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# **MIR:** Material Info

## The Material Information Affecting this Property

**Monday 16th November 2026**



## MERLESWEN, DUNHOLME, LINCOLN, LN2


**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net



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# Property
# **Overview**










## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Plot Area:** | 0.11 acres | | |
| **Year Built :** | 1967-1975 | | |
| **Council Tax :** | Band C | | |
| **Annual Estimate:** | £2,093 | | |
| **Title Number:** | LL328032 | | |

## Local Area

**Local Authority:** Lincolnshire

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 14 mb/s | 80 mb/s | 1000 mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

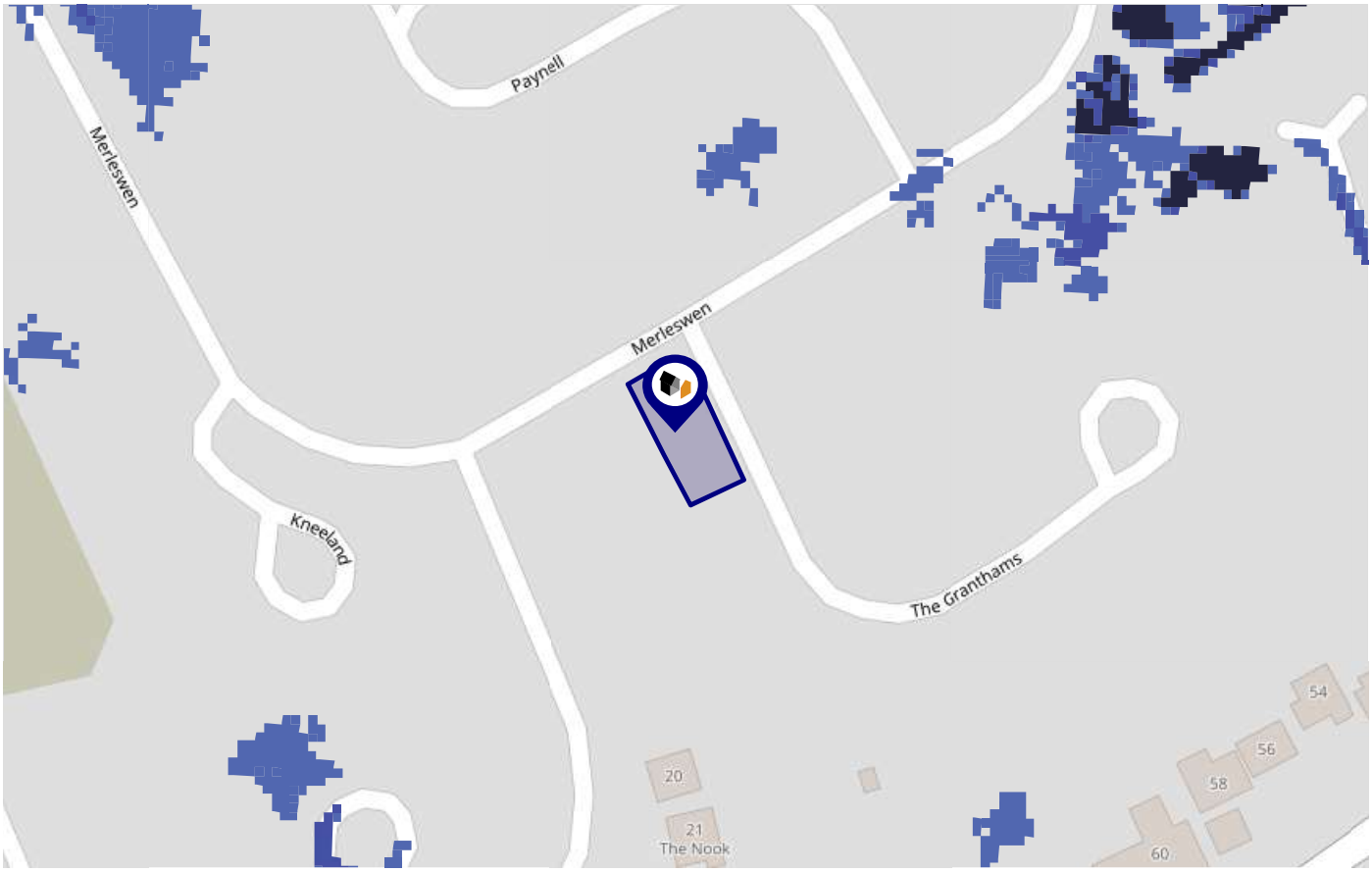
**Satellite/Fibre TV Availability:**



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# 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.

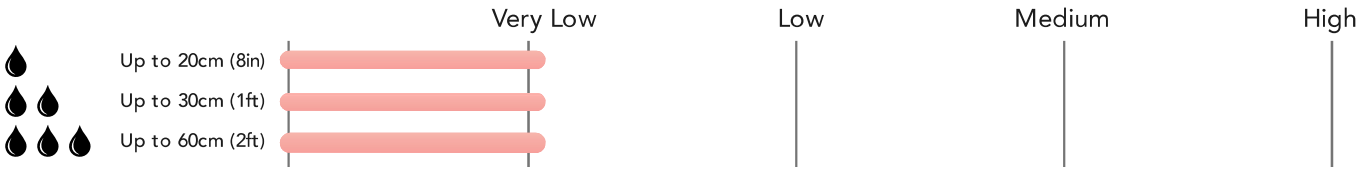



Risk Rating: Very low

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:

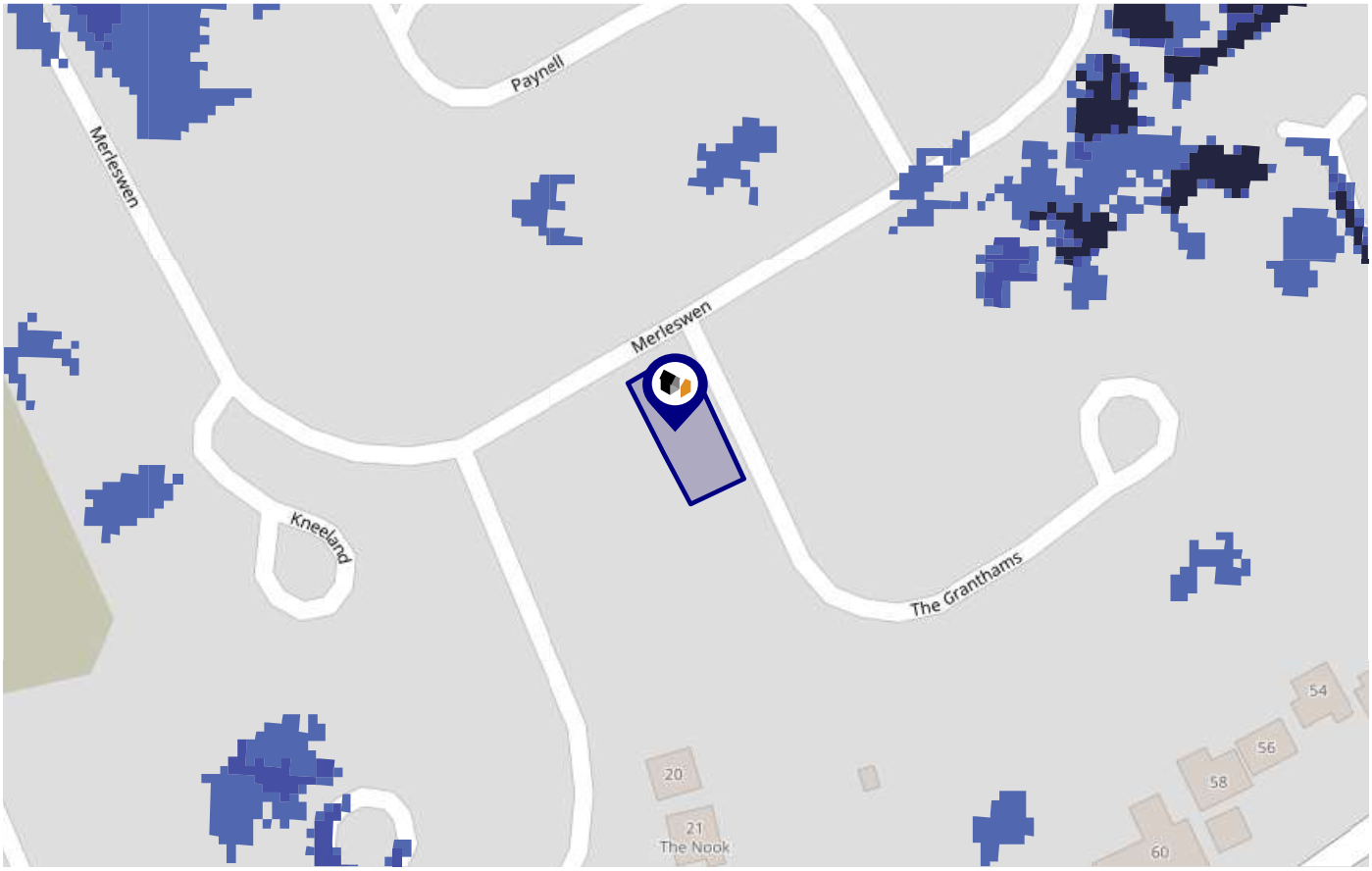





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# Flood Risk
## Surface Water - Climate Change

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

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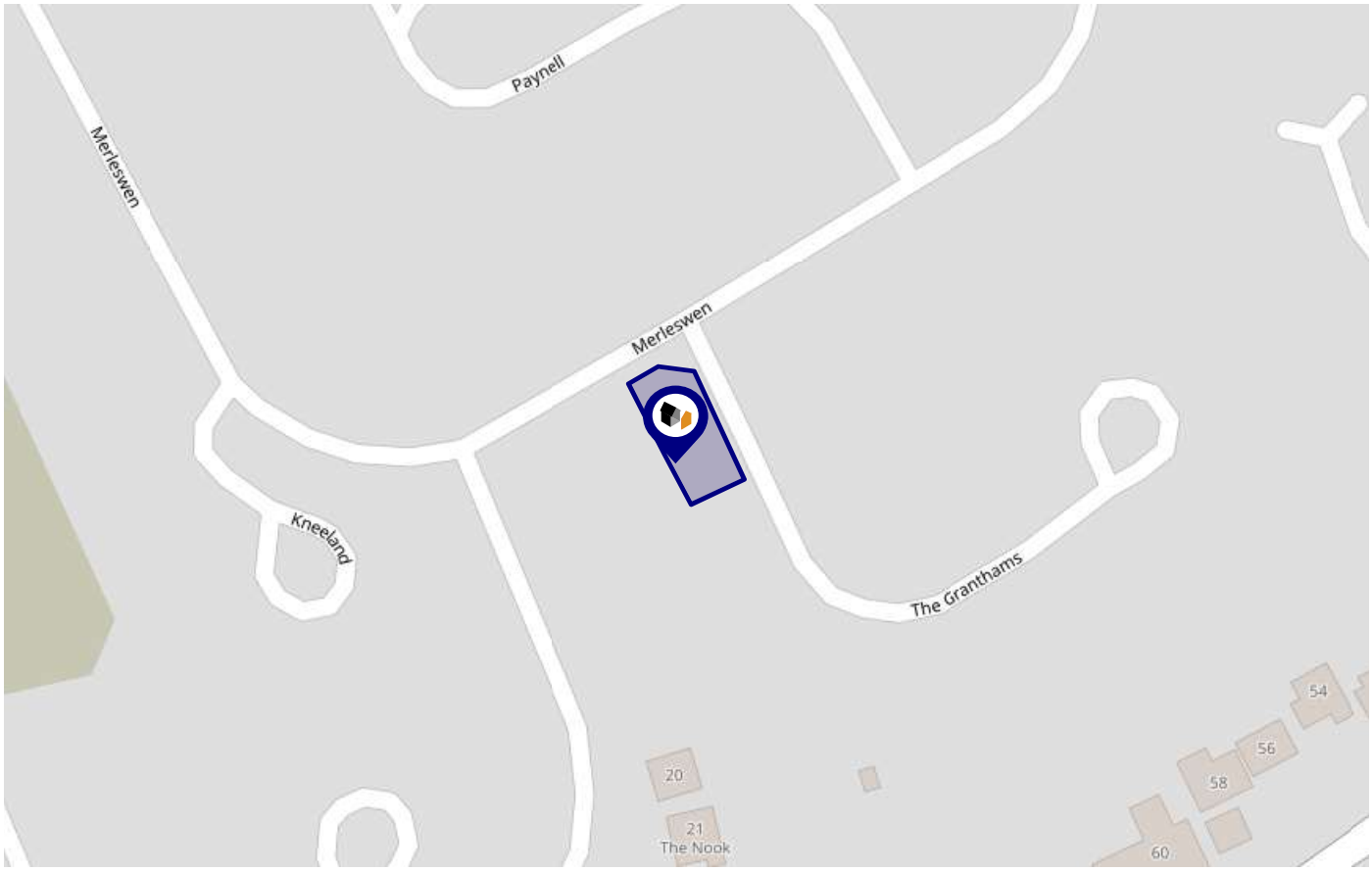



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# Flood Risk
## Rivers & Seas - Flood Risk

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

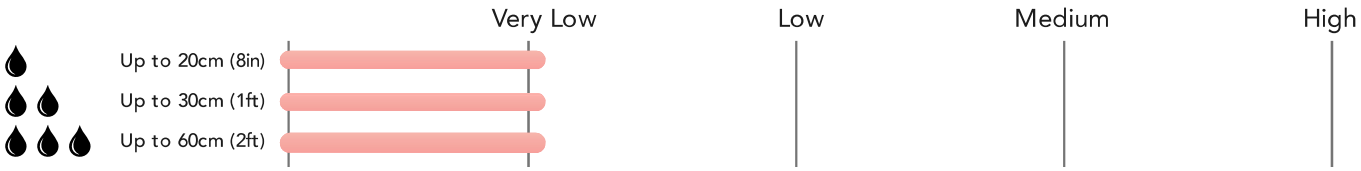



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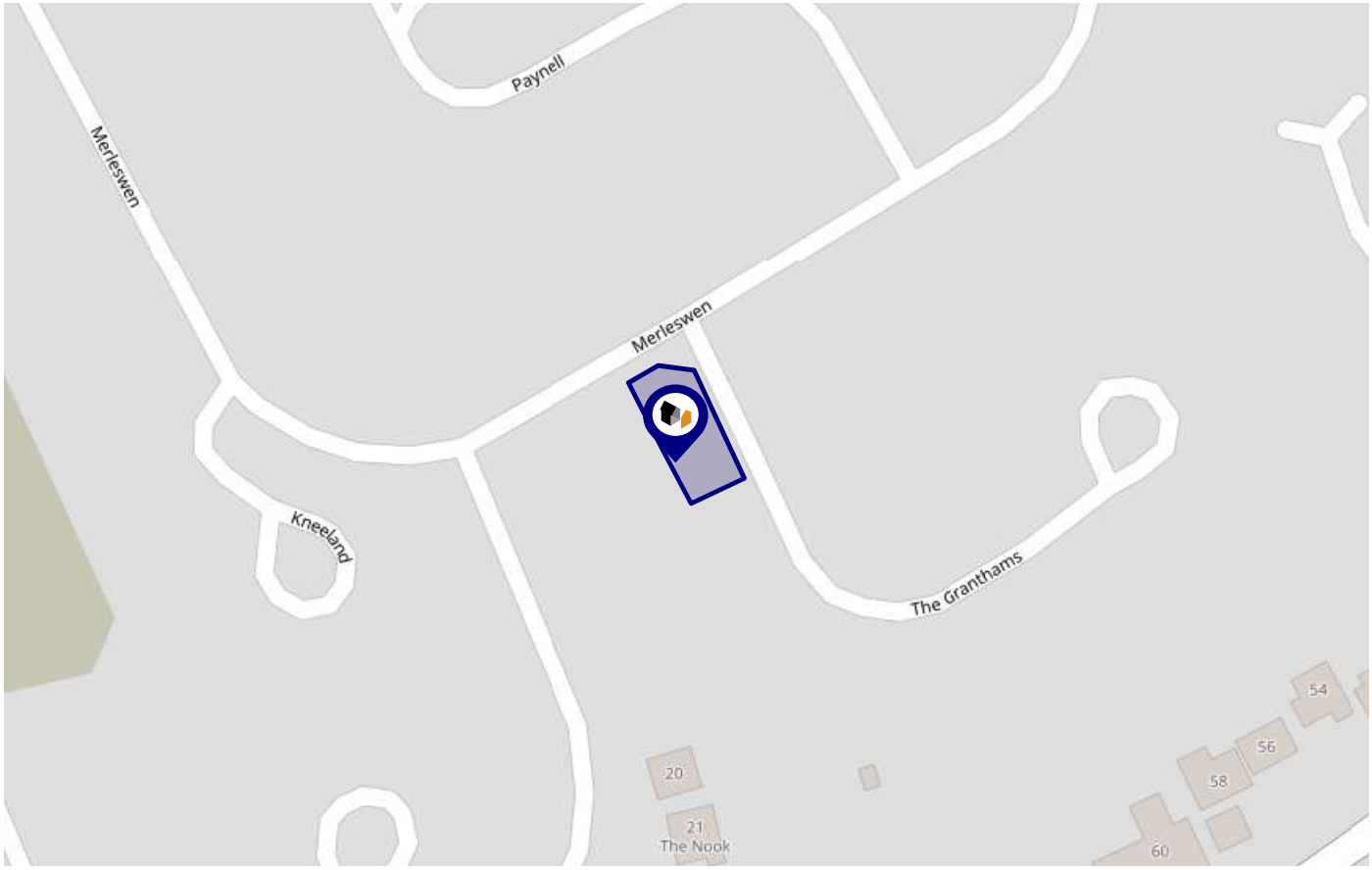





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# Flood Risk
## Rivers & Seas - Climate Change

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.

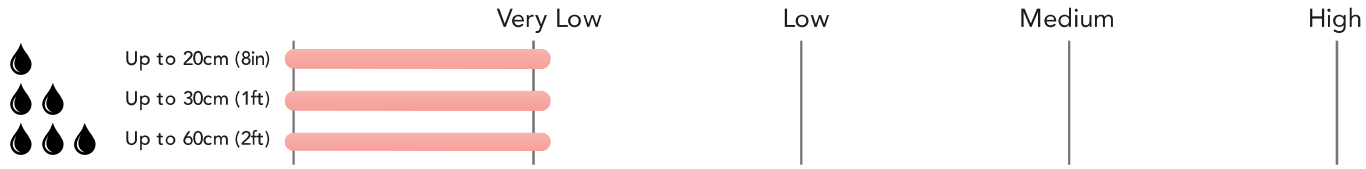



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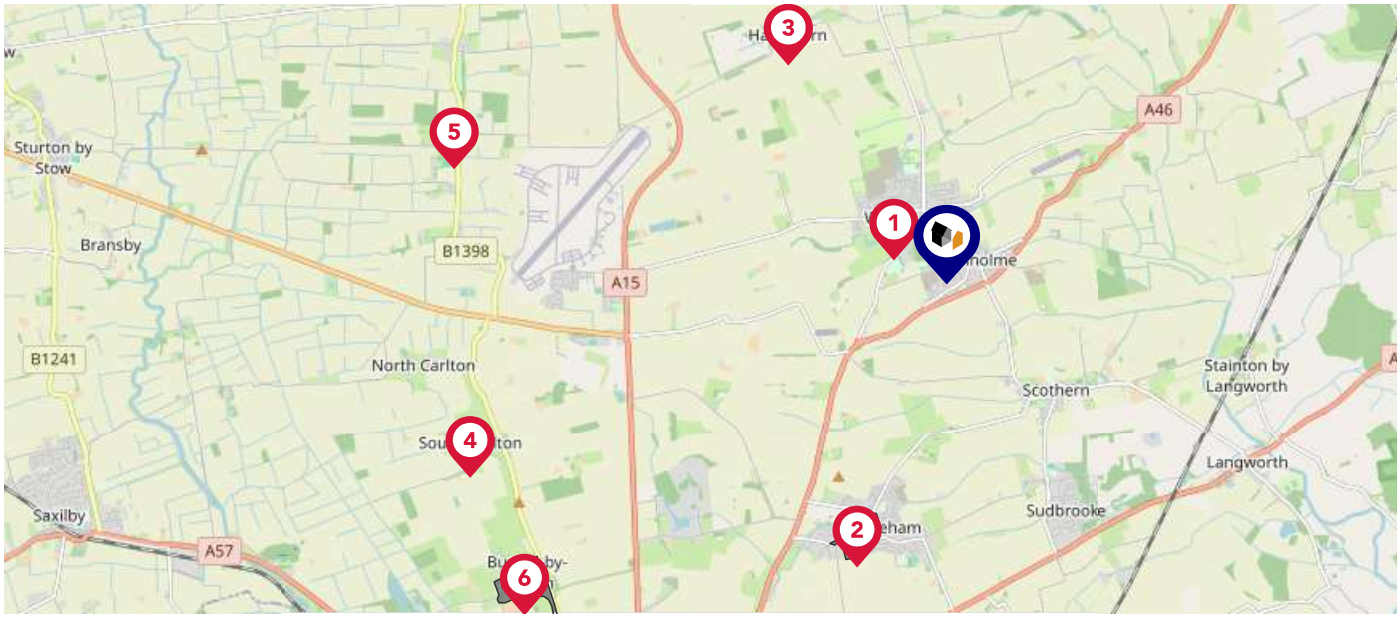



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# Maps
## Conservation Areas

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 | Welton |
| 2 | Nettleham |
| 3 | Hackthorn |
| 4 | South Carlton |
| 5 | Brattleby |
| 6 | Burton |



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# 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

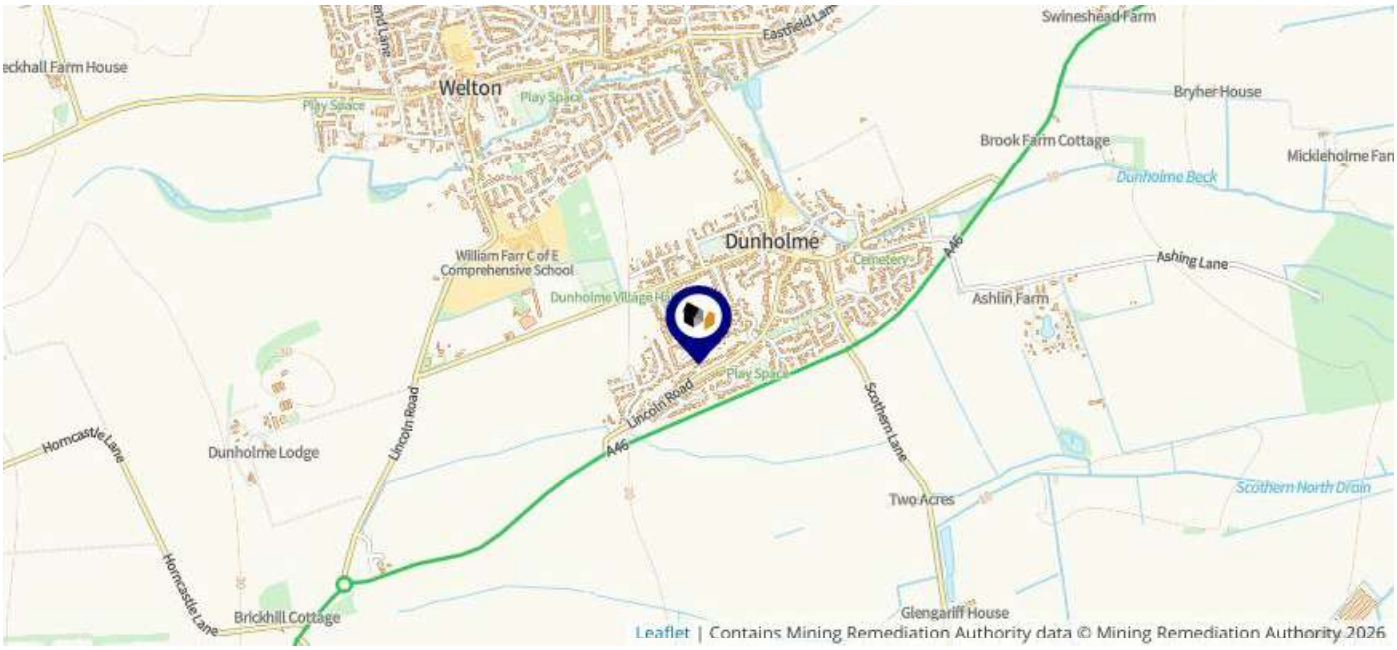
| | | |
|---|---|---|
| 1 | Dunholme Holt Bend-Off the A46, Dunholme, Lincolnshire | Historic Landfill |
| 2 | Land adjacent to Cammeringham Top Covert and the A15-Cammeringham | Historic Landfill |
| 3 | Barlings Lane-Langworth, Lincoln | Historic Landfill |
| 4 | Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire | Historic Landfill |
| 5 | Middle Street-Cammeringham | Historic Landfill |



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# Maps
# Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

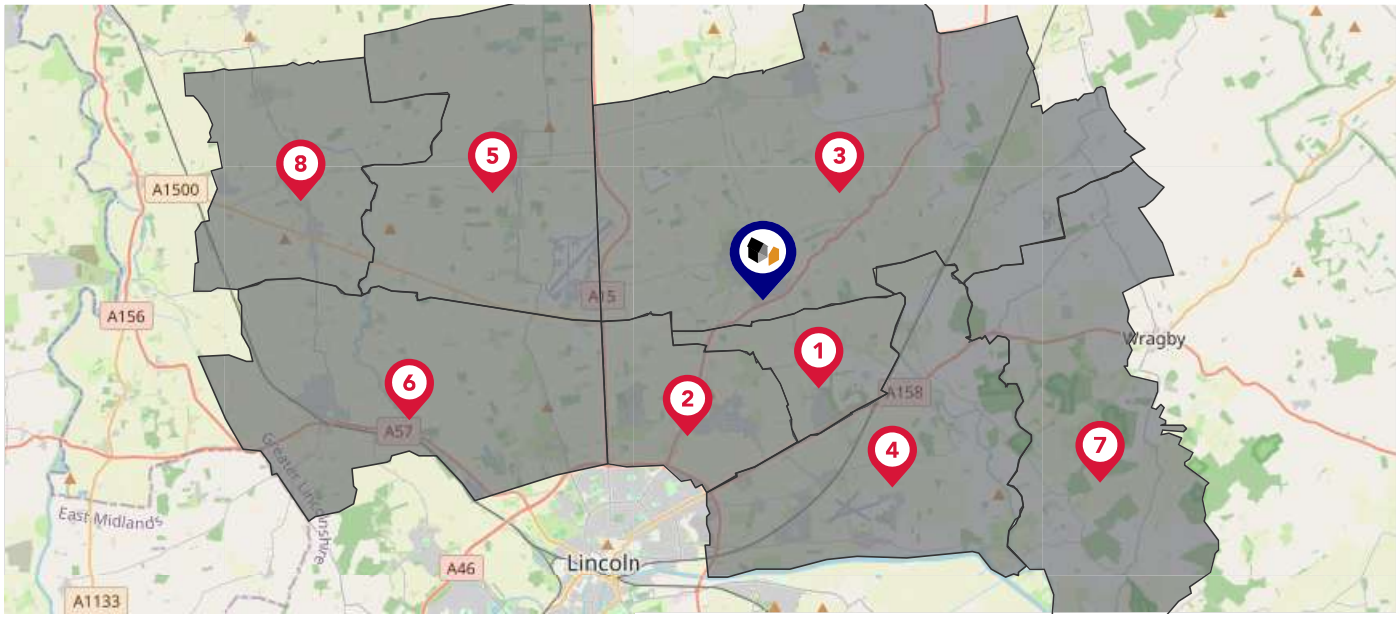
- Adit
- Gutter Pit
- Shaft

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



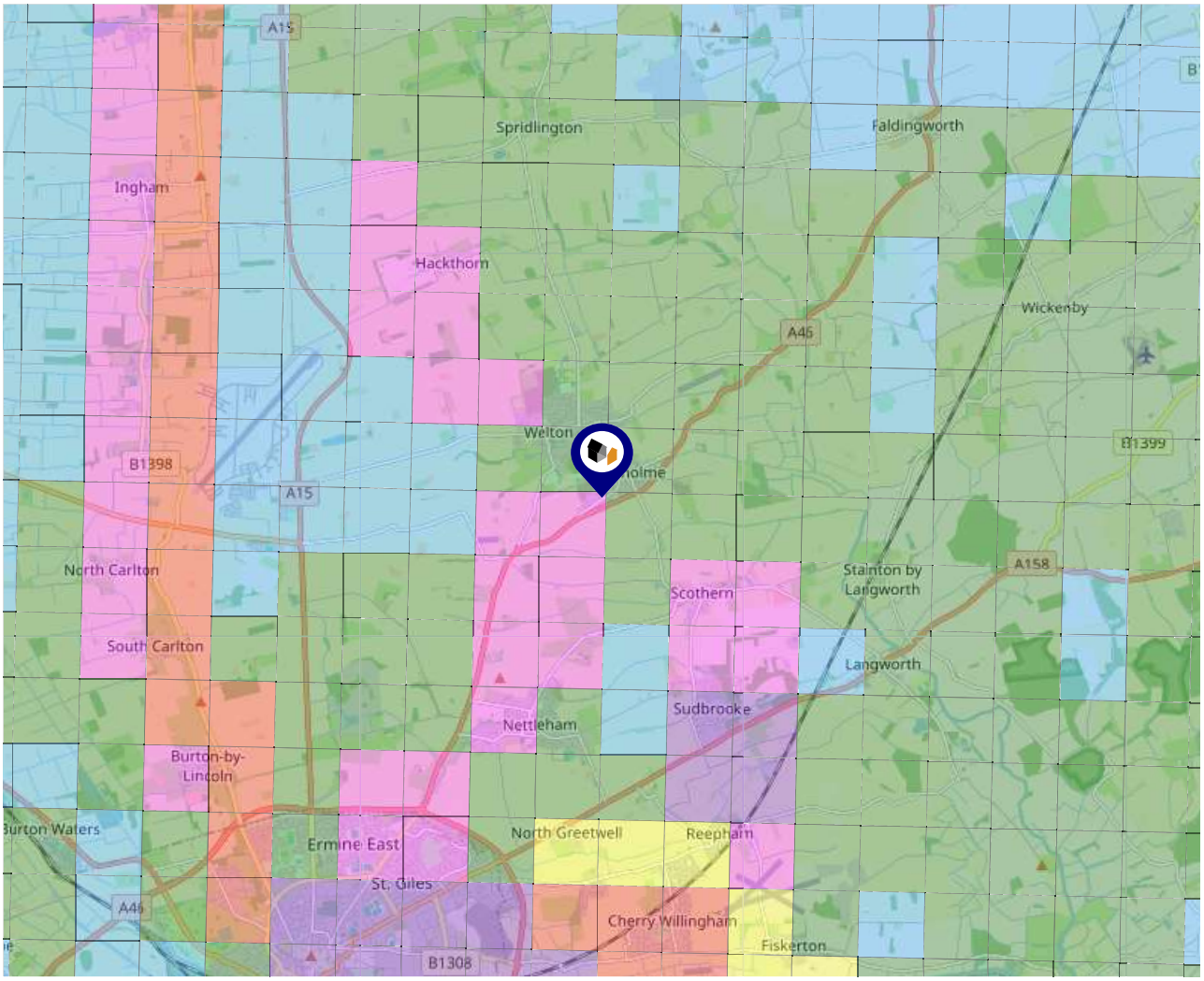

## Nearby Council Wards

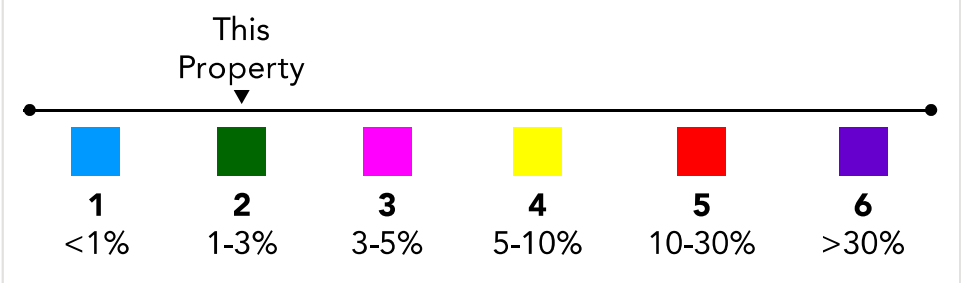
| | |
|---|---|
| 1 | Sudbrooke Ward |
| 2 | Nettleham Ward |
| 3 | Dunholme and Welton Ward |
| 4 | Cherry Willingham Ward |
| 5 | Scampton Ward |
| 6 | Saxilby Ward |
| 7 | Bardney Ward |
| 8 | Stow Ward |

# 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).



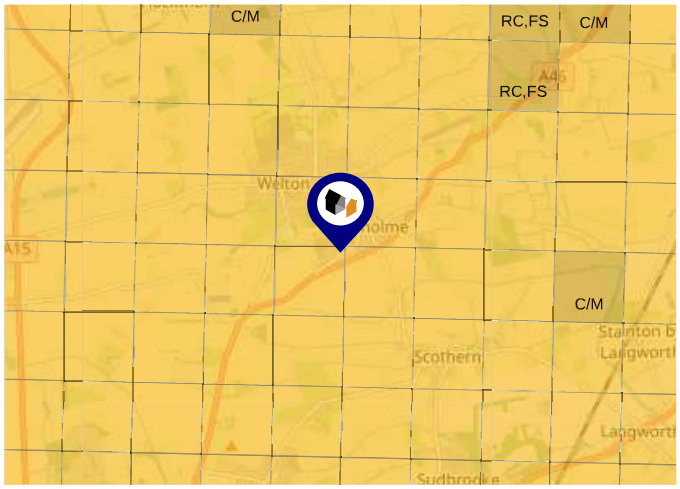



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# Environment
# **Soils & Clay**

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

| | | | |
|---|---|---|---|
| **Carbon Content:** | VARIABLE | **Soil Texture:** | LOAM TO CLAYEY LOAM |
| **Parent Material Grain:** | MIXED (ARGILLIC-RUDACEOUS) | **Soil Depth:** | DEEP |
| **Soil Group:** | MEDIUM TO HEAVY | | |



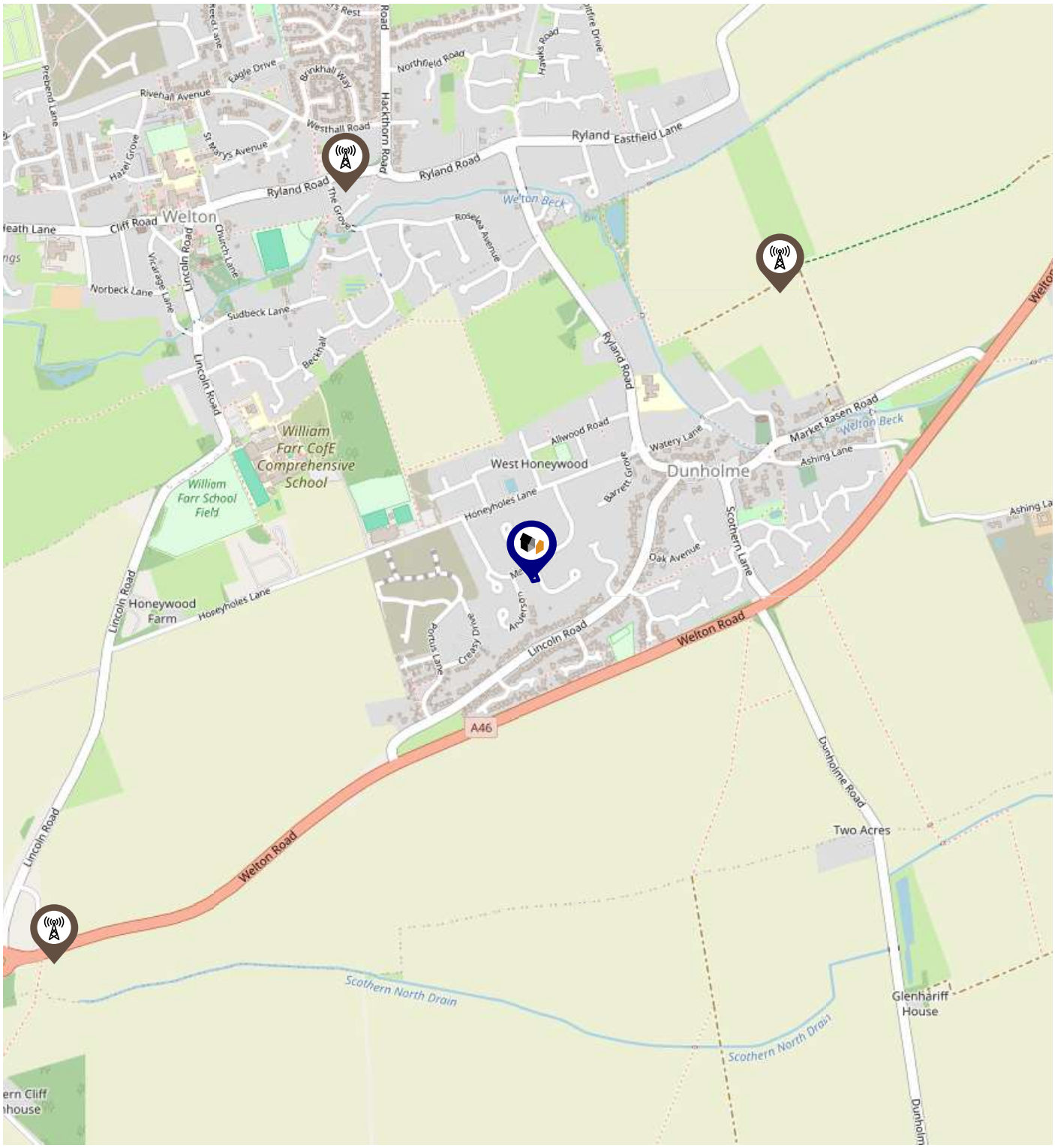

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



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# Local Area
# **Masts & Pylons**




**Key:**

Power Pylons

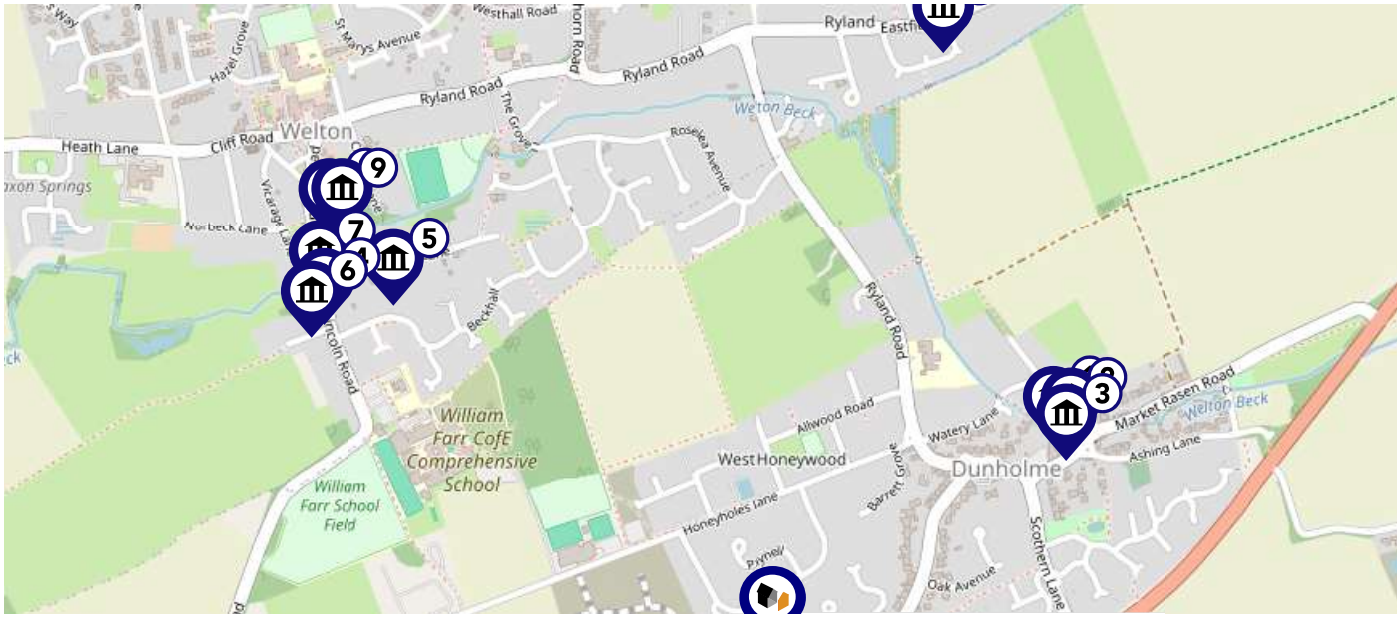
Communication Masts



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# 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 |
|---|---|---|
| 1 1359446 - The Vicarage | Grade II | 0.4 miles |
| 2 1064139 - Church Of St Chad | Grade I | 0.4 miles |
| 3 1064140 - Lampstand At Church Of St Chad | Grade II | 0.4 miles |
| 4 1064089 - Pump On The Green | Grade II | 0.6 miles |
| 5 1064091 - Stonefaces | Grade II | 0.6 miles |
| 6 1064090 - 10, Lincoln Road | Grade II | 0.6 miles |
| 7 1359459 - Brook House | Grade II | 0.6 miles |
| 8 1359439 - Church Of St Mary | Grade II | 0.7 miles |
| 9 1064131 - 2 Gravestones At East End Of Church Of St Mary | Grade II | 0.7 miles |
| 10 1309120 - Ryland Farmhouse | Grade II | 0.7 miles |



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# Area
# **Schools**




| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Dunholme St Chad's Church of England Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 212 \| Distance:0.36 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **William Farr CofE Comprehensive School**<br>Ofsted Rating: Good \| Pupils: 1444 \| Distance:0.43 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | **Welton St Mary's Church of England Primary Academy**<br>Ofsted Rating: Good \| Pupils: 381 \| Distance:0.82 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **Ellison Boulters Church of England Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 288 \| Distance:1.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **The Nettleham Infant and Nursery School**<br>Ofsted Rating: Good \| Pupils: 210 \| Distance:2.4 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | **The Nettleham Church of England Voluntary Aided Junior School**<br>Ofsted Rating: Good \| Pupils: 227 \| Distance:2.43 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **The Hackthorn Church of England Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 56 \| Distance:2.55 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | **Pollyplatt Primary School**<br>Ofsted Rating: Good \| Pupils: 81 \| Distance:2.89 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

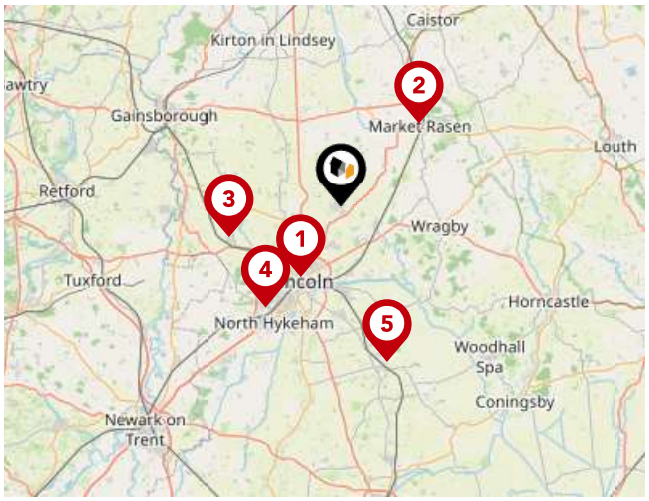



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **Reepham Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 204 \| Distance:3.52 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 | **The Priory Pembroke Academy**<br>Ofsted Rating: Good \| Pupils: 567 \| Distance:3.69 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 11 | **Ermine Primary Academy**<br>Ofsted Rating: Good \| Pupils: 393 \| Distance:4.07 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 12 | **Scampton Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 57 \| Distance:4.16 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | **Our Lady of Lincoln Catholic Primary School A Voluntary Academy**<br>Ofsted Rating: Good \| Pupils: 204 \| Distance:4.16 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | **Lincoln Carlton Academy**<br>Ofsted Rating: Outstanding \| Pupils: 421 \| Distance:4.18 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 | **Springwell Alternative Academy Lincoln**<br>Ofsted Rating: Good \| Pupils: 48 \| Distance:4.18 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 16 | **The Lincoln St Giles Nursery School**<br>Ofsted Rating: Outstanding \| Pupils: 112 \| Distance:4.27 | ☑ | ☐ | ☐ | ☐ | ☐ |



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# Area
# Transport (National)



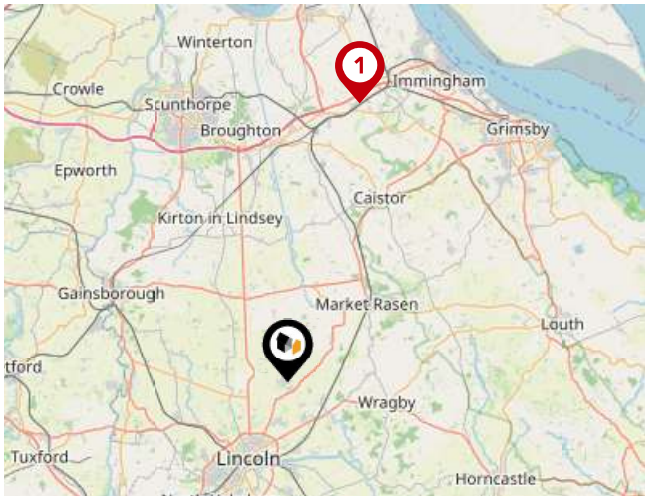

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Lincoln Central Rail Station | 5.73 miles |
| 2 | Market Rasen Rail Station | 8.11 miles |
| 3 | Saxilby Rail Station | 8.22 miles |
| 4 | Hykeham Rail Station | 8.9 miles |
| 5 | Metheringham Rail Station | 11.52 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M180 J4 | 17.34 miles |



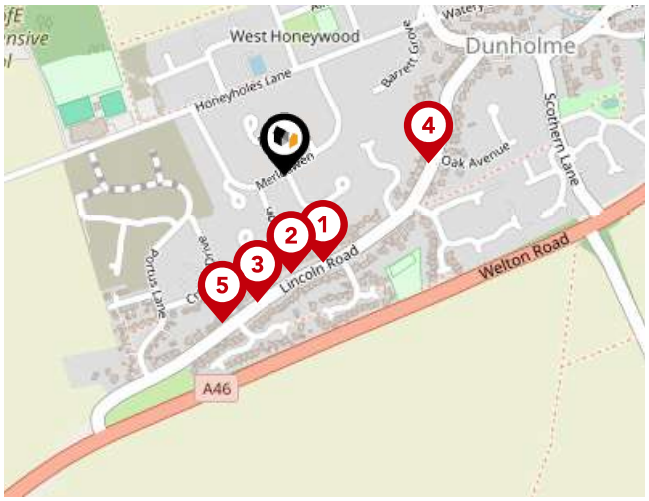

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Humberside Airport | 20.3 miles |



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# Area
# Transport (Local)

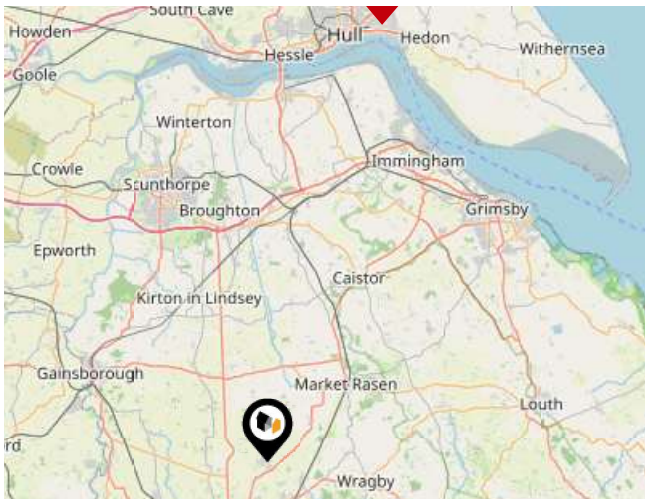



## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Kennington Close | 0.1 miles |
| 2 | Kennington Close | 0.1 miles |
| 3 | Monckton Way | 0.14 miles |
| 4 | Oak Avenue | 0.15 miles |
| 5 | Monckton Way | 0.17 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Hull Ferry Terminal | 31.82 miles |



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# Mundys
# Data Quality

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