

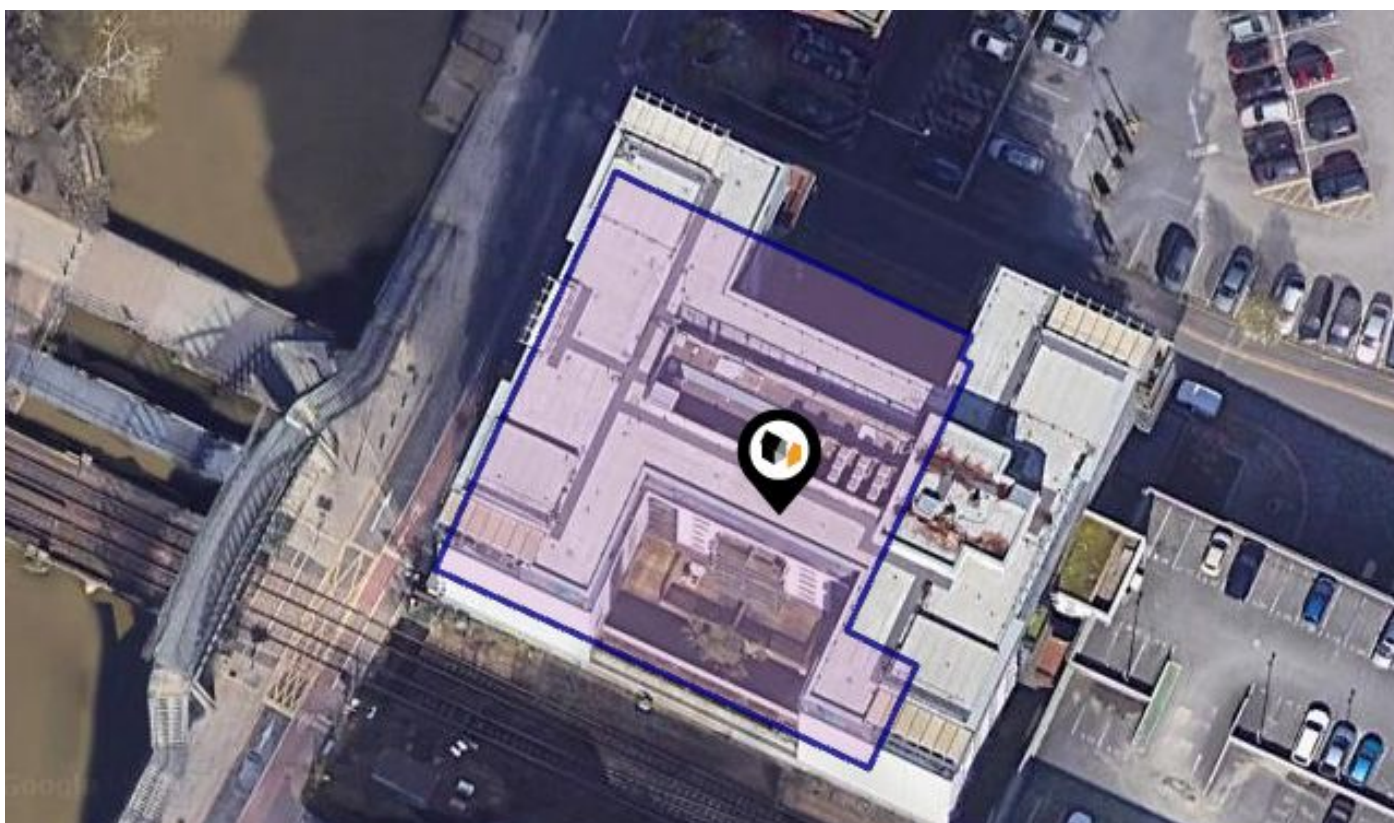


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th July 2026



BRAYFORD STREET, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

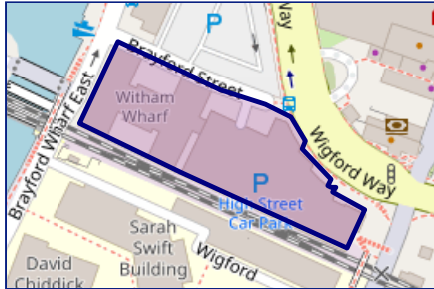
hymie.bentley@mundys.net

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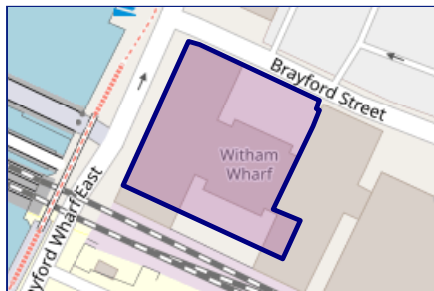
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Freehold Title Plan



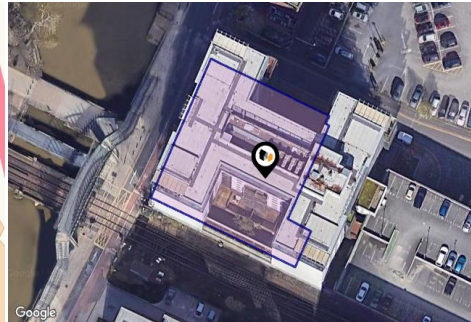
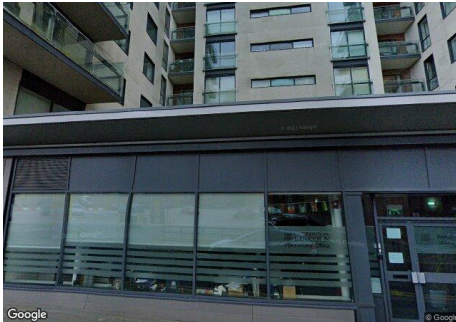
LL255451

Leasehold Title Plan



LL294619

Start Date: 06/03/2008
End Date: 04/06/3006
Lease Term: 999 years from and including 5 June 2007 to and including 4 June 3006
Term Remaining: 980 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Plot Area:	0.3 acres		
Year Built :	2003-2006		
Council Tax :	Band C		
Annual Estimate:	£2,065		
Title Number:	LL294619		

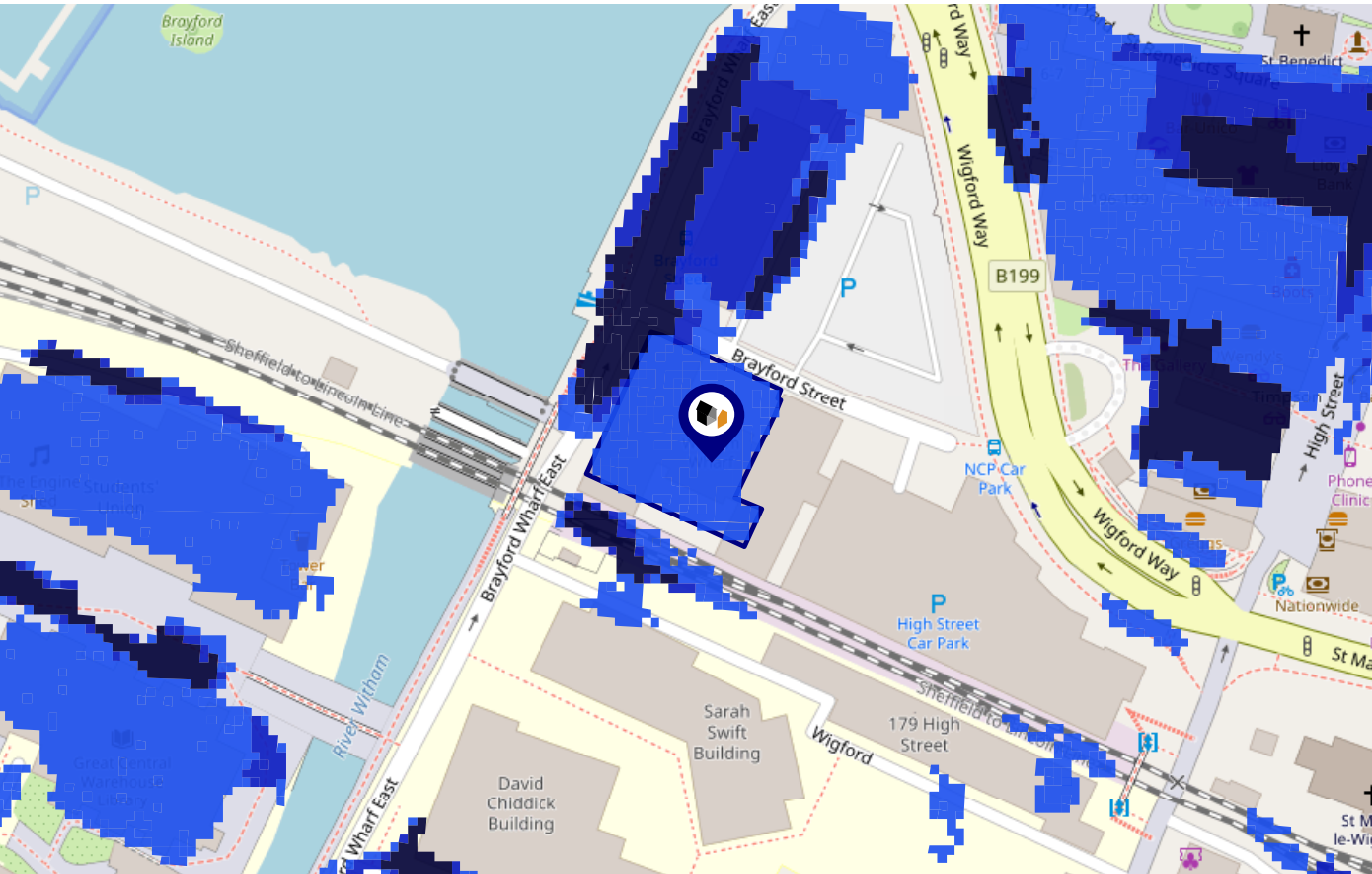
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds	
Conservation Area:	West Parade and Brayford	(Standard - Superfast - Ultrafast)	
Flood Risk:		16 mb/s	- mb/s
● Rivers & Seas	Low		
● Surface Water	Low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			
			

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.

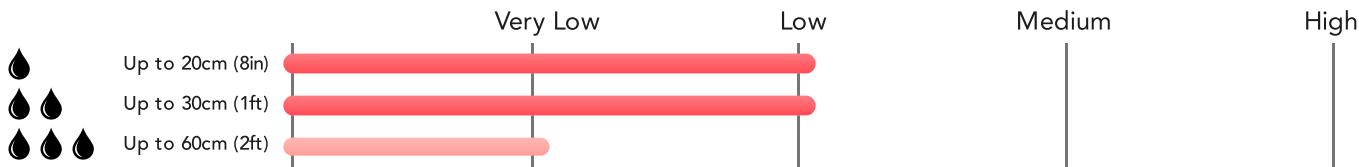


Risk Rating: Low

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:



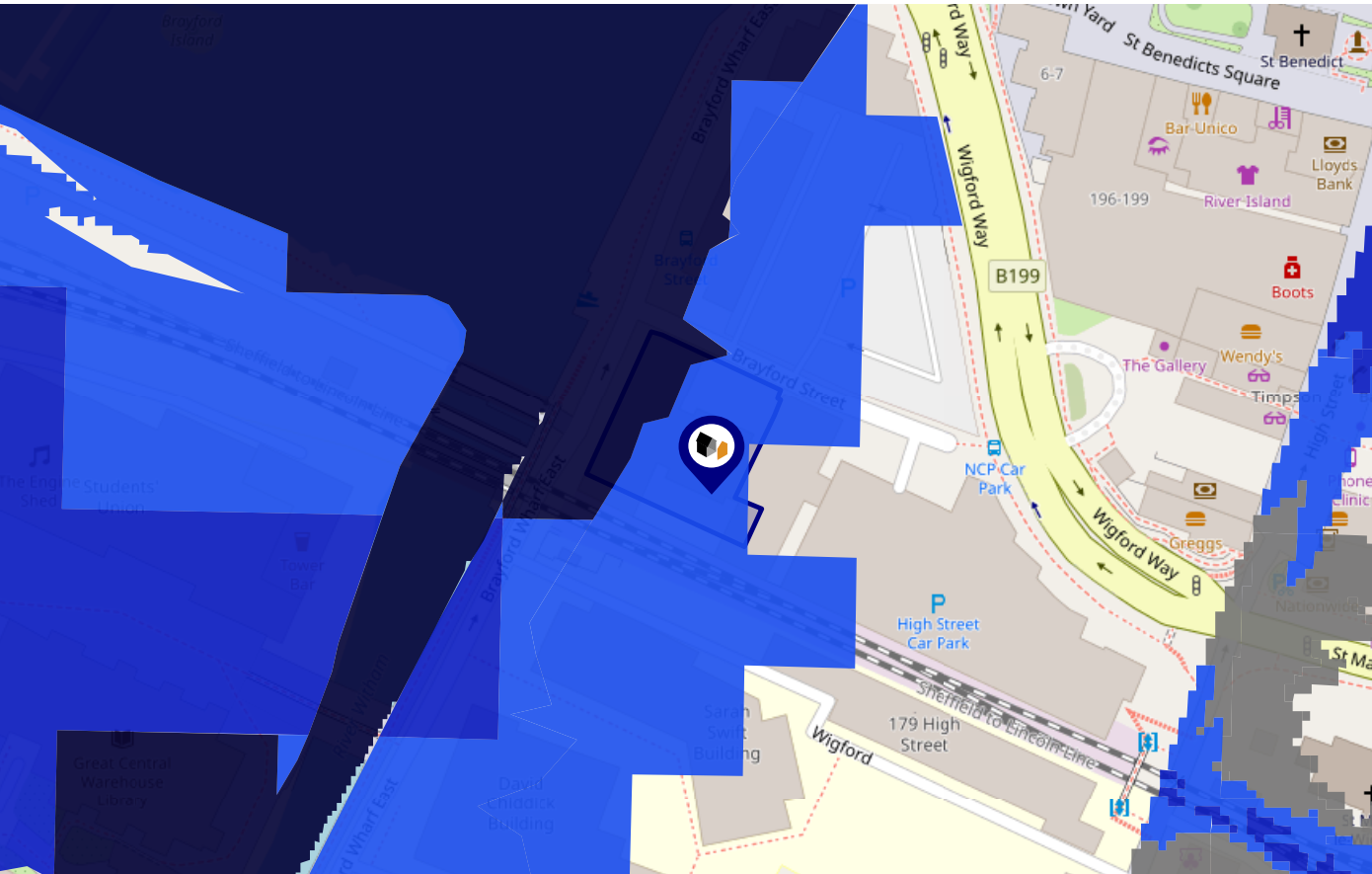
Water Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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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.

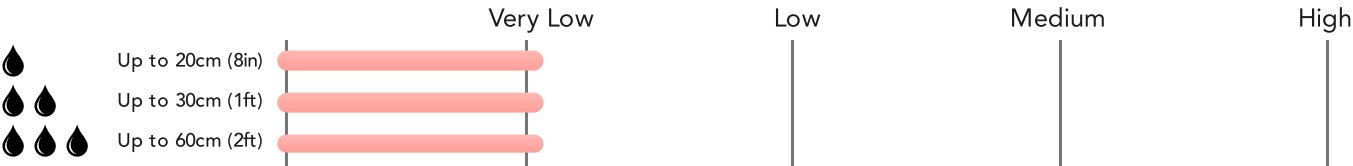


Risk Rating: Low

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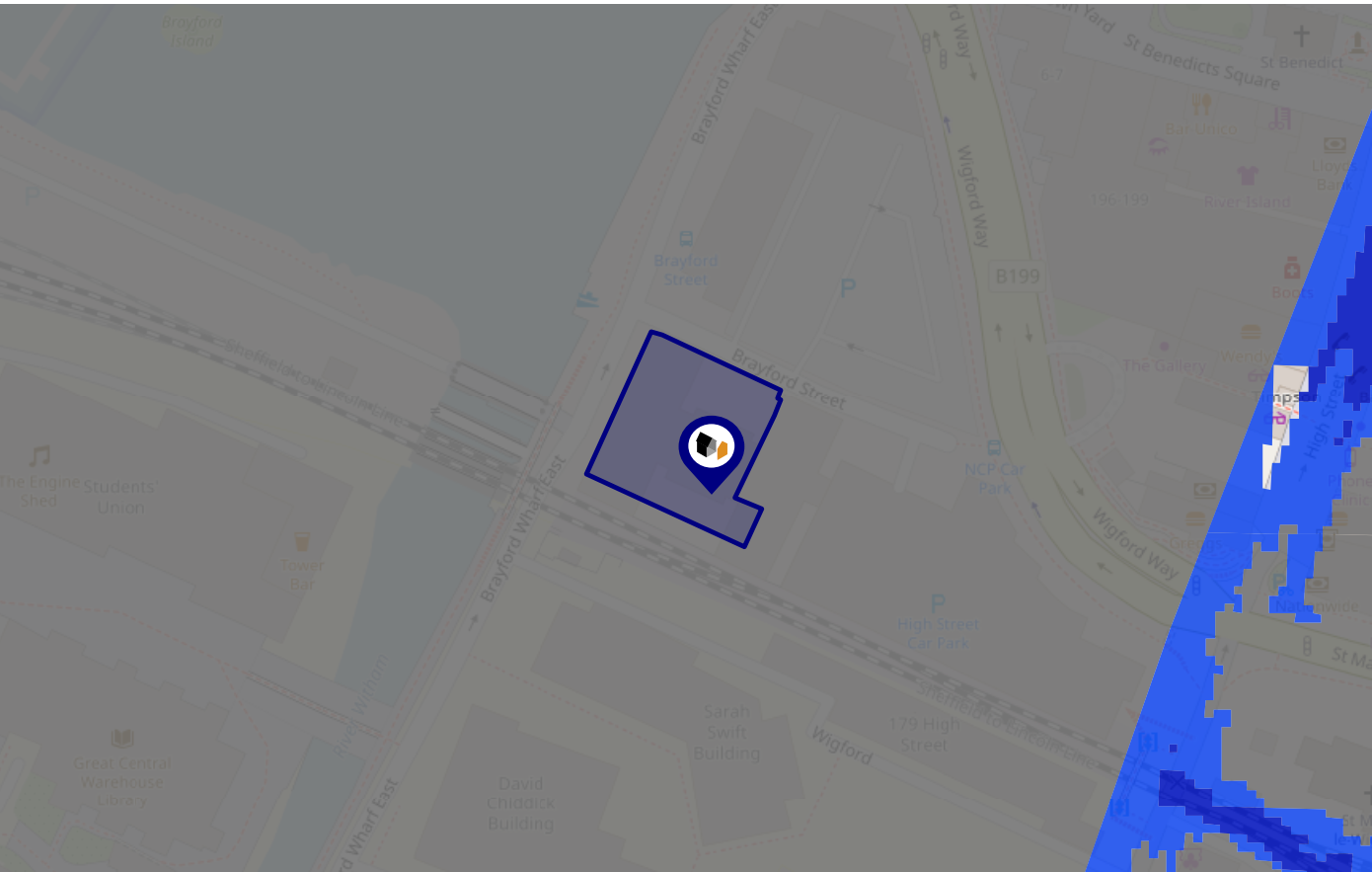
Chance of flooding to the following depths at this property:



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

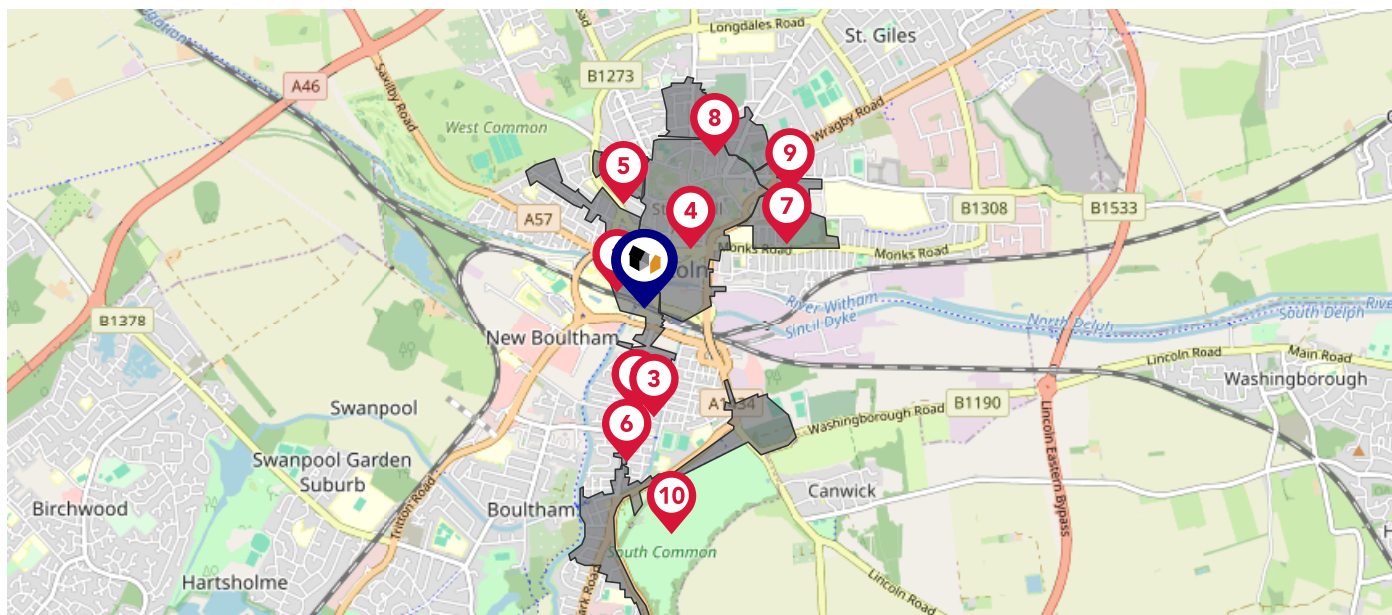


Maps

Conservation Areas



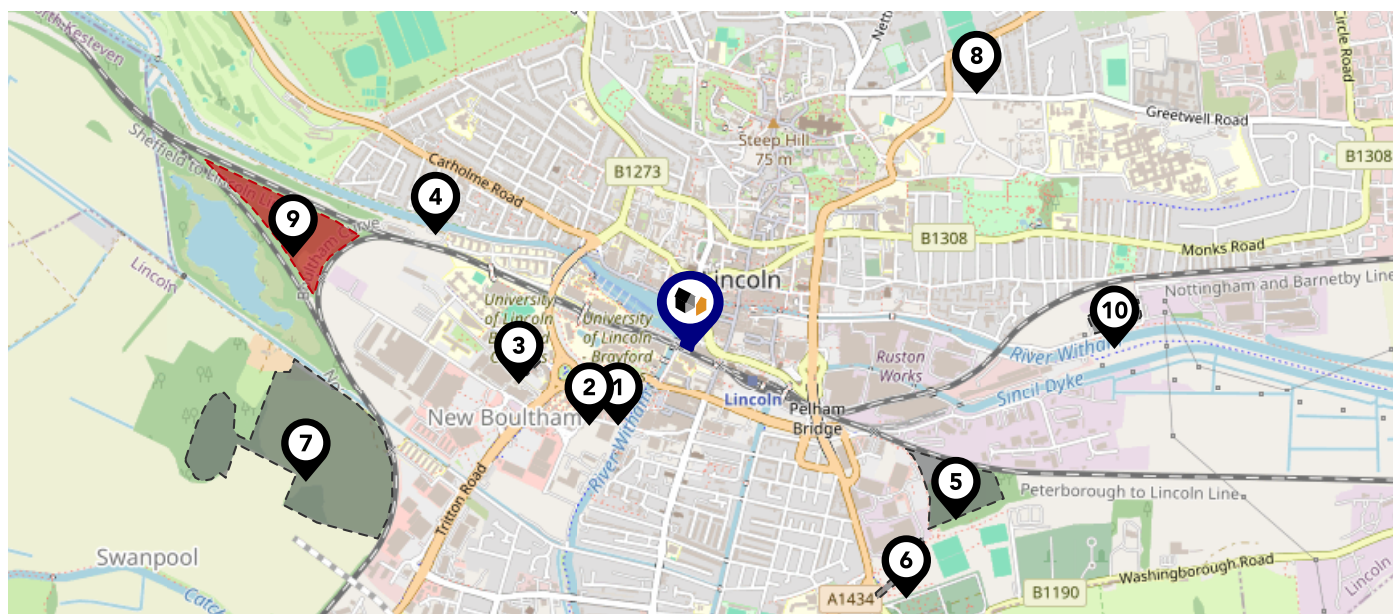
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

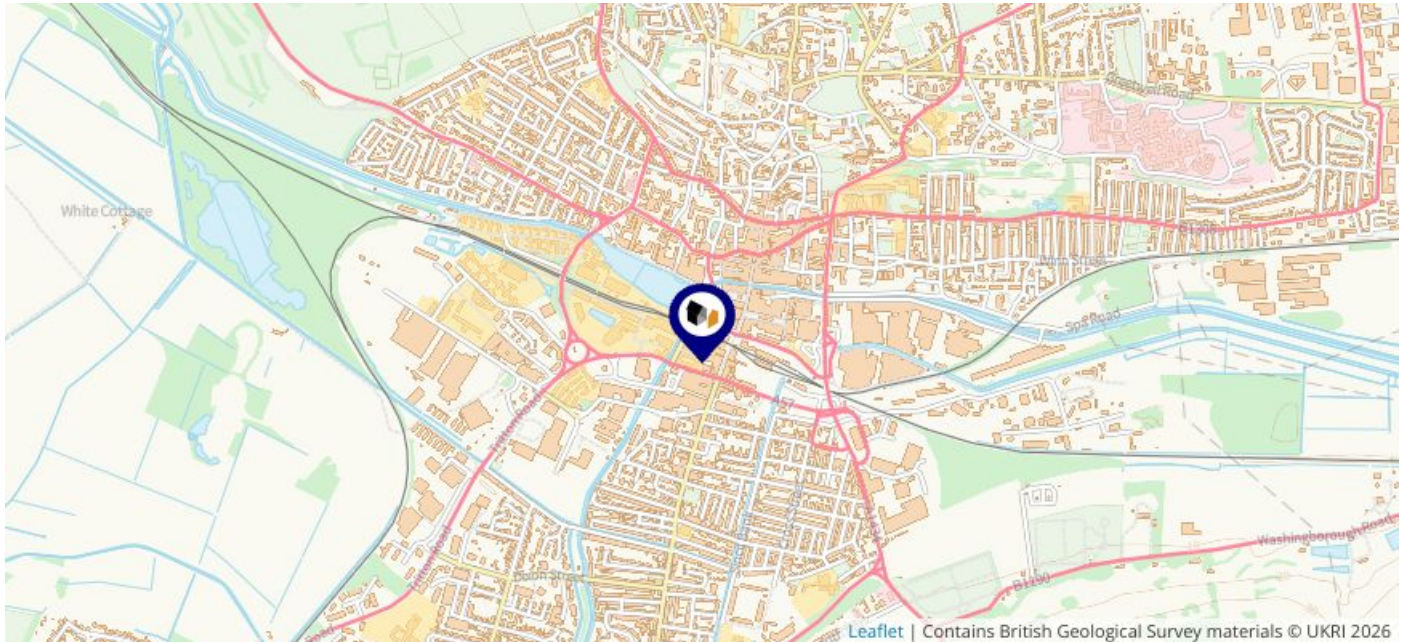
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill 
	Former Brayford Leisure Site-Ropewalk	Historic Landfill 
	Rear Of British Rail Social Club-Ropewalk	Historic Landfill 
	Former Fisons Site-Carholme Road	Historic Landfill 
	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill 
	Old Railway Cutting-Cow Paddle	Historic Landfill 
	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill 
	The Dell-Wragby Road	Historic Landfill 
	EA/EPR/BP3998NN/A001 - Beevor Foundry Ltd	Active Landfill 
	East Of Power Station Site-Spa Road	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.

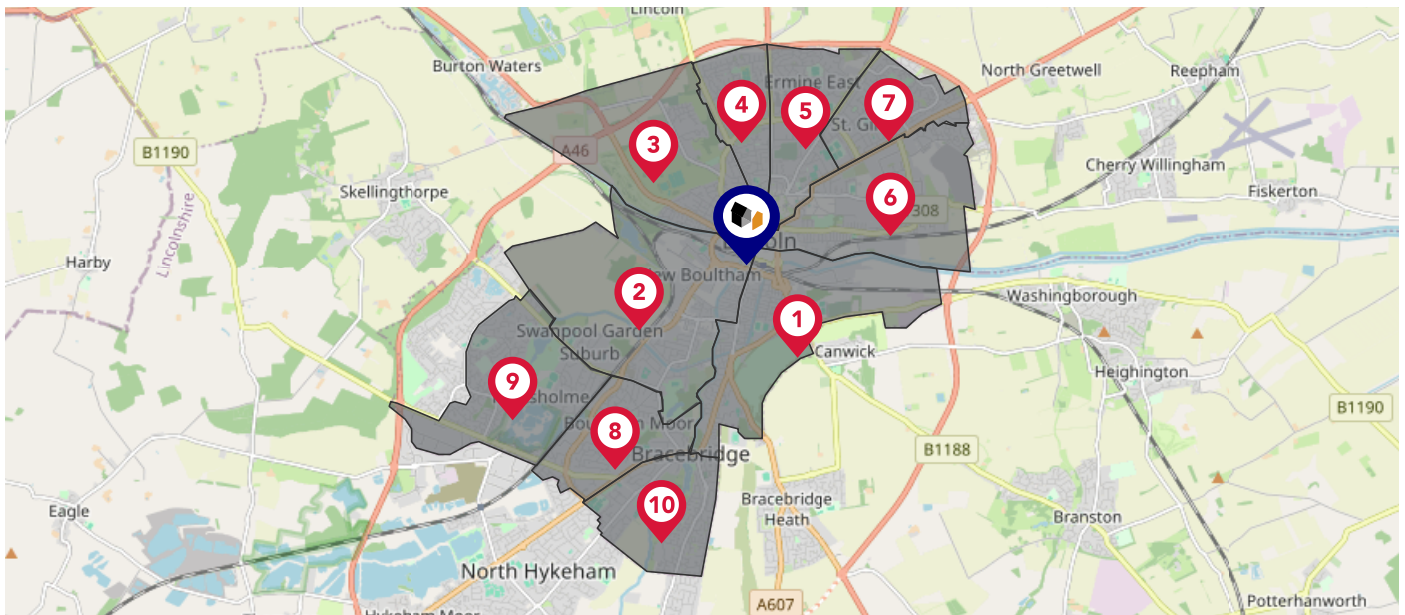
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Park Ward



Boultham Ward



Carholme Ward



Castle Ward



Minster Ward



Abbey Ward



Glebe Ward



Moorland Ward



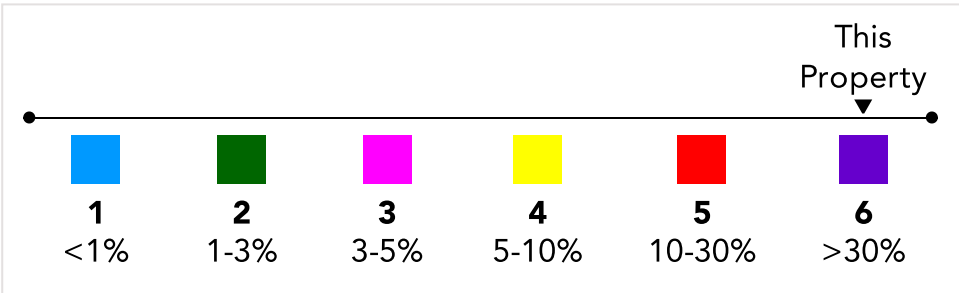
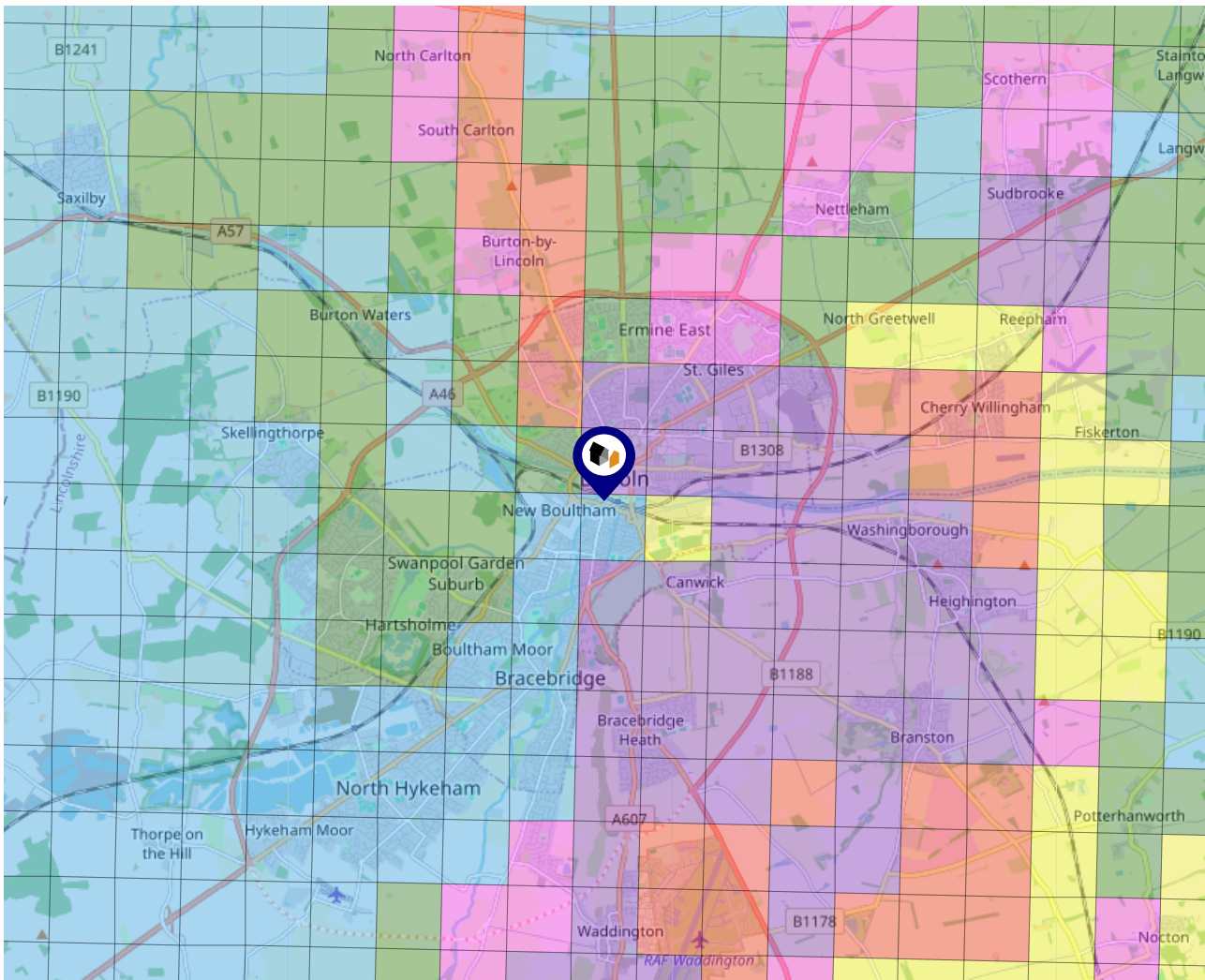
Hartsholme Ward



Witham Ward

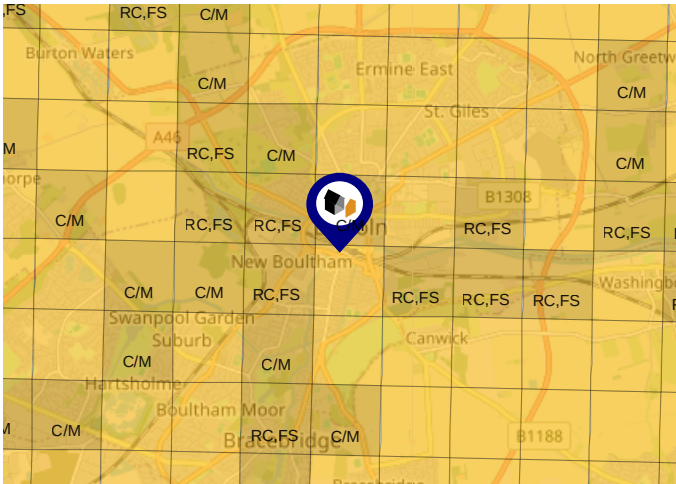
What is Radon?

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)

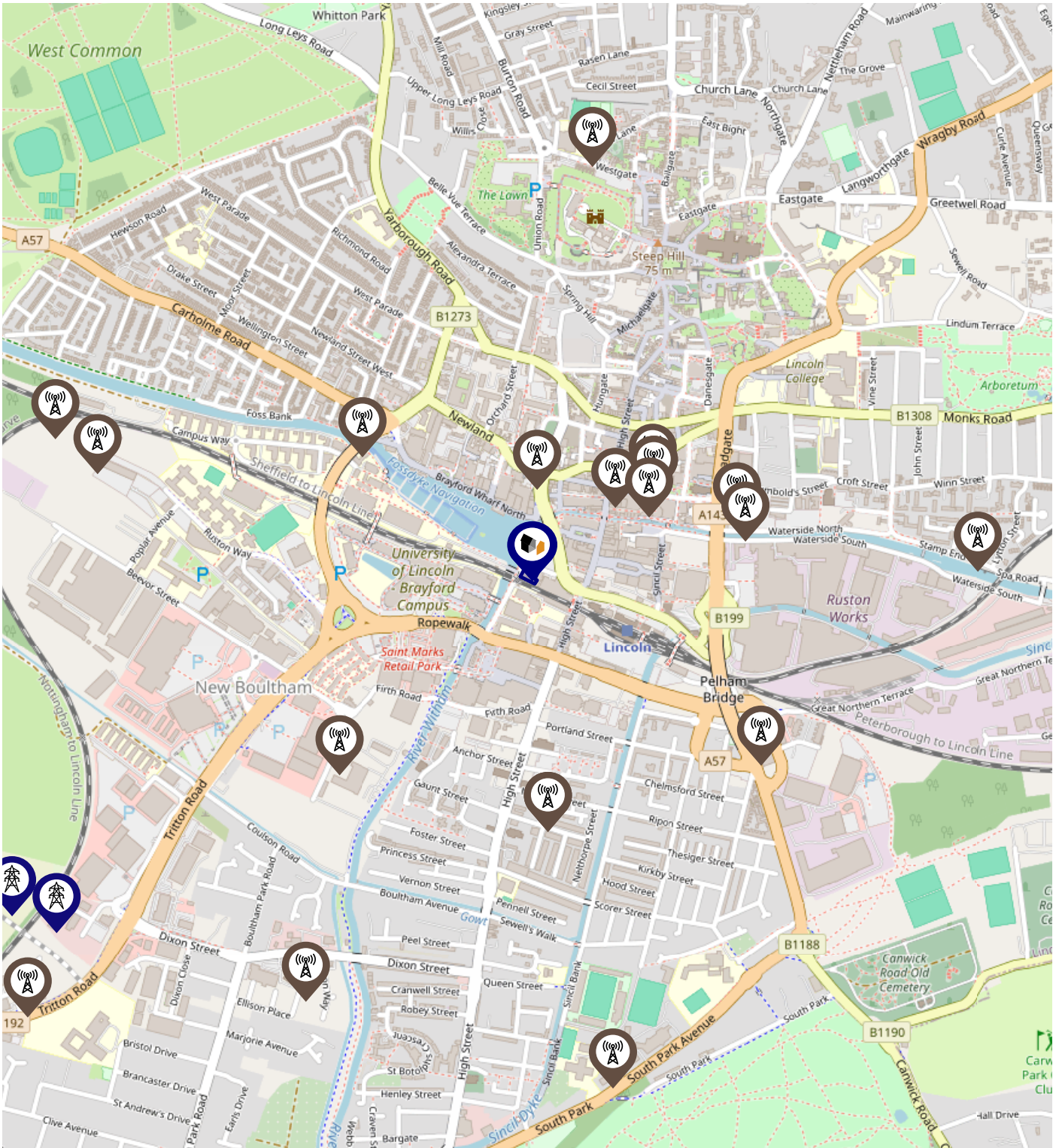
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

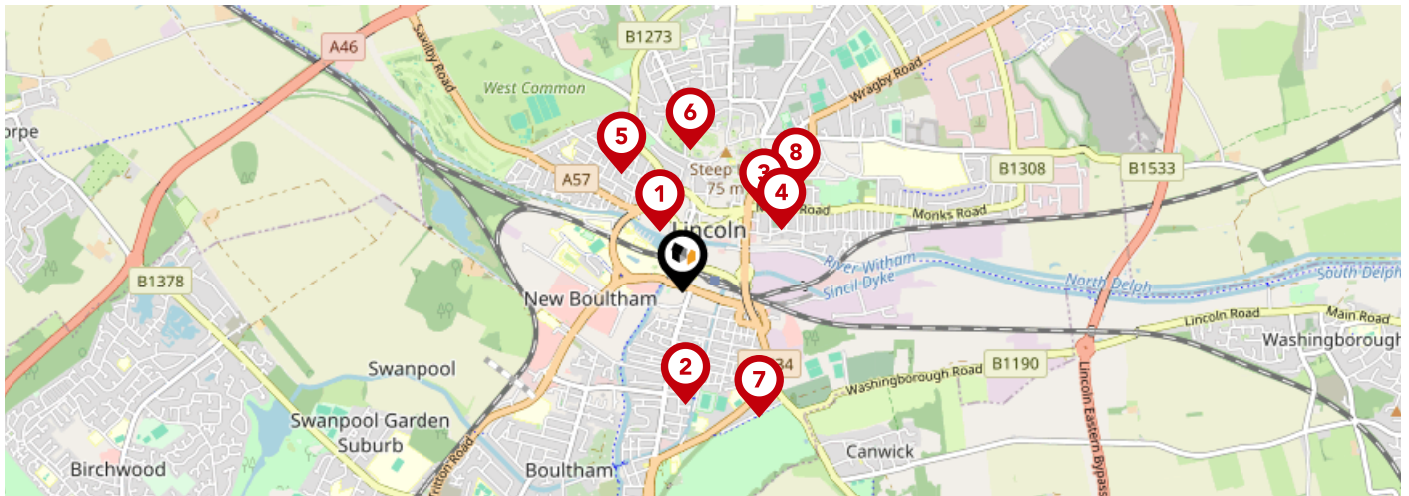
Listed Buildings



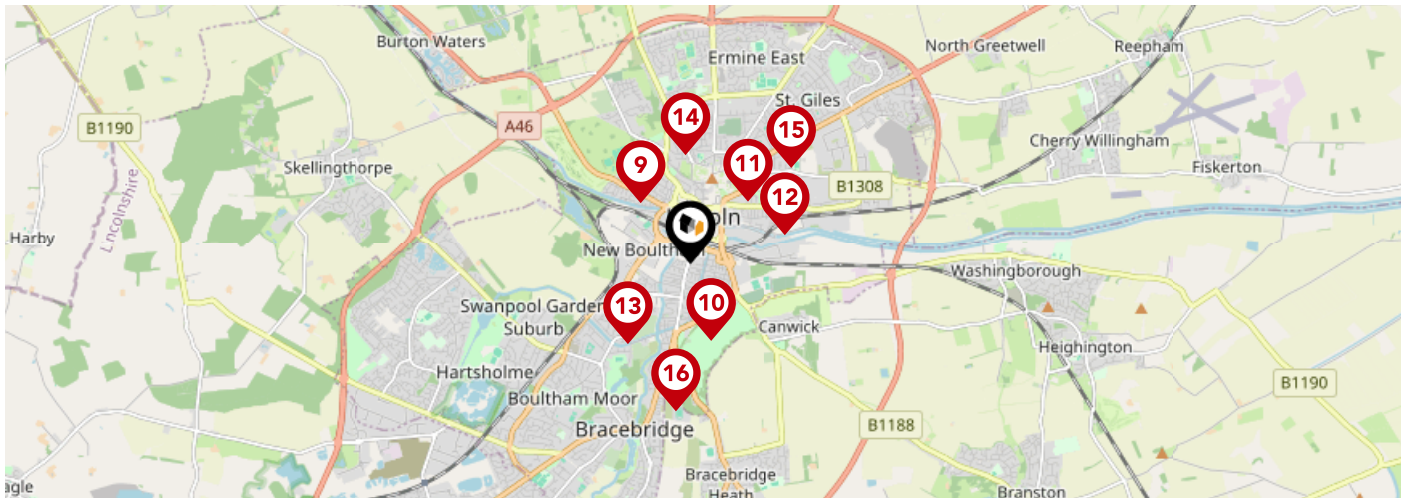
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388729 - Brush Factory And Attached Warehouse	Grade II	0.1 miles
 1388562 - 16, Guildhall Street	Grade II	0.1 miles
 1388597 - Church Of St Mary Le Wigford	Grade I	0.1 miles
 1392292 - Signal Box	Grade II	0.1 miles
 1388592 - 323 High Street	Grade II	0.1 miles
 1388501 - Former Corn Exchange	Grade II	0.1 miles
 1388746 - Church Of St Benedict	Grade II	0.1 miles
 1388712 - 22 And 22a, Newland	Grade II	0.1 miles
 1388589 - 314 And 315, High Street	Grade II	0.1 miles
 1388747 - War Memorial 5 Metres East Of Church Of St Benedict	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.29	☐	☐	☒	☐	☐
2	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.49	☐	☒	☐	☐	☐
3	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.51	☐	☐	☒	☐	☐
4	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.52	☐	☐	☒	☐	☐
5	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:0.59	☐	☒	☐	☐	☐
6	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:0.64	☐	☒	☐	☐	☐
7	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.65	☐	☒	☐	☐	☐
8	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:0.68	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:0.69	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.71	☐	☐	☒	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:0.75	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:0.88	☐	☒	☐	☐	☐
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.9	☐	☒	☐	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:0.96	☐	☒	☐	☐	☐
	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:1.23	☐	☐	☒	☐	☐
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:1.32	☐	☐	☒	☐	☐

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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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