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MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th July 2026



BOULTHAM AVENUE, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

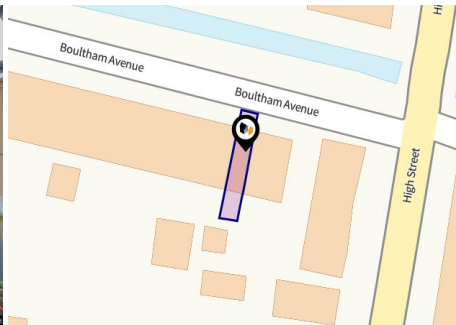
01522 510 044

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL9934		

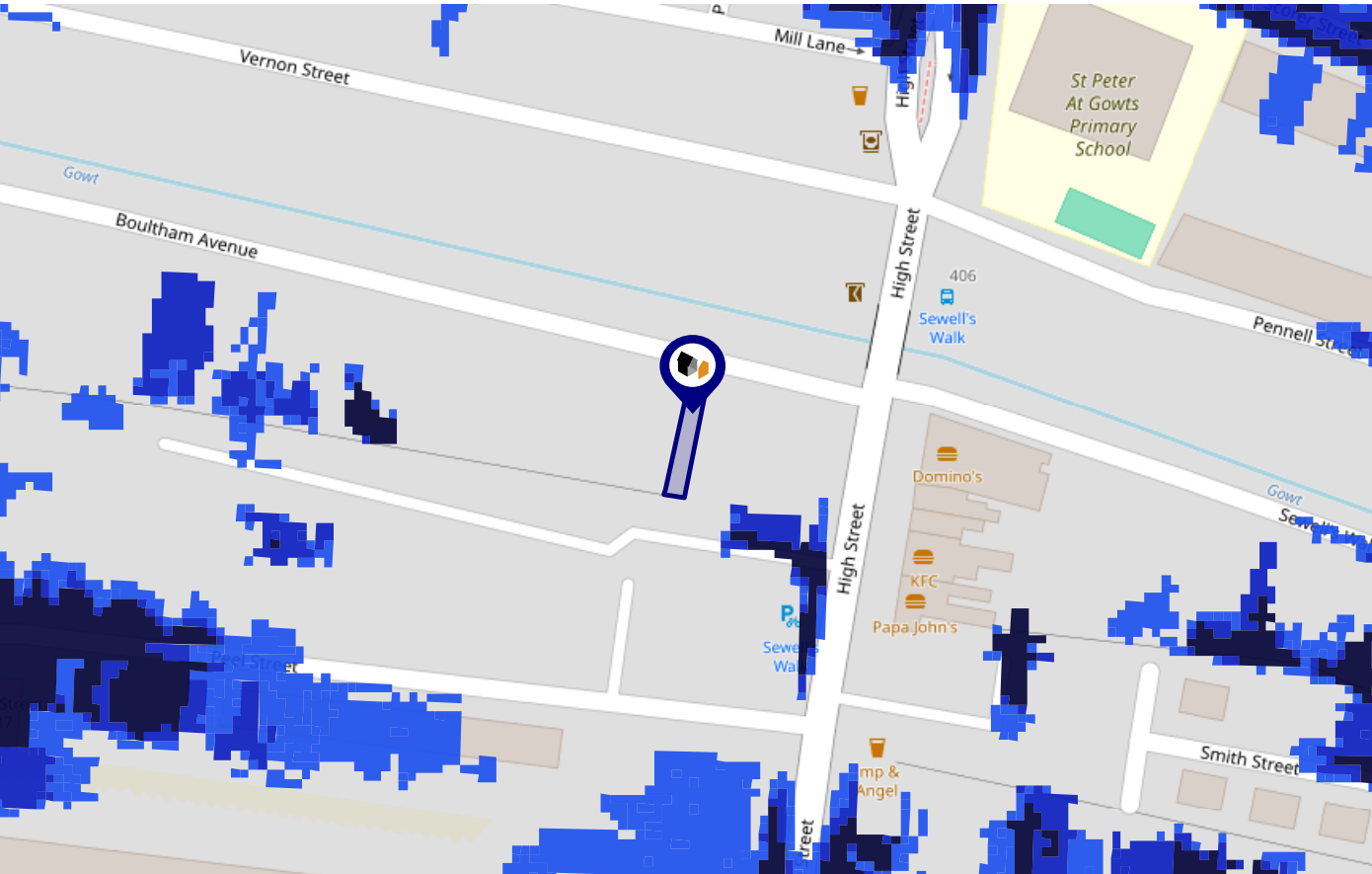
Local Area

Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	11 mb/s	80 mb/s	1800 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	sky
				

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.

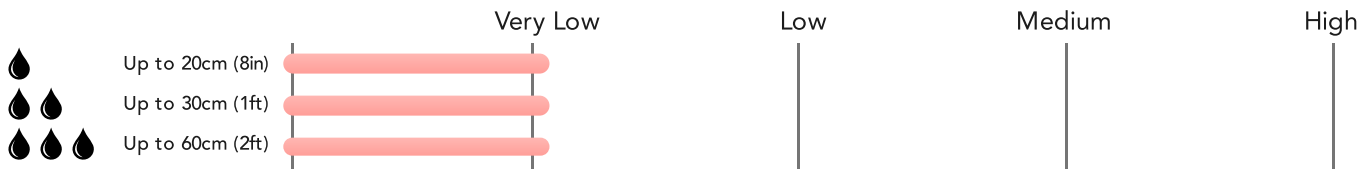


Risk Rating: Very low

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.

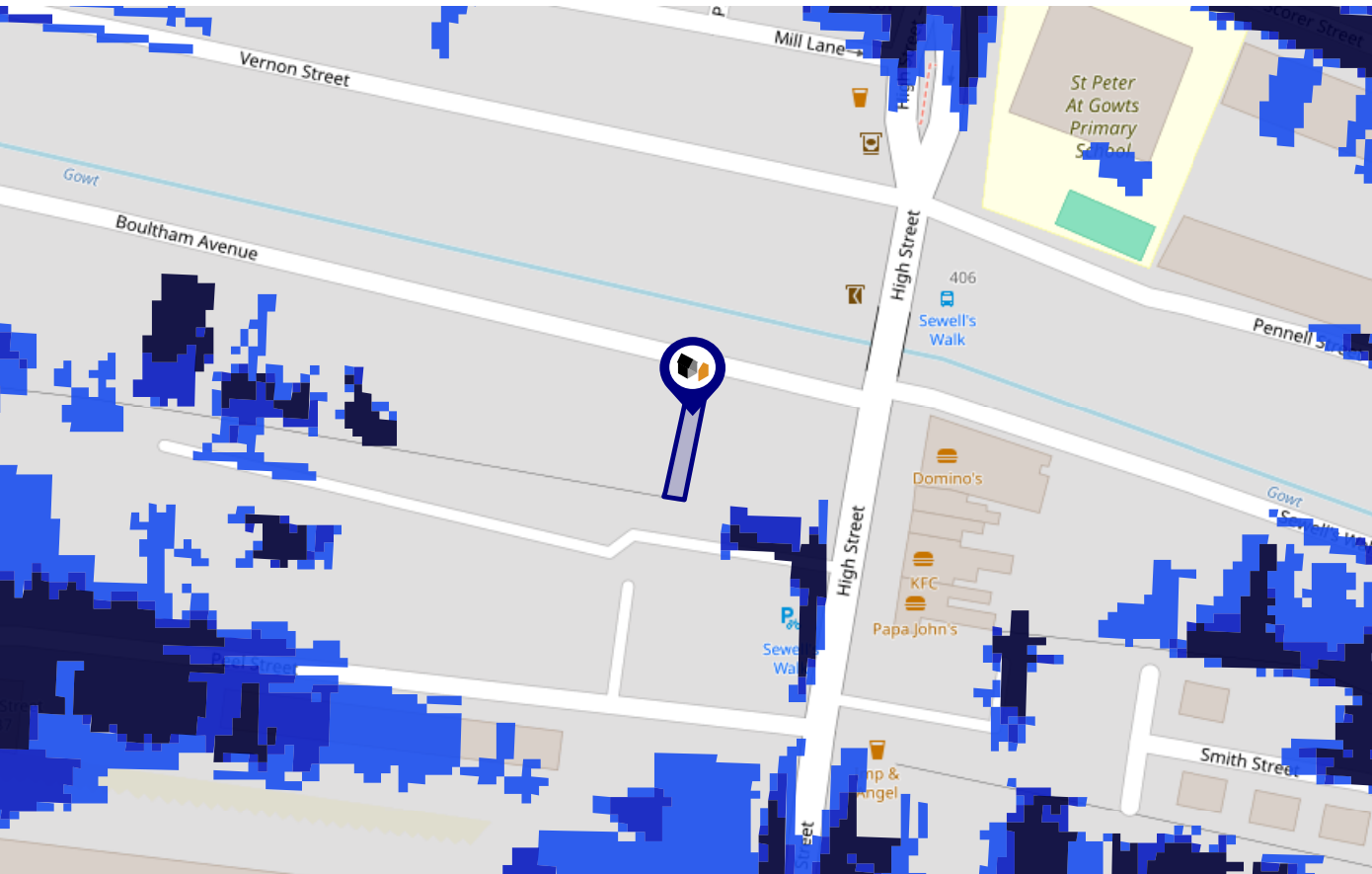
Chance of flooding to the following depths at this property:



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

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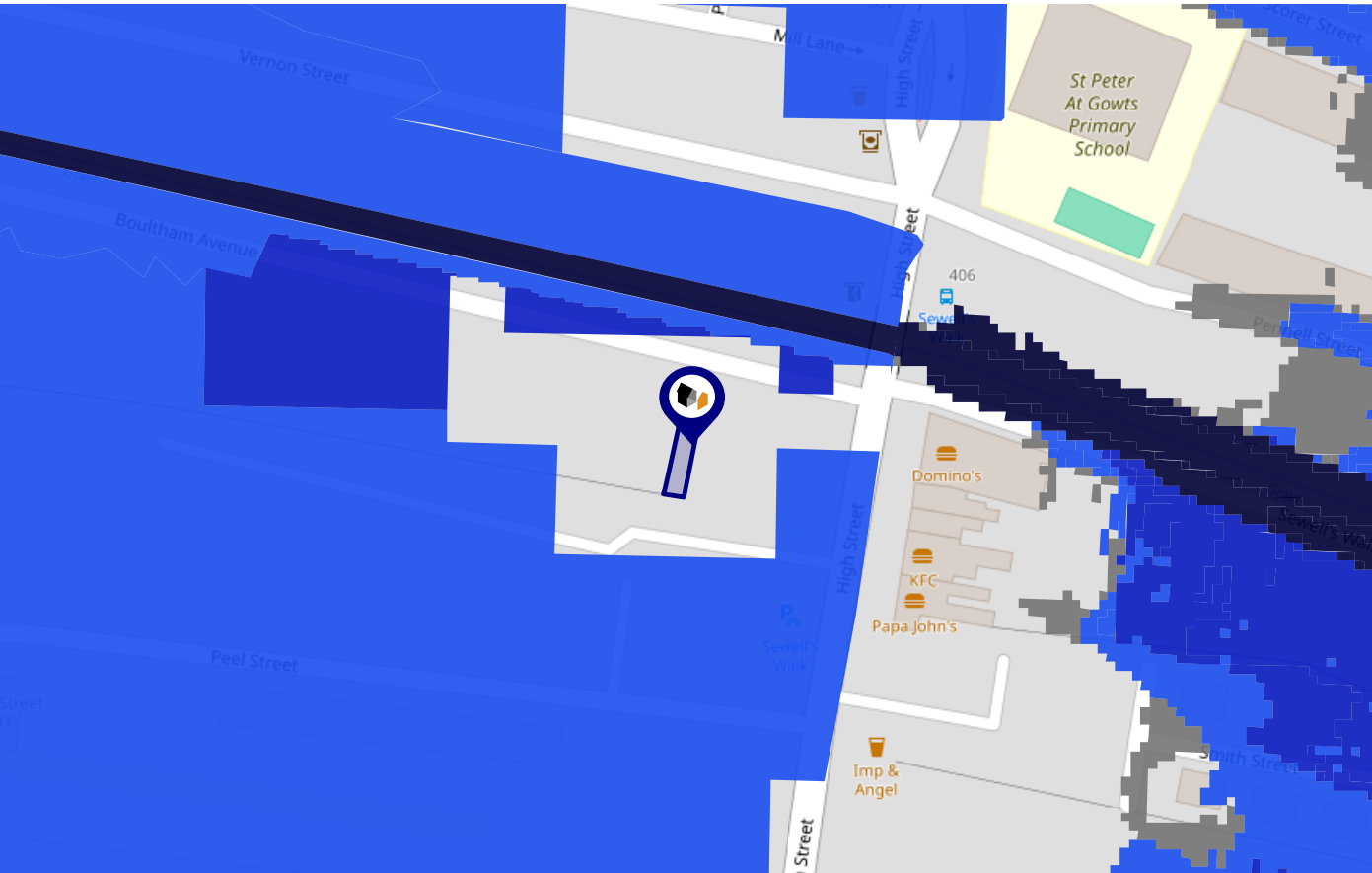
Chance of flooding to the following depths at this property:



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.

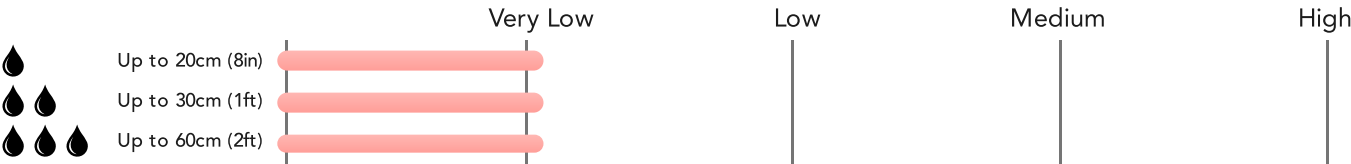


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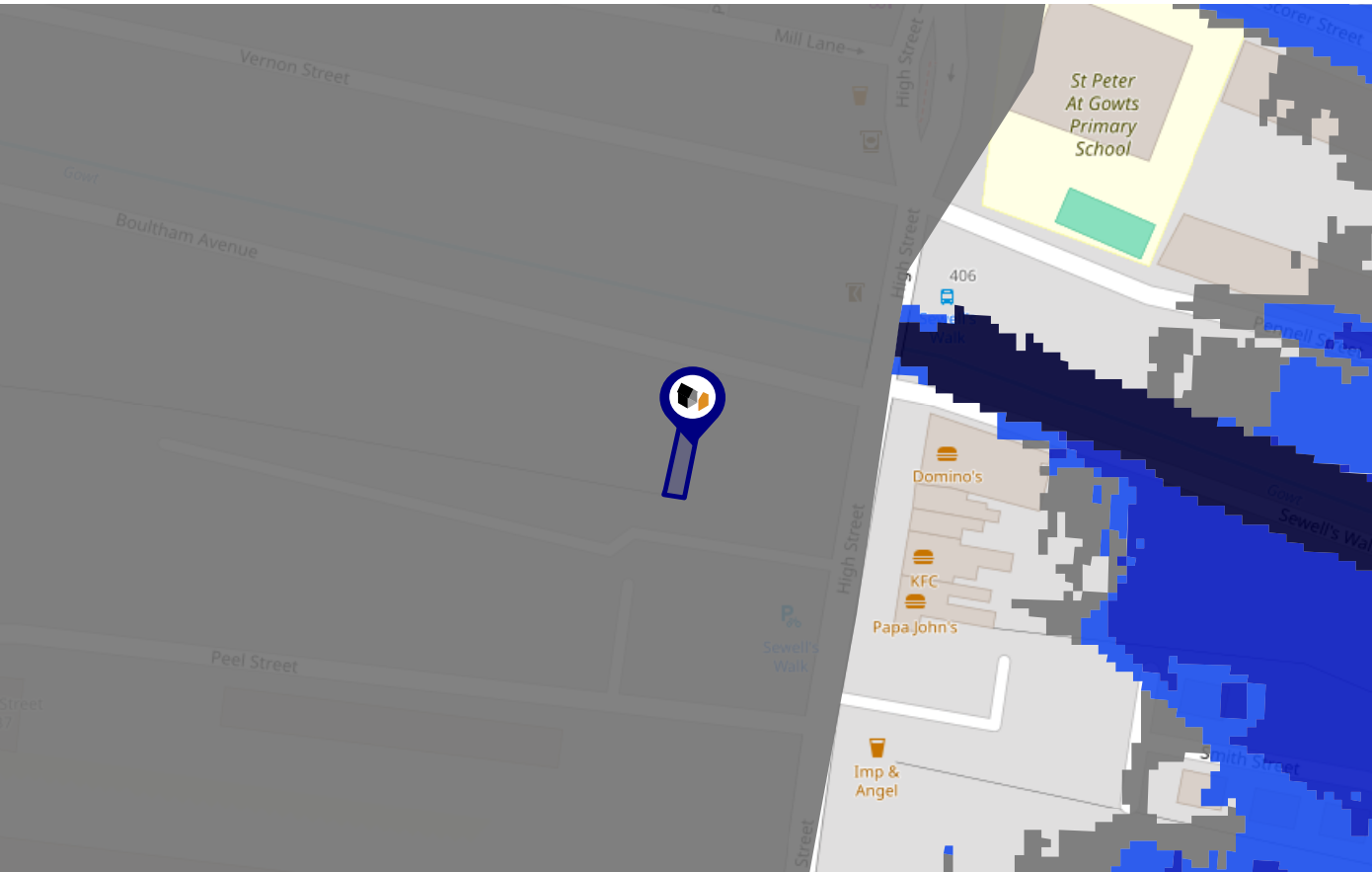
Chance of flooding to the following depths at this property:



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.

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Chance of flooding to the following depths at this property:

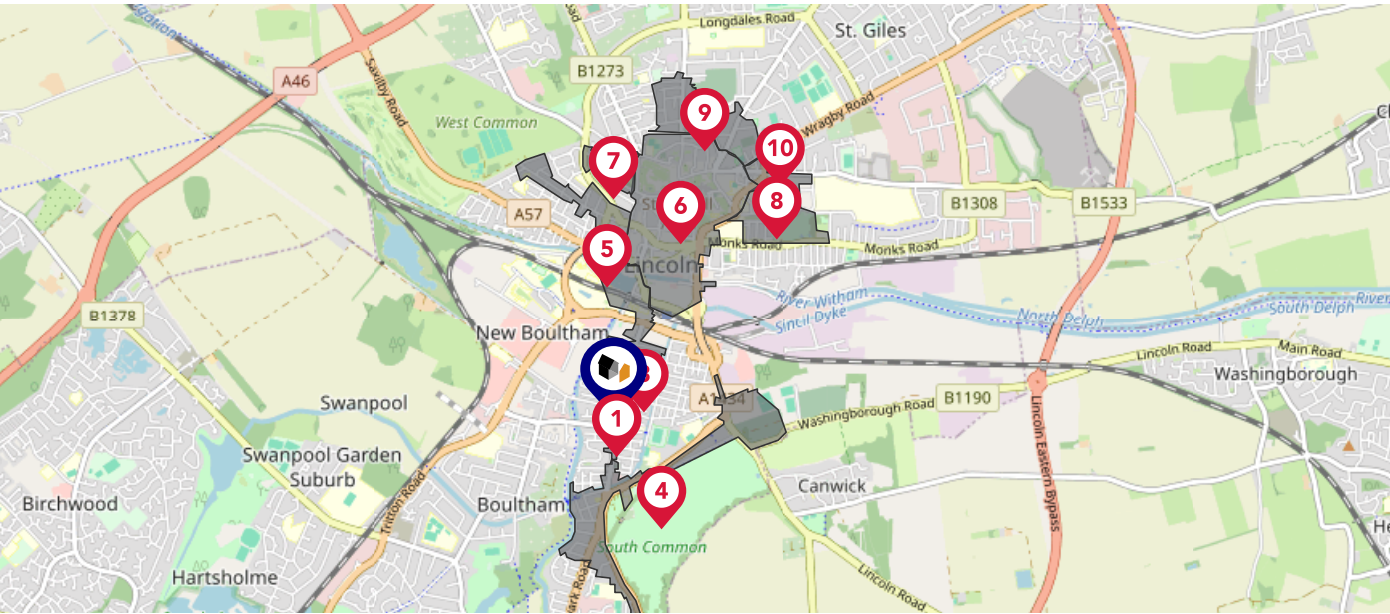


Maps

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.



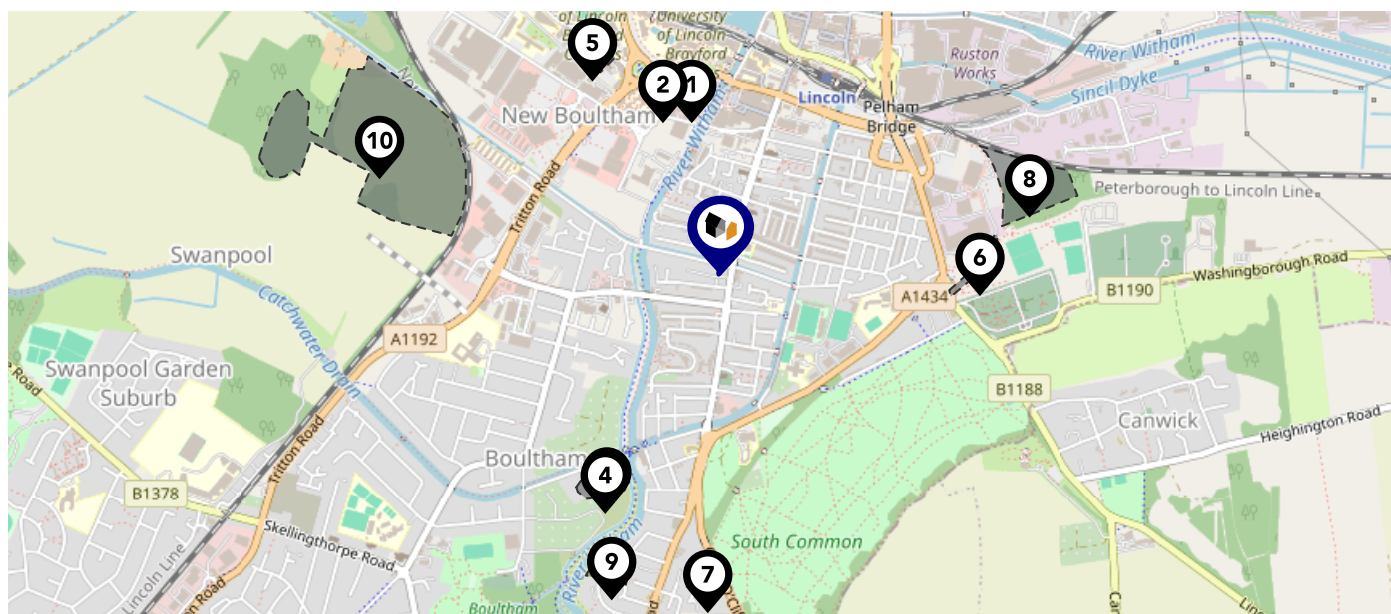
Nearby Conservation Areas	
1	Gowt's Bridge
2	St Peter-at-Gowts
3	Sibthorp
4	St Catherines
5	West Parade and Brayford
6	Cathedral and City Centre
7	Carline
8	Lindum and Arboretum
9	Newport and Nettleham Road
10	The Dell

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

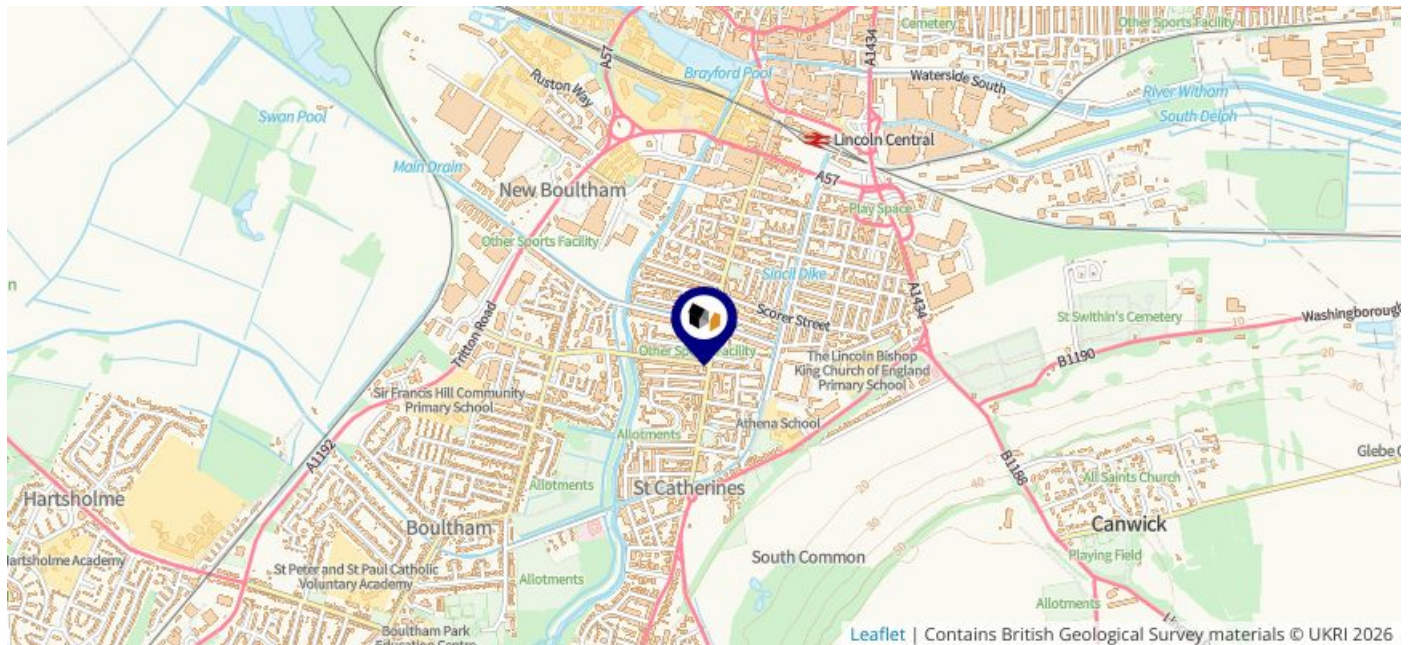
1	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill	☐
2	Former Brayford Leisure Site-Ropewalk	Historic Landfill	☐
3	Boultham Baths-Altham Terrace	Historic Landfill	☐
4	St Catherines-St. Catherines, Lincolnshire	Historic Landfill	☐
5	Rear Of British Rail Social Club-Ropewalk	Historic Landfill	☐
6	Old Railway Cutting-Cow Paddle	Historic Landfill	☐
7	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill	☐
8	East Of Dunford Road-Cow Paddle, Lincoln	Historic Landfill	☐
9	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill	☐
10	Skewbridge Tip Site-Skewbridge, Lincoln	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.

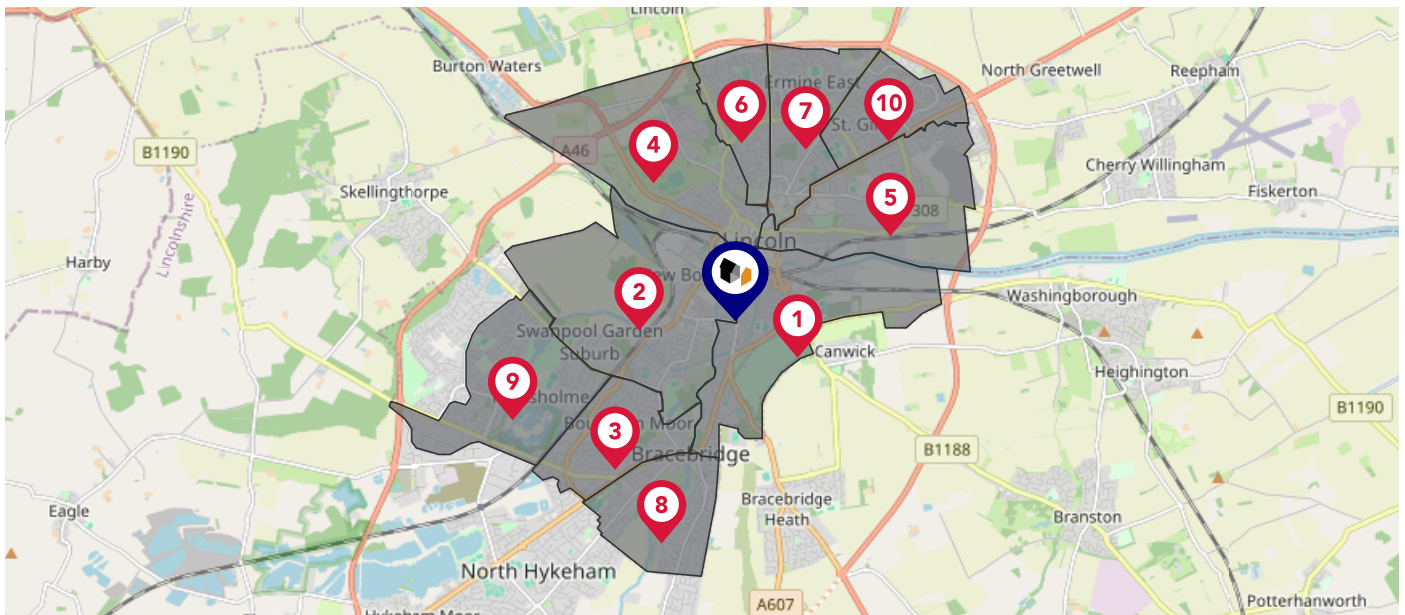
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Park Ward



Boultham Ward



Moorland Ward



Carholme Ward



Abbey Ward



Castle Ward



Minster Ward



Witham Ward



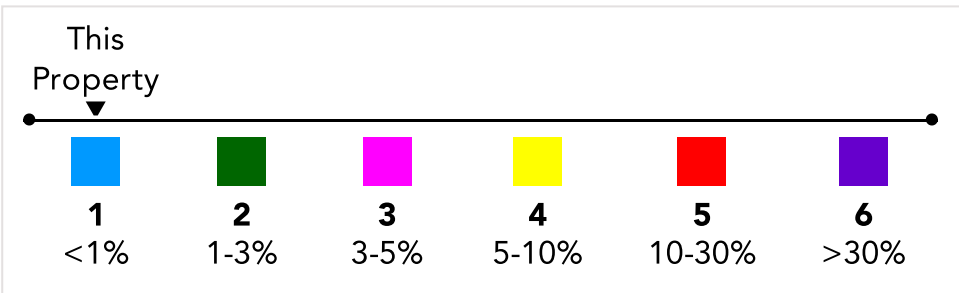
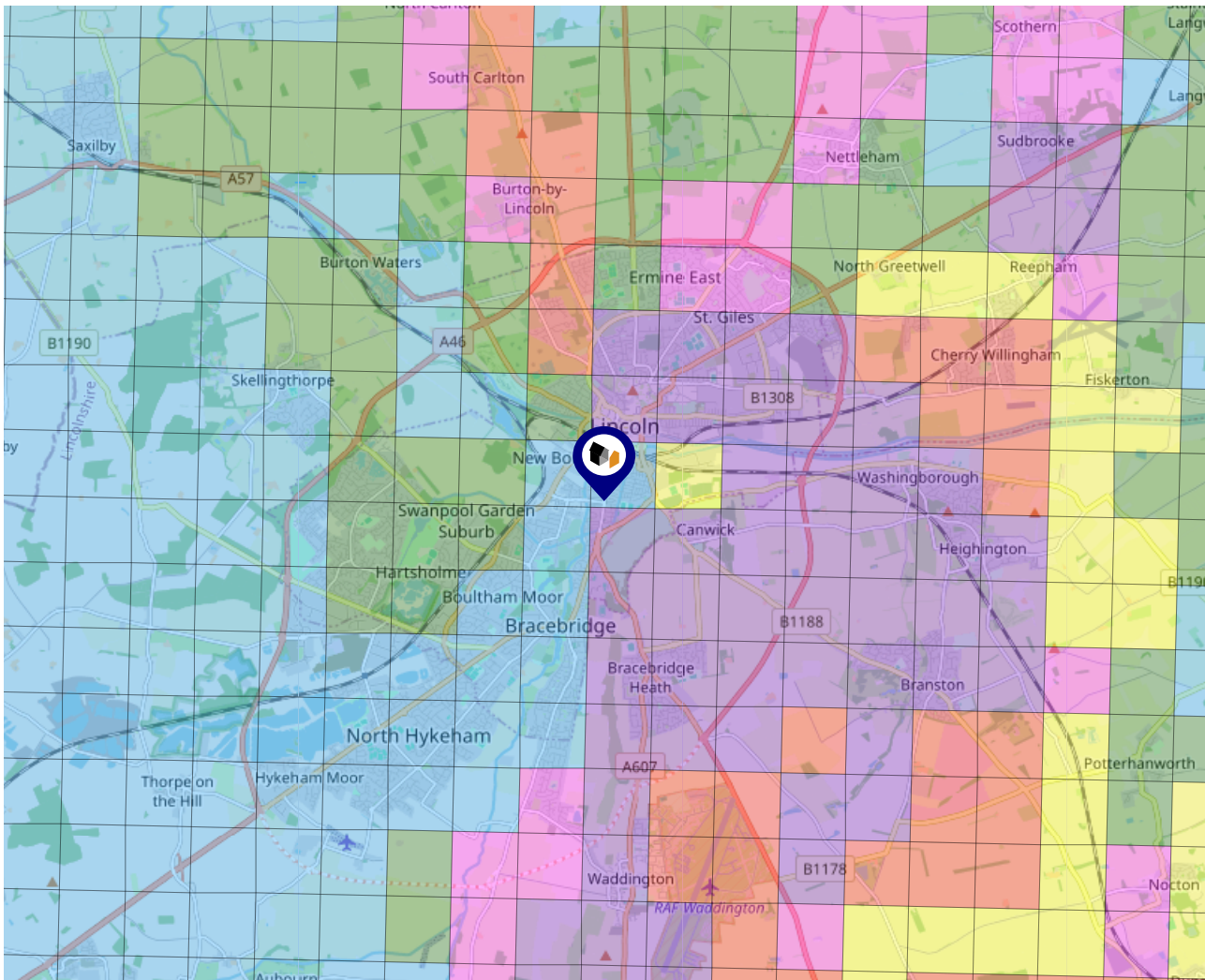
Hartsholme Ward



Glebe Ward

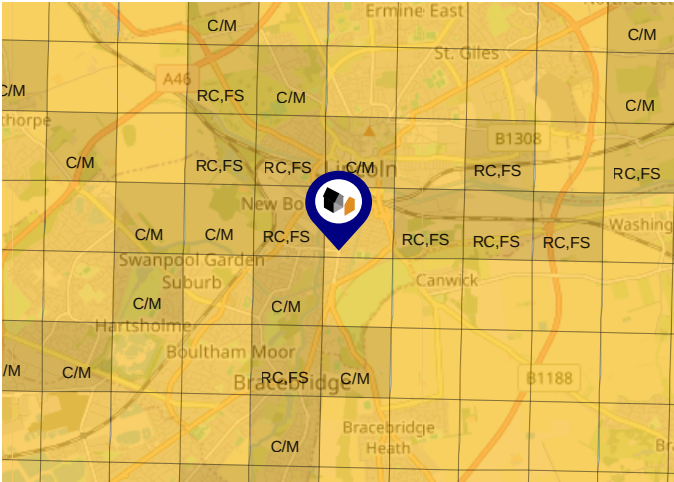
What is Radon?

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)

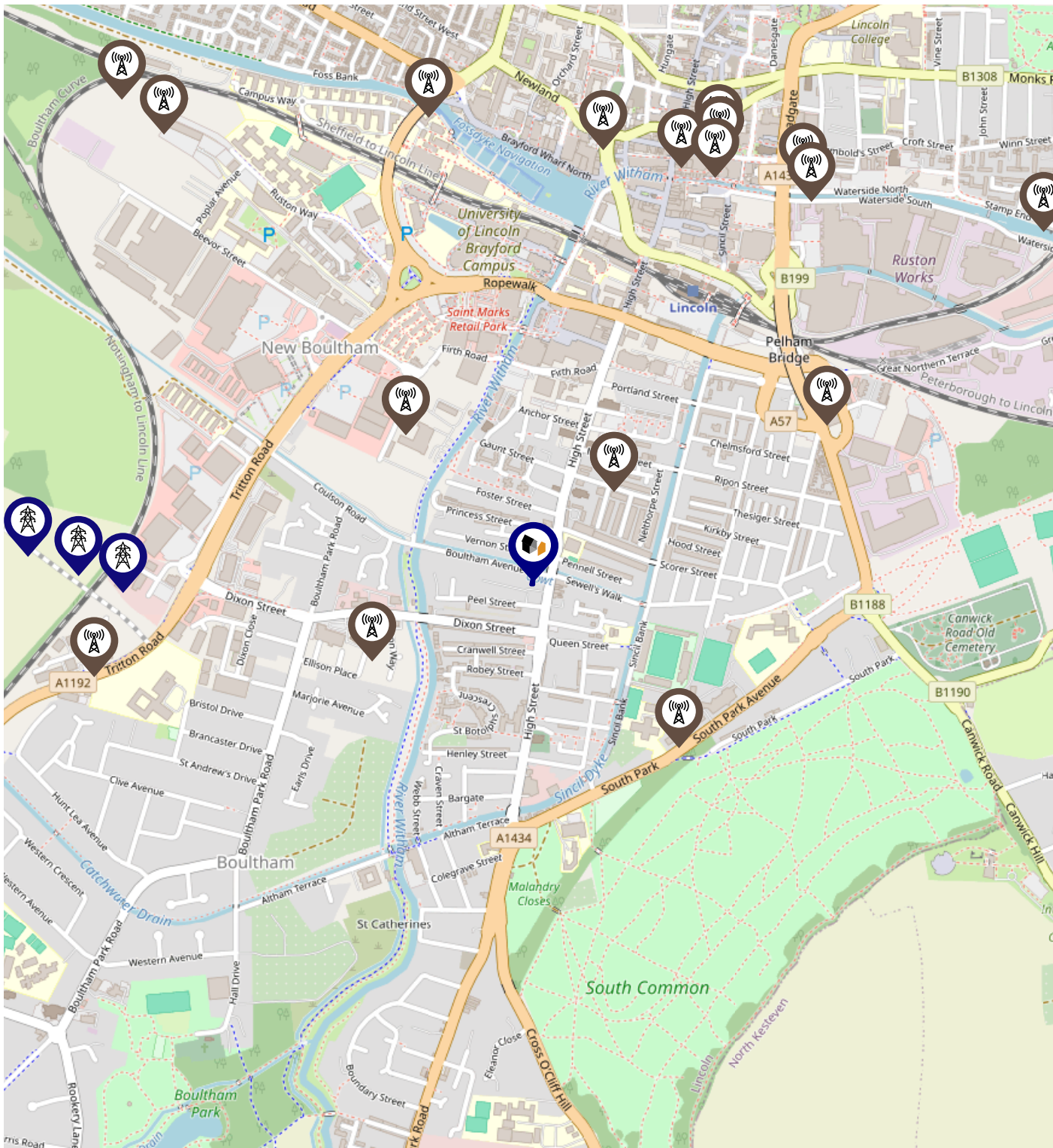
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

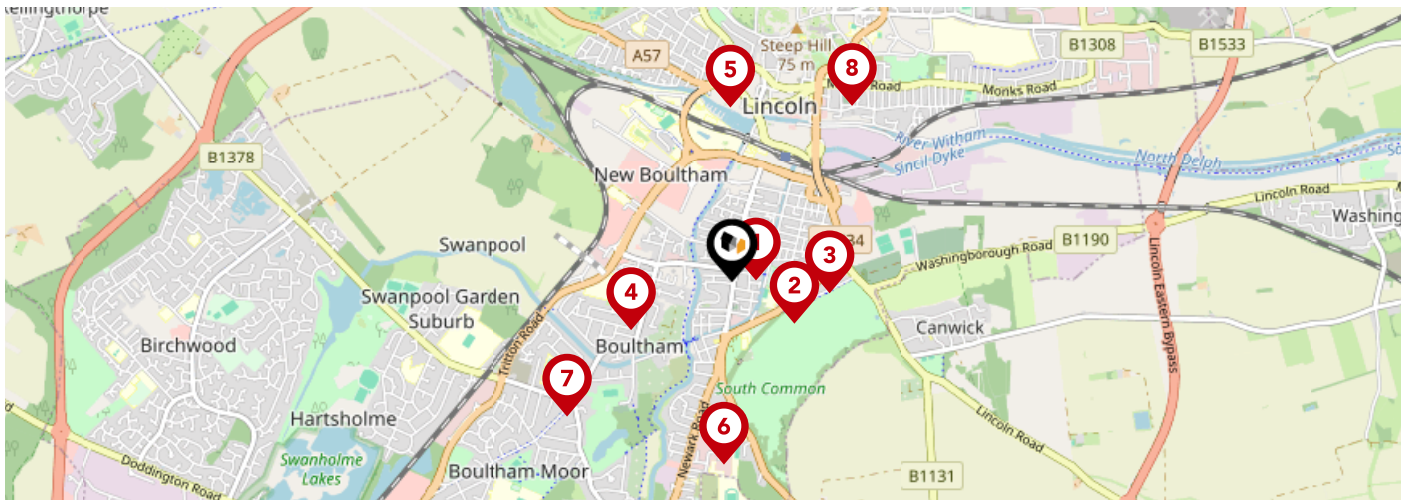
Listed Buildings



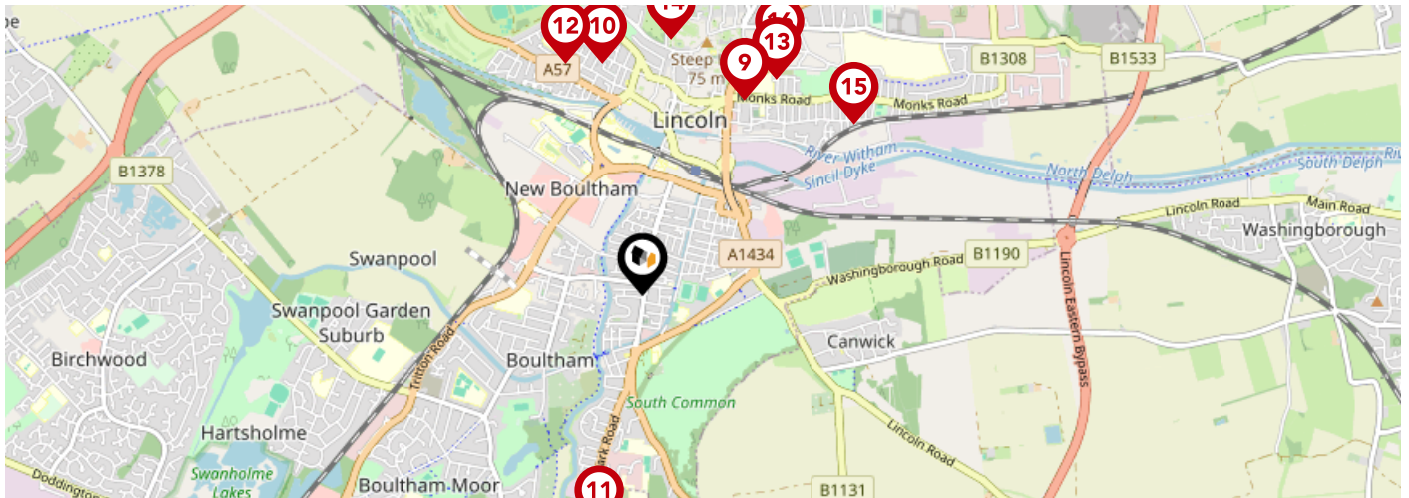
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388601 - Gowts Bridge	Grade II	0.0 miles
 1388739 - Crown Mill	Grade II	0.1 miles
 1388599 - Church Of St Peter At Gowts	Grade I	0.1 miles
 1388568 - 53 And 54, High Street	Grade II	0.1 miles
 1388569 - 107-113, High Street	Grade II	0.1 miles
 1388595 - Central Methodist Church	Grade II	0.2 miles
 1388604 - St Mary's Guildhall	Grade I	0.2 miles
 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.2 miles
 1388596 - Church Of St Botolph	Grade II	0.2 miles
 1388606 - Unitarian Chapel	Grade II	0.2 miles

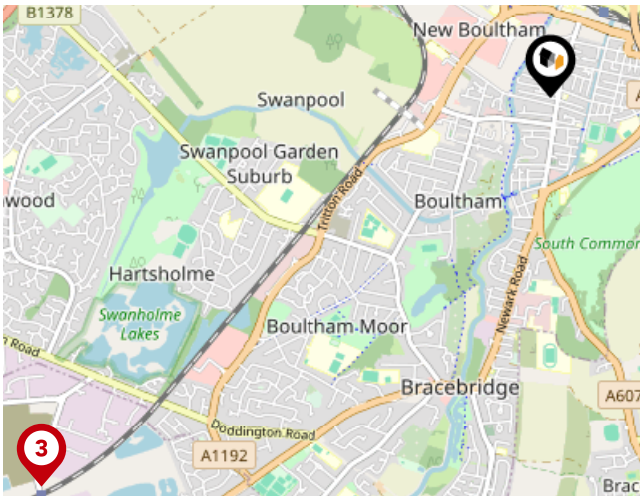


		Nursery	Primary	Secondary	College	Private
1	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.11	☐	☒	☐	☐	☐
2	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.33	☐	☐	☒	☐	☐
3	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.44	☐	☒	☐	☐	☐
4	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.5	☐	☒	☐	☐	☐
5	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
6	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.81	☐	☐	☒	☐	☐
7	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:0.95	☐	☐	☒	☐	☐
8	Lincoln College Ofsted Rating: Good Pupils:0 Distance:0.95	☐	☐	☒	☐	☐



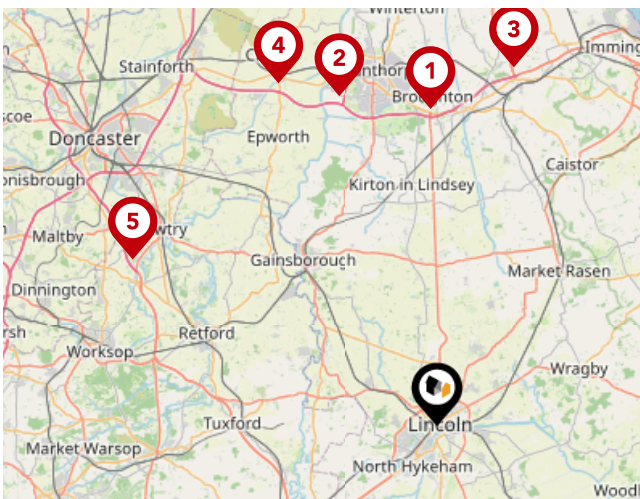
		Nursery	Primary	Secondary	College	Private
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:0.98	☐	☐	☒	☐	☐
	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.05	☐	☒	☐	☐	☐
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.05	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.09	☐	☒	☐	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.13	☐	☐	☒	☐	☐
	Westgate Academy Ofsted Rating: Good Pupils: 430 Distance:1.15	☐	☒	☐	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.21	☐	☒	☐	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.22	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.48 miles
2	Lincoln Central Rail Station	0.5 miles
3	Hykeham Rail Station	2.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.44 miles
2	M180 J3	24.35 miles
3	M180 J5	25.85 miles
4	M180 J2	26.67 miles
5	A1(M) J34	24.6 miles

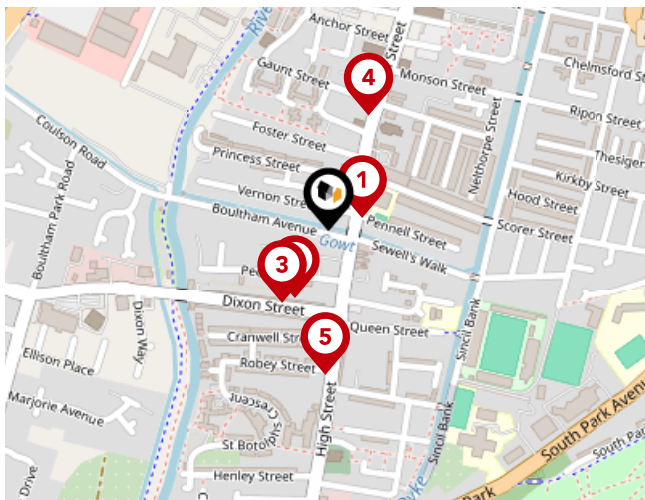


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	26.41 miles
2	Finningley	26.35 miles
3	East Mids Airport	42.49 miles
4	Leeds Bradford Airport	64.13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sewell's Walk	0.04 miles
2	Dixon Street	0.08 miles
3	Dixon Street	0.1 miles
4	St Peter At Gowt's Church	0.14 miles
5	Robey Street	0.16 miles

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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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