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MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd November 2026



ELEVATION COURT, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

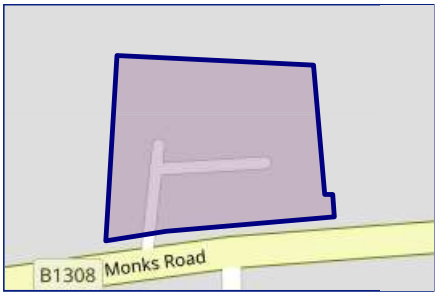
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The Property Ombudsman

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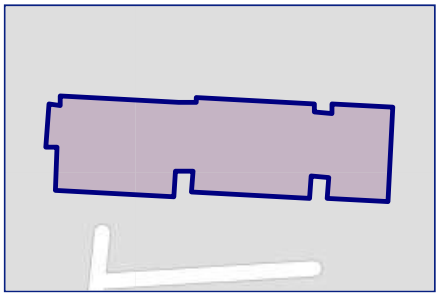
Property
Multiple Title Plans

Freehold Title Plan



LL28011

Leasehold Title Plan



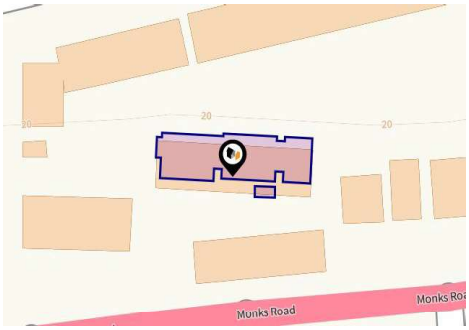
LL284257

Start Date:	21/05/2007
End Date:	01/01/3004
Lease Term:	999 years from 1 January 2005
Term Remaining:	977 years

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Property
Overview







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Plot Area:	0.1 acres		
Year Built :	2007		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL284257		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

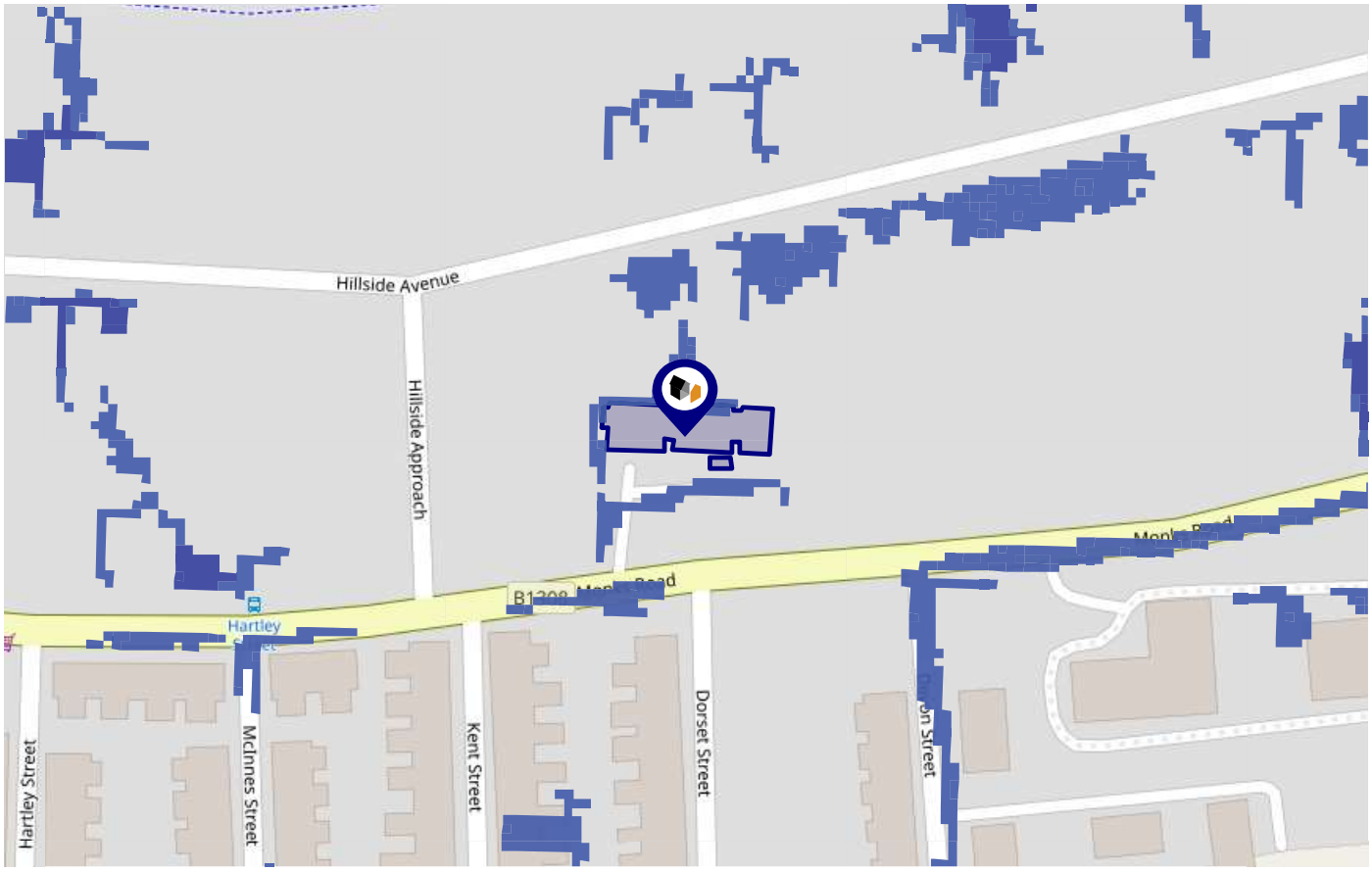
Satellite/Fibre TV Availability:

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.

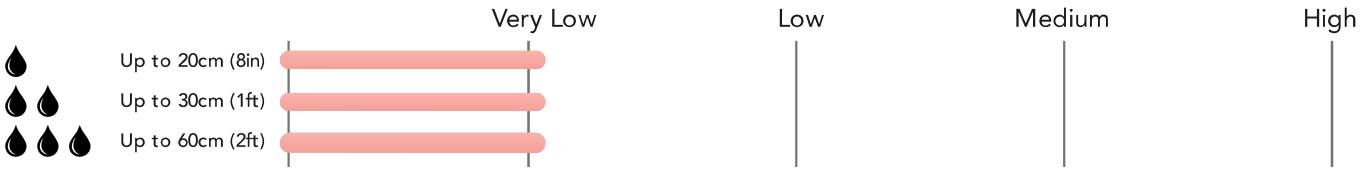


Risk Rating: Very low

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.

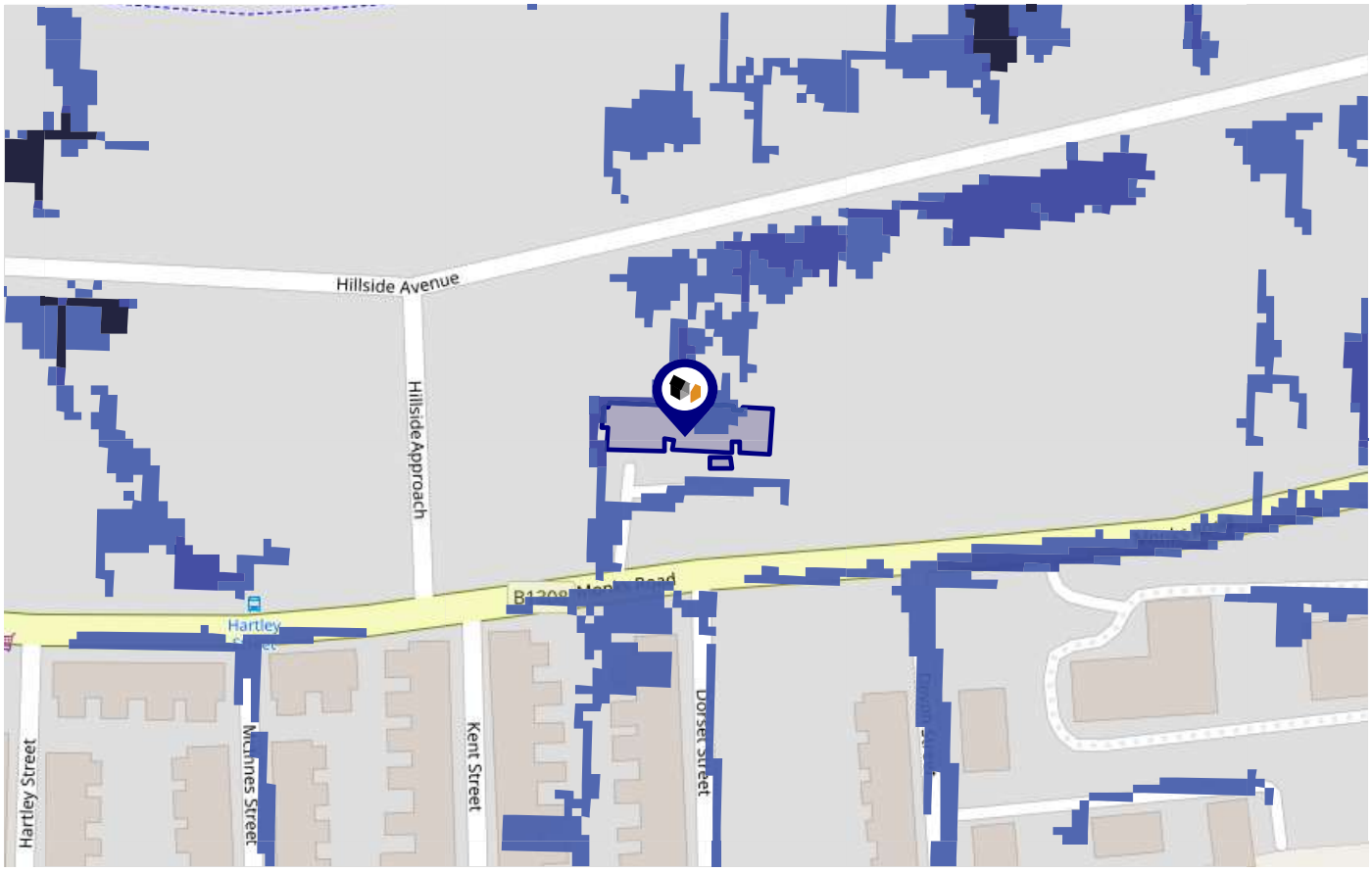
Chance of flooding to the following depths at this property:



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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

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Chance of flooding to the following depths at this property:

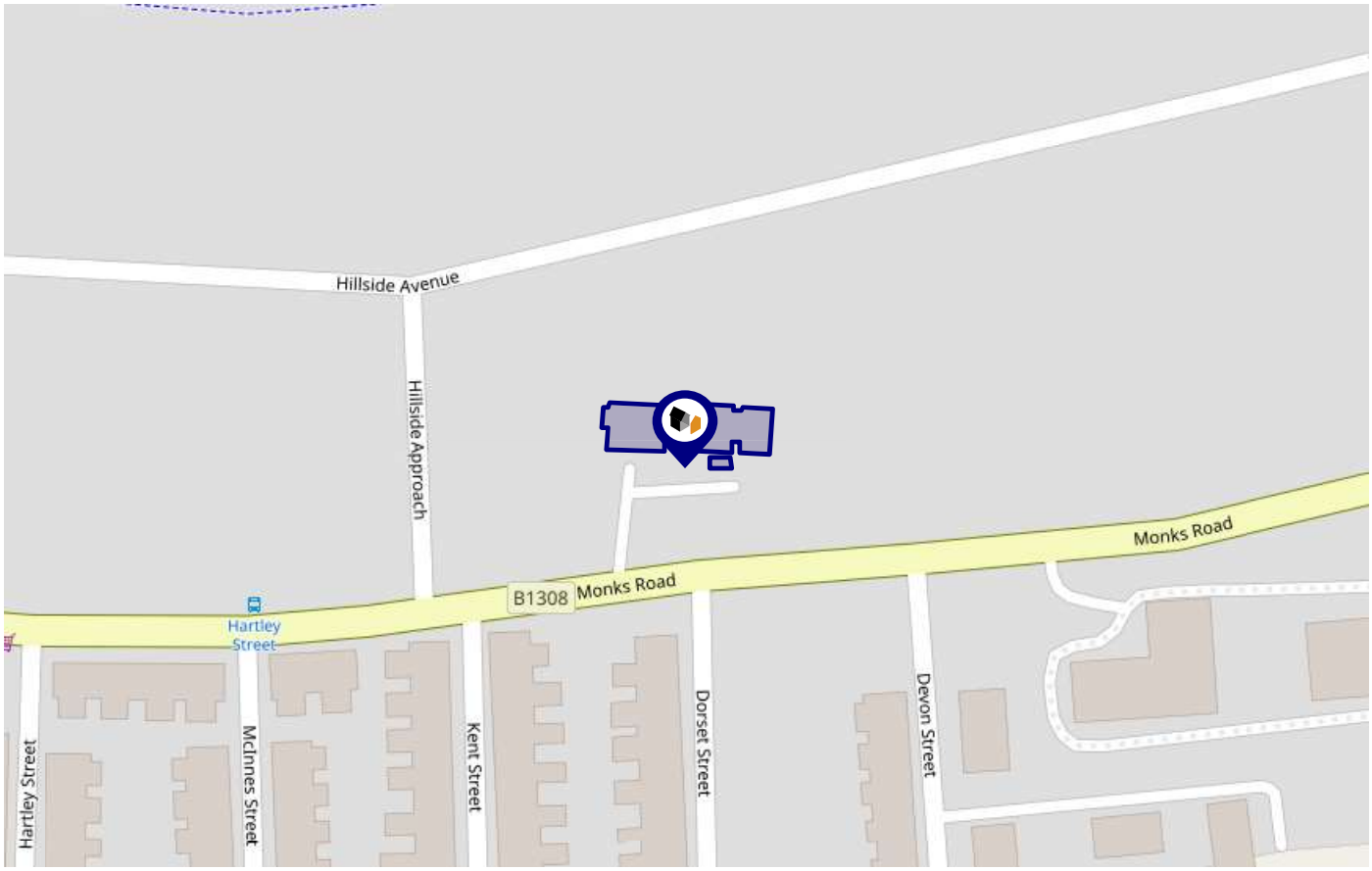


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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

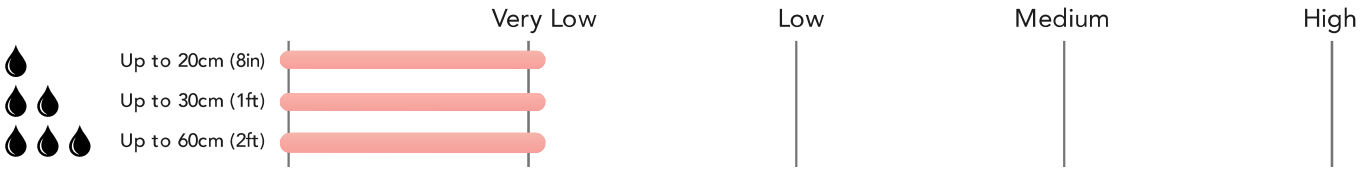


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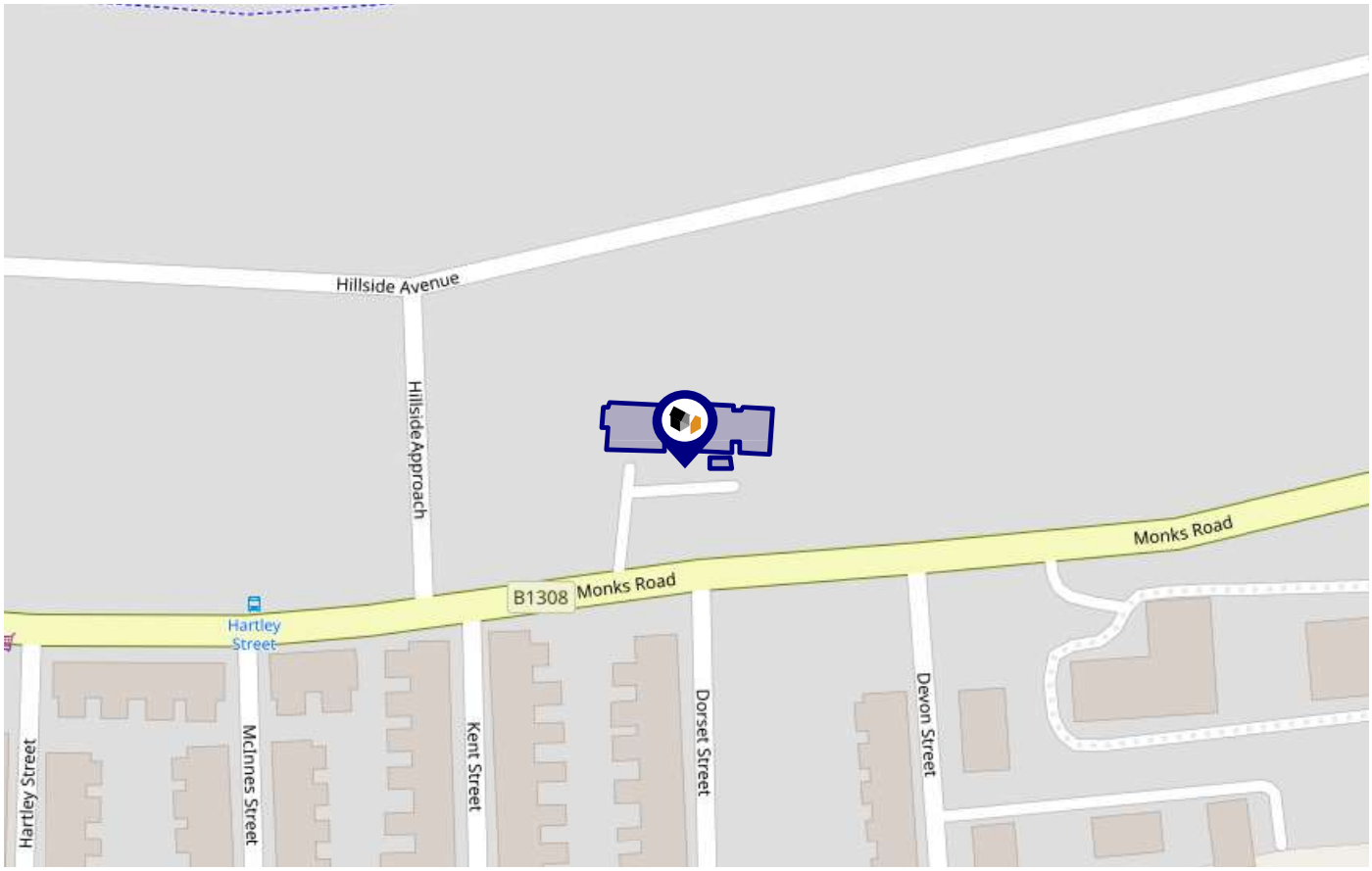
Chance of flooding to the following depths at this property:



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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.

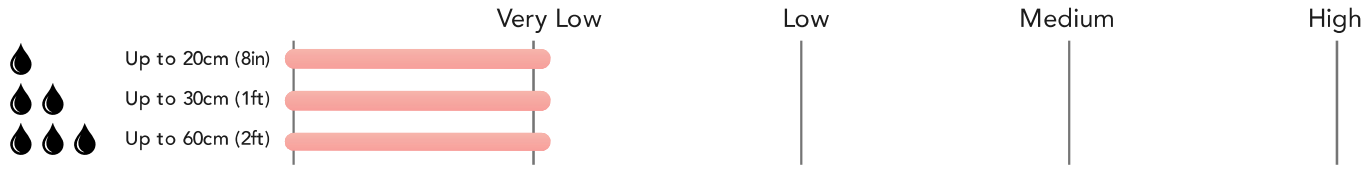


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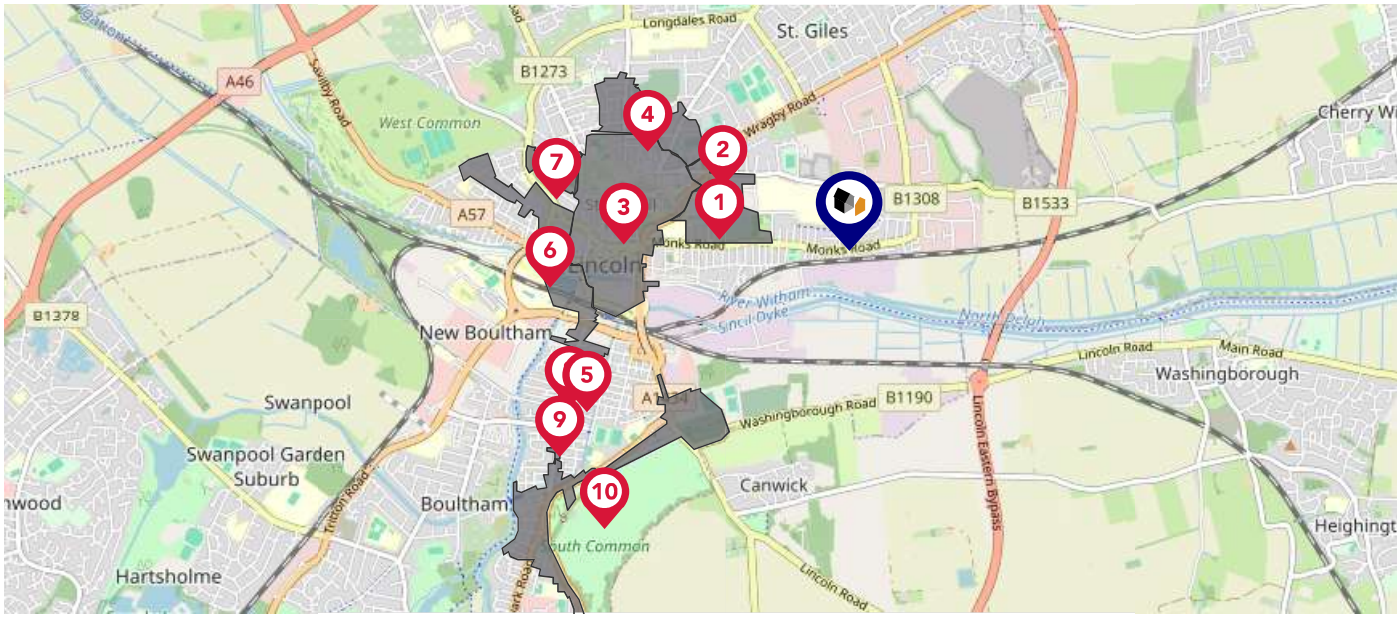


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Maps
Conservation Areas

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	Sibthorp
6	West Parade and Brayford
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.

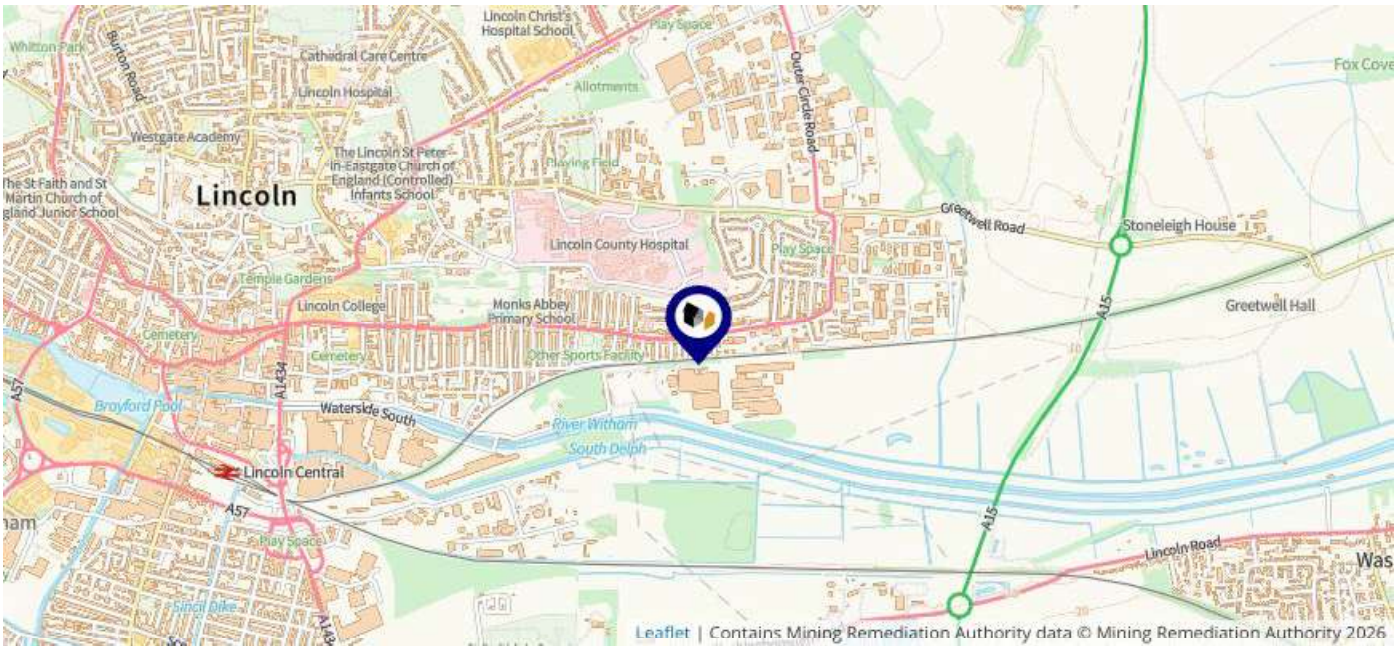


Nearby Landfill Sites

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

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

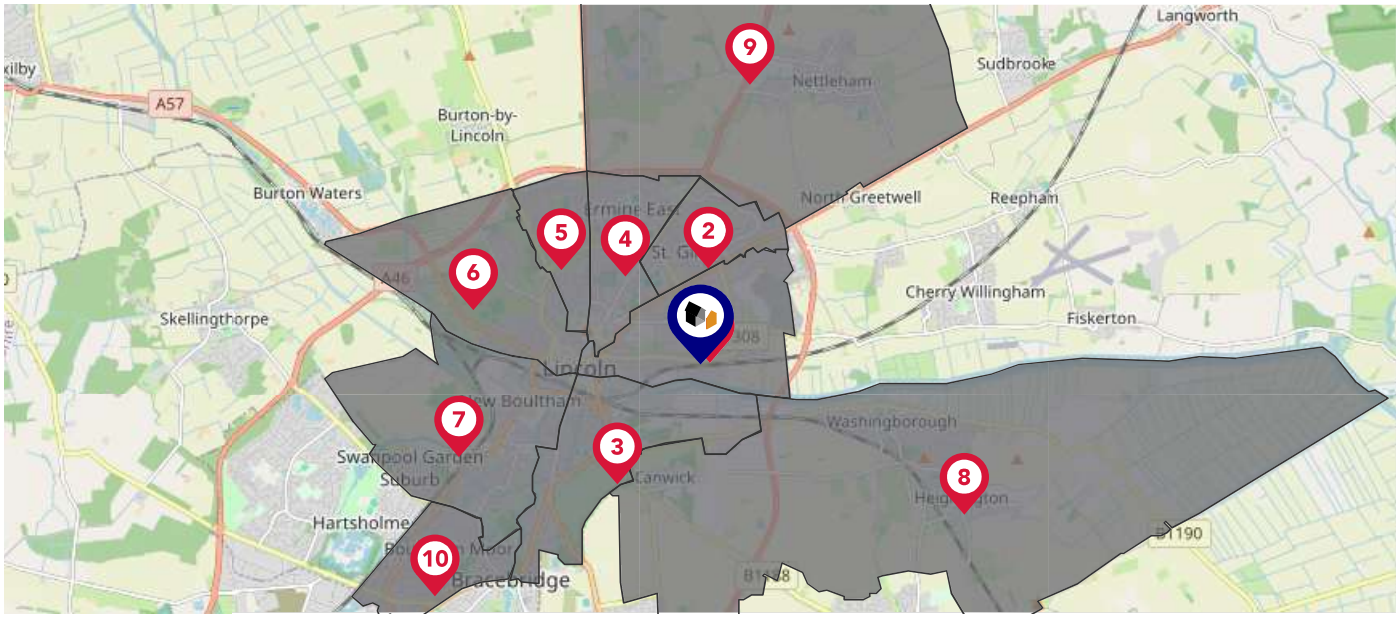
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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

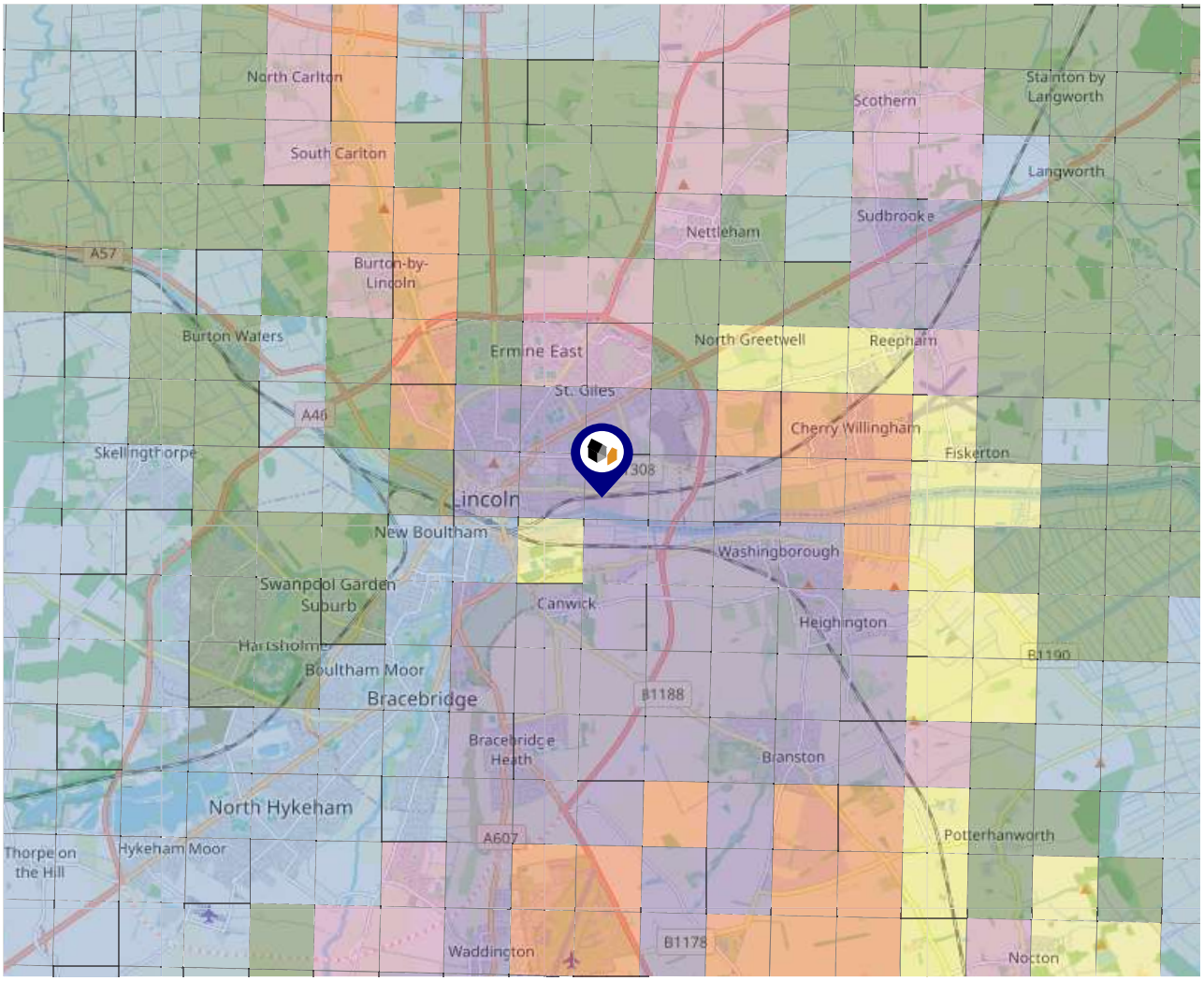
1	Abbey Ward
2	Glebe Ward
3	Park Ward
4	Minster Ward
5	Castle Ward
6	Carholme Ward
7	Boultham Ward
8	Heighington and Washingborough Ward
9	Nettleham Ward
10	Moorland Ward

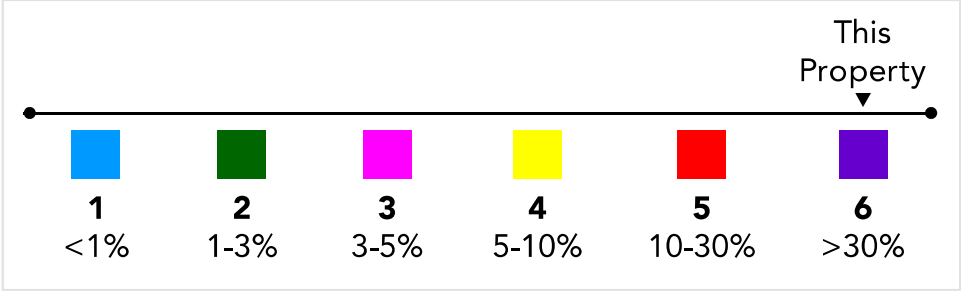
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Environment
Radon Gas

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).



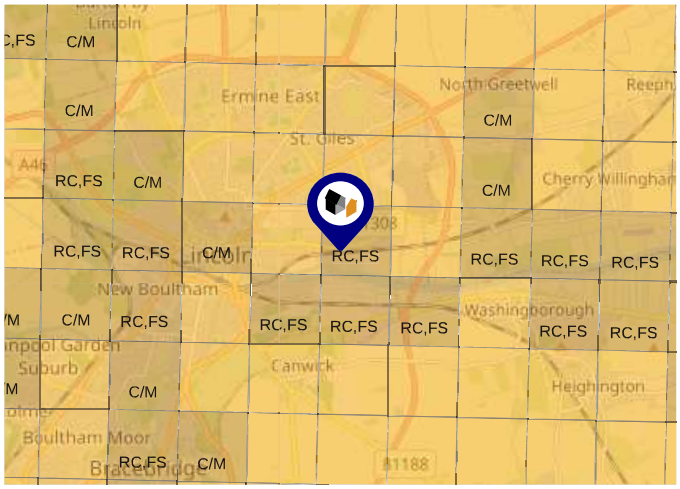


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Environment
Soils & Clay

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

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

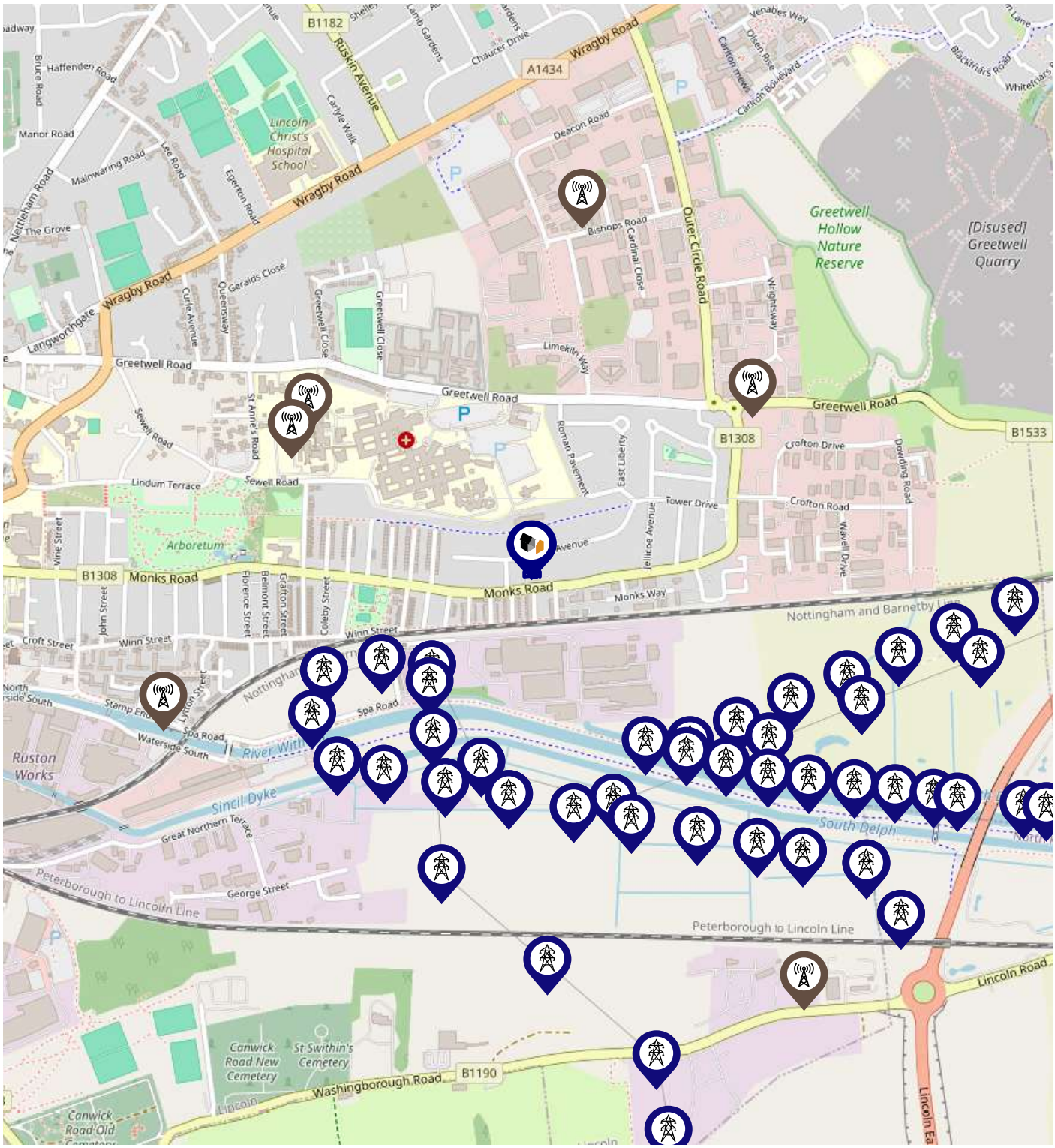


Primary Classifications (Most Common Clay Types)

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

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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	0.2 miles
2 1388695 - Masonry Fragments 25 Metres East Of Chancel At Monks Abbey	Grade II	0.2 miles
3 1388558 - Lincoln Prison Entrance Buildings And Walls	Grade II	0.3 miles
4 1388697 - Ruins Of Nave At Monks Abbey	Grade II	0.3 miles
5 1388559 - Lincoln Prison Cell Blocks	Grade II	0.4 miles
6 1388757 - Numbers 27 And 29 And Attached Boundary Wall	Grade II	0.5 miles
7 1388758 - Chapel At St Annes Bedehouses	Grade II	0.5 miles
8 1388692 - Church Of All Saints And Attached Sunday School And Railing	Grade II	0.5 miles
9 1388688 - Bandstand In Arboretum	Grade II	0.5 miles
10 1388760 - Eastern Boundary Wall At St Annes Bedehouses	Grade II	0.5 miles

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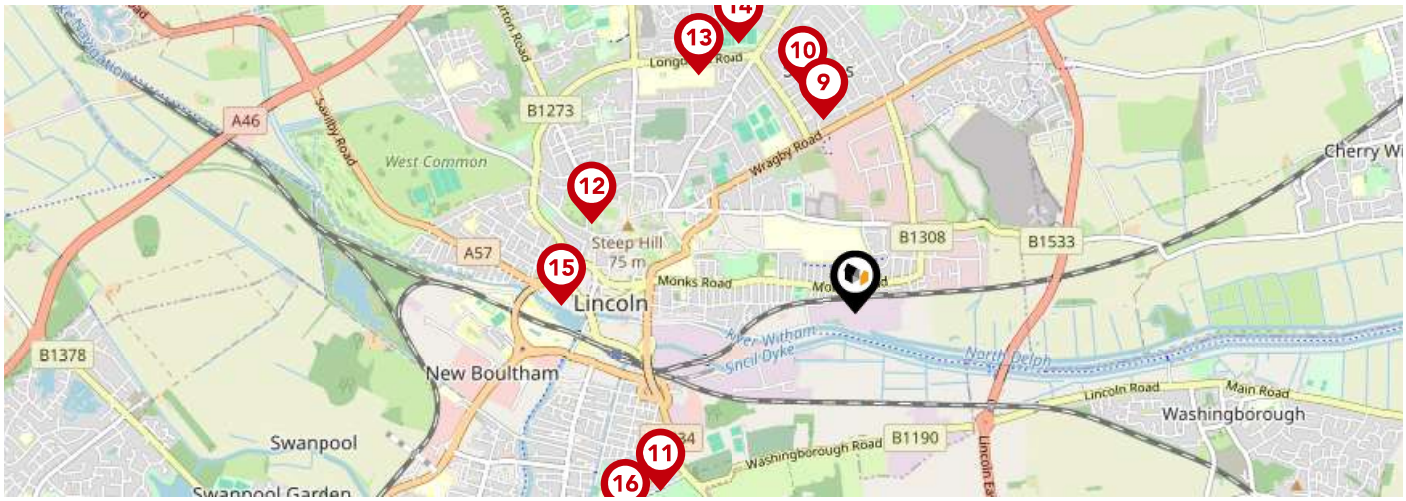
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Lincoln Monks Abbey Primary School Ofsted Rating: Good | Pupils: 594 | Distance:0.36	☐	☑	☐	☐	☐
2 Lincoln Christ's Hospital School Ofsted Rating: Good | Pupils: 1286 | Distance:0.68	☐	☐	☑	☐	☐
3 Lincoln Minster School Ofsted Rating: Not Rated | Pupils: 473 | Distance:0.74	☐	☐	☑	☐	☐
4 The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement | Pupils: 89 | Distance:0.75	☐	☑	☐	☐	☐
5 Lincoln College Ofsted Rating: Good | Pupils:0 | Distance:0.77	☐	☐	☑	☐	☐
6 Lincoln Carlton Academy Ofsted Rating: Outstanding | Pupils: 421 | Distance:0.84	☐	☑	☐	☐	☐
7 Lincoln UTC Ofsted Rating: Good | Pupils: 369 | Distance:0.86	☐	☐	☑	☐	☐
8 The Lincoln St Giles Nursery School Ofsted Rating: Outstanding | Pupils: 112 | Distance:0.87	☑	☐	☐	☐	☐

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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**St Giles Academy** Ofsted Rating: Requires improvement | Pupils: 405 | Distance:0.87	☐	☑	☐	☐	☐
10	**Springwell Alternative Academy Lincoln** Ofsted Rating: Good | Pupils: 48 | Distance:1.03	☐	☐	☑	☐	☐
11	**The Lincoln Bishop King Church of England Primary School** Ofsted Rating: Good | Pupils: 459 | Distance:1.17	☐	☑	☐	☐	☐
12	**Westgate Academy** Ofsted Rating: Good | Pupils: 430 | Distance:1.24	☐	☑	☐	☐	☐
13	**Castles Education** Ofsted Rating: Inadequate | Pupils: 93 | Distance:1.27	☐	☐	☑	☐	☐
14	**Our Lady of Lincoln Catholic Primary School A Voluntary Academy** Ofsted Rating: Good | Pupils: 204 | Distance:1.3	☐	☑	☐	☐	☐
15	**Lincolnshire Secure Unit** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.31	☐	☐	☑	☐	☐
16	**Athena School** Ofsted Rating: Good | Pupils: 113 | Distance:1.38	☐	☐	☑	☐	☐

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Area
Transport (National)



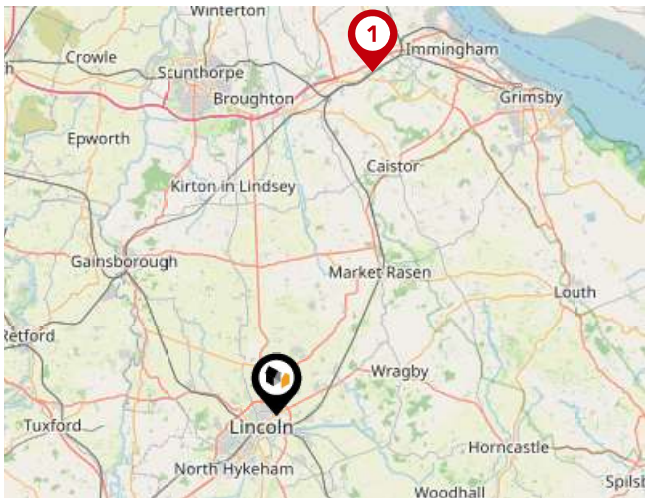
National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	1.11 miles
2	Hykeham Rail Station	4.33 miles
3	Saxilby Rail Station	6.68 miles
4	Metheringham Rail Station	8.12 miles
5	Swinderby Rail Station	8.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	21.73 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.28 miles

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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hartley Street	0.06 miles
2	Hartley Street	0.11 miles
3	Jellicoe Avenue	0.15 miles
4	East Liberty	0.16 miles
5	Roman Pavement	0.17 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	36.79 miles

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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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