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MIR: Material Info

The Material Information Affecting this Property
Tuesday 01st September 2026



STATION ROAD, WADDINGTON, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

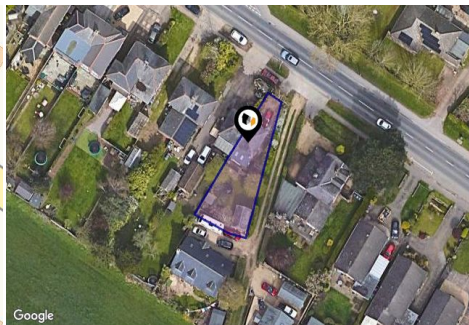
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,559
Title Number:	LL337170

Tenure: Freehold

Local Area

Local Authority:	North kesteven
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



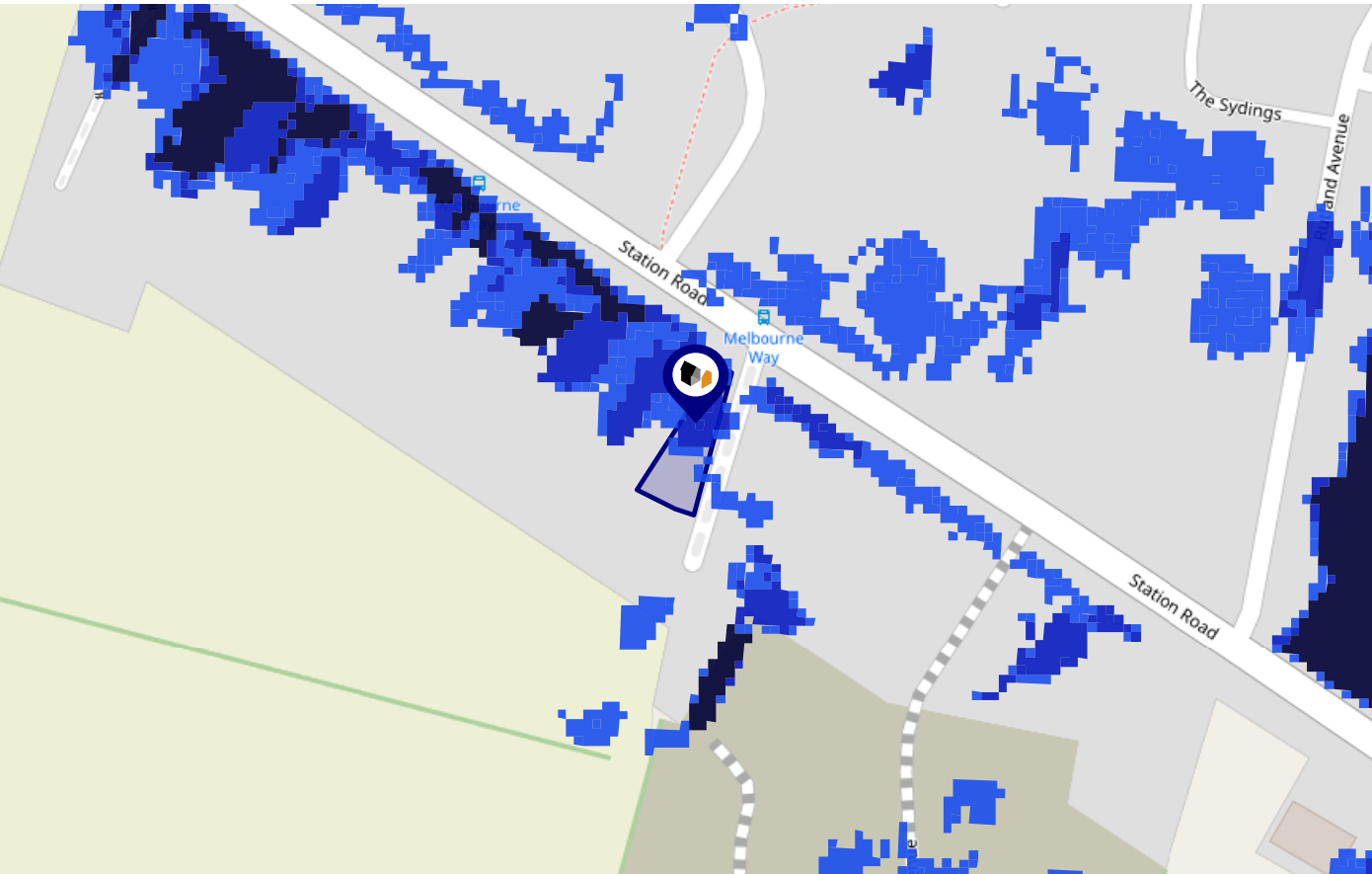
Satellite/Fibre TV Availability:



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.

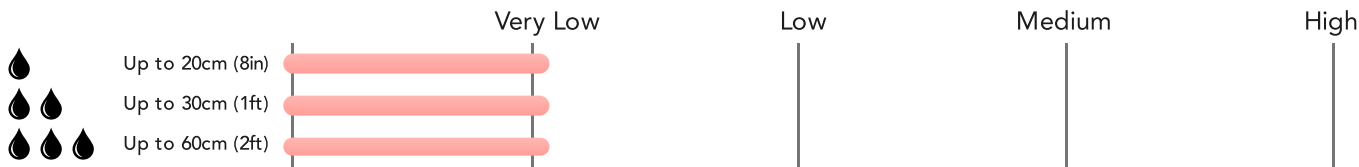


Risk Rating: Medium

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.

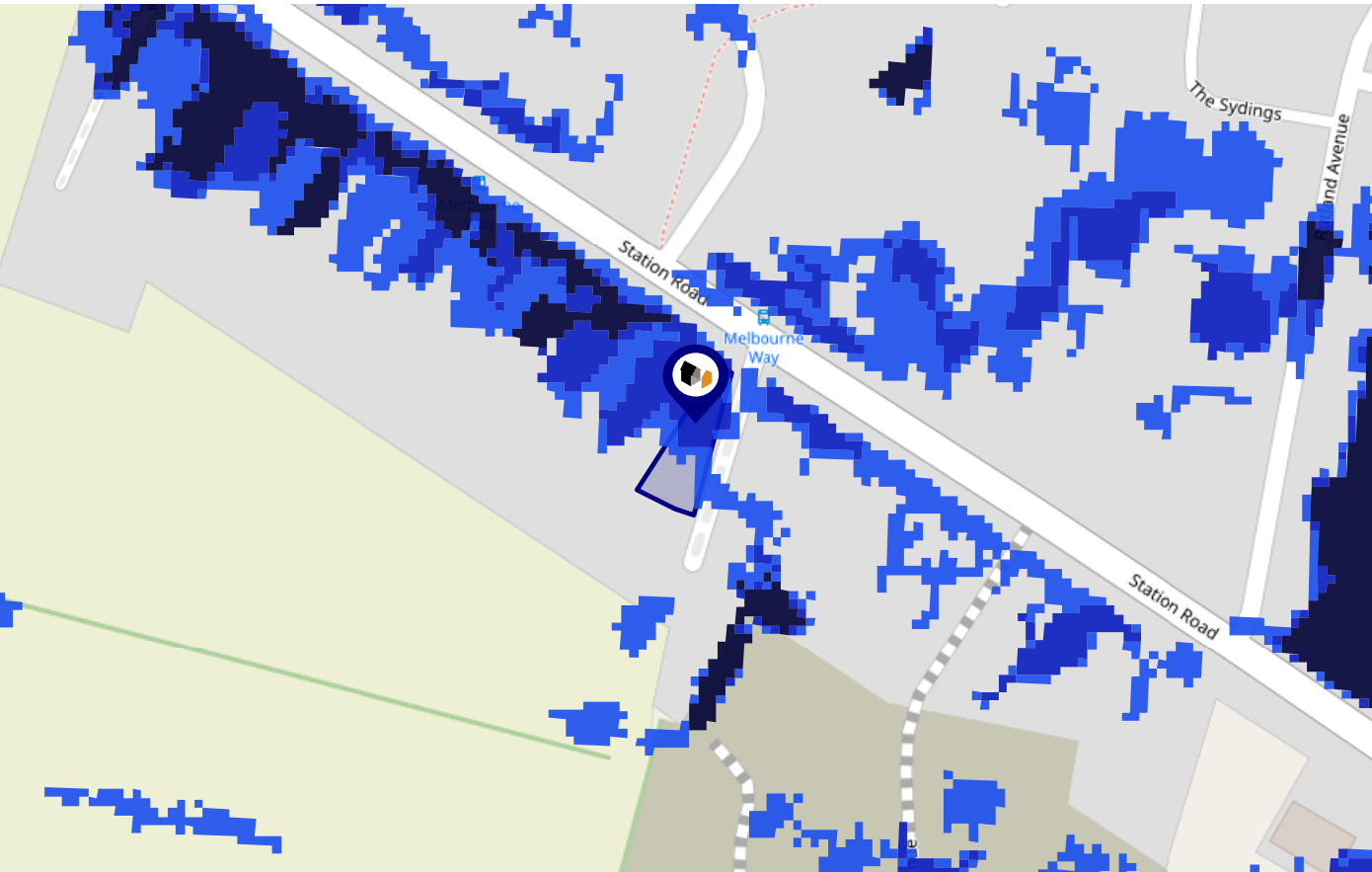
Chance of flooding to the following depths at this property:



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: Medium

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:

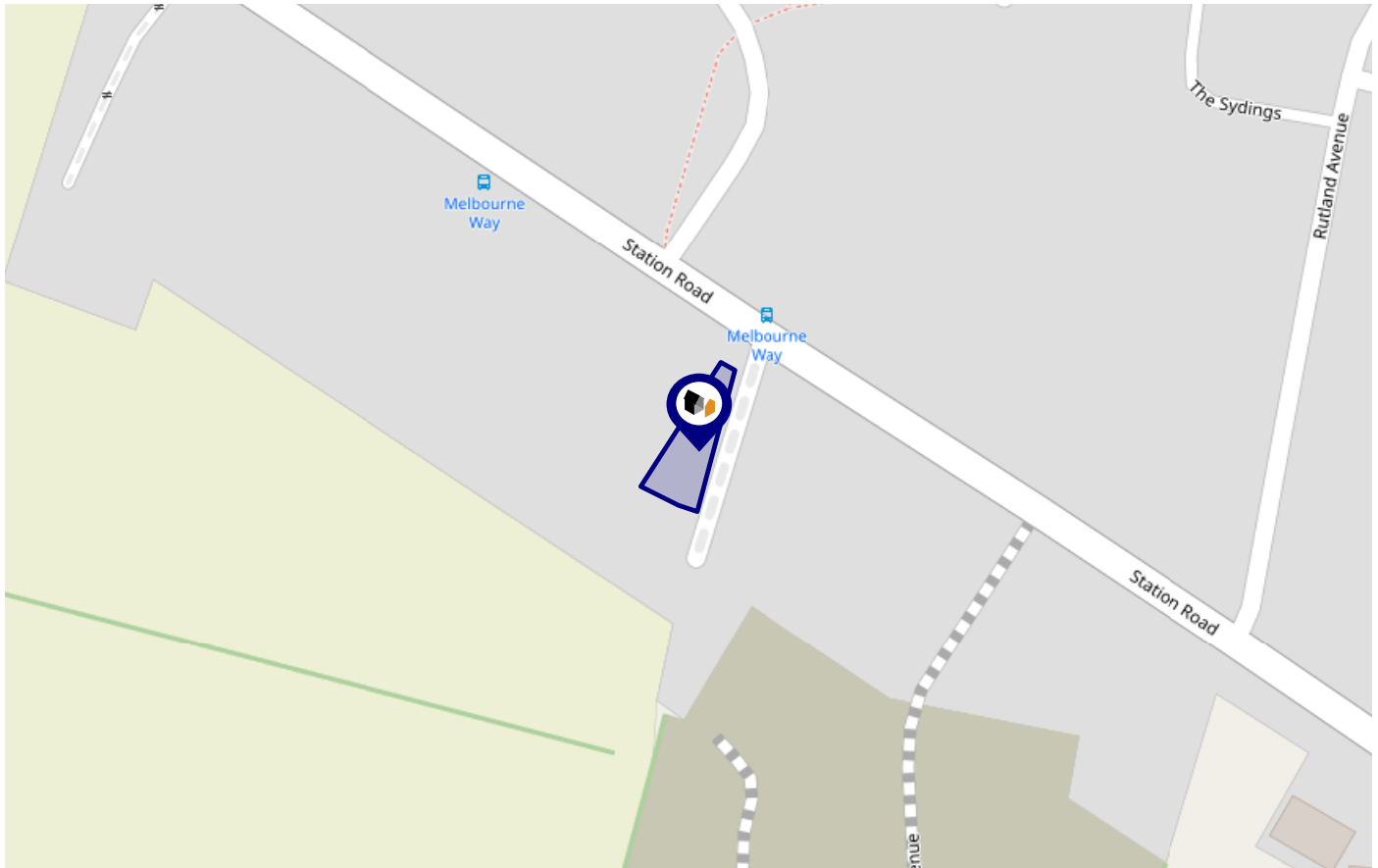


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

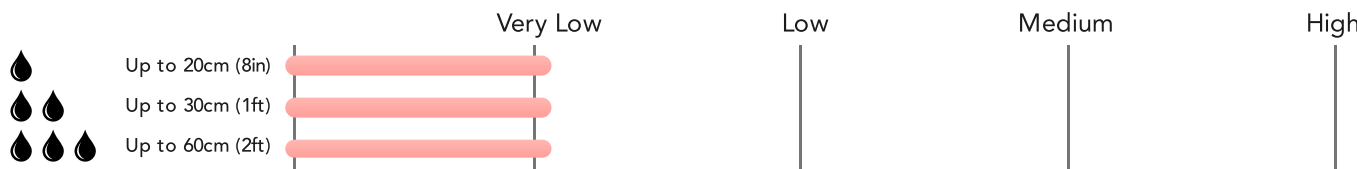


Risk Rating: Very low

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.
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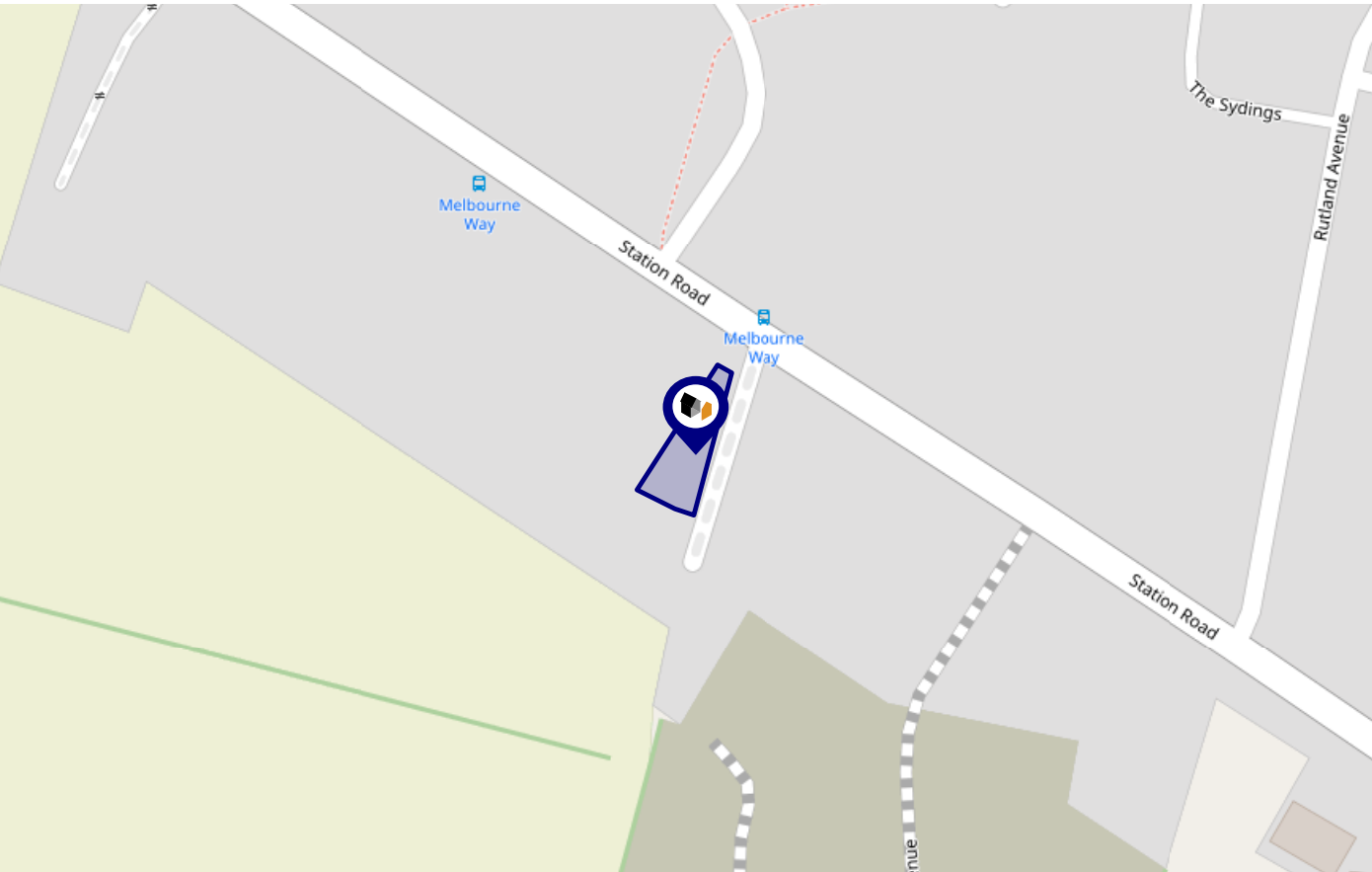
Chance of flooding to the following depths at this property:



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: 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.
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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.



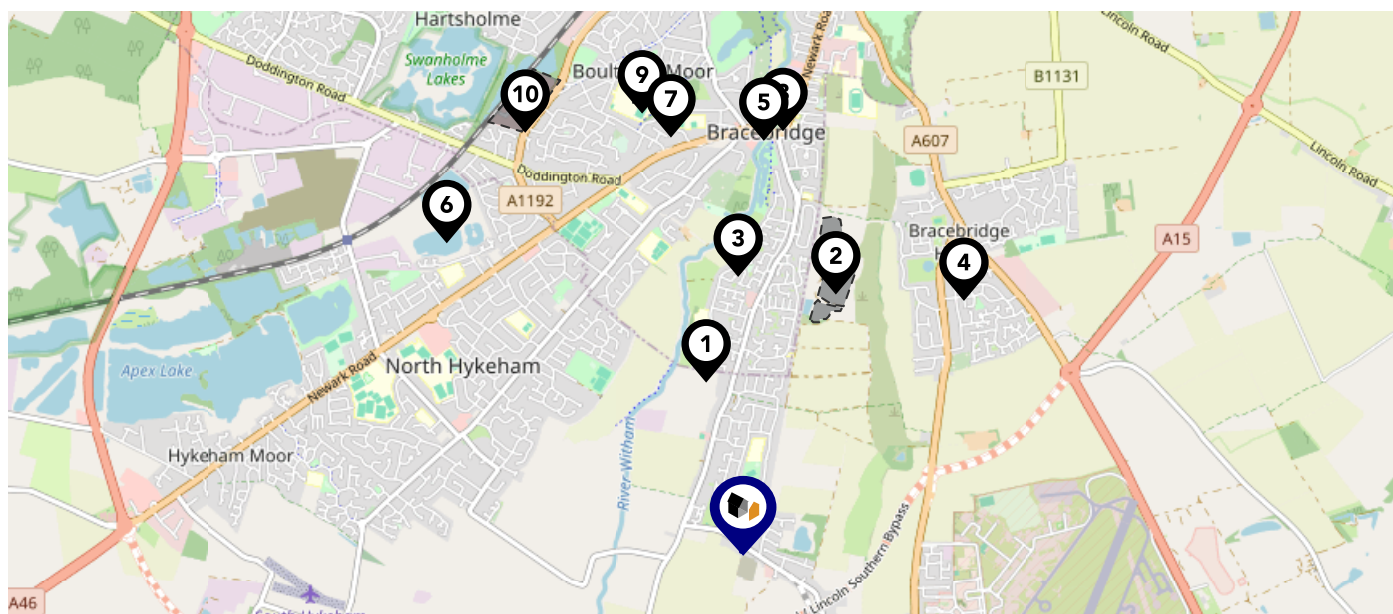
Nearby Conservation Areas	
1	Waddington
2	Harmston
3	St Catherines
4	Swanpool
5	Coleby
6	Branston
7	Heighington
8	Potterhanworth
9	Nocton
10	Dunston

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

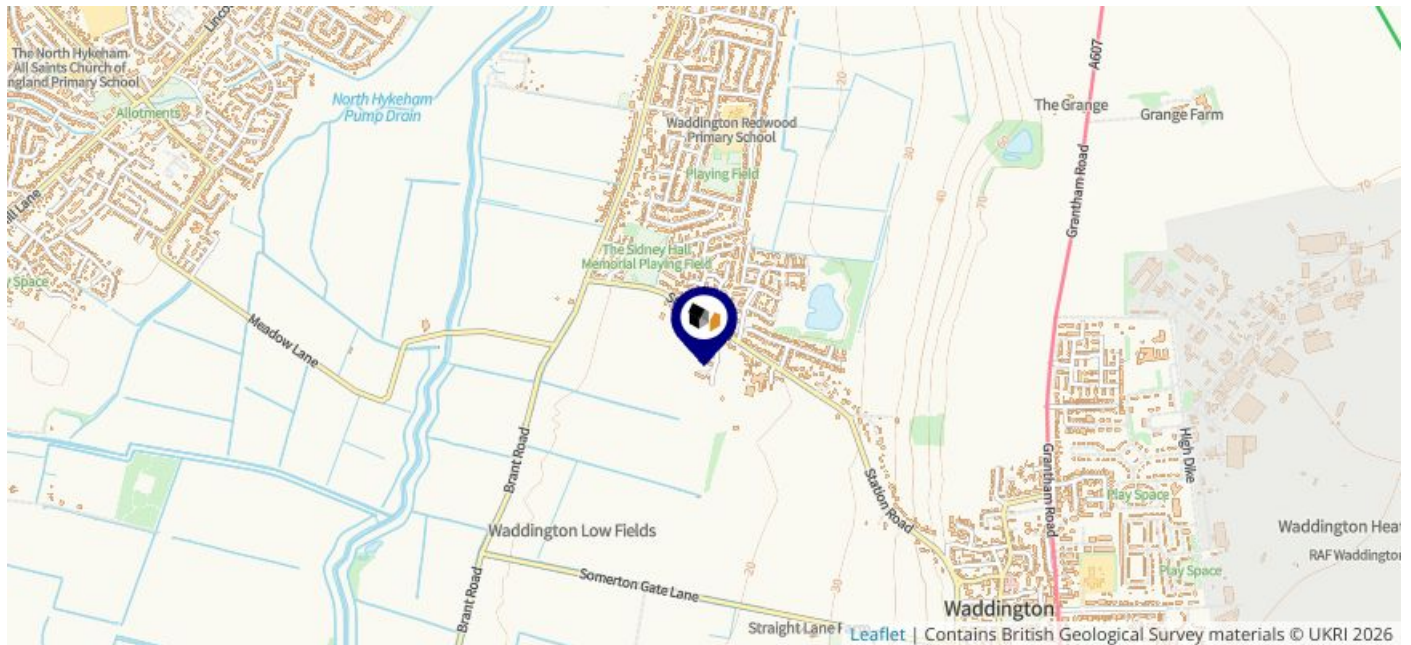
1	Pennells-Brant Road	Historic Landfill	☐
2	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill	☐
3	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill	☐
4	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill	☐
5	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill	☐
6	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill	☐
7	Hainton Road-Boultham Moor, Lincolnshire	Historic Landfill	☐
8	Newark Road-Bracebridge, Lincolnshire	Historic Landfill	☐
9	Moorland Avenue-Boultham Moor, Lincolnshire	Historic Landfill	☐
10	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	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.

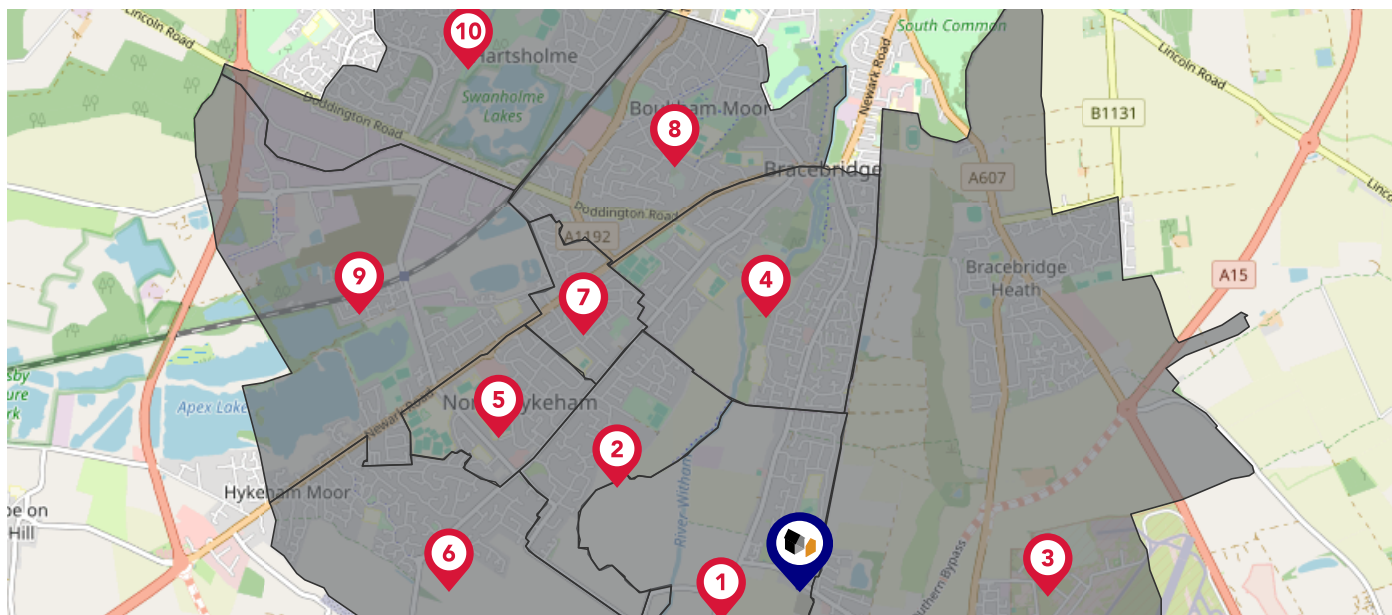
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

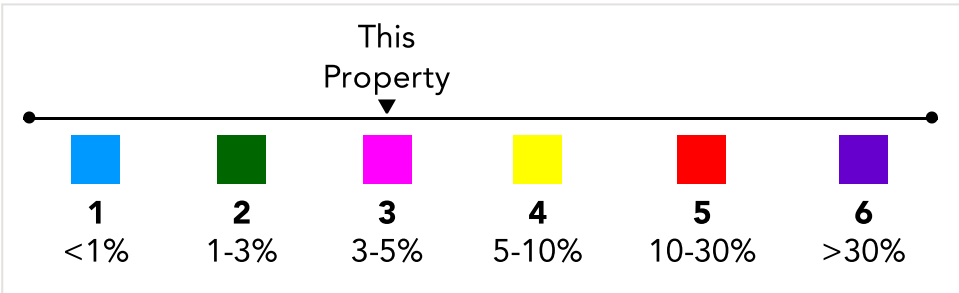
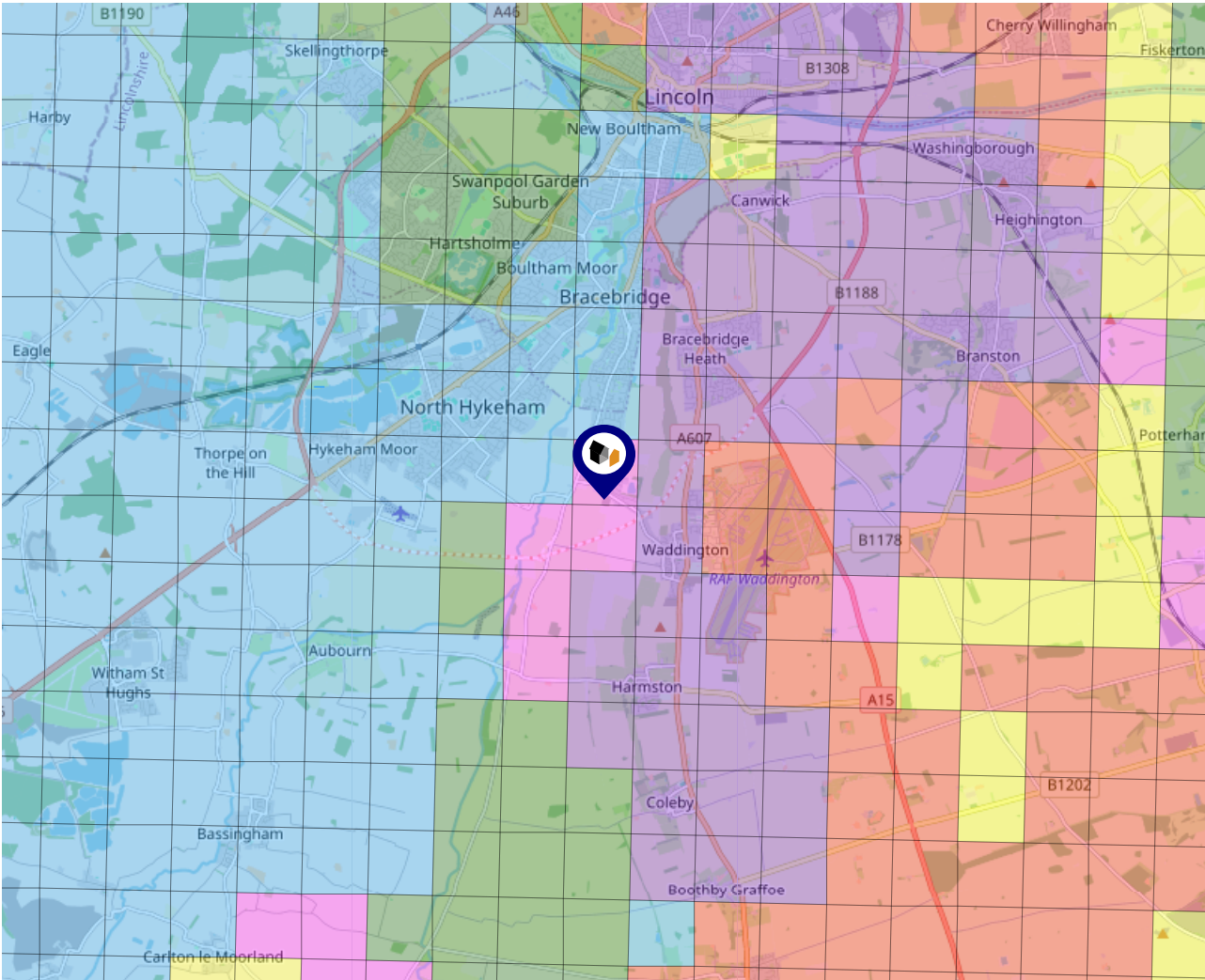


Nearby Council Wards

- | | |
|----|--|
| 1 | Waddington West Ward |
| 2 | North Hykeham Witham Ward |
| 3 | Bracebridge Heath and Waddington East Ward |
| 4 | Witham Ward |
| 5 | North Hykeham Moor Ward |
| 6 | North Hykeham Mill Ward |
| 7 | North Hykeham Forum Ward |
| 8 | Moorland Ward |
| 9 | North Hykeham Memorial Ward |
| 10 | Hartsholme Ward |

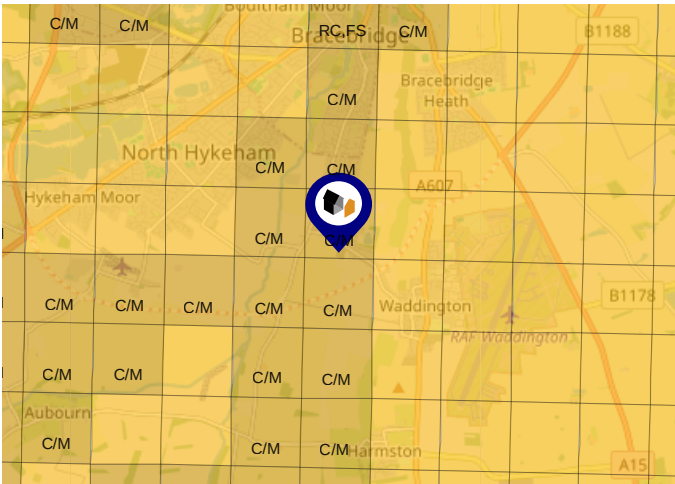
What is Radon?

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)

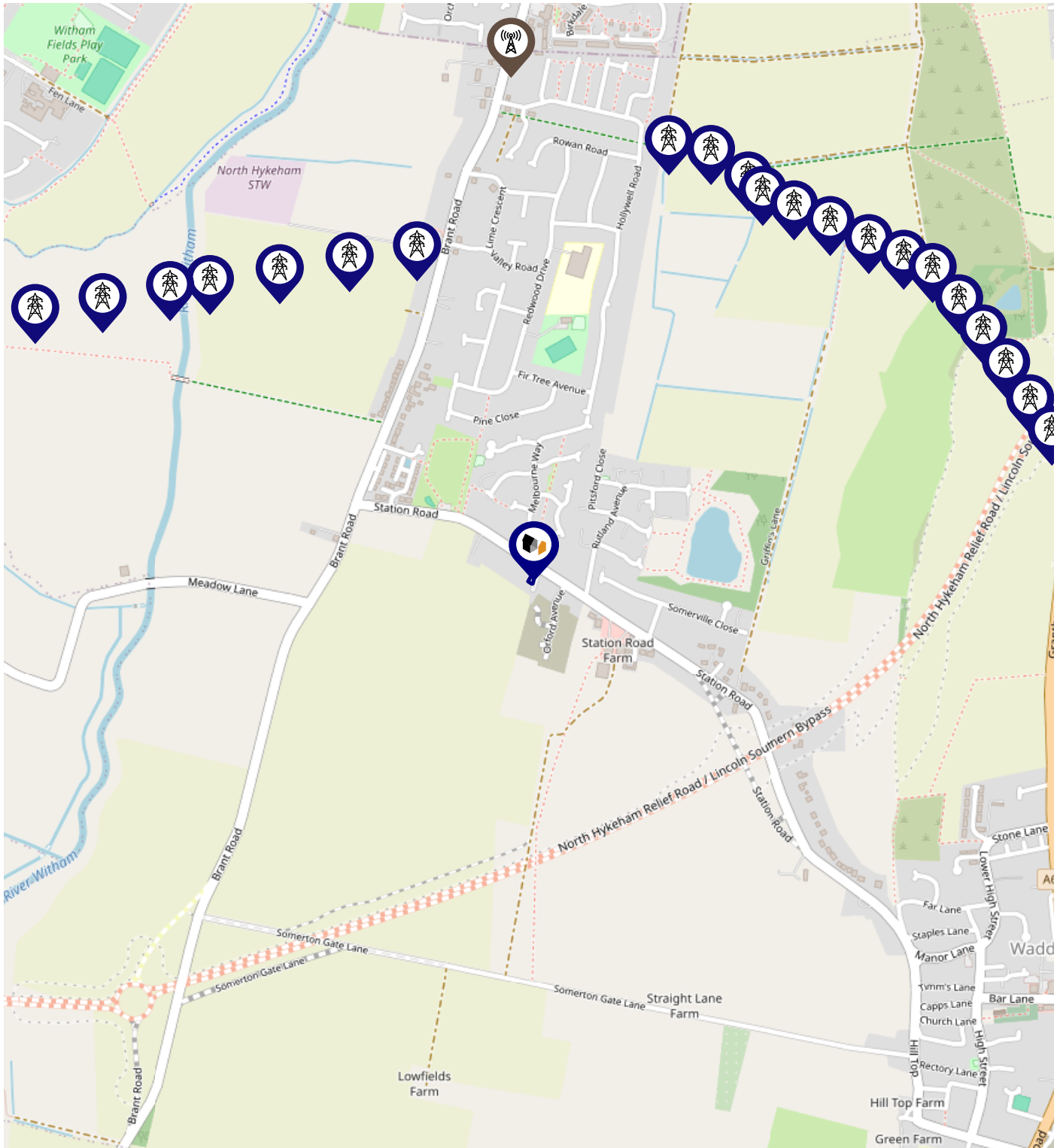
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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:

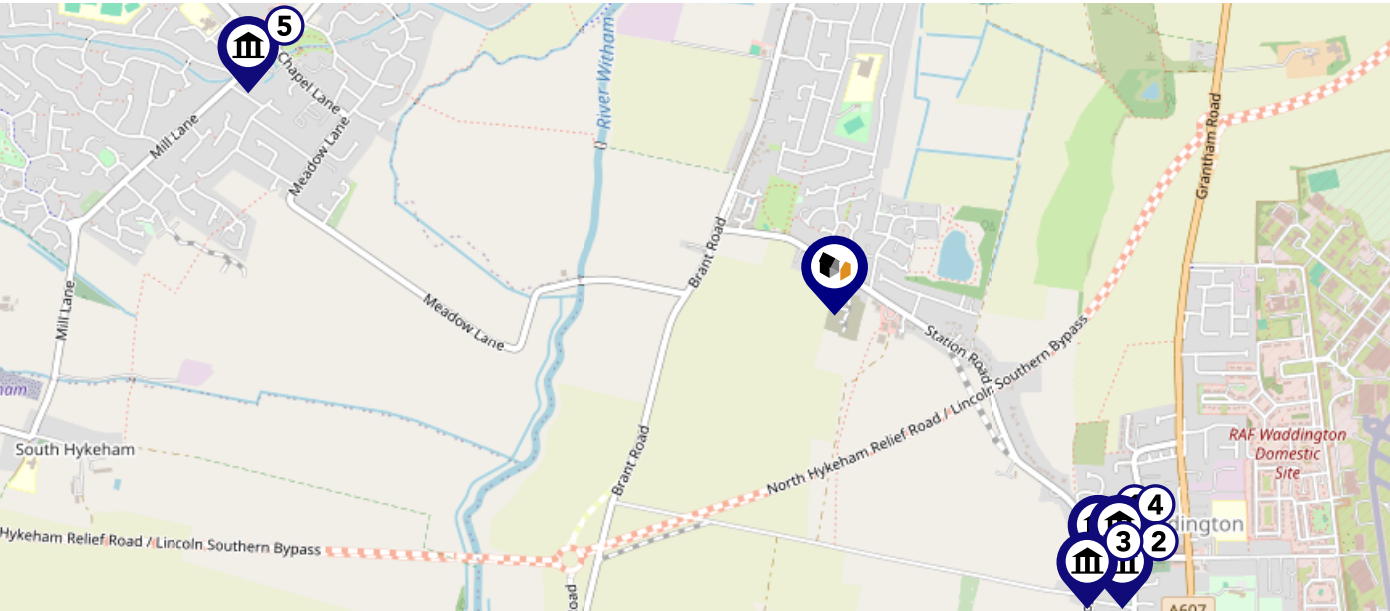
-  Power Pylons
-  Communication Masts

Maps

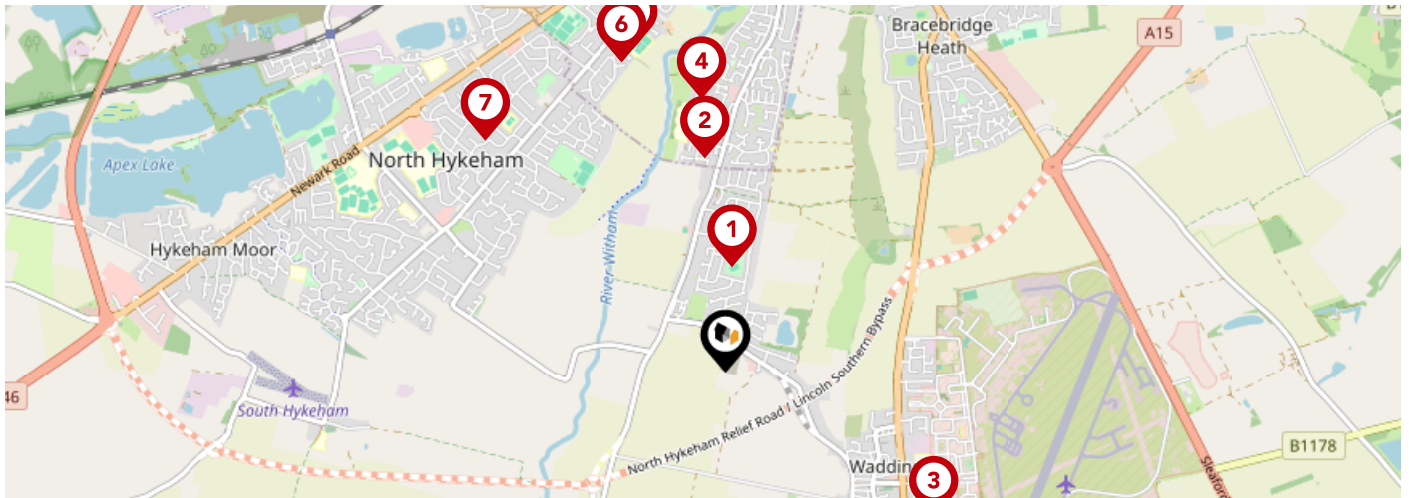
Listed Buildings



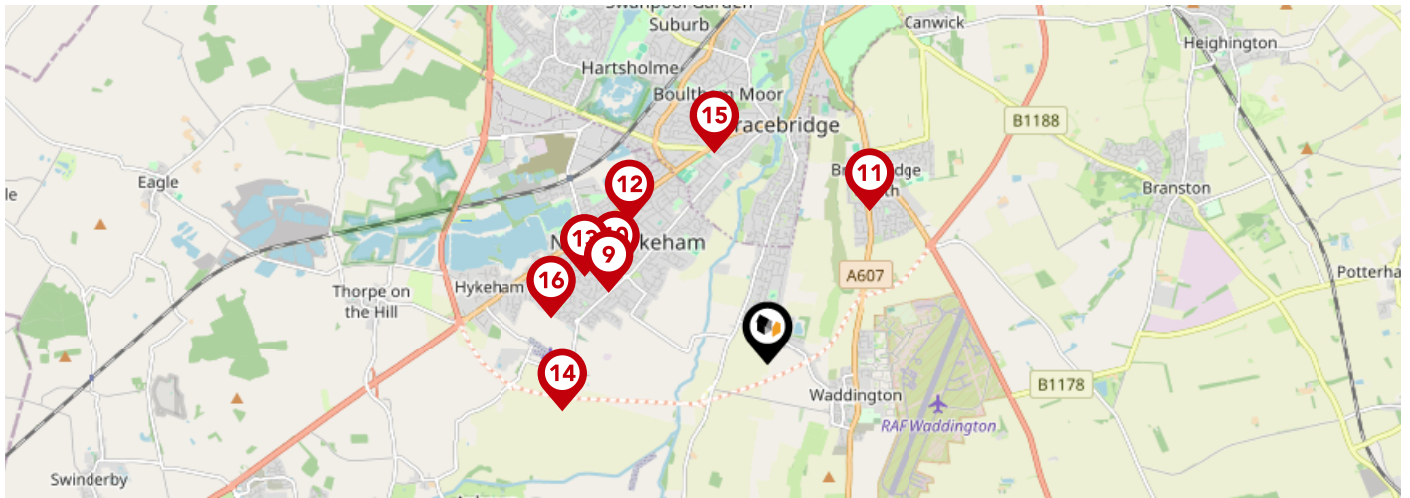
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1164949 - Manor House	Grade II	0.8 miles
 1061990 - Stone View	Grade II	0.9 miles
 1061949 - Bardolfo	Grade II	0.9 miles
 1164935 - Horse And Jockey Public House	Grade II	0.9 miles
 1164652 - Church Of All Saints	Grade II	1.4 miles



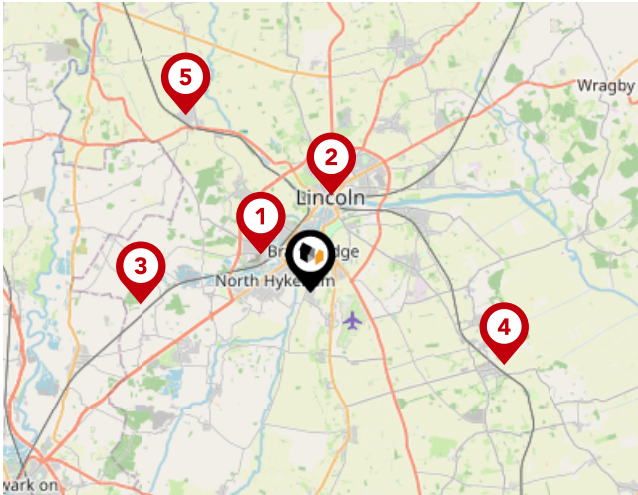
		Nursery	Primary	Secondary	College	Private
1	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:0.47	☐	☒	☐	☐	☐
2	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:0.96	☐	☐	☒	☐	☐
3	Waddington All Saints Academy Ofsted Rating: Outstanding Pupils: 373 Distance:1.13	☐	☒	☐	☐	☐
4	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.22	☐	☒	☐	☐	☐
5	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.46	☐	☒	☐	☐	☐
6	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.46	☐	☒	☐	☐	☐
7	Fosse Way Academy Ofsted Rating: Good Pupils: 540 Distance:1.49	☐	☒	☐	☐	☐
8	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.5	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The North Hykeham All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.54	☐	☒	☐	☐	☐
	Sir Robert Pattinson Academy Ofsted Rating: Good Pupils: 1308 Distance:1.58	☐	☐	☒	☐	☐
	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:1.63	☐	☒	☐	☐	☐
	Ling Moor Primary Academy Ofsted Rating: Outstanding Pupils: 413 Distance:1.77	☐	☒	☐	☐	☐
	North Kesteven Academy Ofsted Rating: Requires improvement Pupils: 659 Distance:1.8	☐	☐	☒	☐	☐
	The South Hykeham Community Primary School Ofsted Rating: Good Pupils: 148 Distance:1.88	☐	☒	☐	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.94	☐	☒	☒	☐	☐
	Manor Farm Academy Ofsted Rating: Good Pupils: 212 Distance:1.98	☐	☒	☐	☐	☐

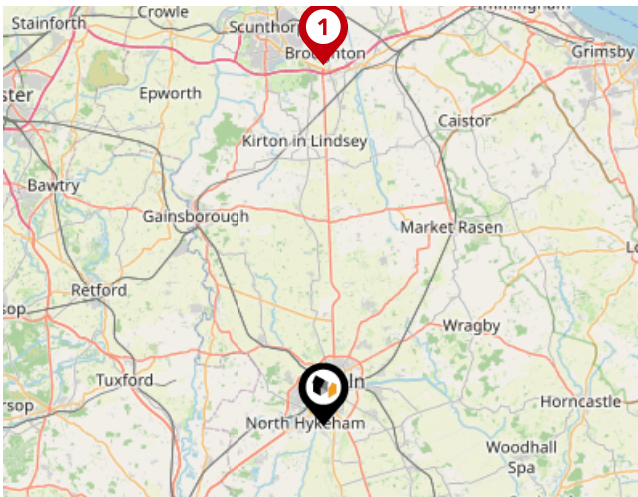
Area

Transport (National)



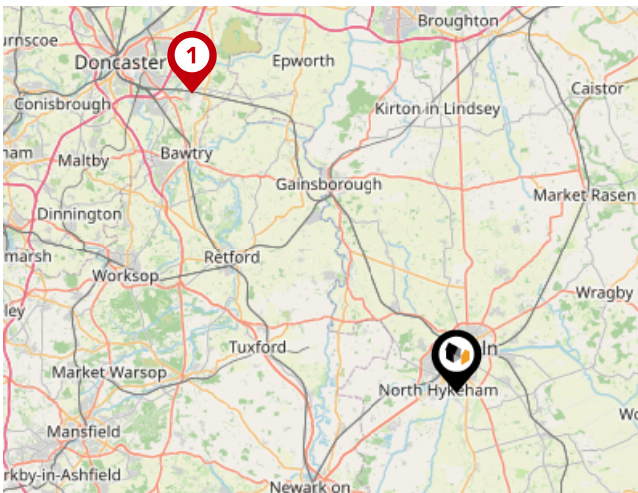
National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	2.22 miles
2	Lincoln Central Rail Station	3.59 miles
3	Swinderby Rail Station	6.01 miles
4	Metherringham Rail Station	7.33 miles
5	Saxilby Rail Station	7.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	25.49 miles

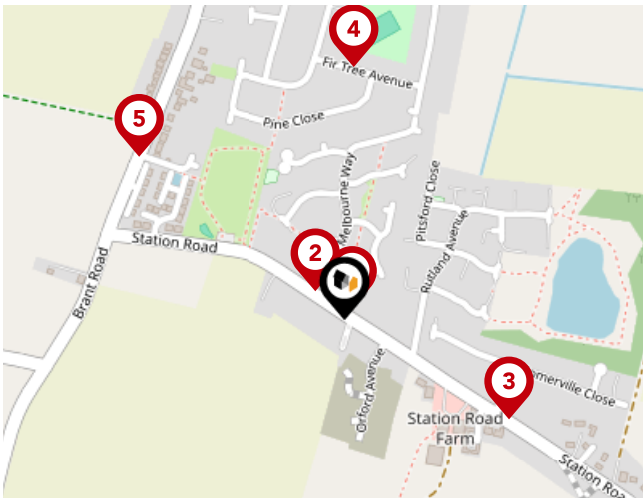


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	28.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Melbourne Way	0.01 miles
2	Melbourne Way	0.04 miles
3	Somerville Close	0.21 miles
4	Pine Close	0.28 miles
5	Meadowfield Close	0.28 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

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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