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# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 15th April 2026**



**FEN ROAD, HEIGHINGTON, LINCOLN, LN4**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

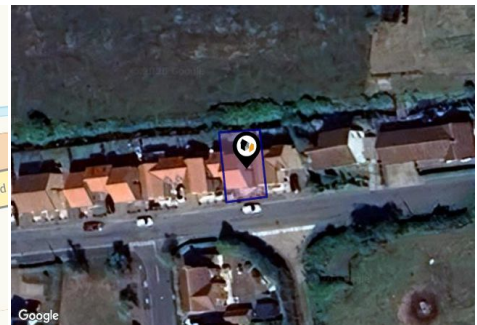
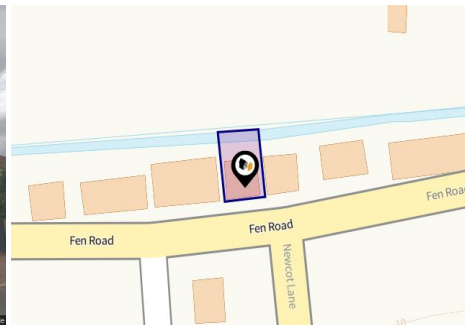
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,078		
<b>Title Number:</b>	LL318626		

## Local Area

<b>Local Authority:</b>	North kesteven
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

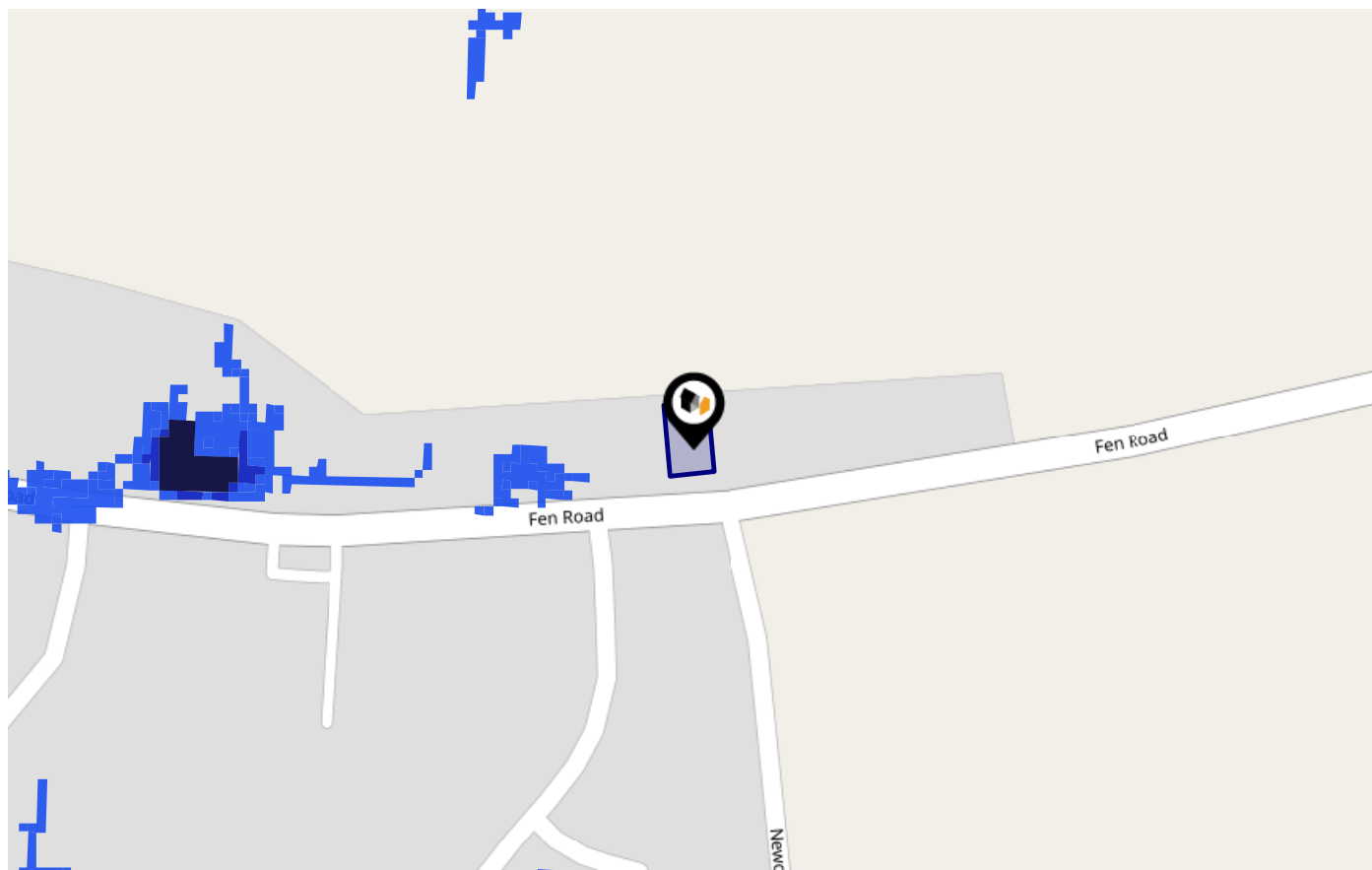


# Flood Risk

## 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.

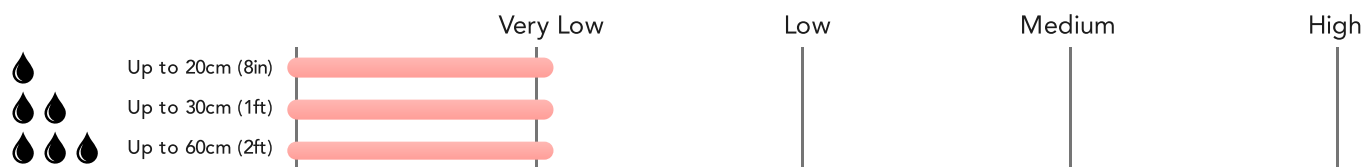


Risk Rating: Very low

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:

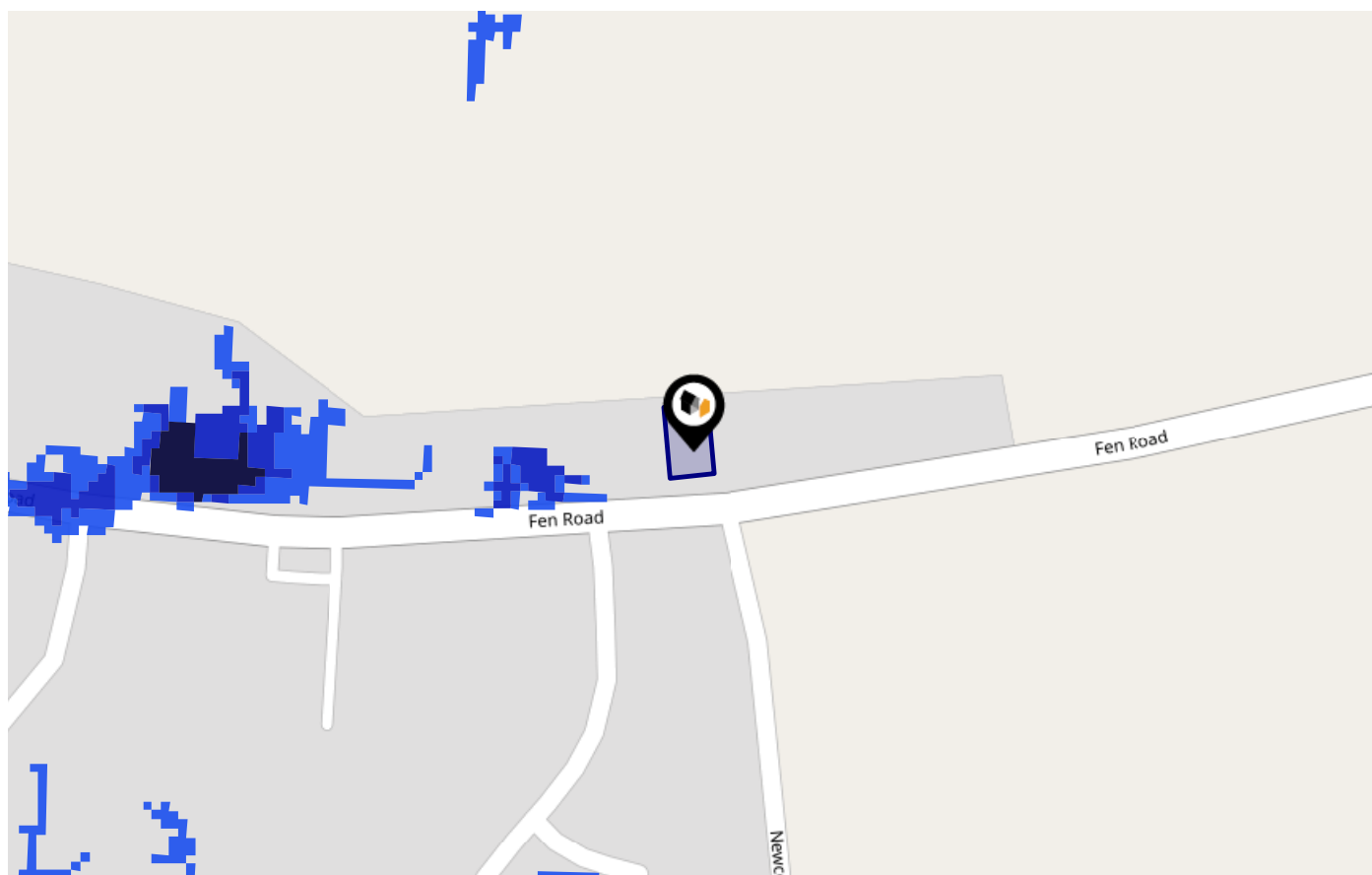


# Flood Risk

## 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.

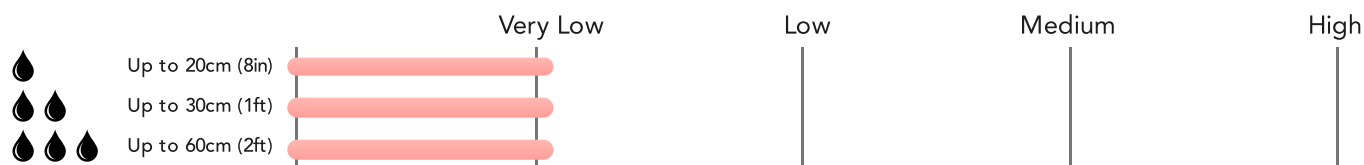


Risk Rating: **Very low**

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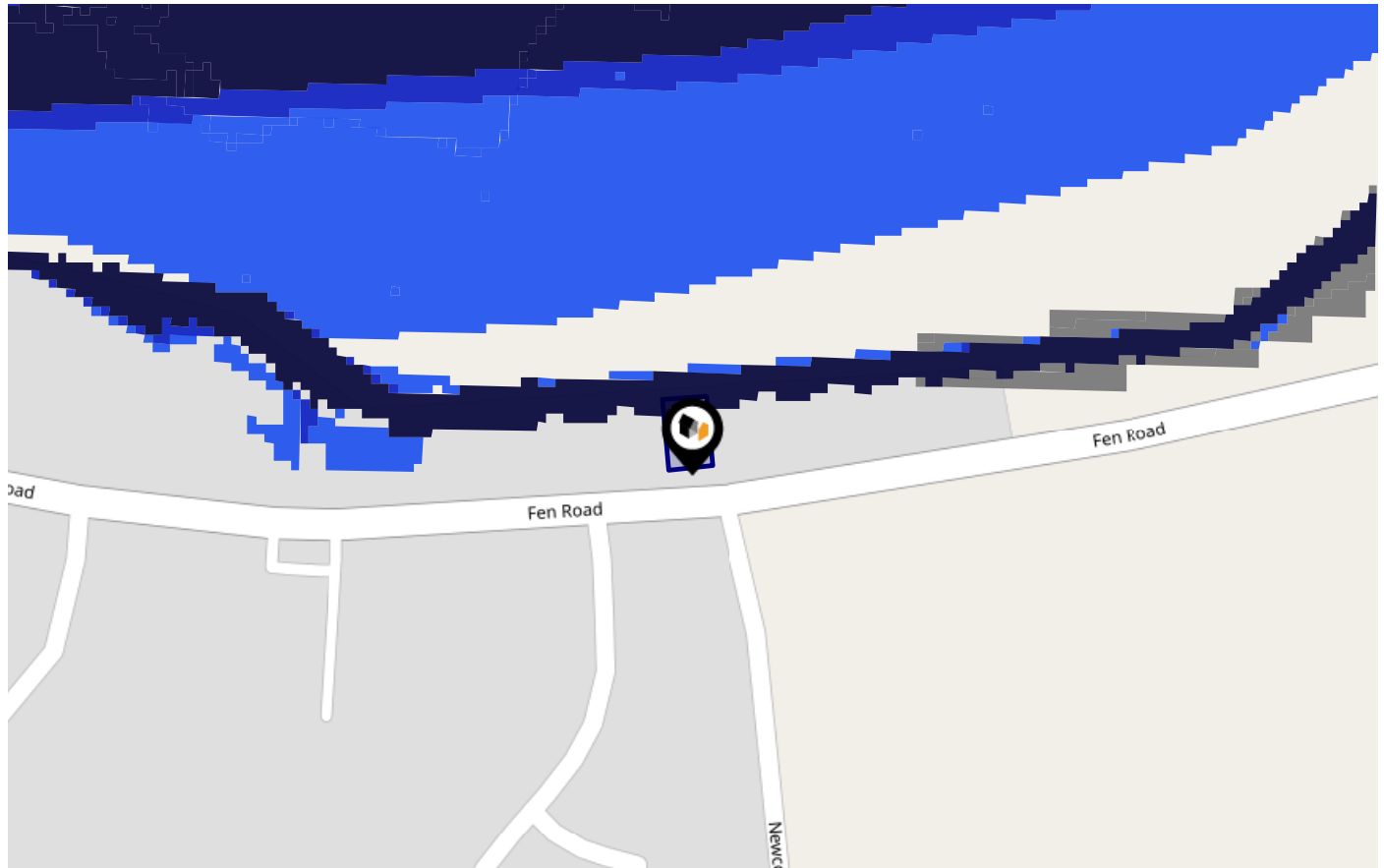
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# Flood Risk

## 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: Very low**

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Chance of flooding to the following depths at this property:

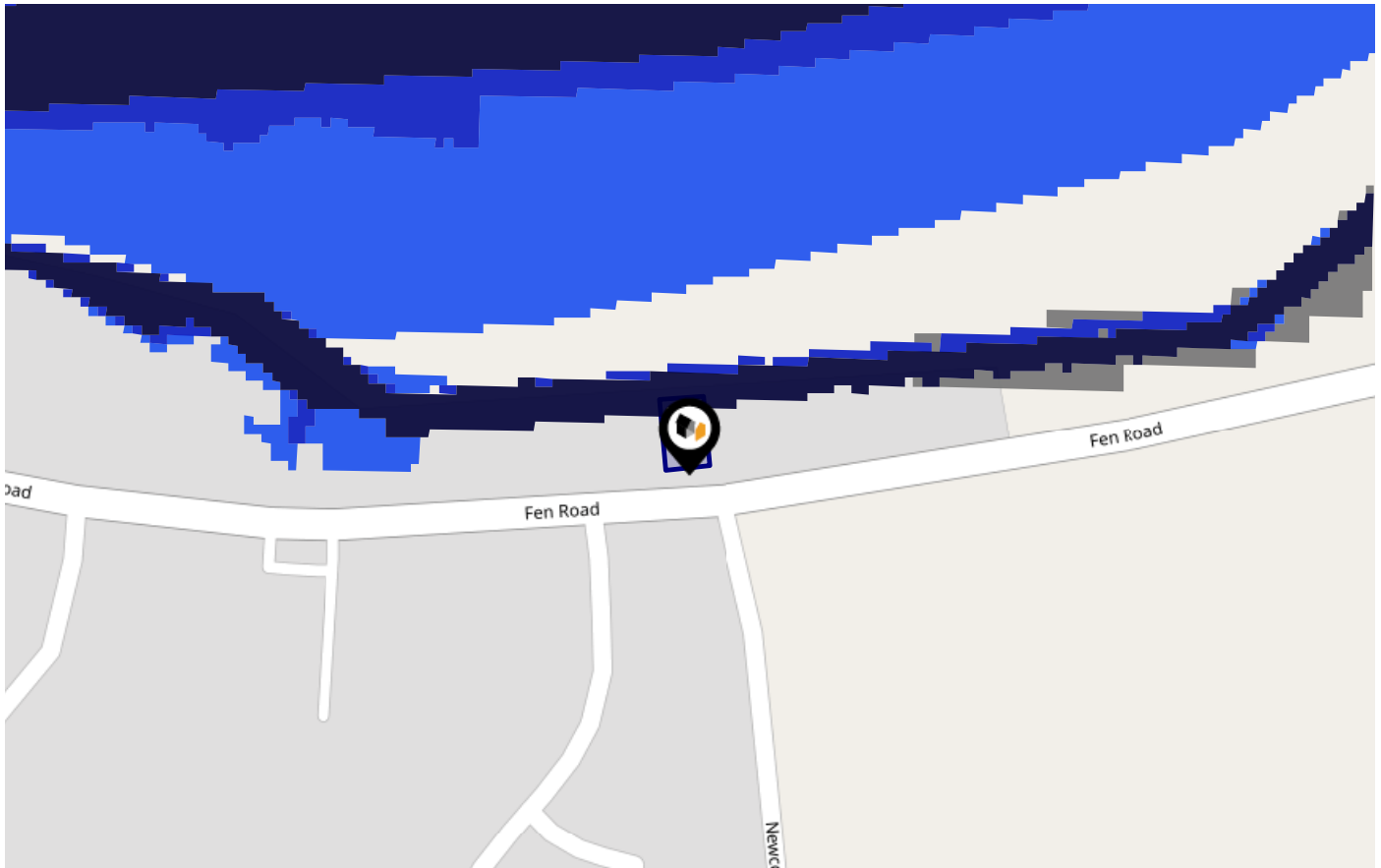


# Flood Risk

## 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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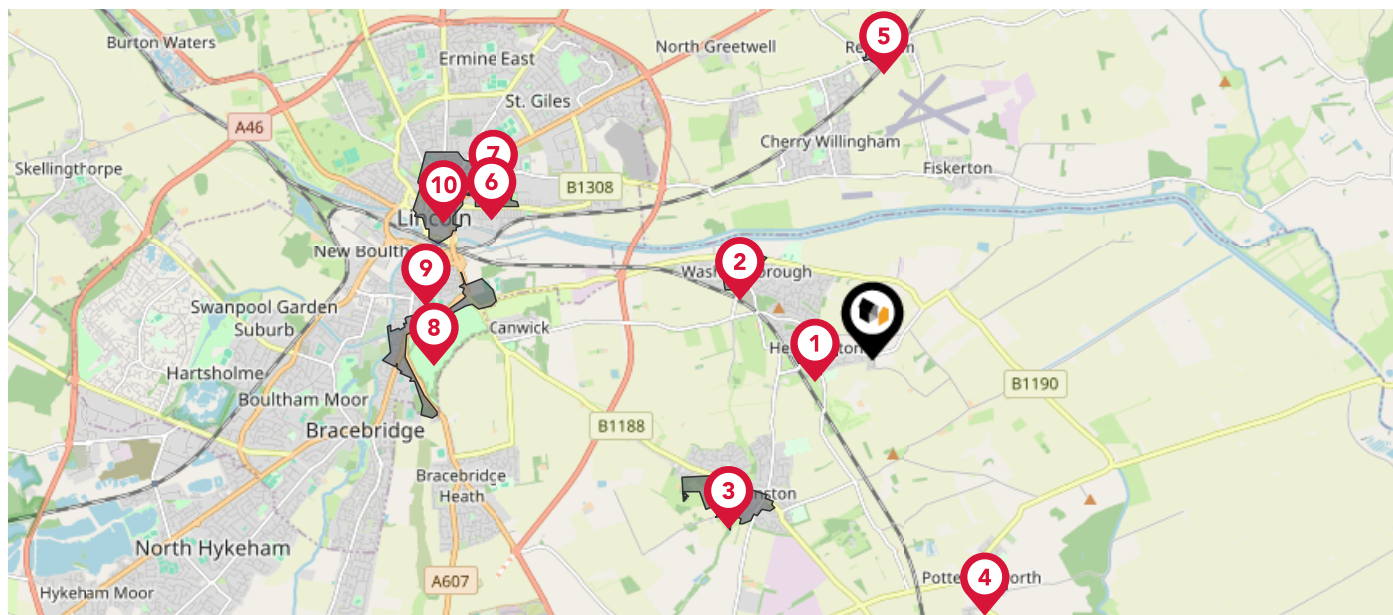
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# Maps

## 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 Heighington
- 2 Washingborough
- 3 Branston
- 4 Potterhanworth
- 5 Reepham
- 6 Lindum and Arboretum
- 7 The Dell
- 8 St Catherines
- 9 Sibthorp
- 10 Cathedral and City Centre

# 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

	Land to the North of Fen Road-Heighington, Lincoln	Historic Landfill
	Manor Road-Washingborough	Historic Landfill
	Moor Lane-Branston Booths, Lincoln	Historic Landfill
	Land To Rear Of 41 Silver Street-Branston, Lincolnshire	Historic Landfill
	Land North of Lincoln Road-Washingborough, Lincoln	Historic Landfill
	Land to the rear of 41-43 Hawthorn Road-Cherry Willingham, Lincoln	Historic Landfill
	Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln	Historic Landfill
	EA/EPR/BP3098ND/A001 - U E F Lincoln	Active Landfill
	EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd	Active Landfill
	Wickes Site-Outer Circle Road	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.

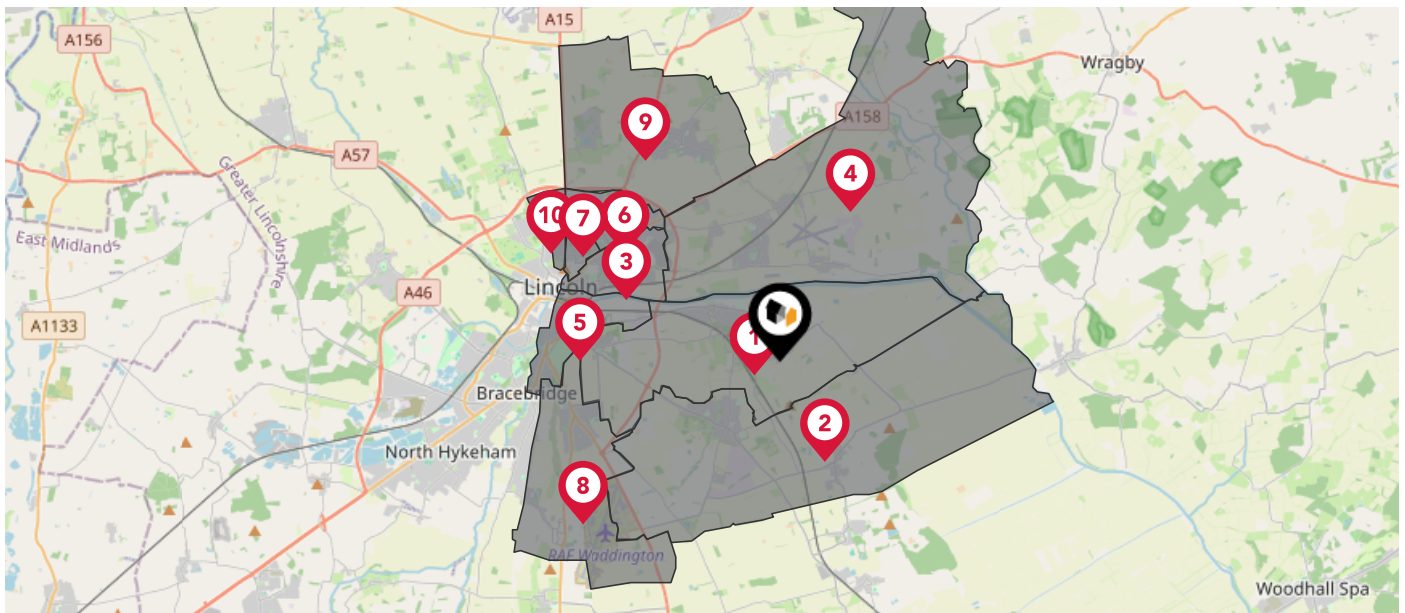
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

-  Heighington and Washingborough Ward
-  Branston Ward
-  Abbey Ward
-  Cherry Willingham Ward
-  Park Ward
-  Glebe Ward
-  Minster Ward
-  Bracebridge Heath and Waddington East Ward
-  Nettleham Ward
-  Castle Ward

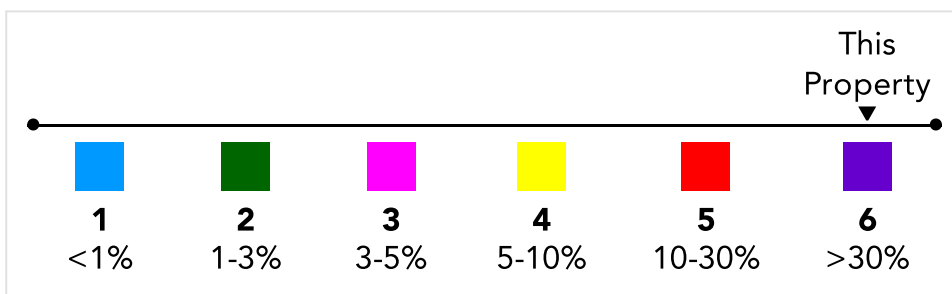
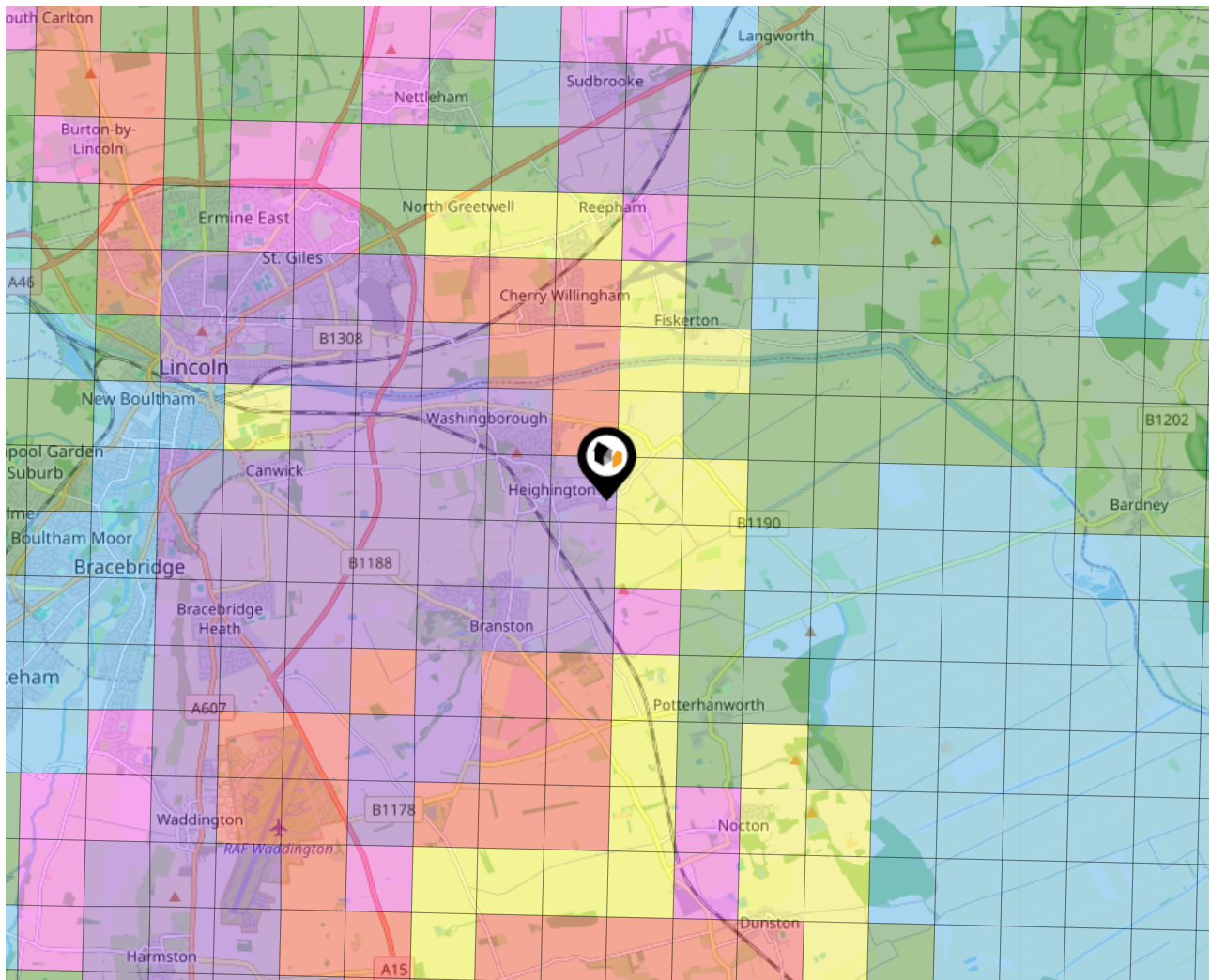
# Environment

## Radon Gas



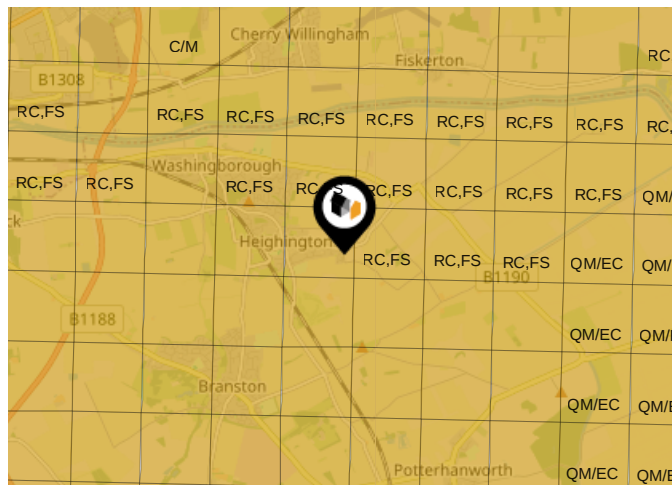
### What is Radon?

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/m<sup>3</sup>).



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

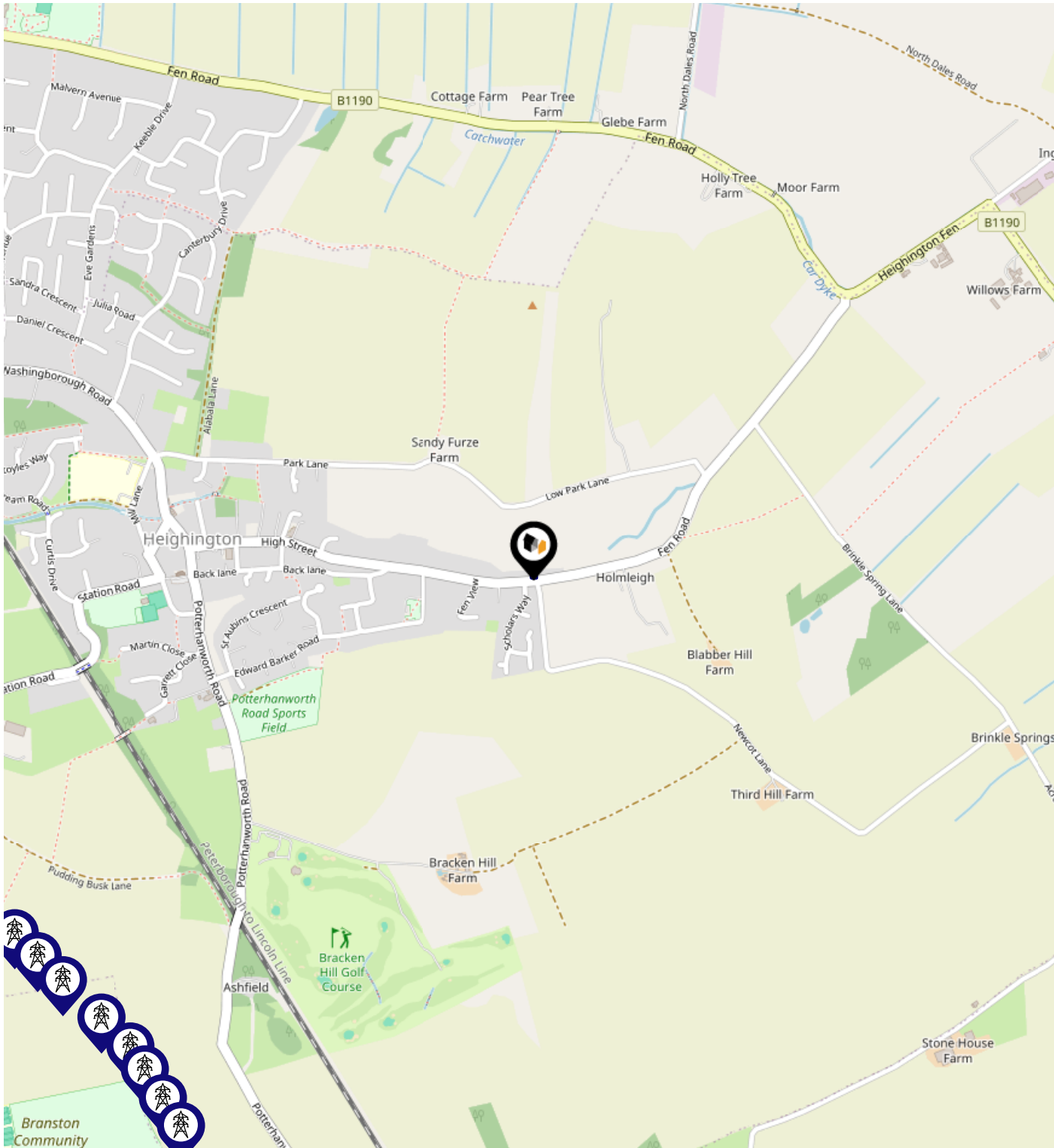
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		





## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



**Key:**

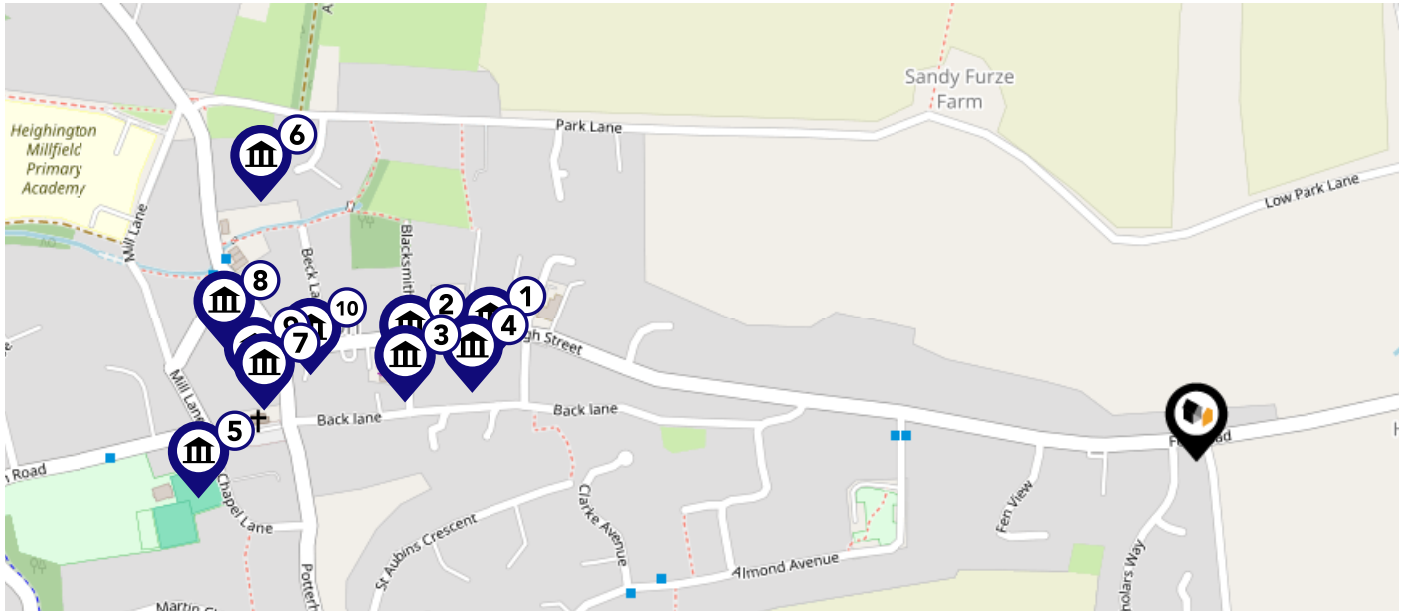
-  Power Pylons
-  Communication Masts











# Maps

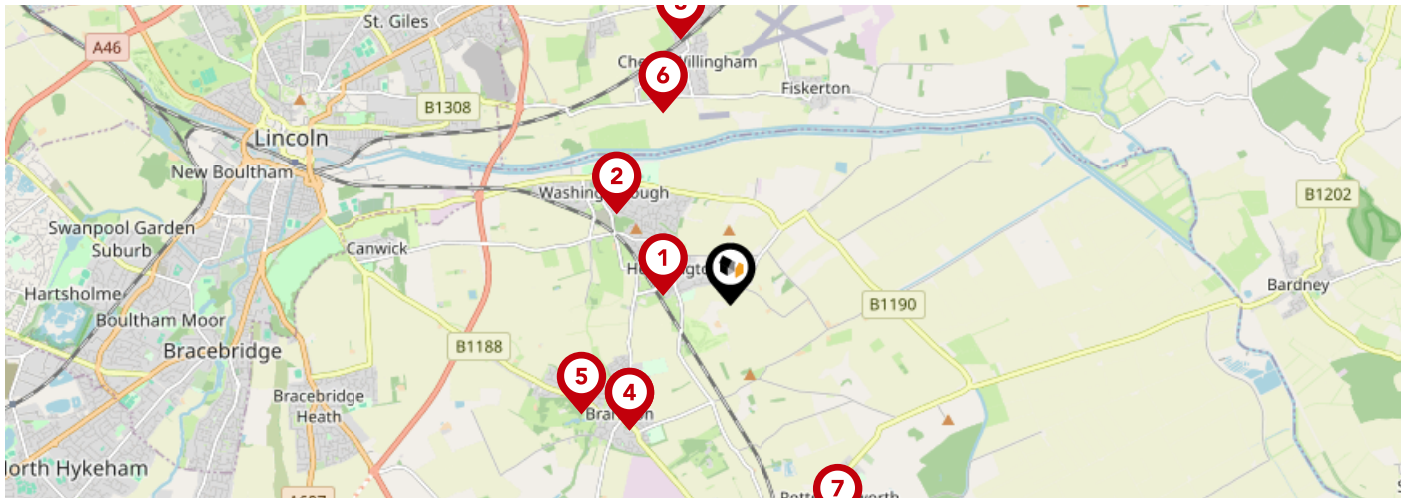
## Listed Buildings











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

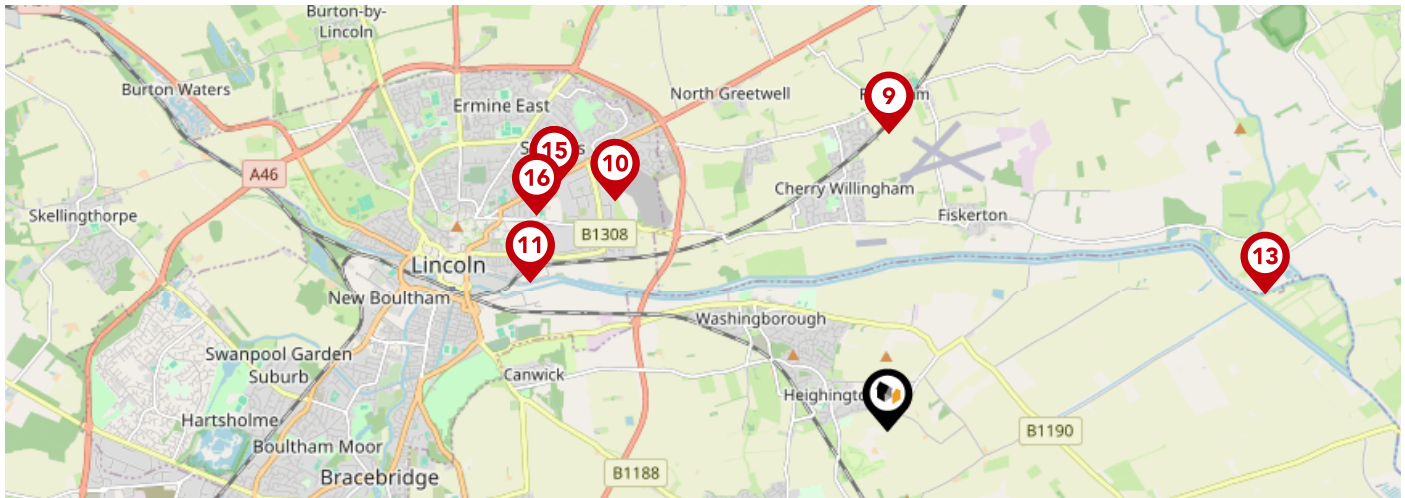


Listed Buildings in the local district	Grade	Distance
 1062553 - Number 65 Clark's Farmhouse And Attached Railings	Grade II	0.4 miles
 1360244 - Forge At Corner Of Blacksmith Lane	Grade II	0.4 miles
 1205121 - Manor Farmhouse	Grade II	0.4 miles
 1062557 - Green Gate	Grade II	0.4 miles
 1062547 - Methodist Chapel, And Attached Railings	Grade II	0.5 miles
 1062558 - The Dovecote In The Old Stackyard	Grade II	0.5 miles
 1205131 - Manor House With Attached Walls And Railings	Grade II	0.5 miles
 1360246 - 14, High Street	Grade II	0.5 miles
 1062556 - 18, High Street	Grade II	0.5 miles
 1062552 - Number 33 And Attached Wall And Railings	Grade II	0.5 miles



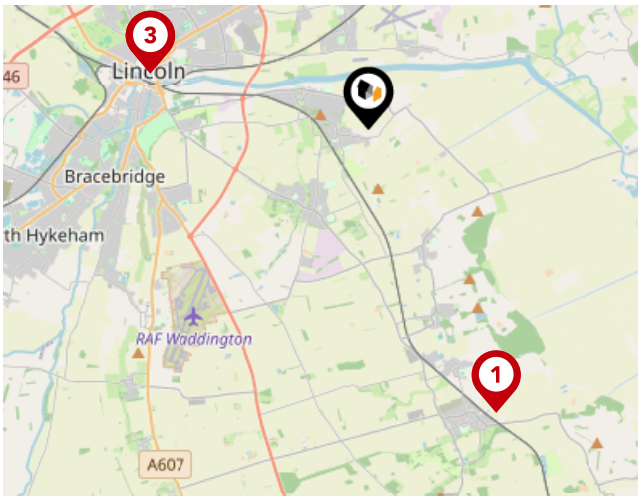
	Nursery	Primary	Secondary	College	Private
 <b>Heighington Millfield Primary Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Washingborough Academy</b> Ofsted Rating: Good   Pupils: 271   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Branston Junior Academy</b> Ofsted Rating: Good   Pupils: 170   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Branston Community Academy</b> Ofsted Rating: Requires improvement   Pupils: 1243   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Branston Church of England Infant Academy</b> Ofsted Rating: Outstanding   Pupils: 134   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cherry Willingham Primary Academy</b> Ofsted Rating: Good   Pupils: 205   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Potterhanworth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Priory Pembroke Academy</b> Ofsted Rating: Good   Pupils: 567   Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



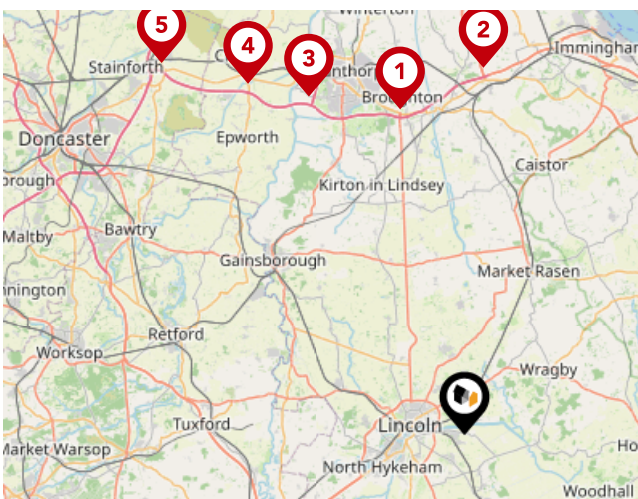
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Reepham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Lincoln Carlton Academy</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:3.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Nocton Community Primary School</b> Ofsted Rating: Good   Pupils: 38   Distance:3.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Fiskerton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:3.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:3.66</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Giles Academy</b> Ofsted Rating: Requires improvement   Pupils: 405   Distance:3.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:3.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Metheringham Rail Station	5.53 miles
2	Lincoln Central Rail Station	3.98 miles
3	Lincoln Central Rail Station	4 miles



## Trunk Roads/Motorways

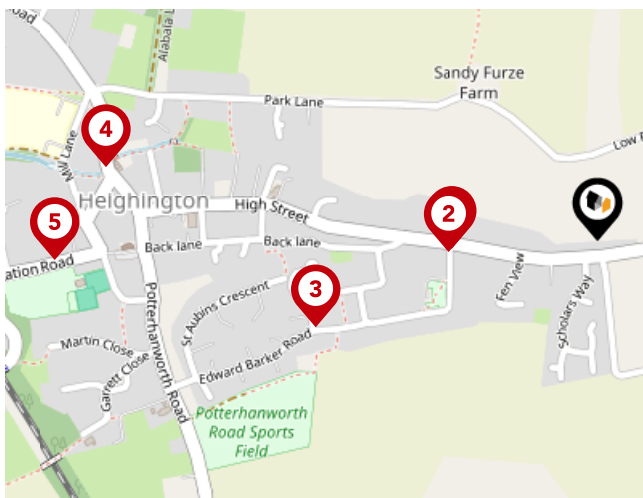
Pin	Name	Distance
1	M180 J4	23.45 miles
2	M180 J5	25.88 miles
3	M180 J3	26.33 miles
4	M180 J2	29.12 miles
5	M180 J1	33.85 miles



## Airports/HELIPADS

Pin	Name	Distance
1	Humberside Airport	26.02 miles
2	Finningley	29.82 miles
3	East Mids Airport	45.39 miles
4	Leeds Bradford Airport	67.48 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Telephone Box	0.16 miles
2	Telephone Box	0.17 miles
3	Clarke Avenue	0.33 miles
4	Flag Pole	0.55 miles
5	Recreation Ground	0.6 miles

# Mundys Data Quality

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