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# **MIR:** Material Info

## The Material Information Affecting this Property

**Tuesday 03rd November 2026**



## MONKS ROAD, LINCOLN, LN2


**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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www.mundys.net



arla | propertymark PROTECTED

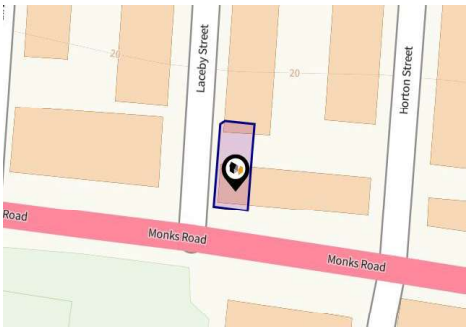
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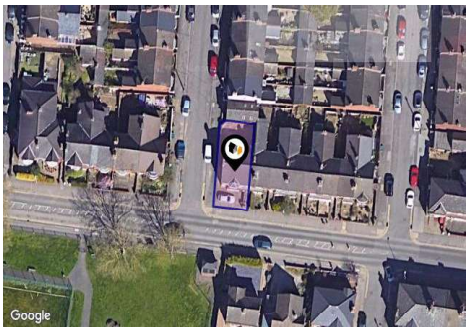
The Property Ombudsman

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# Property
# **Overview**




## Property

| | | | |
|---|---|---|---|
| **Type:** | Flat / Maisonette | **Tenure:** | Freehold |
| **Bedrooms:** | 2 | | |
| **Plot Area:** | 0.04 acres | | |
| **Year Built :** | Before 1900 | | |
| **Council Tax :** | Band A | | |
| **Annual Estimate:** | £1,549 | | |
| **Title Number:** | LL34282 | | |

## Local Area

**Local Authority:** Lincolnshire

**Conservation Area:** No

**Flood Risk:**

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

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

| 15 mb/s | 80 mb/s | 5500 mb/s |
|---|---|---|

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

**Satellite/Fibre TV Availability:**

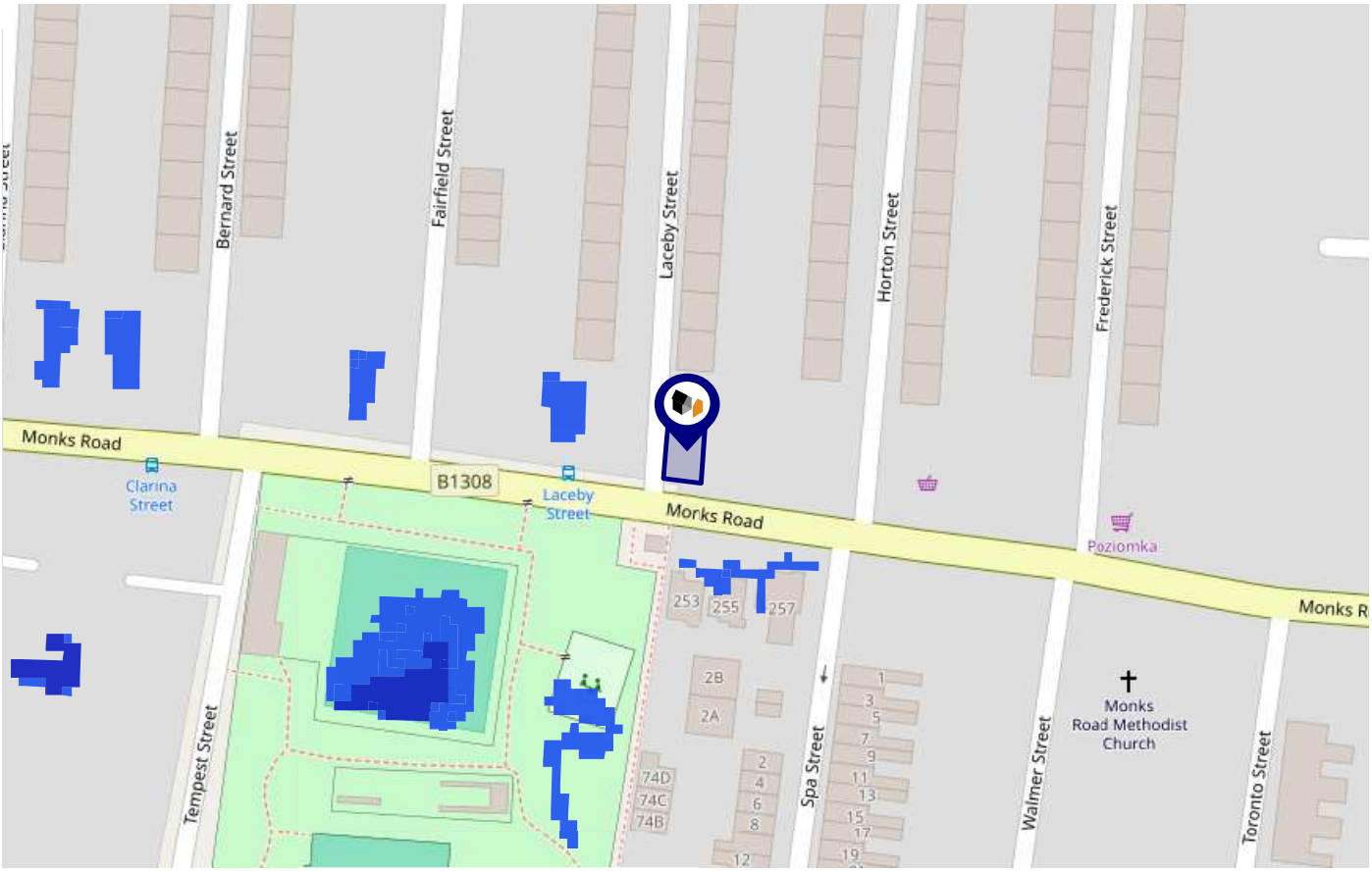
BT, sky, Virgin media



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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:

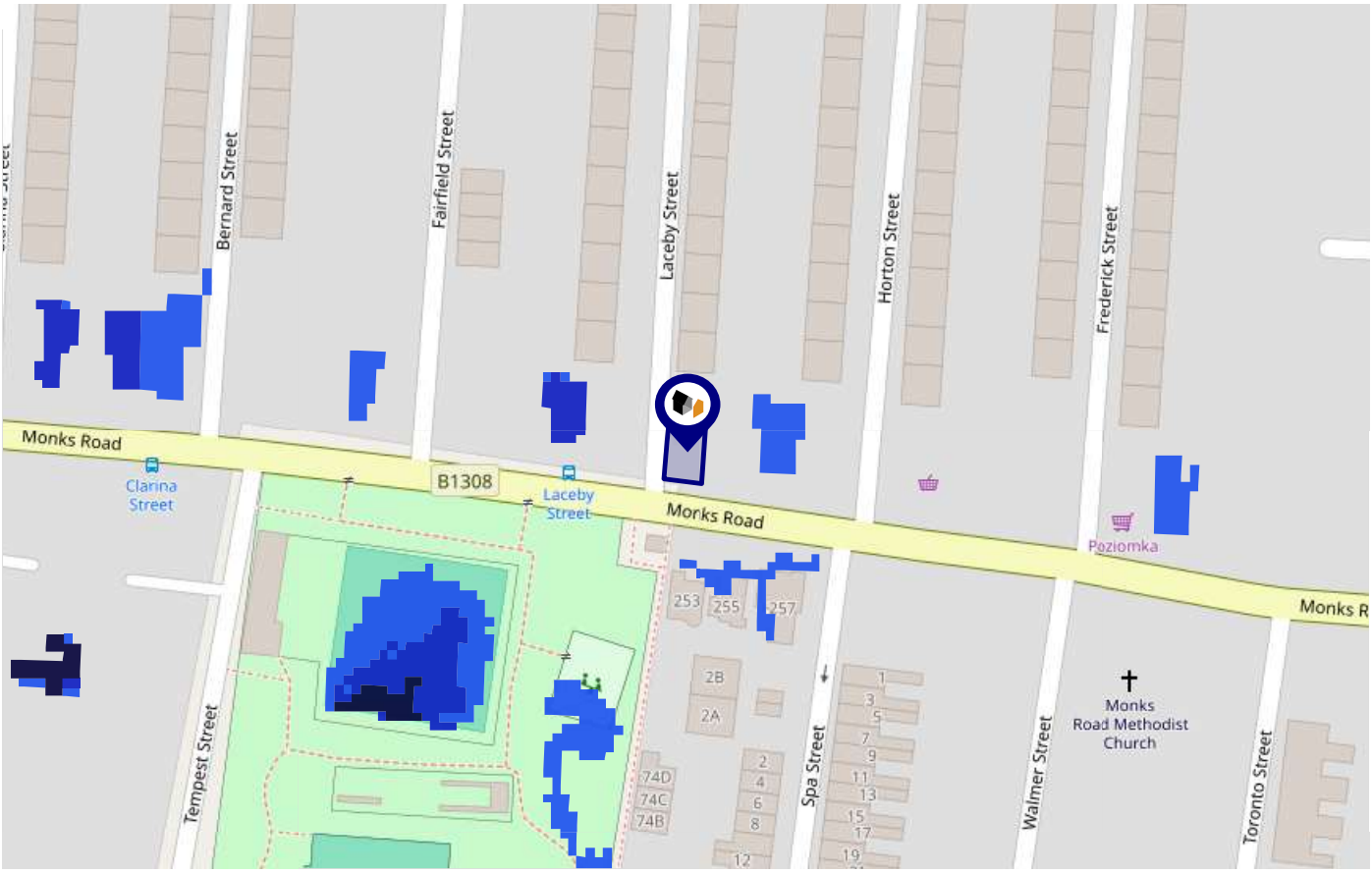





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# Flood Risk
## Surface Water - Climate Change

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

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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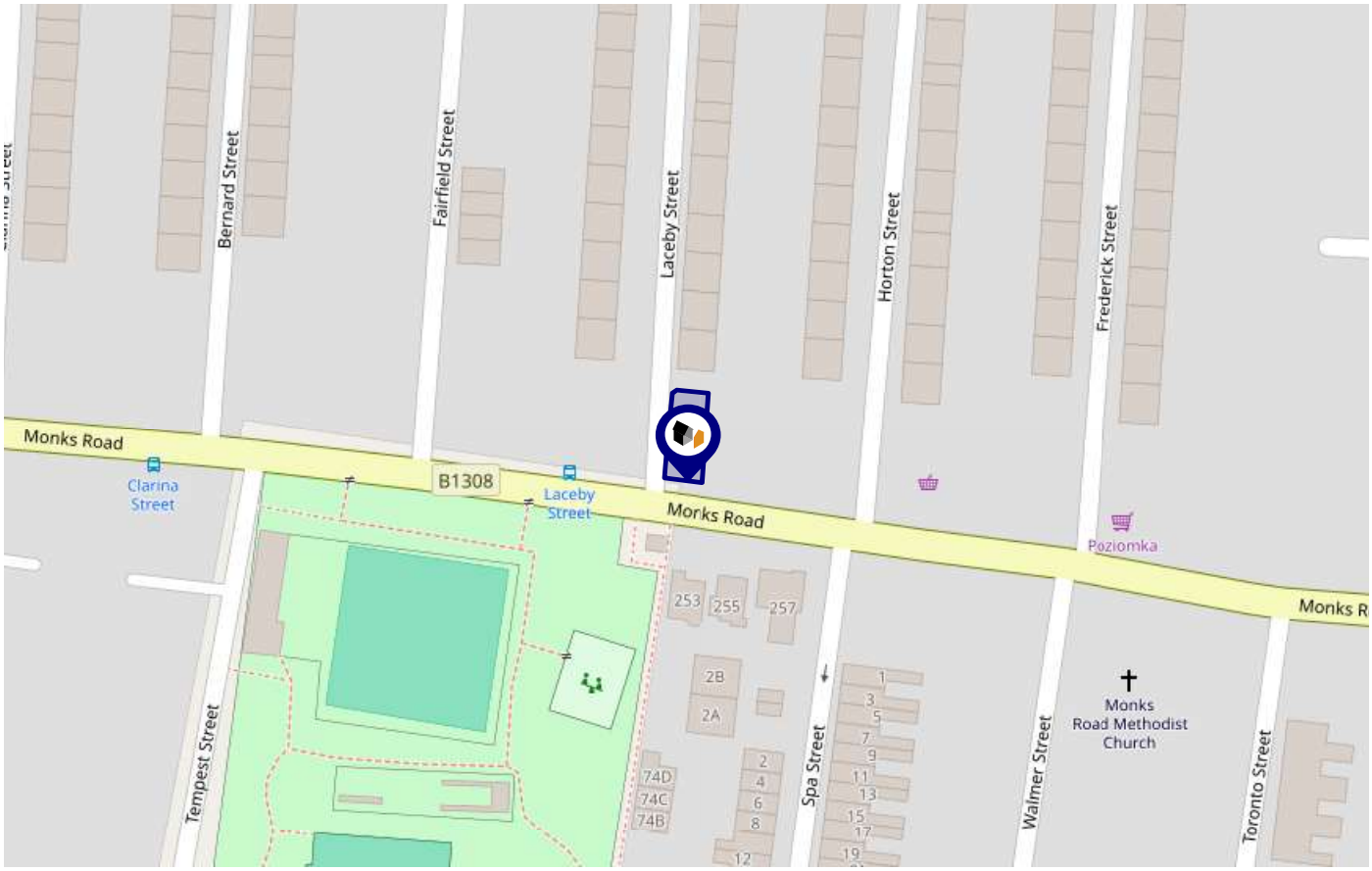



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# Flood Risk
## Rivers & Seas - Flood Risk

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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- **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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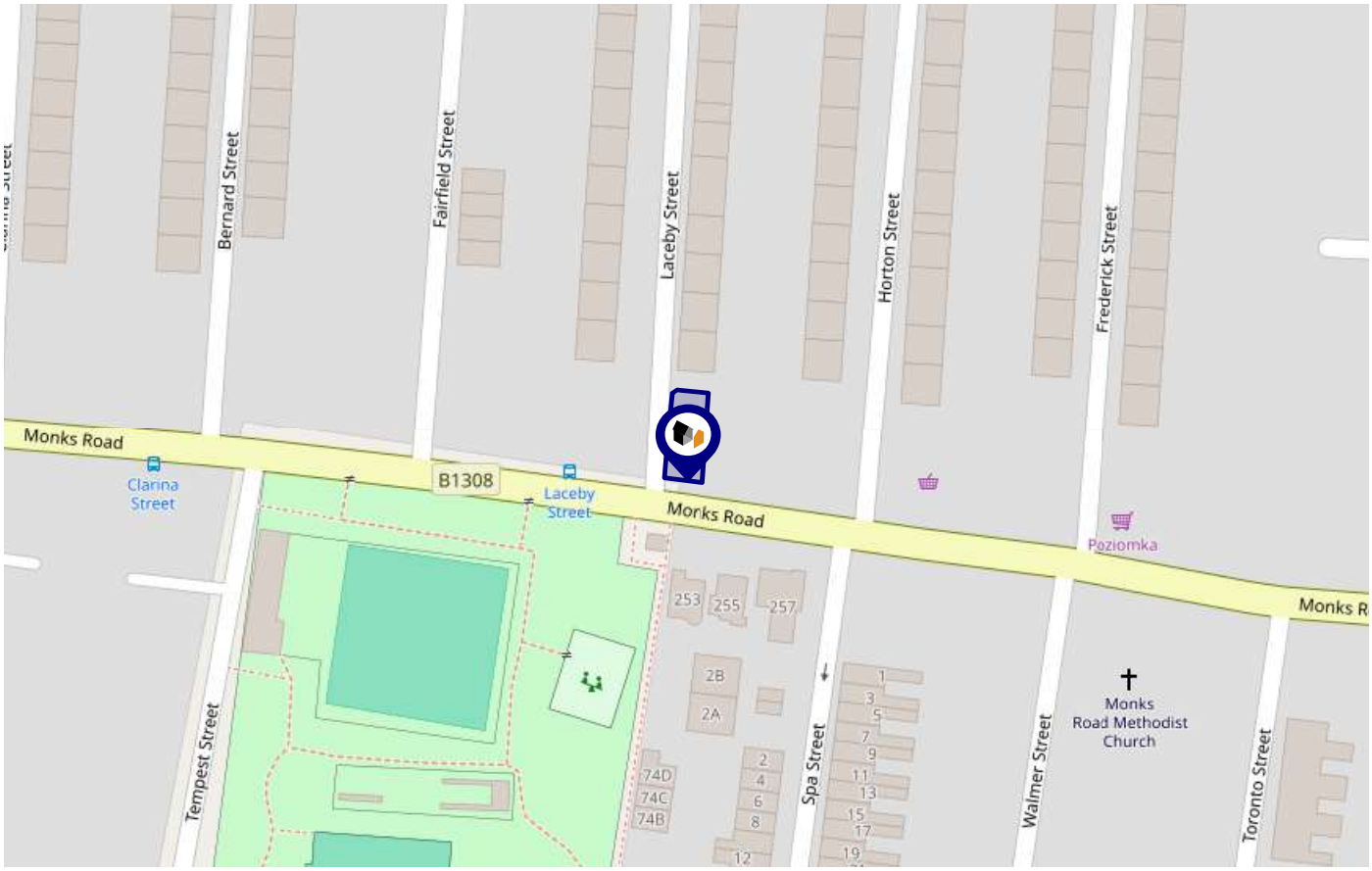





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# Flood Risk
## Rivers & Seas - Climate Change

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.

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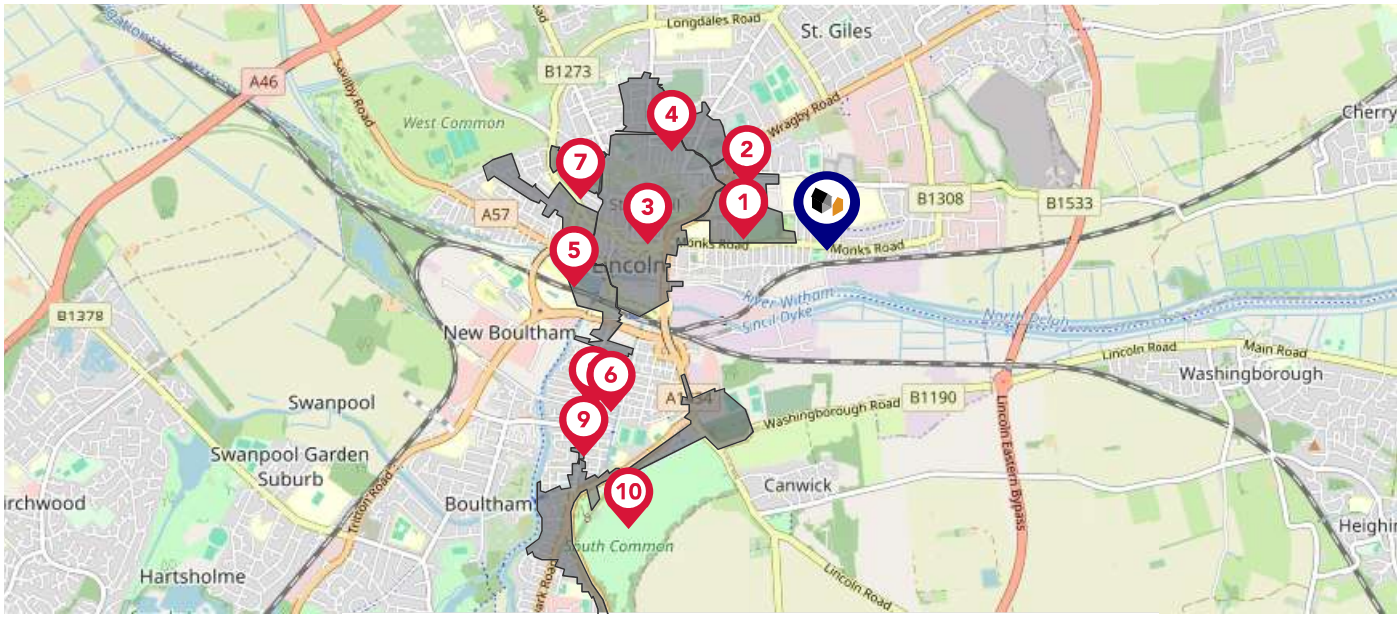



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# Maps
# Conservation Areas

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

# 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

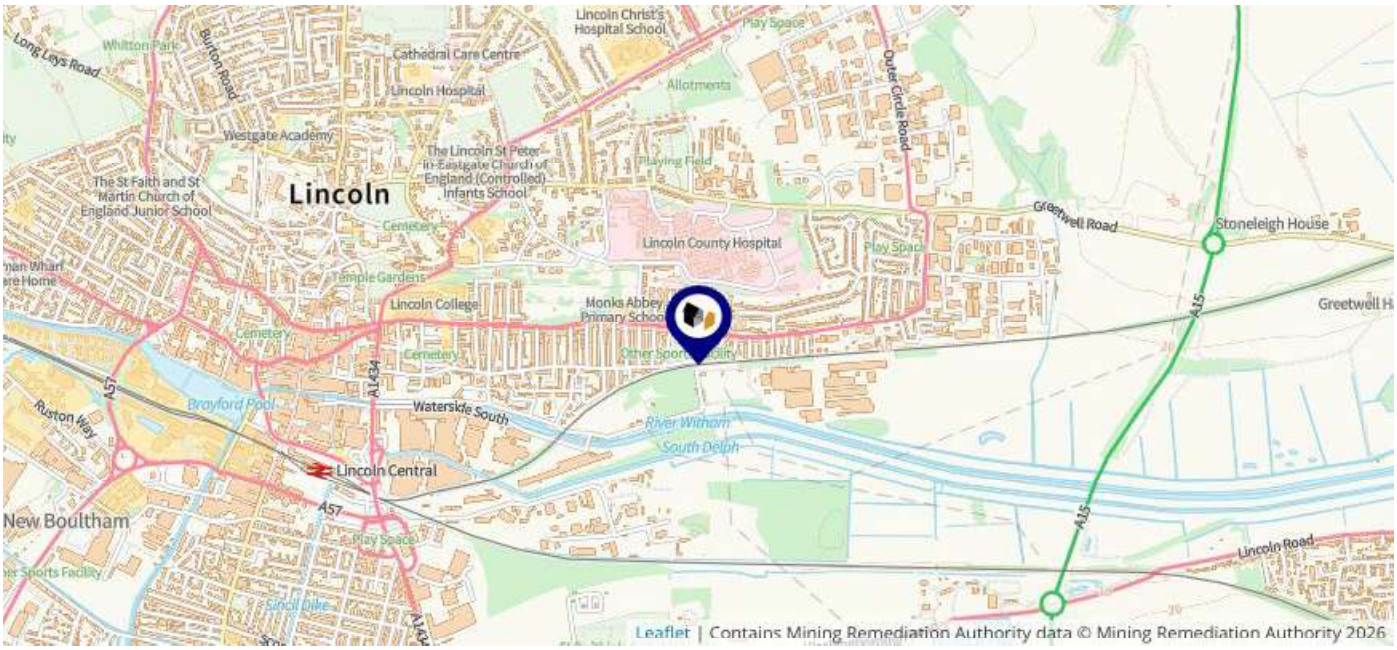
| | | |
|---|---|---|
| 1 | East Of Power Station Site-Spa Road | Historic Landfill |
| 2 | Land east of Great Northern Terrace Industrial Estate-Lincoln, Lincolnshire | Historic Landfill |
| 3 | Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire | Historic Landfill |
| 4 | East Of HM Prison-Greetwell Road, Lincoln | Historic Landfill |
| 5 | EA/EPR/BP3098ND/A001 - U E F Lincoln | Active Landfill |
| 6 | The Dell-Wragby Road | Historic Landfill |
| 7 | Wickes Site-Outer Circle Road | Historic Landfill |
| 8 | Land East to of Dowding Road and lying between Railway line and Allenby Road Industrial Estate-Wavell Drive, Lincoln | Historic Landfill |
| 9 | Deacon Road-Lincoln, Lincolnshire | Historic Landfill |
| 10 | EA/EPR/LP3298NH/V002 - Anglian Water Services Ltd | Active Landfill |



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# 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.

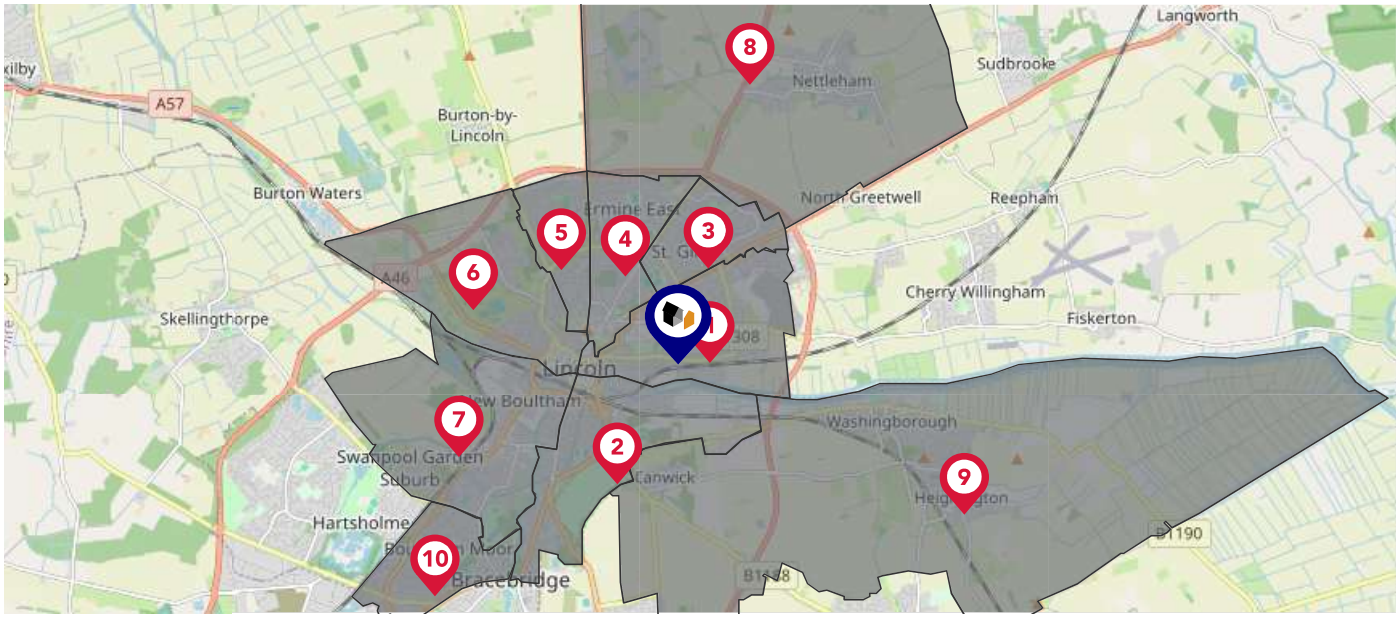
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 | Abbey Ward |
| 2 | Park Ward |
| 3 | Glebe Ward |
| 4 | Minster Ward |
| 5 | Castle Ward |
| 6 | Carholme Ward |
| 7 | Boultham Ward |
| 8 | Nettleham Ward |
| 9 | Heighington and Washingborough Ward |
| 10 | Moorland Ward |

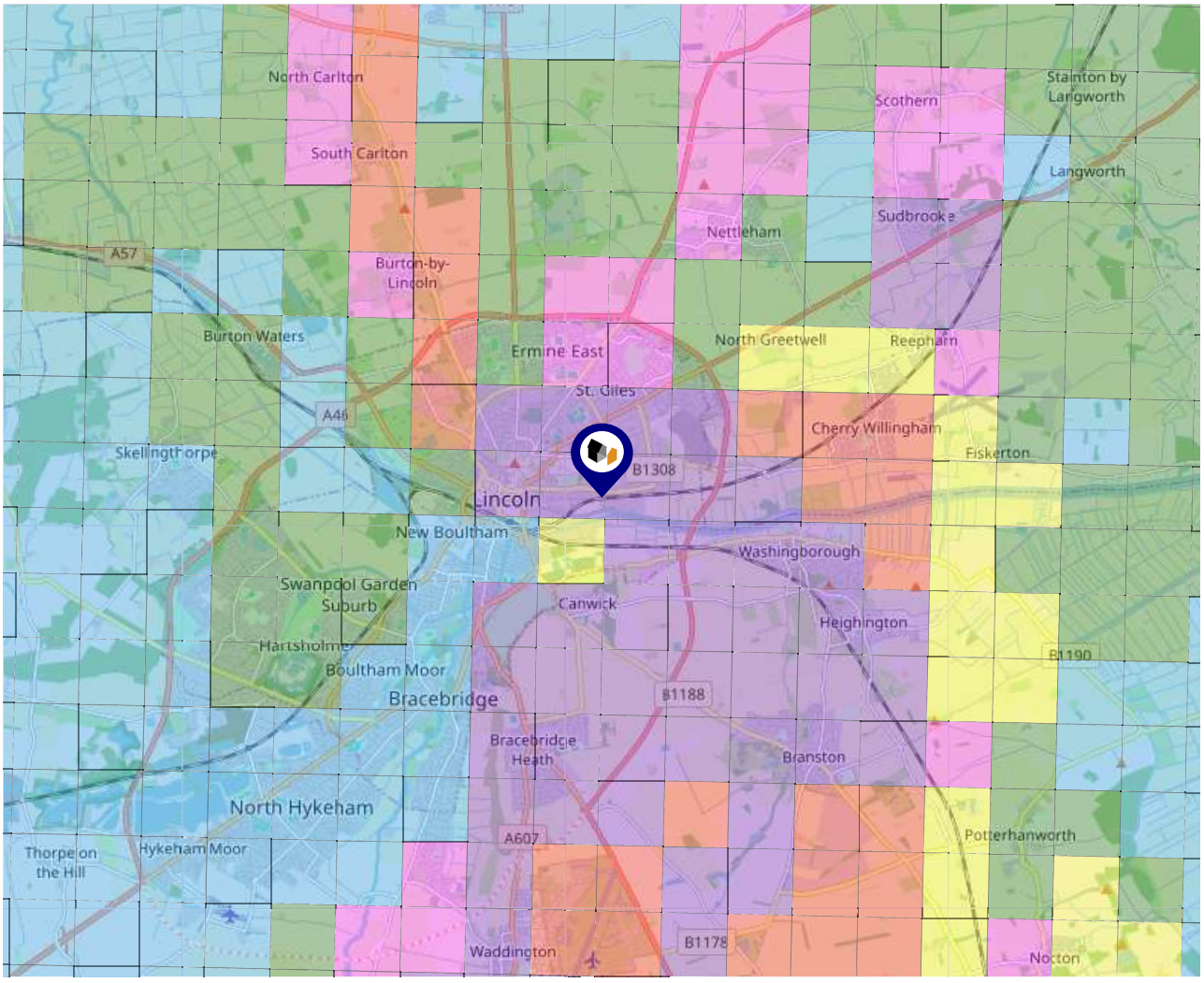


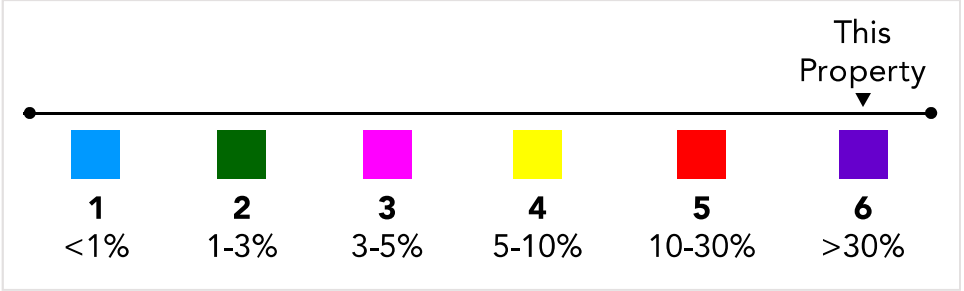
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# Environment
# **Radon Gas**

## 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).



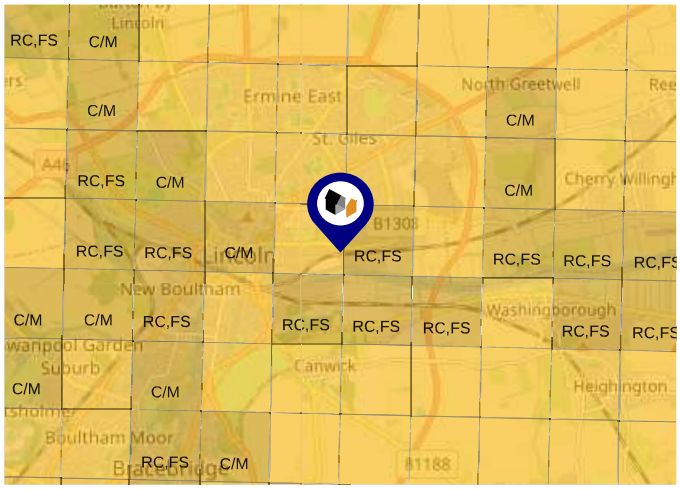



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# Environment
# **Soils & Clay**

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

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



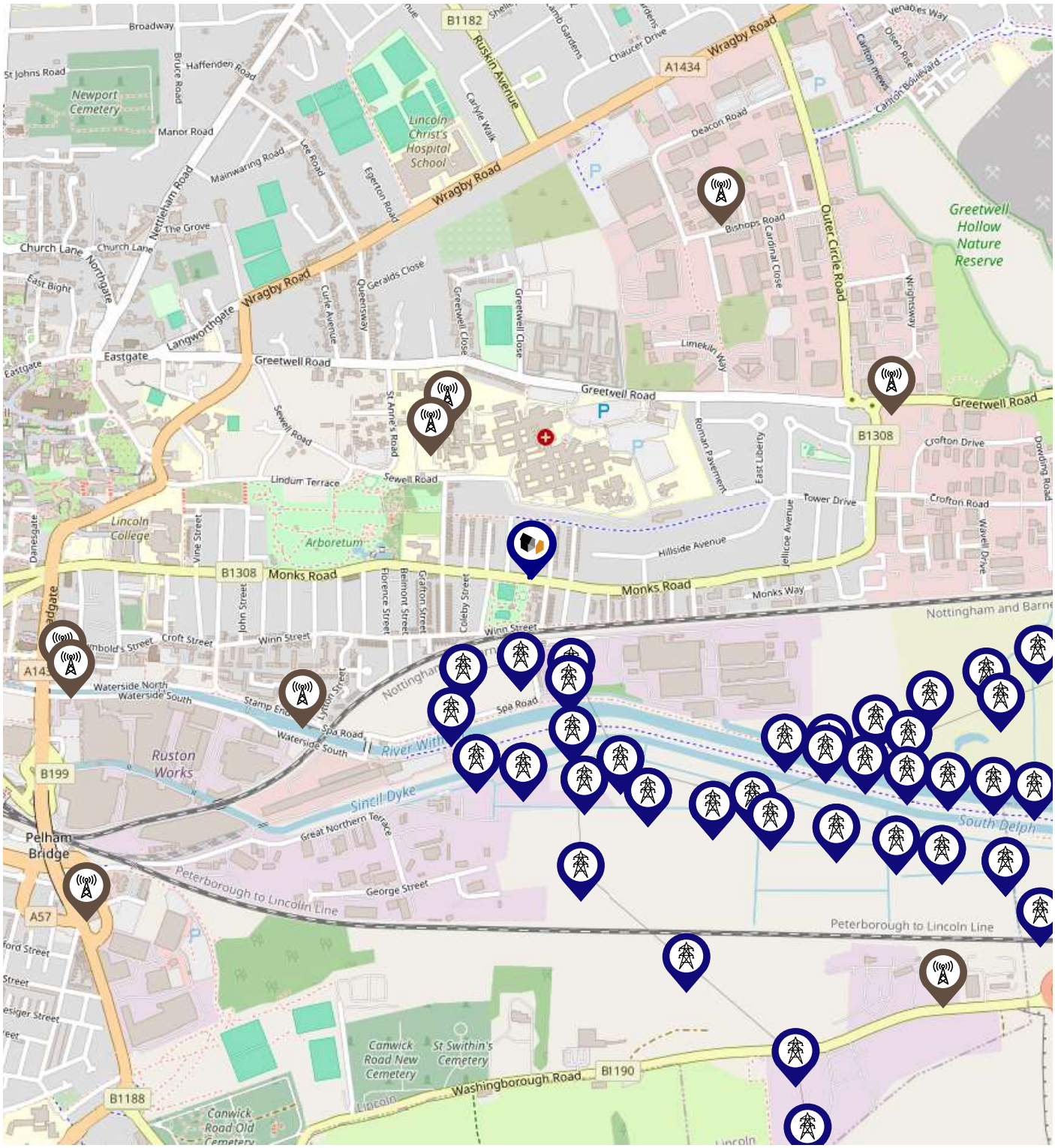

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



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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...

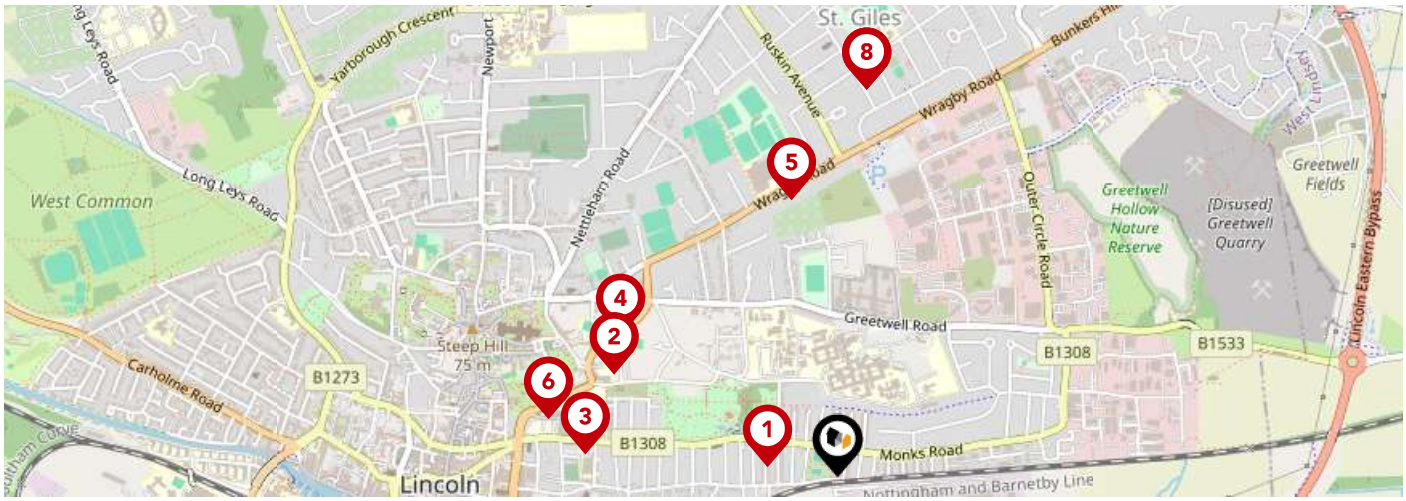



| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1388696 - Ruins Of Chancel At Monks Abbey | Grade II | 0.1 miles |
| 2 1388695 - Masonry Fragments 25 Metres East Of Chancel At Monks Abbey | Grade II | 0.1 miles |
| 3 1388697 - Ruins Of Nave At Monks Abbey | Grade II | 0.1 miles |
| 4 1388692 - Church Of All Saints And Attached Sunday School And Railing | Grade II | 0.3 miles |
| 5 1388688 - Bandstand In Arboretum | Grade II | 0.3 miles |
| 6 1388760 - Eastern Boundary Wall At St Annes Bedehouses | Grade II | 0.3 miles |
| 7 1388691 - Statue Of Lion In Arboretum | Grade II | 0.3 miles |
| 8 1388560 - Nurses' Home At Lincolnshire County Hospital | Grade II | 0.3 miles |
| 9 1388559 - Lincoln Prison Cell Blocks | Grade II | 0.3 miles |
| 10 1388745 - St Annes Cottage | Grade II | 0.3 miles |



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# Area
# **Schools**

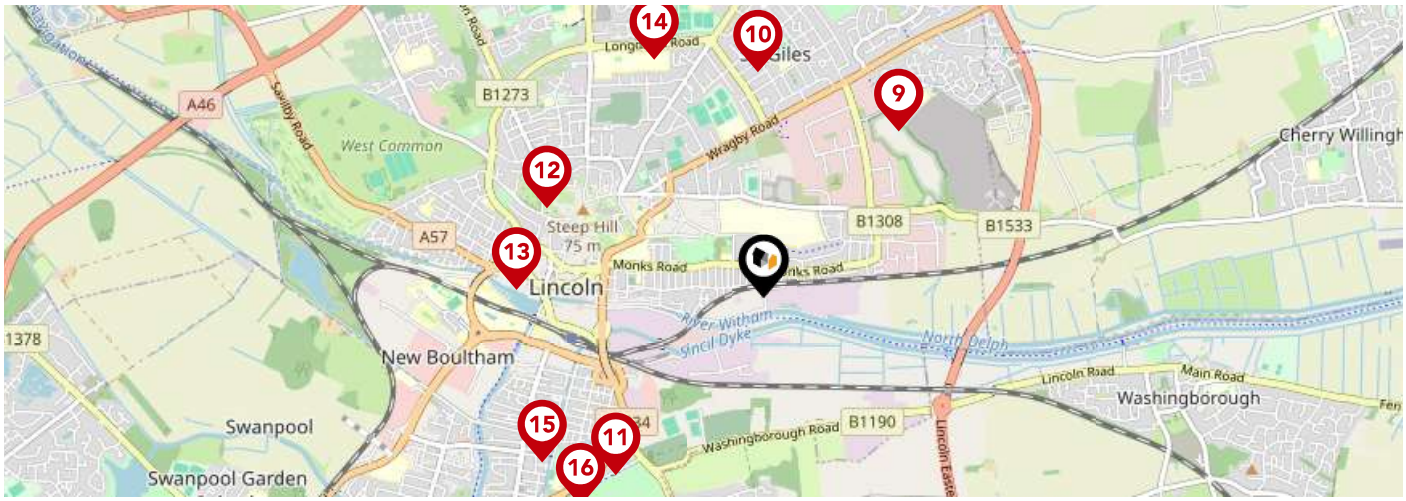



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Lincoln Monks Abbey Primary School**<br>Ofsted Rating: Good \| Pupils: 594 \| Distance:0.16 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Lincoln Minster School**<br>Ofsted Rating: Not Rated \| Pupils: 473 \| Distance:0.54 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | **Lincoln College**<br>Ofsted Rating: Good \| Pupils:0 \| Distance:0.56 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 | **The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School**<br>Ofsted Rating: Requires improvement \| Pupils: 89 \| Distance:0.57 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **Lincoln Christ's Hospital School**<br>Ofsted Rating: Good \| Pupils: 1286 \| Distance:0.62 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 | **Lincoln UTC**<br>Ofsted Rating: Good \| Pupils: 369 \| Distance:0.65 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 7 | **The Lincoln St Giles Nursery School**<br>Ofsted Rating: Outstanding \| Pupils: 112 \| Distance:0.86 | ☑ | ☐ | ☐ | ☐ | ☐ |
| 8 | **St Giles Academy**<br>Ofsted Rating: Requires improvement \| Pupils: 405 \| Distance:0.86 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# **Schools**




| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Lincoln Carlton Academy<br>Ofsted Rating: Outstanding \| Pupils: 421 \| Distance:0.96 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** Springwell Alternative Academy Lincoln<br>Ofsted Rating: Good \| Pupils: 48 \| Distance:1.01 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11** The Lincoln Bishop King Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 459 \| Distance:1.02 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Westgate Academy<br>Ofsted Rating: Good \| Pupils: 430 \| Distance:1.05 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** Lincolnshire Secure Unit<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:1.1 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **14** Castles Education<br>Ofsted Rating: Inadequate \| Pupils: 93 \| Distance:1.17 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **15** The Lincoln St Peter at Gowts Church of England Primary School<br>Ofsted Rating: Outstanding \| Pupils: 258 \| Distance:1.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** Athena School<br>Ofsted Rating: Good \| Pupils: 113 \| Distance:1.23 | ☐ | ☐ | ☑ | ☐ | ☐ |



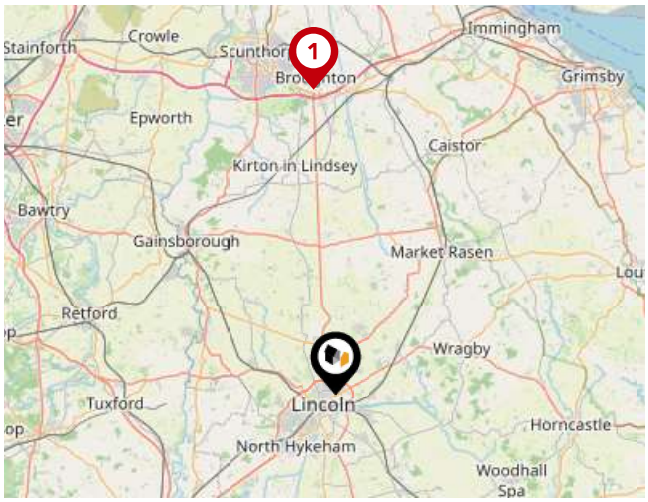
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# Area
# Transport (National)



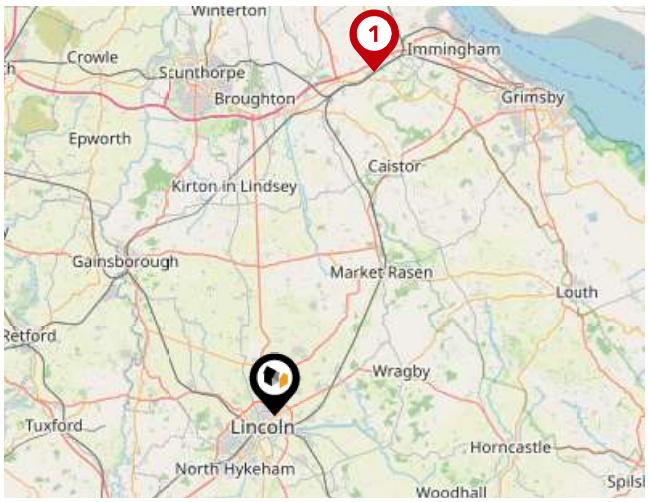

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Lincoln Central Rail Station | 0.91 miles |
| 2 | Hykeham Rail Station | 4.16 miles |
| 3 | Saxilby Rail Station | 6.5 miles |
| 4 | Metheringham Rail Station | 8.25 miles |
| 5 | Swinderby Rail Station | 8.69 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M180 J4 | 21.72 miles |




## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Humberside Airport | 25.34 miles |



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# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Laceby Street | 0.01 miles |
| 2 | Clarina Street | 0.07 miles |
| 3 | Hartley Street | 0.1 miles |
| 4 | Clarina Street | 0.11 miles |
| 5 | Hartley Street | 0.14 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Hull Ferry Terminal | 36.85 miles |



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# Mundys
# Data Quality

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**Mundys**

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