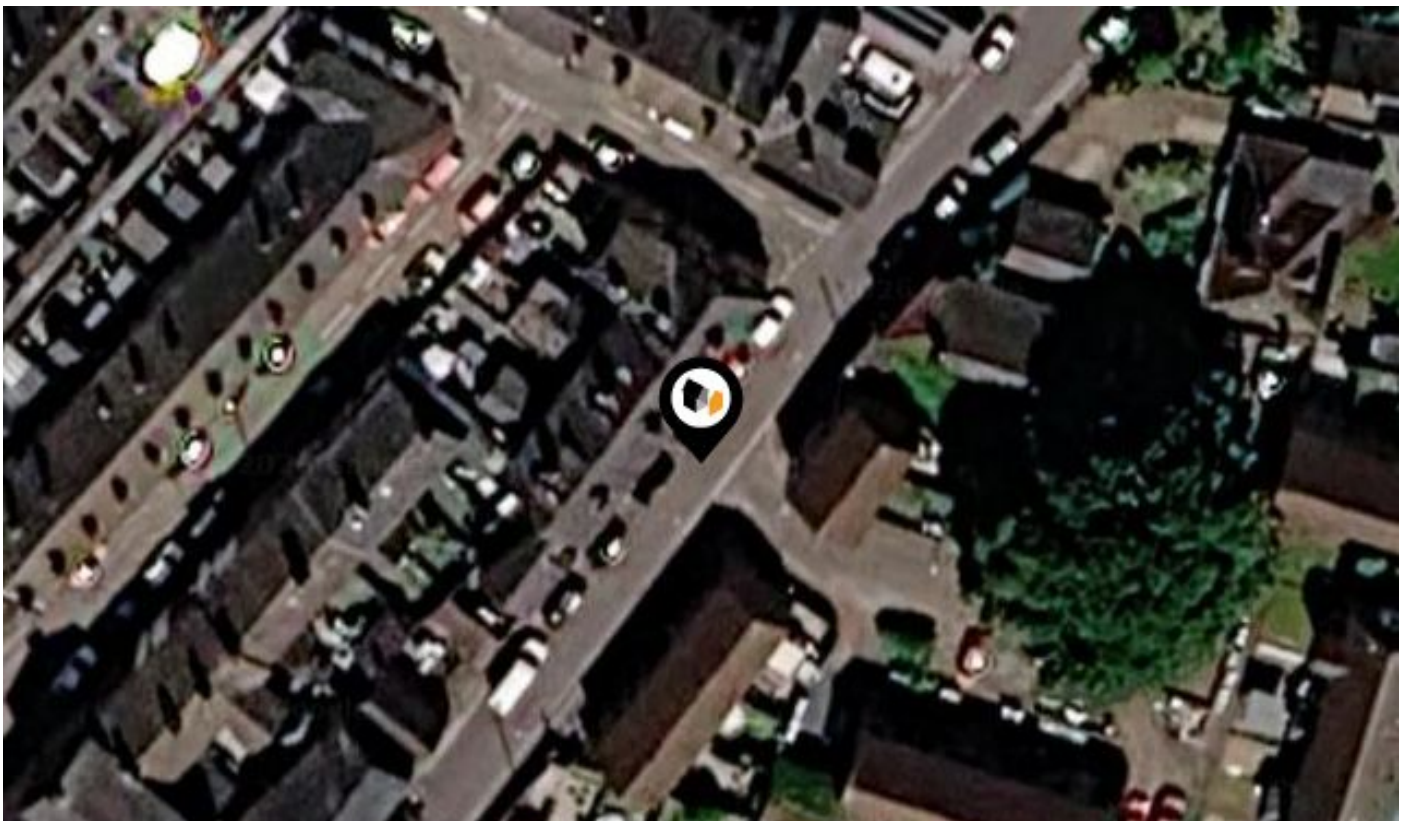




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 26th June 2026



NEWARK

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

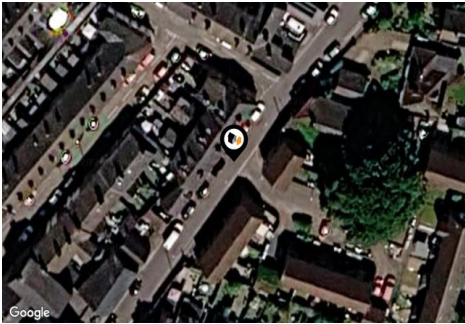
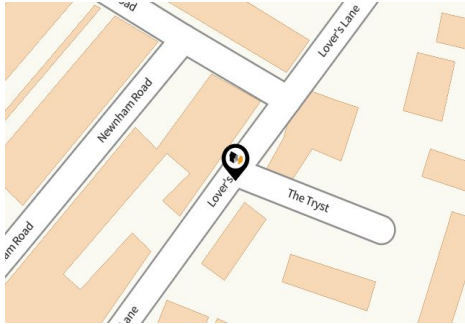
01522 510 044

hymie.bentley@mundys.net

www.mundys.net



Property Overview



Property

Local Area

- Local Authority:** -
- Conservation Area:** No
- Flood Risk:**
 - Rivers & Seas: Very low
 - Surface Water: Very low

Satellite/Fibre TV Availability:

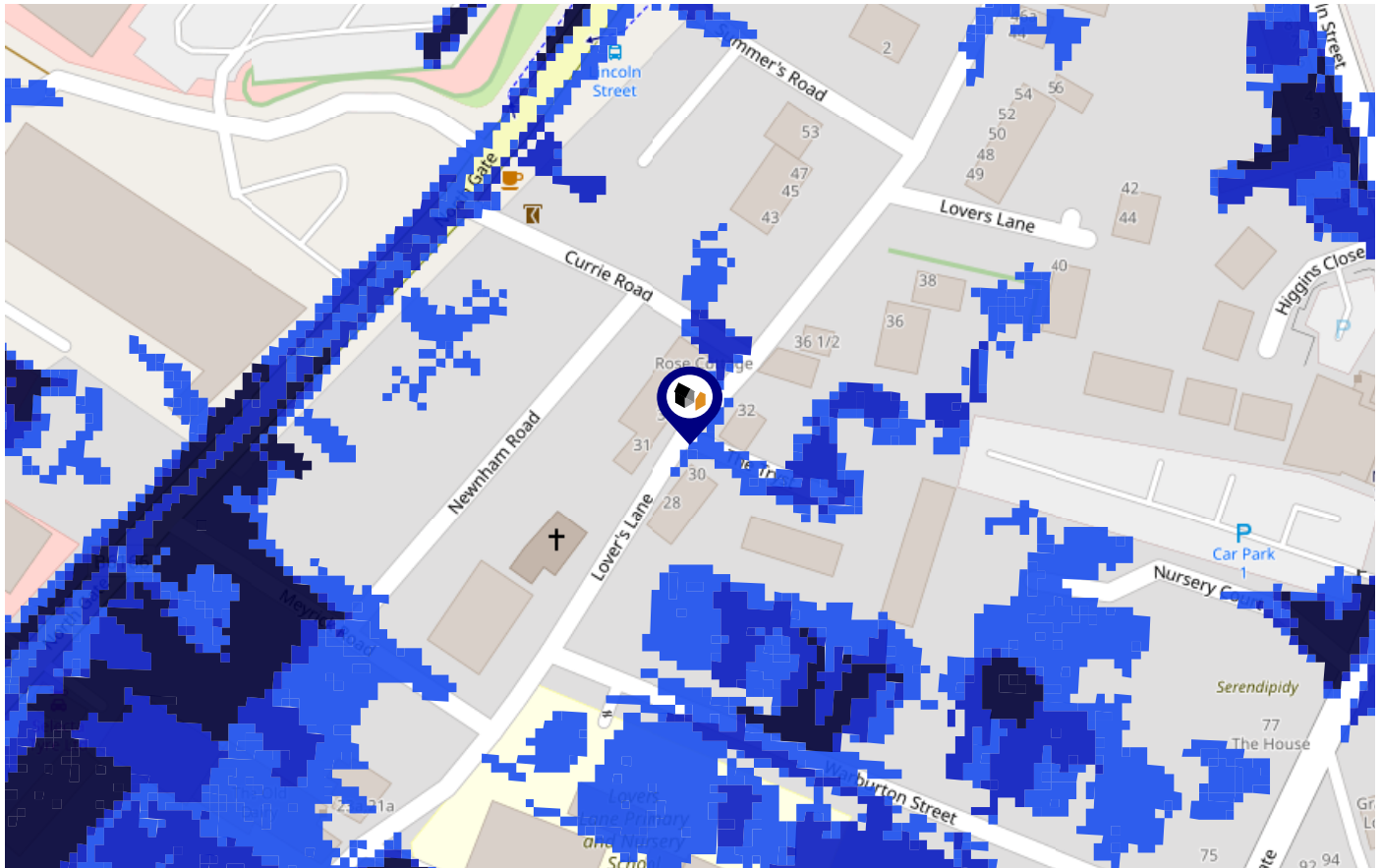


Flood Risk

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:

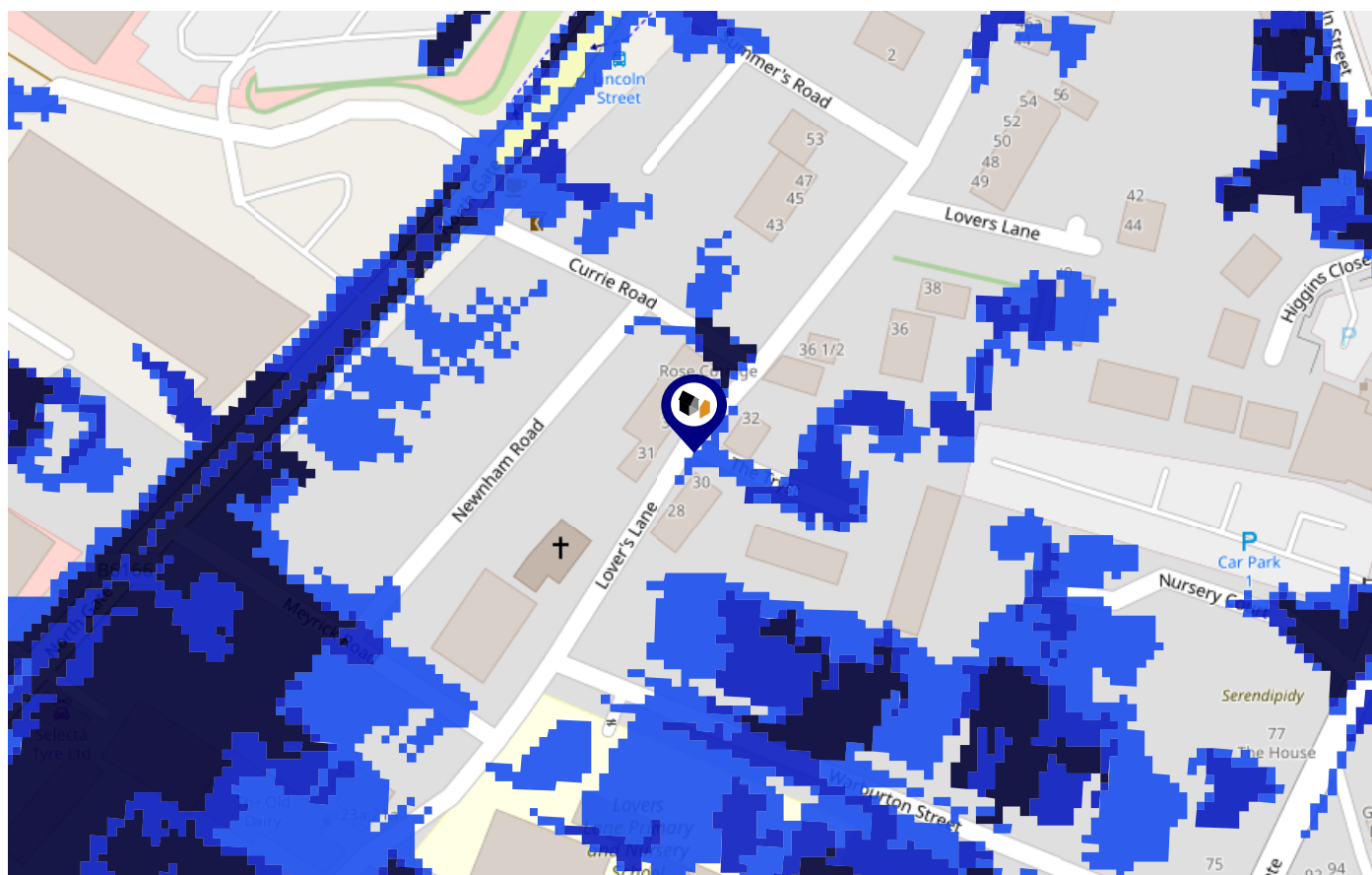


Flood Risk

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.

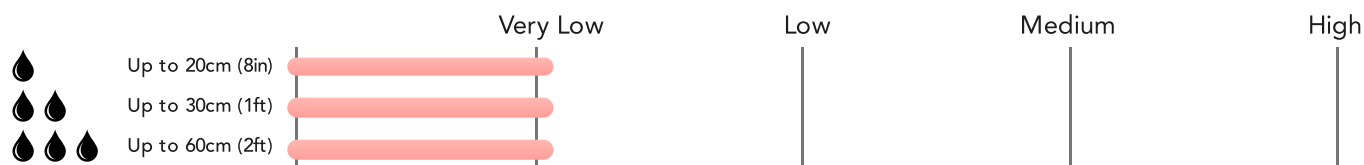


Risk Rating: Very low

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.

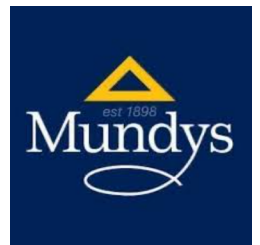
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

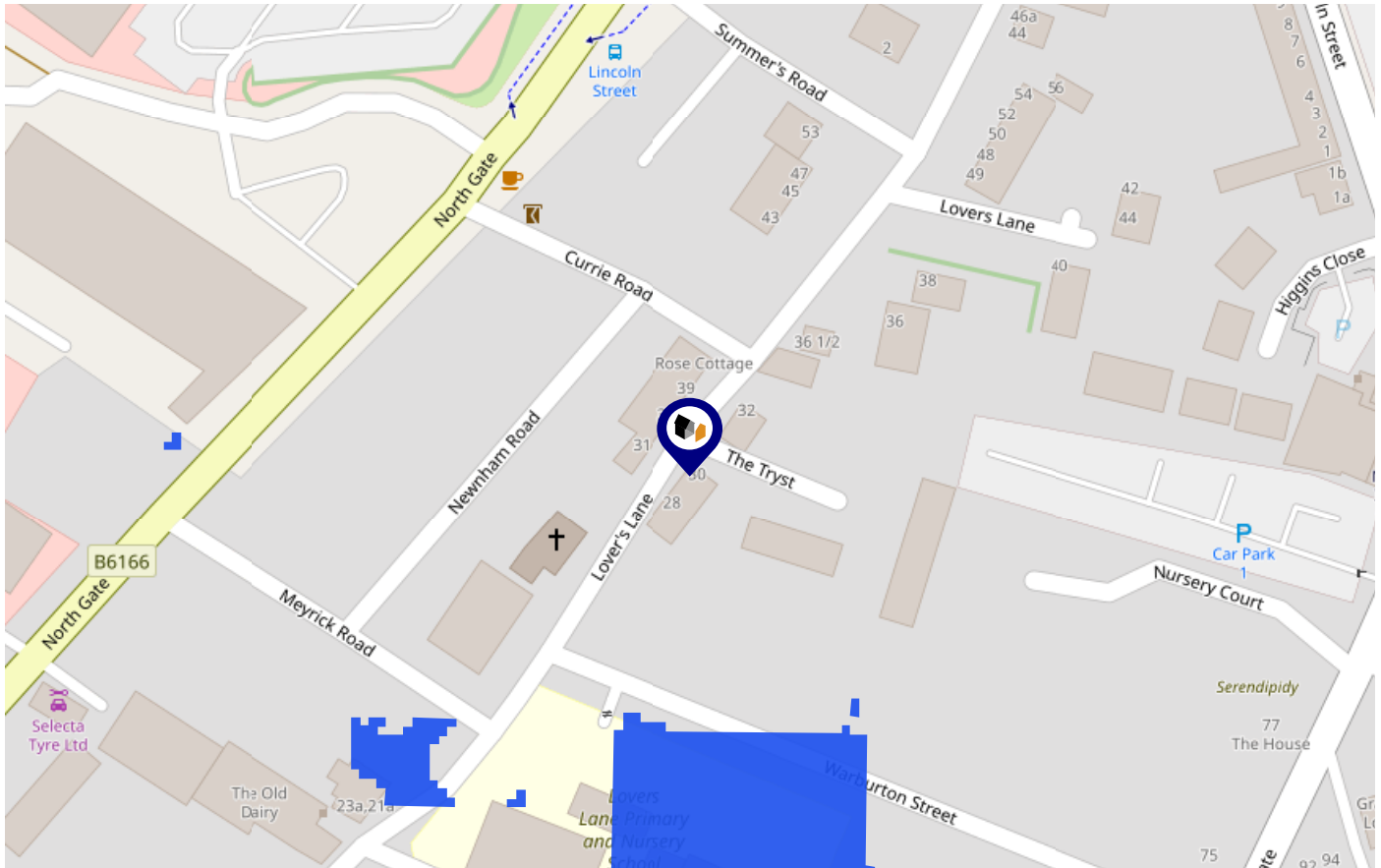


Flood Risk

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

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:

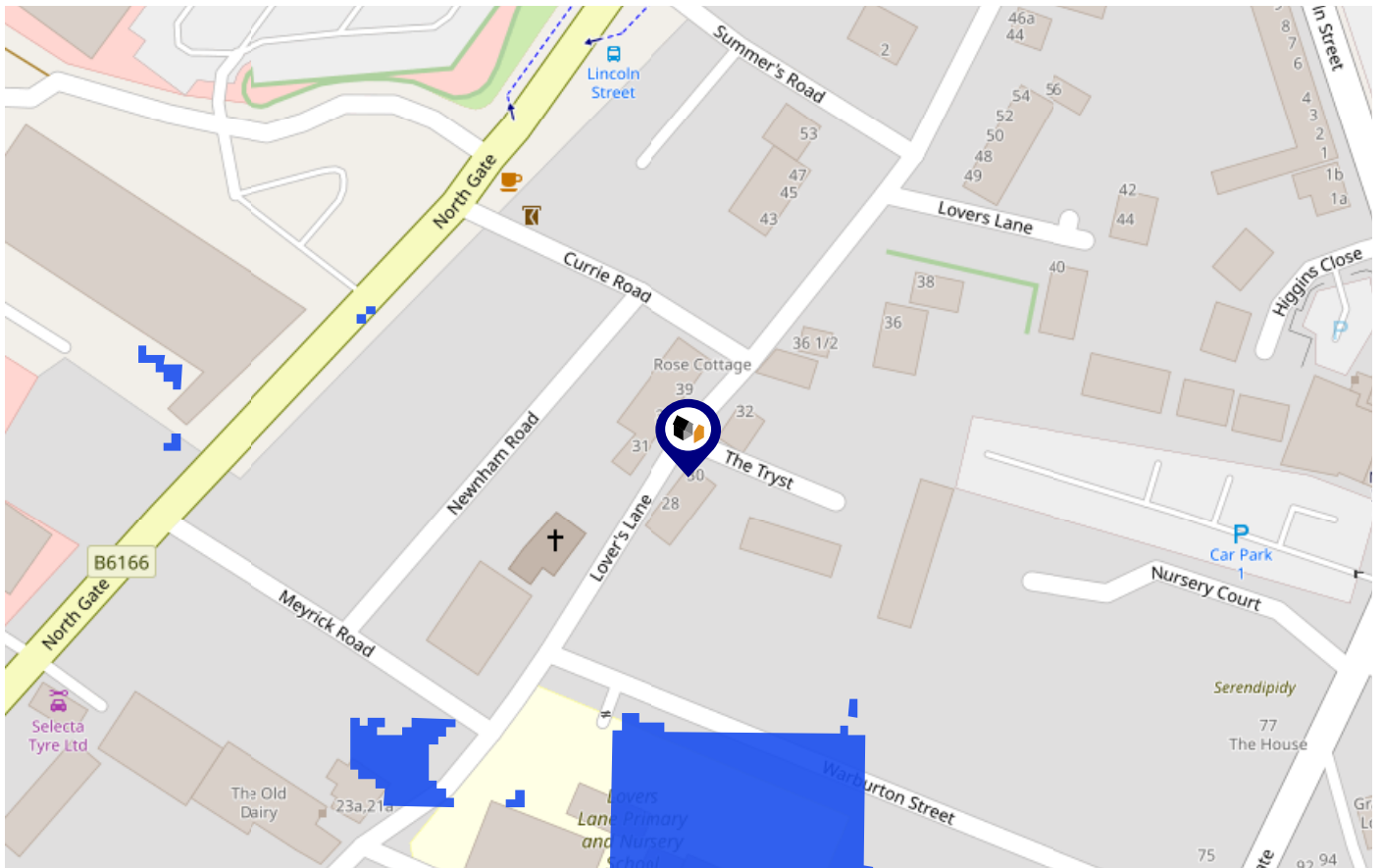


Flood Risk

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**

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:

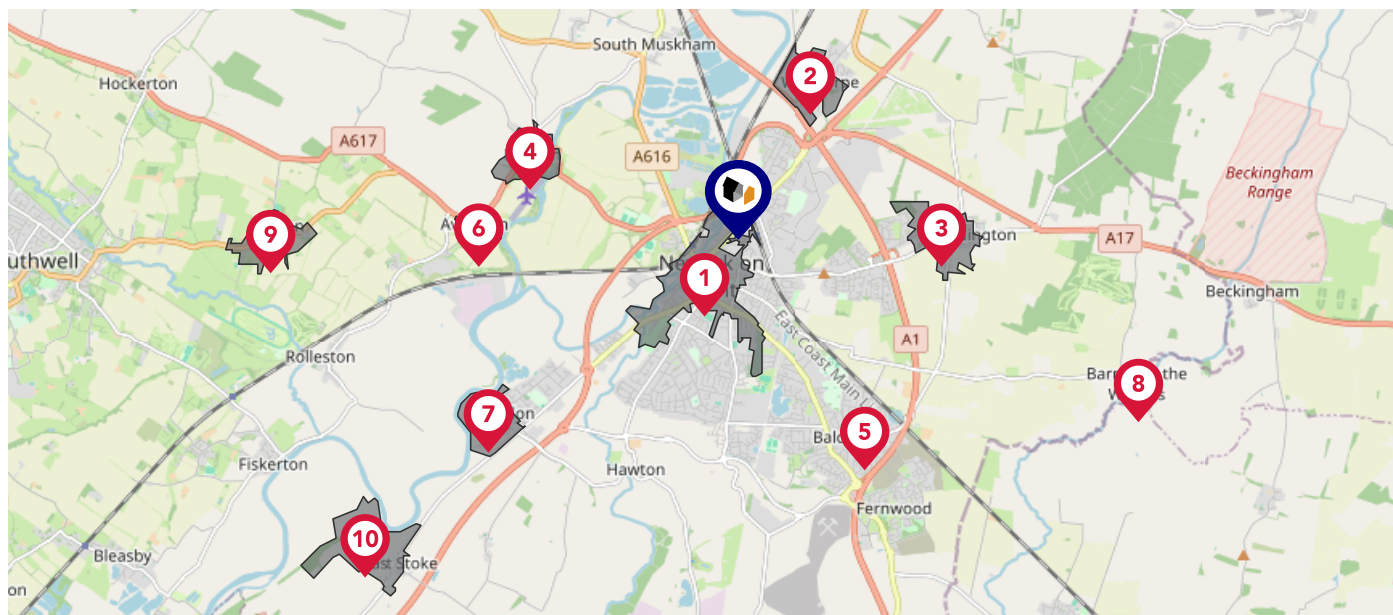


Maps

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

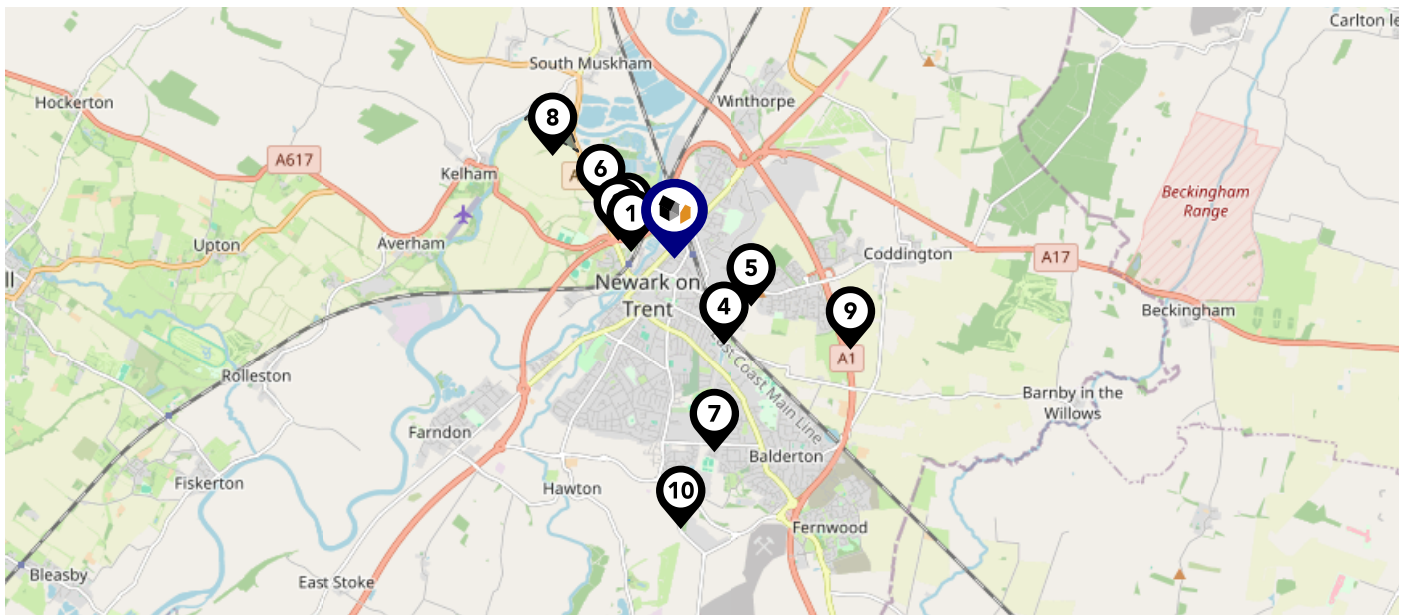
- 1 Newark
- 2 Winthorpe
- 3 Coddington
- 4 Kelham
- 5 Balderton
- 6 Averham
- 7 Farndon
- 8 Barnby in the Willows
- 9 Upton
- 10 East Stoke

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

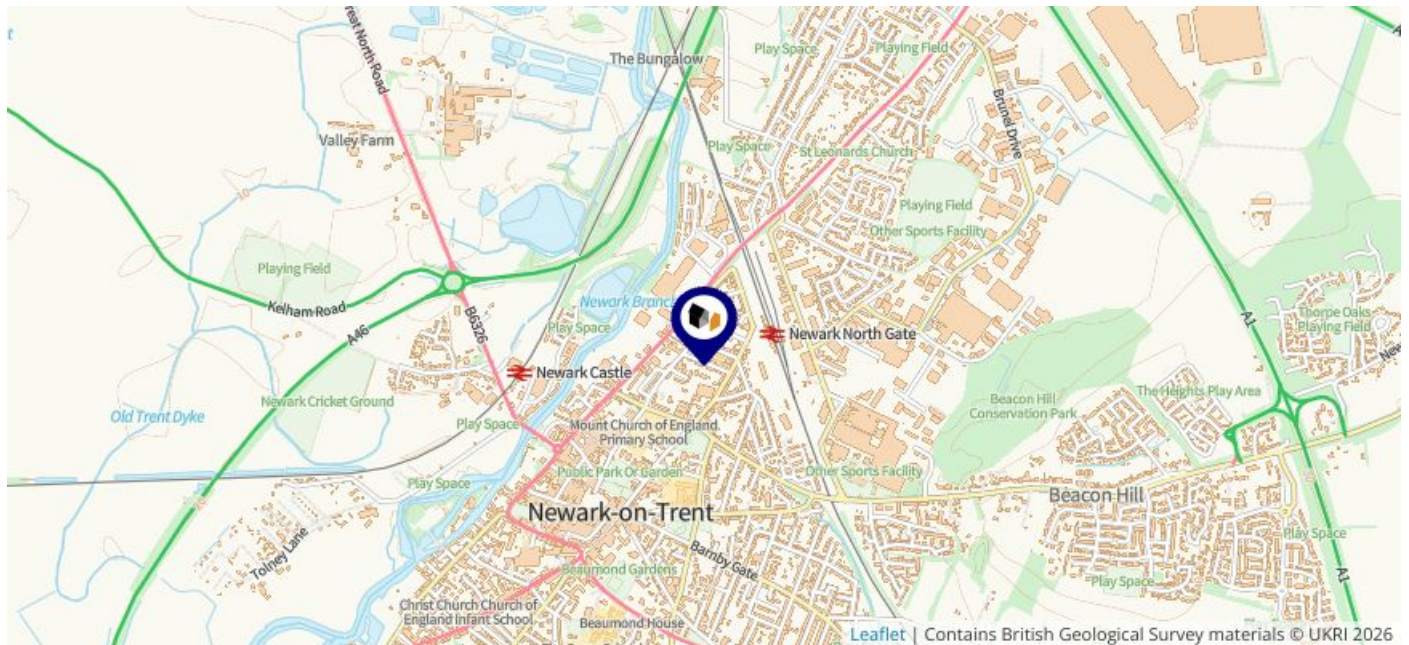
1	EA/EPR/LP3090CL/A001	Active Landfill
2	EA/EPR/ZP3897FS/V002	Active Landfill
3	Muskham Road-Newark, Nottinghamshire	Historic Landfill
4	Clay Lane-Newark	Historic Landfill
5	British Gypsum Limited-Beacon Hill, Newark, Nottinghamshire	Historic Landfill
6	EA/EPR/HP3297FD/V002	Active Landfill
7	Grove Sand Pit-London Road, Newark, Nottinghamshire	Historic Landfill
8	Newark Quarry-Great North Road, Newark on Trent, Nottinghamshire	Historic Landfill
9	Coddington Mill Site-Newark-on-Trent, Nottinghamshire	Historic Landfill
10	Land At Bowbridge Lane Balderton Newark-Bowbridge Lane, Newark, Nottinghamshire	Historic Landfill

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.

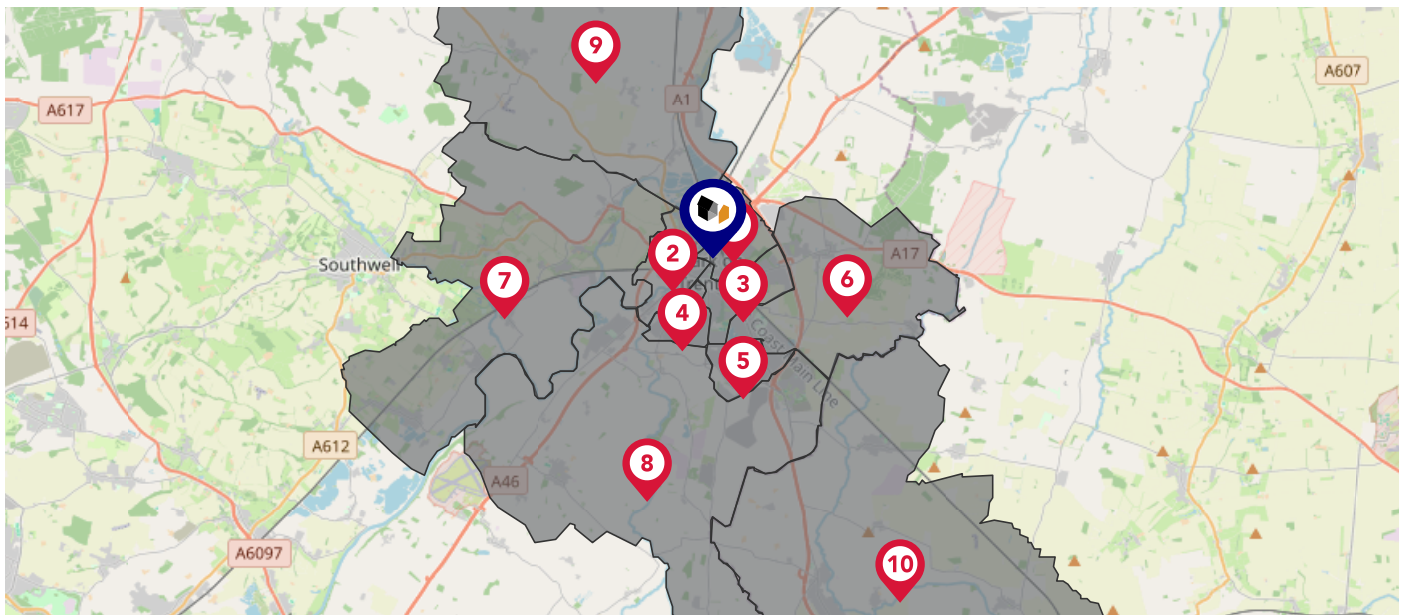
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

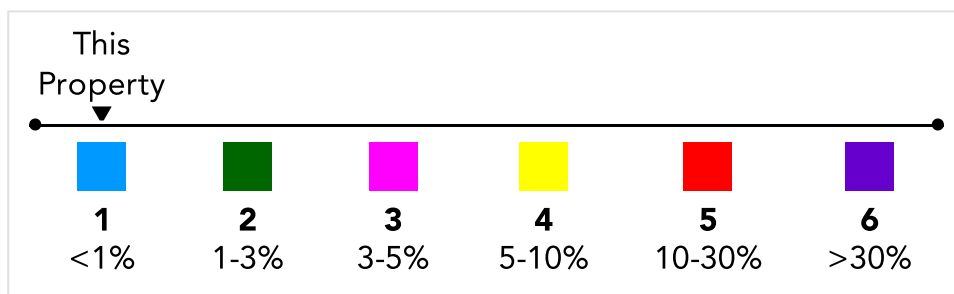
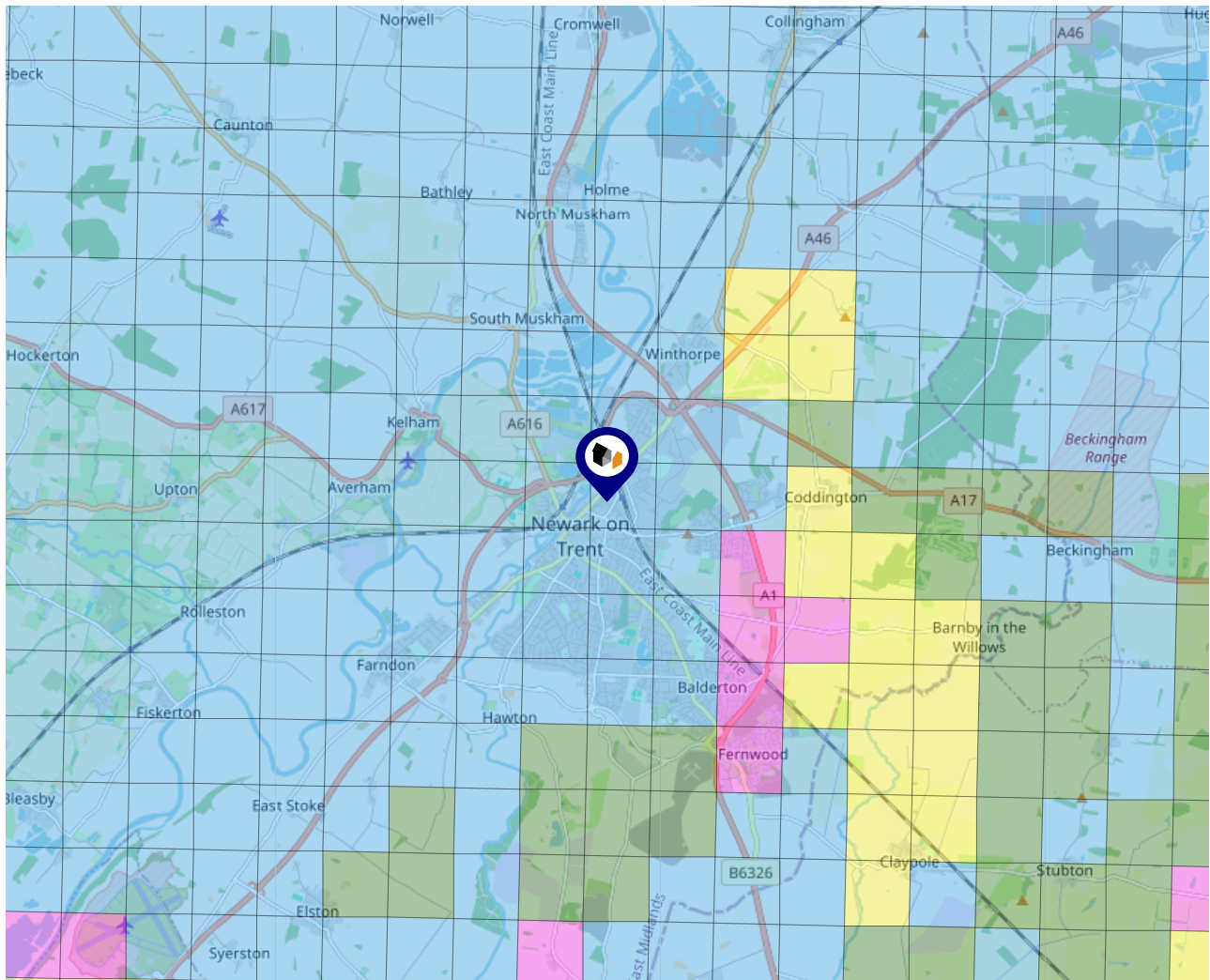


Nearby Council Wards

-  Bridge Ward
-  Castle Ward
-  Beacon Ward
-  Devon Ward
-  Balderton South Ward
-  Balderton North & Coddington Ward
-  Trent Ward
-  Farndon & Fernwood Ward
-  Muskham Ward
-  Viking Ward

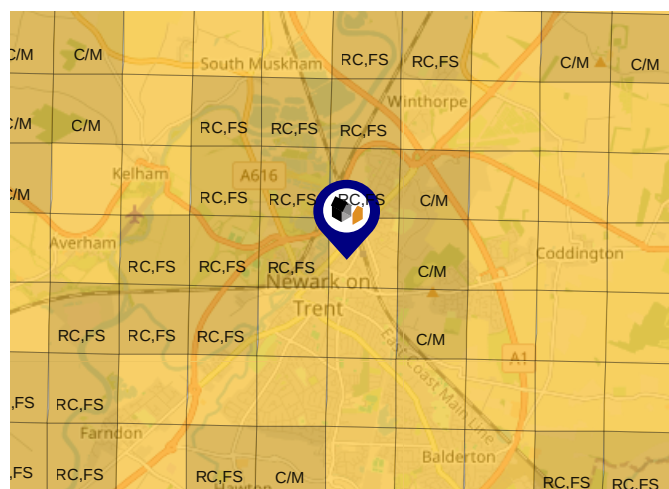
What is Radon?

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)

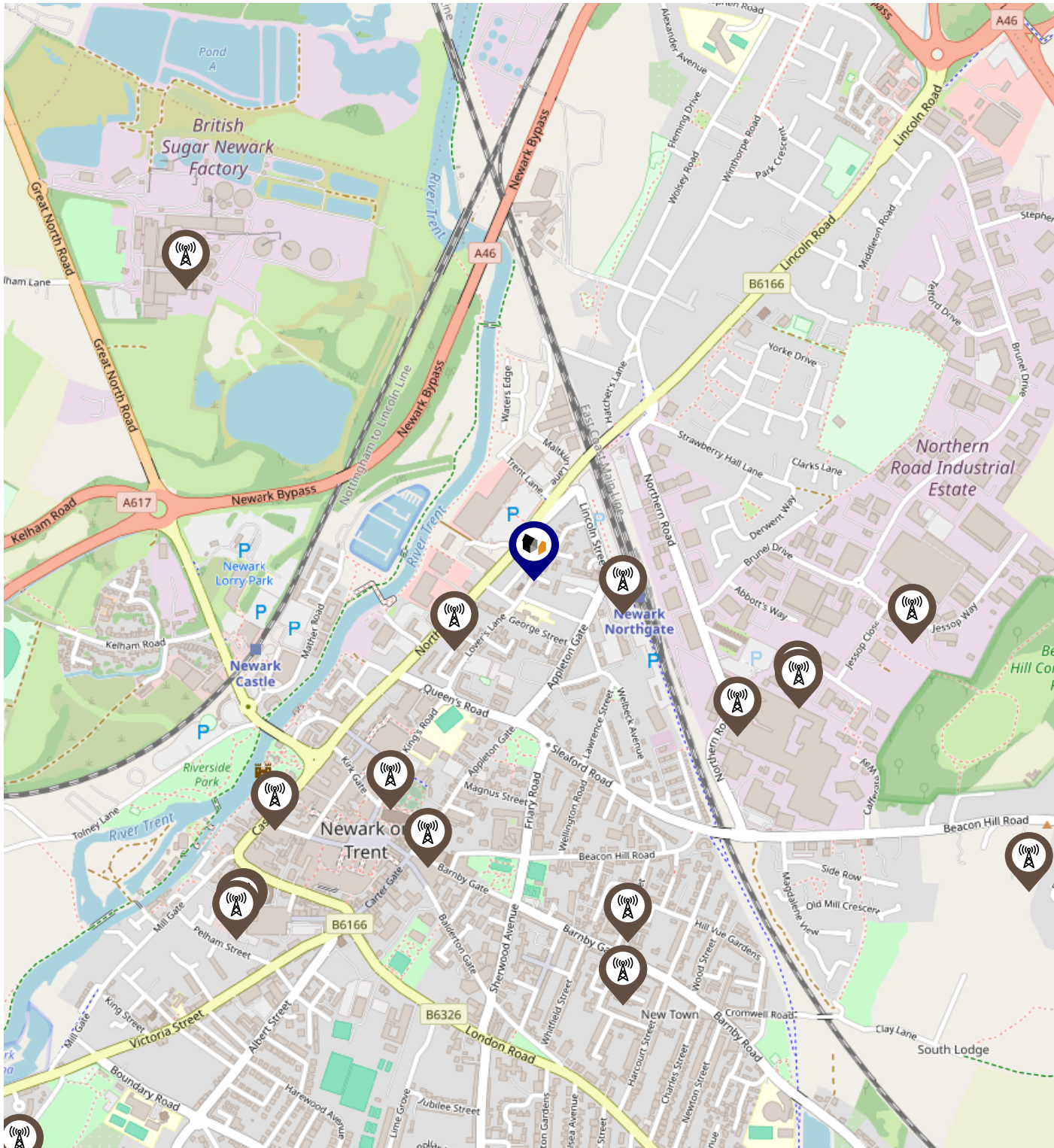
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY) TO HEAVY		



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

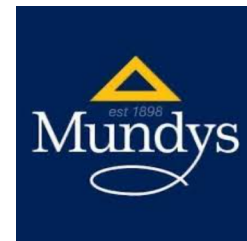


Key:

-  Power Pylons
-  Communication Masts












Maps

Listed Buildings

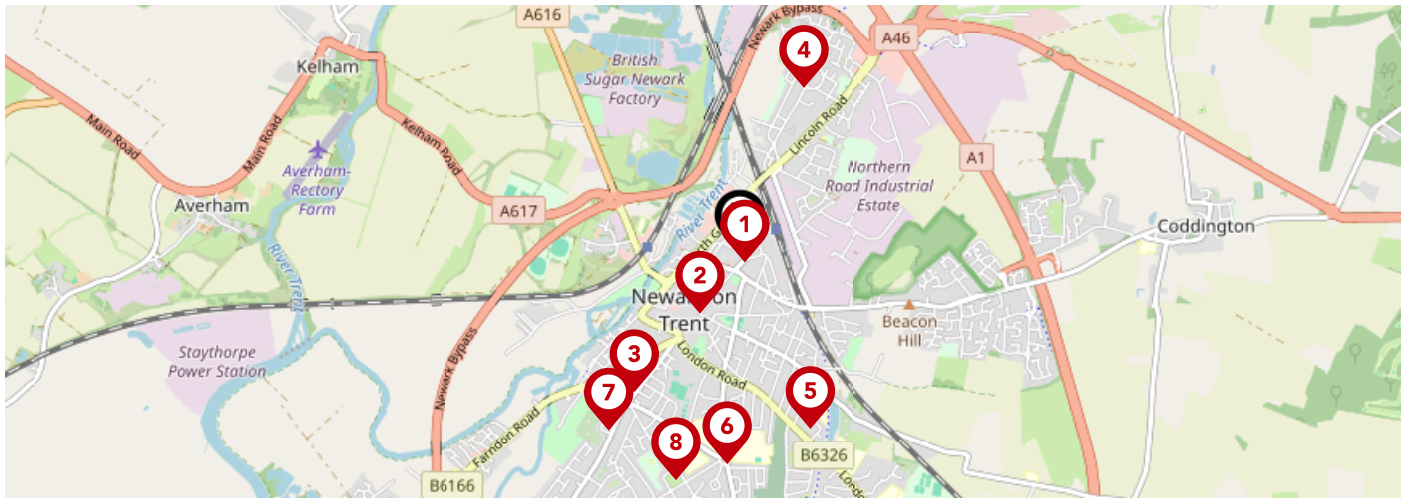


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

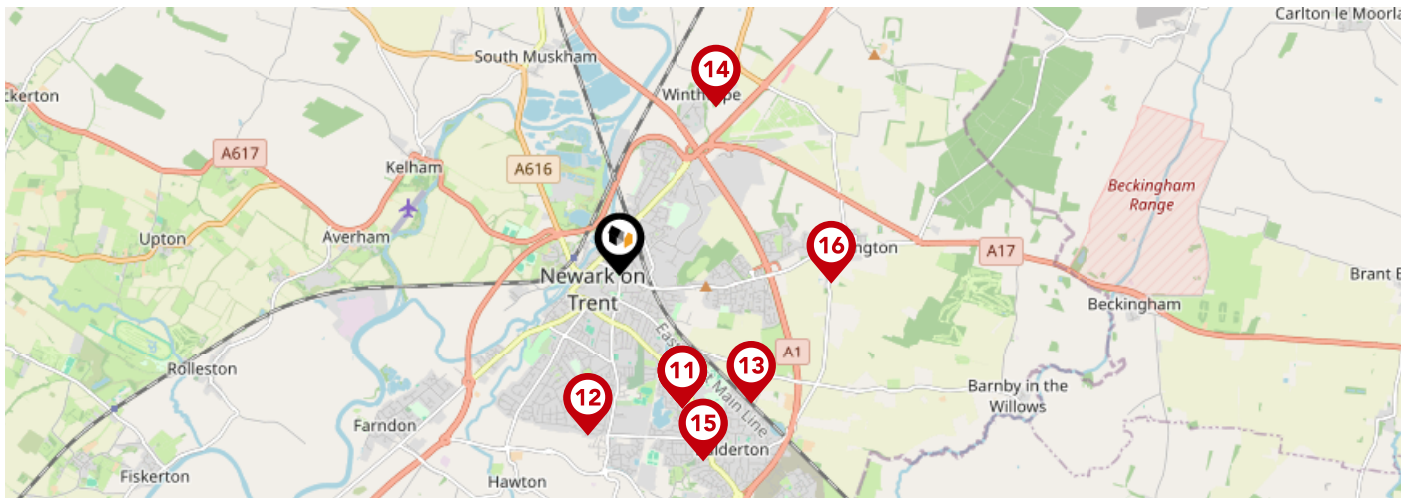










Listed Buildings in the local district	Grade	Distance
 1196413 - Maltings 70 Metres North West Of Northgate Brewery	Grade II	0.1 miles
 1277425 - Northgate Brewery Office Range And Brewhouse	Grade II	0.1 miles
 1196065 - Northgate Railway Station	Grade II	0.1 miles
 1196066 - Alishaan Restaurant	Grade II	0.1 miles
 1229294 - The Blue Man Public House And Adjoining Cottages To Right	Grade II	0.1 miles
 1231619 - Number 35 And Adjoining Malthouse, Kiln And Stable	Grade II	0.2 miles
 1277463 - 27, 29, 31, Northgate	Grade II	0.2 miles
 1288004 - Former Offices At South End Of Northgate Railway Station	Grade II	0.2 miles
 1297630 - 33, Northgate	Grade II	0.2 miles
 1196061 - 37, Appleton Gate	Grade II	0.3 miles
 1231601 - 16, Northgate	Grade II	0.3 miles

Area Schools

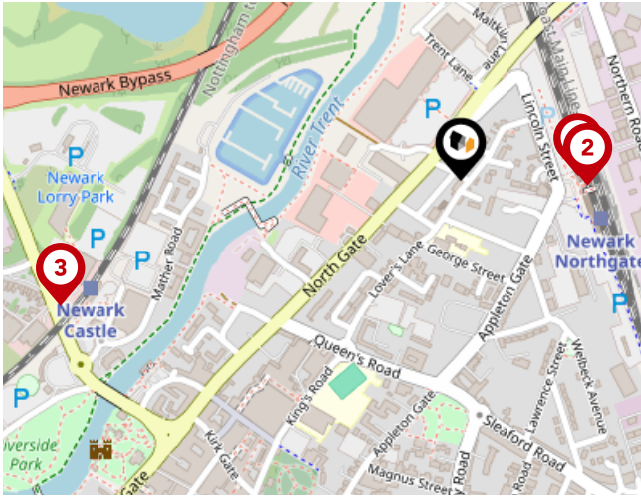


	Nursery	Primary	Secondary	College	Private
1 Lovers Lane Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 148 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Mount CofE Primary School Ofsted Rating: Good Pupils: 211 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Christ Church C of E Primary School Ofsted Rating: Good Pupils: 196 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Bishop Alexander L.E.A.D. Academy Ofsted Rating: Good Pupils: 231 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Barnby Road Academy Primary and Nursery school Ofsted Rating: Good Pupils: 606 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Magnus Church of England Academy Ofsted Rating: Good Pupils: 754 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Holy Trinity Catholic Voluntary Academy Ofsted Rating: Good Pupils: 294 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The King's Church of England Primary Academy Ofsted Rating: Good Pupils: 256 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



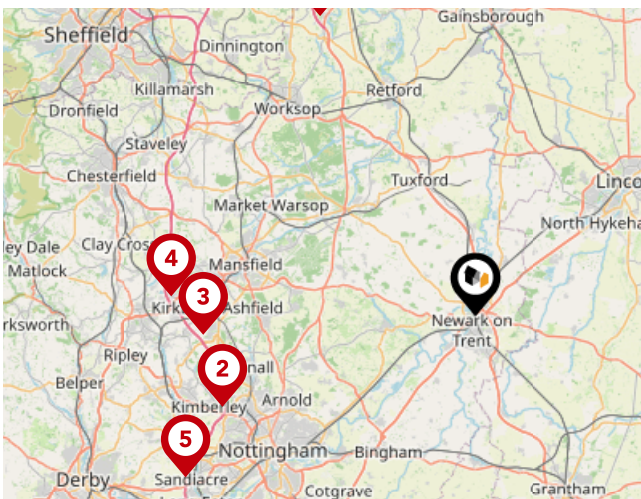
		Nursery	Primary	Secondary	College	Private
	Highfields School Ofsted Rating: Not Rated Pupils: 113 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newark Orchard School Ofsted Rating: Good Pupils: 170 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Newark Academy Ofsted Rating: Good Pupils: 1144 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Sir Donald Bailey Academy Ofsted Rating: Good Pupils: 529 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope House School Ofsted Rating: Requires improvement Pupils: 28 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Winthorpe Primary School Ofsted Rating: Good Pupils: 108 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Hunt Academy Ofsted Rating: Good Pupils: 355 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coddington CofE Primary and Nursery School Ofsted Rating: Good Pupils: 383 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Newark North Gate Rail Station	0.13 miles
2	Newark North Gate Rail Station	0.14 miles
3	Newark Castle Rail Station	0.47 miles



Trunk Roads/Motorways

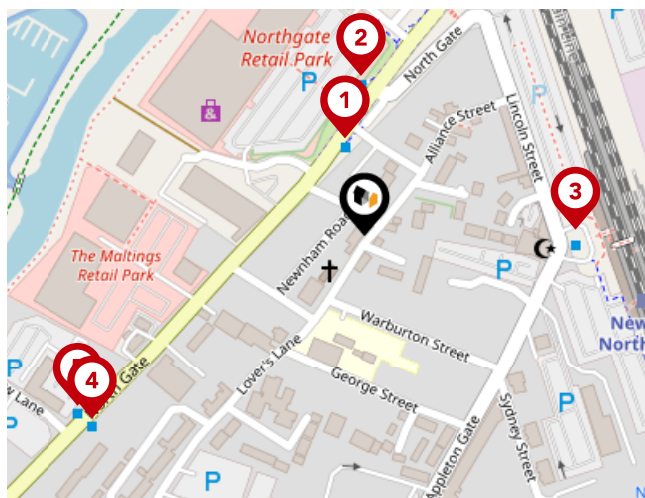
Pin	Name	Distance
1	A1(M) J34	23.99 miles
2	M1 J26	19.1 miles
3	M1 J27	19.39 miles
4	M1 J28	21.7 miles
5	M1 J25	23.65 miles



Airports/Helipads

Pin	Name	Distance
1	Finningley	28.9 miles
2	East Mids Airport	28.16 miles
3	Humberside Airport	39.45 miles
4	Baginton	56.84 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lincoln Street	0.06 miles
2	Lincoln Street	0.09 miles
3	North Gate Railway Station	0.12 miles
4	ALDI	0.18 miles
5	ALDI	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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