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MIR: Material Info

The Material Information Affecting this Property

Tuesday 06th January 2026



PLOVER WALK, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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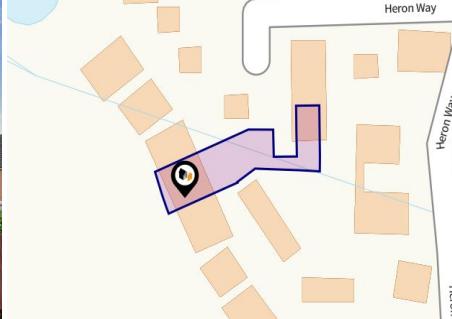
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Property Overview



Property

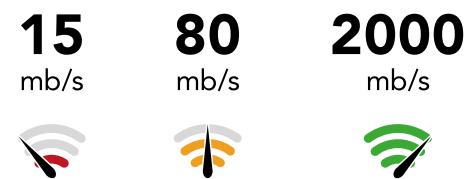
Type:	Detached
Bedrooms:	4
Plot Area:	0.1 acres
Year Built :	2010
Council Tax :	Band D
Annual Estimate:	£2,280
Title Number:	LL318965

Tenure: Freehold

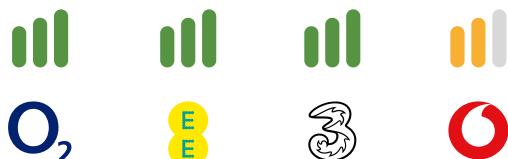
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



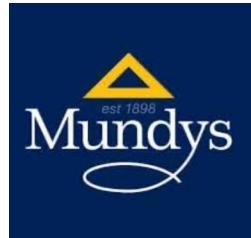
Disclaimer



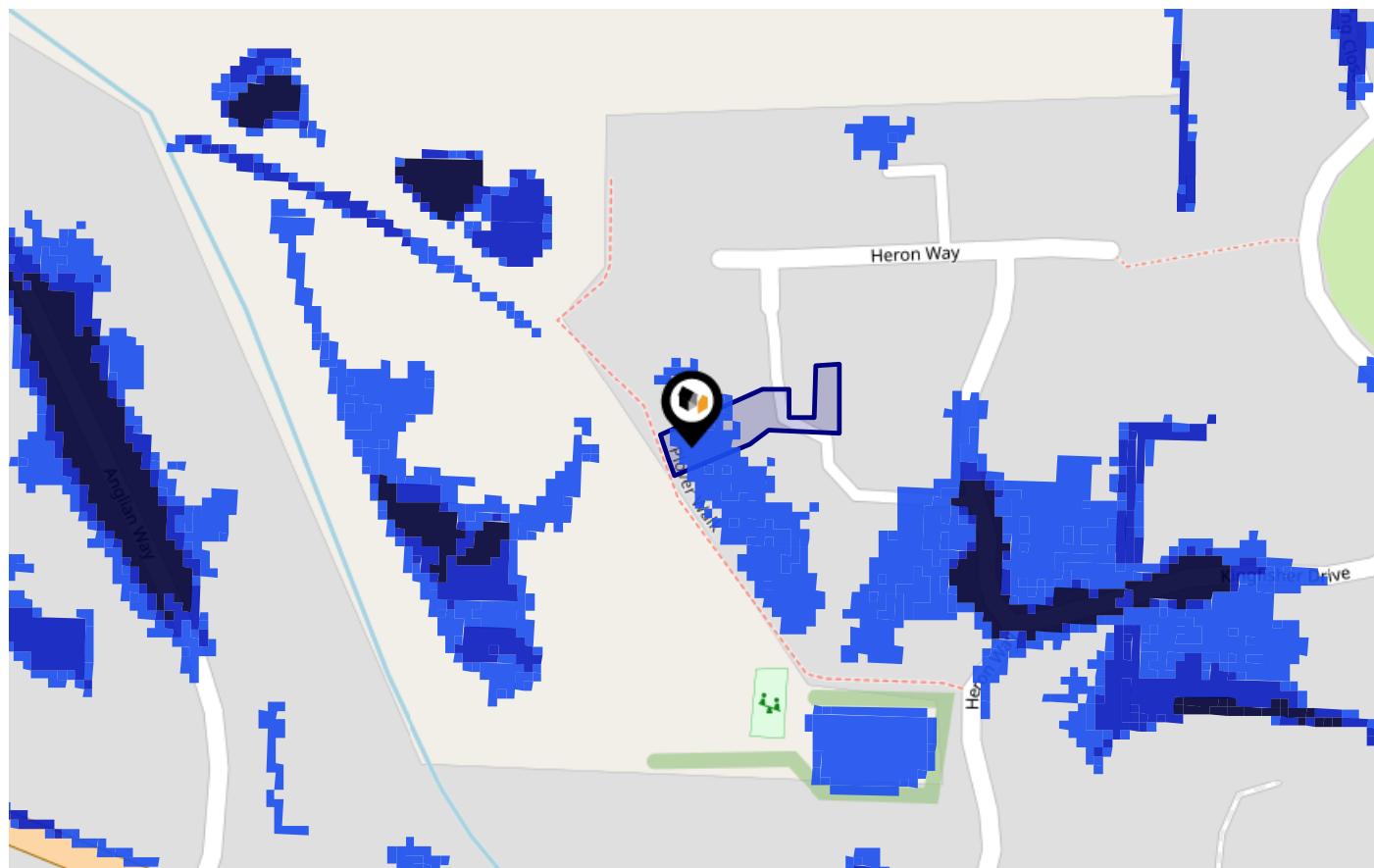
Important - Please read

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: 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.

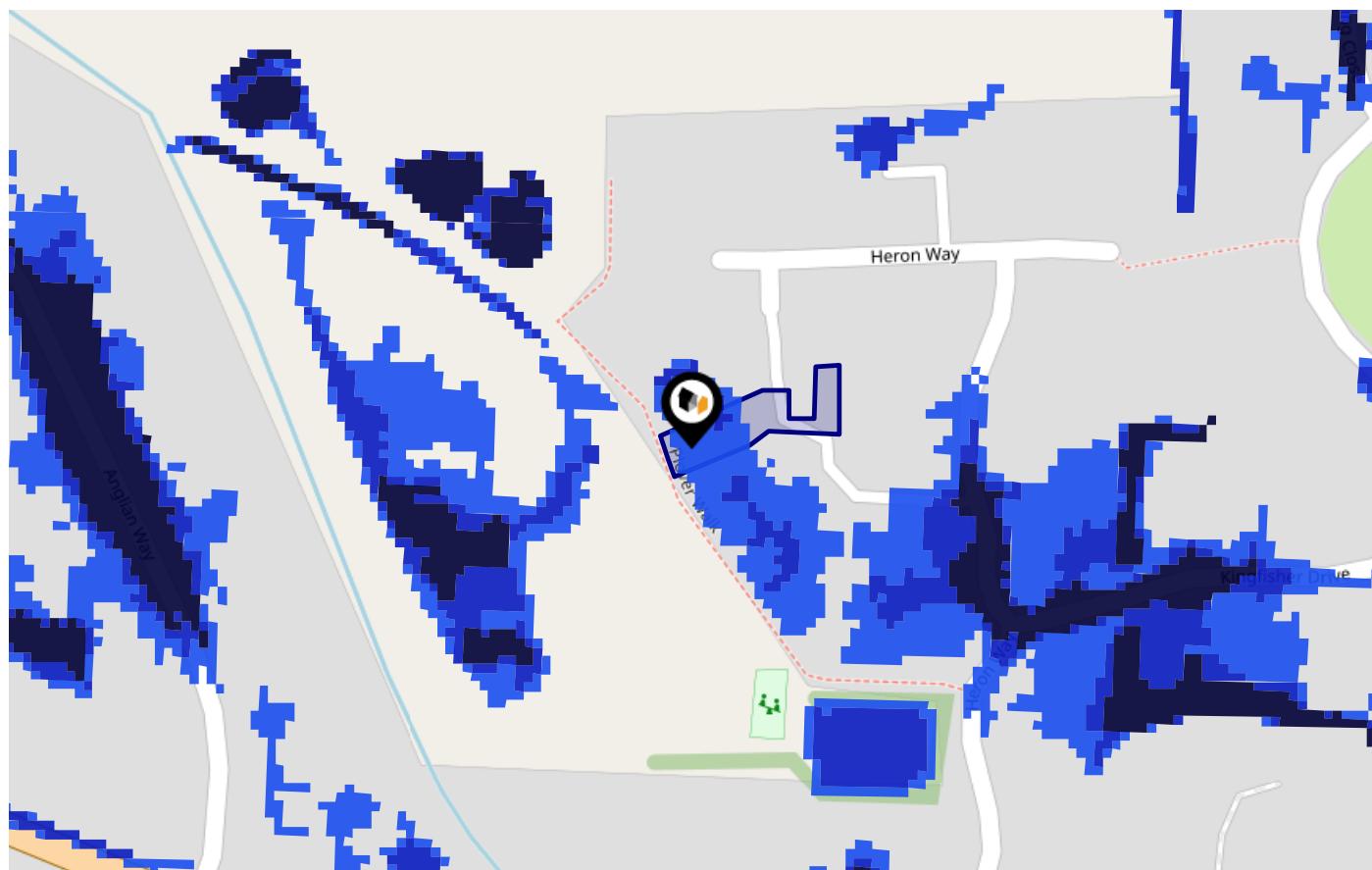
Chance of flooding to the following depths at this property:



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.

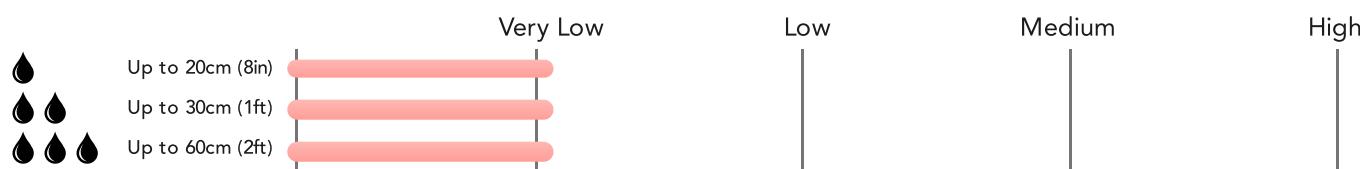


Risk Rating: Low

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:

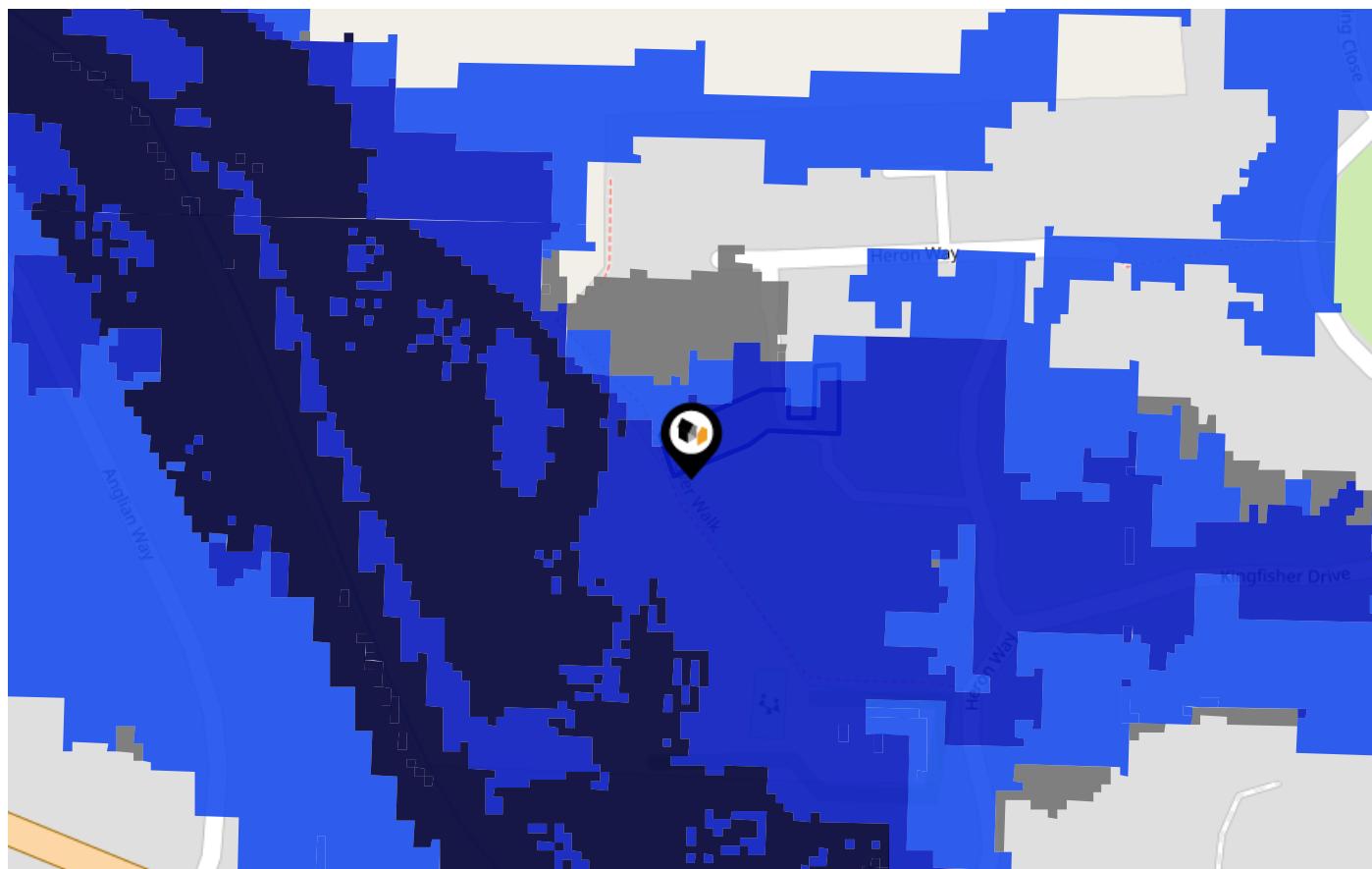


Flood Risk

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.

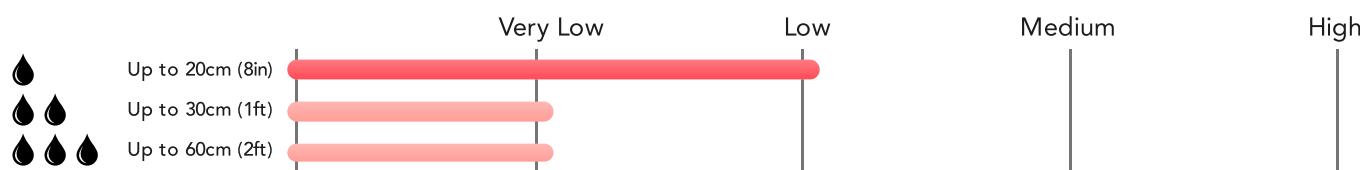


Risk Rating: Medium

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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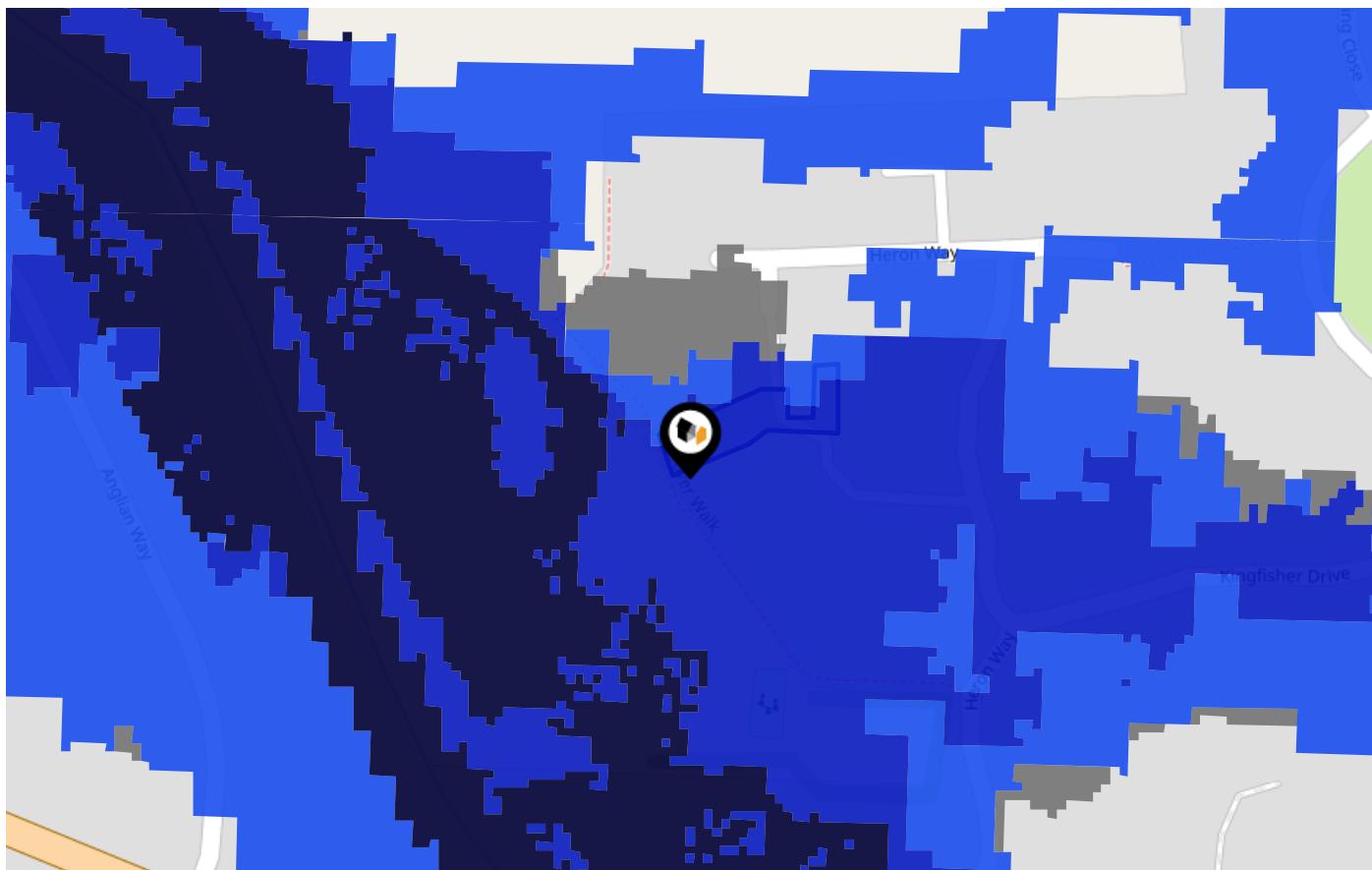
Chance of flooding to the following depths at this property:



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.

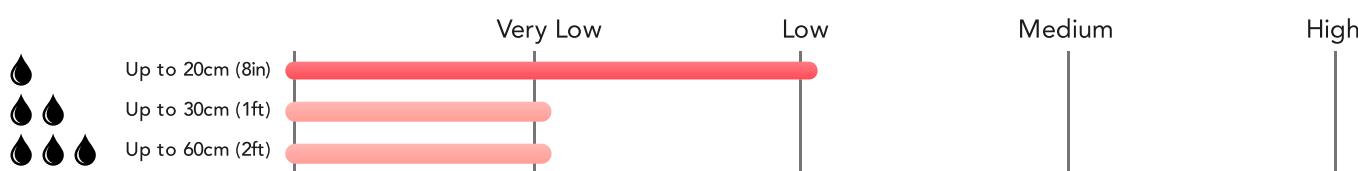


Risk Rating: Medium

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:

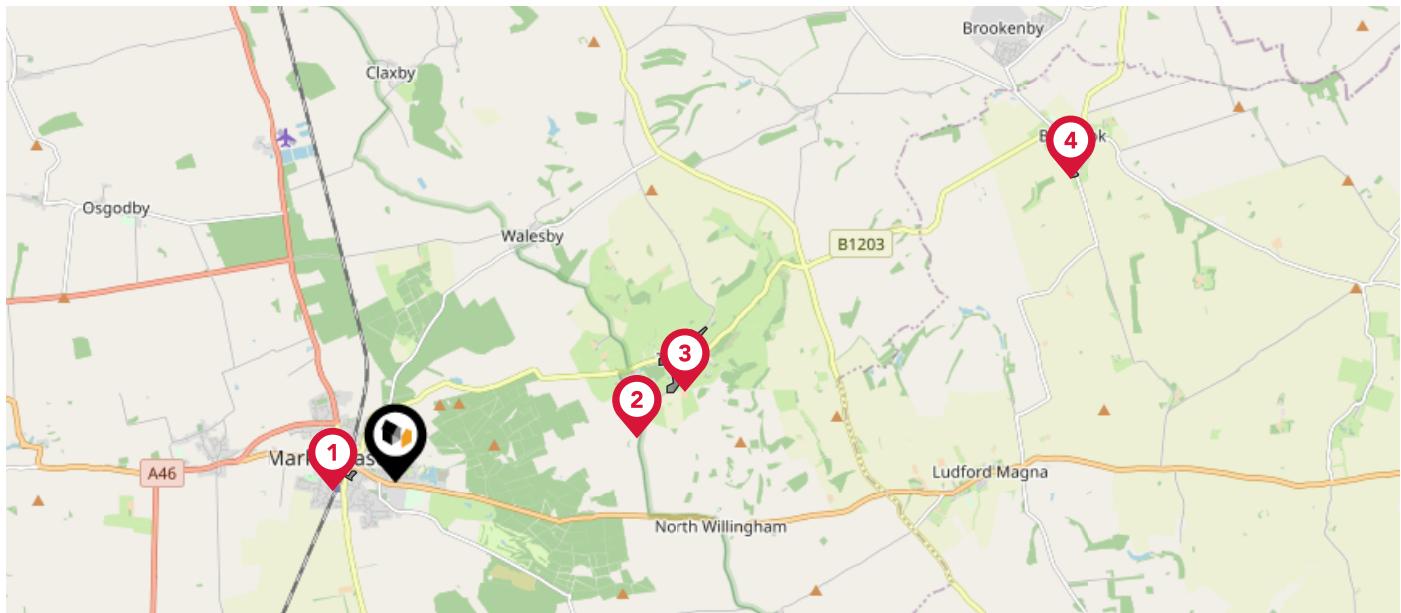


Maps

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

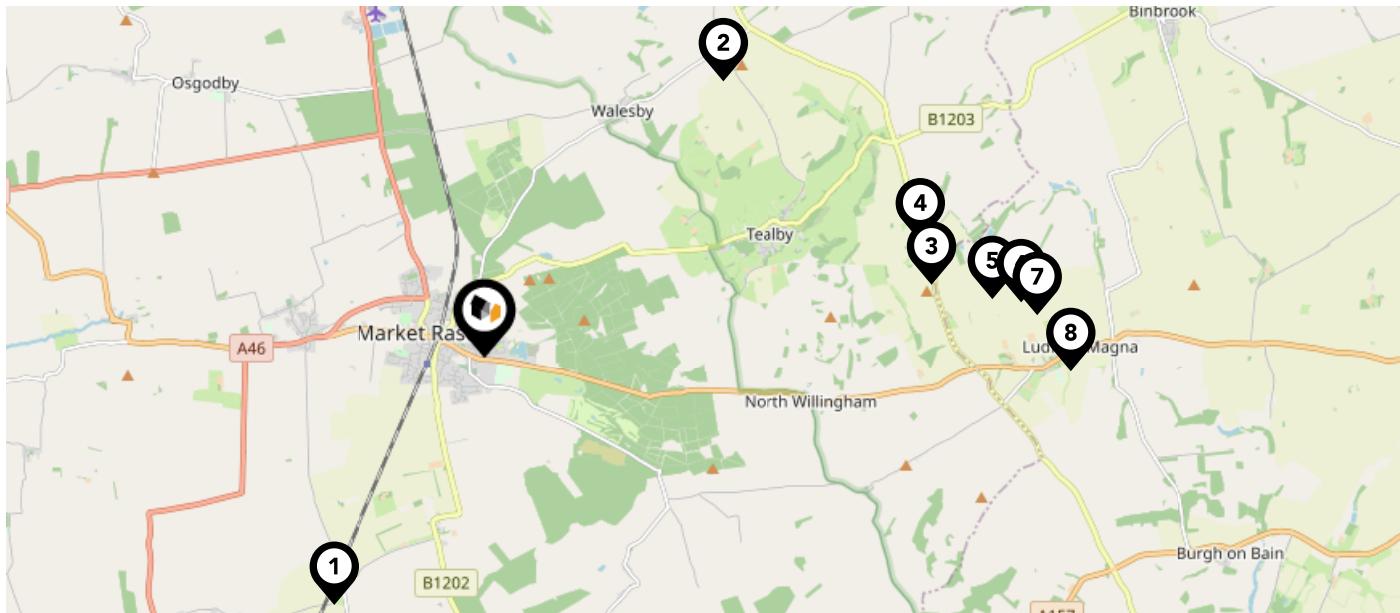
- 1 Market Rasen
- 2 Tealby Thorpe
- 3 Tealby
- 4 Binbrook

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.



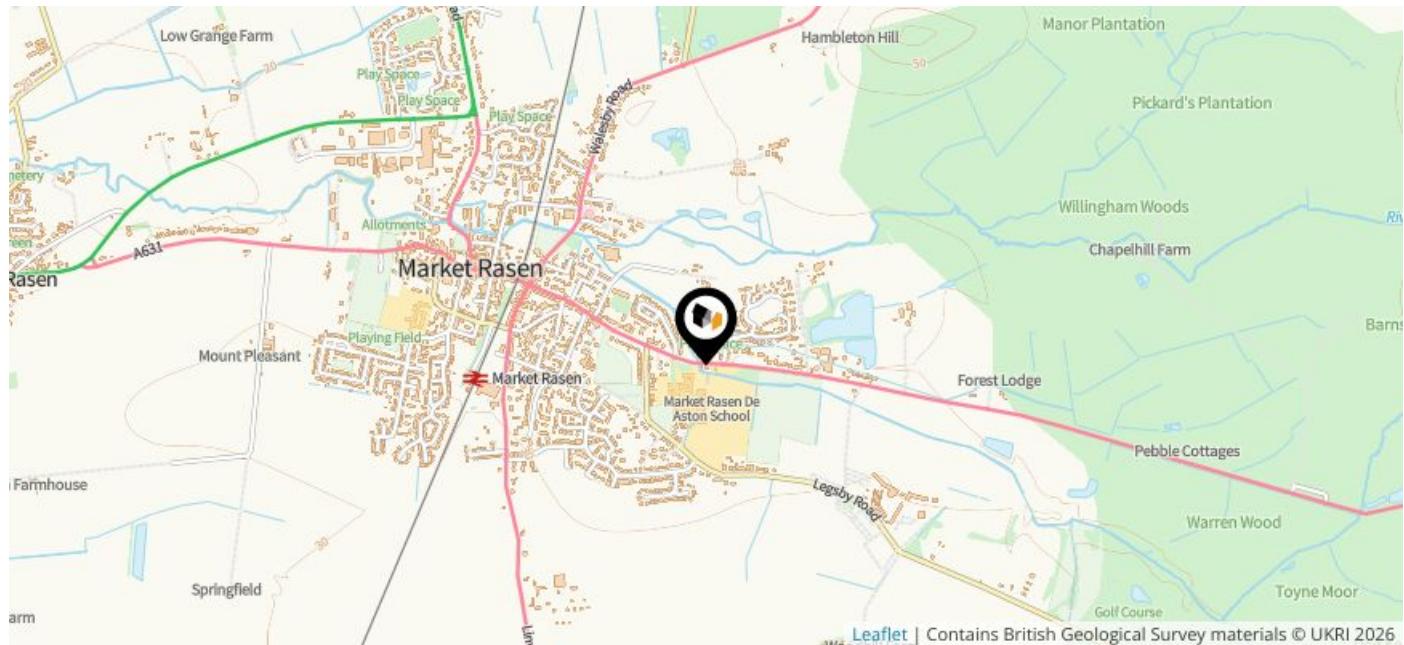
Nearby Landfill Sites

1	Buslingthorpe Bridge-Buslingthorpe, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	Walesby Top-Caistor Lane, Walesby	Historic Landfill	<input type="checkbox"/>
3	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill	<input type="checkbox"/>
4	Caistor High Street-Ludford	Historic Landfill	<input type="checkbox"/>
5	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	Ludford-Market Rasen, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Disused Pit-Moor Farm	Historic Landfill	<input type="checkbox"/>
8	Lime Villas-Ludford, Lincolnshire	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining



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.

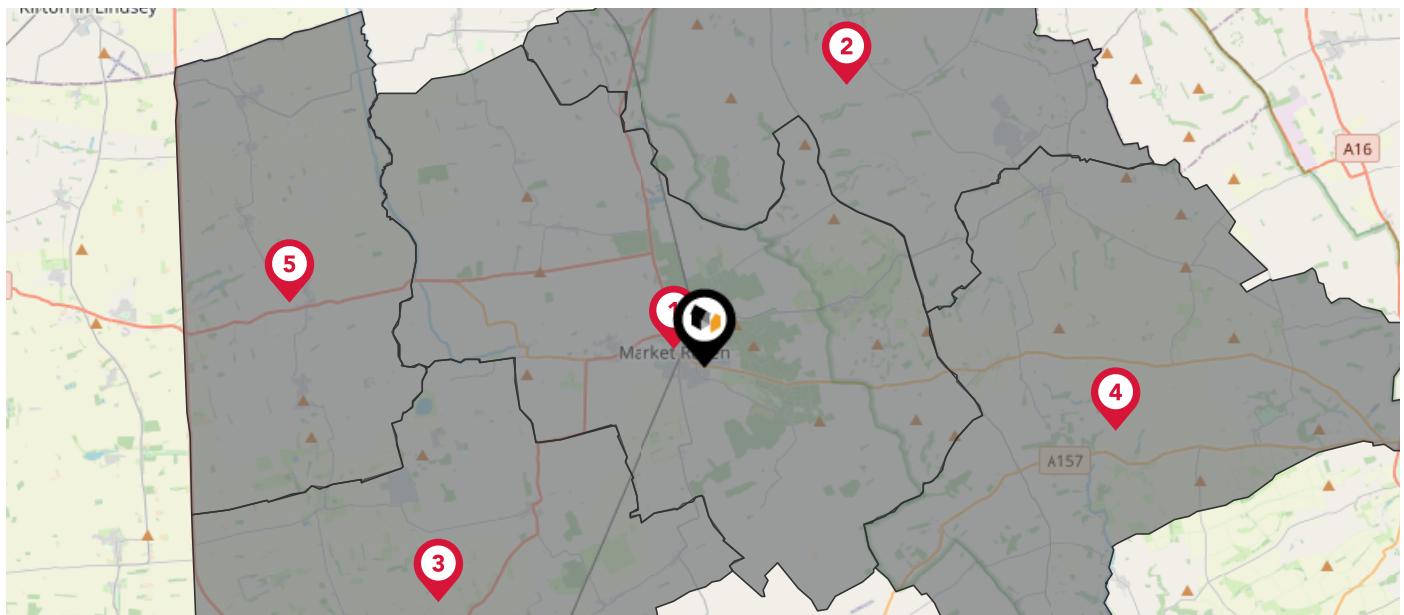
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

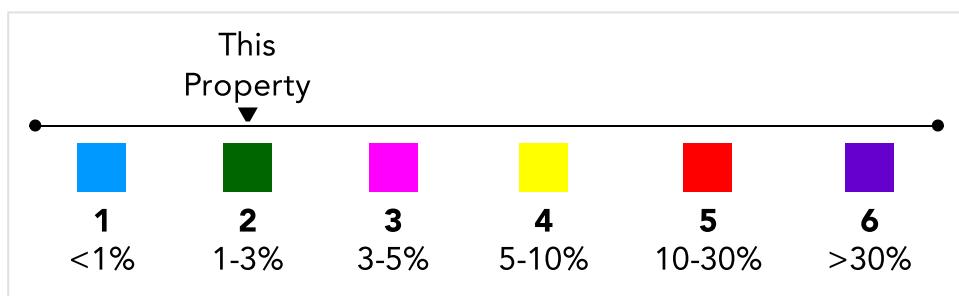
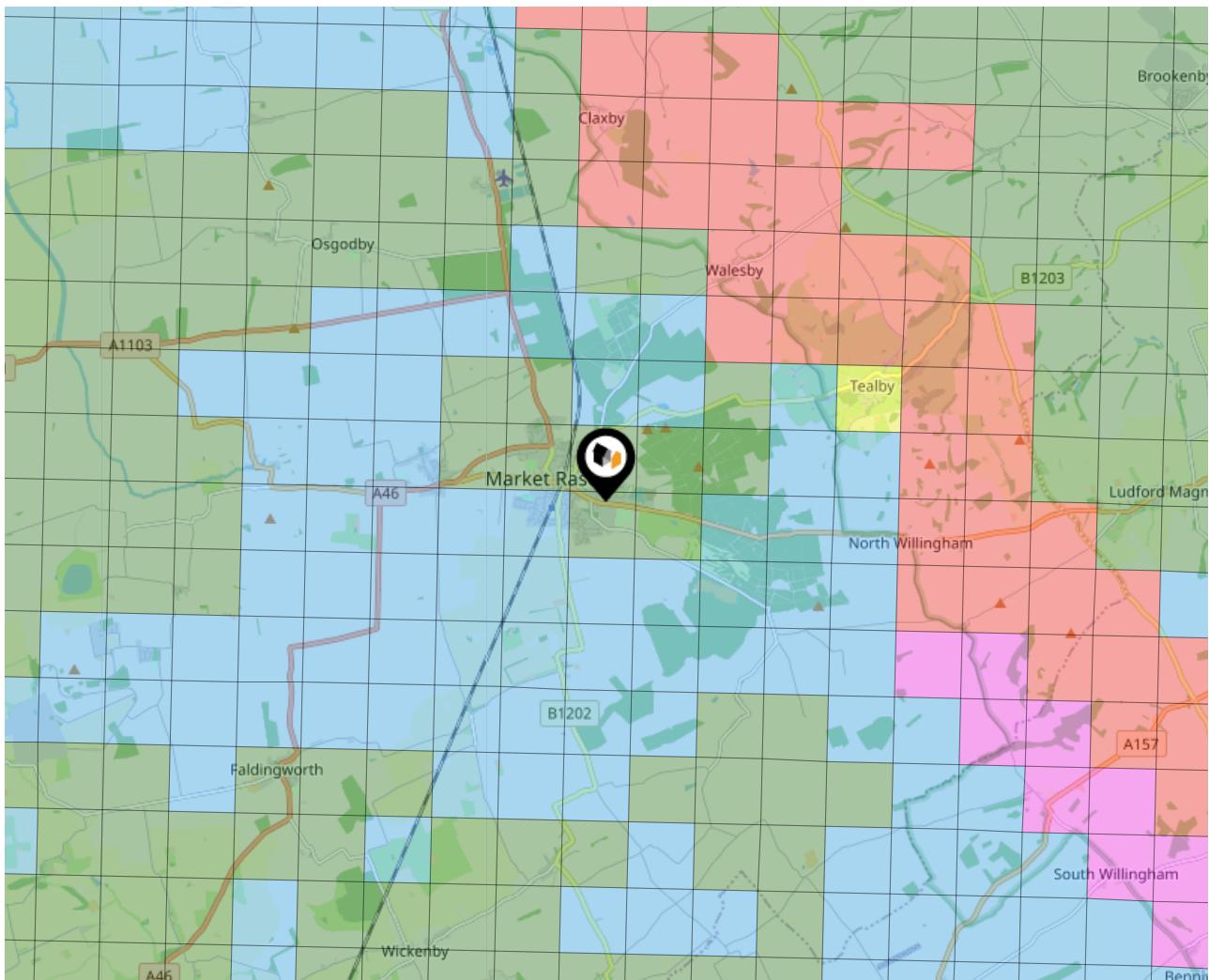


Nearby Council Wards

- 1 Market Rasen Ward
- 2 Wold View Ward
- 3 Dunholme and Welton Ward
- 4 Binbrook Ward
- 5 Waddingham and Spital 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).

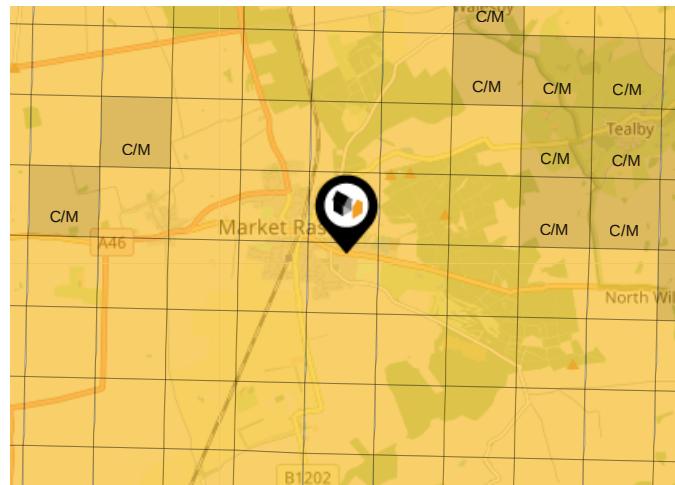


Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

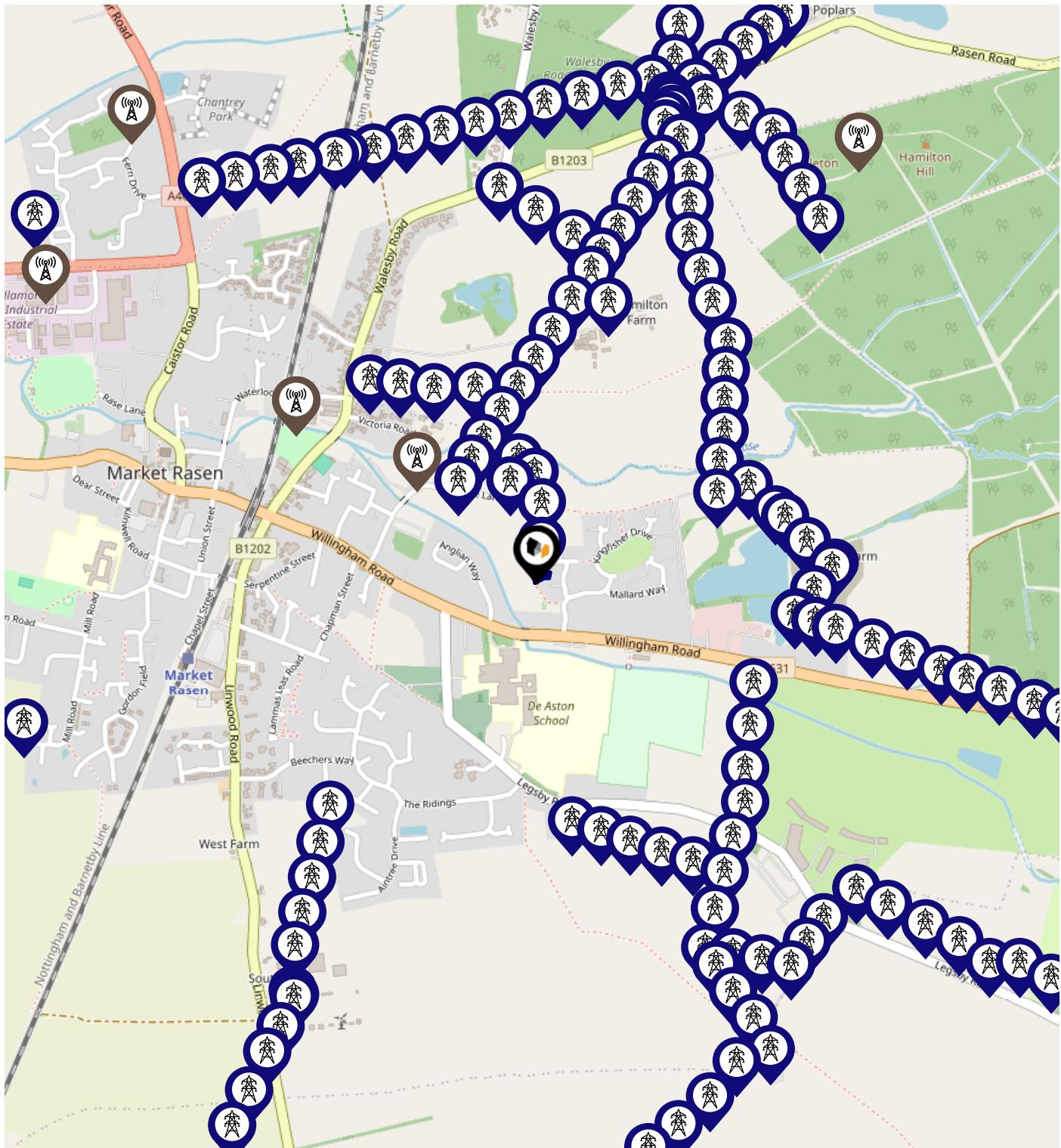
Carbon Content: VARIABLE **Soil Texture:** LOAM TO CLAYEY LOAM
Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS) **Soil Depth:** DEEP
Soil Group: MEDIUM TO HEAVY



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:

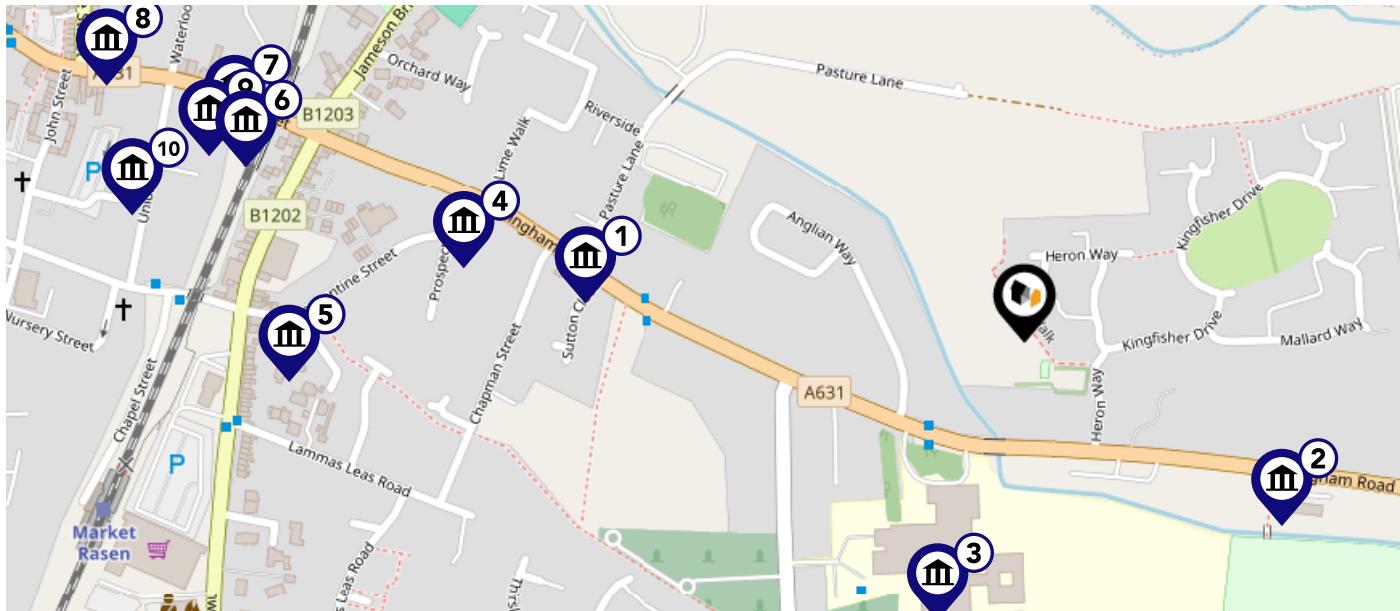
- Power Pylons
- Communication Masts

Maps

Listed Buildings



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



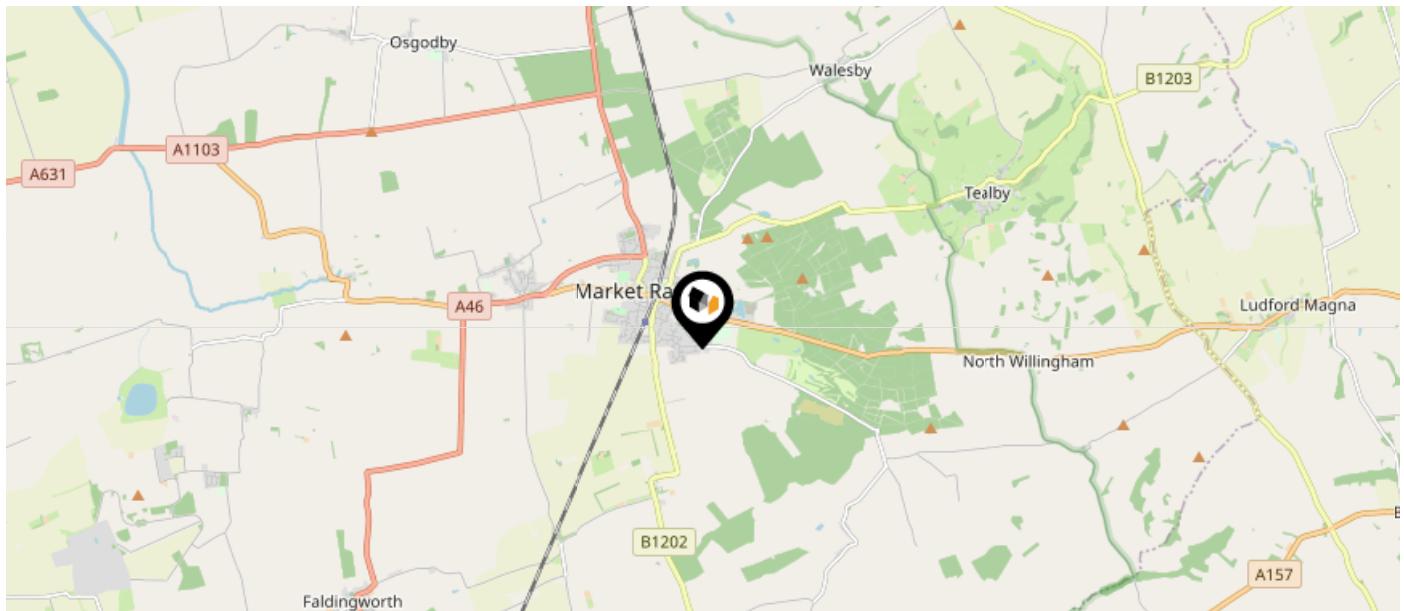
Listed Buildings in the local district		Grade	Distance
	1063462 - 36, 37, 38, 39, Willingham Road	Grade II	0.2 miles
	1246226 - Milestone Opposite No 65	Grade II	0.2 miles
	1165972 - De Aston School Headmaster's House	Grade II	0.2 miles
	1359788 - 24, Willingham Road	Grade II	0.3 miles
	1063461 - Maltings (now Harwood Tate Antiques)	Grade II	0.4 miles
	1063459 - The King's Head Public House	Grade II	0.4 miles
	1165959 - 37 And 39, Queen Street	Grade II	0.4 miles
	1309121 - Corn Exchange	Grade II	0.5 miles
	1359786 - 40 And 42, Queen Street	Grade II	0.5 miles
	1165968 - 14, 16 And 18, Union Street	Grade II	0.5 miles

Maps

Green Belt



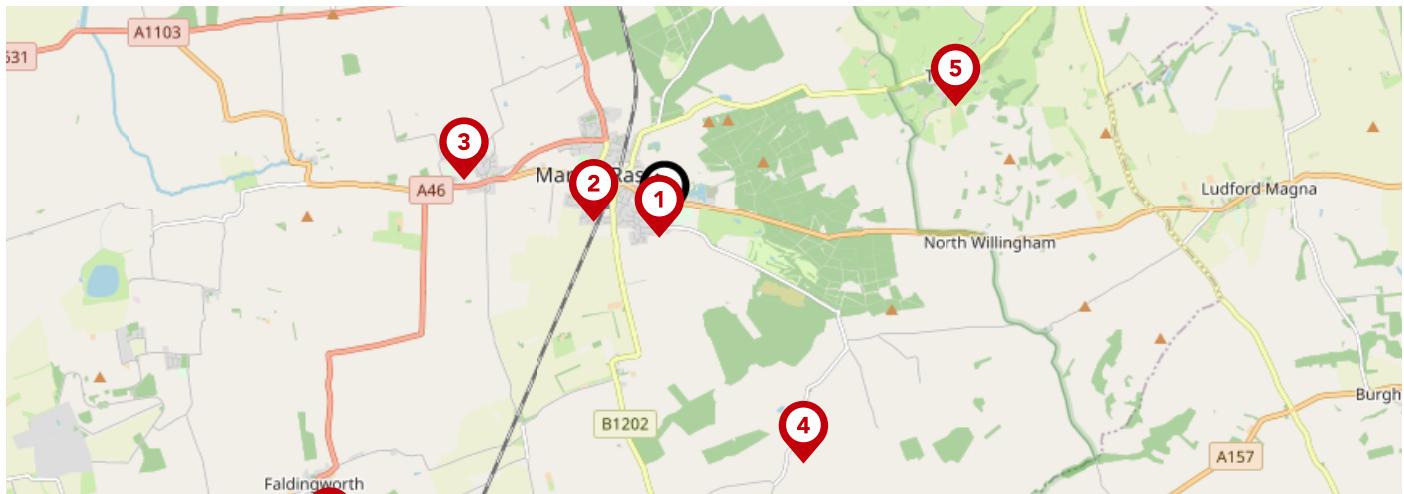
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

Area Schools



Nursery Primary Secondary College Private



De Aston School

Ofsted Rating: Good | Pupils: 1040 | Distance: 0.15



The Market Rasen Church of England Primary School

Ofsted Rating: Good | Pupils: 308 | Distance: 0.63



The Middle Rasen Primary School

Ofsted Rating: Good | Pupils: 135 | Distance: 1.8



Legsby Primary School

Ofsted Rating: Good | Pupils: 37 | Distance: 2.46



Tealby School

Ofsted Rating: Good | Pupils: 84 | Distance: 2.78



Osgodby Primary School

Ofsted Rating: Good | Pupils: 94 | Distance: 3.38



Faldingworth Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance: 4.14

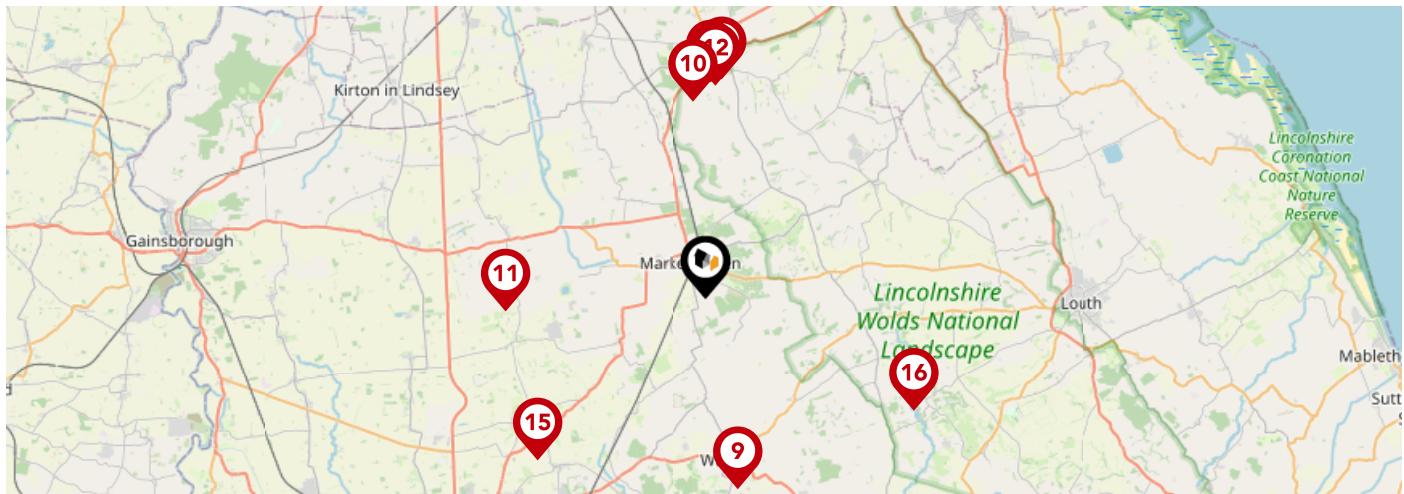


Binbrook CofE Primary School

Ofsted Rating: Good | Pupils: 86 | Distance: 6.53



Area Schools



Nursery Primary Secondary College Private



Wragby Primary School

Ofsted Rating: Good | Pupils: 175 | Distance: 6.86



Nettleton Community Primary School

Ofsted Rating: Good | Pupils: 69 | Distance: 6.96



Normanby Primary School

Ofsted Rating: Good | Pupils: 51 | Distance: 7.1



Caistor CofE and Methodist Primary School

Ofsted Rating: Good | Pupils: 216 | Distance: 7.53



Caistor Grammar School

Ofsted Rating: Good | Pupils: 683 | Distance: 7.67



Caistor Yarborough Academy

Ofsted Rating: Good | Pupils: 536 | Distance: 7.76



Dunholme St Chad's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 212 | Distance: 8.23

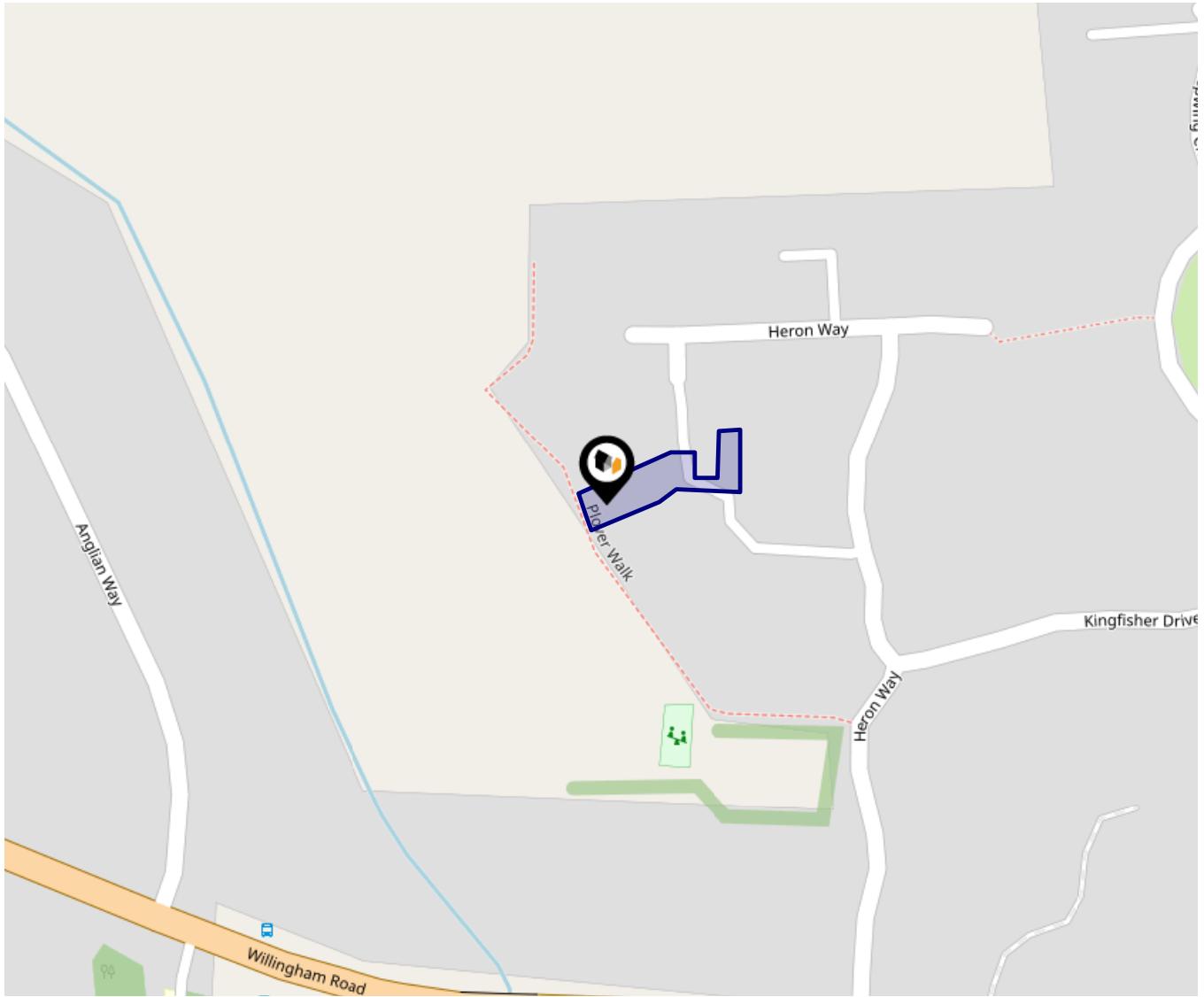


The Donington-on-Bain School

Ofsted Rating: Good | Pupils: 94 | Distance: 8.4



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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Land Registry



Valuation Office
Agency

