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MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Friday 02nd August 2024



51, BECKHALL, WELTON, LINCOLN, LN2 3LJ

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

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Property

Type:	Detached	Last Sold Date:	29/07/2015
Bedrooms:	4	Last Sold Price:	£255,000
Floor Area:	1,248 ft ² / 116 m ²	Last Sold £/ft²:	£172
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1999		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL178370		
UPRN:	200002773130		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	76 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



51 Beckhall, Welton, LN2 3LJ

Energy rating

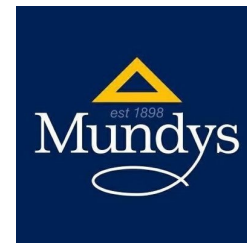
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Valid until 16.01.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

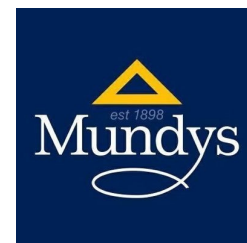
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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 91% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	116 m ²

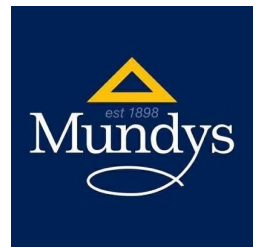
Market Sold in Street



13, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	05/01/2024	23/08/2019		
Last Sold Price:	£326,000	£225,000		
9, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	22/11/2023	25/10/2010		
Last Sold Price:	£347,500	£222,000		
14, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	21/03/2023			
Last Sold Price:	£315,000			
58, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	25/11/2022	14/04/2003	20/12/2001	
Last Sold Price:	£365,000	£165,950	£110,250	
23, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	30/11/2021	08/07/2015		
Last Sold Price:	£415,000	£310,000		
28, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	10/09/2021	10/04/2013	22/05/2003	
Last Sold Price:	£395,000	£243,000	£199,950	
63, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	12/03/2021	21/08/2013	18/12/2007	07/12/2001
Last Sold Price:	£287,000	£204,000	£218,000	£118,250
21, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	08/01/2021	08/03/2001		
Last Sold Price:	£368,000	£126,500		
30, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	02/09/2020	19/08/2011	09/11/2001	
Last Sold Price:	£370,000	£267,000	£140,000	
10, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	01/05/2020	25/04/2013		
Last Sold Price:	£308,000	£210,000		
46, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	16/03/2020	26/11/2004	01/08/2000	
Last Sold Price:	£290,000	£194,500	£98,000	
29, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	12/12/2019	08/10/2003		
Last Sold Price:	£350,000	£220,100		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

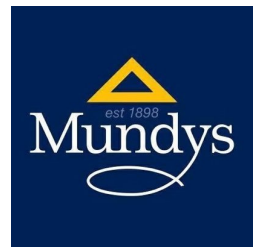
Market Sold in Street



61, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	31/08/2018	01/07/2011	20/07/2001		
Last Sold Price:	£310,000	£220,000	£119,500		
40, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	29/06/2018				
Last Sold Price:	£260,000				
45, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	13/04/2017	28/10/2009	22/08/2006		
Last Sold Price:	£265,000	£187,000	£189,950		
18, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	30/09/2016				
Last Sold Price:	£305,000				
67, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	08/02/2016	14/08/2009	01/05/2008	04/12/2001	
Last Sold Price:	£249,950	£202,500	£219,950	£124,500	
51, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	29/07/2015	22/02/2001			
Last Sold Price:	£255,000	£110,000			
57, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	15/07/2015	08/08/2011	14/12/2001		
Last Sold Price:	£292,500	£242,500	£147,250		
36, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	29/08/2014	23/09/2005			
Last Sold Price:	£267,500	£234,000			
3, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	29/07/2014	16/08/2010			
Last Sold Price:	£250,000	£220,000			
37, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	29/11/2013	04/02/2004			
Last Sold Price:	£250,000	£222,500			
74, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	26/04/2011	30/06/2000			
Last Sold Price:	£235,000	£118,995			
76, Beckhall, Lincoln, LN2 3LJ					Detached House
Last Sold Date:	01/04/2011	22/08/2008	21/06/2000		
Last Sold Price:	£187,000	£176,500	£95,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



65, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	07/10/2010	27/07/2001		
Last Sold Price:	£220,000	£110,250		
53, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	09/07/2010			
Last Sold Price:	£266,000			
24, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	09/07/2010			
Last Sold Price:	£257,000			
54, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	20/11/2009			
Last Sold Price:	£261,000			
31, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	06/11/2009	23/05/2008	22/02/2001	
Last Sold Price:	£250,000	£249,995	£136,500	
68, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	18/09/2009	02/12/2005	10/11/2000	
Last Sold Price:	£260,000	£249,950	£126,995	
70, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	22/06/2009	01/09/2006		
Last Sold Price:	£248,000	£249,950		
66, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	23/10/2008	21/12/2001		
Last Sold Price:	£227,500	£119,500		
7, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	11/07/2008	27/07/2001		
Last Sold Price:	£225,000	£125,500		
52, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	23/11/2007	29/07/2004		
Last Sold Price:	£265,000	£248,000		
4, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	24/08/2007			
Last Sold Price:	£223,225			
72, Beckhall, Lincoln, LN2 3LJ				Detached House
Last Sold Date:	28/10/2005	08/05/2000		
Last Sold Price:	£249,995	£118,995		

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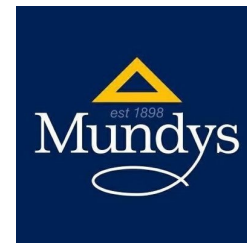
Market Sold in Street



19, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	25/07/2005	21/07/2000			
Last Sold Price:	£233,500	£120,000			
60, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	10/06/2005	20/05/2004	26/07/2002	31/08/2001	
Last Sold Price:	£184,500	£200,000	£138,500	£118,250	
38, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	21/09/2004				
Last Sold Price:	£247,000				
39, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	27/08/2004	09/08/2001			
Last Sold Price:	£247,500	£142,000			
17, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	07/05/2004				
Last Sold Price:	£245,000				
43, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	11/04/2003				
Last Sold Price:	£169,950				
56, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	11/11/2002	23/06/2000			
Last Sold Price:	£161,250	£100,995			
48, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	25/10/2002				
Last Sold Price:	£179,000				
49, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	06/09/2002				
Last Sold Price:	£162,500				
6, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	09/08/2002				
Last Sold Price:	£152,950				
62, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	31/08/2001				
Last Sold Price:	£117,950				
59, Beckhall, Lincoln, LN2 3LJ		Detached House			
Last Sold Date:	29/08/2001				
Last Sold Price:	£51,500				

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Market Sold in Street



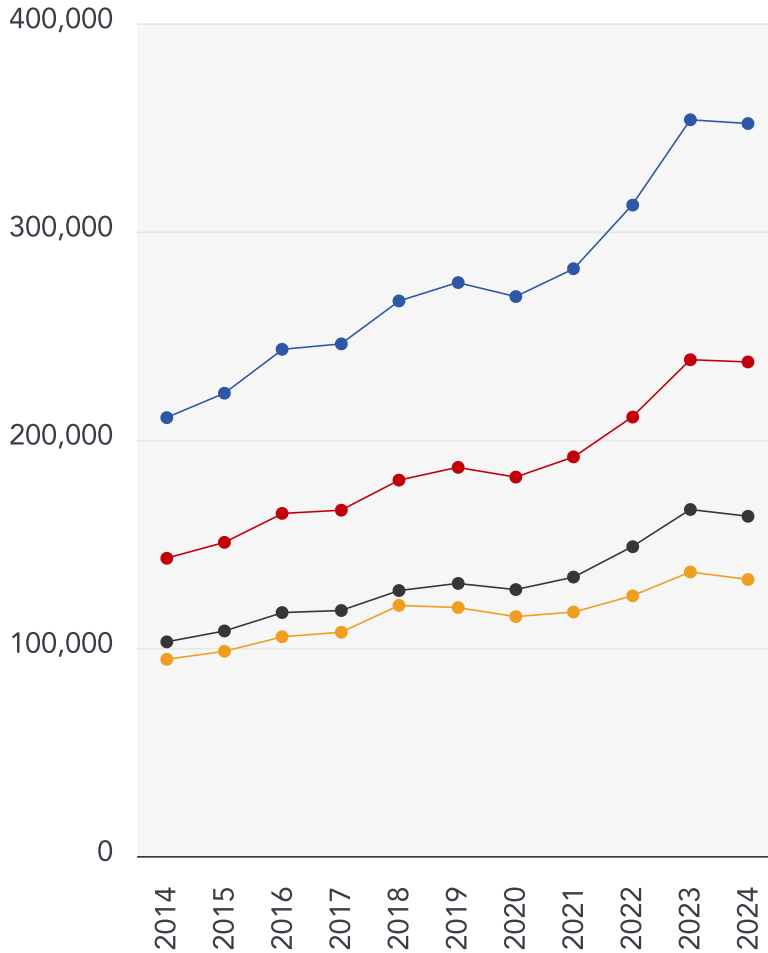
64, Beckhall, Lincoln, LN2 3LJ	Detached House
Last Sold Date: 11/06/2001	
Last Sold Price: £113,952	
11, Beckhall, Lincoln, LN2 3LJ	Detached House
Last Sold Date: 18/09/2000	
Last Sold Price: £130,000	
33, Beckhall, Lincoln, LN2 3LJ	Detached House
Last Sold Date: 11/07/2000	
Last Sold Price: £132,000	

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Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+67.09%

Semi-Detached

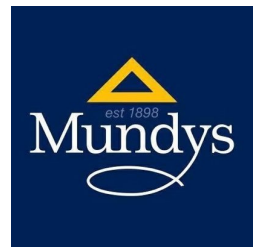
+65.93%

Terraced

+58.63%

Flat

+40.58%



Mundys

The original firm, Mundy & Co, was founded in 1898. Current consultant and former Senior Partner, Philip Barnatt, and fellow partner Simon Bentley, took over the company in 1996 inheriting a small Management Department and Survey and Commercial Sections.

The new Partnership rebranded as Mundys, retaining all departments but also setting up a specialised Residential Estate Agency. Mundys aim to offer all our clients and customers the highest quality customer service and exceed the industry standards.

We are very proud, and it is a testament to our fantastic staff, that we have achieved numerous awards over recent years.



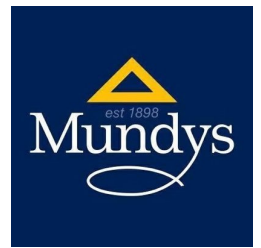
Sarah Green

NEW BUSINESS

We have a highly experienced team and we believe every single member of staff plays a key role in helping our clients.

07769252974

SARAH.GREEN@MUNDYS.NET



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

Agency Our Performance in This Area



Market Share in LN2

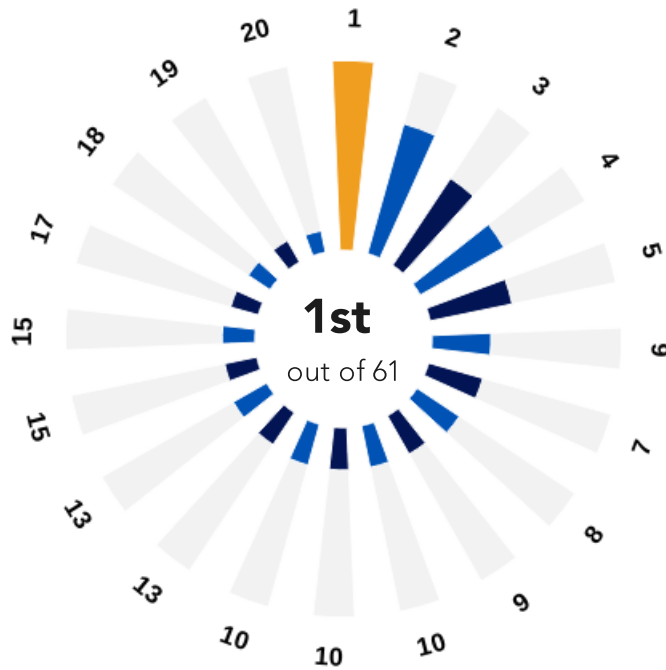
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



1.	Mundys	(138)	10=.	William H Brown	(31)
2.	Pygott And Crone	(98)	10=.	Yopa	(31)
3.	Starkey And Brown	(76)	13=.	Haart	(28)
4.	Newton Fallowell	(70)	13=.	Kinetic	(28)
5.	Persimmon Homes	(61)	15=.	Lindum Homes	(24)
6.	Brownandcojhwalter	(43)	15=.	Savills	(24)
7.	Purplebricks	(41)	17.	Chestnut Homes	(21)
8.	Lovelle	(37)	18.	Charles Church	(19)
9.	Your Move	(32)	19.	Robert Bell	(18)
10=.	Beal Homes	(31)	20.	Bairstow Eves	(16)

Total Properties (Live)

Our Properties **138**

Market Average **16.45**

% of Asking Price Achieved

Our % **92%**

Market % **95%**

New Listings Last 30 Days

Our Listings

14

Market Average

1.94



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Mundys

Data Quality

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