

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 23rd October 2026



WESTBROOKE ROAD, LINCOLN, LN6

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

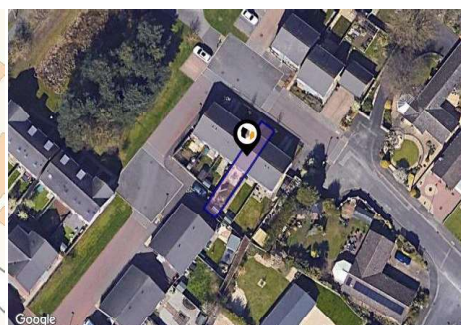
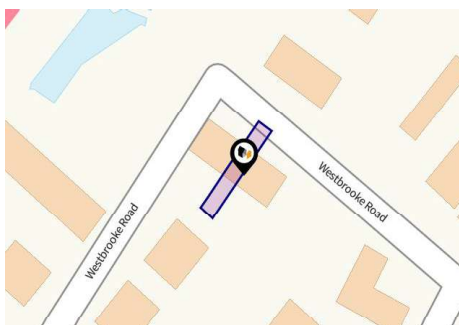
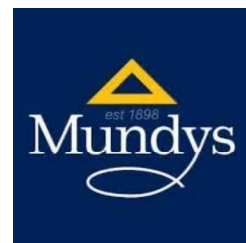
hymie.bentley@mundys.net

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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.02 acres
Year Built :	2016
Council Tax :	Band A
Annual Estimate:	£1,549
Title Number:	LL367159

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	62 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Westbrooke Road, Lincoln, Lincolnshire, LN6 7TB**

Reference - 2001/0527/F	
Decision:	Decided
Date:	21st August 2001
Description:	Erection of conservatory to rear of property

Planning records for: **3 Westbrooke Road Lincoln LN6 7TB**

Reference - 2003/0933/F	
Decision:	Decided
Date:	26th January 2004
Description:	Alterations to roof to form gable end and inclusion of a dormer to rear elevation.

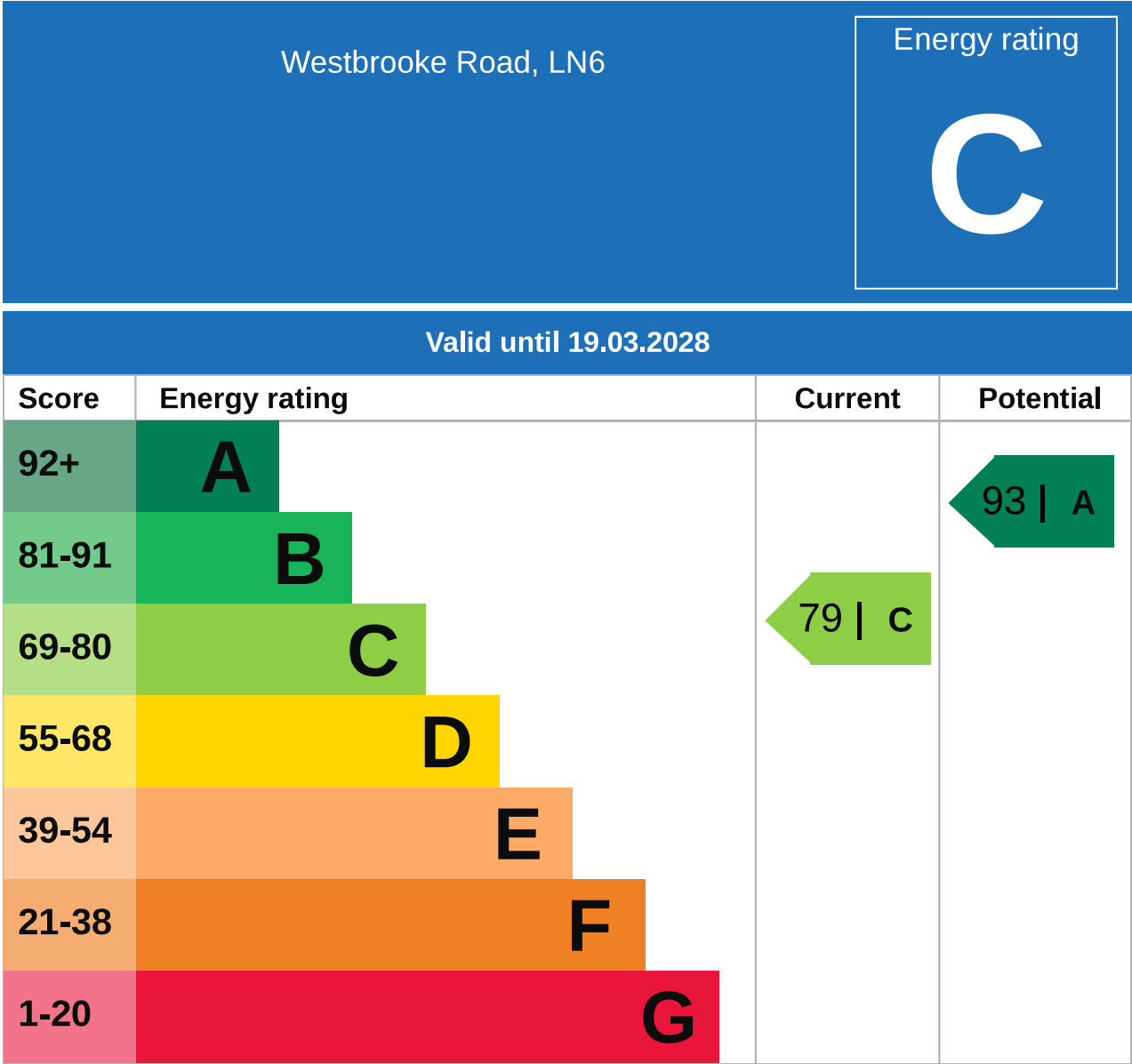
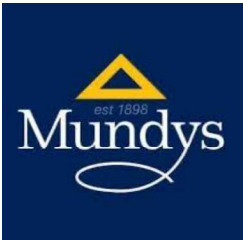
Planning records for: **20 Westbrooke Road Lincoln LN6 7TB**

Reference - 2006/0583/TPO	
Decision:	Decided
Date:	21st July 2006
Description:	To fell 1 Oak tree, and to reduce 1 Oak tree located at the rear of the property.

Planning records for: **87 Westbrooke Road Lincoln Lincolnshire LN6 7TB**

Reference - 2017/0041/PAH	
Decision:	Decided
Date:	17th January 2017
Description:	Erection of a single storey rear extension extending 3.1 metres beyond the rear wall to a maximum height of 2.75 metres and eaves height of 2.30 metres.

Property EPC - Certificate



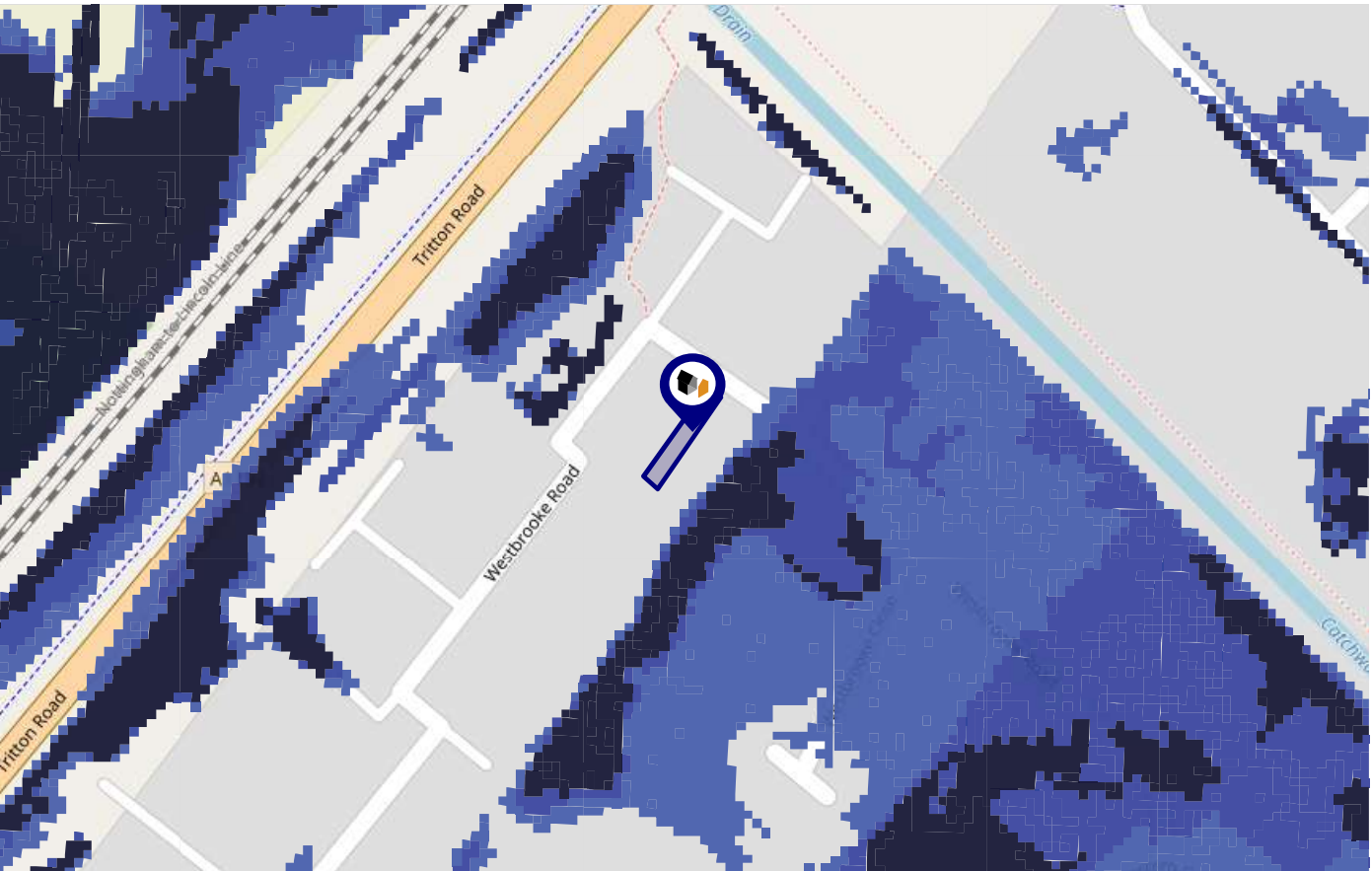
Additional EPC Data

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
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	59 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.

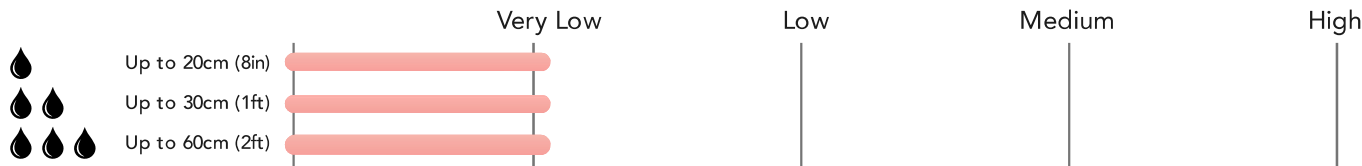


Risk Rating: Very low

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:

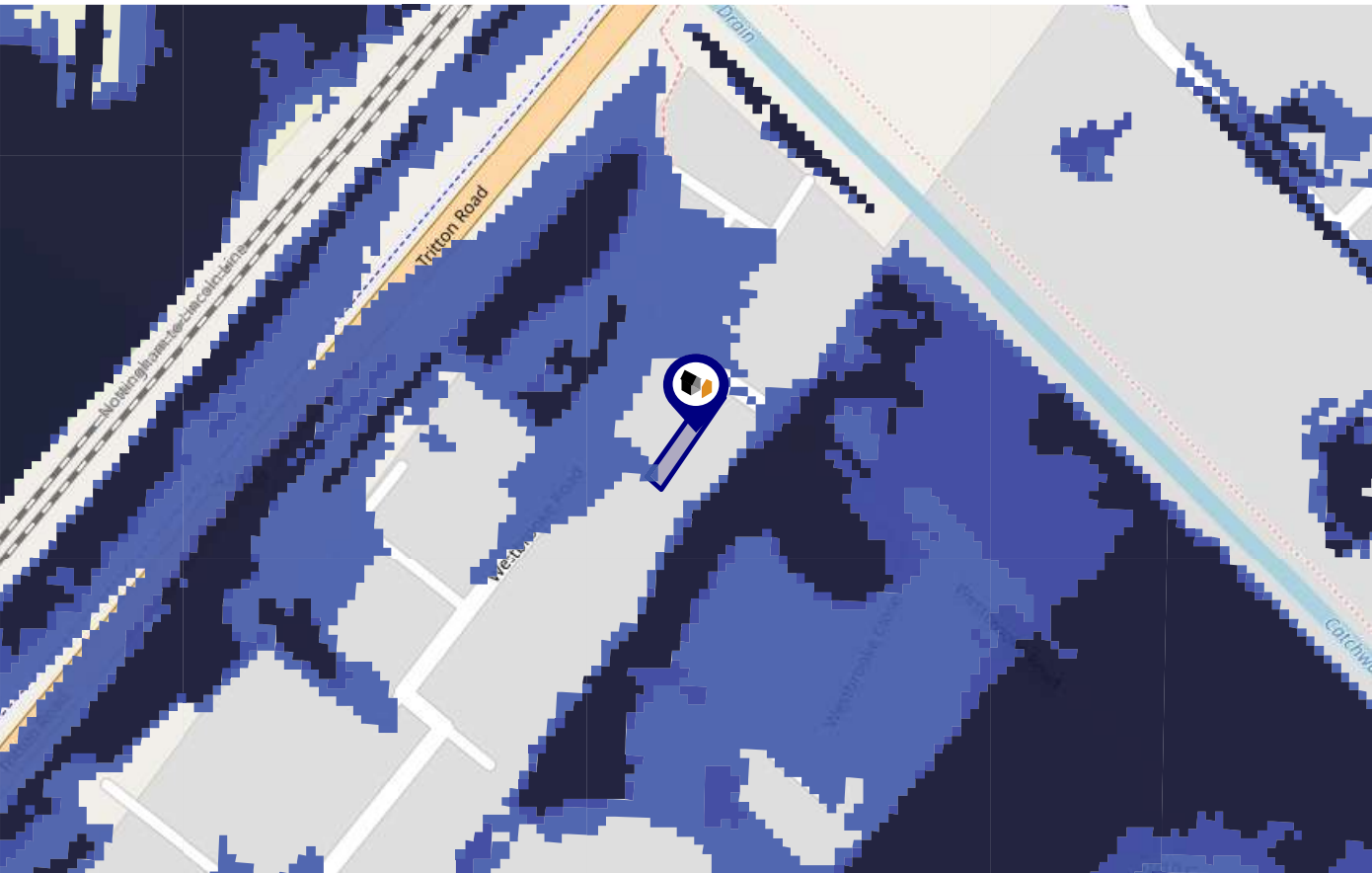


Flood Risk

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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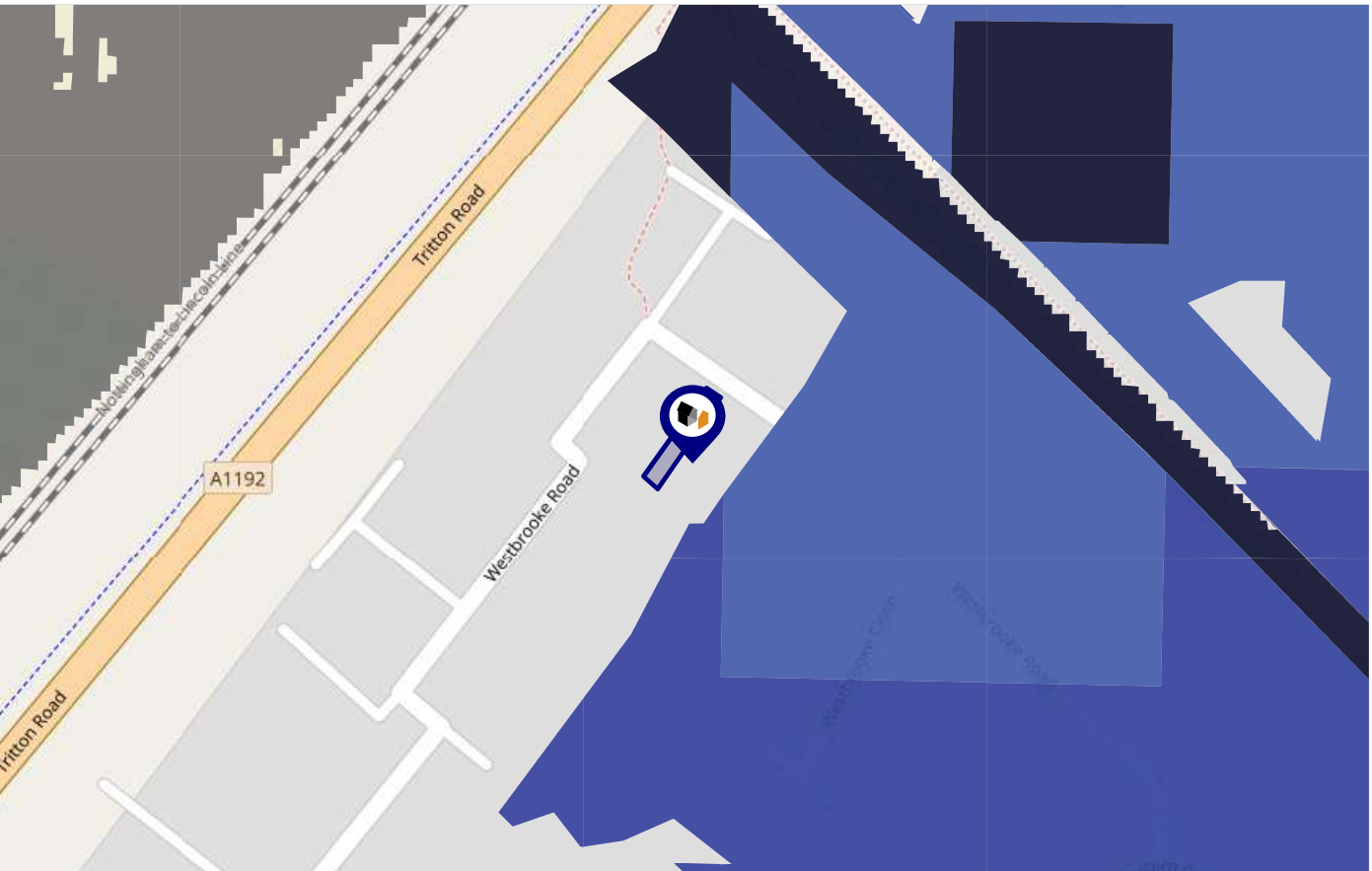


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Flood Risk

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.

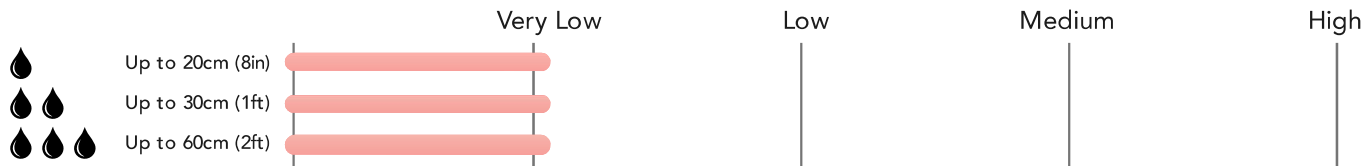


Risk Rating: Very low

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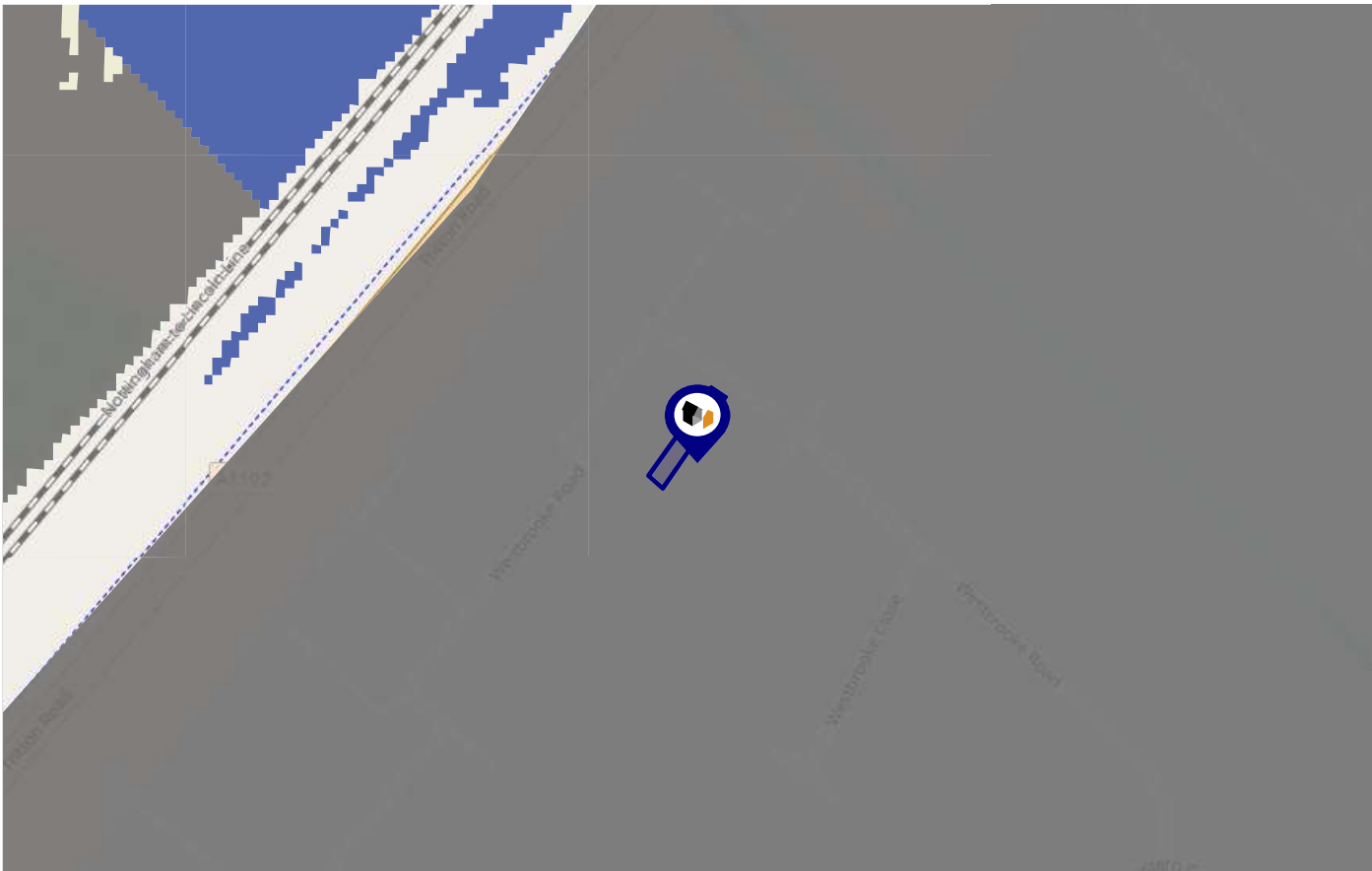


Flood Risk

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.

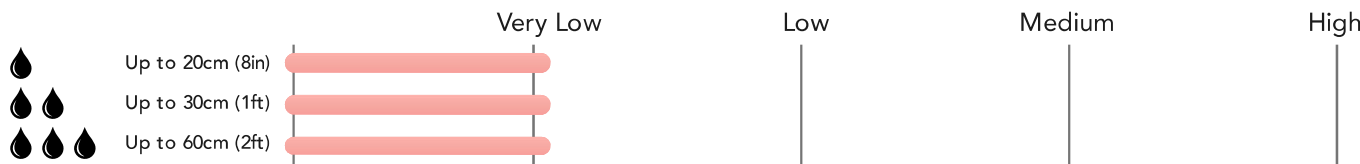


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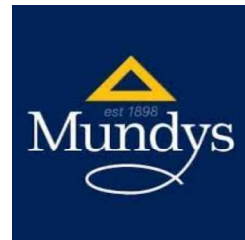
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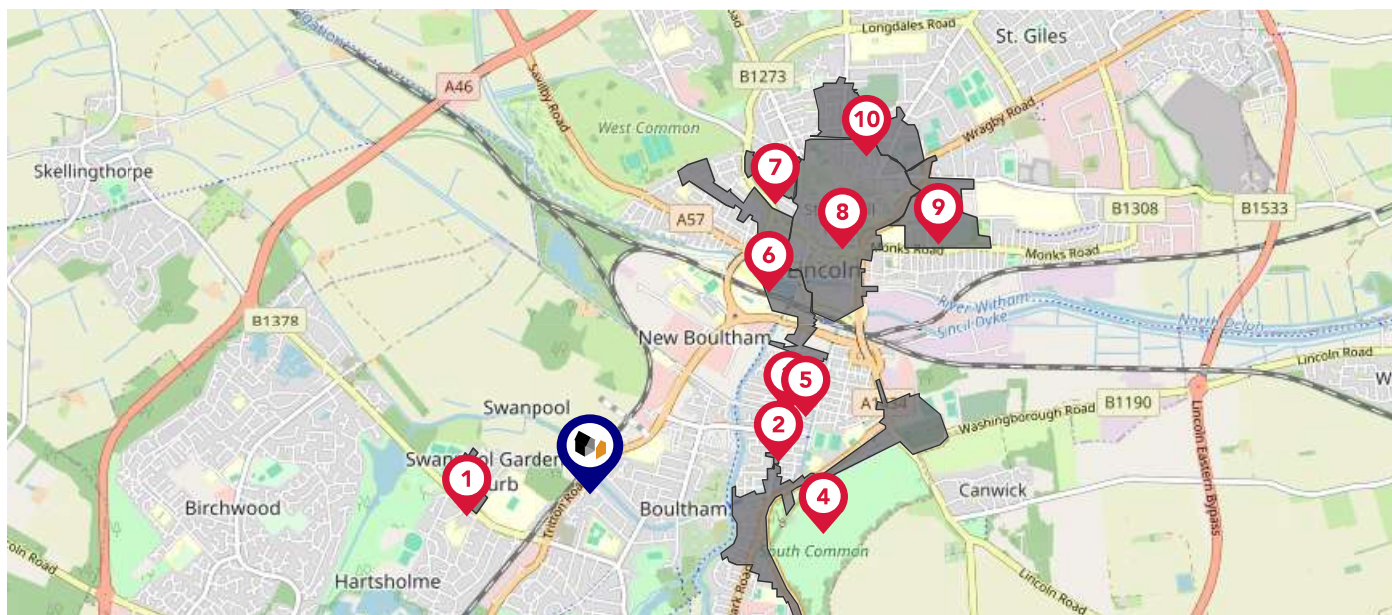
MIR - Material Info

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.

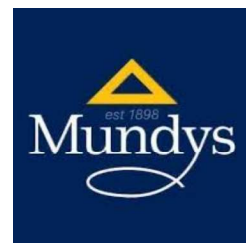


Nearby Conservation Areas

-  Swanpool
-  Gowt's Bridge
-  St Peter-at-Gowts
-  St Catherines
-  Sibthorp
-  West Parade and Brayford
-  Carline
-  Cathedral and City Centre
-  Lindum and Arboretum
-  Newport and Nettleham Road

Maps

Landfill Sites



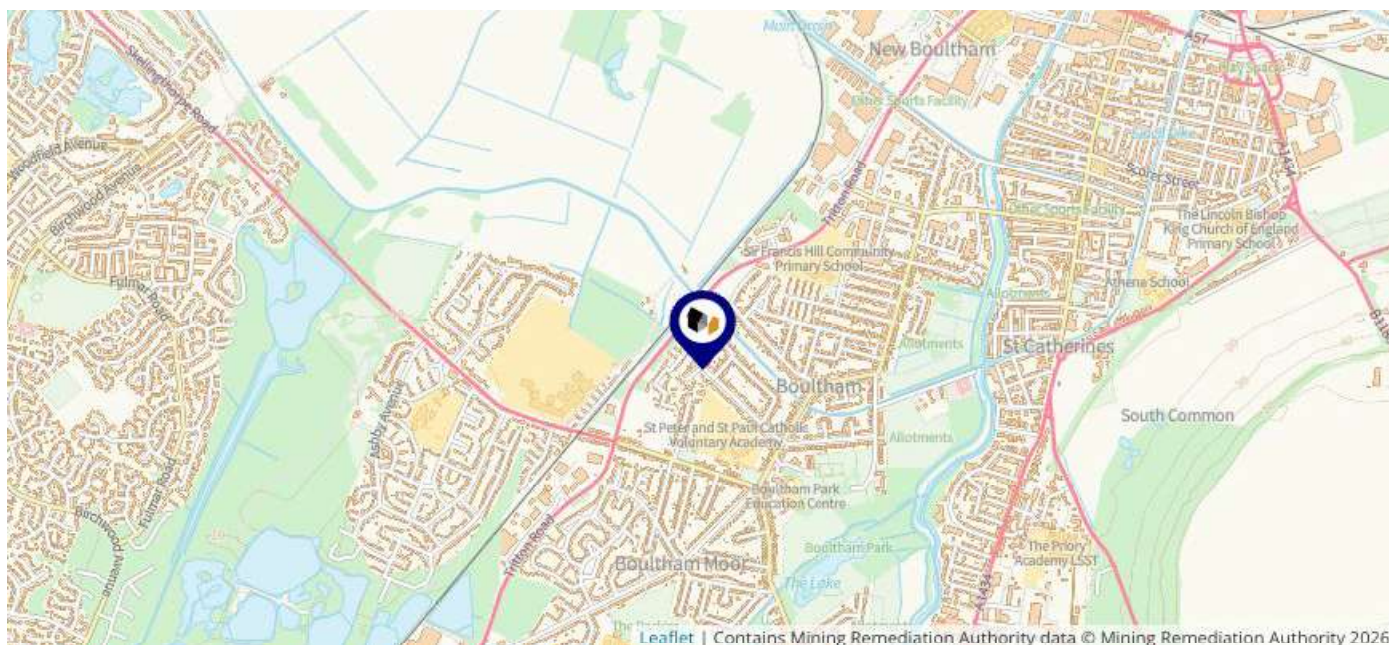
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	City School-Skellingthorpe Road	Historic Landfill
2	St Catherine's-St. Catherine's, Lincolnshire	Historic Landfill
3	Boutham Baths-Altham Terrace	Historic Landfill
4	Skewbridge Tip Site-Skewbridge, Lincoln	Historic Landfill
5	St Catherine's Grove-St. Catherine's, Lincolnshire	Historic Landfill
6	Moorland Avenue-Boutham Moor, Lincolnshire	Historic Landfill
7	Area Adjacent To Boutham Park-Bracebridge, Lincolnshire	Historic Landfill
8	Hainton Road-Boutham Moor, Lincolnshire	Historic Landfill
9	Cross O'cliff Road-St. Catherine's, Lincolnshire	Historic Landfill
10	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

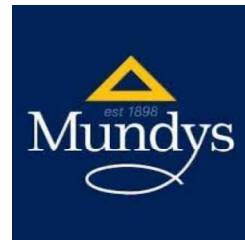
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

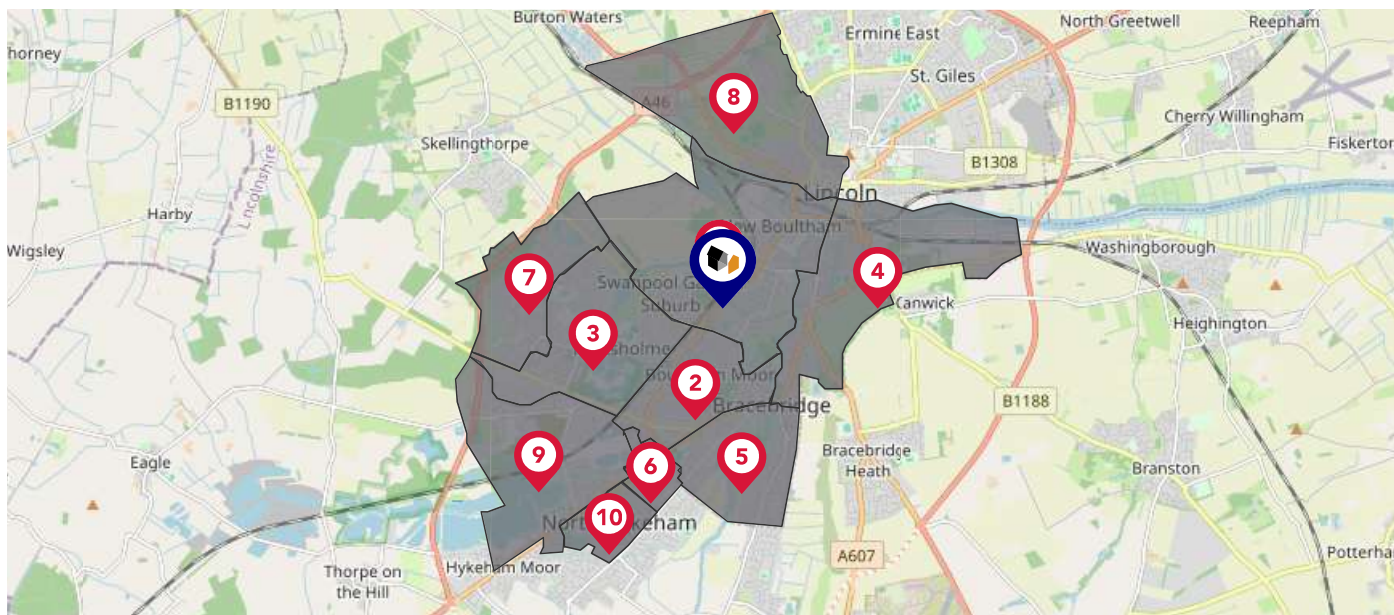
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

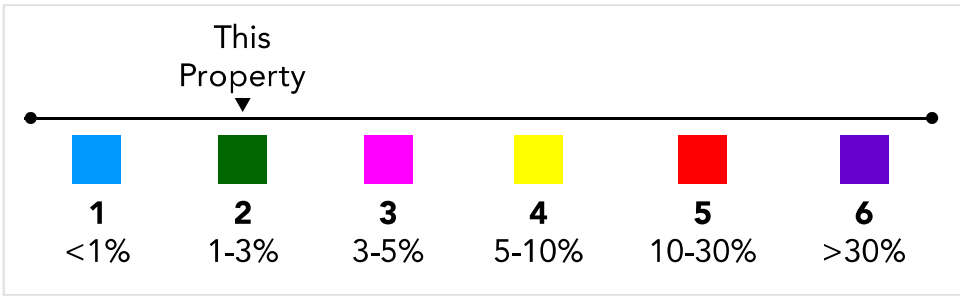
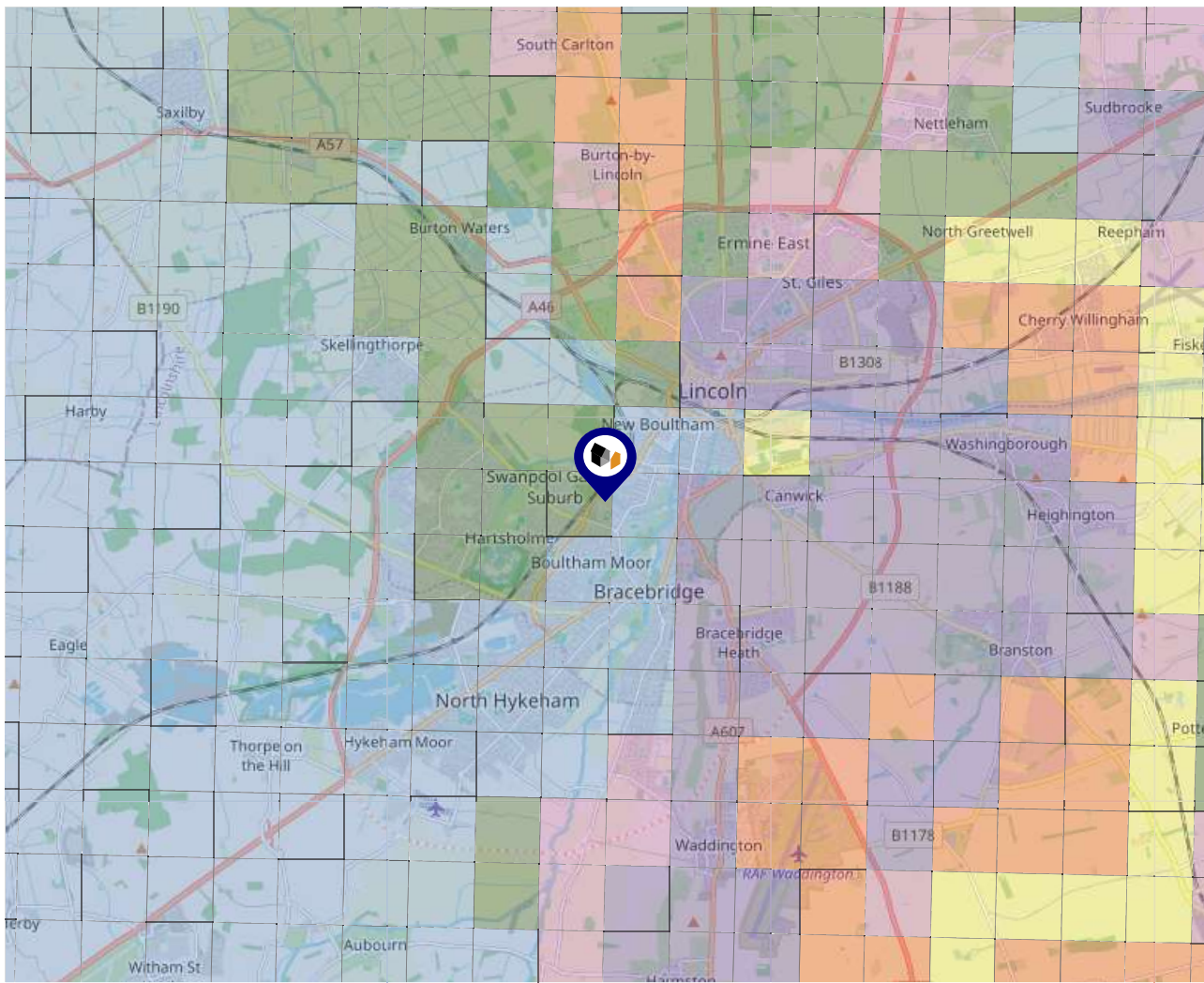


Nearby Council Wards

-  Boutham Ward
-  Moorland Ward
-  Hartsholme Ward
-  Park Ward
-  Witham Ward
-  North Hykeham Forum Ward
-  Birchwood Ward
-  Carholme Ward
-  North Hykeham Memorial Ward
-  North Hykeham Moor Ward

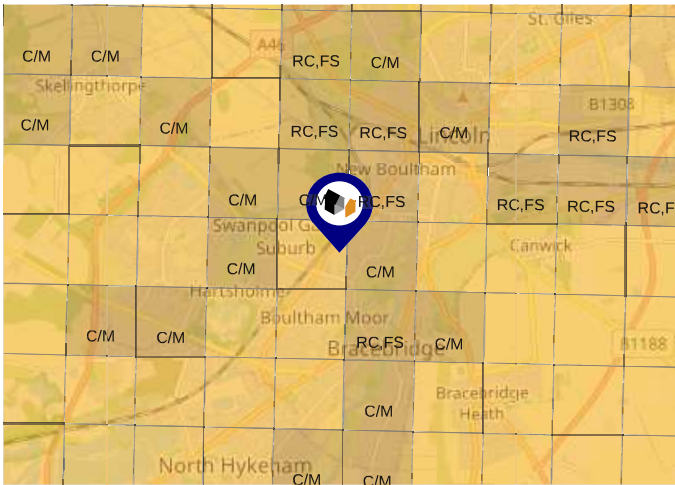
What is Radon?

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)

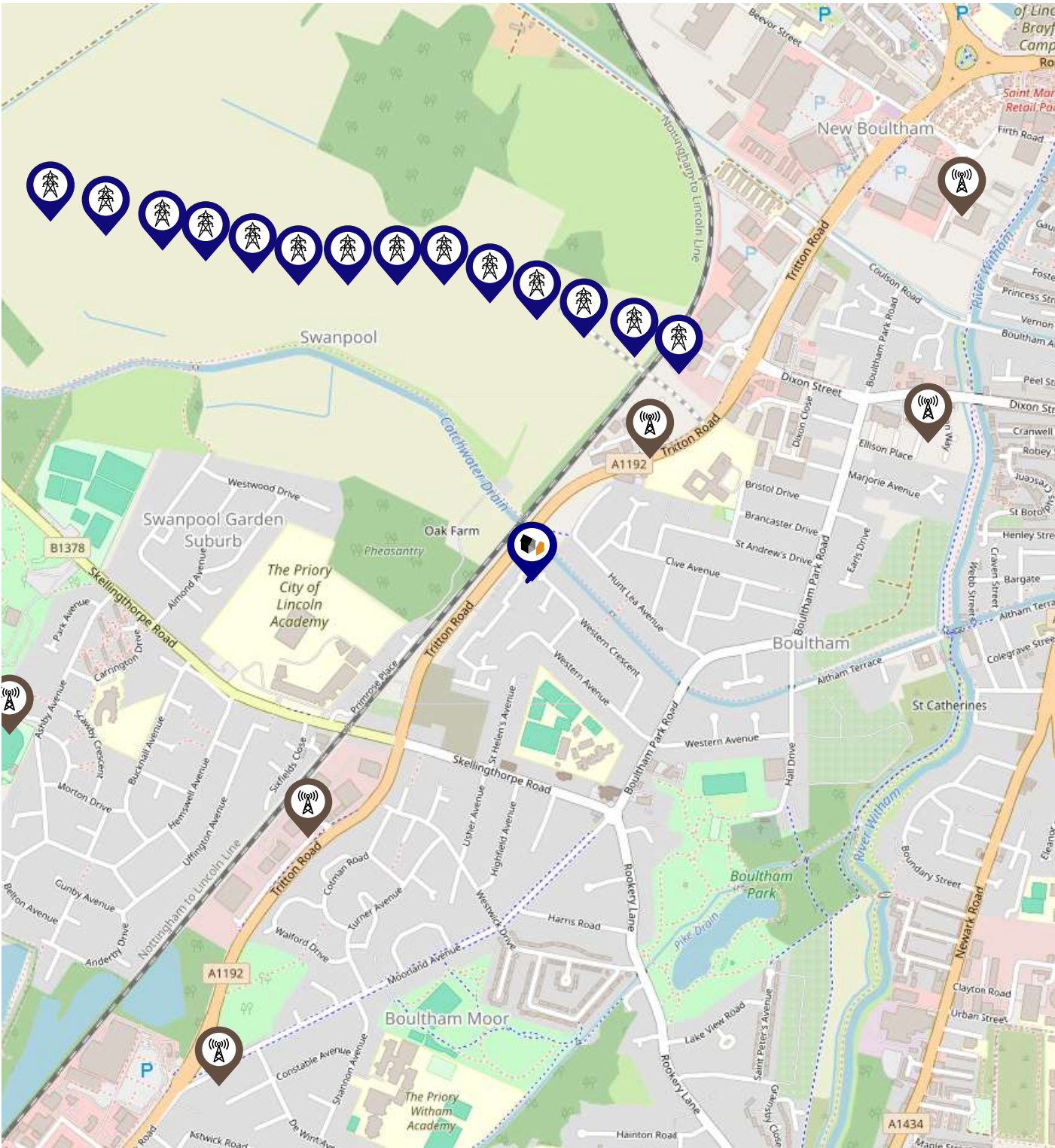
Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)	Soil Depth:	DEEP



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

Local Area Masts & Pylons

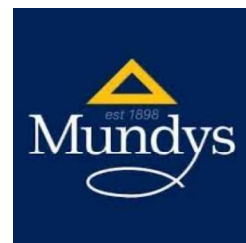


Key:

-  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
 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
 1388739 - Crown Mill	Grade II	0.8 miles
 1388748 - St Catherines Methodist Church And Adjoining Church Hall	Grade II	0.8 miles
 1388596 - Church Of St Botolph	Grade II	0.8 miles
 1388568 - 53 And 54, High Street	Grade II	0.8 miles
 1388601 - Gowts Bridge	Grade II	0.9 miles
 1388604 - St Mary's Guildhall	Grade I	1.0 miles
 1388595 - Central Methodist Church	Grade II	1.0 miles
 1388602 - Romanesque Door Arch In The Former Lincoln Arms Public House	Grade II	1.0 miles



Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other



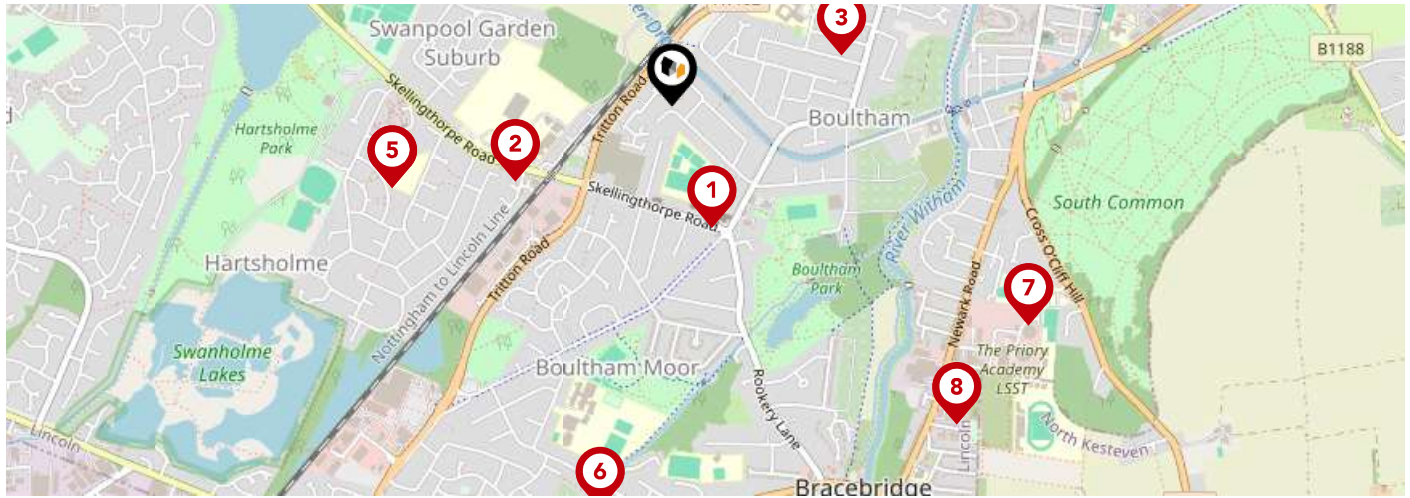
Electricity Supply

Gas Supply

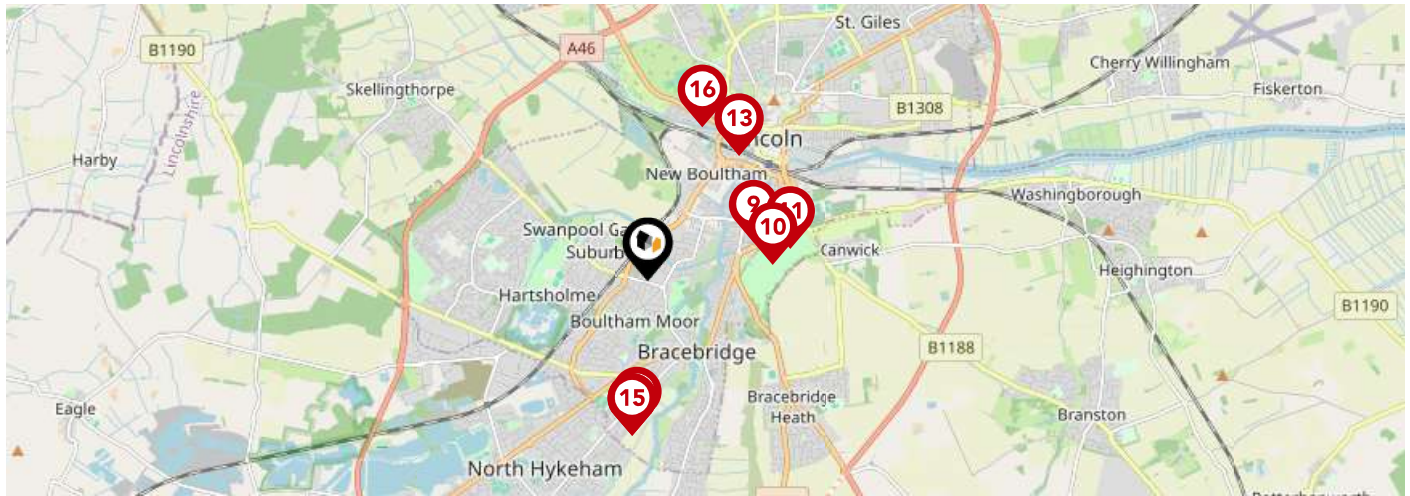
Central Heating

Water Supply

Drainage

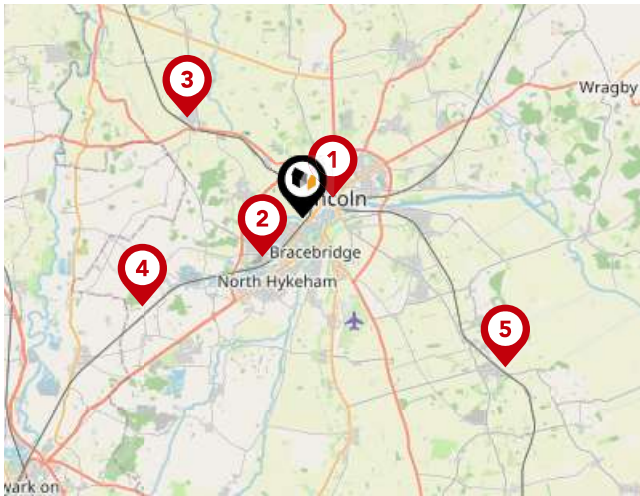


		Nursery	Primary	Secondary	College	Private
1	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:0.29	☐	☐	☒	☐	☐
2	The Priory City of Lincoln Academy Ofsted Rating: Requires improvement Pupils: 980 Distance:0.39	☐	☐	☒	☐	☐
3	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:0.39	☐	☒	☐	☐	☐
4	Hartsholme Academy Ofsted Rating: Requires improvement Pupils: 377 Distance:0.65	☐	☒	☐	☐	☐
5	The Pilgrim School Ofsted Rating: Good Pupils: 4 Distance:0.65	☐	☐	☒	☐	☐
6	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:0.91	☐	☒	☒	☐	☐
7	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:0.93	☐	☐	☒	☐	☐
8	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:0.95	☐	☒	☐	☐	☐



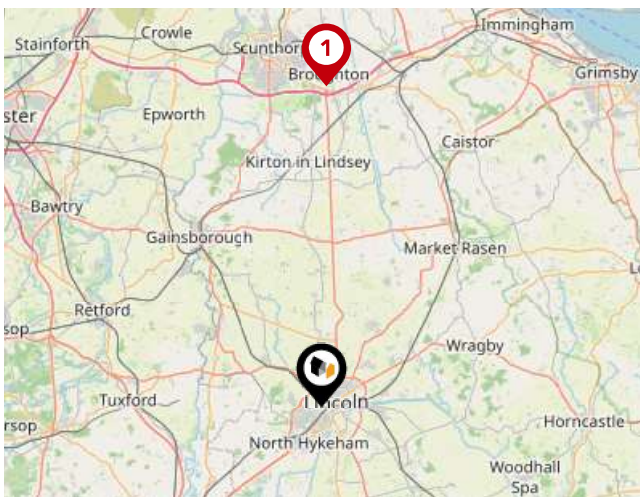
		Nursery	Primary	Secondary	College	Private
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:0.99	☐	☒	☐	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.11	☐	☐	☒	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.29	☐	☒	☐	☐	☐
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.33	☐	☐	☒	☐	☐
	Lincolnshire Secure Unit Ofsted Rating: Not Rated Pupils:0 Distance:1.37	☐	☐	☒	☐	☐
	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.4	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.4	☐	☒	☐	☐	☐
	The St Faith's Church of England Infant and Nursery School, Lincoln Ofsted Rating: Good Pupils: 278 Distance:1.44	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.28 miles
2	Hykeham Rail Station	2.01 miles
3	Saxilby Rail Station	5.42 miles
4	Swinderby Rail Station	6.5 miles
5	Metherringham Rail Station	8.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	22.73 miles



Airports/Helipads

Pin	Name	Distance
1	Robin Hood Doncaster Sheffield Airport	25.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mayfair Avenue	0.29 miles
2	Junction with Western Avenue	0.29 miles
3	Holy Cross Church	0.29 miles
4	St Peter & St Paul Church	0.34 miles
5	Nomad Charity Shop	0.35 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

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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