

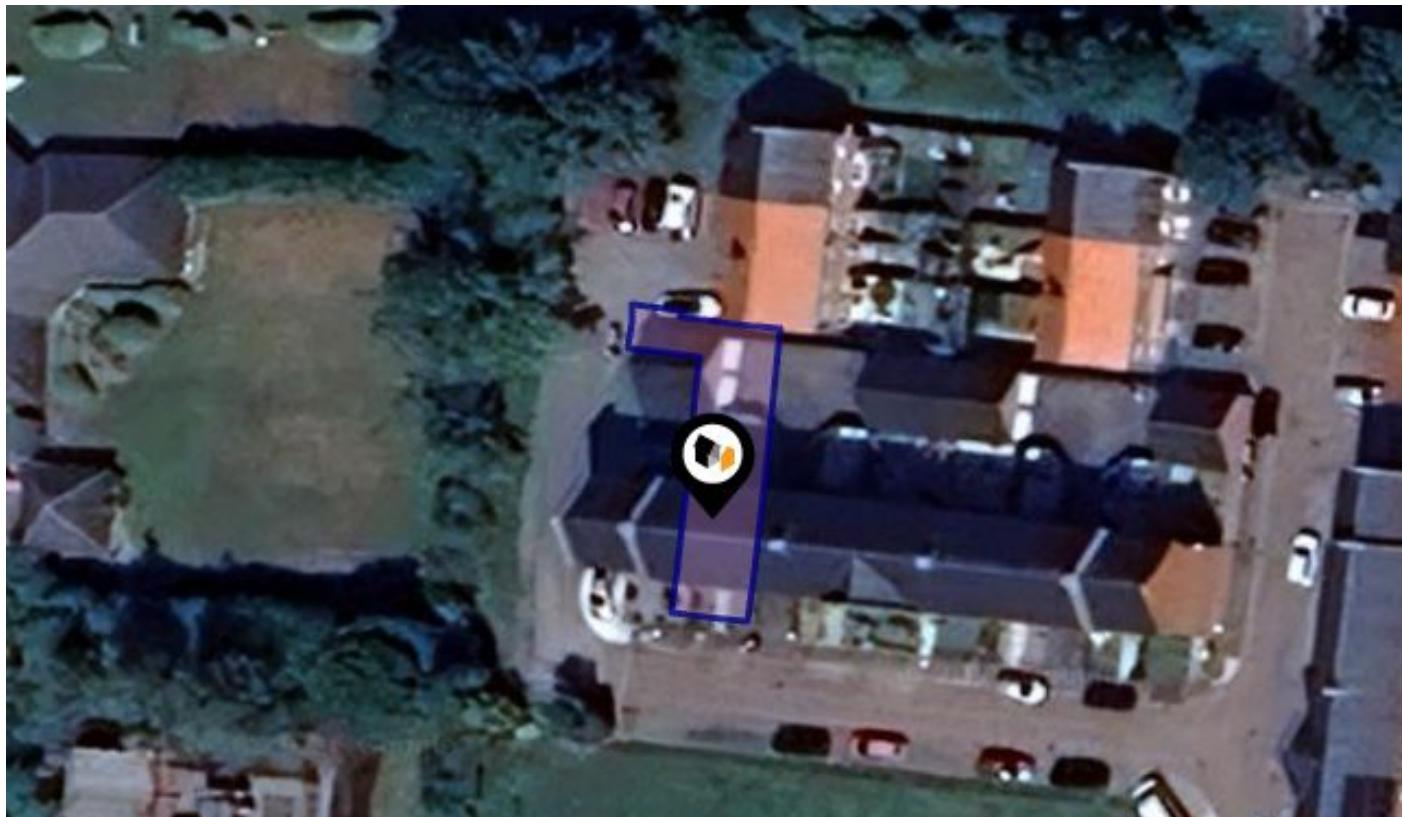


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 27th January 2026



CARPENTERS CLOSE, WRAGBY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

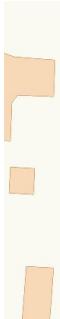
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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.04 acres
Year Built :	2010
Council Tax :	Band C
Annual Estimate:	£1,957
Title Number:	LL320159

Tenure: Freehold

Local Area

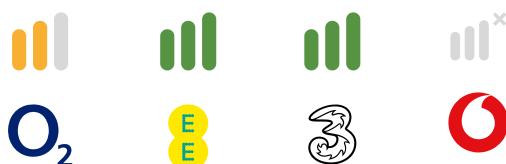
Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s **76** mb/s - mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

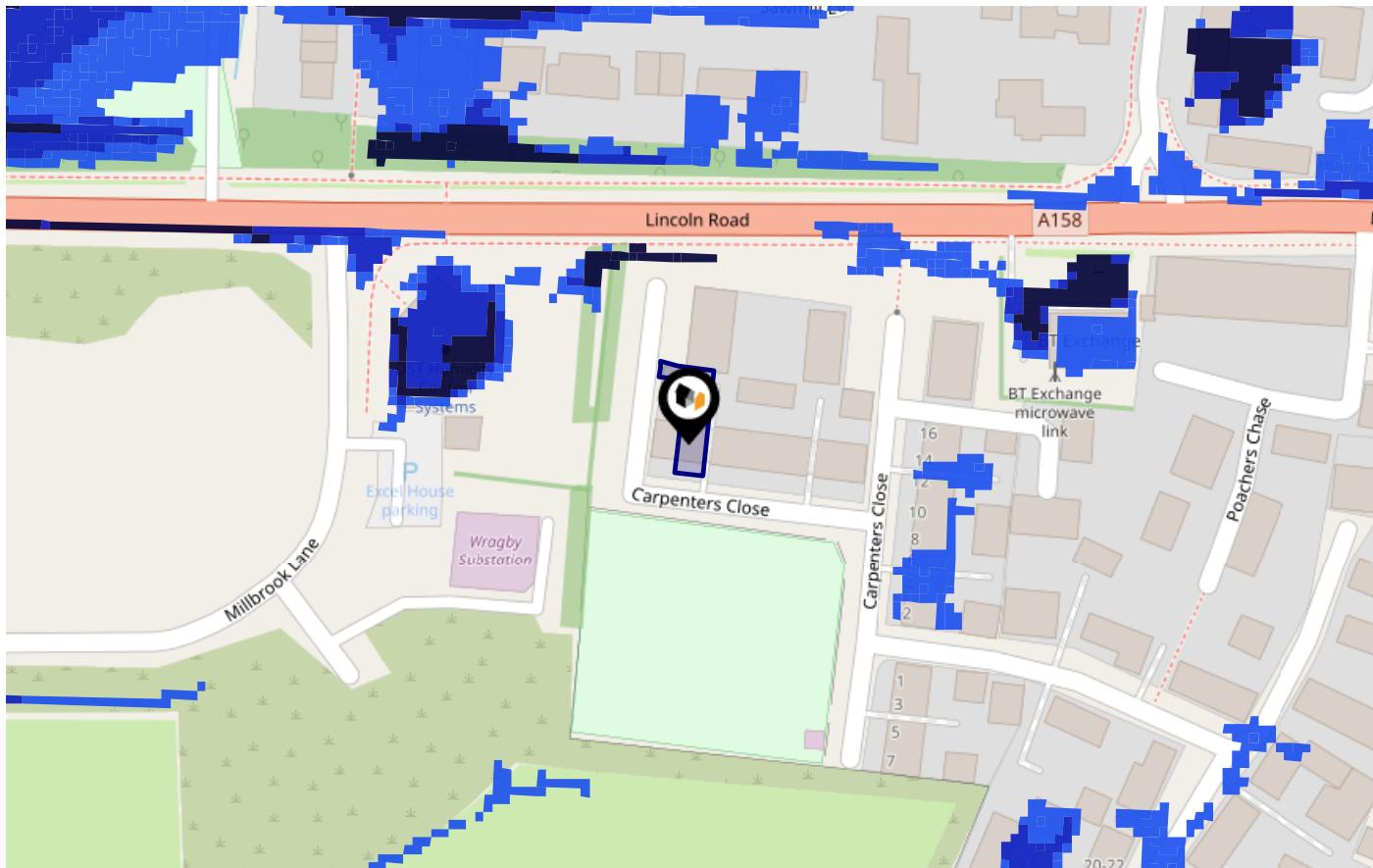


Flood Risk

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.

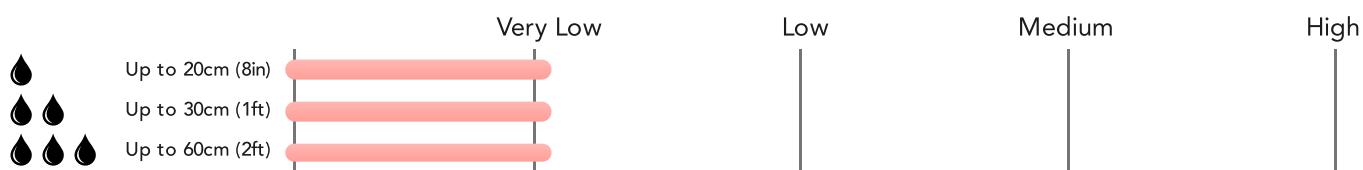


Risk Rating: Very low

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.

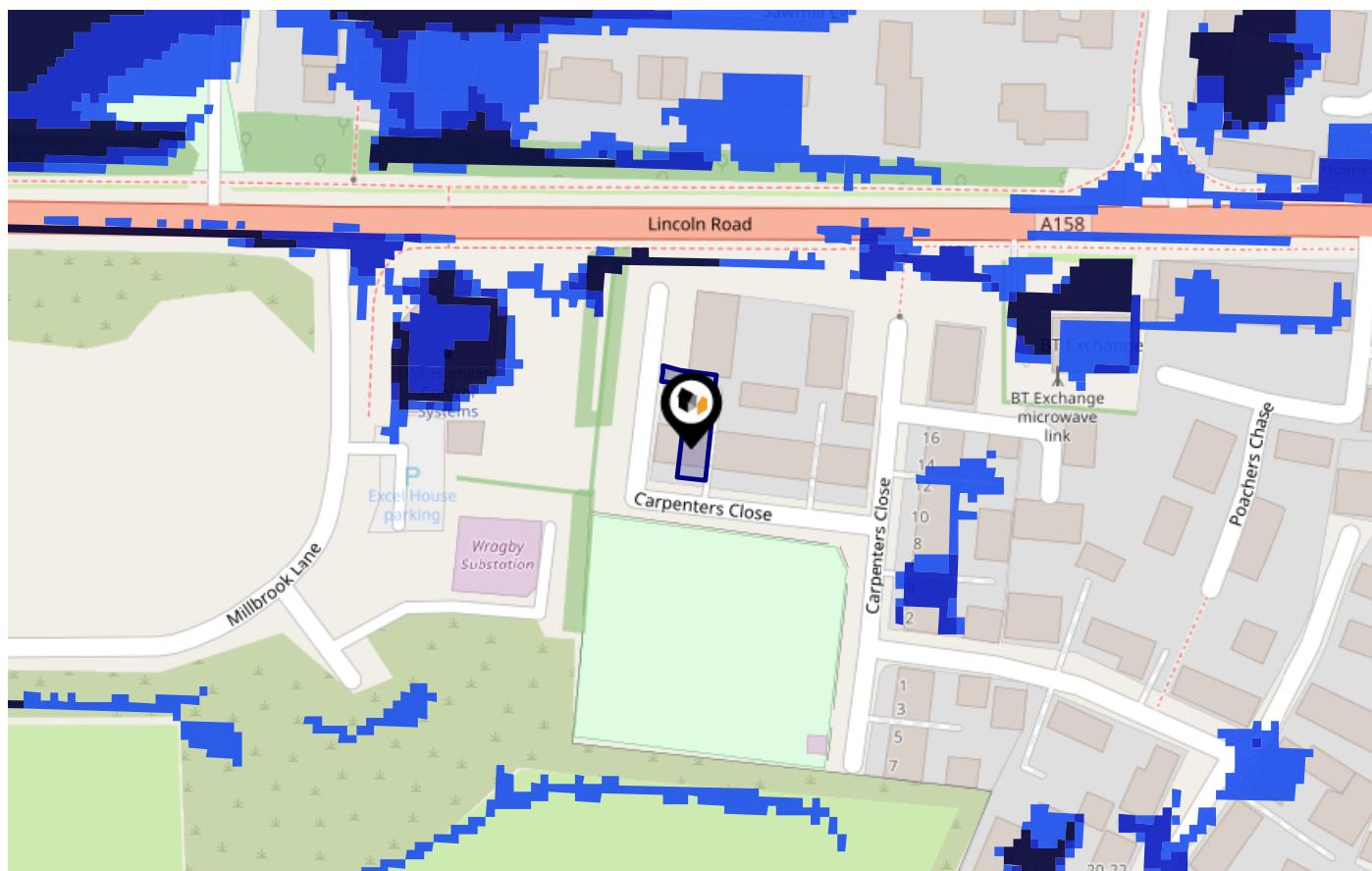
Chance of flooding to the following depths at this property:



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.

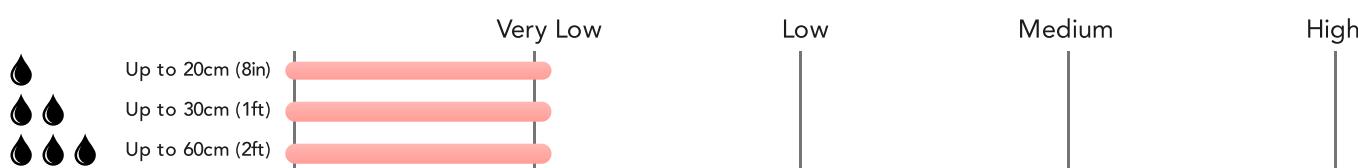


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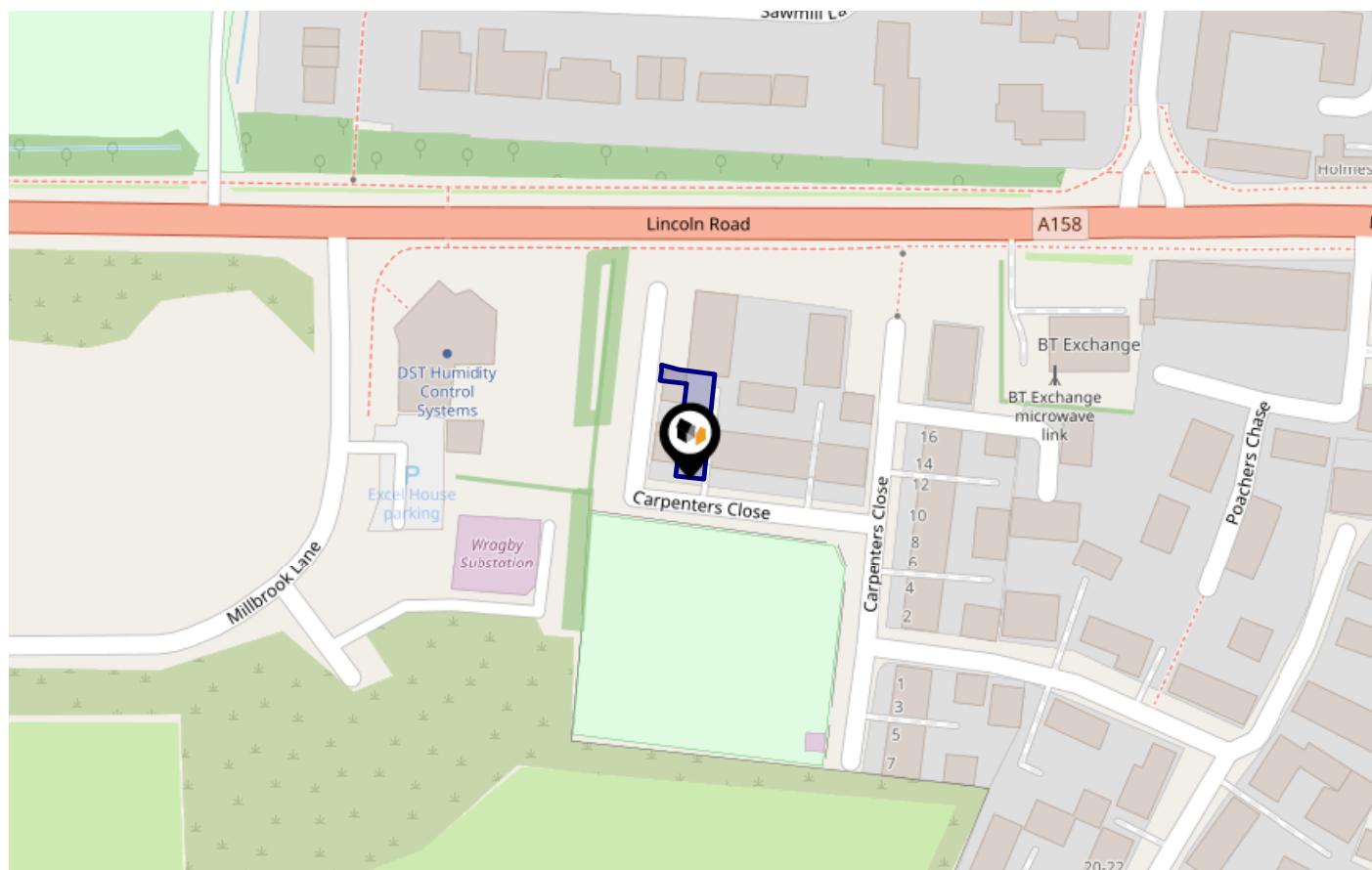


Flood Risk

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.

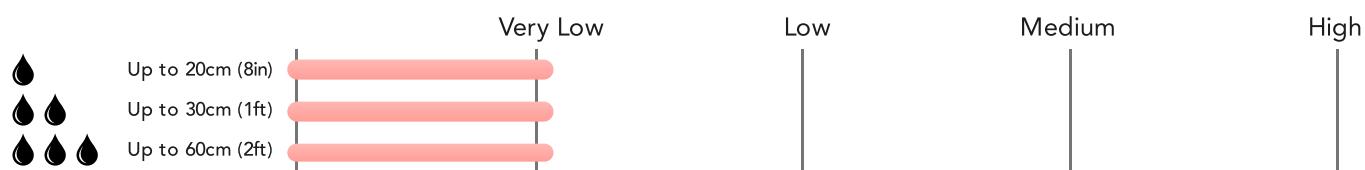


Risk Rating: Very low

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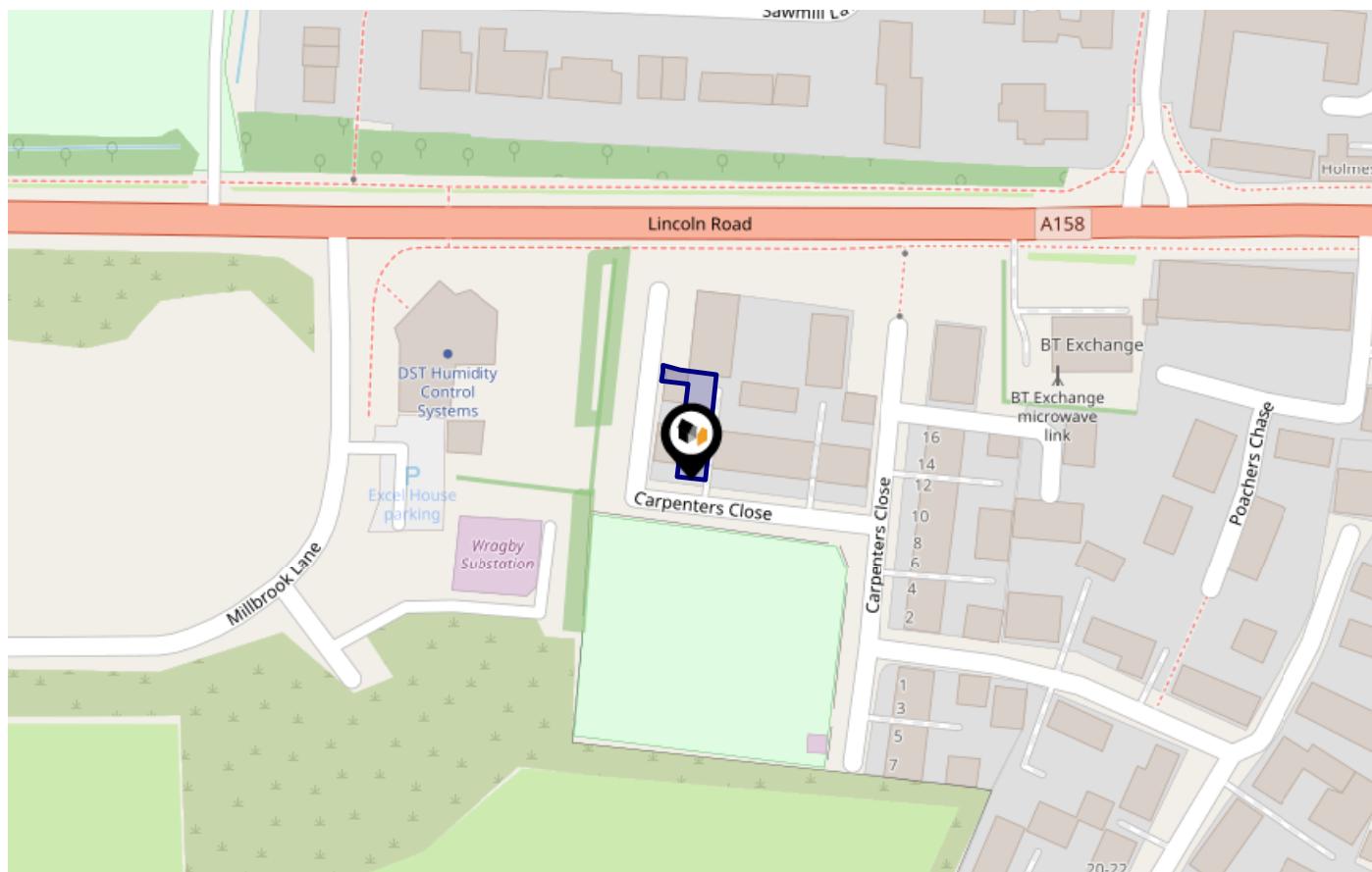
Chance of flooding to the following depths at this property:



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.

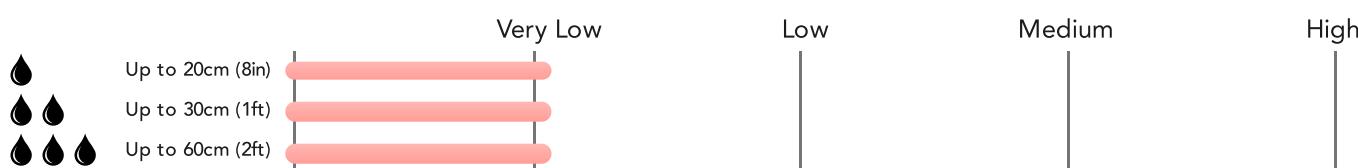


Risk Rating: Very low

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.

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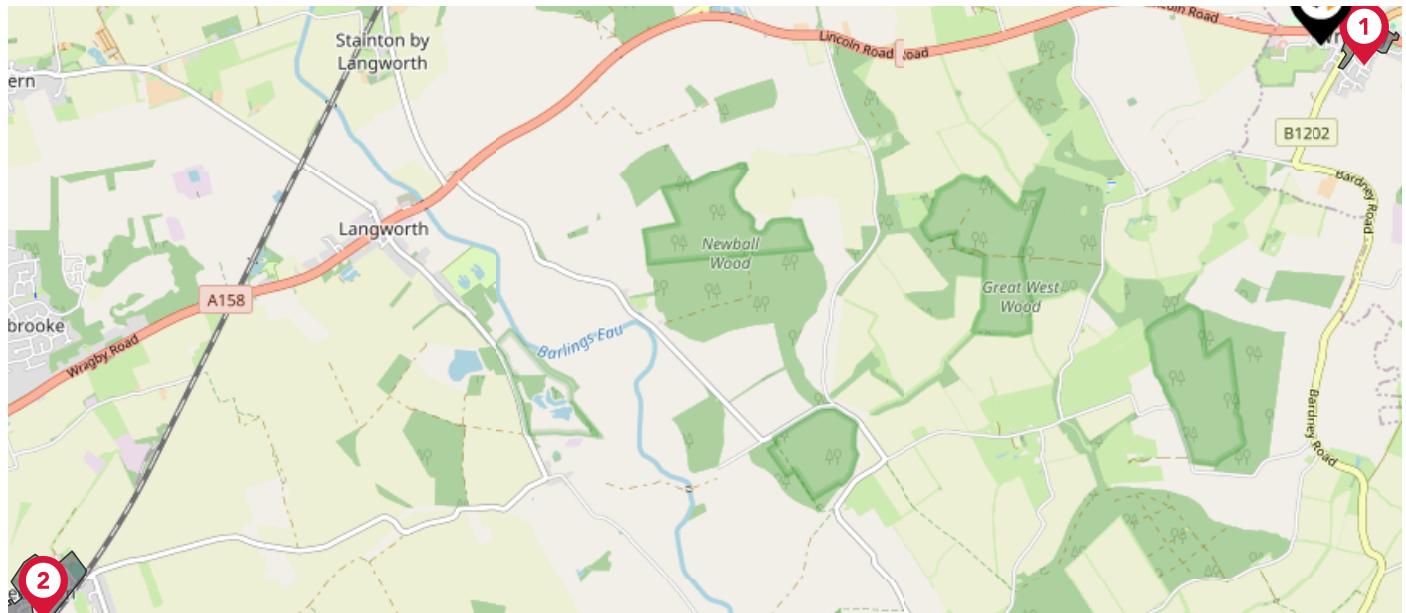


Maps

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



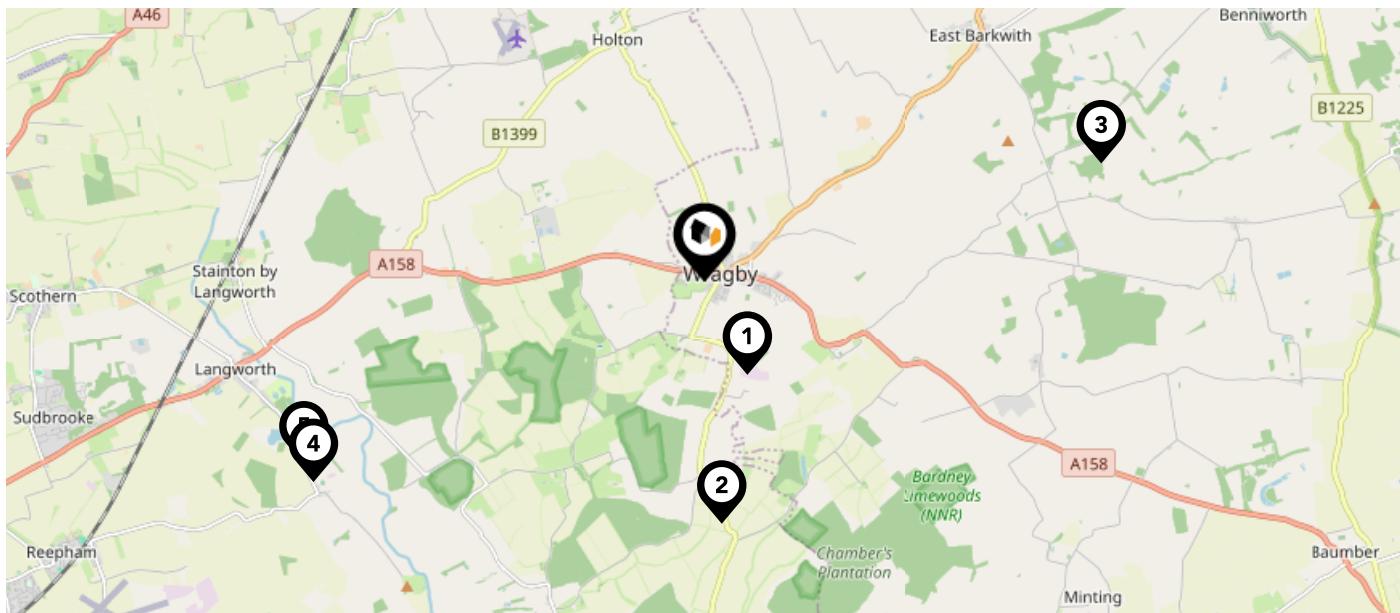
Reepham

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, Primrose Hill, Wragby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 2	Apley Field 3300-Kingthorpe Bridge, Apley, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 3	Former Lime Kilns-Warren Farms, Panton, Wragby, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 4	Land South Of Barlings Domestic Waste off Barlings Lane-Barlings Lane, Langworth, Lincolnshire	Historic Landfill	<input type="checkbox"/>
 5	Barlings Lane-Langworth, Lincoln	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.

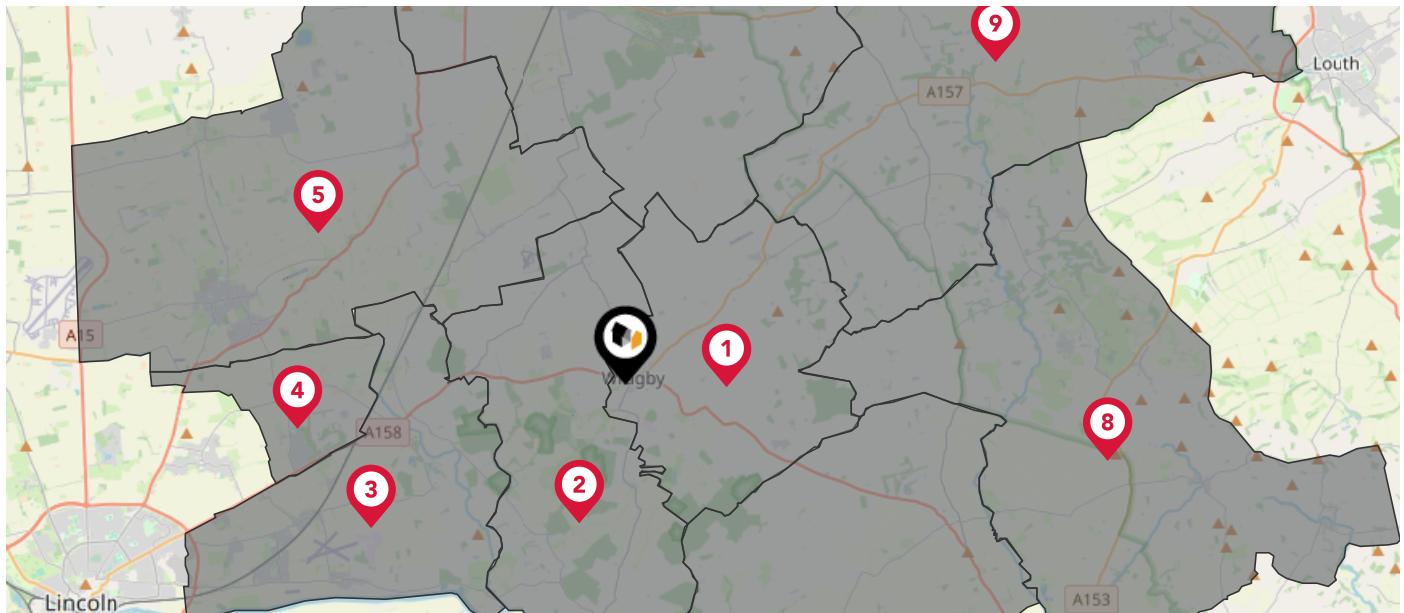
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Wragby Ward
- 2 Bardney Ward
- 3 Cherry Willingham Ward
- 4 Sudbrooke Ward
- 5 Dunholme and Welton Ward
- 6 Roughton Ward
- 7 Market Rasen Ward
- 8 Tetford & Donington Ward
- 9 Binbrook Ward

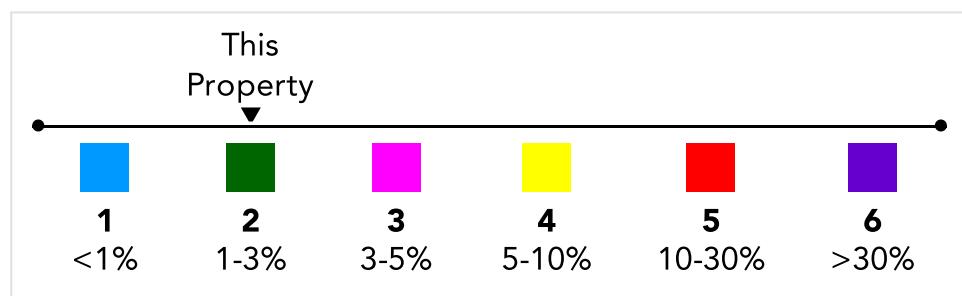
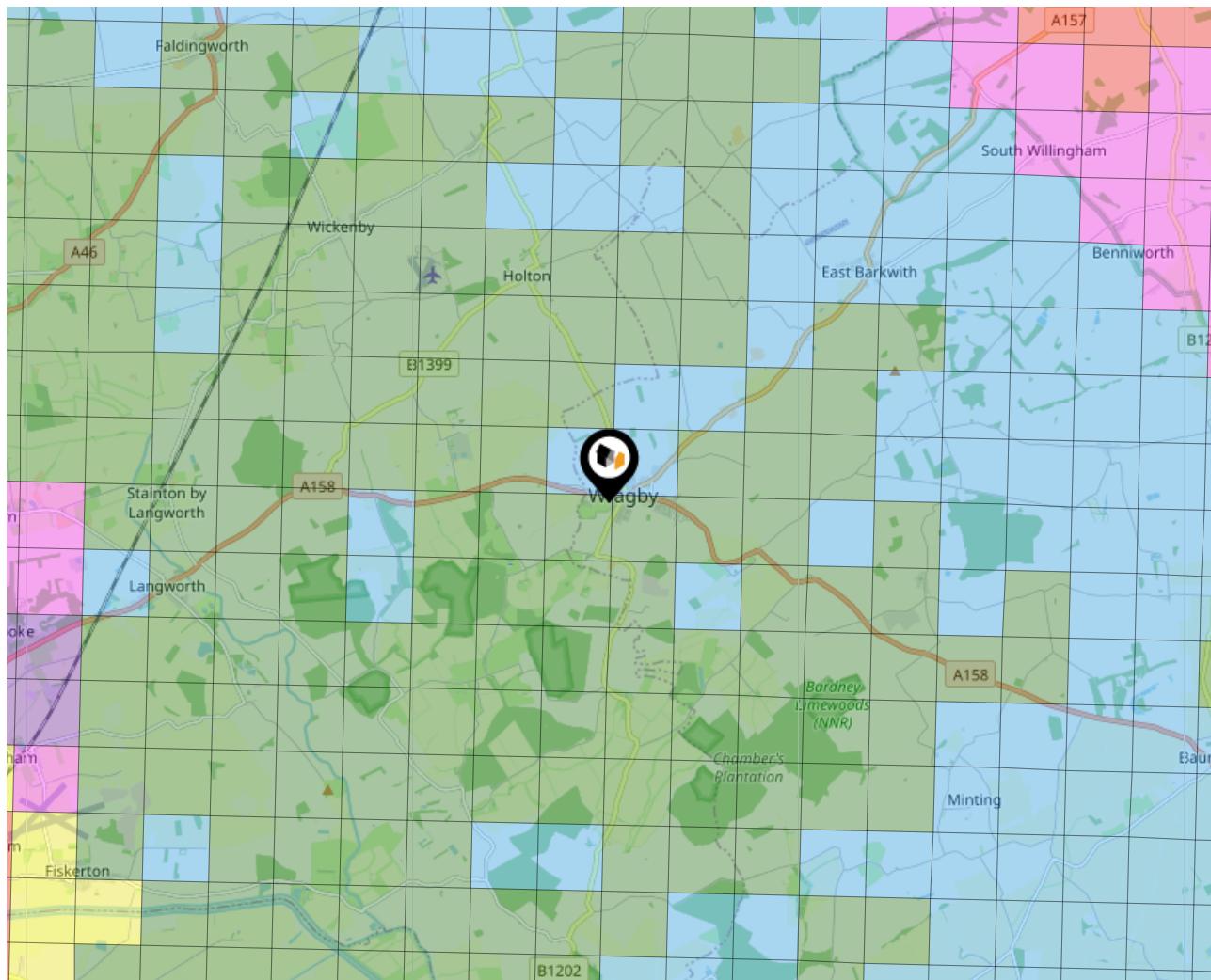
Environment

Radon Gas



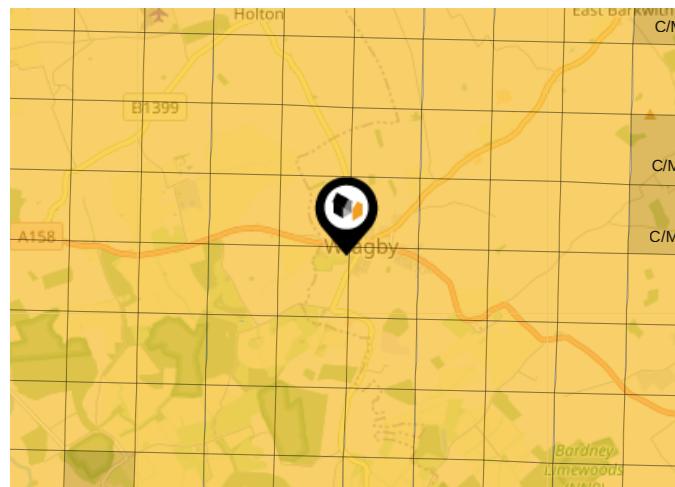
What is Radon?

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)

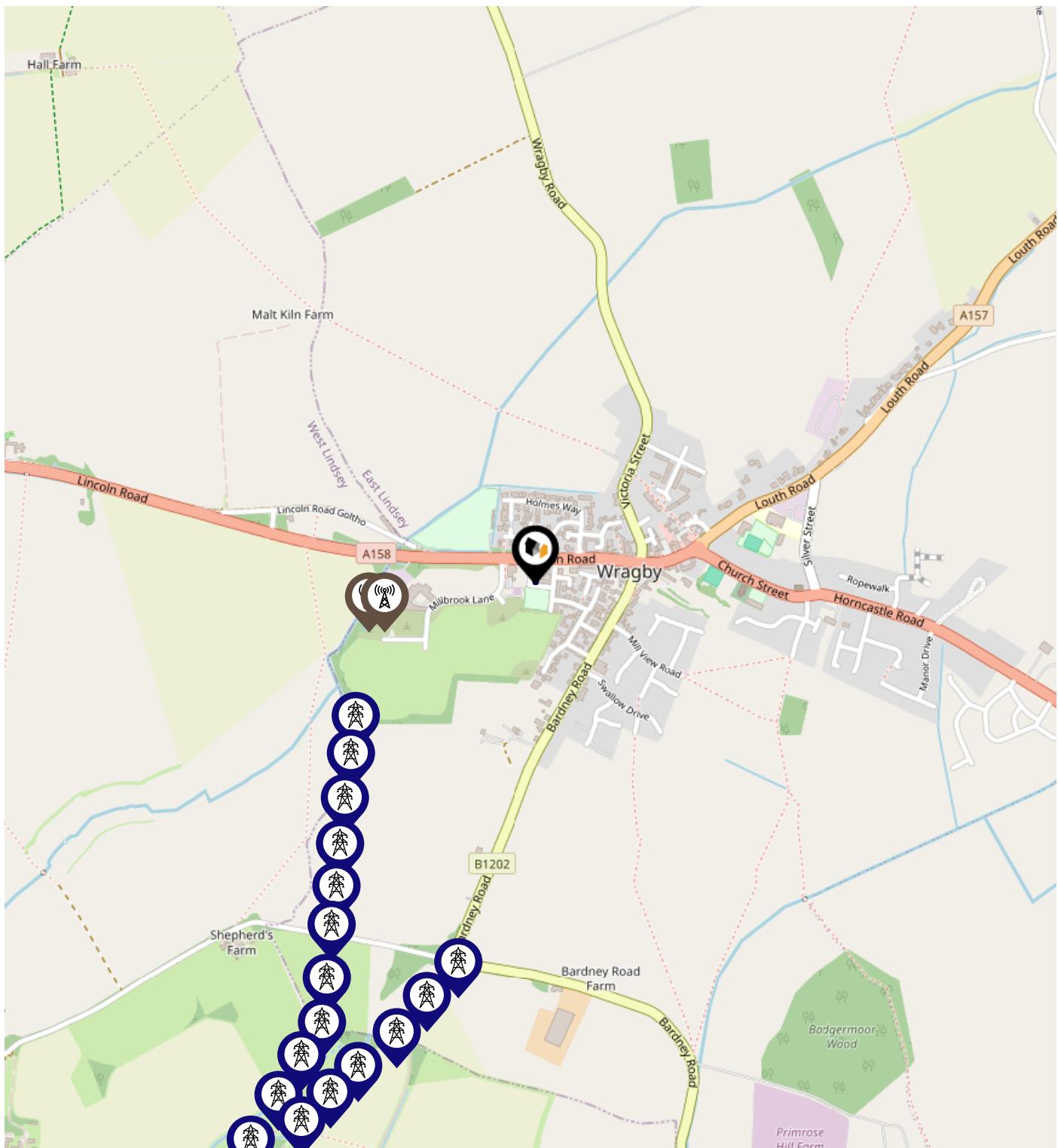
Carbon Content: VARIABLE **Soil Texture:** LOAM TO CLAYEY LOAM
Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS) **Soil Depth:** DEEP
Soil Group: MEDIUM TO HEAVY



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
1 1359958 - The Manor House	Grade II	0.1 miles
2 1147496 - Red Lion Cottage	Grade II	0.1 miles
3 1063073 - Wrangham House	Grade II	0.2 miles
4 1359959 - Post Office	Grade II	0.2 miles
5 1063070 - Windmill	Grade II	0.2 miles
6 1147519 - Almshouses And Wall With Gateway	Grade II	0.2 miles
7 1147525 - Surgery Cottage	Grade II	0.2 miles
8 1063072 - Handpump At Almshouses	Grade II	0.2 miles
9 1308497 - Turnor Arms Hotel	Grade II	0.2 miles
10 1147509 - Church Of All Saints	Grade II	0.3 miles

Area Schools



Nursery Primary Secondary College Private



Wragby Primary School

Ofsted Rating: Good | Pupils: 175 | Distance: 0.43



Fiskerton Church of England Primary School

Ofsted Rating: Good | Pupils: 89 | Distance: 4.64



Legsby Primary School

Ofsted Rating: Good | Pupils: 37 | Distance: 4.74



Bardney Church of England and Methodist Primary School

Ofsted Rating: Good | Pupils: 188 | Distance: 5.18



Faldingworth Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance: 5.4



Ellison Boulters Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 288 | Distance: 5.93



Bucknall Primary School

Ofsted Rating: Good | Pupils: 26 | Distance: 6.22

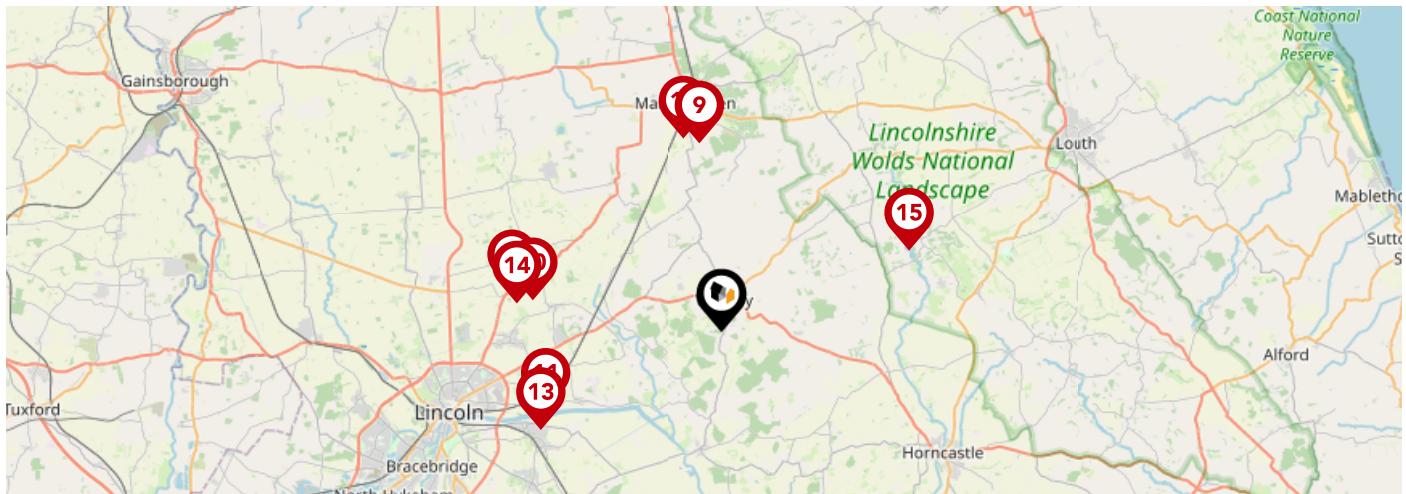


Reepham Church of England Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 6.28



Area Schools



Nursery Primary Secondary College Private



De Aston School

Ofsted Rating: Good | Pupils: 1040 | Distance: 6.74



Dunholme St Chad's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 212 | Distance: 6.77



The Priory Pembroke Academy

Ofsted Rating: Good | Pupils: 567 | Distance: 6.82



The Market Rasen Church of England Primary School

Ofsted Rating: Good | Pupils: 308 | Distance: 6.98



Cherry Willingham Primary Academy

Ofsted Rating: Good | Pupils: 205 | Distance: 7.26



William Farr CofE Comprehensive School

Ofsted Rating: Good | Pupils: 1444 | Distance: 7.29



The Donington-on-Bain School

Ofsted Rating: Good | Pupils: 94 | Distance: 7.29



Welton St Mary's Church of England Primary Academy

Ofsted Rating: Good | Pupils: 381 | Distance: 7.54

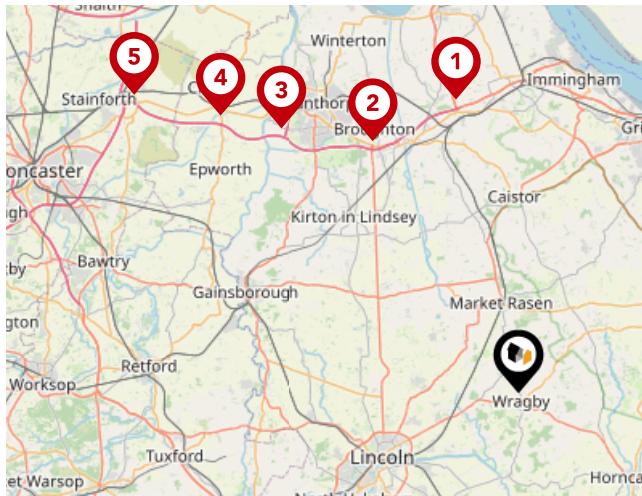


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	6.83 miles
2	Market Rasen Rail Station	6.85 miles
3	Lincoln Central Rail Station	10.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	21.13 miles
2	M180 J4	20.59 miles
3	M180 J3	25.15 miles
4	M180 J2	28.76 miles
5	M180 J1	34.34 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	20.58 miles
2	Finningley	31.99 miles
3	East Mids Airport	53.12 miles
4	Leeds Bradford Airport	68.62 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.13 miles
2	Town Hall	0.3 miles
3	Primary School	0.4 miles
4	Bridle Way	0.51 miles
5	Wire Hill Lane	0.56 miles

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

