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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th October 2025



WILLOW COURT, WRAGBY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

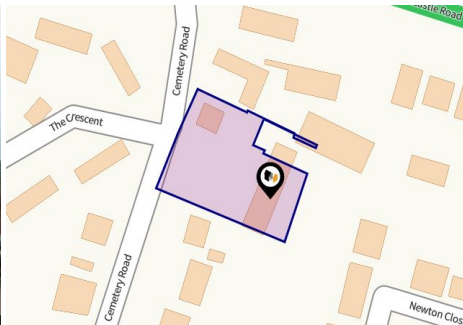
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.45 acres		
Council Tax :	Band B		
Annual Estimate:	£1,712		
Title Number:	LL235531		

Local Area

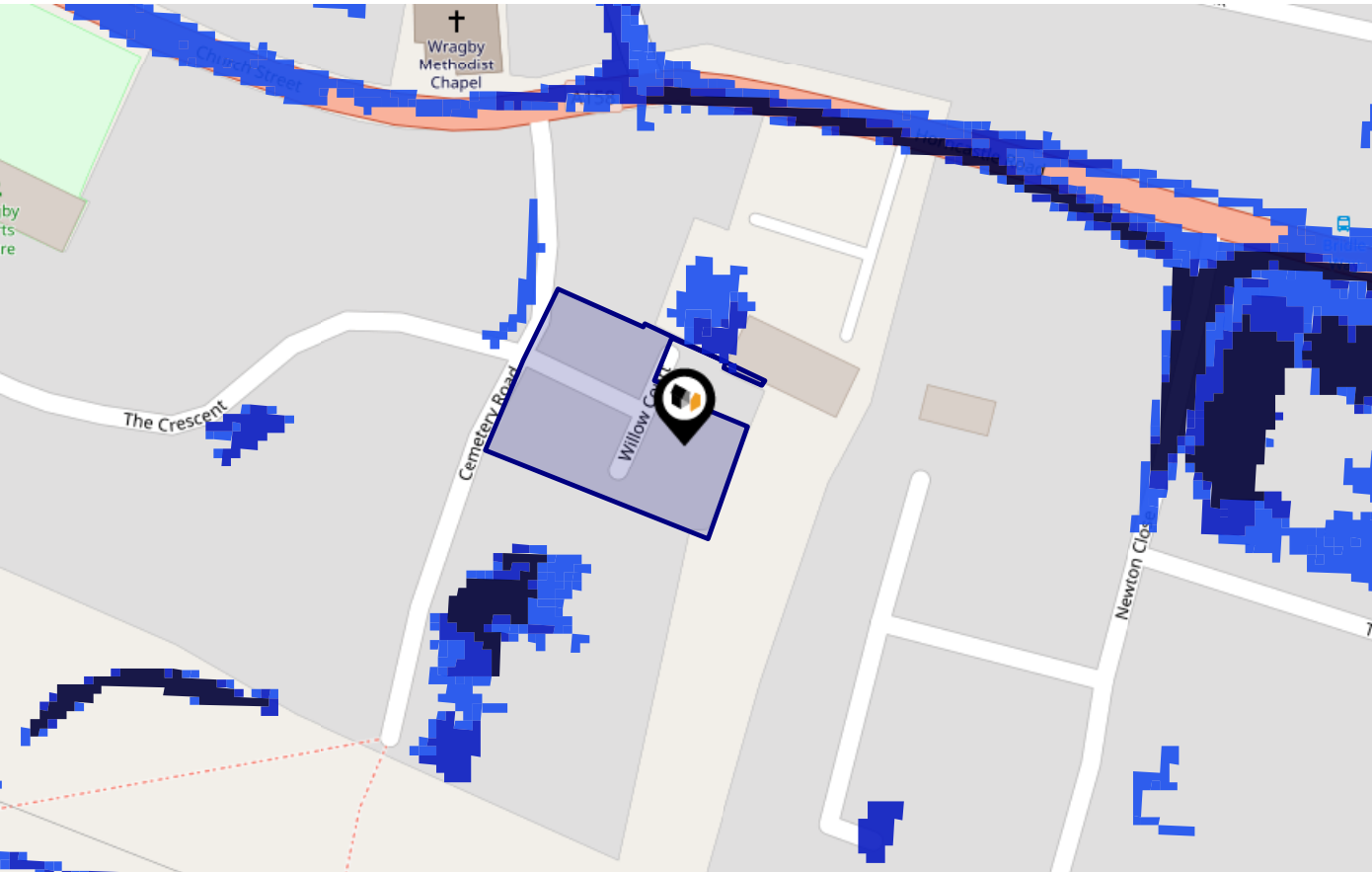
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	18 mb/s	80 mb/s	- mb/s
● Surface Water	Very low			

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.

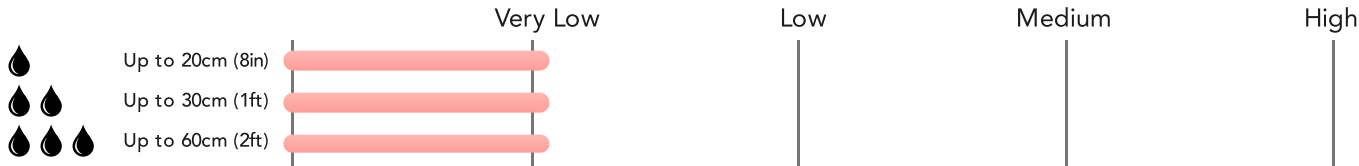


Risk Rating: Very low

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.

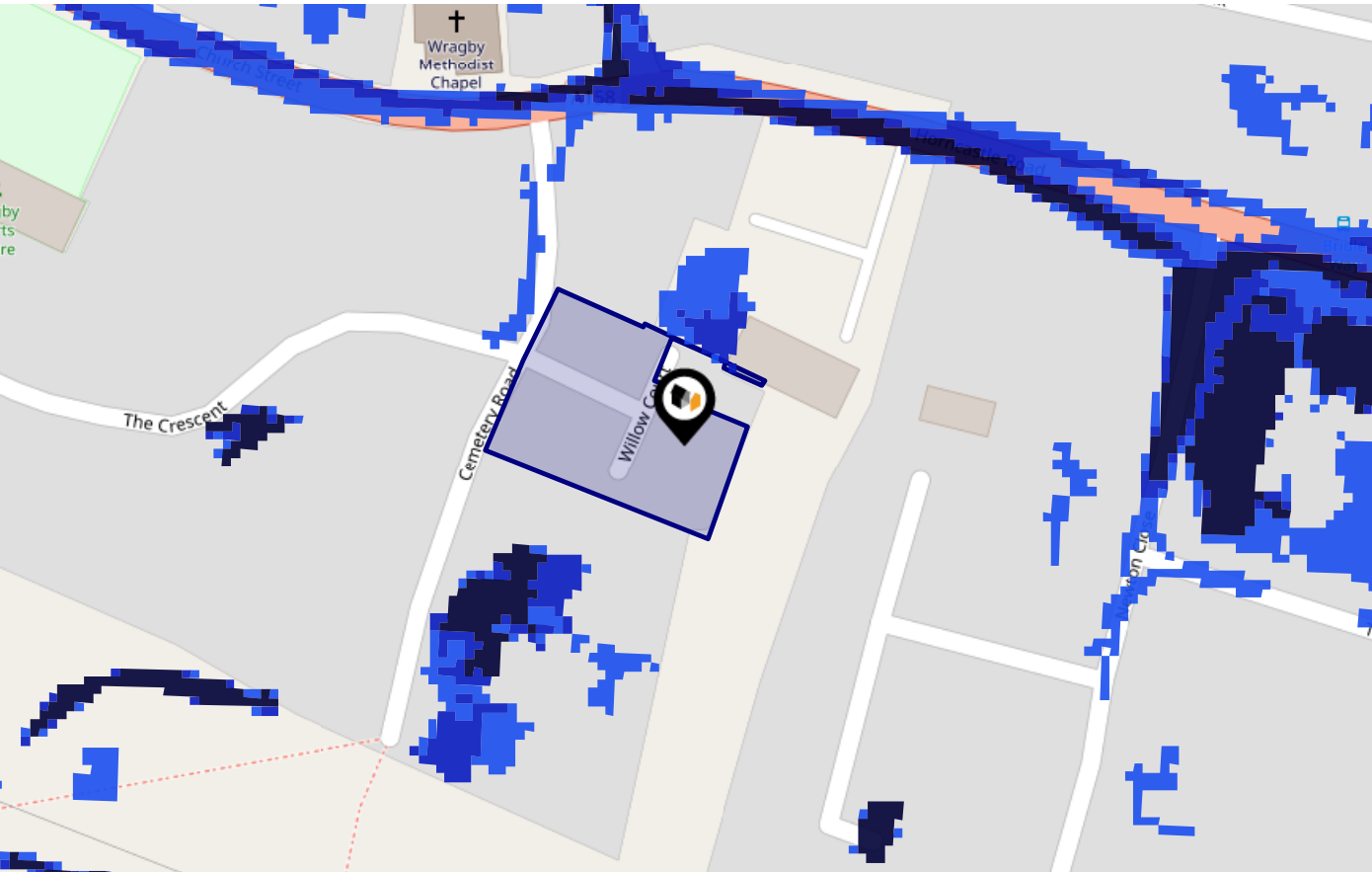
Chance of flooding to the following depths at this property:



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.

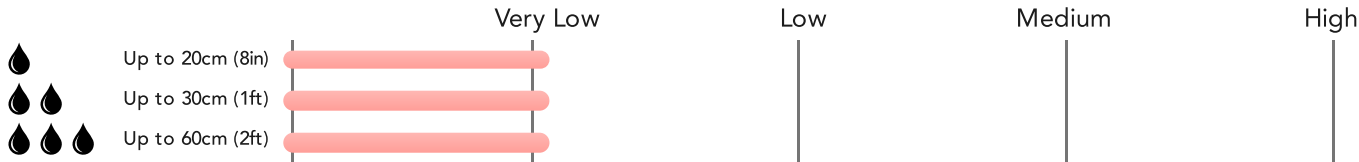


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Chance of flooding to the following depths at this property:

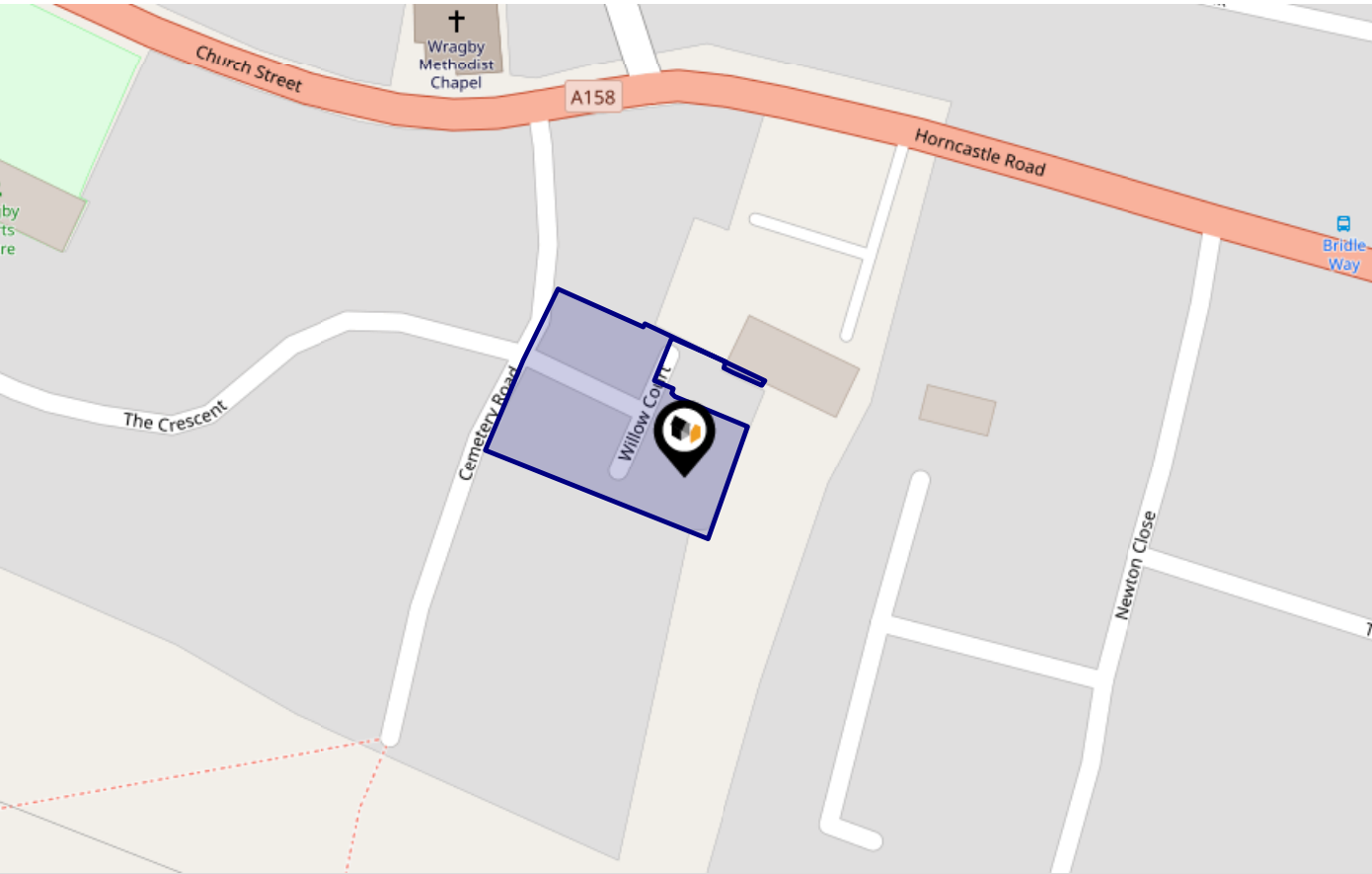


Flood Risk

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.

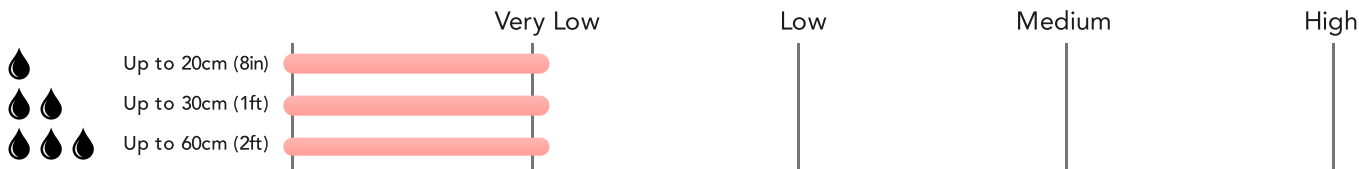


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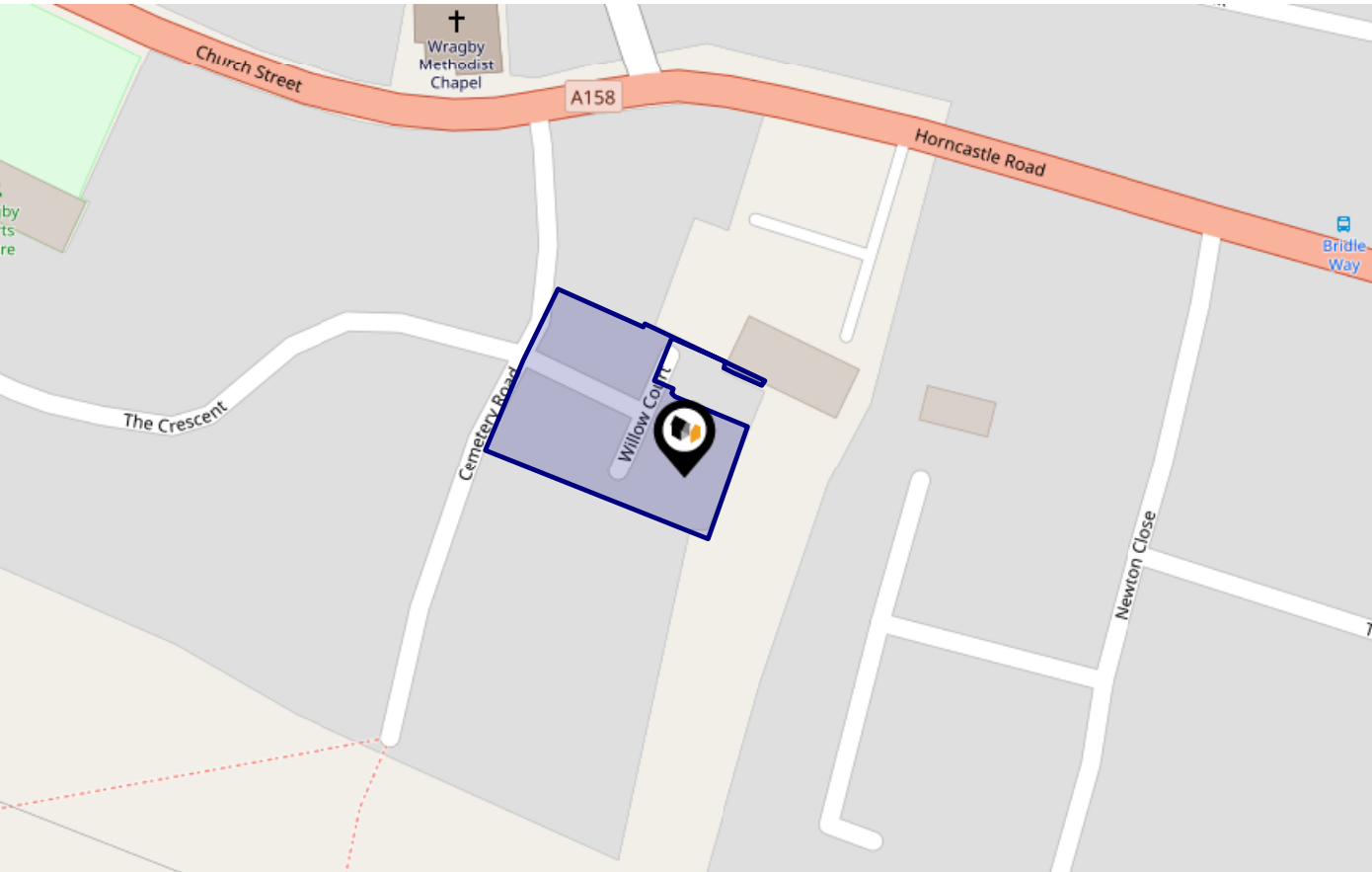


Flood Risk

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.

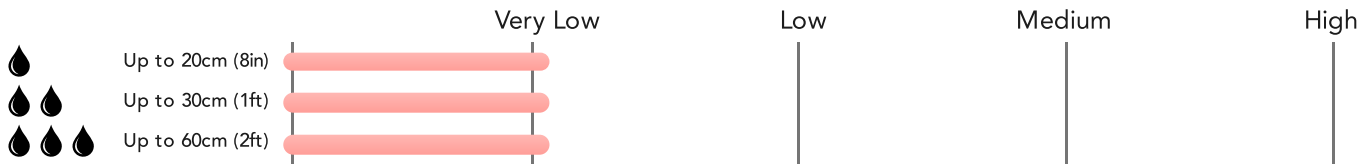


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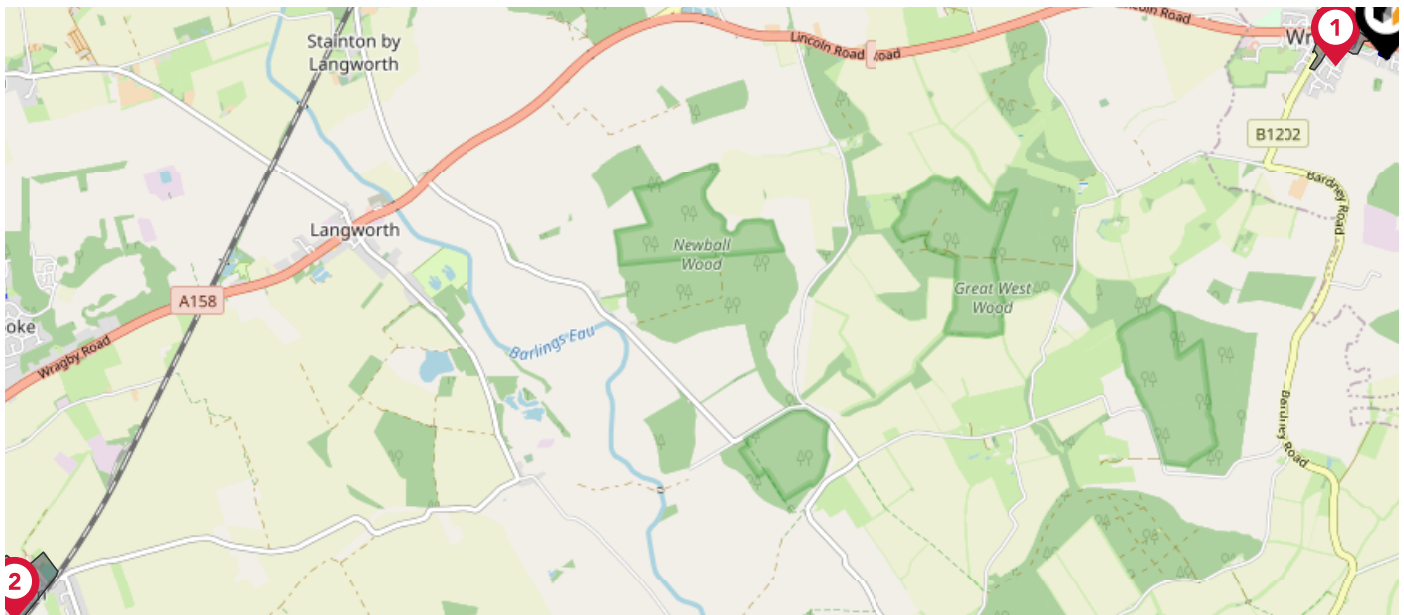
MIR - Material Info

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



Wragby



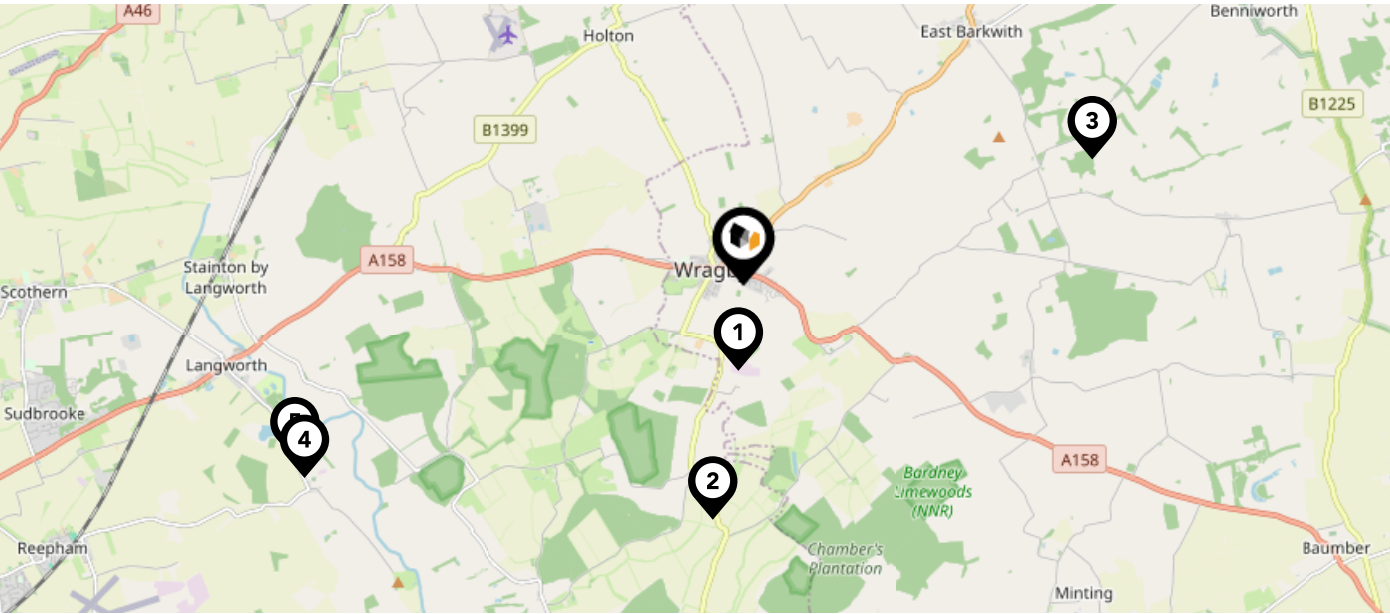
Reepham

Maps

Landfill Sites

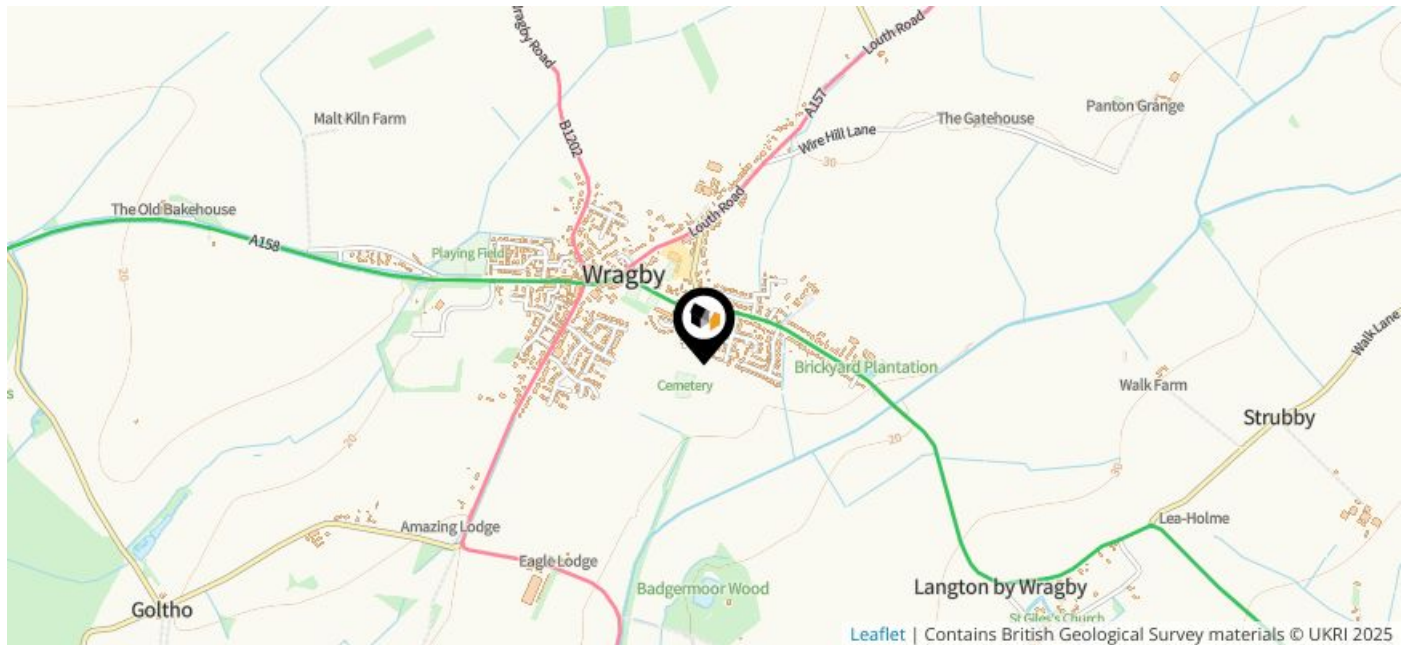


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Badgermore Wood-Badgermore Wood, Primorse Hill, Wragby, Lincolnshire	Historic Landfill
2	Apley Field 3300-Kingthorpe Bridge, Apley, Lincolnshire	Historic Landfill
3	Former Lime Kilns-Warren Farms, Panton, Wragby, Lincolnshire	Historic Landfill
4	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill
5	Barlings Lane-Langworth, Lincoln	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.

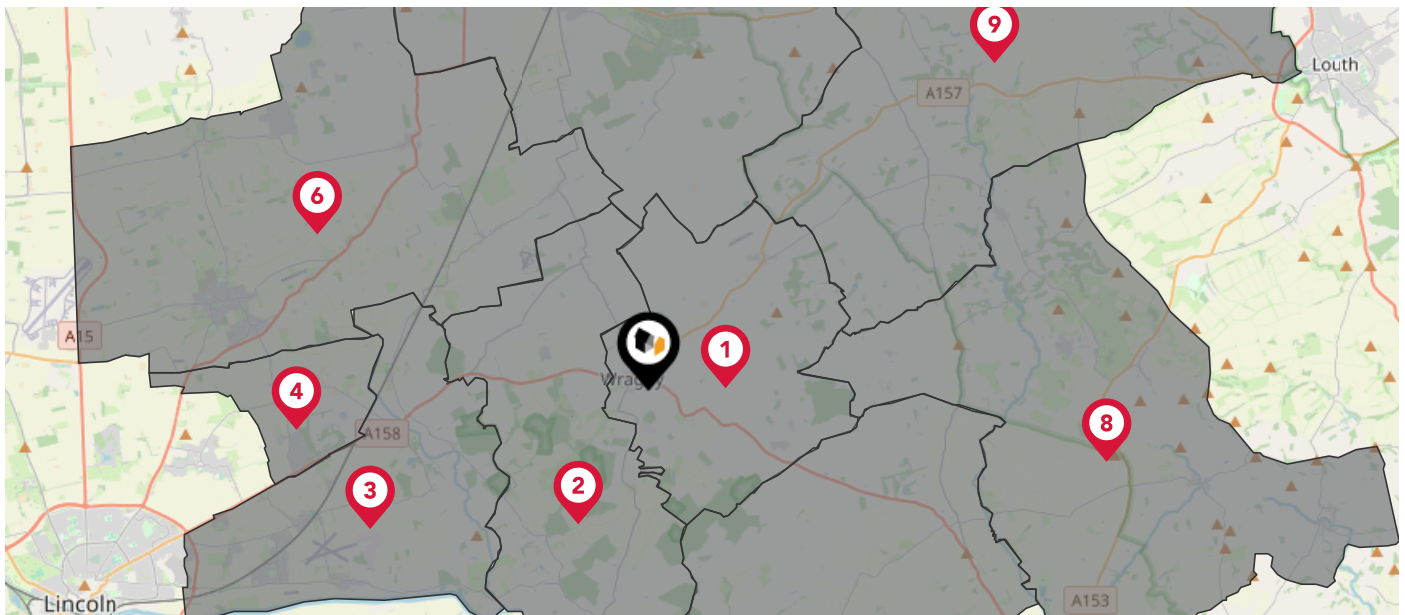
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Wragby Ward



Bardney Ward



Cherry Willingham Ward



Sudbrooke Ward



Roughton Ward



Dunholme and Welton Ward



Market Rasen Ward



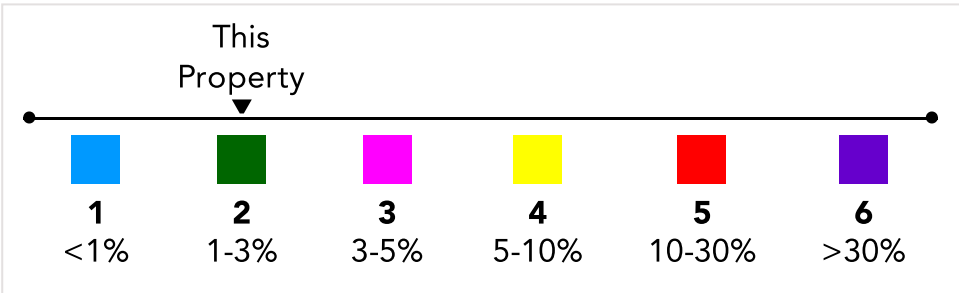
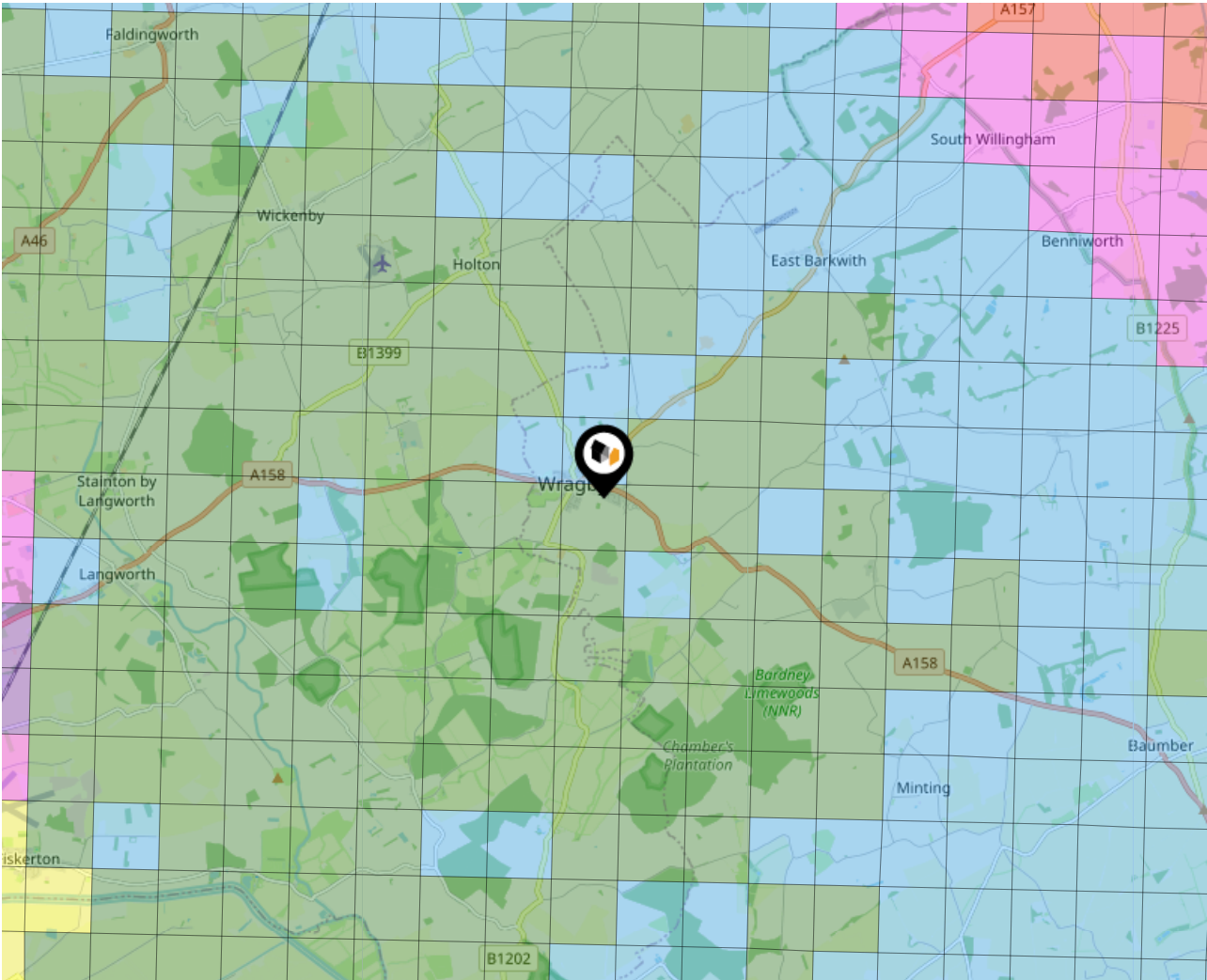
Tetford & Donington Ward



Binbrook Ward

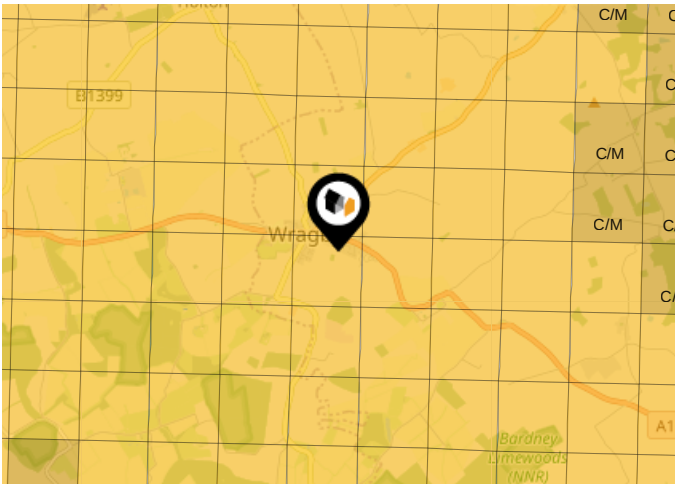
What is Radon?

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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

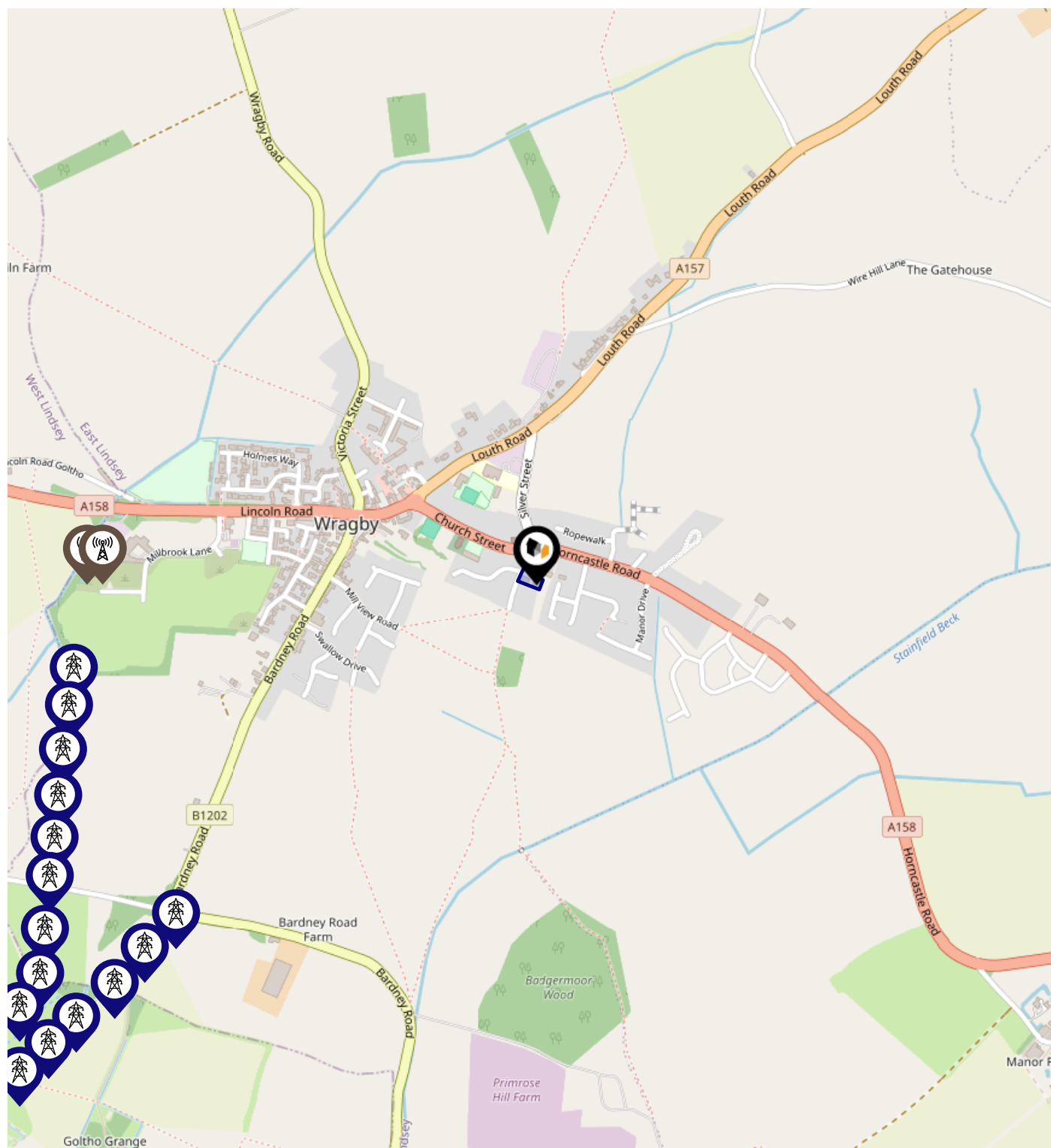


Primary Classifications (Most Common Clay Types)

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...



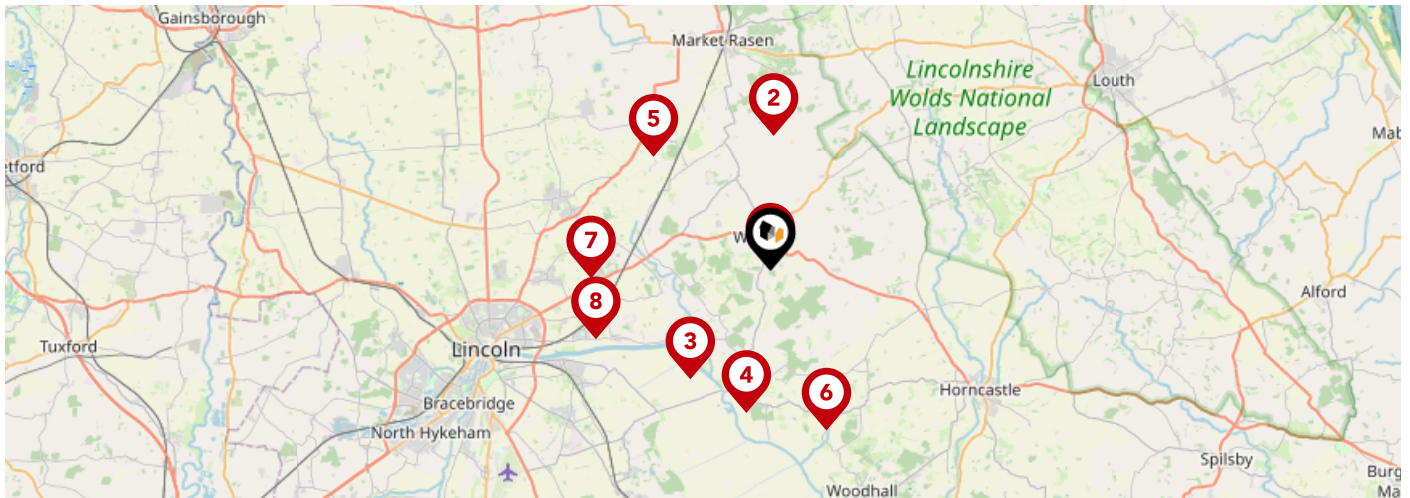
Listed Buildings in the local district	Grade	Distance
 1147509 - Church Of All Saints	Grade II	0.1 miles
 1308502 - The Hollies	Grade II	0.1 miles
 1063074 - Beech House	Grade II	0.1 miles
 1063073 - Wrangham House	Grade II	0.2 miles
 1063071 - The Old Grammar School	Grade II	0.2 miles
 1147519 - Almshouses And Wall With Gateway	Grade II	0.2 miles
 1063072 - Handpump At Almshouses	Grade II	0.2 miles
 1147525 - Surgery Cottage	Grade II	0.2 miles
 1359959 - Post Office	Grade II	0.3 miles
 1063070 - Windmill	Grade II	0.3 miles

This map displays nearby areas that have been designated as Green Belt...

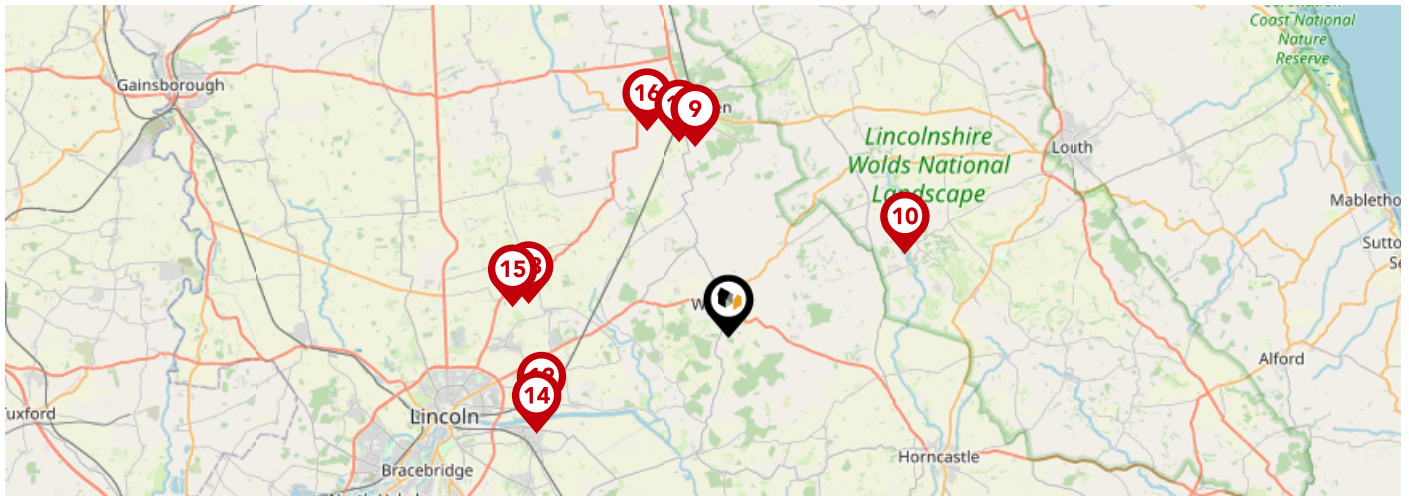


Nearby Green Belt Land

No data available.

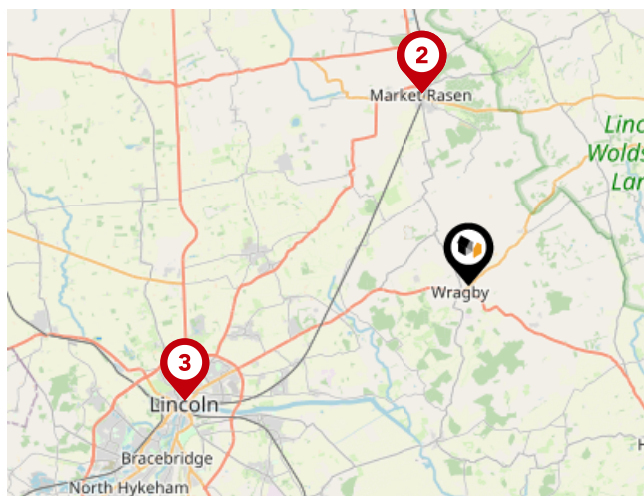


		Nursery	Primary	Secondary	College	Private
1	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:0.14	☐	☒	☐	☐	☐
2	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:4.78	☐	☒	☐	☐	☐
3	Fiskerton Church of England Primary School Ofsted Rating: Good Pupils: 89 Distance:4.81	☐	☒	☐	☐	☐
4	Bardney Church of England and Methodist Primary School Ofsted Rating: Good Pupils: 188 Distance:5.16	☐	☒	☐	☐	☐
5	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:5.74	☐	☒	☐	☐	☐
6	Bucknall Primary School Ofsted Rating: Good Pupils: 26 Distance:6	☐	☒	☐	☐	☐
7	Ellison Boulters Church of England Primary School Ofsted Rating: Outstanding Pupils: 288 Distance:6.35	☐	☒	☐	☐	☐
8	Reepham Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:6.64	☐	☒	☐	☐	☐



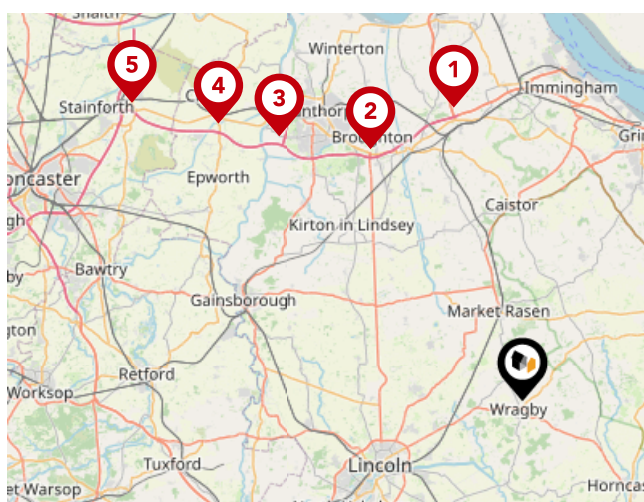
		Nursery	Primary	Secondary	College	Private
	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:6.87	☐	☐	☒	☐	☐
	The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:6.94	☐	☒	☐	☐	☐
	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:7.14	☐	☒	☐	☐	☐
	The Priory Pembroke Academy Ofsted Rating: Good Pupils: 567 Distance:7.17	☐	☐	☒	☐	☐
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:7.2	☐	☒	☐	☐	☐
	Cherry Willingham Primary Academy Ofsted Rating: Good Pupils: 205 Distance:7.6	☐	☒	☐	☐	☐
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:7.71	☐	☐	☒	☐	☐
	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:7.85	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	6.99 miles
2	Market Rasen Rail Station	7.01 miles
3	Lincoln Central Rail Station	10.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	21.29 miles
2	M180 J4	20.87 miles
3	M180 J3	25.48 miles
4	M180 J2	29.11 miles
5	M180 J1	34.71 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	20.69 miles
2	Finningley	32.4 miles
3	East Mids Airport	53.41 miles
4	Leeds Bradford Airport	69 miles

Area

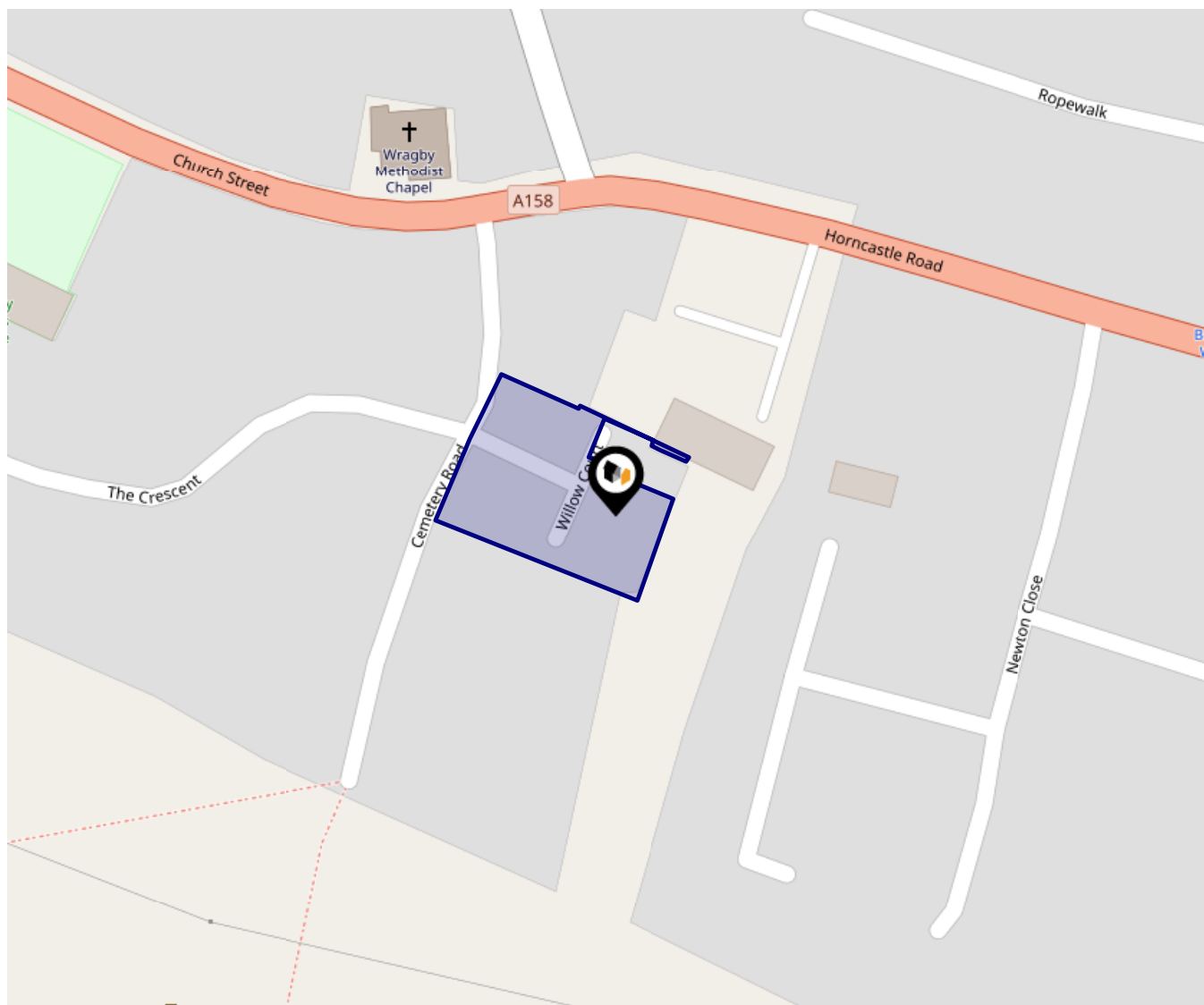
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.14 miles
2	Bridle Way	0.09 miles
3	Bridle Way	0.14 miles
4	Town Hall	0.2 miles
5	Demand Responsive Area	0.31 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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