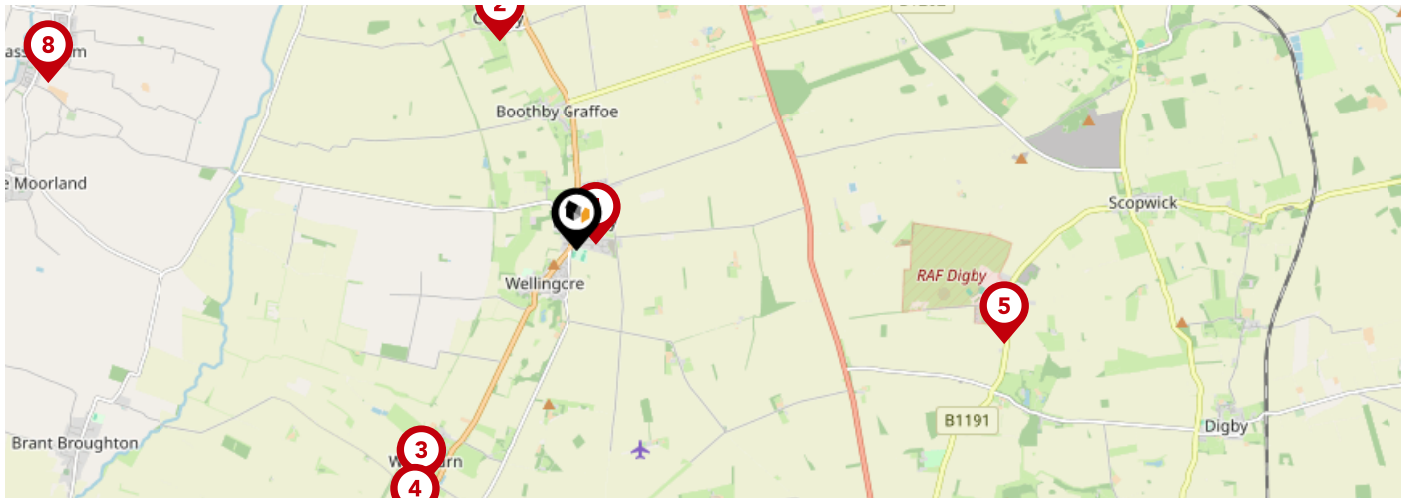
Listed Buildings



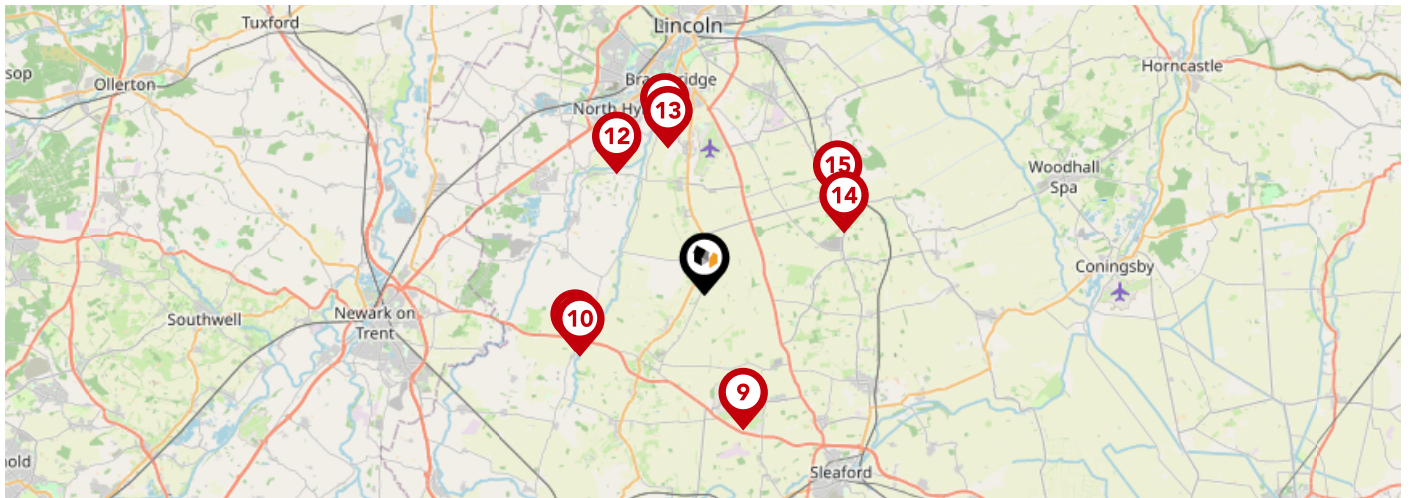
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1147537 - The Lion And Royal Public House	Grade II	0.0 miles
 1360545 - 51, High Street	Grade II	0.0 miles
 1061884 - The Grange	Grade II	0.0 miles
 1247059 - K6 Opposite The Lion And Royal Public House	Grade II	0.0 miles
 1360544 - Stonyhurst	Grade II	0.0 miles
 1147527 - The Bakery	Grade II	0.0 miles
 1061880 - House At Rear Of No 10 High Street	Grade II	0.1 miles
 1061883 - 25, High Street	Grade II	0.1 miles
 1061885 - 63, High Street	Grade II	0.1 miles
 1147517 - 20, High Street	Grade II	0.1 miles



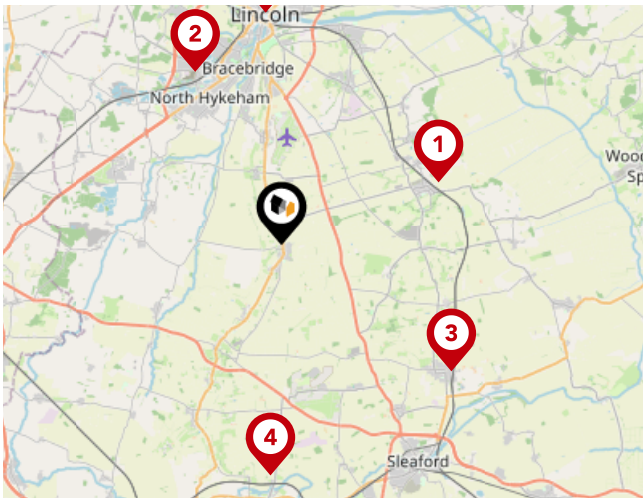
		Nursery	Primary	Secondary	College	Private
1	Navenby Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.18	☐	☒	☐	☐	☐
2	Coleby Church of England (Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:1.99	☐	☒	☐	☐	☐
3	The Welbourn Church of England Primary School Ofsted Rating: Good Pupils: 64 Distance:2.52	☐	☒	☐	☐	☐
4	Sir William Robertson Academy, Welbourn Ofsted Rating: Good Pupils: 1028 Distance:2.84	☐	☐	☒	☐	☐
5	Digby the Tedder Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:3.89	☐	☒	☐	☐	☐
6	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:4.11	☐	☒	☐	☐	☐
7	Leadenham Church of England Academy Ofsted Rating: Good Pupils: 57 Distance:4.13	☐	☒	☐	☐	☐
8	Bassingham Primary School Ofsted Rating: Good Pupils: 173 Distance:4.94	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cranwell Primary School (Foundation) Ofsted Rating: Good Pupils: 303 Distance:4.98	☐	☒	☐	☐	☐
	Broughton House College Ofsted Rating: Not Rated Pupils:0 Distance:4.98	☐	☐	☒	☐	☐
	Brant Broughton Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 86 Distance:5.08	☐	☒	☐	☐	☐
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:5.35	☐	☒	☐	☐	☐
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:5.37	☐	☒	☐	☐	☐
	The Metherringham Primary School Ofsted Rating: Good Pupils: 273 Distance:5.44	☐	☒	☐	☐	☐
	Dunston St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 66 Distance:5.77	☐	☒	☐	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:5.87	☐	☐	☒	☐	☐

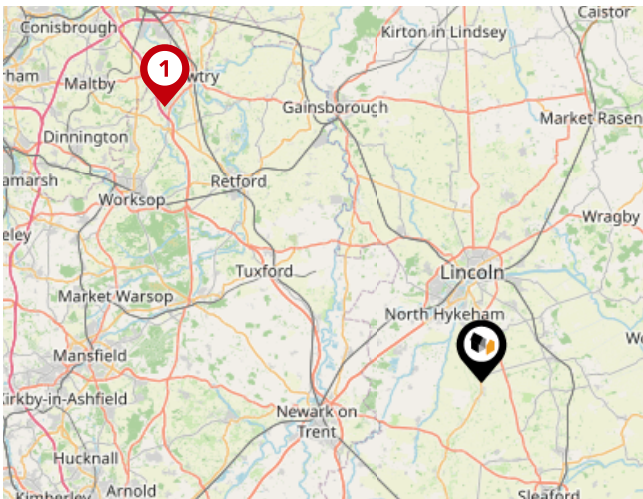
Area

Transport (National)



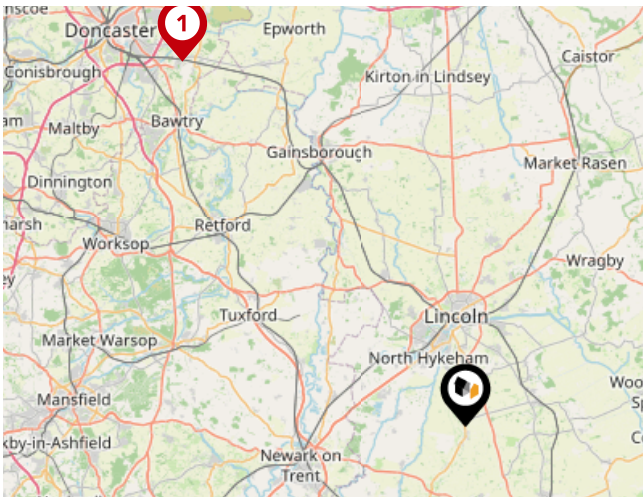
National Rail Stations

Pin	Name	Distance
1	Metherringham Rail Station	5.98 miles
2	Hykeham Rail Station	6.83 miles
3	Ruskington Rail Station	7.51 miles
4	Ancaster Rail Station	8.24 miles
5	Lincoln Central Rail Station	8.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	29.77 miles

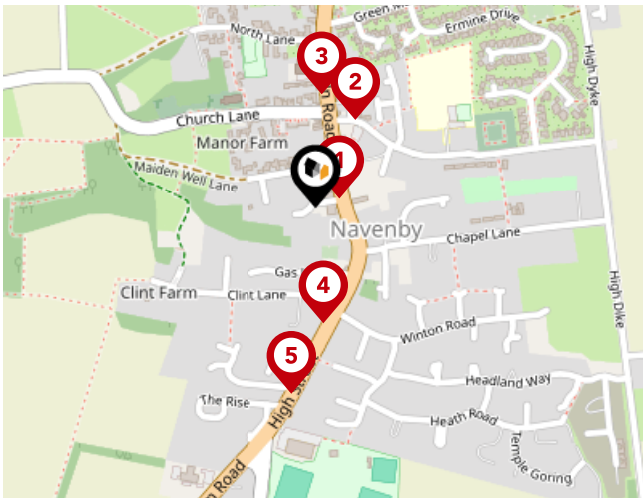


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	32.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lion & Royal PH	0.02 miles
2	Demand Responsive Area	0.1 miles
3	Church Lane	0.12 miles
4	Crossfield Road	0.12 miles
5	Crossfield Road	0.2 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Mundys

Data Quality

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National Statistics



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