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MIR: Material Info

The Material Information Affecting this Property

Friday 06th November 2026



DIGBY CLOSE, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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www.mundys.net

arla | propertymark PROTECTED

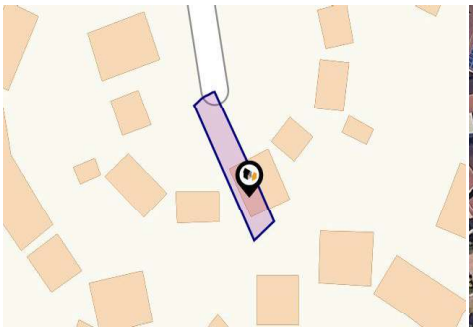
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The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL34076		

Local Area

Local Authority: Lincolnshire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s **80** mb/s **5500** mb/s

Mobile Coverage:
(based on calls indoors)

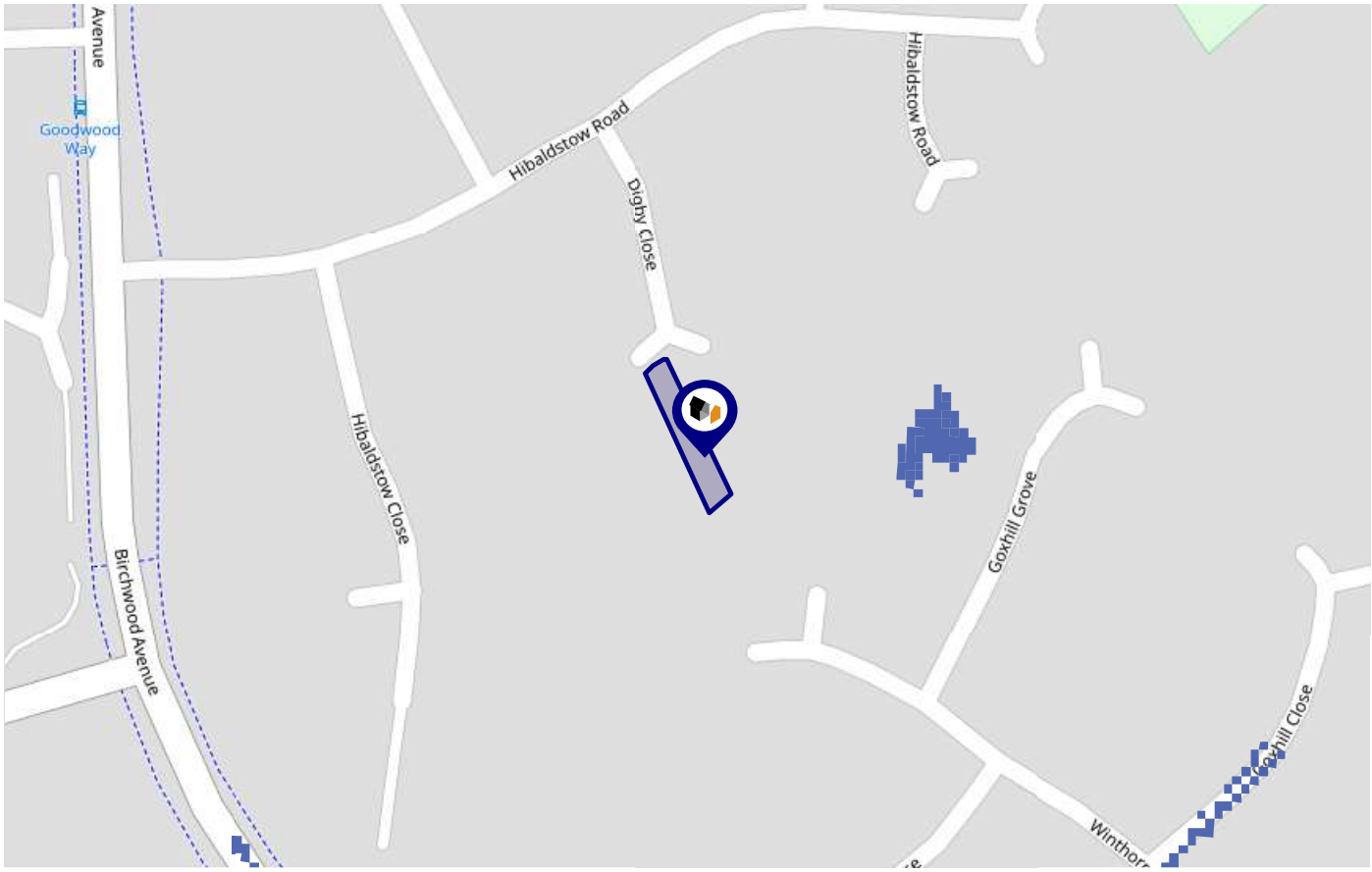
Satellite/Fibre TV Availability:

BT sky Virgin media

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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.

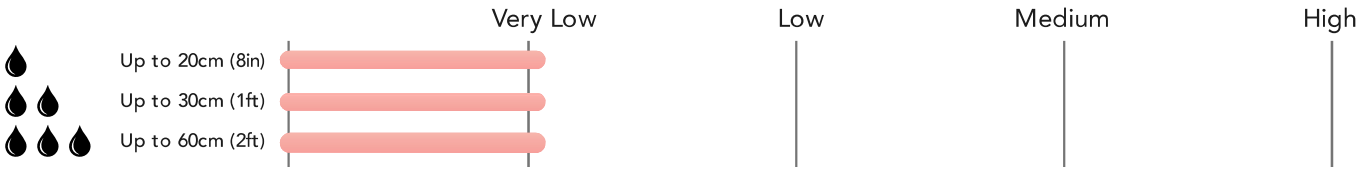


Risk Rating: Very low

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.

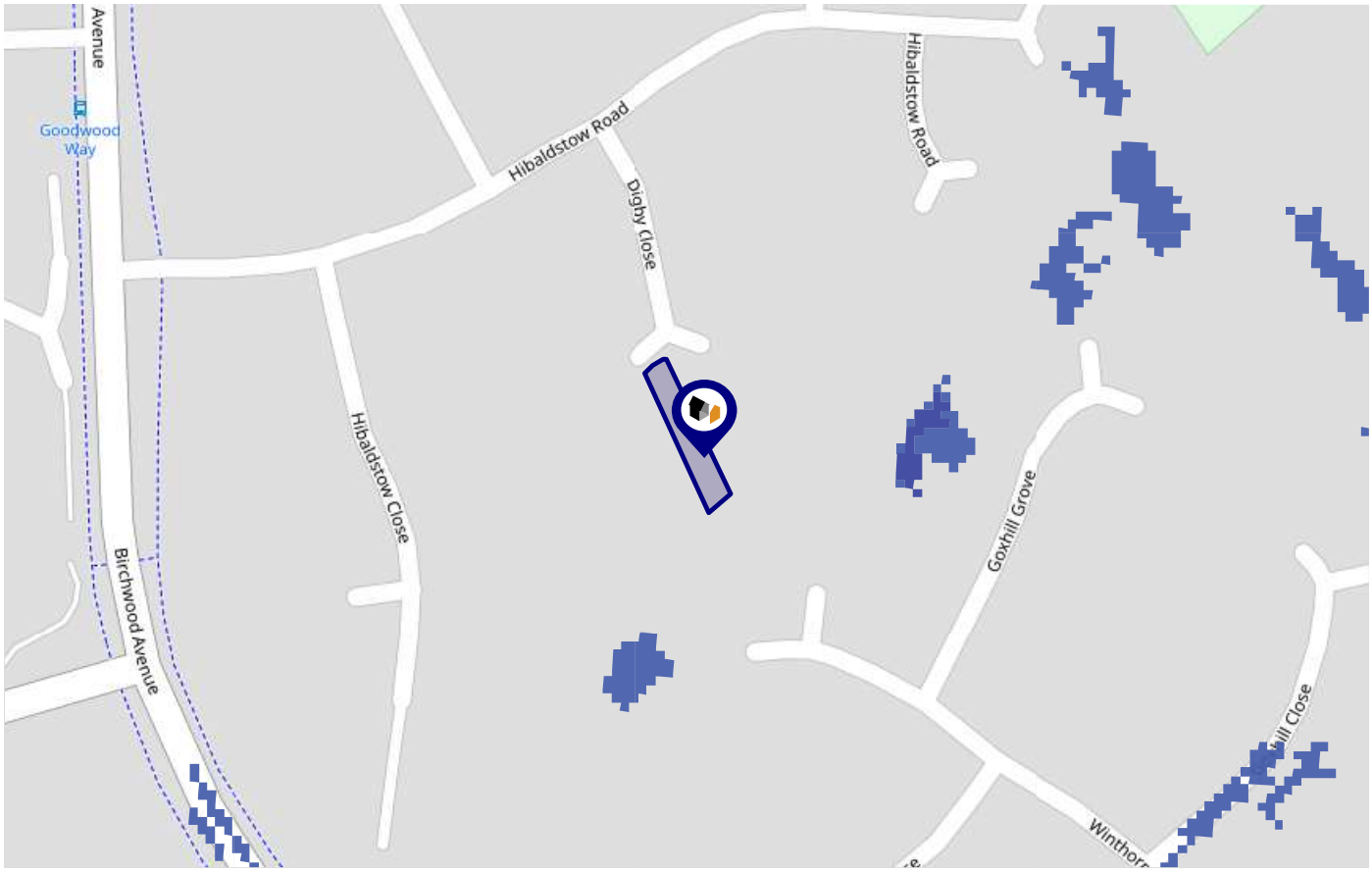
Chance of flooding to the following depths at this property:



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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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Chance of flooding to the following depths at this property:

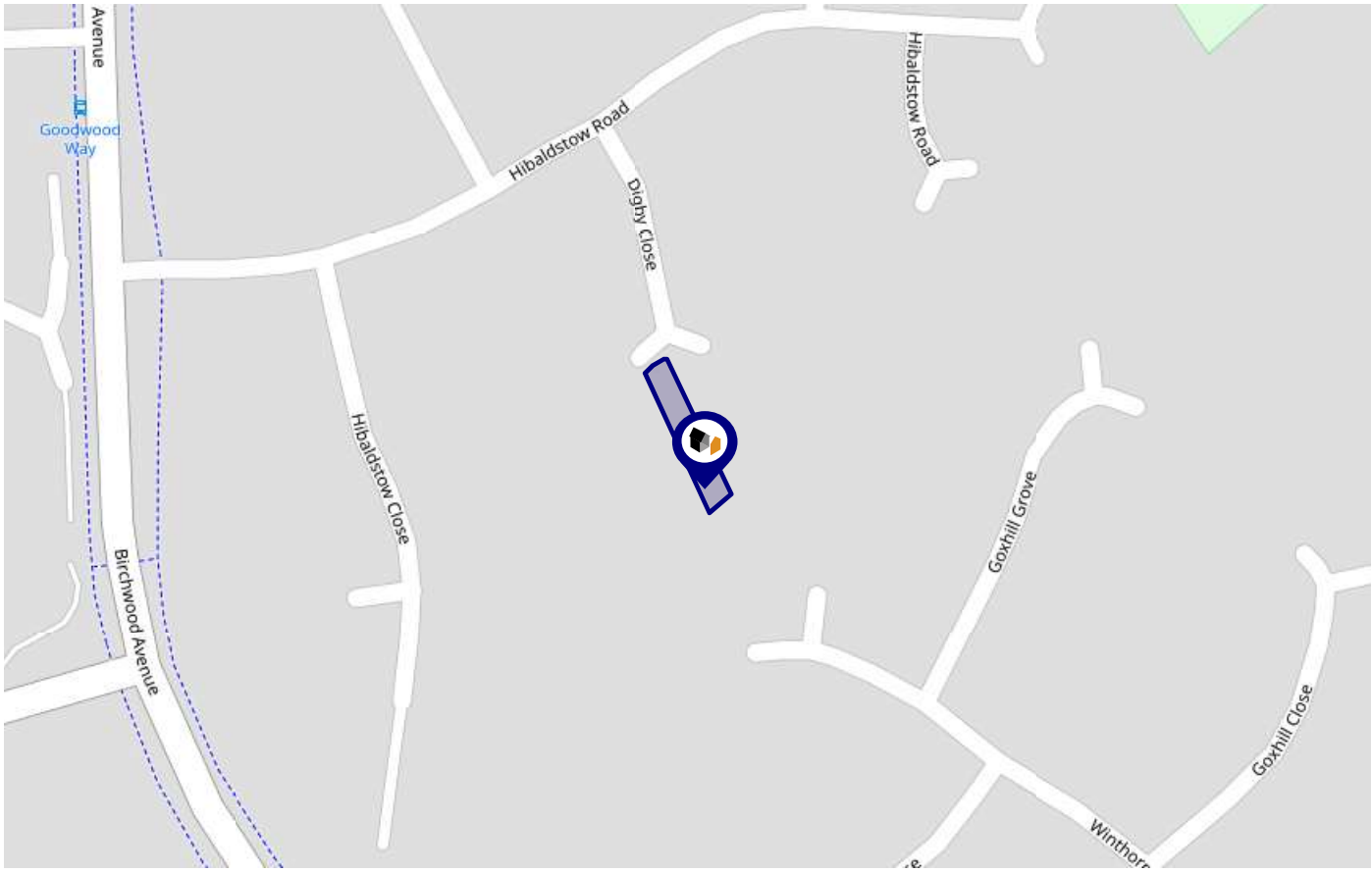


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Flood Risk
Rivers & Seas - Flood Risk

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

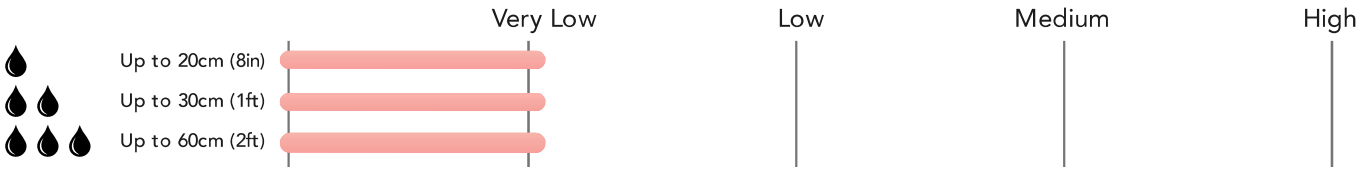


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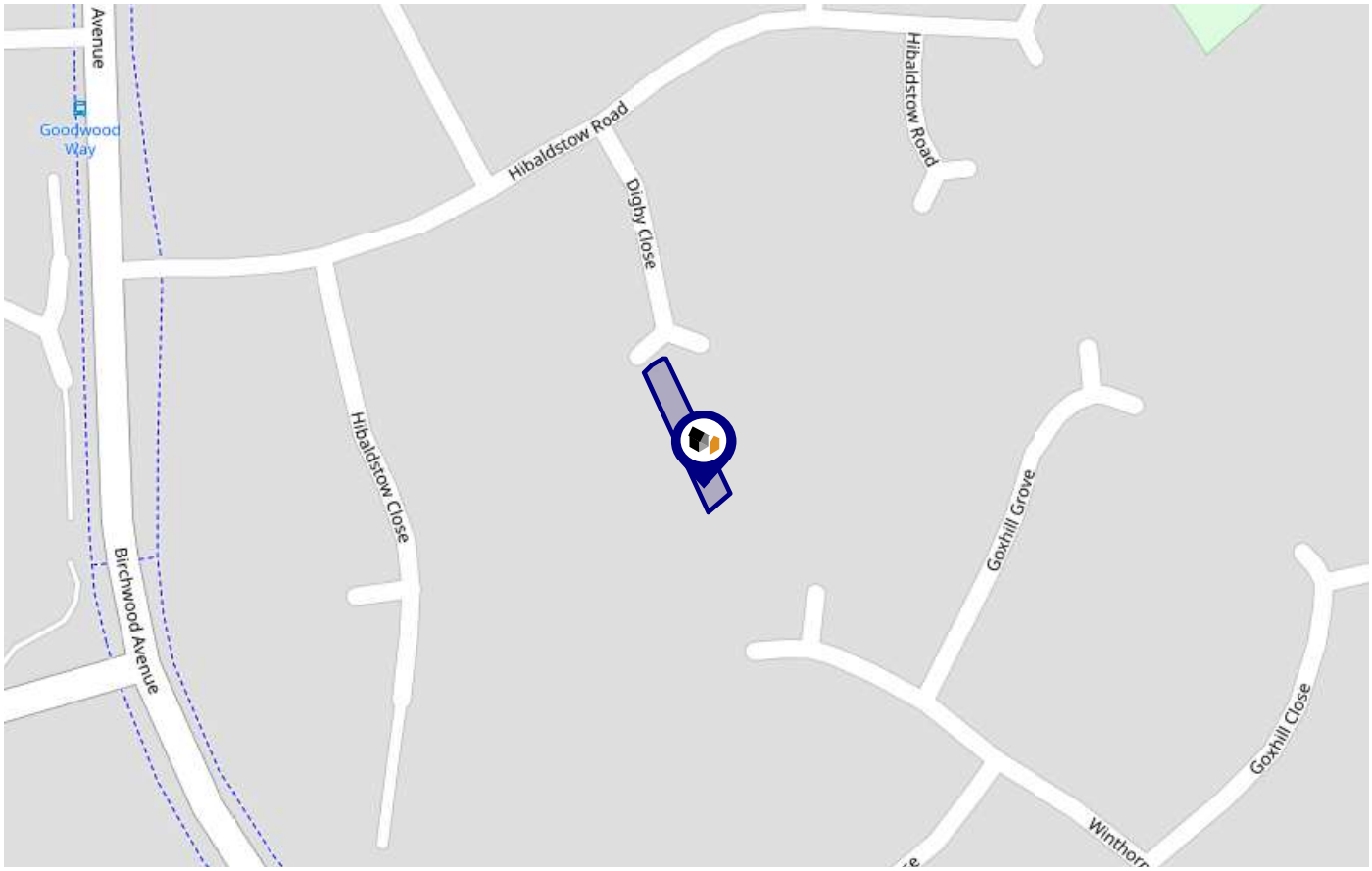
Chance of flooding to the following depths at this property:



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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.



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:



MIR - Material Info

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

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.

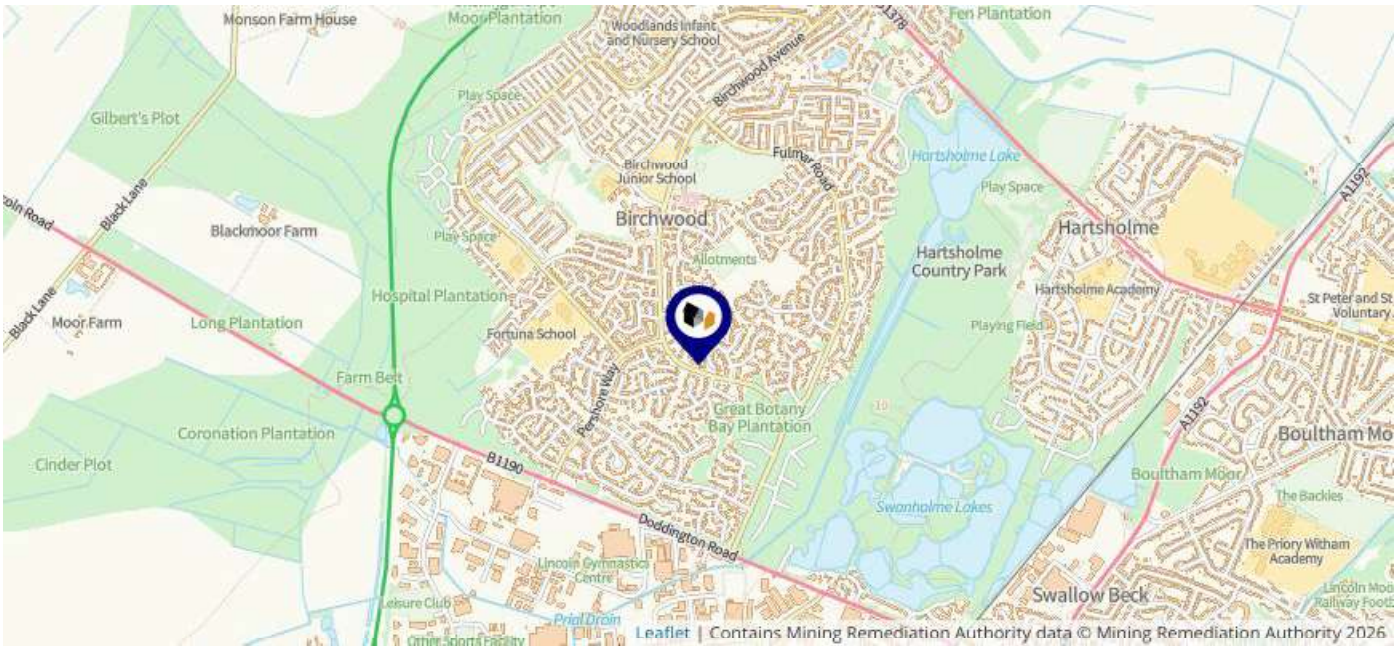


Nearby Landfill Sites

1	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
2	Hykeham Quarry Landfill (superseded By 73214)-Whisby Road, Lincoln, North Hykeham, Lincolnshire	Historic Landfill
3	Skellingthorpe Moor Plantation-Skellingthorpe Moor, Lincolnshire	Historic Landfill
4	No name provided by source	Active Landfill
5	Moorland Avenue Industrial Estate-Swallow Beck, Lincolnshire	Historic Landfill
6	Richmond Lakes-Richmond Drive,North Hykeham,Lincoln,Lincolnshire	Historic Landfill
7	City School-Skellingthorpe Road	Historic Landfill
8	Junction of A46 and Whisby Road-North Hykeham, Lincolnshire	Historic Landfill
9	Whisby Pit-Whisby Road, Skellingthorpe, , Lincolnshire	Historic Landfill
10	Whisby Moor Landfill-Garstang, Whisby Moor, Lincolnshire	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

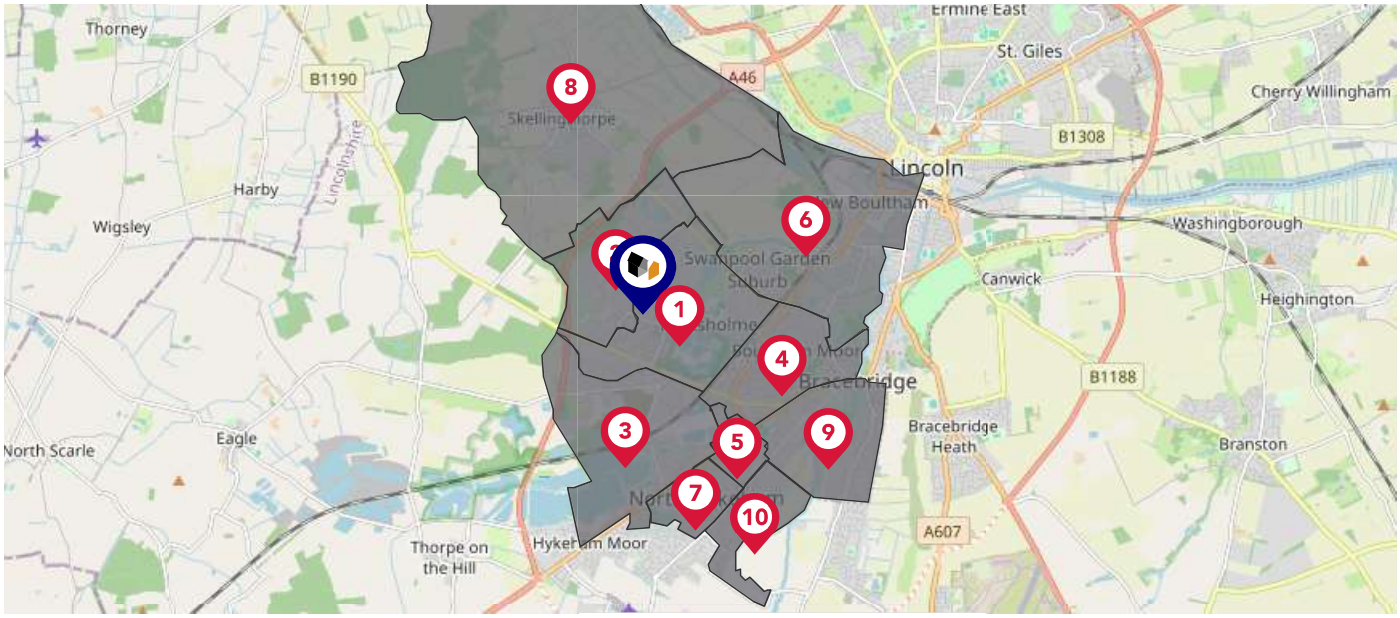
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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

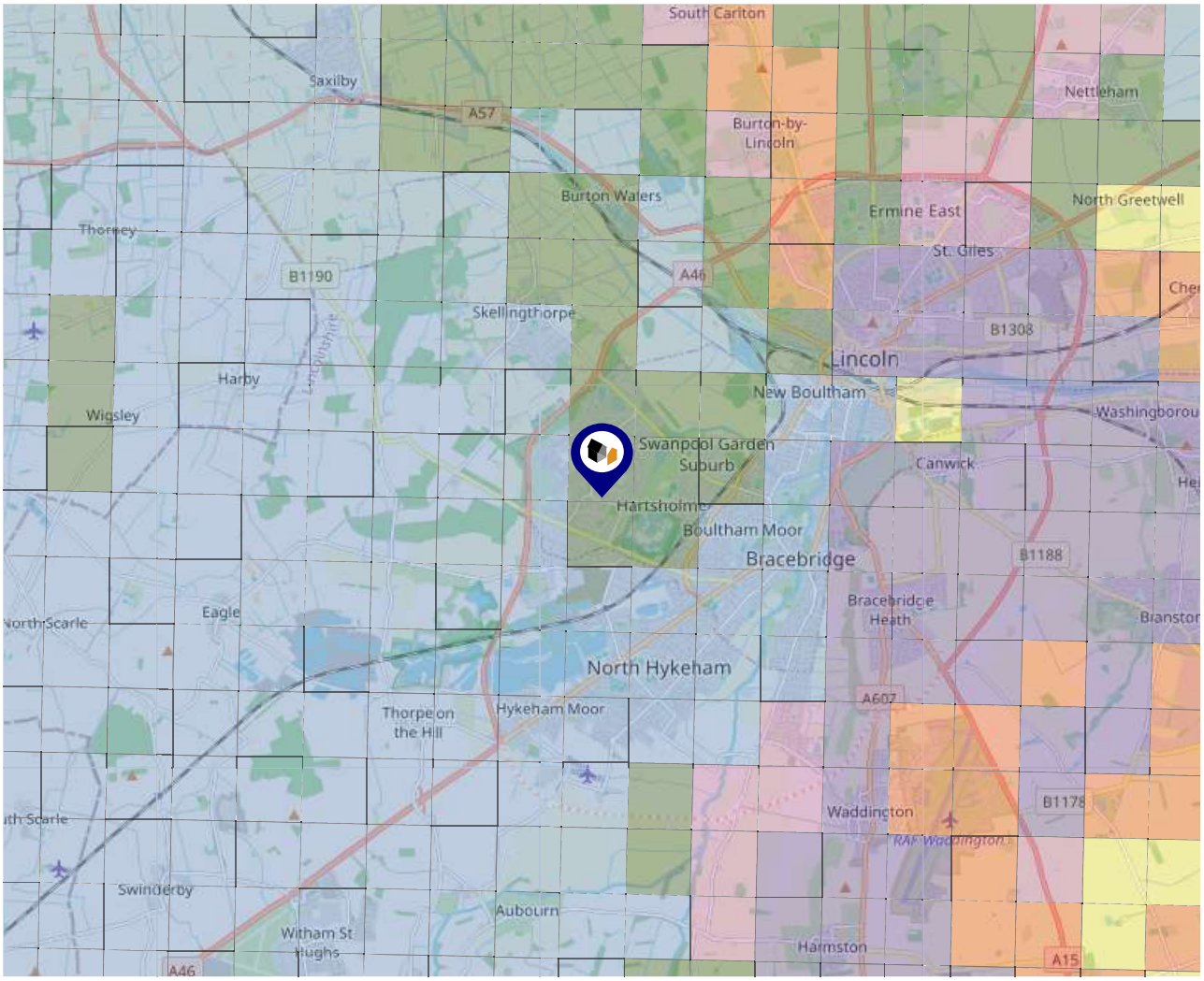
1	Hartsholme Ward
2	Birchwood Ward
3	North Hykeham Memorial Ward
4	Moorland Ward
5	North Hykeham Forum Ward
6	Boultham Ward
7	North Hykeham Moor Ward
8	Skellingthorpe Ward
9	Witham Ward
10	North Hykeham Witham Ward

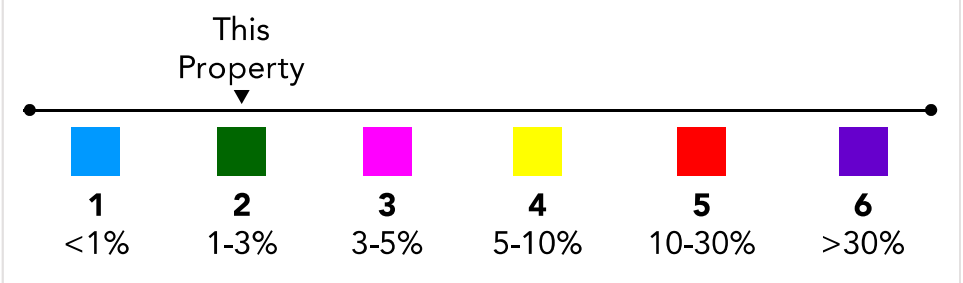
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Environment
Radon Gas

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).



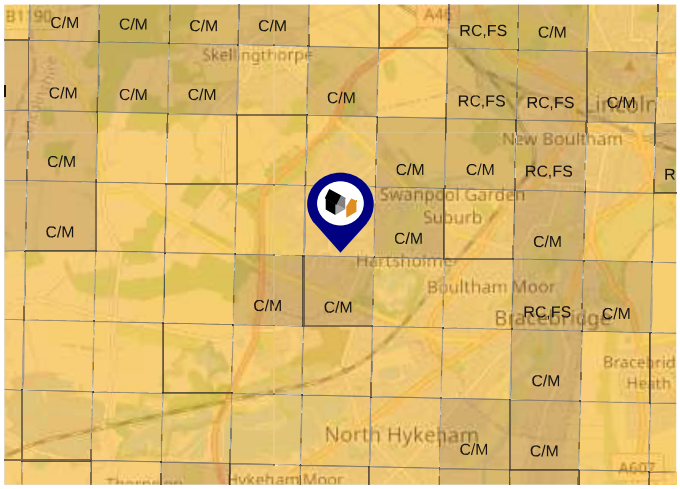


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Environment
Soils & Clay

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

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

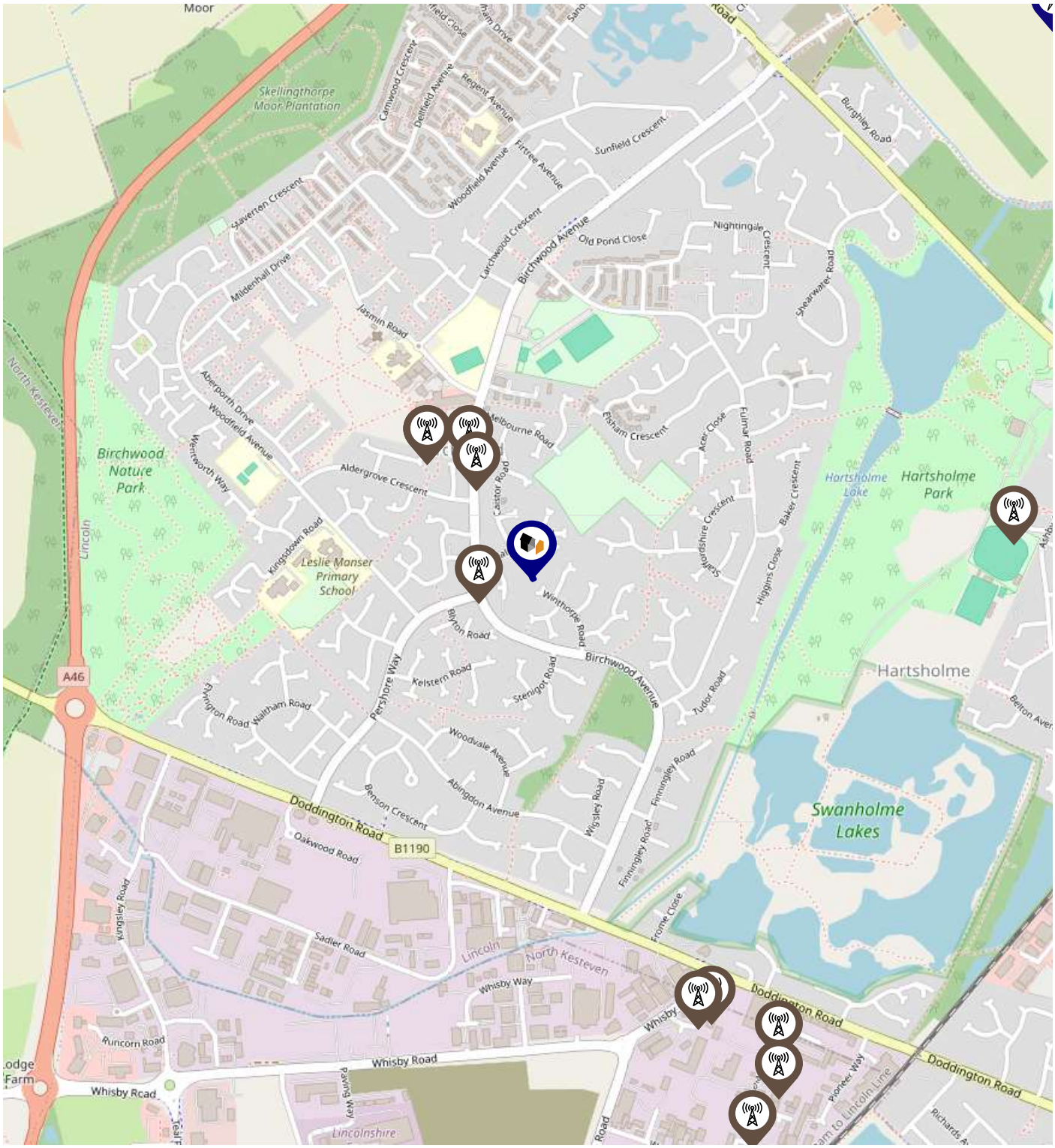


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



Key:

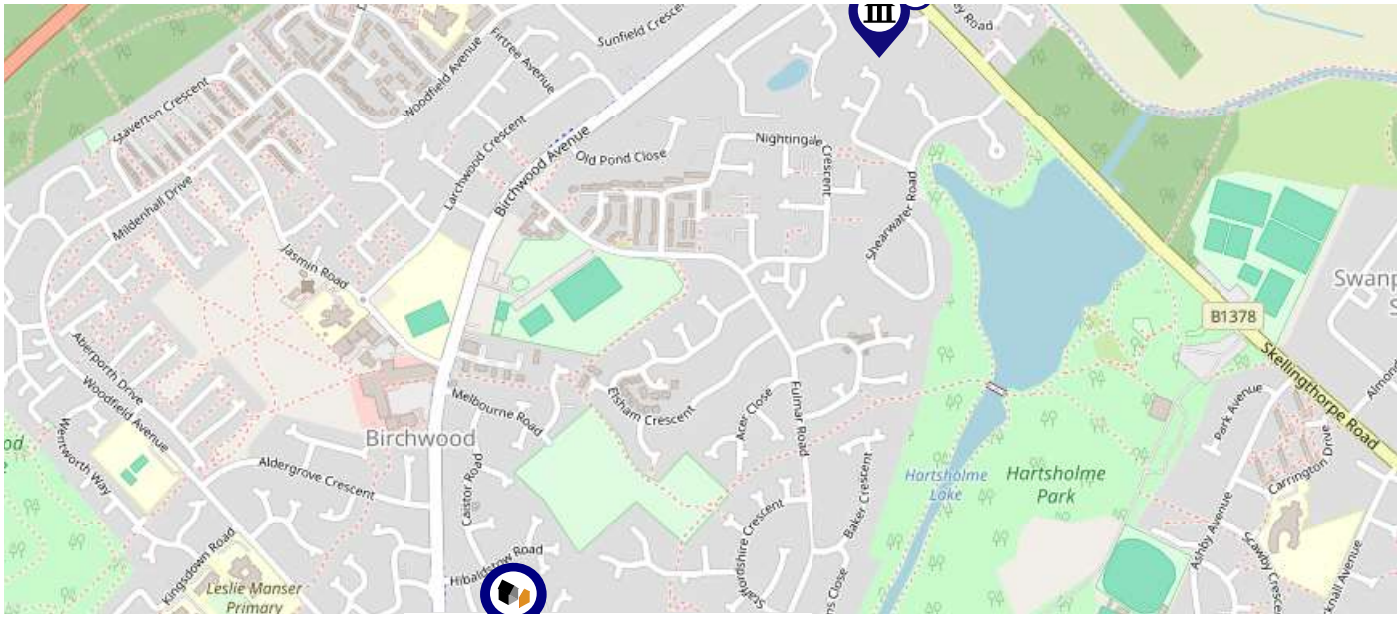
Power Pylons

Communication Masts

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Maps
Listed Buildings

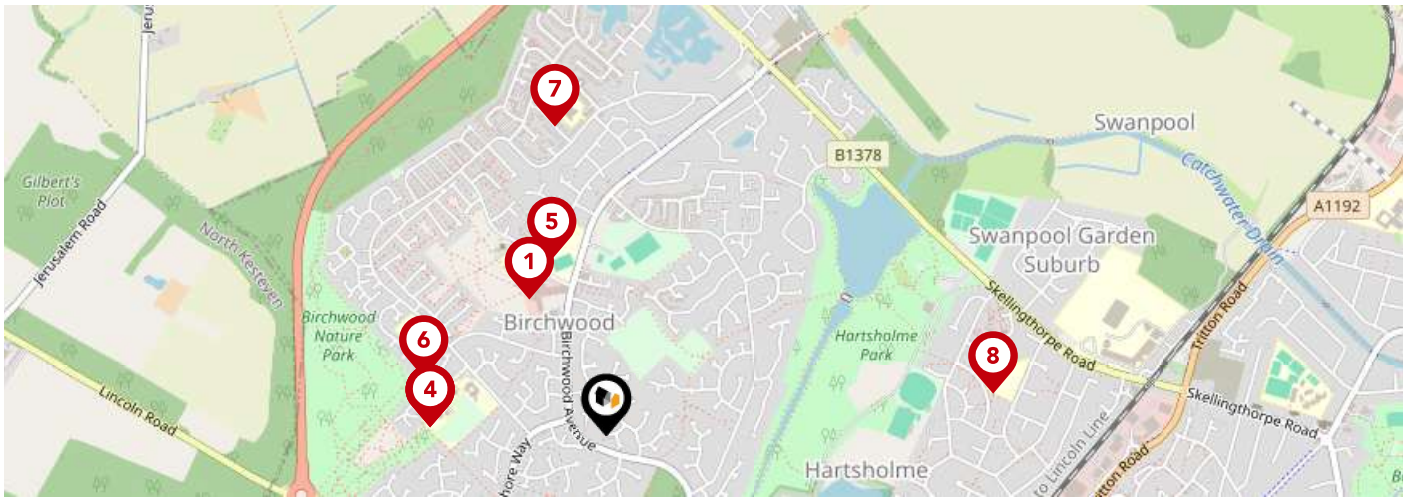
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1388767 - Stones Place	Grade II	0.8 miles

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Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **The Lancaster School** Ofsted Rating: Good | Pupils: 115 | Distance:0.35	☐	☑	☐	☐	☐
2 **The Kingsdown Nursery School, Lincoln** Ofsted Rating: Good | Pupils: 80 | Distance:0.39	☑	☐	☐	☐	☐
3 **Leslie Manser Primary School** Ofsted Rating: Good | Pupils: 240 | Distance:0.39	☐	☑	☐	☐	☐
4 **Fortuna School** Ofsted Rating: Outstanding | Pupils: 80 | Distance:0.39	☐	☑	☐	☐	☐
5 **Lincoln Birchwood Junior School** Ofsted Rating: Good | Pupils: 255 | Distance:0.41	☐	☑	☐	☐	☐
6 **St Hugh's Catholic Primary, A Voluntary Academy** Ofsted Rating: Outstanding | Pupils: 274 | Distance:0.43	☐	☑	☐	☐	☐
7 **Woodlands Infant and Nursery School** Ofsted Rating: Good | Pupils: 106 | Distance:0.7	☐	☑	☐	☐	☐
8 **Hartsholme Academy** Ofsted Rating: Requires improvement | Pupils: 377 | Distance:0.87	☐	☑	☐	☐	☐

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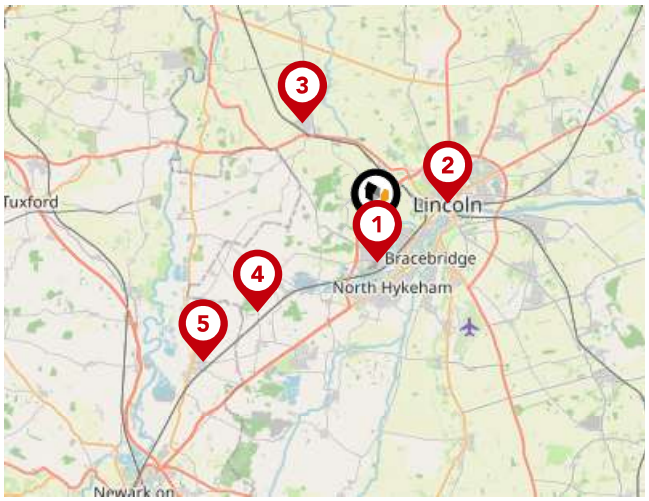
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 The Pilgrim School Ofsted Rating: Good | Pupils: 4 | Distance:0.87	☐	☐	☑	☐	☐
10 The Priory City of Lincoln Academy Ofsted Rating: Requires improvement | Pupils: 980 | Distance:1.14	☐	☐	☑	☐	☐
11 Ling Moor Primary Academy Ofsted Rating: Outstanding | Pupils: 413 | Distance:1.36	☐	☑	☐	☐	☐
12 The Priory Witham Academy Ofsted Rating: Good | Pupils: 1110 | Distance:1.46	☐	☑	☑	☐	☐
13 St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement | Pupils: 602 | Distance:1.57	☐	☐	☑	☐	☐
14 Skellingthorpe the Holt Primary School Ofsted Rating: Good | Pupils: 186 | Distance:1.58	☐	☑	☐	☐	☐
15 Fosse Way Academy Ofsted Rating: Good | Pupils: 540 | Distance:1.64	☐	☑	☐	☐	☐
16 North Kesteven Academy Ofsted Rating: Requires improvement | Pupils: 659 | Distance:1.72	☐	☐	☑	☐	☐

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Area
Transport (National)



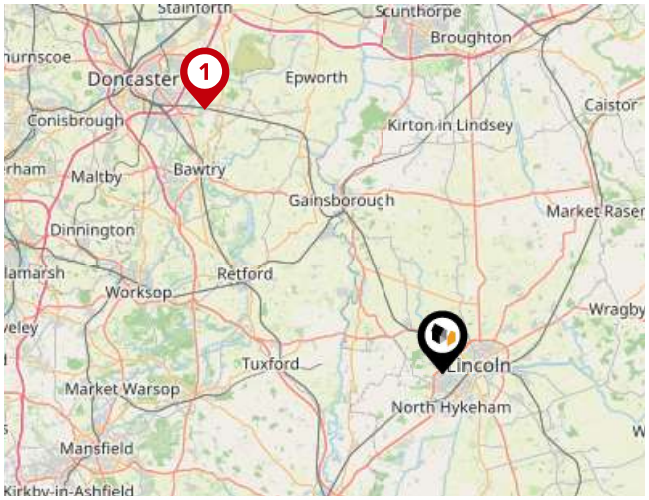
National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	1.12 miles
2	Lincoln Central Rail Station	2.73 miles
3	Saxilby Rail Station	4.65 miles
4	Swinderby Rail Station	5.09 miles
5	Collingham Rail Station	7.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J34	22.89 miles

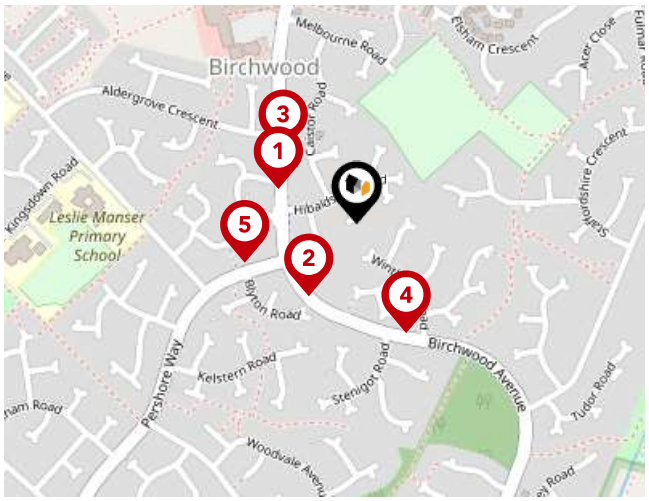


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	25.13 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Goodwood Way	0.09 miles
2	Pershore Way	0.09 miles
3	Goodwood Way	0.11 miles
4	Winthorpe Road	0.13 miles
5	Blyton Road	0.13 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.

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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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