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# MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Friday 02<sup>nd</sup> August 2024



**8, PAYNELL, DUNHOLME, LINCOLN, LN2 3SW**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net






## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,718		
<b>Title Number:</b>	LL374581		
<b>UPRN:</b>	100030966857		

## Local Area

<b>Local Authority:</b>	Lincolnshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>14</b> mb/s	<b>67</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Market Sold in Street



<b>16, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	05/10/2023		
Last Sold Price:	£230,000		
<b>17, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	06/09/2023		
Last Sold Price:	£270,000		
<b>10, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	15/11/2022	08/11/1999	
Last Sold Price:	£250,000	£58,000	
<b>2, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	05/07/2019	18/02/2010	
Last Sold Price:	£185,000	£129,950	
<b>14, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	21/09/2018	29/10/1997	
Last Sold Price:	£245,000	£66,000	
<b>7, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	04/11/2016	23/03/2007	12/05/2000
Last Sold Price:	£154,000	£127,000	£53,950
			22/09/1997
			£48,000
<b>20, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	22/05/2015	26/02/2015	
Last Sold Price:	£143,000	£124,000	
<b>1, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	21/07/2014	01/08/2008	
Last Sold Price:	£245,000	£196,500	
<b>12, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	21/03/2014		
Last Sold Price:	£135,000		
<b>11, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	15/05/2006		
Last Sold Price:	£149,000		
<b>5, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	15/11/2004	06/12/1996	
Last Sold Price:	£128,500	£47,000	
<b>13, Paynell, Lincoln, LN2 3SW</b>	Detached House		
Last Sold Date:	21/06/2000		
Last Sold Price:	£57,500		

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

# Market Sold in Street



**18, Paynell, Lincoln, LN2 3SW**

Detached House

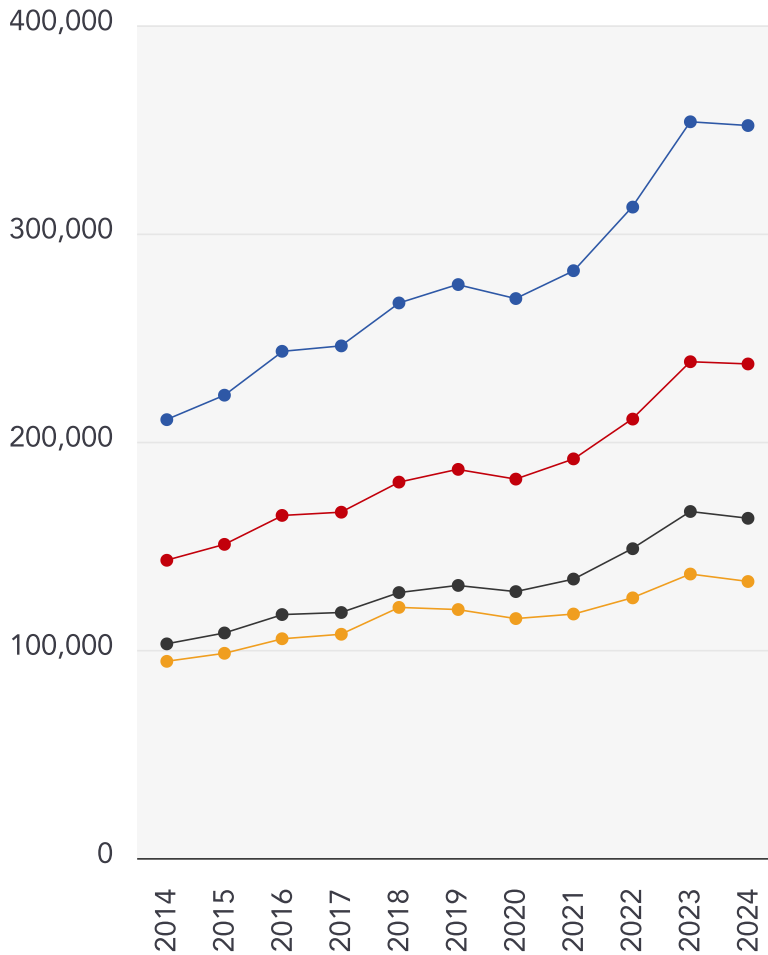
Last Sold Date: 01/09/1998  
Last Sold Price: £50,000

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

# Market House Price Statistics



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



Detached

**+67.09%**

Semi-Detached

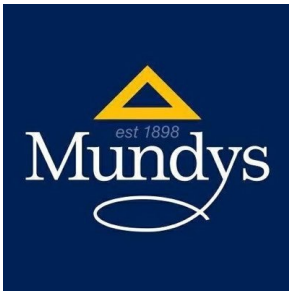
**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## Mundys

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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

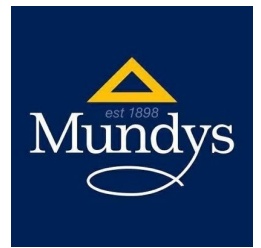
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### NEW BUSINESS

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

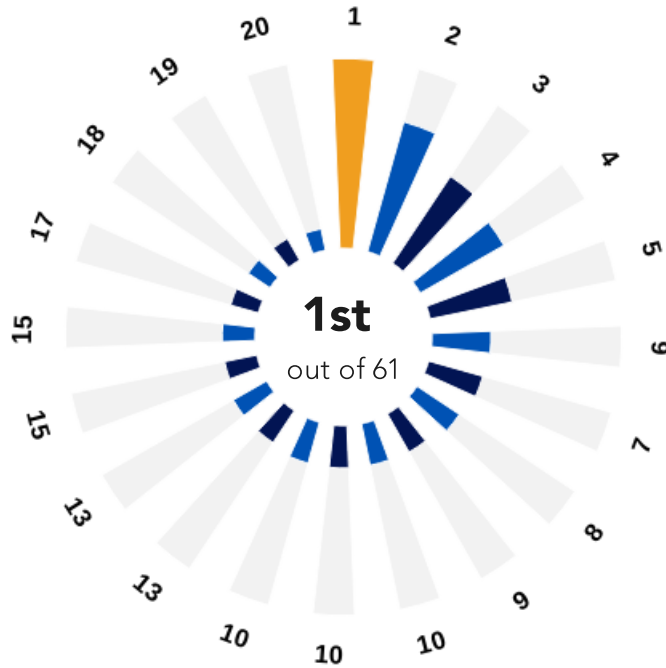
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



1.	<b>Mundys</b>	<b>(138)</b>	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**



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.



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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.

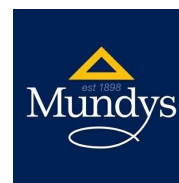


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