

See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 22nd October 2026



WEBB STREET, LINCOLN, LN5

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

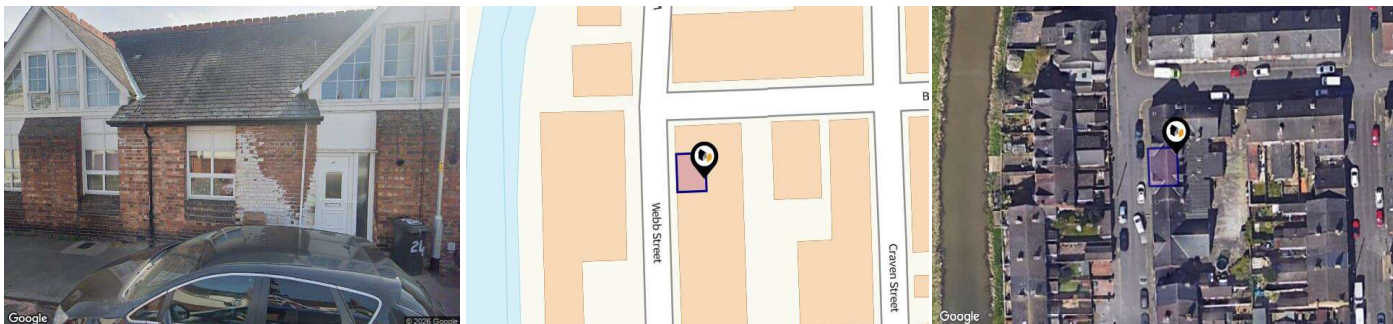
01522 510 044

hymie.bentley@mundys.net

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Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	1,140 ft ² / 106 m ²
Plot Area:	0.02 acres
Year Built :	2003-2006
Council Tax :	Band A
Annual Estimate:	£1,549
Title Number:	LL343705

Tenure: Freehold

Local Area

Local Authority:	Lincoln
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Medium
● Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	79	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **37 Webb Street Lincoln Lincolnshire LN5 8DL**

Reference - 2022/0864/HOU	
Decision:	Decided
Date:	26th October 2022
Description:	Installation of dormer window to rear elevation. (Revised plans)

Reference - 2014/0384/F	
Decision:	Decided
Date:	29th May 2014
Description:	Erection of a single storey rear extension.

Planning records for: **47 Webb Street Lincoln LN5 8DL**

Reference - 2010/0950/F	
Decision:	Decided
Date:	26th November 2010
Description:	Change of use from Offices (A2) to Residential (C3).

Planning records for: **7 Webb Street Lincoln Lincolnshire LN5 8DL**

Reference - 2024/0111/CLE	
Decision:	Decided
Date:	20th February 2024
Description:	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).

Planning records for: **7 Webb Street Lincoln Lincolnshire LN5 8DL**

Reference - S24/0352	
Decision:	Decided
Date:	20th February 2024
Description:	Section 211 notice in relation to the following T1 Purple Prunus - Reduce height by 2m, reduce width by 1m, T2 Conifer Crown - Lift over driveway by 2.5m, T3 Silver Birch - Remove to ground level.

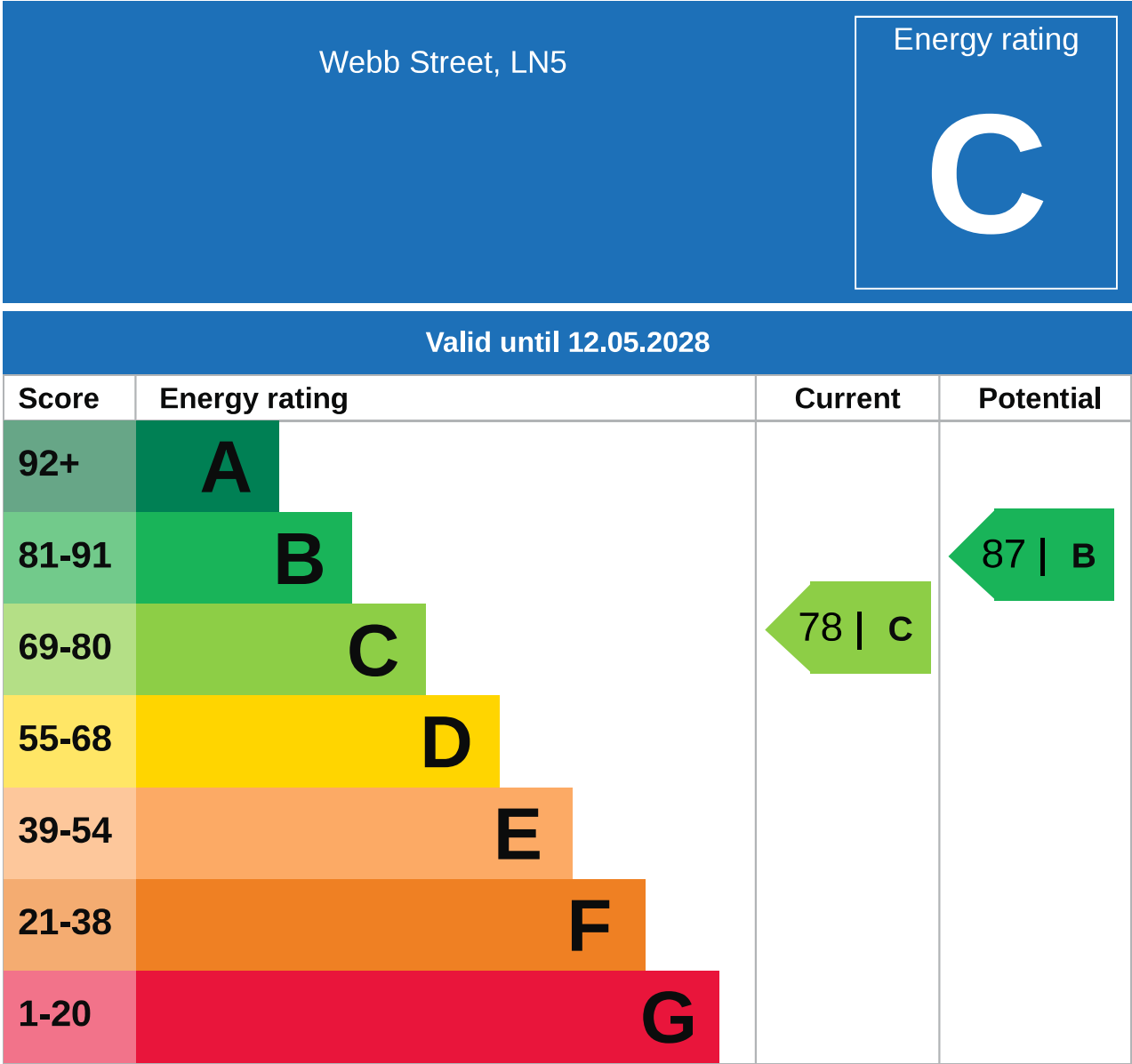
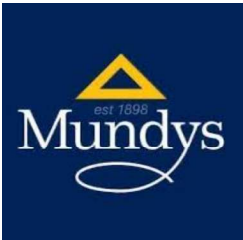
Planning records for: **63 Webb Street Lincoln Lincolnshire LN5 8DL**

Reference - 2019/0167/HOU	
Decision:	Decided
Date:	27th February 2019
Description:	Erection of a rear conservatory (RETROSPECTIVE).

Planning records for: **St Botolphs School Bargate Lincoln LN5 8DL**

Reference - 2012/1399/RD	
Decision:	Decided
Date:	04th December 2012
Description:	Submission of details to approve condition 3, 4, 5, 6, 7, 8 planning permission 2012/0490/F.

Property EPC - Certificate



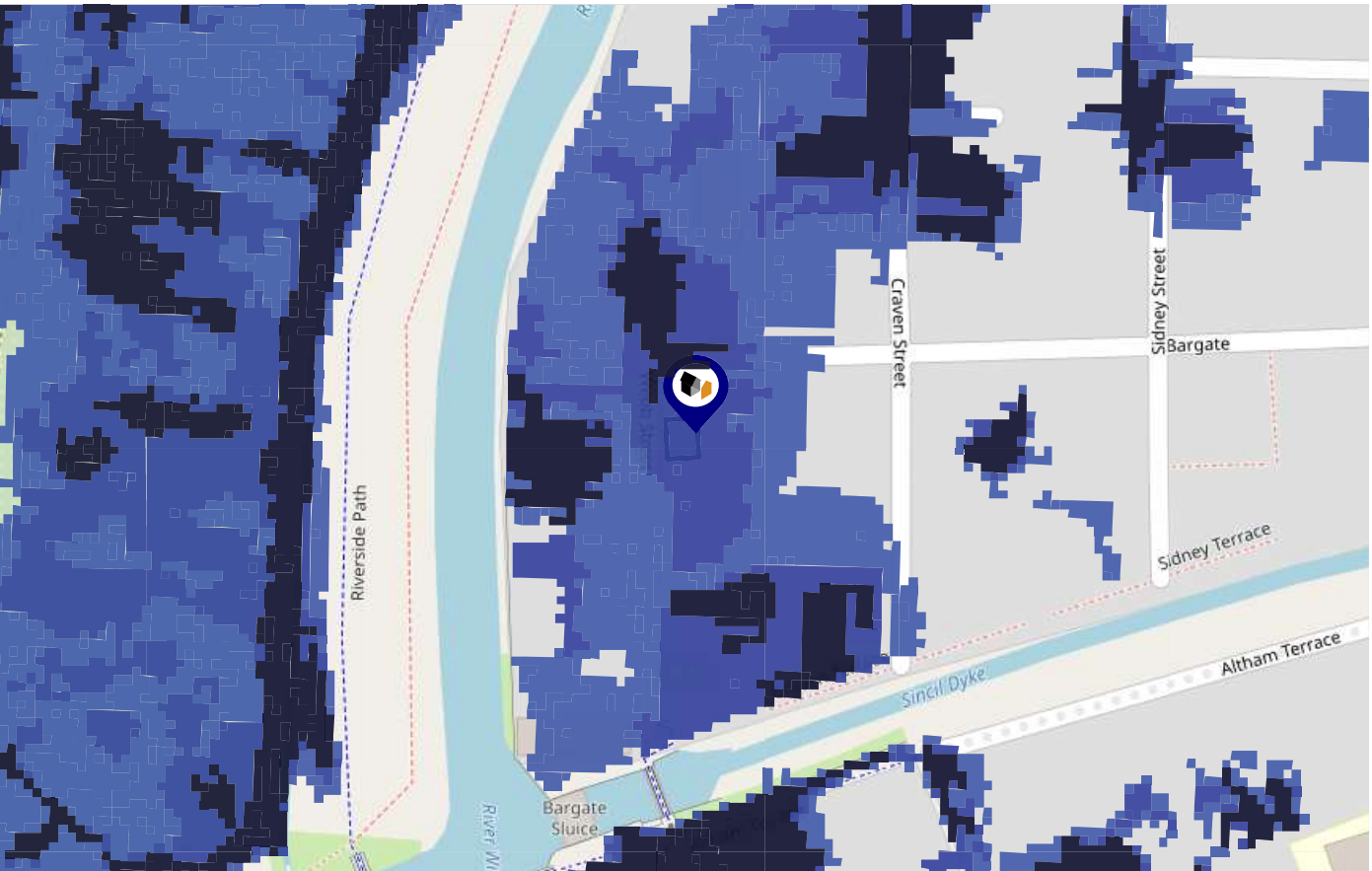
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	106 m ²

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: Medium

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:

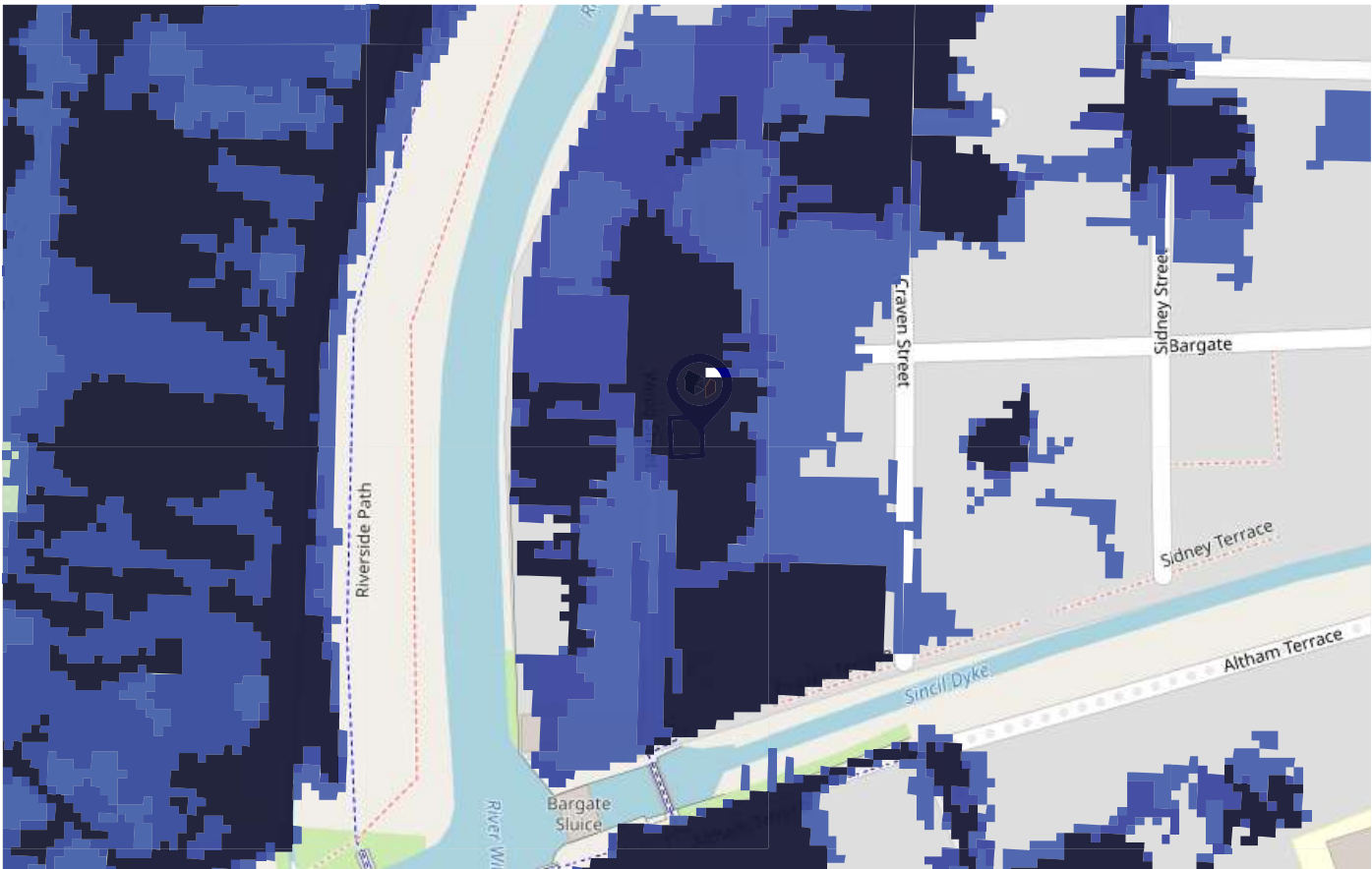


Flood Risk

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: High

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:



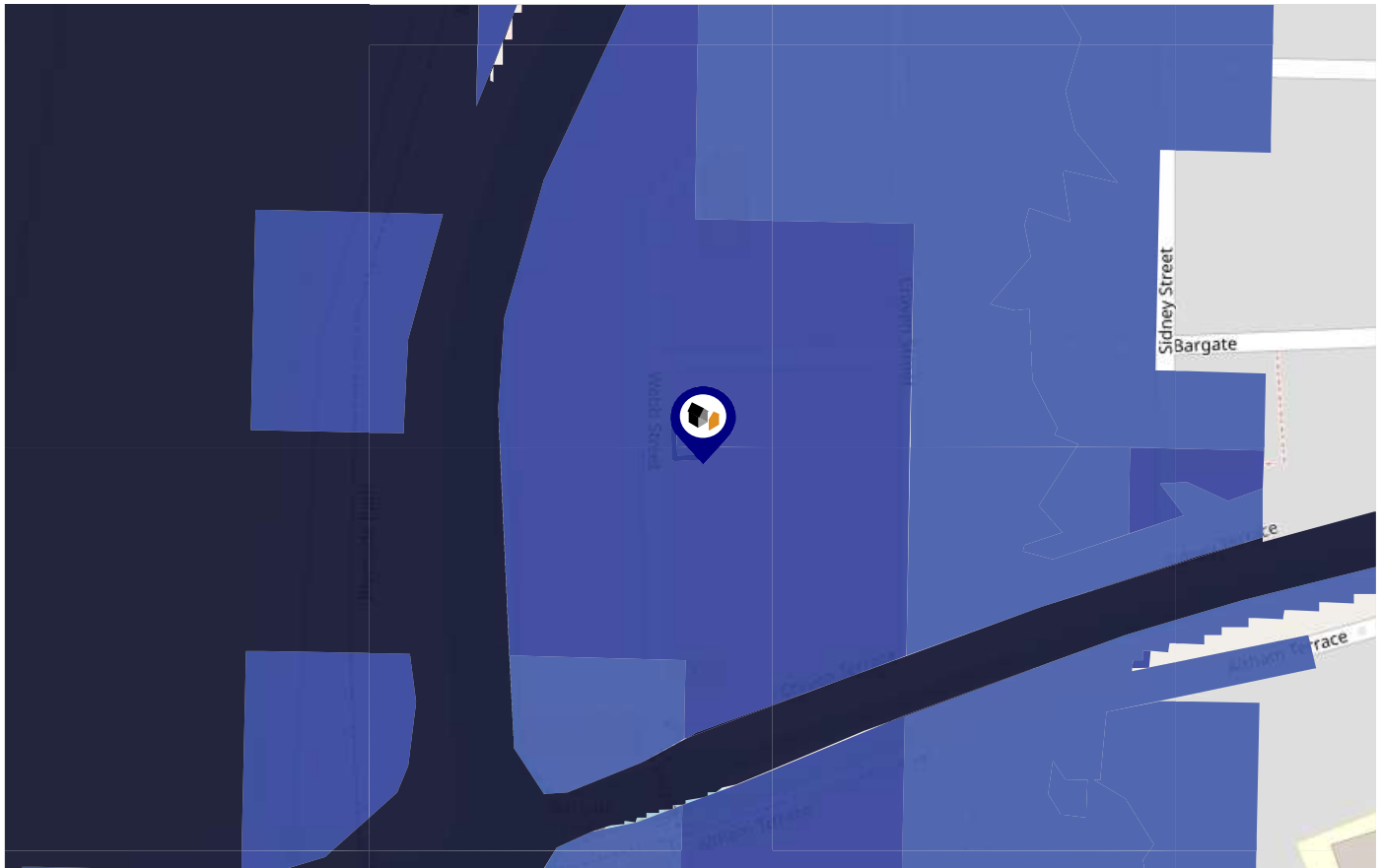
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Flood Risk

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: Medium

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:

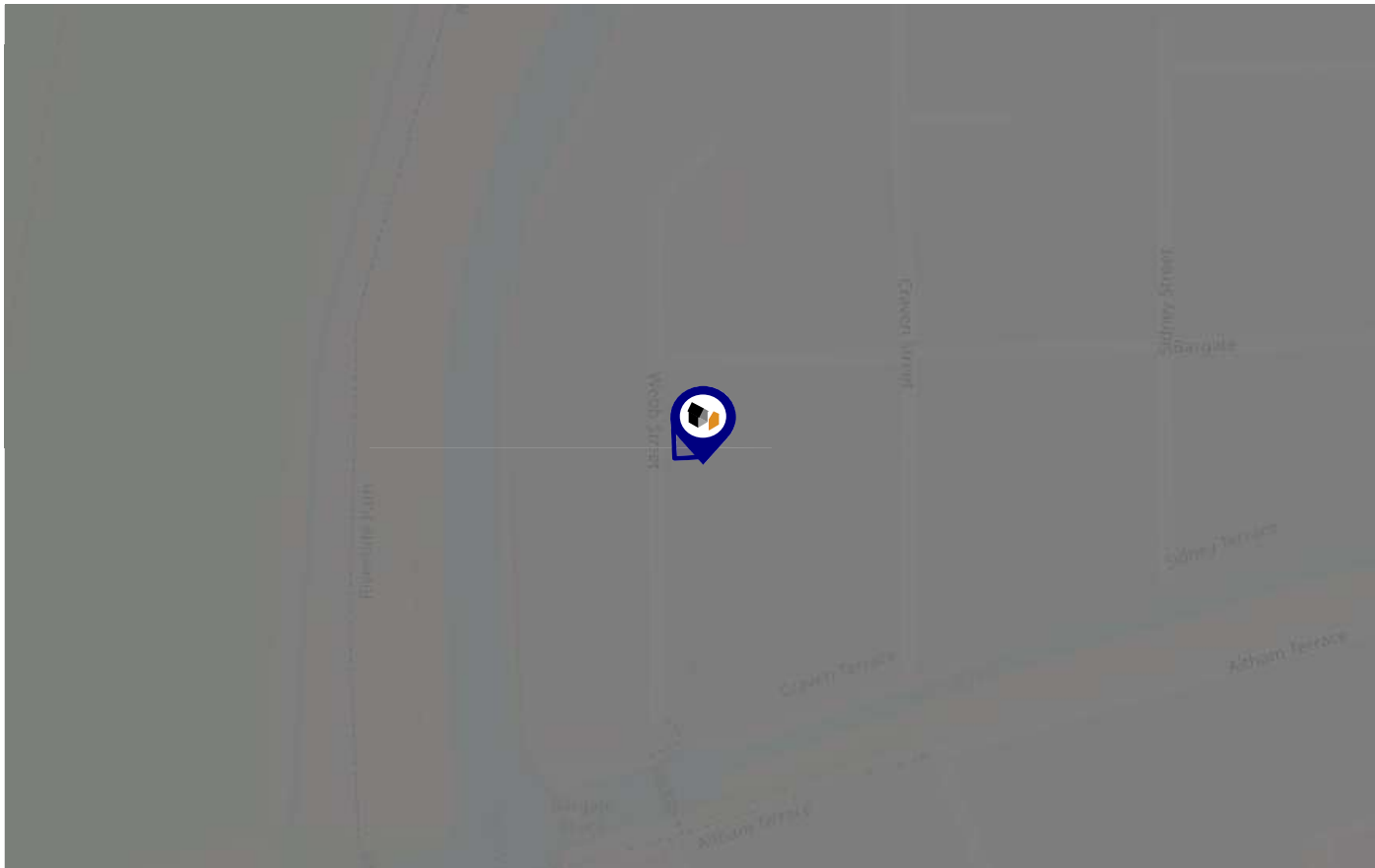


Flood Risk

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.

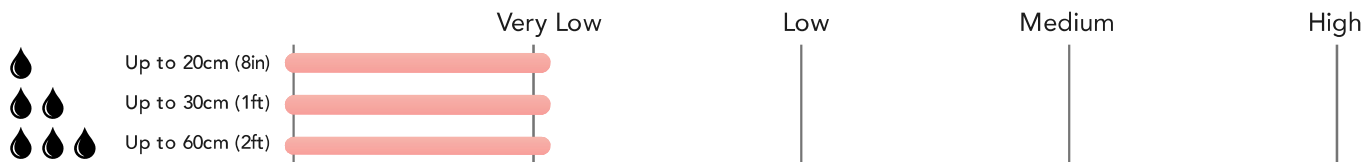


Risk Rating: Very low

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.
- 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:



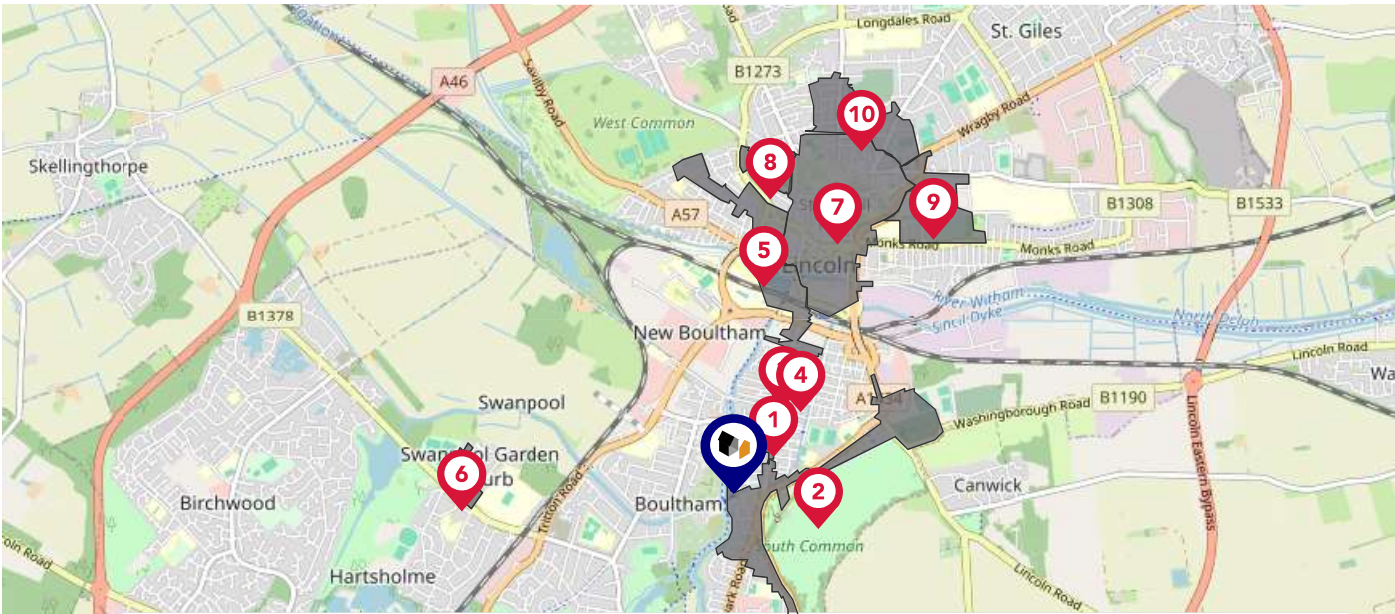
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Maps

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 Catherines

3

St Peter-at-Gowts

4

Sibthorp

5

West Parade and Brayford

6

Swanpool

7

Cathedral and City Centre

8

Carline

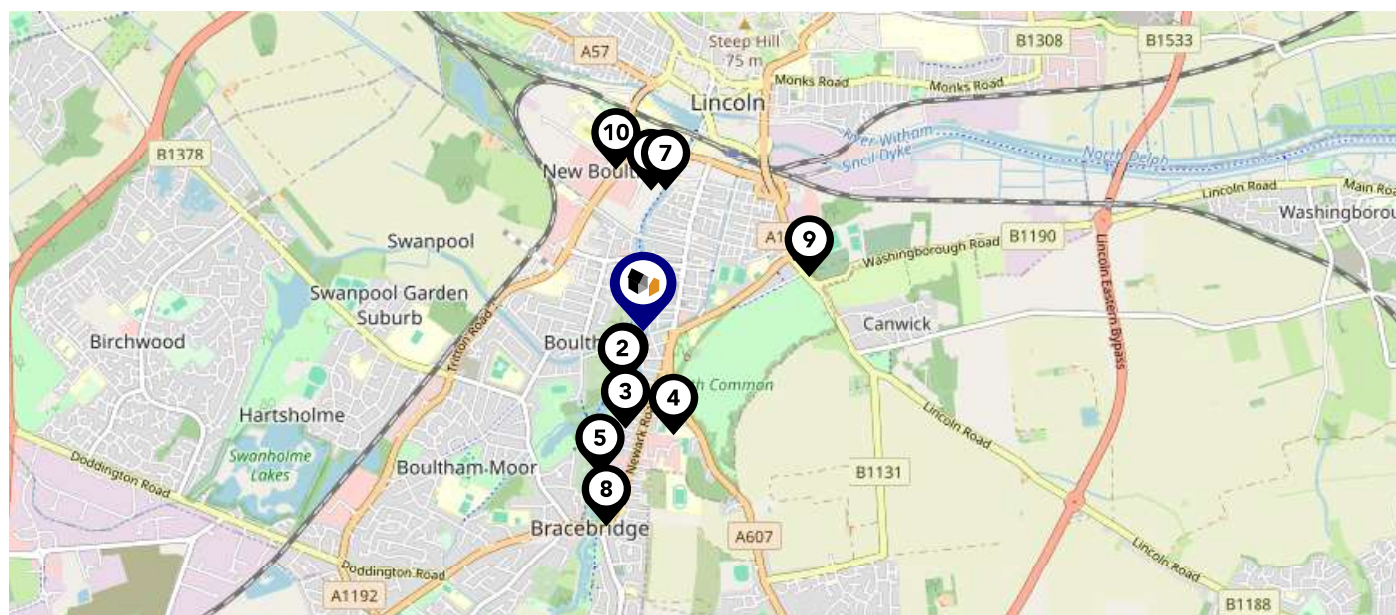
9

Lindum and Arboretum

10

Newport and Nettleham Road

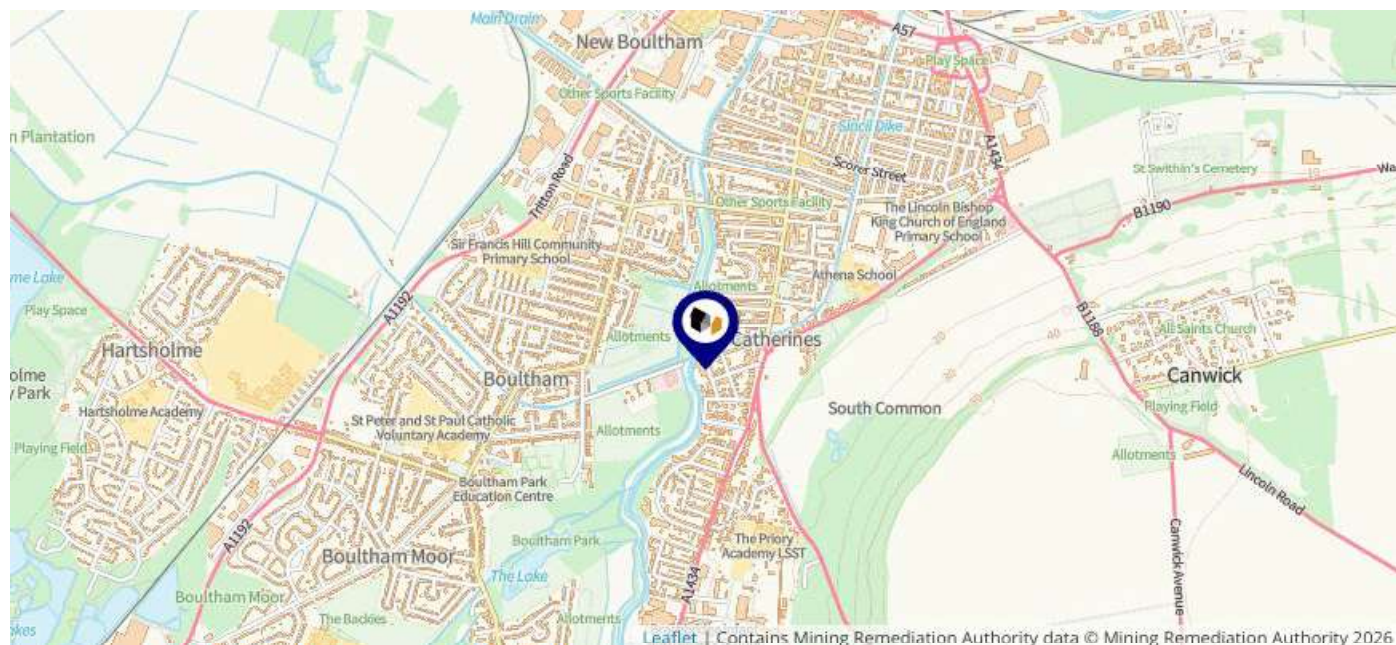
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Boultham Baths-Altham Terrace	Historic Landfill 
	St Catherines-St. Catherines, Lincolnshire	Historic Landfill 
	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill 
	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill 
	Area Adjacent To Boultham Park-Bracebridge, Lincolnshire	Historic Landfill 
	Former Brayford Leisure Site-Ropewalk	Historic Landfill 
	Land South Of Ropewalk-Land South Of Ropewalk, Rear Of Mervyn Black	Historic Landfill 
	Newark Road-Bracebridge, Lincolnshire	Historic Landfill 
	Old Railway Cutting-Cow Paddle	Historic Landfill 
	Rear Of British Rail Social Club-Ropewalk	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

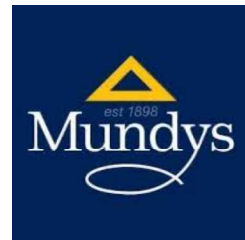
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

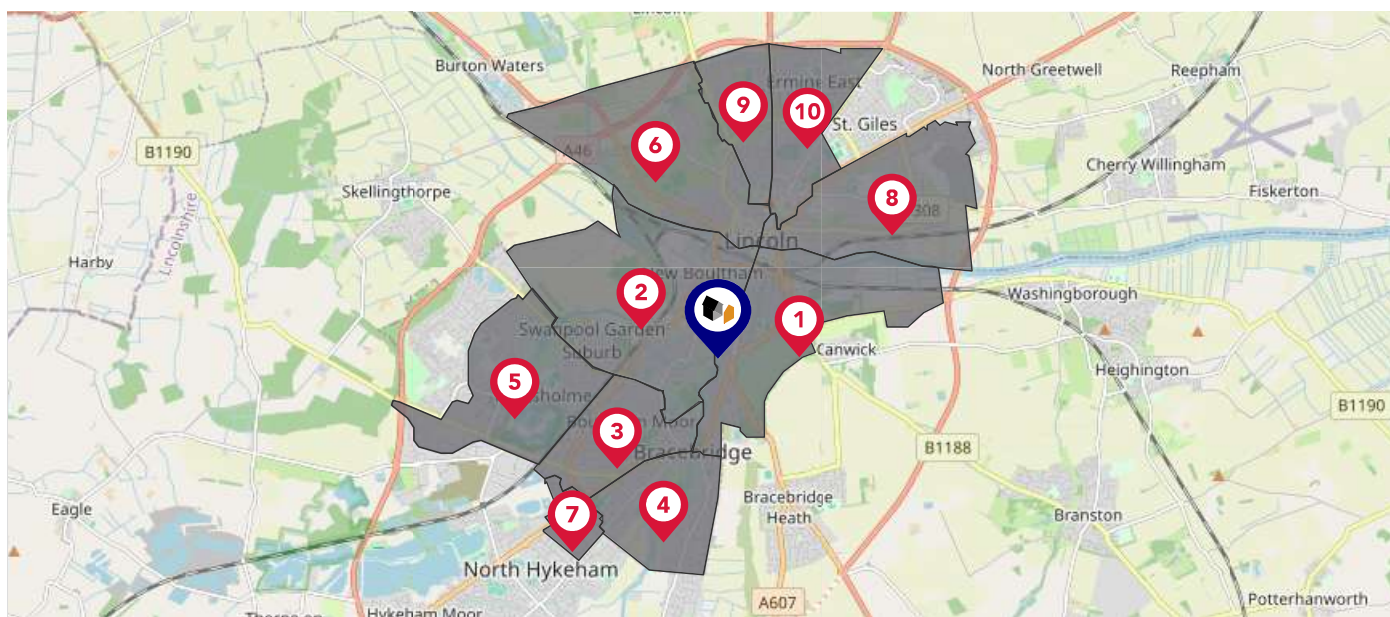
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Moorland Ward



Witham Ward



Hartsholme Ward



Carholme Ward



North Hykeham Forum Ward



Abbey Ward



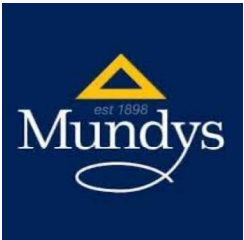
Castle Ward



Minster Ward

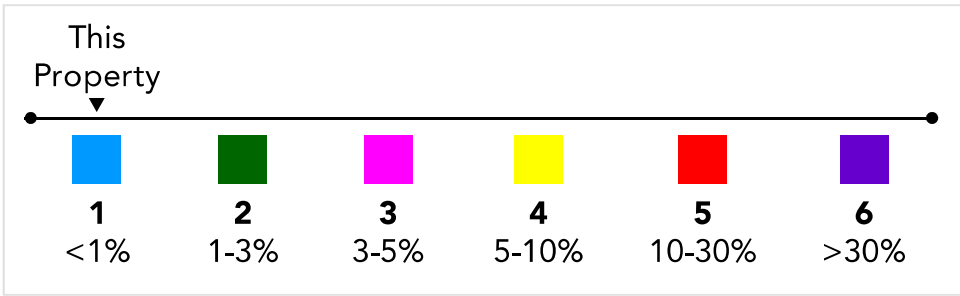
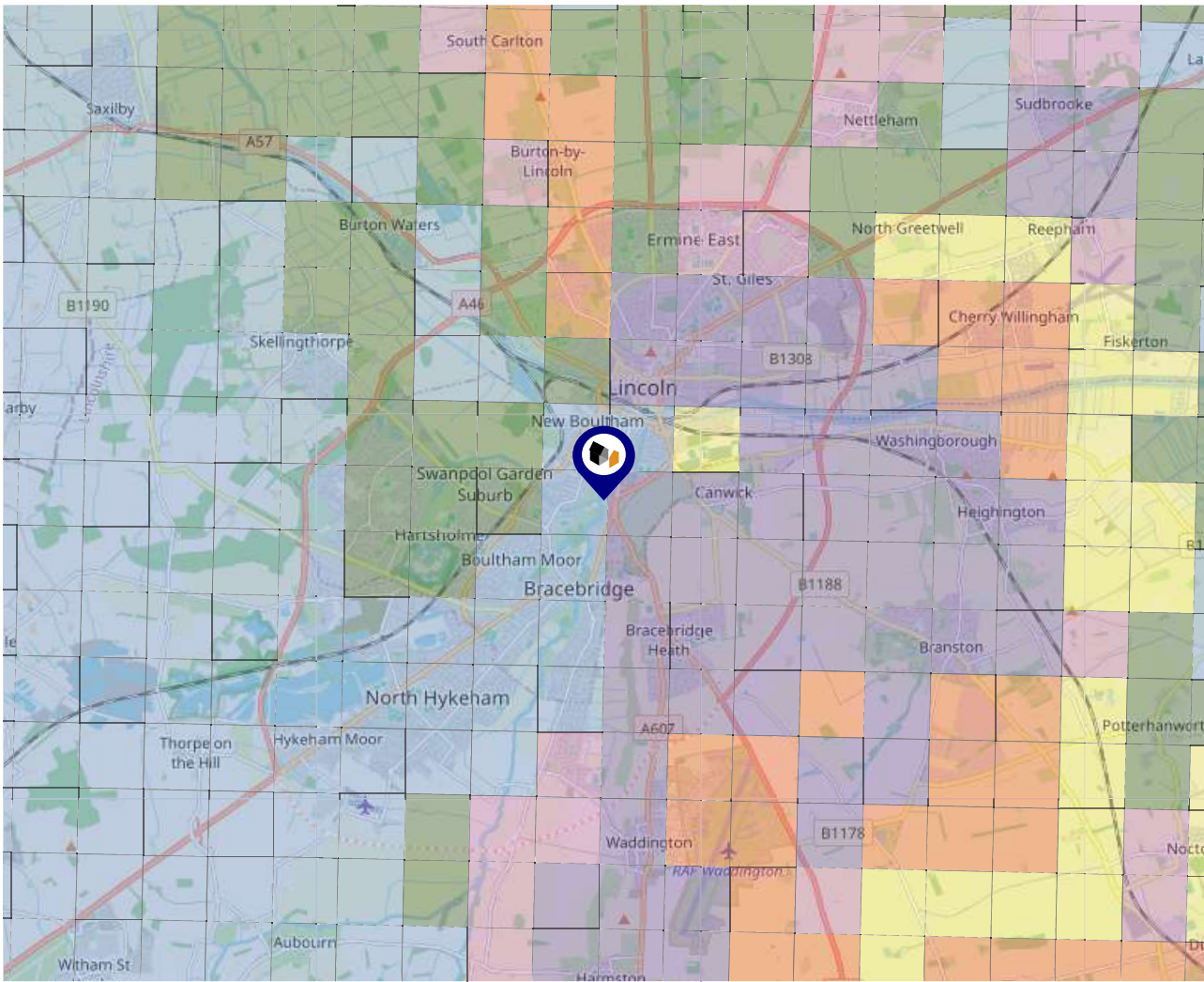
Environment

Radon Gas



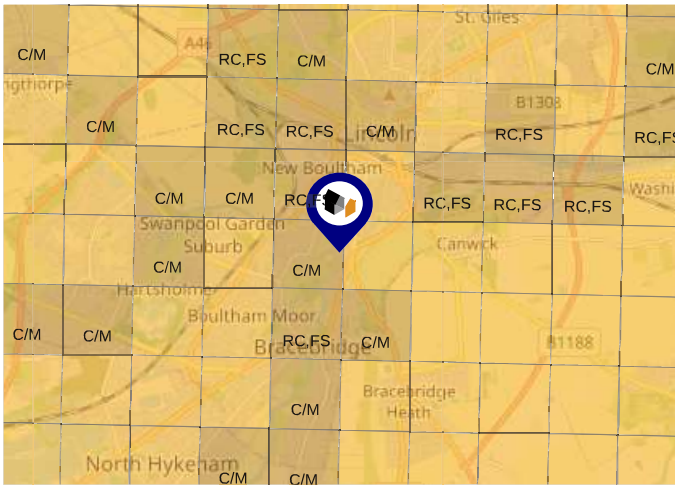
What is Radon?

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).



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

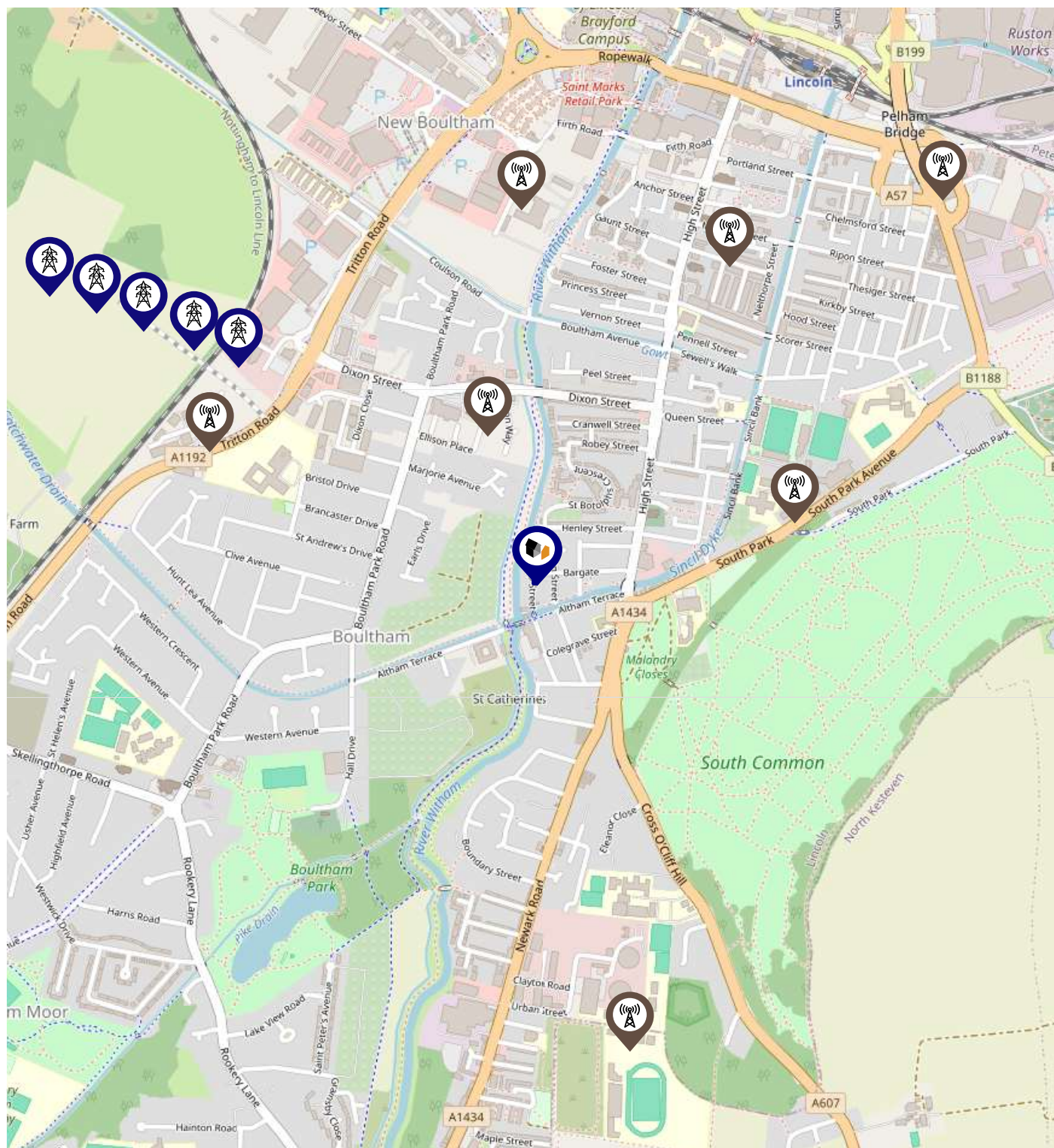
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



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

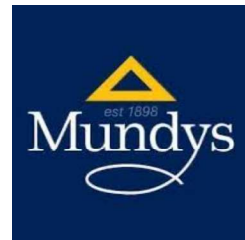


Key:

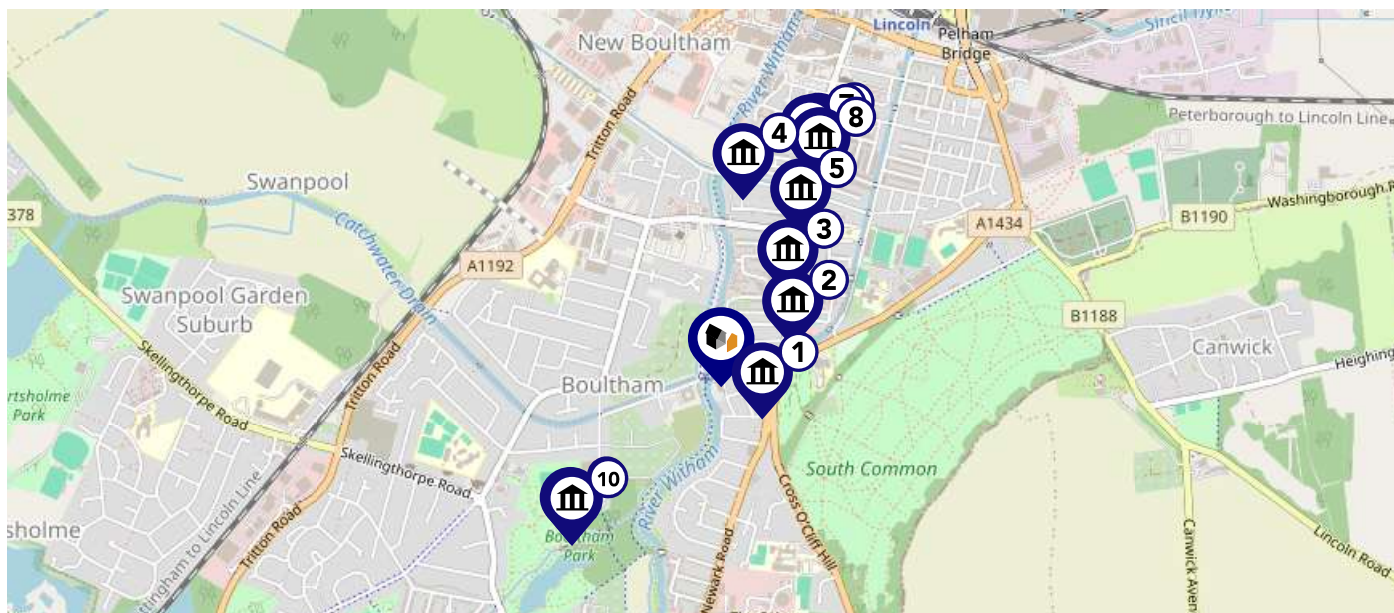
-  Power Pylons
-  Communication Masts

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
 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	0.1 miles
 1388596 - Church Of St Botolph	Grade II	0.2 miles
 1388568 - 53 And 54, High Street	Grade II	0.3 miles
 1388739 - Crown Mill	Grade II	0.4 miles
 1388601 - Gowts Bridge	Grade II	0.4 miles
 1388604 - St Mary's Guildhall	Grade I	0.5 miles
 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	0.5 miles
 1388599 - Church Of St Peter At Gowts	Grade I	0.5 miles
 1388567 - Crimean War Memorial 3 Metres North West Of Church Of St Helen	Grade II	0.5 miles
 1388566 - Church Of St Helen	Grade II	0.5 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



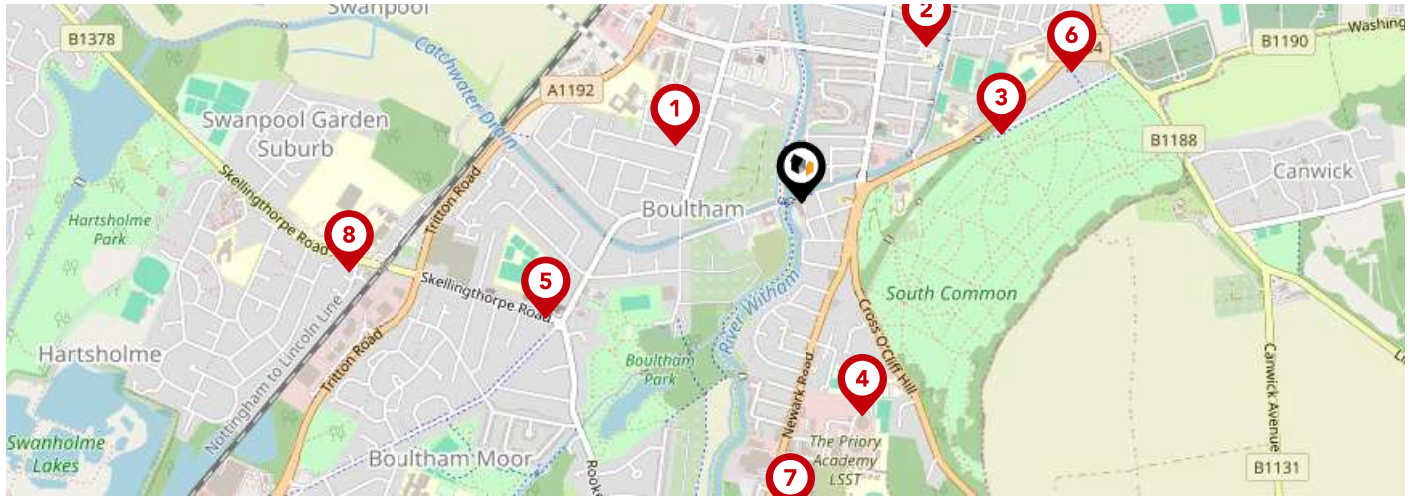
Electricity Supply

Gas Supply

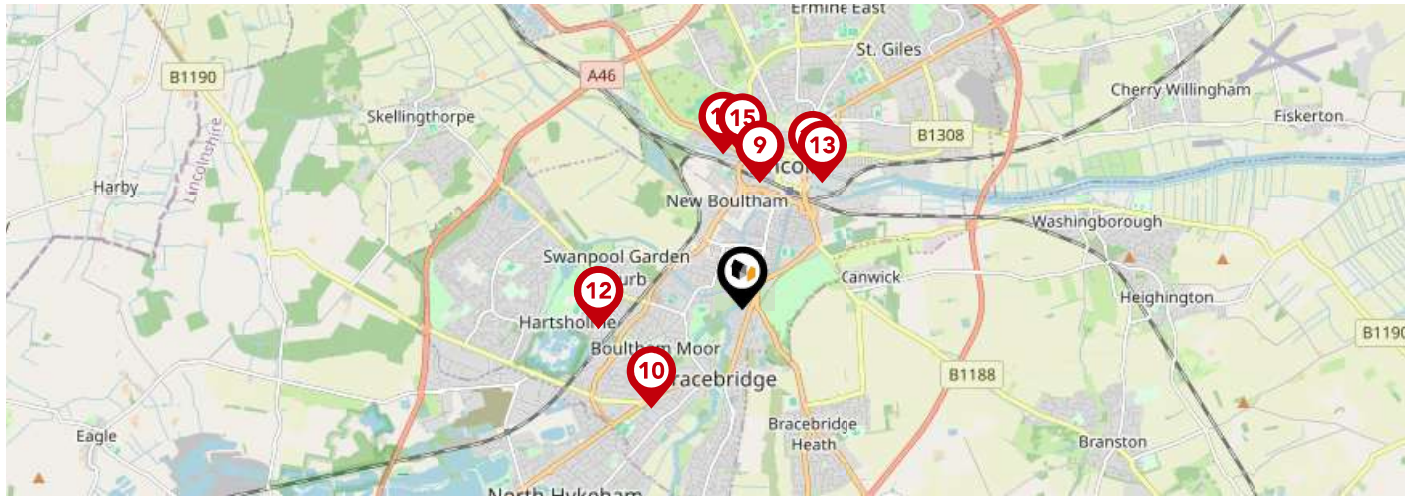
Central Heating

Water Supply

Drainage



		Nursery	Primary	Secondary	College	Private
1	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.31	☐	☒	☐	☐	☐
2	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.44	☐	☒	☐	☐	☐
3	Athena School Ofsted Rating: Good Pupils: 113 Distance:0.47	☐	☐	☒	☐	☐
4	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.49	☐	☐	☒	☐	☐
5	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:0.62	☐	☐	☒	☐	☐
6	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:0.67	☐	☒	☐	☐	☐
7	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:0.69	☐	☒	☐	☐	☐
8	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:1.02	☐	☐	☒	☐	☐



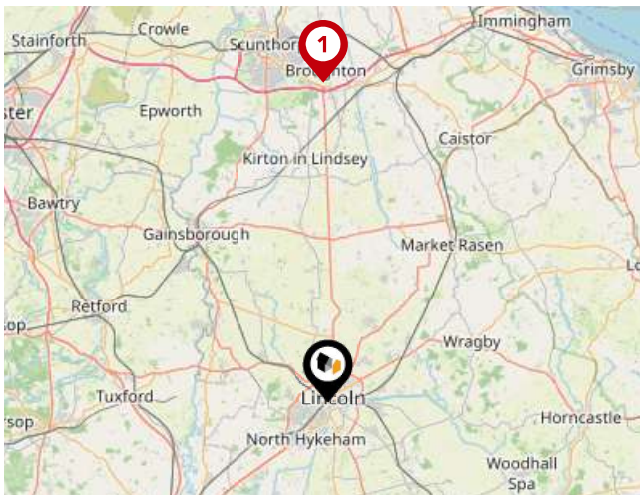
		Nursery	Primary	Secondary	College	Private
	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.13	☐	☐	☒	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.2	☐	☒	☒	☐	☐
	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:1.29	☐	☒	☐	☐	☐
	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:1.29	☐	☐	☒	☐	☐
	Lincoln College Ofsted Rating: Good Pupils:0 Distance:1.32	☐	☐	☒	☐	☐
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.35	☐	☐	☒	☐	☐
	The St Faith and St Martin Church of England Junior School, Lincoln Ofsted Rating: Good Pupils: 345 Distance:1.37	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.38	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.85 miles
2	Hykeham Rail Station	2.51 miles
3	Saxilby Rail Station	5.94 miles
4	Swinderby Rail Station	7.07 miles
5	Metherringham Rail Station	8.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.74 miles

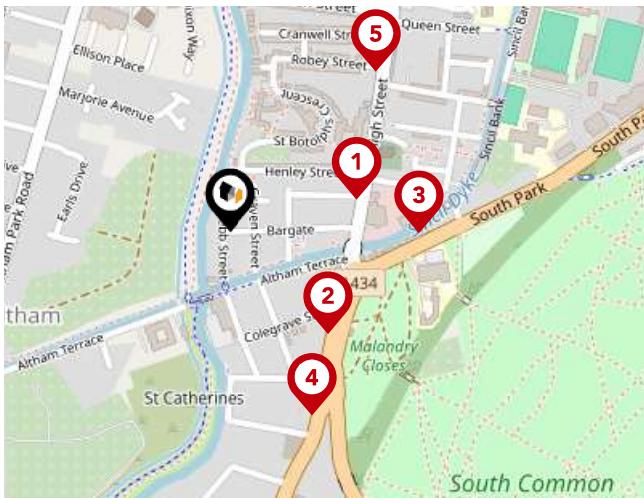


Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	26.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tealby Street	0.14 miles
2	South Common	0.15 miles
3	Queens Park School	0.21 miles
4	Hamilton Road	0.22 miles
5	Robey Street	0.24 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.



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving - MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment. Please pass on my regards and thanks to all. Again another superb performance from Mundys. MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me to run through his report with me. MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk

Important - Please read

Mundys

Data Quality

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