

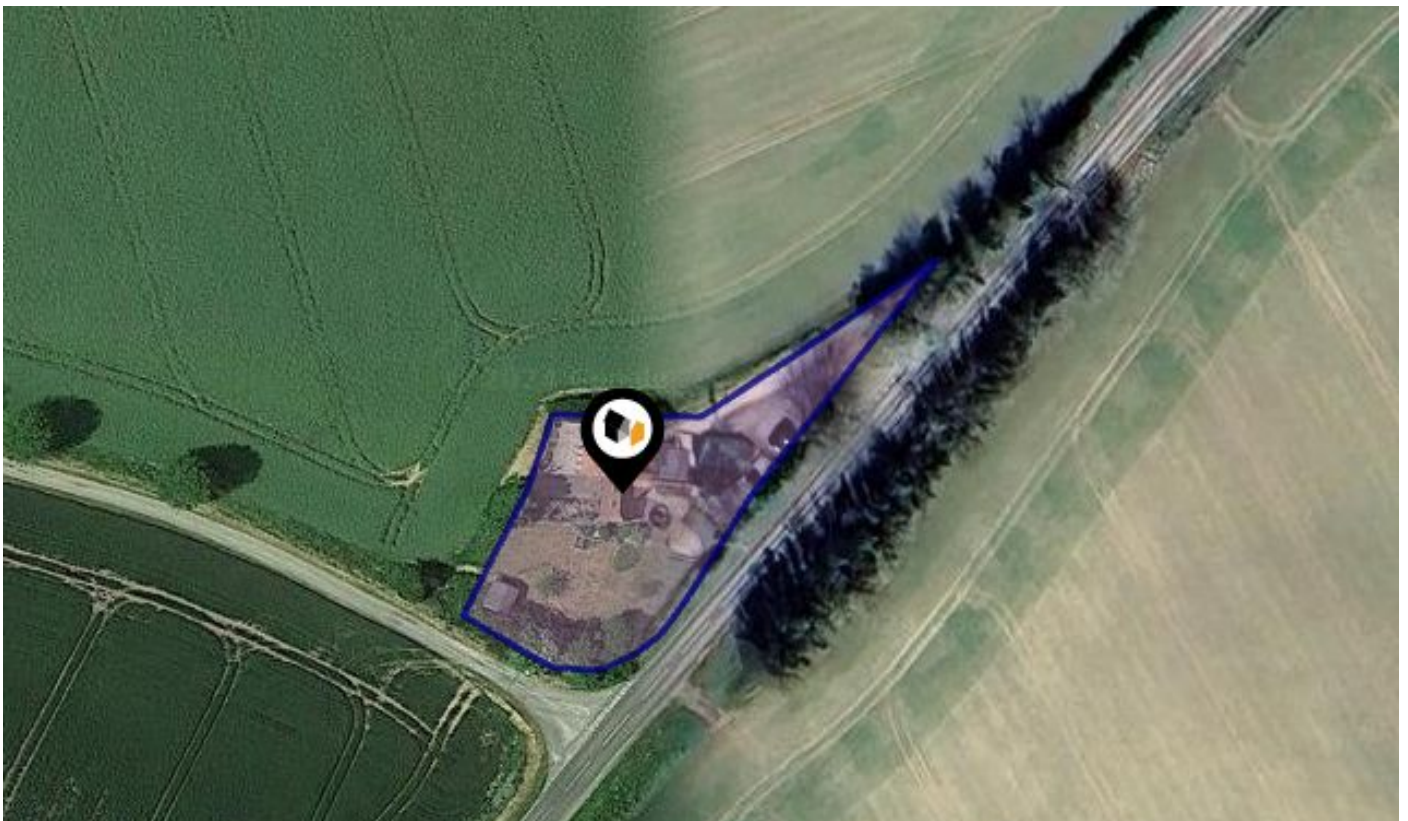


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08<sup>th</sup> August 2024



## SWINHOPE LODGE, SWINHOPE, MARKET RASEN, LN8 6HT

### Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net







## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	29/10/1999
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£130,000
<b>Floor Area:</b>	1,959 ft <sup>2</sup> / 182 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£66
<b>Plot Area:</b>	0.41 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,209		
<b>Title Number:</b>	LL142058		
<b>UPRN:</b>	10034702382		

## Local Area

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

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

<b>15</b> mb/s	<b>-</b> mb/s
	

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



### Satellite/Fibre TV Availability:



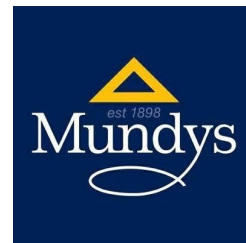
# Planning History This Address



Planning records for: *Swinhope Lodge, Swinhope, Market Rasen, LN8 6HT*

<b>Reference - M02/P/0389</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th April 2002
<b>Description:</b> PLANNING APPLICATION TO ERECT 2 STOREY EXTENSION
<b>Reference - M00/P/0612</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th July 2000
<b>Description:</b> PLANNING APPLICATION TO ERECT DETACHED DOUBLE GARAGE ERECT TWO STOREY EXTENSION TO FORM STUDY WITH BEDROOM OVER AND ERECT NEW ENTRANCE GATES.
<b>Reference - M01/P/0626</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th July 2001
<b>Description:</b> PLANNING APPLICATION TO ERECT NEW ENTRANCE GATES. (RE-SUBMISSION OF PREVIOUSLY WITHDRAWN APPLICATION NUMBER M00/P/0612).
<b>Reference - 126005</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th June 2010
<b>Description:</b> Planning application for proposed alterations and extension to existing dwelling

# Planning History This Address



Planning records for: *Swinhope Lodge, Swinhope, Market Rasen, LN8 6HT*

Reference - M01/P/0188	
<b>Decision:</b>	Decided
<b>Date:</b>	27th February 2001
<b>Description:</b>	PLANNING APPLICATION TO ERECT TWO STOREY EXTENSION AND DOUBLE GARAGE.

# Property EPC - Certificate



Swinhope Lodge, Swinhope, LN8 6HT

Energy rating

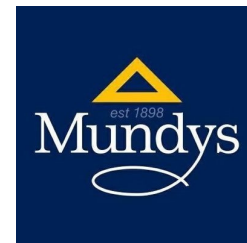
# E

Valid until 14.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	49   E	
21-38	F		
1-20	G		

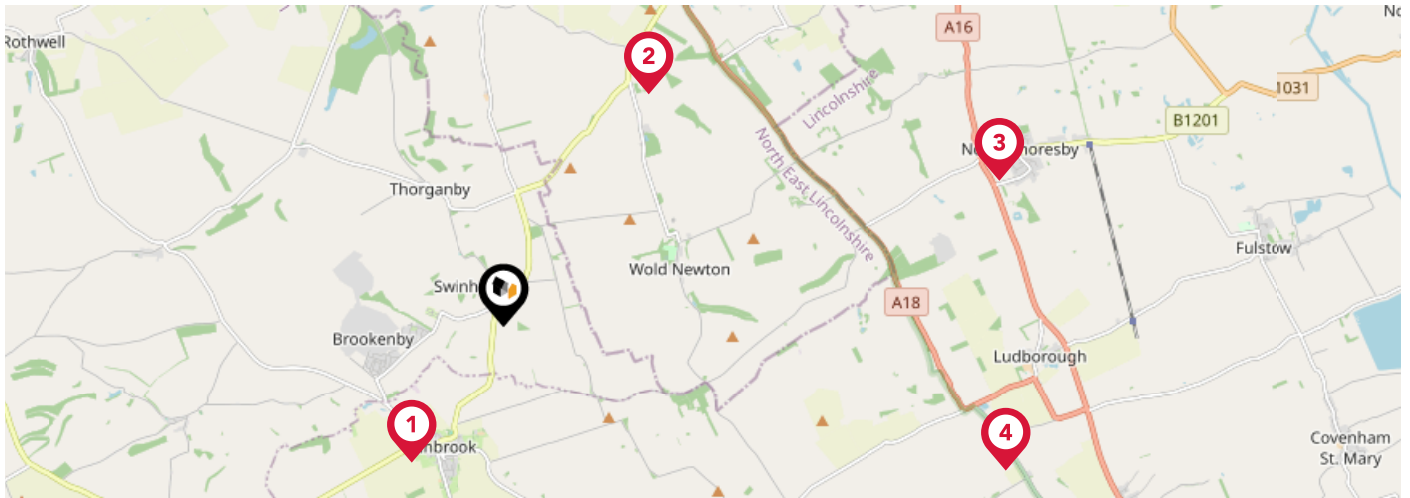
# Property

## EPC - Additional Data



### Additional EPC Data

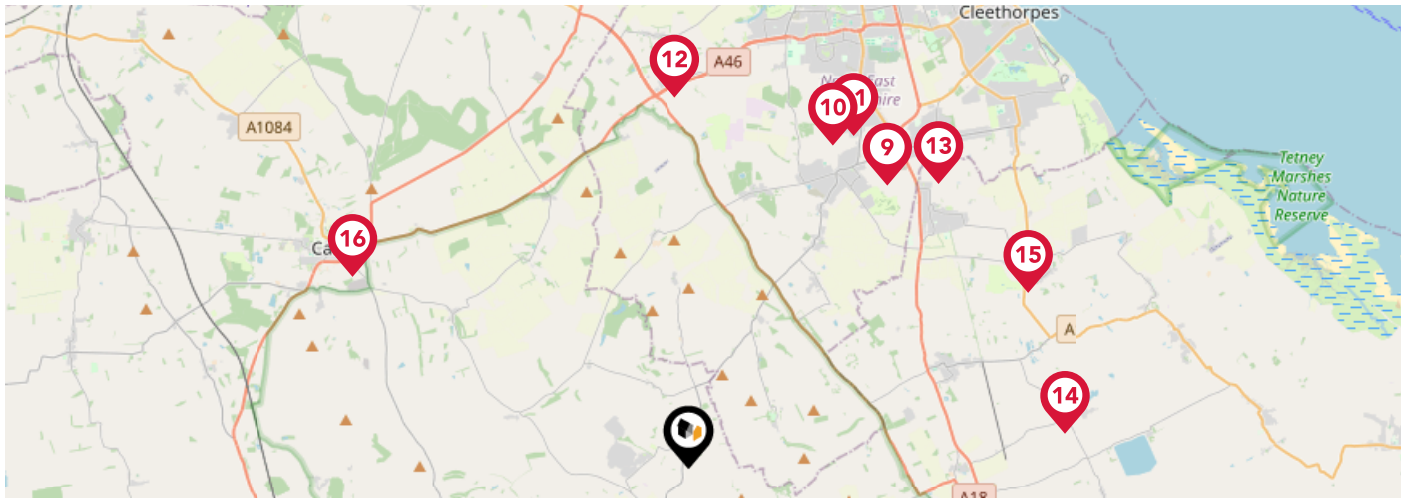
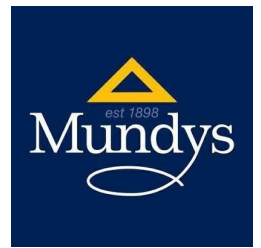
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	182 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Binbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>East Ravendale CofE Primary School Academy</b> Ofsted Rating: Good   Pupils: 98   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>North Thoresby Primary Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Utterby Primary Academy</b> Ofsted Rating: Good   Pupils: 69   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:5.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Waltham Leas Primary Academy</b> Ofsted Rating: Good   Pupils: 423   Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holton Le Clay Infant School</b> Ofsted Rating: Good   Pupils: 87   Distance:5.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Holton-le-Clay Junior School</b> Ofsted Rating: Good   Pupils: 114   Distance:5.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



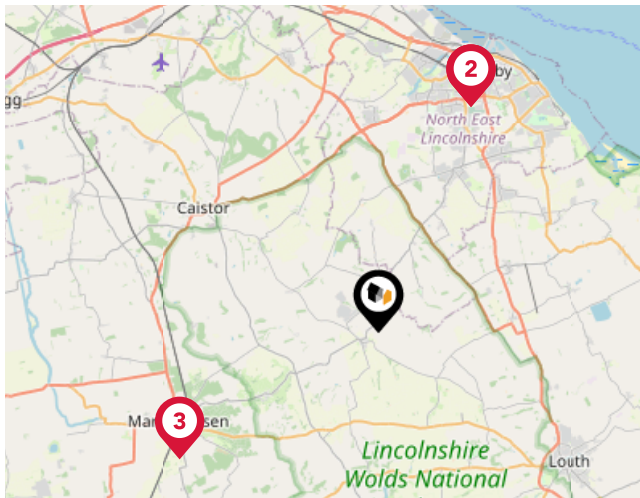
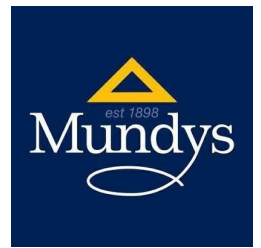
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Waltham Toll Bar Academy</b> Ofsted Rating: Good   Pupils: 1893   Distance:6.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Springfield Primary Academy</b> Ofsted Rating: Good   Pupils: 355   Distance:6.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fairfield Academy</b> Ofsted Rating: Good   Pupils: 319   Distance:6.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanford Junior and Infant School</b> Ofsted Rating: Good   Pupils: 225   Distance:6.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Enfield Academy of New Waltham</b> Ofsted Rating: Good   Pupils: 181   Distance:6.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulstow Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 30   Distance:6.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tetney Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:6.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caistor Yarborough Academy</b> Ofsted Rating: Good   Pupils: 536   Distance:6.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

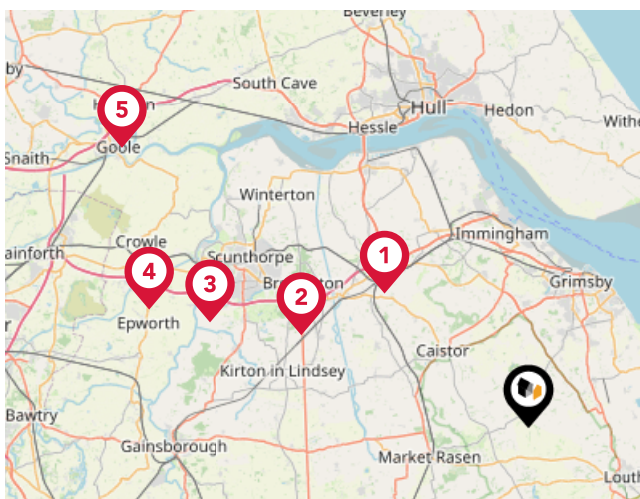


# Area Transport (National)



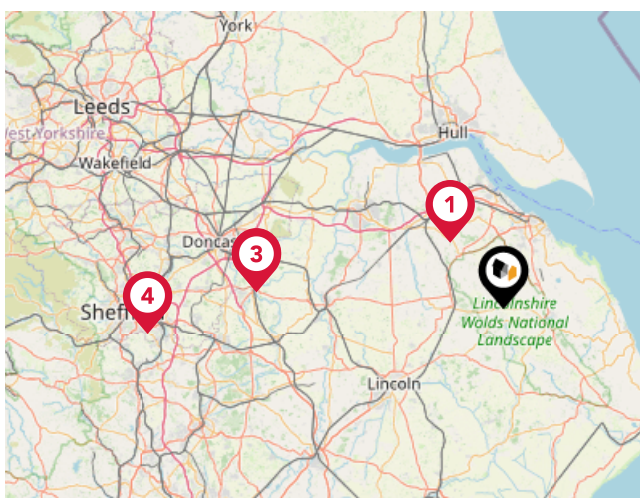
## National Rail Stations

Pin	Name	Distance
1	Cleethorpes Rail Station	8.61 miles
2	Grimsby Town Rail Station	8.61 miles
3	Rail Station	8.32 miles



## Trunk Roads/Motorways

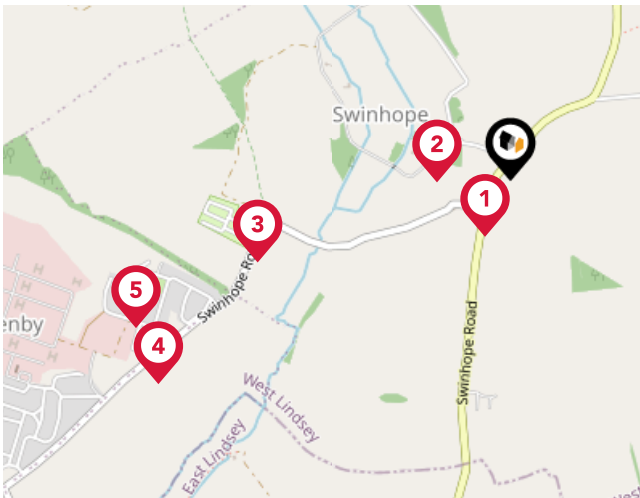
Pin	Name	Distance
1	M180 J5	13.93 miles
2	M180 J4	17.41 miles
3	M180 J3	23.78 miles
4	M180 J2	28.11 miles
5	M62 J37	34.88 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.97 miles
2	Robin Hood Doncaster Sheffield Airport	34.8 miles
3	Robin Hood Doncaster Sheffield Airport	34.85 miles
4	Sheffield City Airport	50.27 miles

# Area Transport (Local)



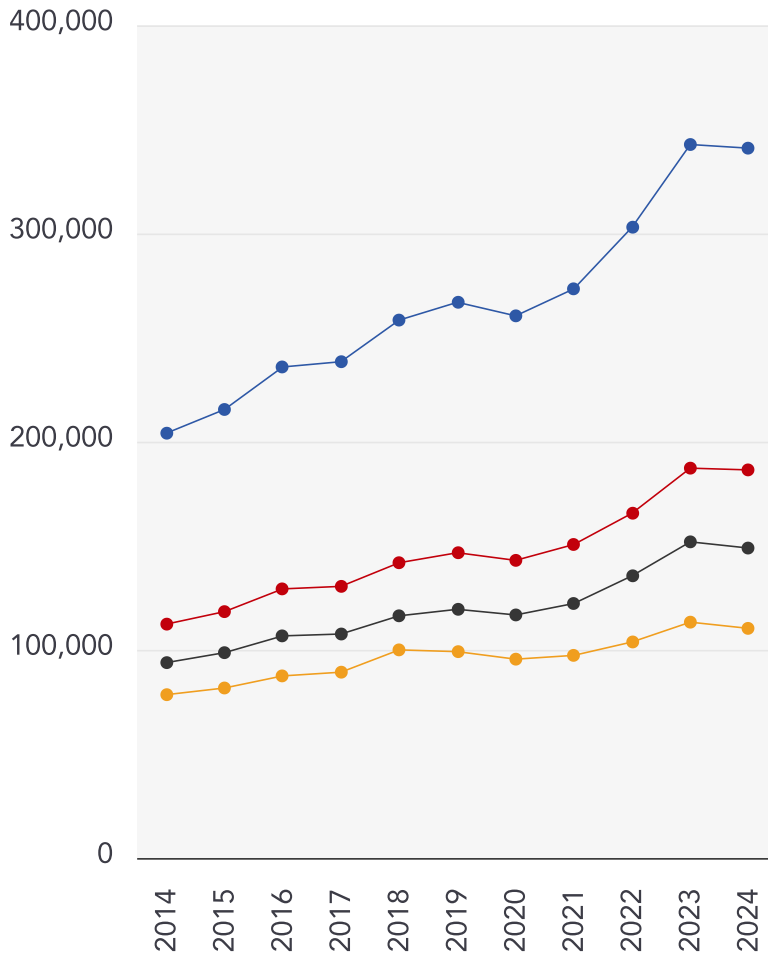
## Bus Stops/Stations

Pin	Name	Distance
1	Swinhope Road	0.14 miles
2	Demand Responsive Area	0.16 miles
3	Kingsmead Caravan Park	0.59 miles
4	York Road	0.9 miles
5	Roland House	0.89 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN8



Detached

**+67.09%**

Semi-Detached

**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## Mundys

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We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

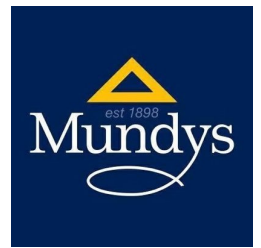
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

## Financial Services

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We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



## 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



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# Mundys

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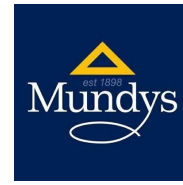


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#### Mundys

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