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MIR: Material Info

The Material Information Affecting this Property

Tuesday 25th August 2026



LUPIN ROAD, LINCOLN, LN2

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	2000		
Council Tax :	Band A		
Annual Estimate:	£1,549		
Title Number:	LL186794		

Local Area

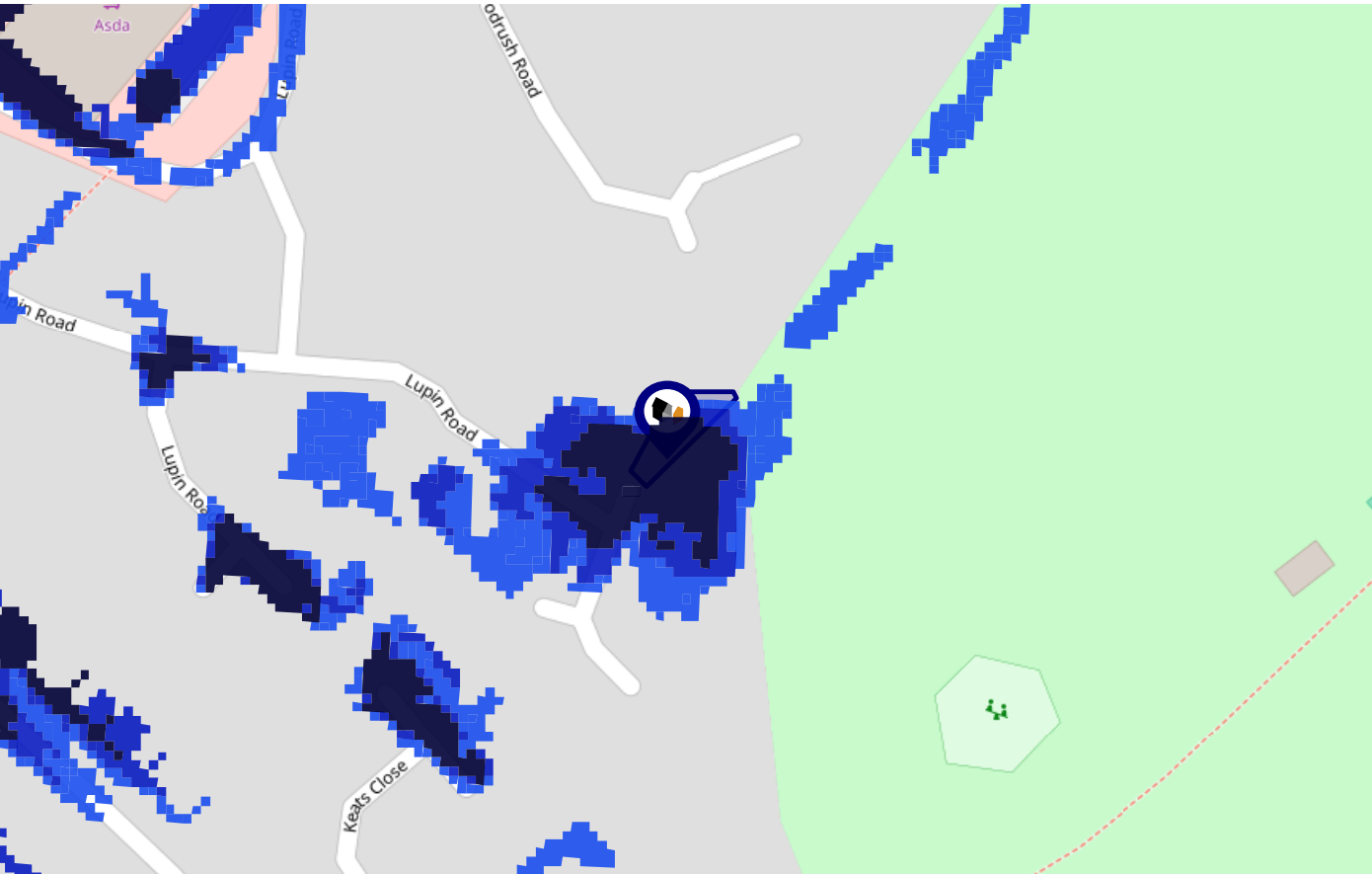
Local Authority:	Lincolnshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	2	53	5500
● Surface Water	High	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			

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.

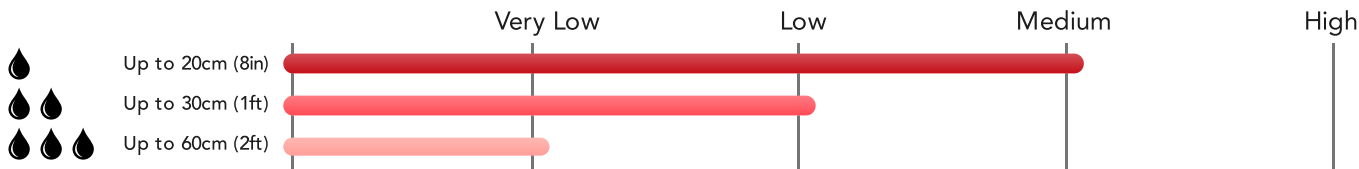


Risk Rating: High

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.

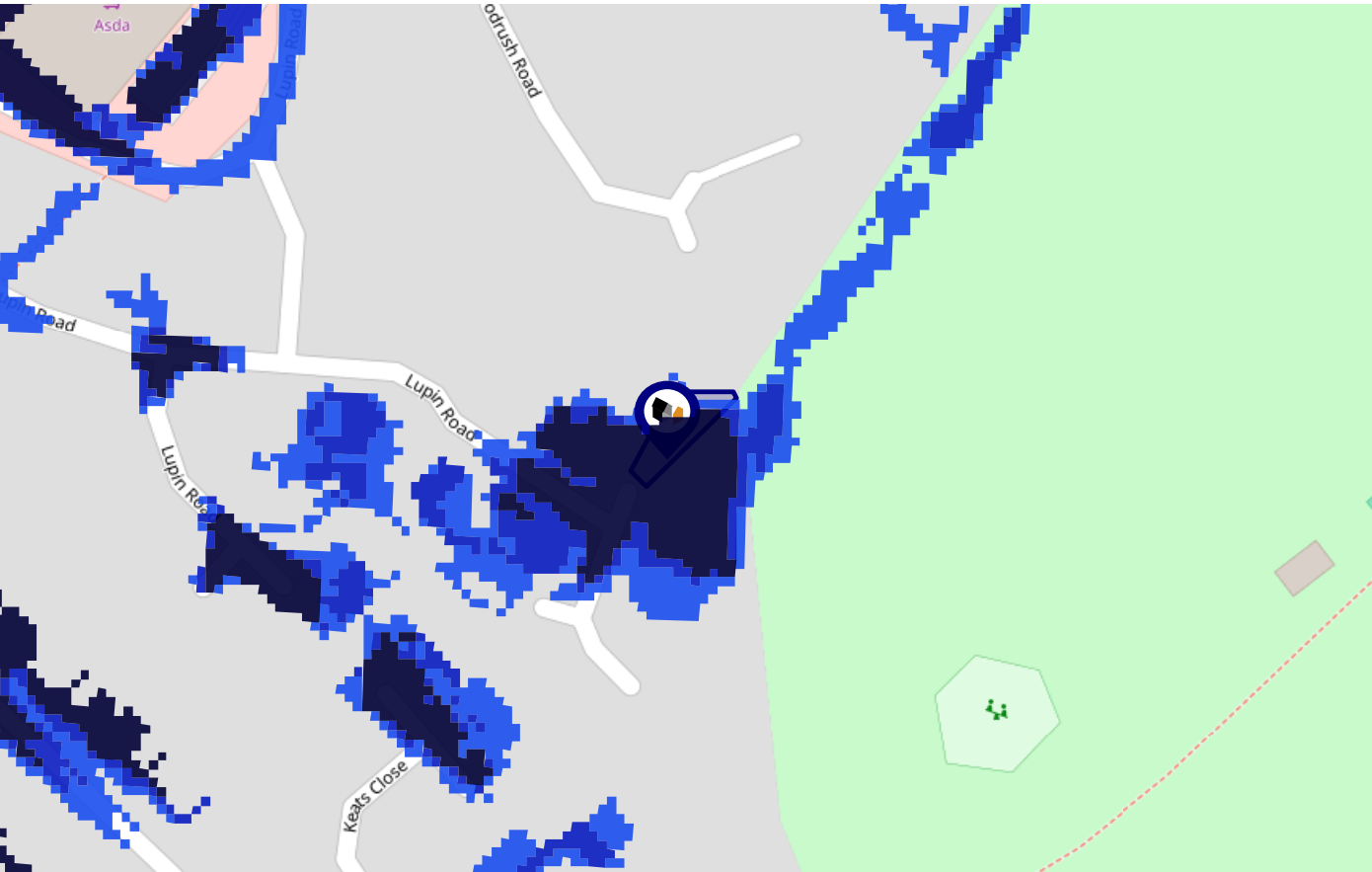
Chance of flooding to the following depths at this property:



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.

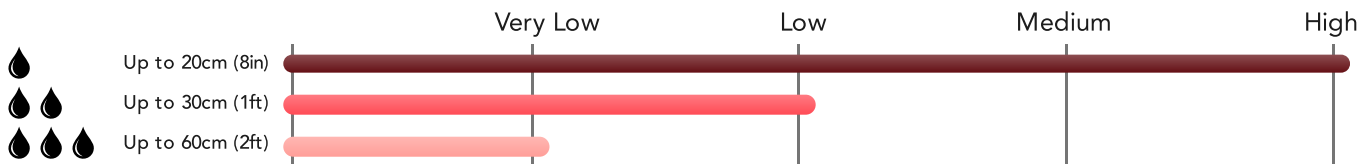


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Chance of flooding to the following depths at this property:

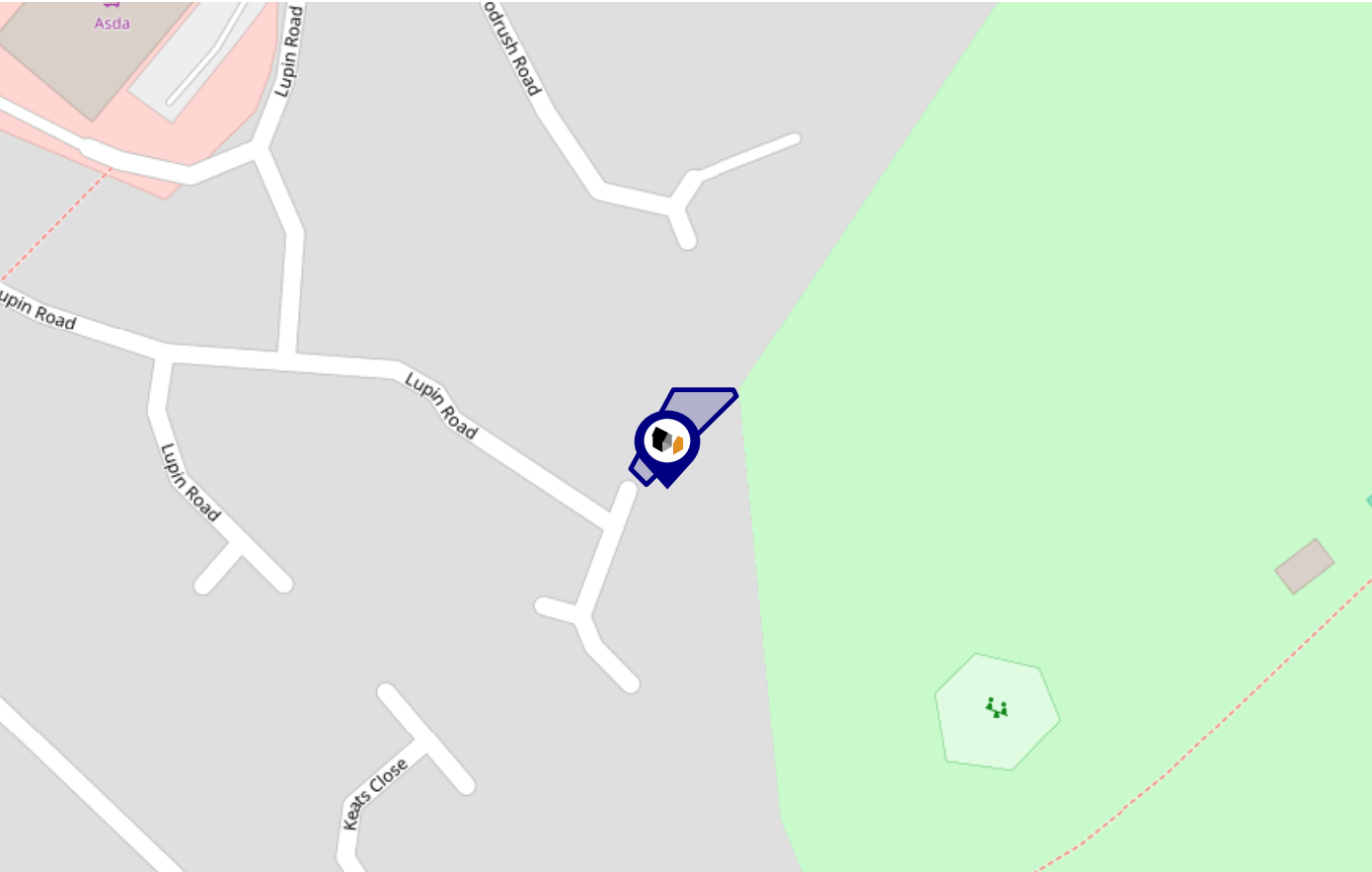


Flood Risk

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.

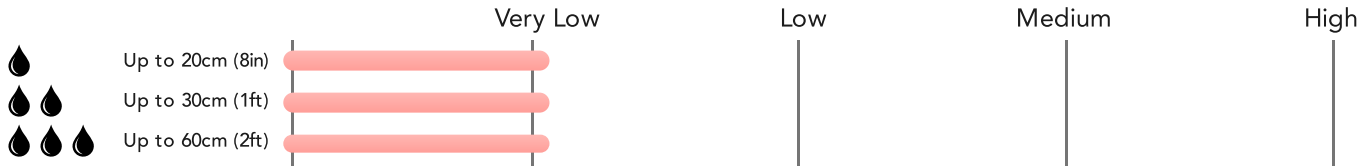


Risk Rating: Very low

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.
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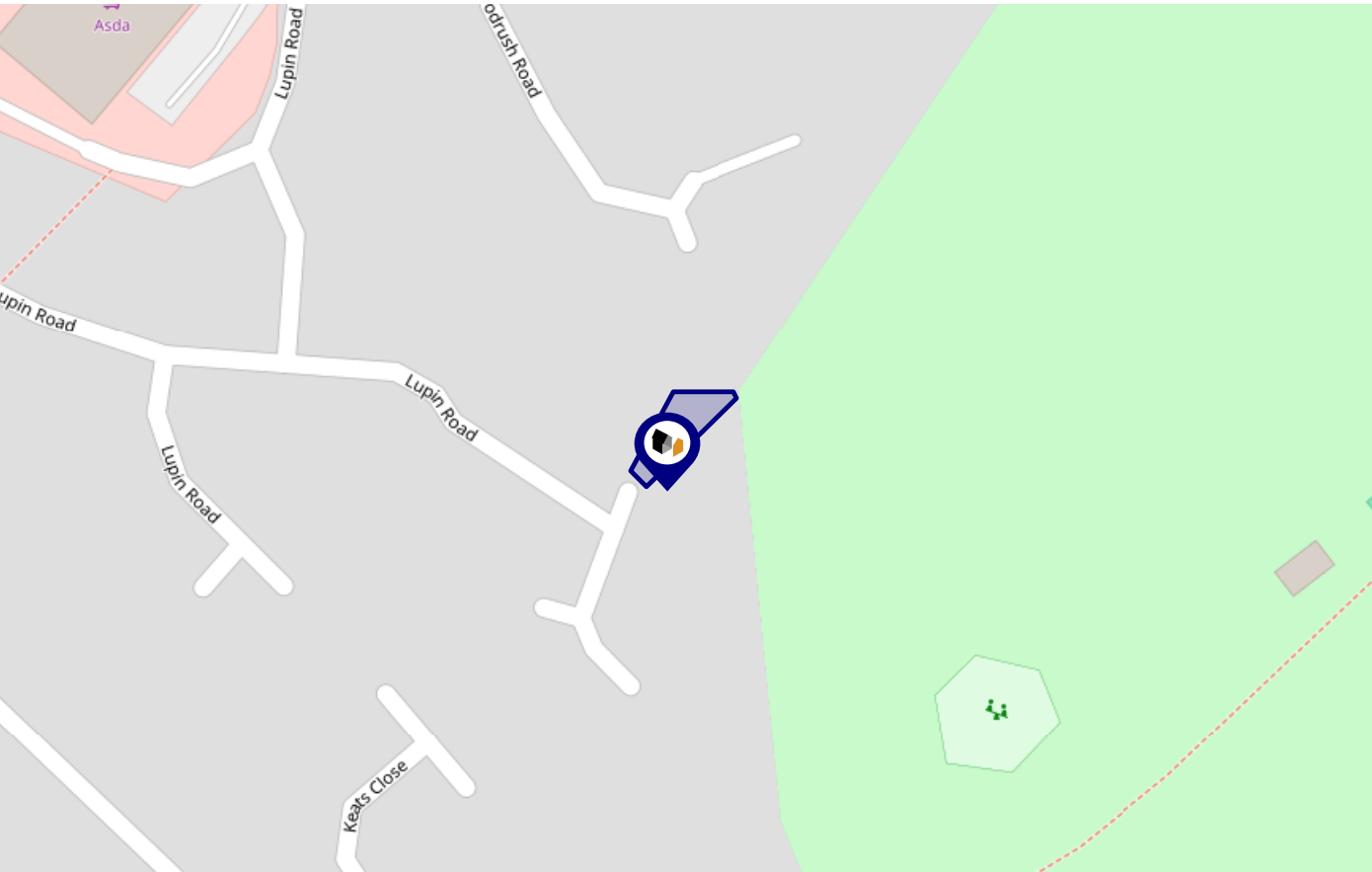
Chance of flooding to the following depths at this property:



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.

- 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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Chance of flooding to the following depths at this property:

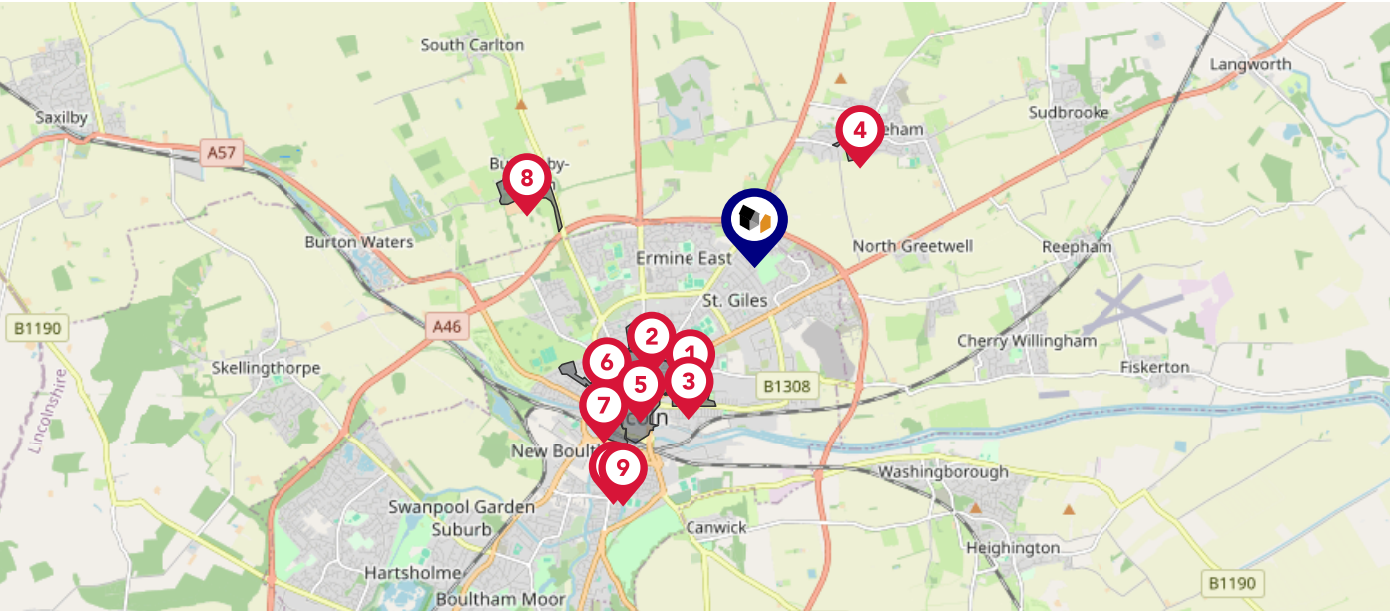


Maps

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

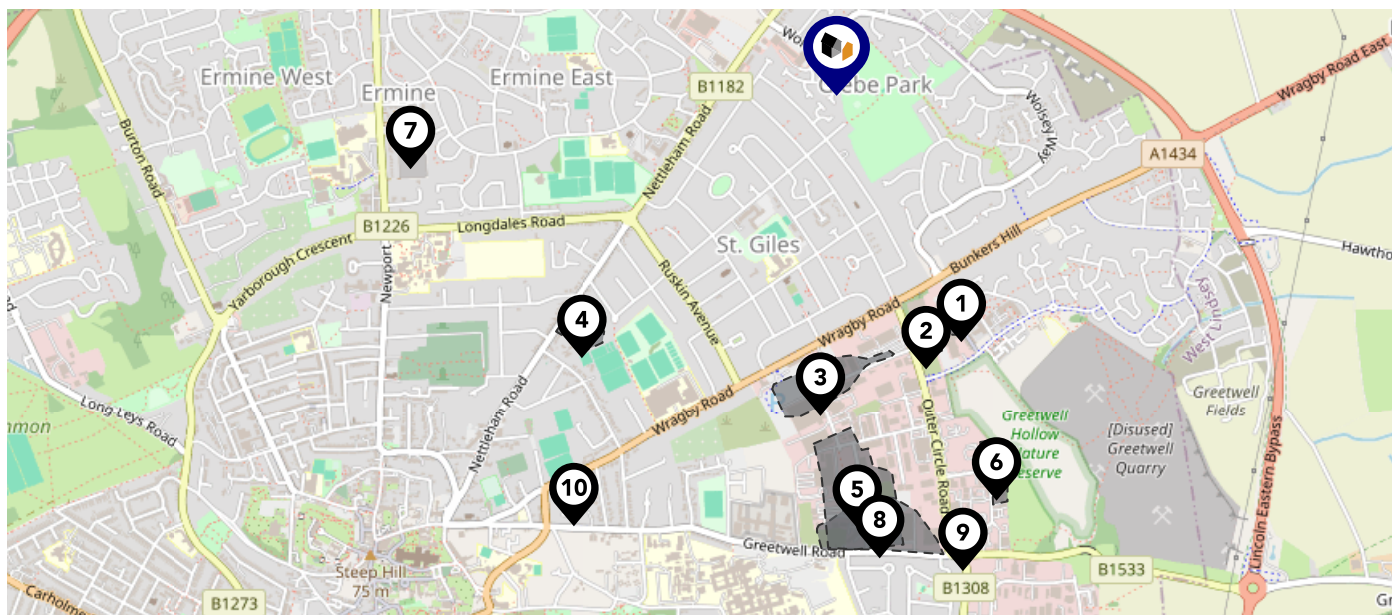
1	The Dell
2	Newport and Nettleham Road
3	Lindum and Arboretum
4	Nettleham
5	Cathedral and City Centre
6	Carline
7	West Parade and Brayford
8	Burton
9	Sibthorp
10	St Peter-at-Gowts

Maps

Landfill Sites



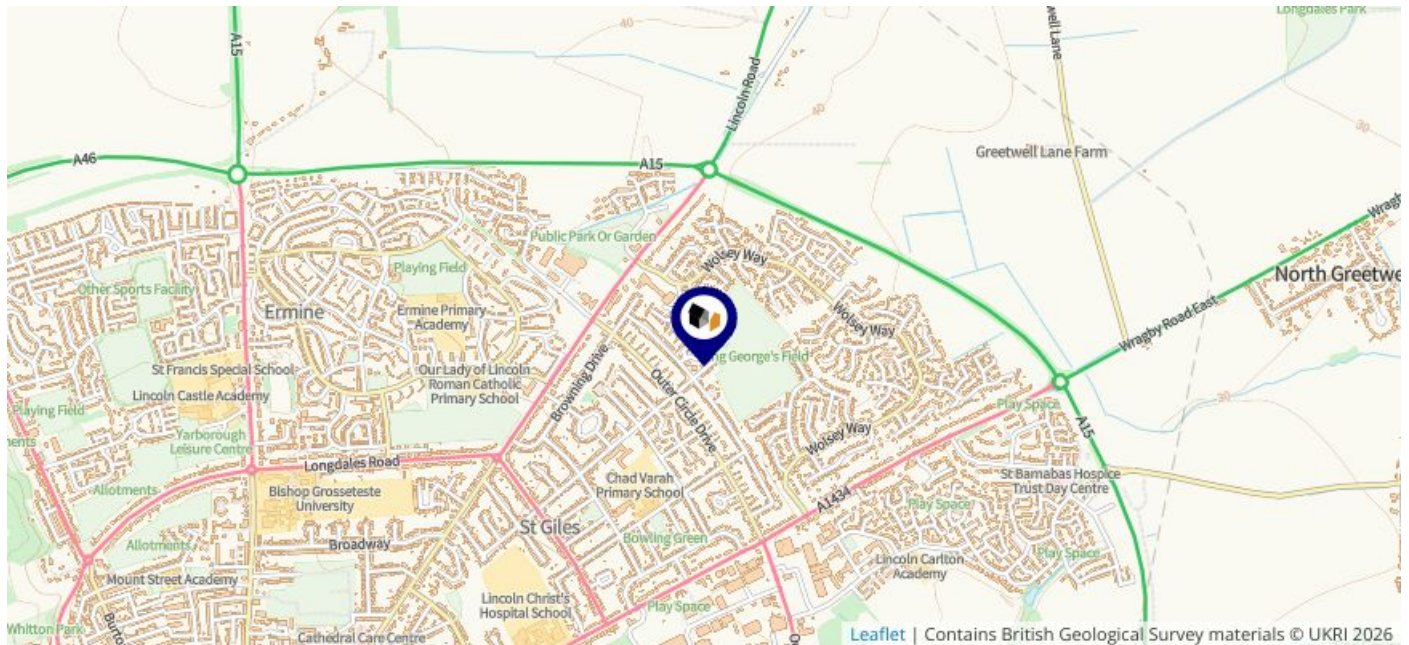
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Rear Of Old Hillards-Rear Of Old Hillards, Wragby Road	Historic Landfill
	Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
	Deacon Road-Lincoln, Lincolnshire	Historic Landfill
	Nursery Grove-Lincoln, Lincolnshire	Historic Landfill
	East Of HM Prison-Greetwell Road, Lincoln	Historic Landfill
	Wrights Way-Lincoln, Lincolnshire	Historic Landfill
	Cathedral Quarry-Riseholme Road, Lincoln	Historic Landfill
	Greetwell Road and Outer Circle Road-Lincoln, Lincolnshire	Historic Landfill
	Wickes Site-Outer Circle Road	Historic Landfill
	The Dell-Wragby Road	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.

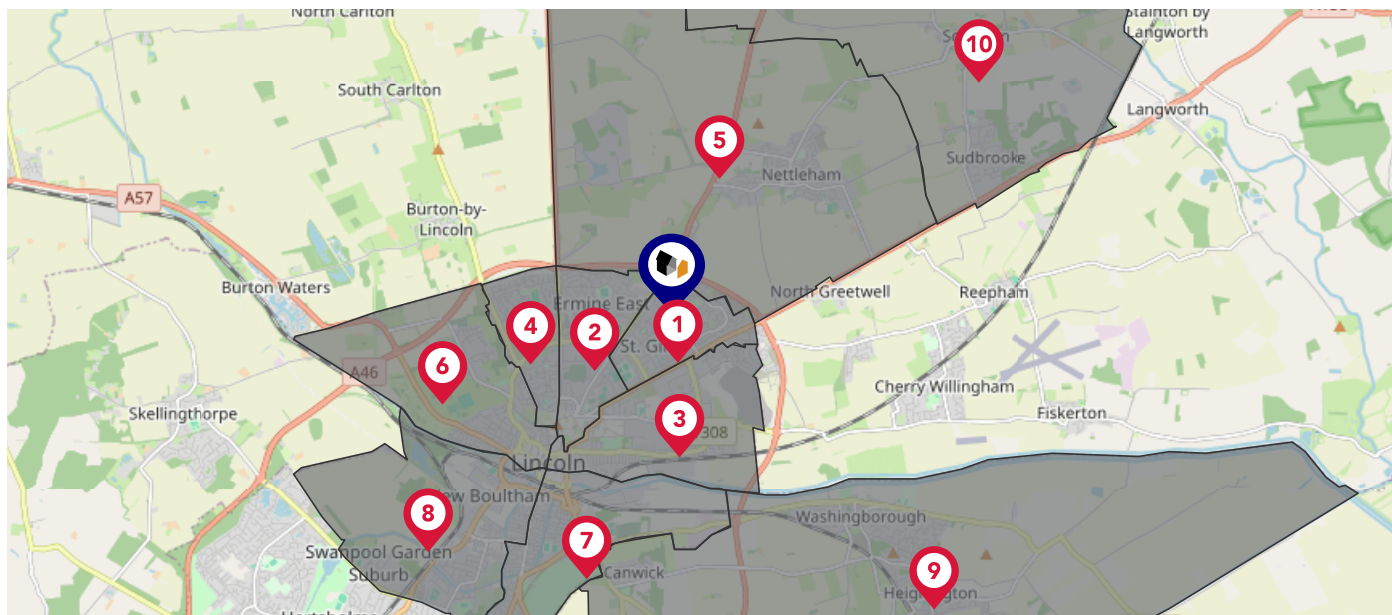
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Glebe Ward



Minster Ward



Abbey Ward



Castle Ward



Nettleham Ward



Carholme Ward



Park Ward



Boultham Ward



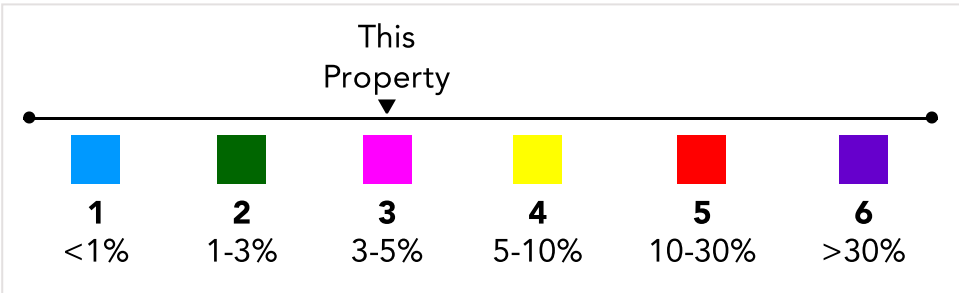
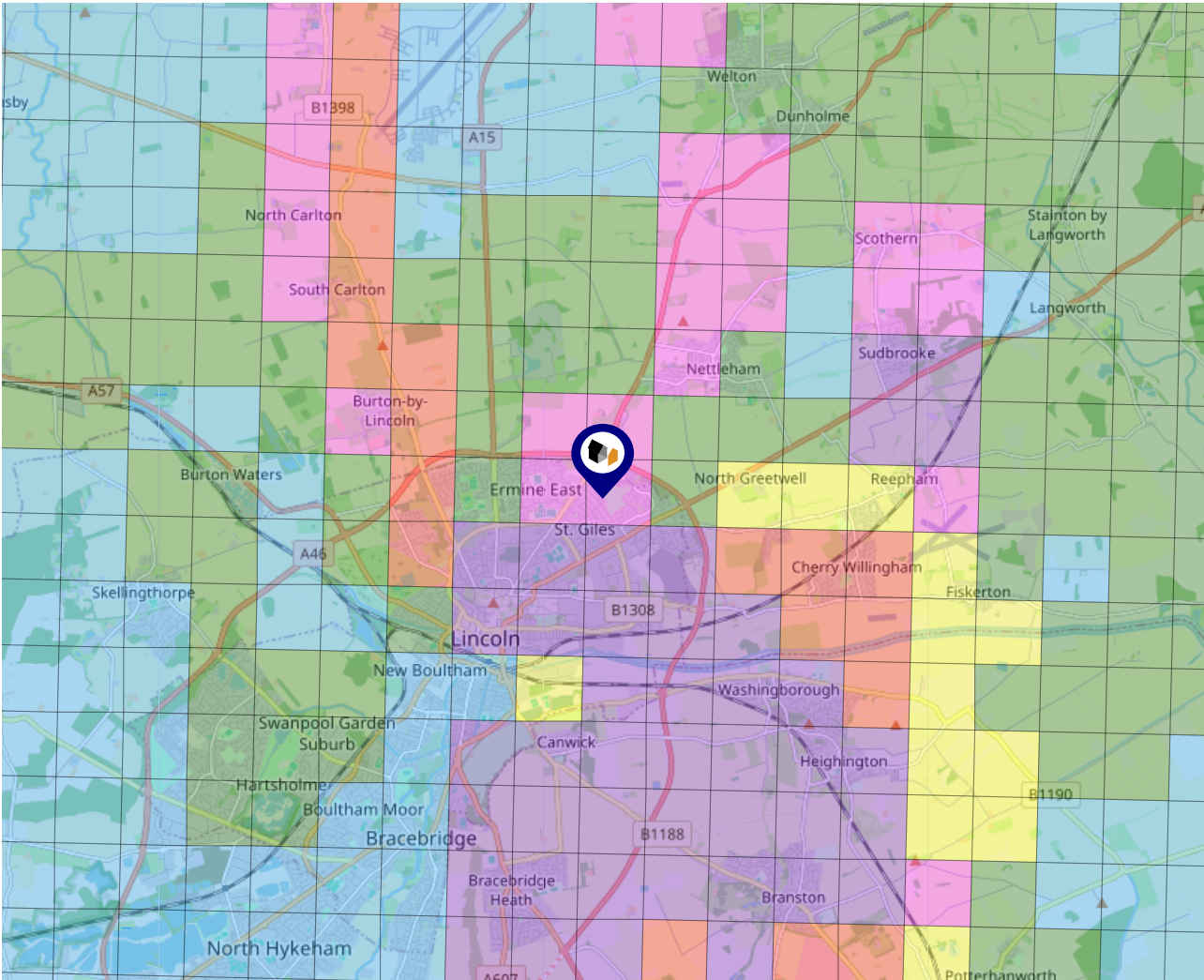
Heighington and Washingborough Ward



Sudbrooke Ward

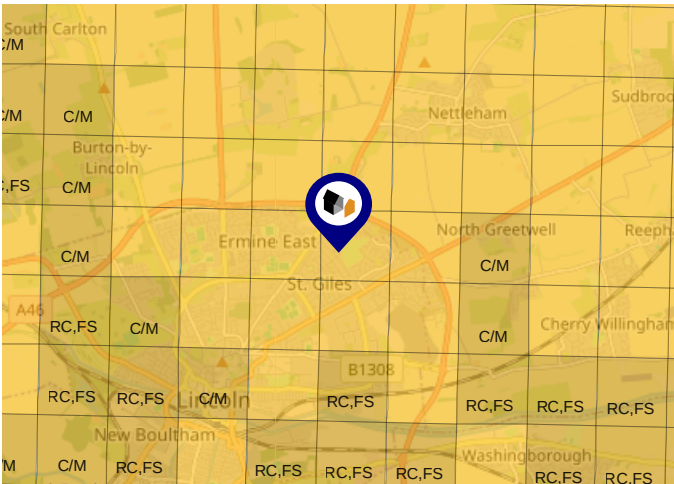
What is Radon?

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)

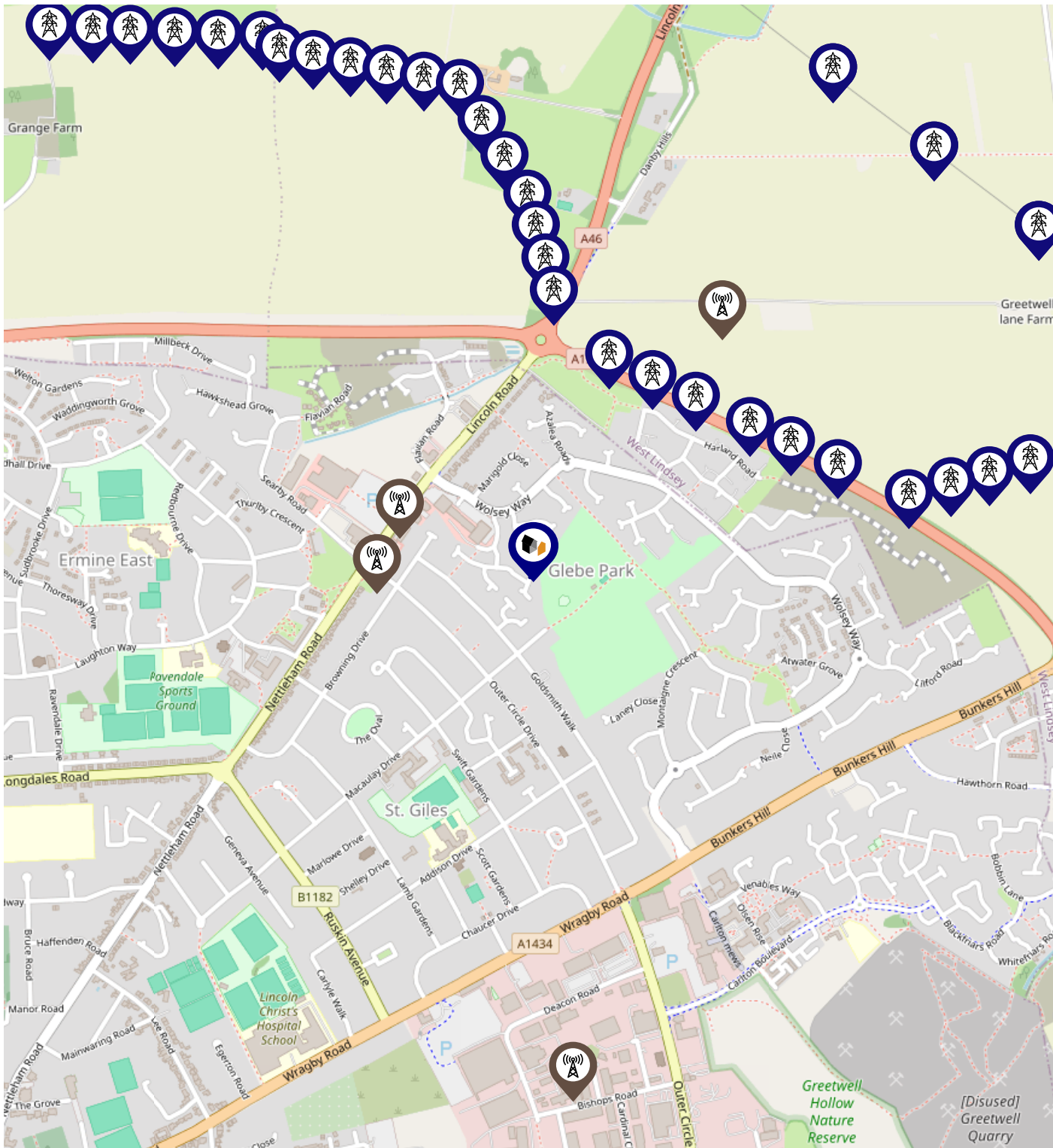
Carbon Content:	HIGH	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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:

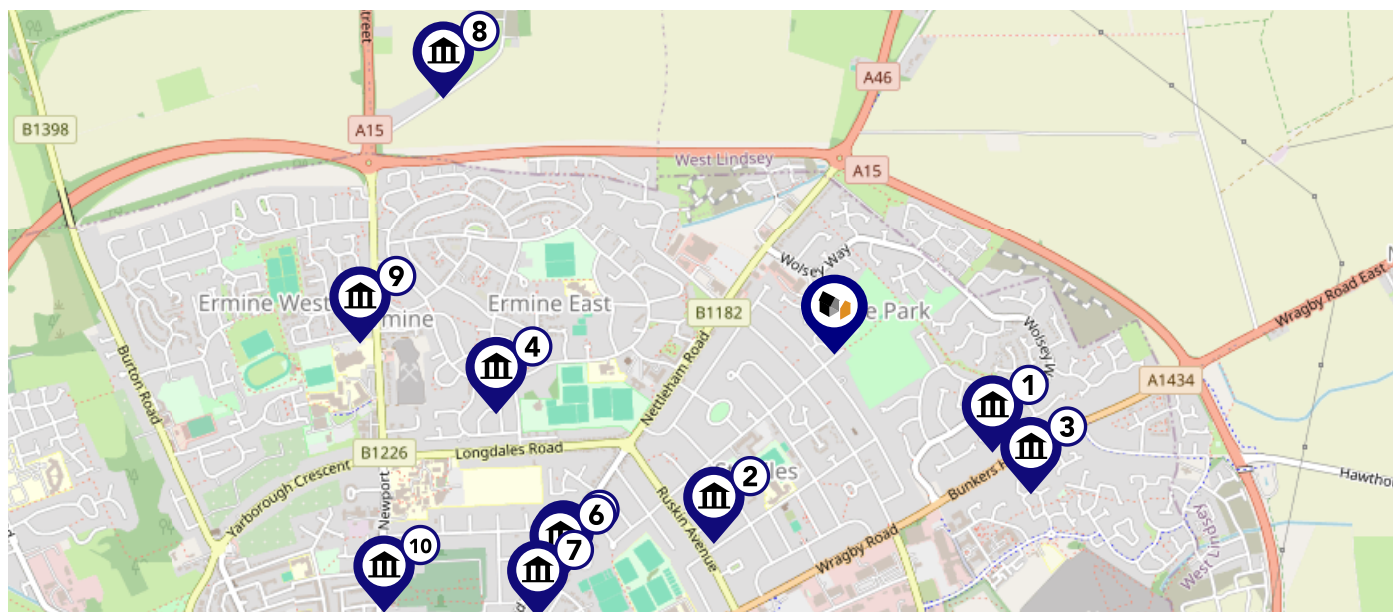
-  Power Pylons
-  Communication Masts

Maps

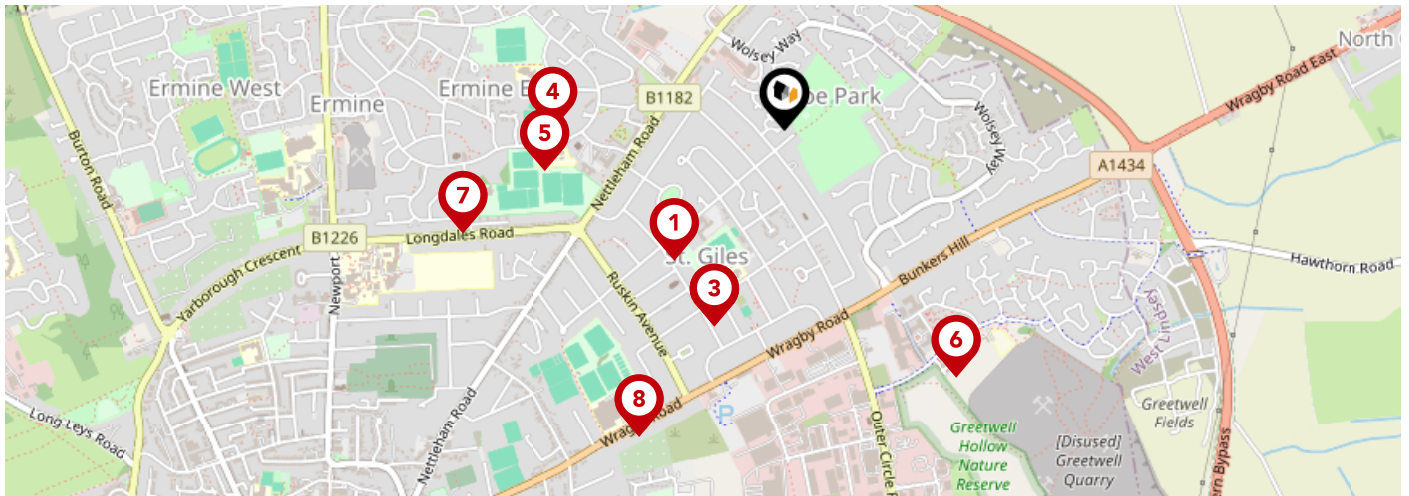
Listed Buildings



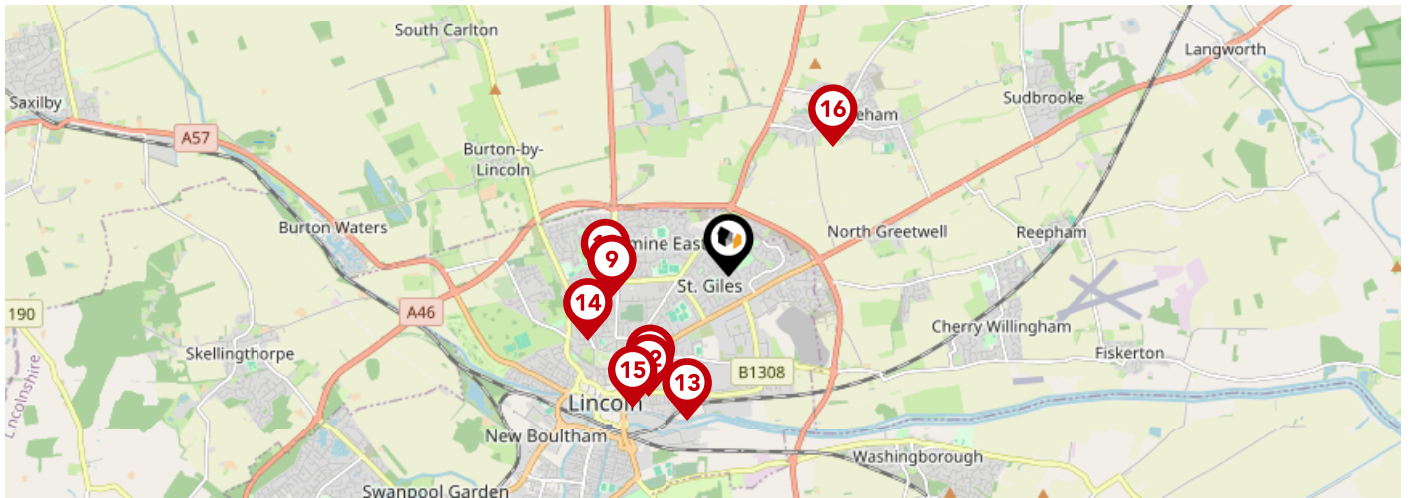
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1388832 - Harvest Moon Public House	Grade II	0.4 miles
 1388614 - Church Of St Giles	Grade II	0.5 miles
 1388473 - The Lincolnshire Poacher Public House And Attached Boundary Wall	Grade II	0.5 miles
 1388800 - Church Of St John	Grade II	0.7 miles
 1388707 - 104-110, Nettleham Road	Grade II	0.8 miles
 1388706 - 96-102, Nettleham Road	Grade II	0.8 miles
 1388704 - 66, Nettleham Road	Grade II	0.9 miles
 1165934 - Riseholme Grange	Grade II	1.0 miles
 1388742 - Dial Cottage	Grade II	1.0 miles
 1388724 - St Nicholas House	Grade II	1.1 miles

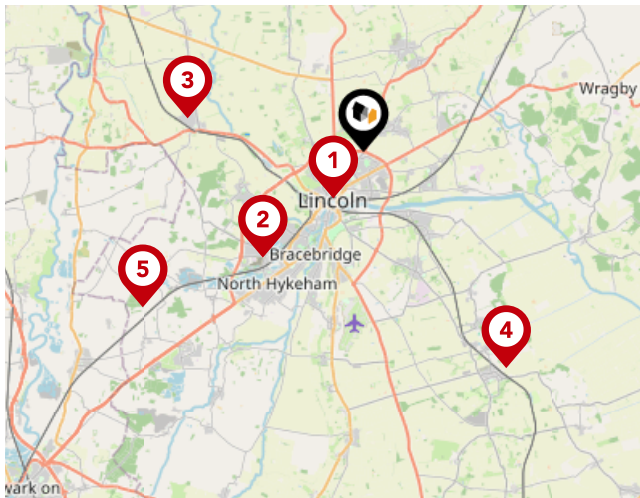


		Nursery	Primary	Secondary	College	Private
1	Springwell Alternative Academy Lincoln Ofsted Rating: Good Pupils: 48 Distance:0.38	☐	☐	☒	☐	☐
2	The Lincoln St Giles Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.46	☒	☐	☐	☐	☐
3	St Giles Academy Ofsted Rating: Requires improvement Pupils: 405 Distance:0.46	☐	☒	☐	☐	☐
4	Ermine Primary Academy Ofsted Rating: Good Pupils: 393 Distance:0.51	☐	☒	☐	☐	☐
5	Our Lady of Lincoln Catholic Primary School A Voluntary Academy Ofsted Rating: Good Pupils: 204 Distance:0.54	☐	☒	☐	☐	☐
6	Lincoln Carlton Academy Ofsted Rating: Outstanding Pupils: 421 Distance:0.67	☐	☒	☐	☐	☐
7	Castles Education Ofsted Rating: Inadequate Pupils: 93 Distance:0.75	☐	☐	☒	☐	☐
8	Lincoln Christ's Hospital School Ofsted Rating: Good Pupils: 1286 Distance:0.75	☐	☐	☒	☐	☐



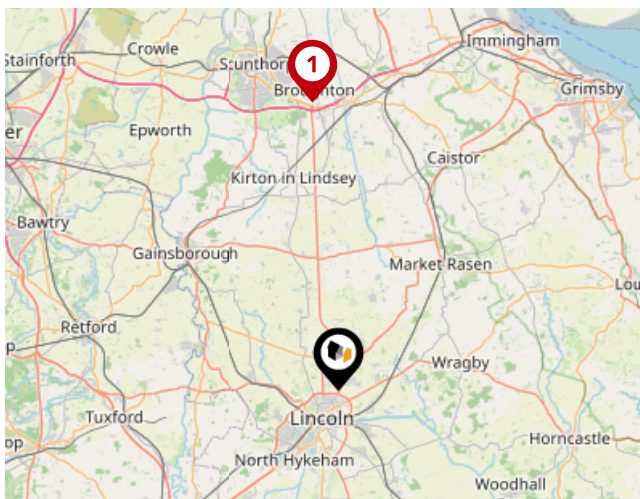
		Nursery	Primary	Secondary	College	Private
	Lincoln Castle Academy Ofsted Rating: Not Rated Pupils: 680 Distance:1.06	☐	☐	☒	☐	☐
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:1.11	☐	☐	☒	☐	☐
	The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School Ofsted Rating: Requires improvement Pupils: 89 Distance:1.21	☐	☒	☐	☐	☐
	Lincoln Minster School Ofsted Rating: Not Rated Pupils: 473 Distance:1.28	☐	☐	☒	☐	☐
	Lincoln Monks Abbey Primary School Ofsted Rating: Good Pupils: 594 Distance:1.33	☐	☒	☐	☐	☐
	Mount Street Academy Ofsted Rating: Outstanding Pupils: 318 Distance:1.39	☐	☒	☐	☐	☐
	Lincoln UTC Ofsted Rating: Good Pupils: 369 Distance:1.45	☐	☐	☒	☐	☐
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:1.47	☐	☒	☐	☐	☐

Area Transport (National)



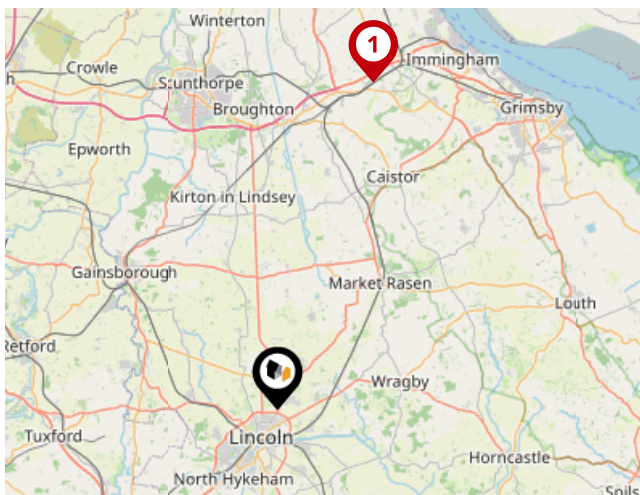
National Rail Stations

Pin	Name	Distance
	Lincoln Central Rail Station	1.93 miles
	Hykeham Rail Station	5.18 miles
	Saxilby Rail Station	6.33 miles
	Metherringham Rail Station	9.16 miles
	Swinderby Rail Station	9.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J4	20.45 miles

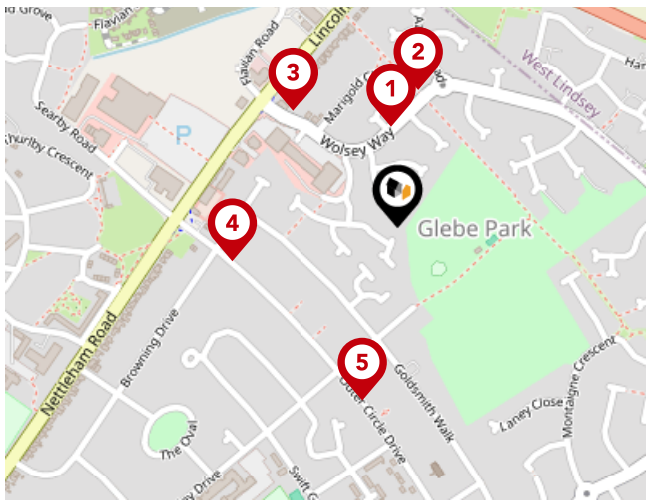


Airports/Helipads

Pin	Name	Distance
	Humberside Airport	24.04 miles

Area

Transport (Local)

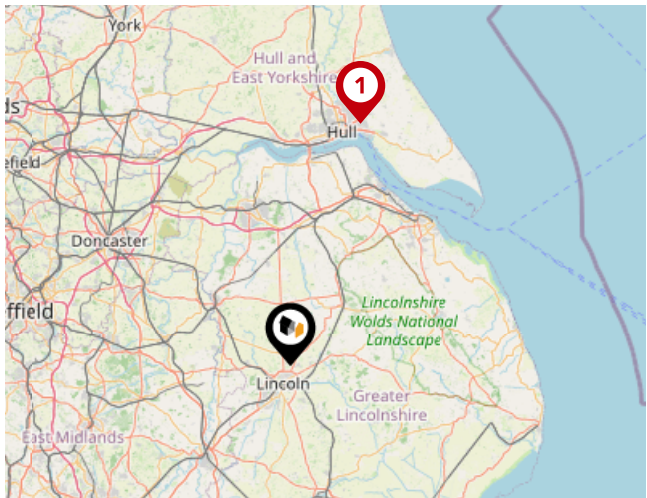


Bus Stops/Stations

Pin	Name	Distance
1	Thistle Close	0.11 miles
2	Thistle Close	0.15 miles
3	Marigold Close	0.17 miles
4	Browning Drive	0.18 miles
5	Cowper Drive	0.19 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	35.55 miles

Mundys

Data Quality

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