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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th July 2026



**SHREWSBURY ROAD, BRACEBRIDGE HEATH, LINCOLN,
LN4**

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,818		
Title Number:	LL421043		

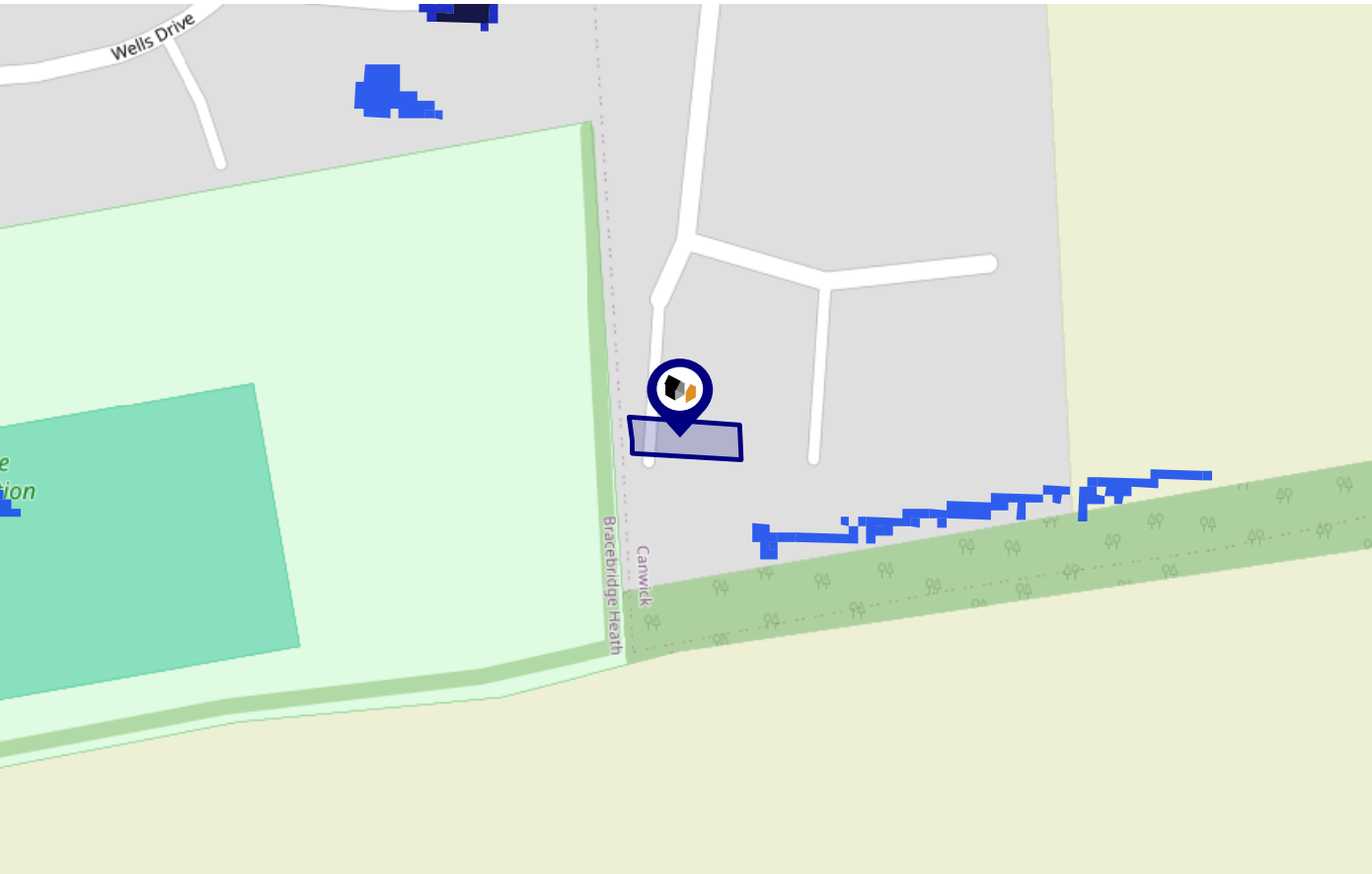
Local Area

Local Authority:	North keSTEVEN	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	2	44	1800
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			
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.

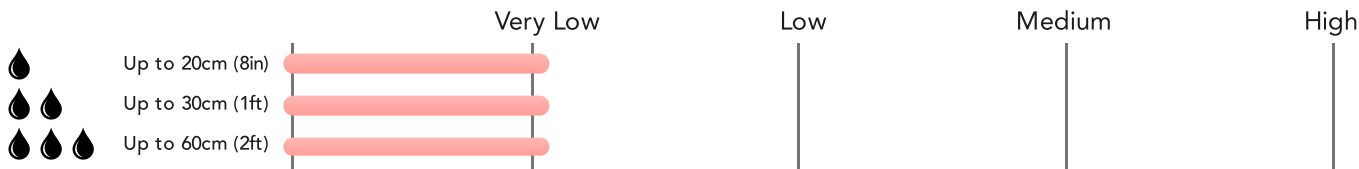


Risk Rating: Very low

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.

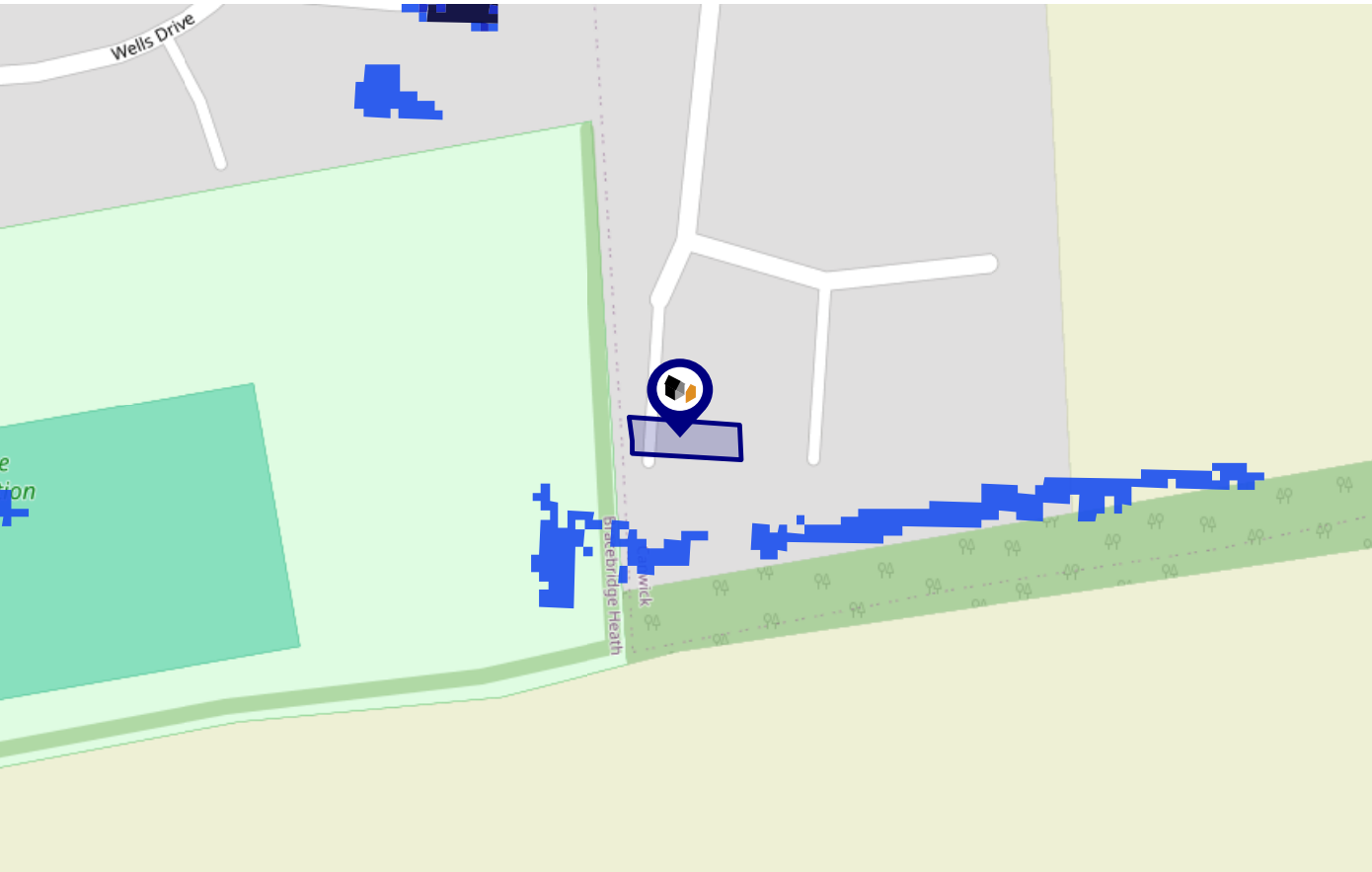
Chance of flooding to the following depths at this property:



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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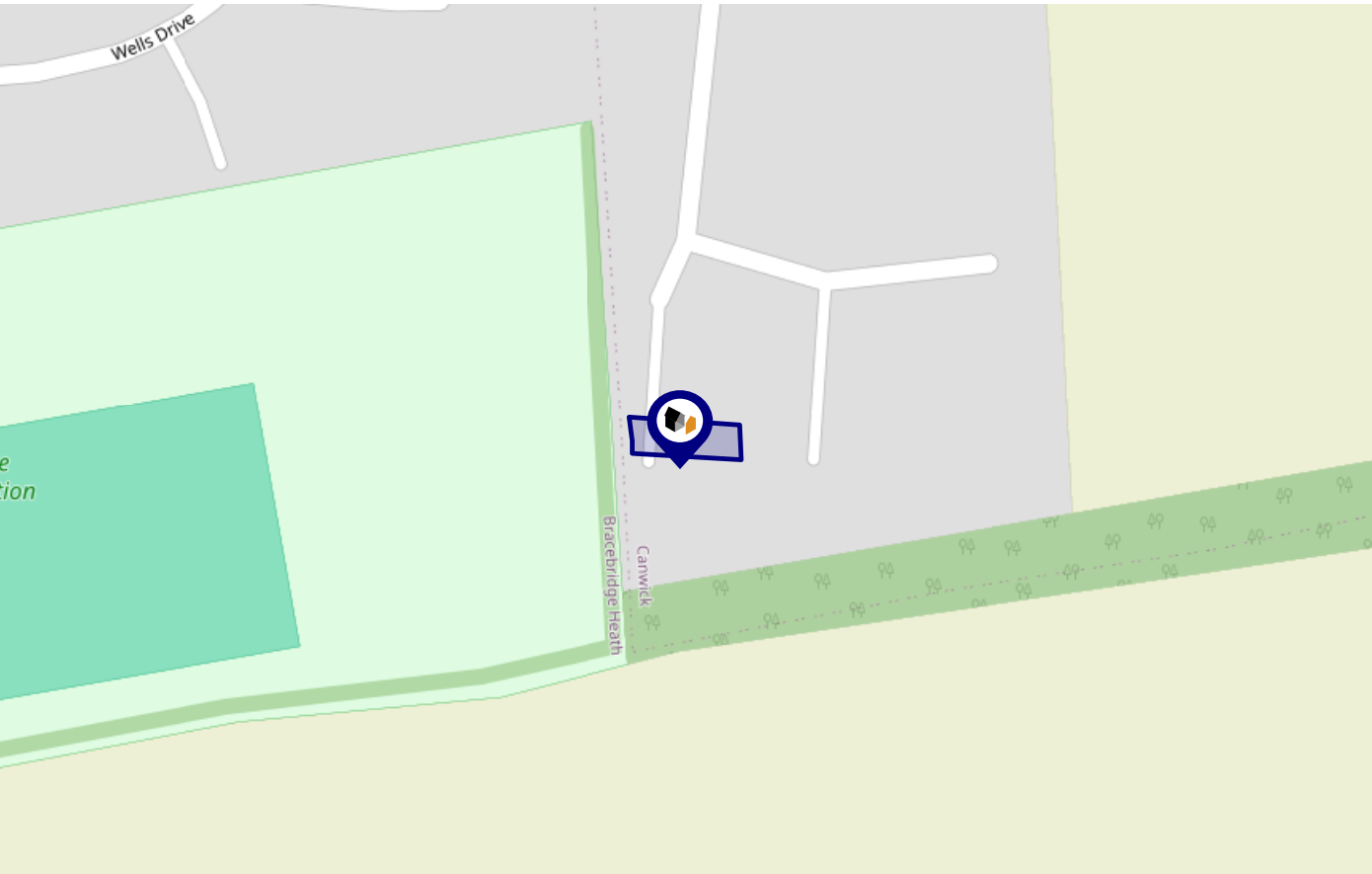
Chance of flooding to the following depths at this property:



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.

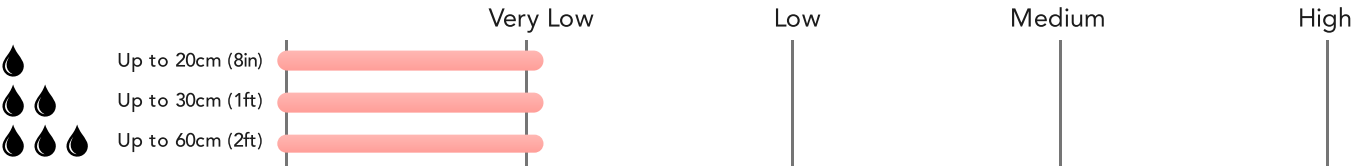


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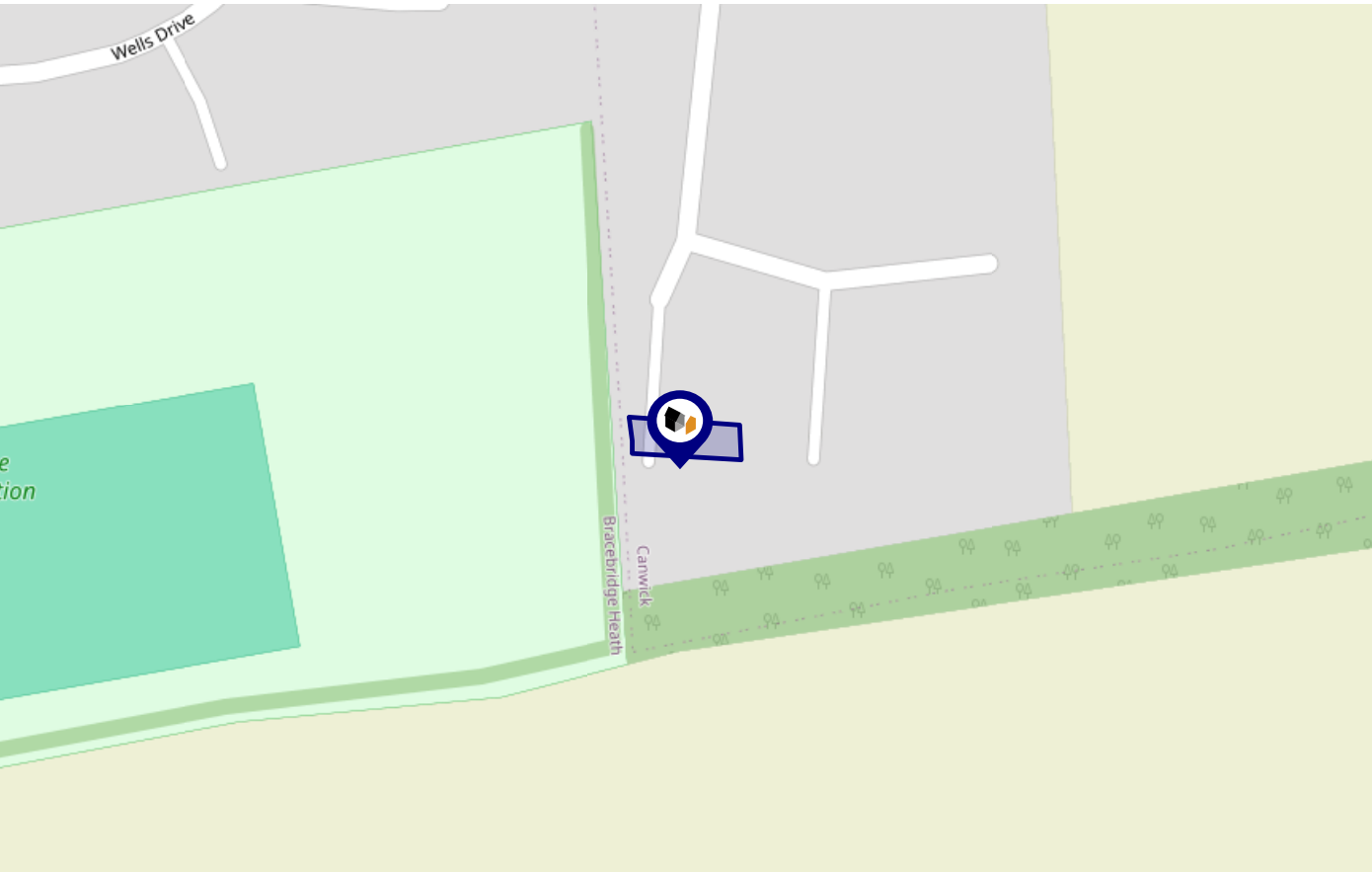
Chance of flooding to the following depths at this property:



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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Chance of flooding to the following depths at this property:

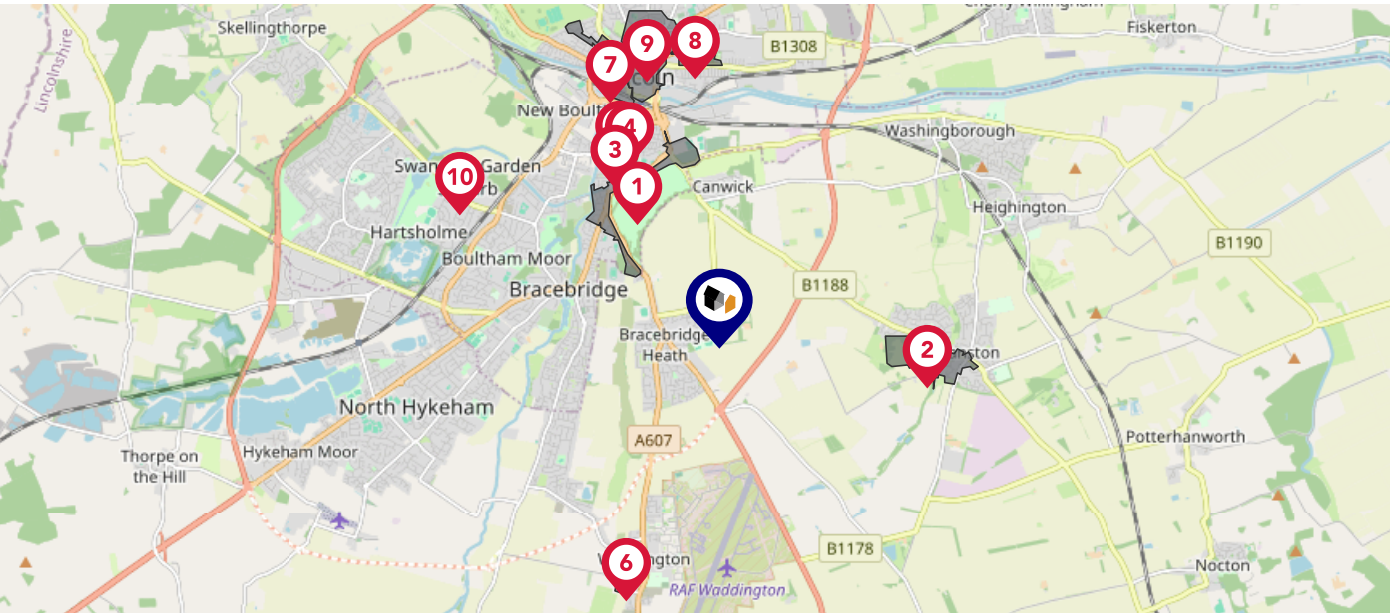


Maps

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

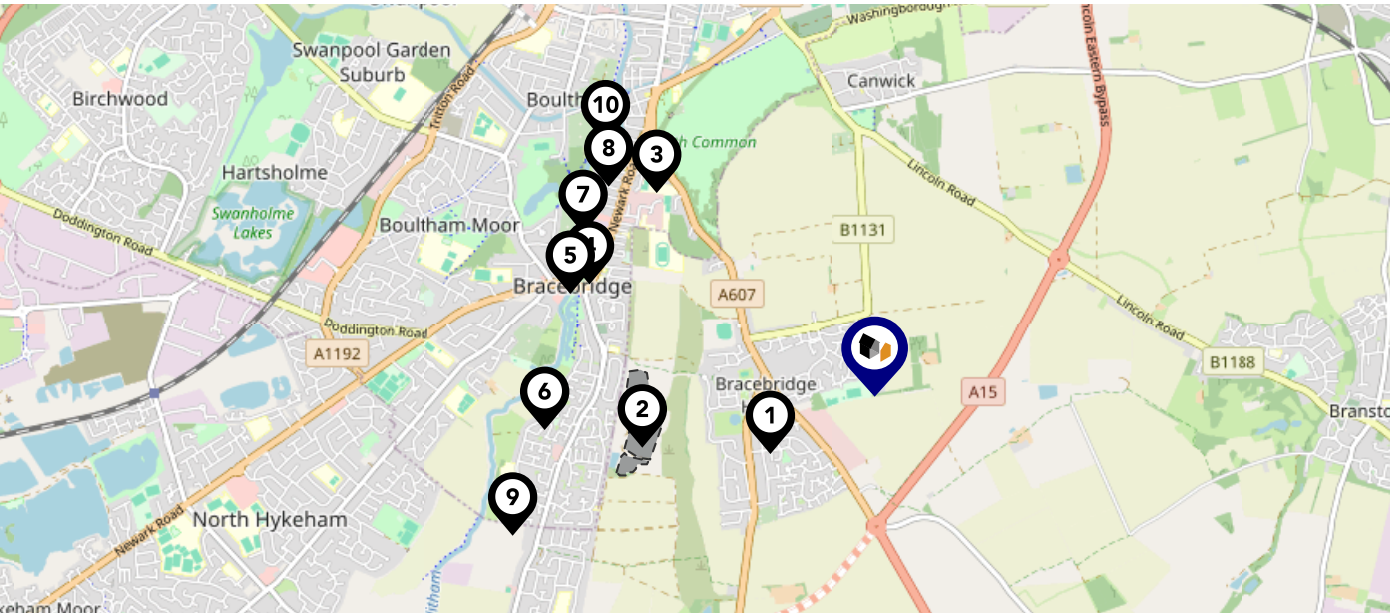
1	St Catherines
2	Branston
3	Gowt's Bridge
4	Sibthorp
5	St Peter-at-Gowts
6	Waddington
7	West Parade and Brayford
8	Lindum and Arboretum
9	Cathedral and City Centre
10	Swanpool

Maps

Landfill Sites

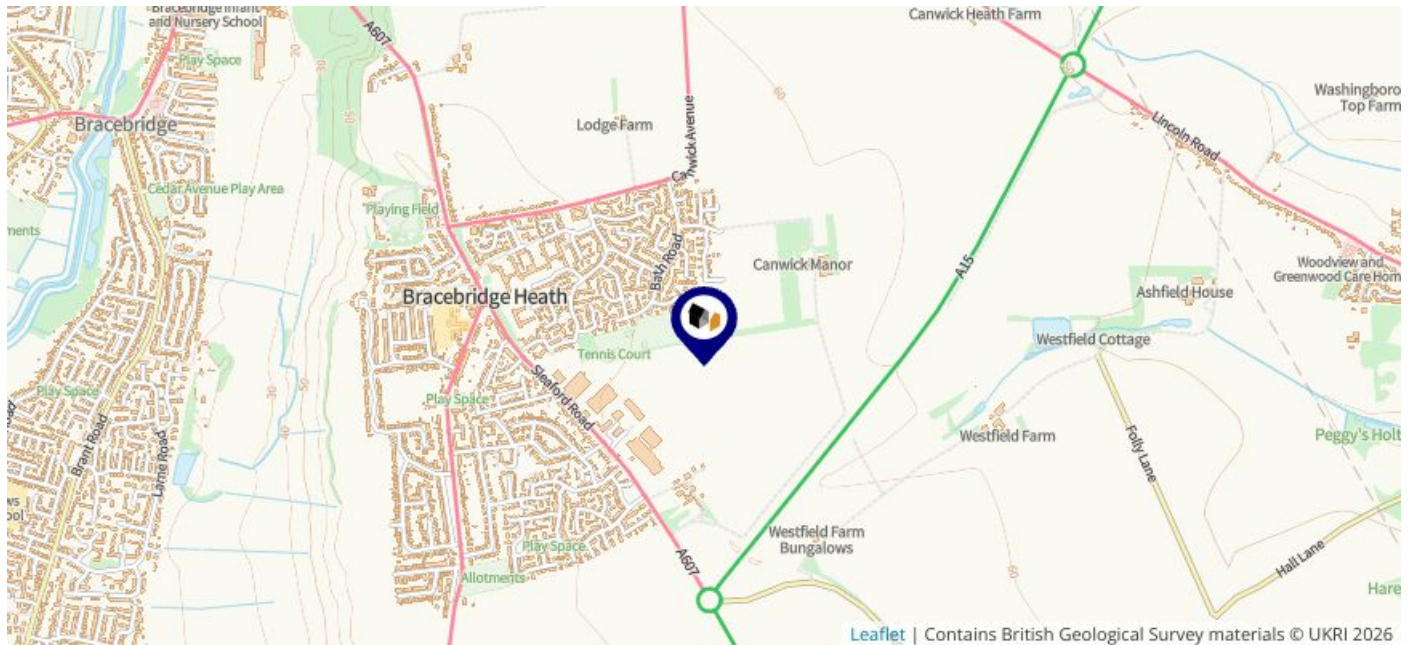


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Western Avenue-Western Avenue, Bracebridge Heath	Historic Landfill
2	Lincoln Brick Company Limited (Clay Pit)-Bracebridge Heath, Bracebridge, Lincolnshire	Historic Landfill
3	Cross O'cliff Road-St. Catherines, Lincolnshire	Historic Landfill
4	Newark Road-Bracebridge, Lincolnshire	Historic Landfill
5	East Of St. Peters Avenue-Bracebridge, Lincolnshire	Historic Landfill
6	Rear Of Calder Road-Nos 81-83 and 145-199 Calder Road, Bracebridge, Lincolnshire	Historic Landfill
7	Area Adjacent To Boutham Park-Bracebridge, Lincolnshire	Historic Landfill
8	St Catherines Grove-St. Catherines, Lincolnshire	Historic Landfill
9	Pennells-Brant Road	Historic Landfill
10	St Catherines-St. Catherines, Lincolnshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



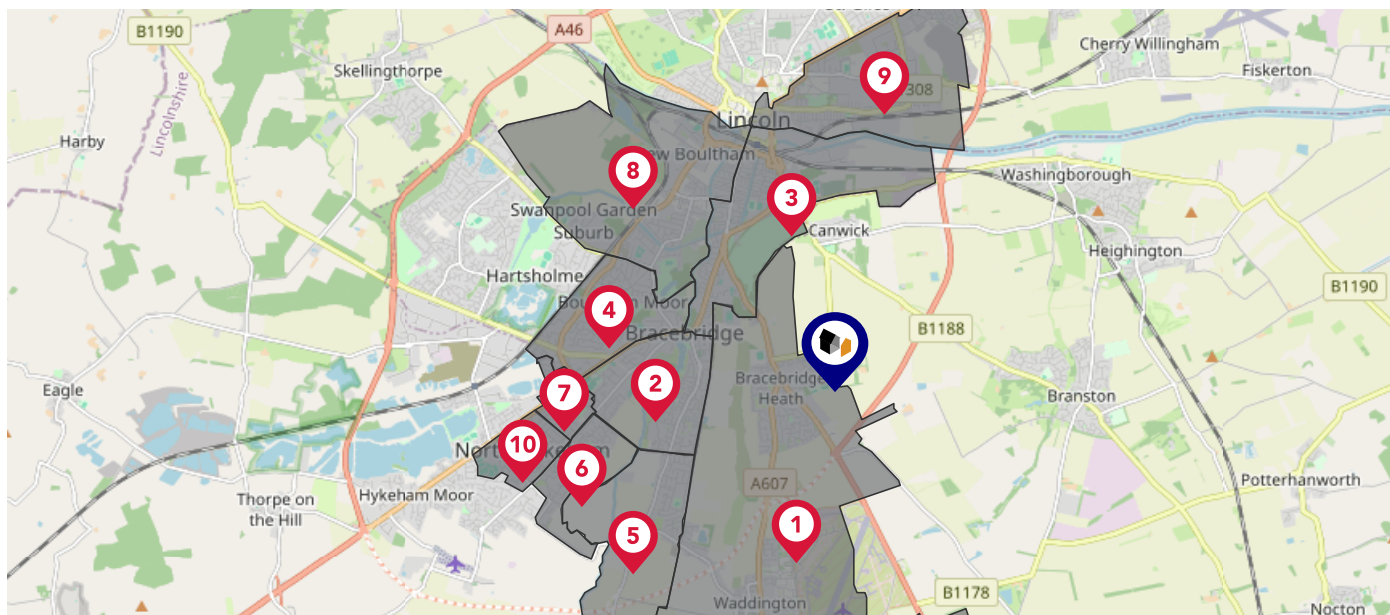
Mine Entry

- ✕ 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.

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

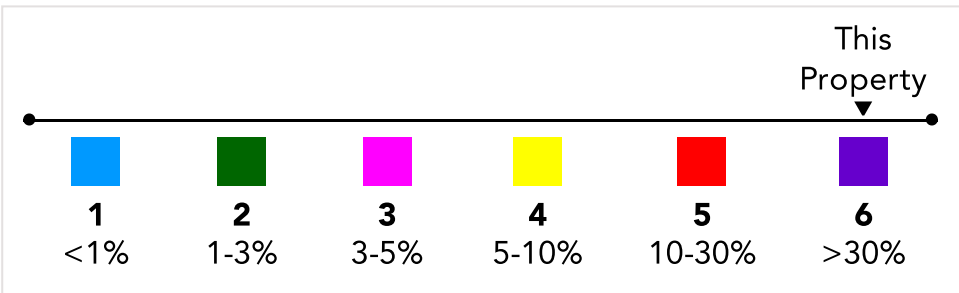
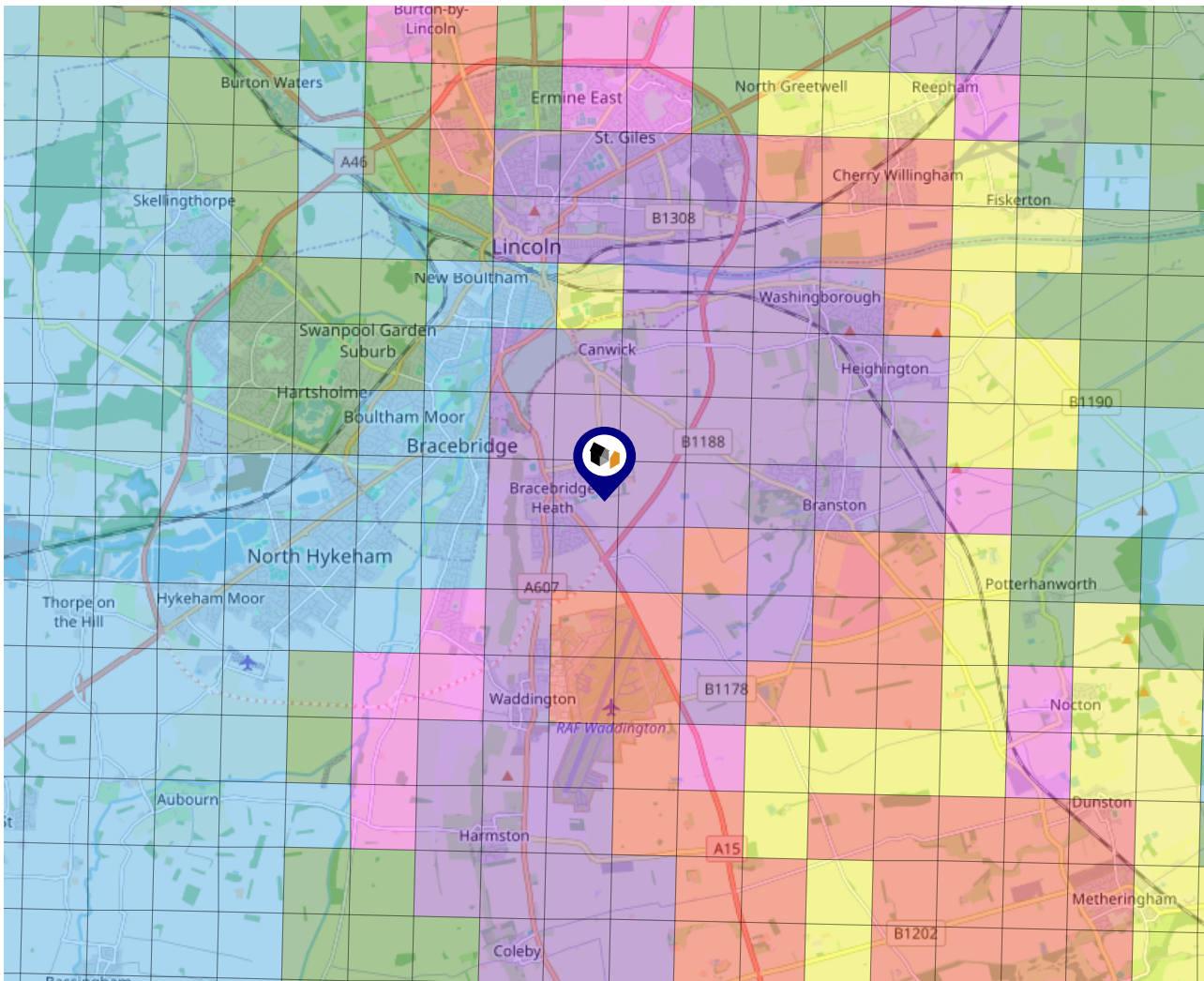


Nearby Council Wards

-  Bracebridge Heath and Waddington East Ward
-  Witham Ward
-  Park Ward
-  Moorland Ward
-  Waddington West Ward
-  North Hykeham Witham Ward
-  North Hykeham Forum Ward
-  Boultham Ward
-  Abbey Ward
-  North Hykeham Moor Ward

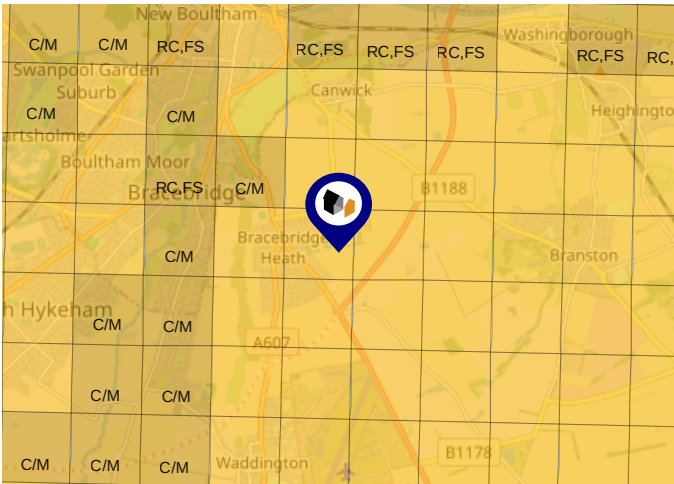
What is Radon?

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)

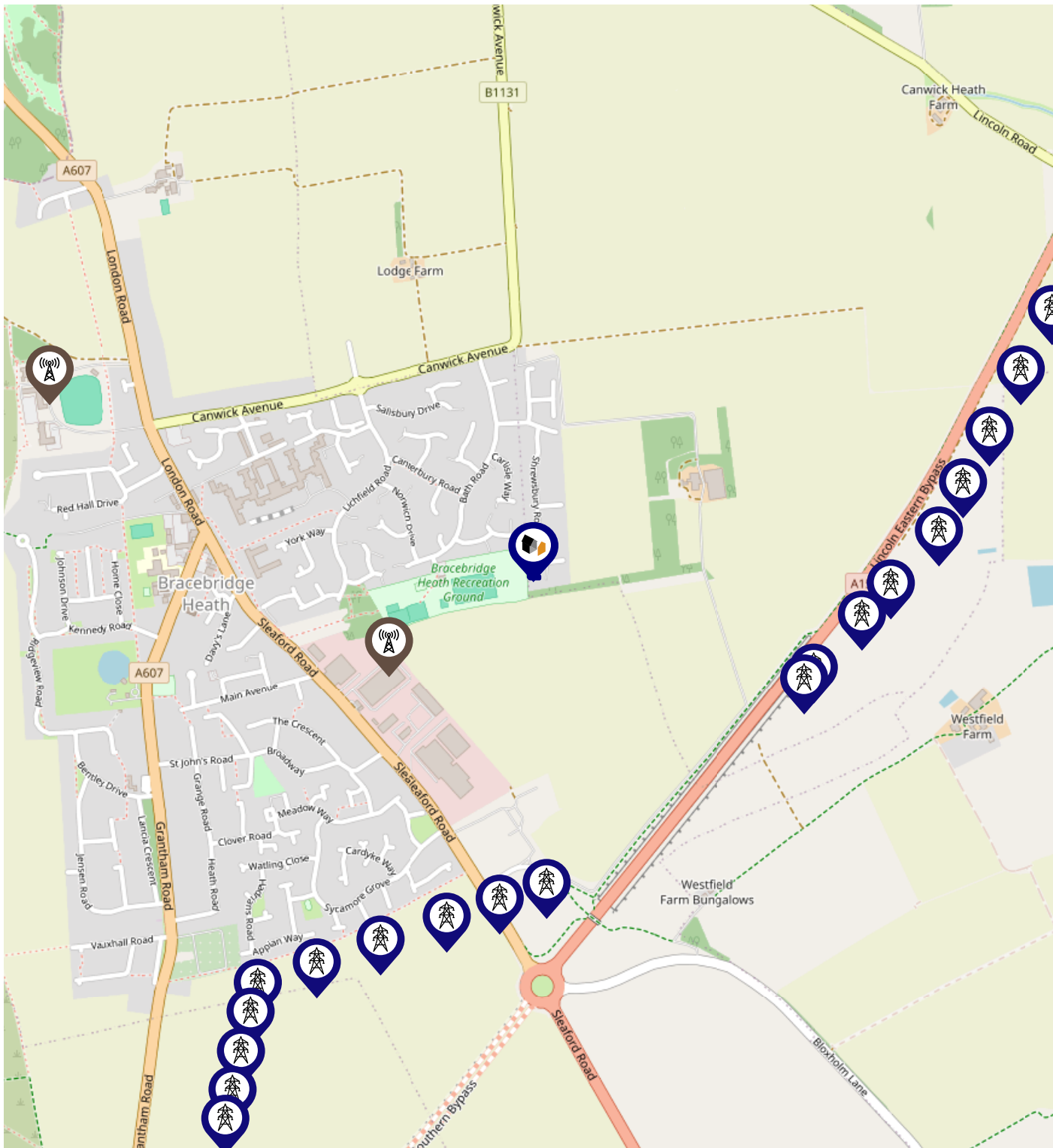
Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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:

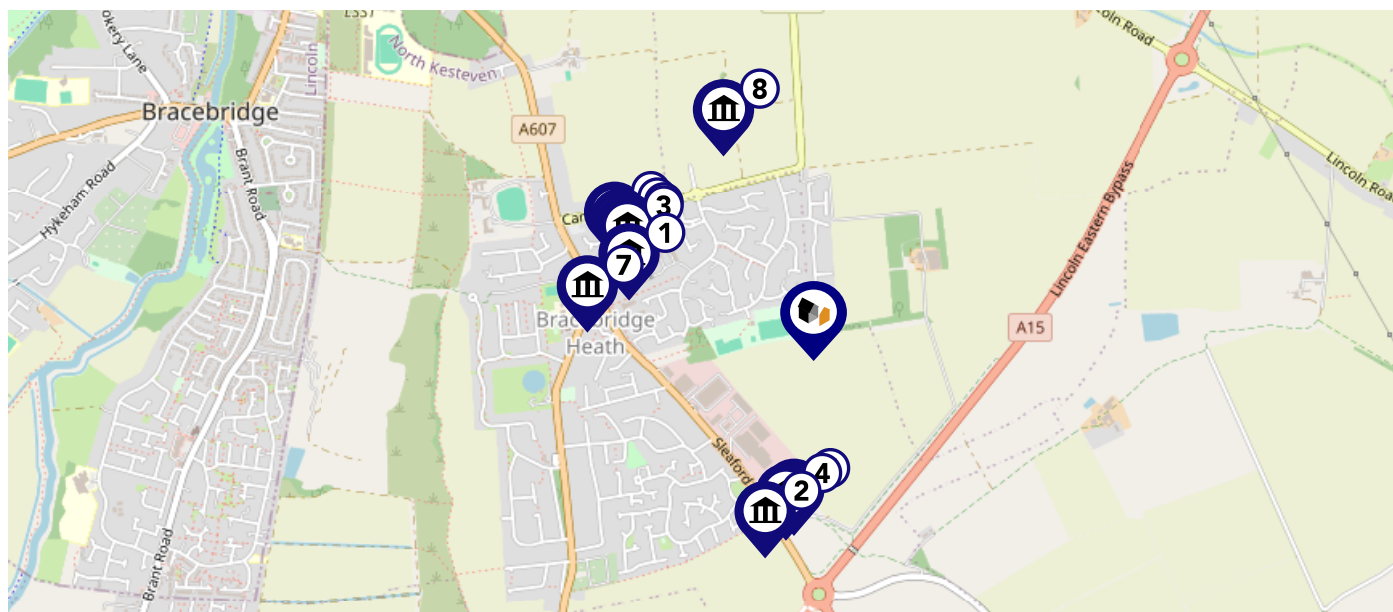
-  Power Pylons
-  Communication Masts

Maps

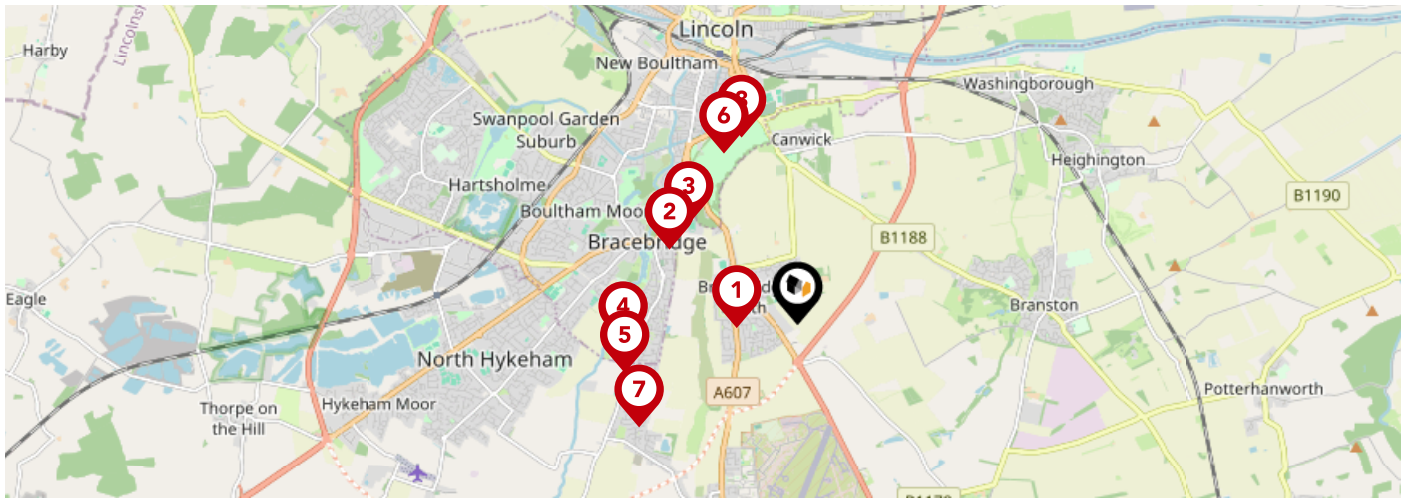
Listed Buildings



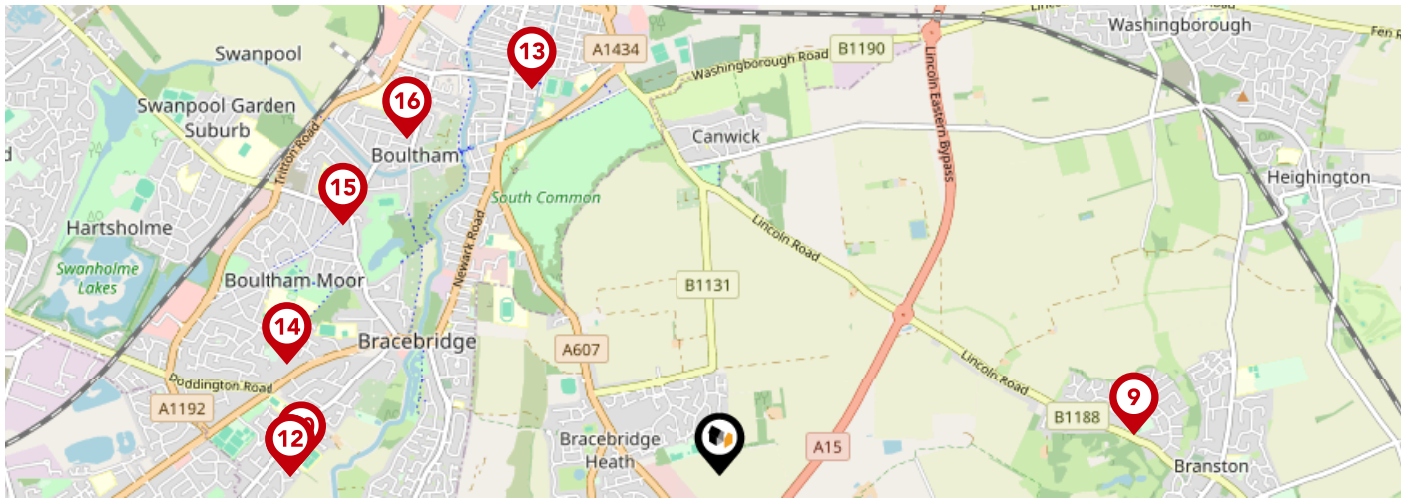
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1205000 - Main Building At St John's Hospital	Grade II	0.4 miles
 1360604 - Gates And Walls At The Manor House	Grade II	0.4 miles
 1061751 - Chapel At St. John's Hospital	Grade II	0.4 miles
 1205031 - The Manor House	Grade II	0.4 miles
 1061753 - Farm Buildings At The Manor House	Grade II	0.4 miles
 1205022 - 1 And 2 Oakleigh	Grade II	0.4 miles
 1482134 - Bracebridge Heath War Memorial	Grade II	0.5 miles
 1205052 - Barn To East Of Lodge Farmhouse	Grade II	0.5 miles
 1360603 - Norfolk House	Grade II	0.5 miles
 1280921 - The Lodge	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
	Bracebridge Heath St John's Primary Academy Ofsted Rating: Good Pupils: 372 Distance:0.54	☐	☒	☐	☐	☐
	Bracebridge Infant and Nursery School Ofsted Rating: Good Pupils: 78 Distance:1.32	☐	☒	☐	☐	☐
	The Priory Academy LSST Ofsted Rating: Good Pupils: 1779 Distance:1.32	☐	☐	☒	☐	☐
	The Meadows Primary School Ofsted Rating: Good Pupils: 364 Distance:1.56	☐	☒	☐	☐	☐
	Acorn Free School Ofsted Rating: Good Pupils: 3 Distance:1.6	☐	☐	☒	☐	☐
	Athena School Ofsted Rating: Good Pupils: 113 Distance:1.66	☐	☐	☒	☐	☐
	Waddington Redwood Primary Academy Ofsted Rating: Good Pupils: 301 Distance:1.68	☐	☒	☐	☐	☐
	The Lincoln Bishop King Church of England Primary School Ofsted Rating: Good Pupils: 459 Distance:1.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Branston Church of England Infant Academy Ofsted Rating: Outstanding Pupils: 134 Distance:1.85	☐	☒	☐	☐	☐
	The Lincoln St Christopher's School Ofsted Rating: Good Pupils: 252 Distance:1.86	☐	☐	☒	☐	☐
	The Lincoln Manor Leas Junior School Ofsted Rating: Good Pupils: 290 Distance:1.9	☐	☒	☐	☐	☐
	The Lincoln Manor Leas Infants School Ofsted Rating: Good Pupils: 163 Distance:1.9	☐	☒	☐	☐	☐
	The Lincoln St Peter at Gowts Church of England Primary School Ofsted Rating: Outstanding Pupils: 258 Distance:1.91	☐	☒	☐	☐	☐
	The Priory Witham Academy Ofsted Rating: Good Pupils: 1110 Distance:1.98	☐	☒	☒	☐	☐
	St Peter and St Paul, Catholic Voluntary Academy Ofsted Rating: Requires improvement Pupils: 602 Distance:2.01	☐	☐	☒	☐	☐
	Sir Francis Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 623 Distance:2.04	☐	☒	☐	☐	☐

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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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