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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th March 2025

NORTH WILLINGHAM, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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The Property Ombudsman

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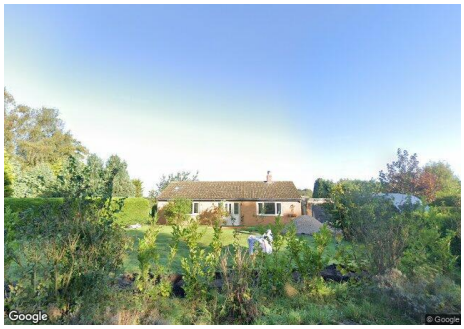
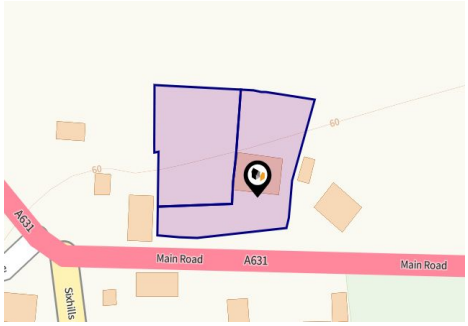
Property
Overview





Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	1,033 ft^2 / 96 m^2		
Plot Area:	0.63 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL128959		

Local Area

Local Authority:	West lindsey
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6	80	900
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Property
EPC - Certificate

North Willingham, LN8

Energy rating

E

Valid until 18.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D		
39-54	E	51 | E	
21-38	F		
1-20	G		

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Property
EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m^2

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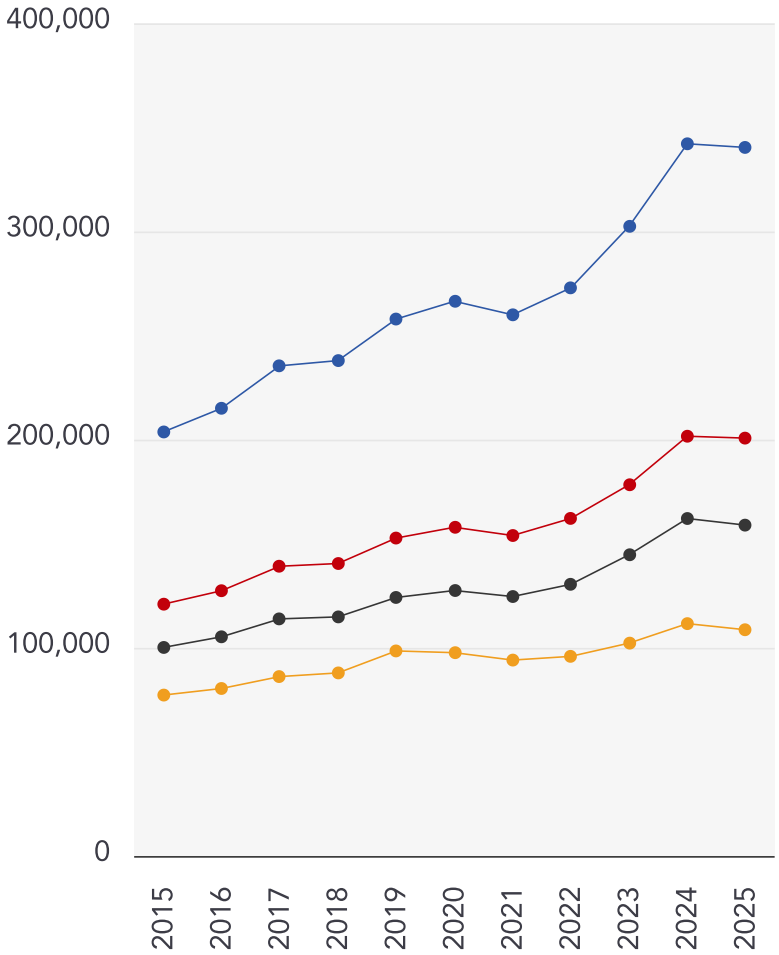
Market
House Price Statistics

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%

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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.

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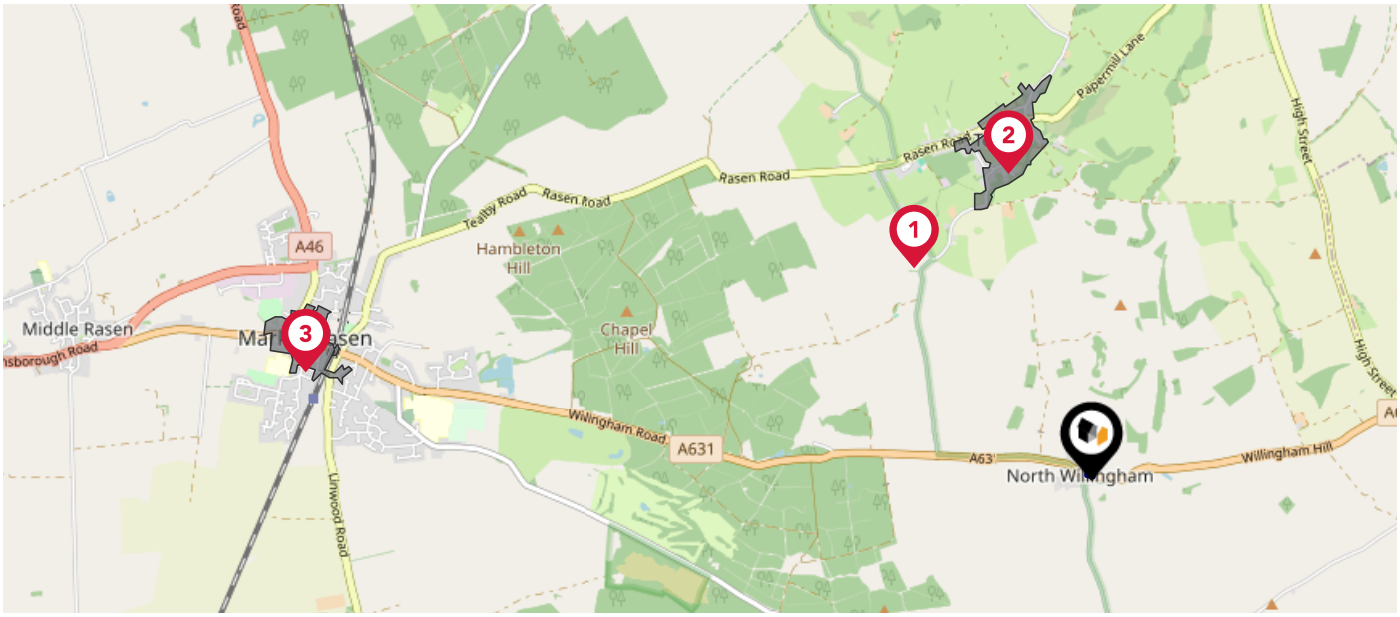
Maps
Conservation Areas

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	
1	Tealby Thorpe
2	Tealby
3	Market Rasen

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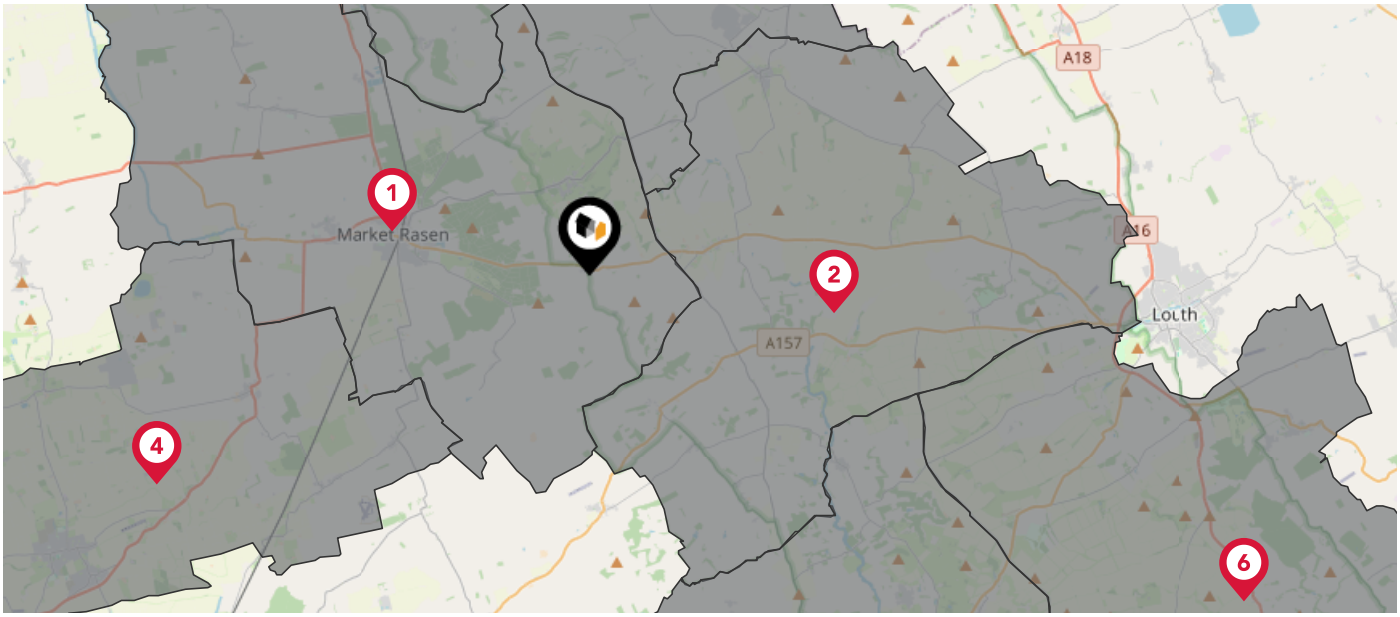
Maps
Council Wards

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	Binbrook Ward
3	Wold View Ward
4	Dunholme and Welton Ward
5	Tetford & Donington Ward
6	Legbourne Ward

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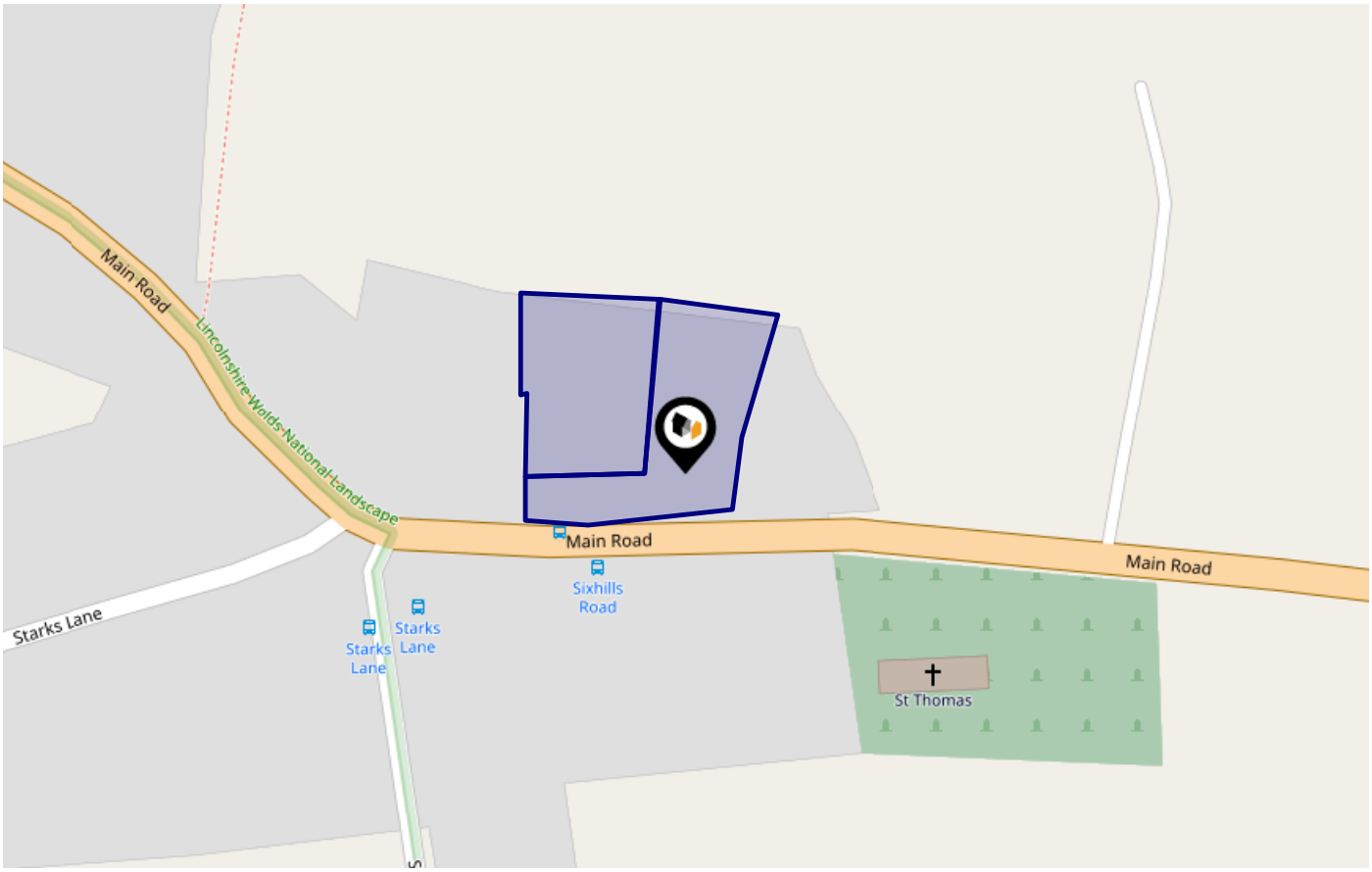
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

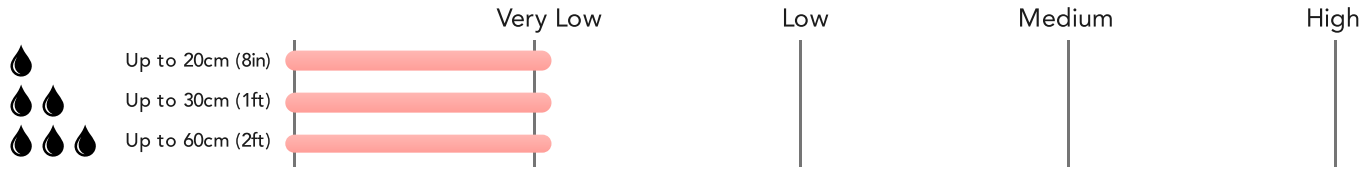


Risk Rating: Very low

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 (0.25%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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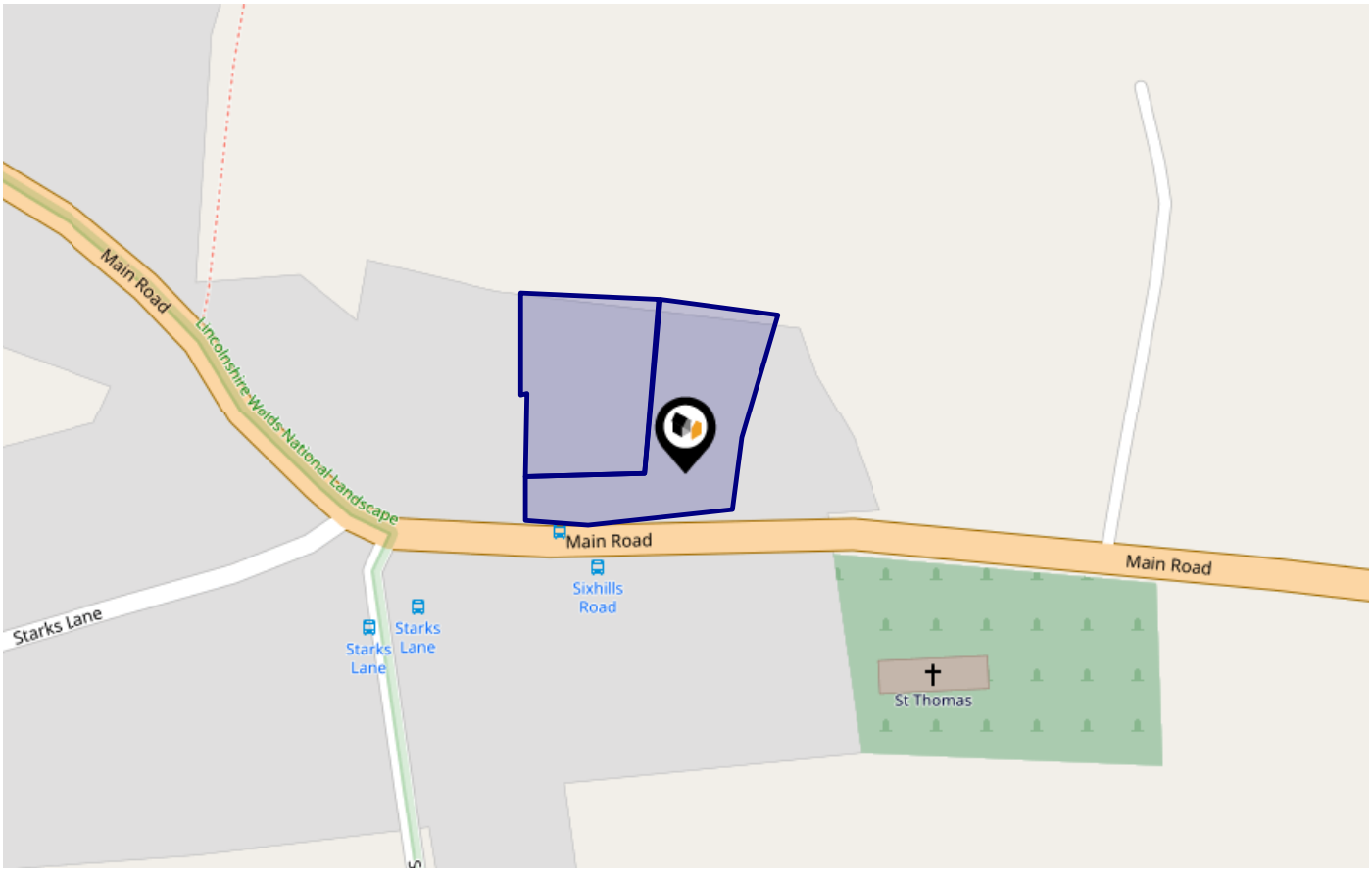
Flood Risk
Rivers & Seas - Climate Change

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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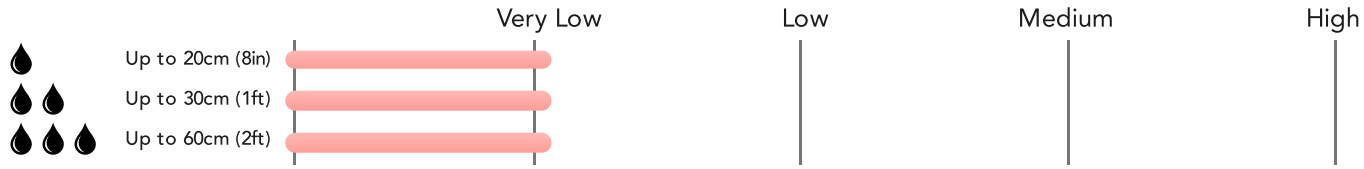

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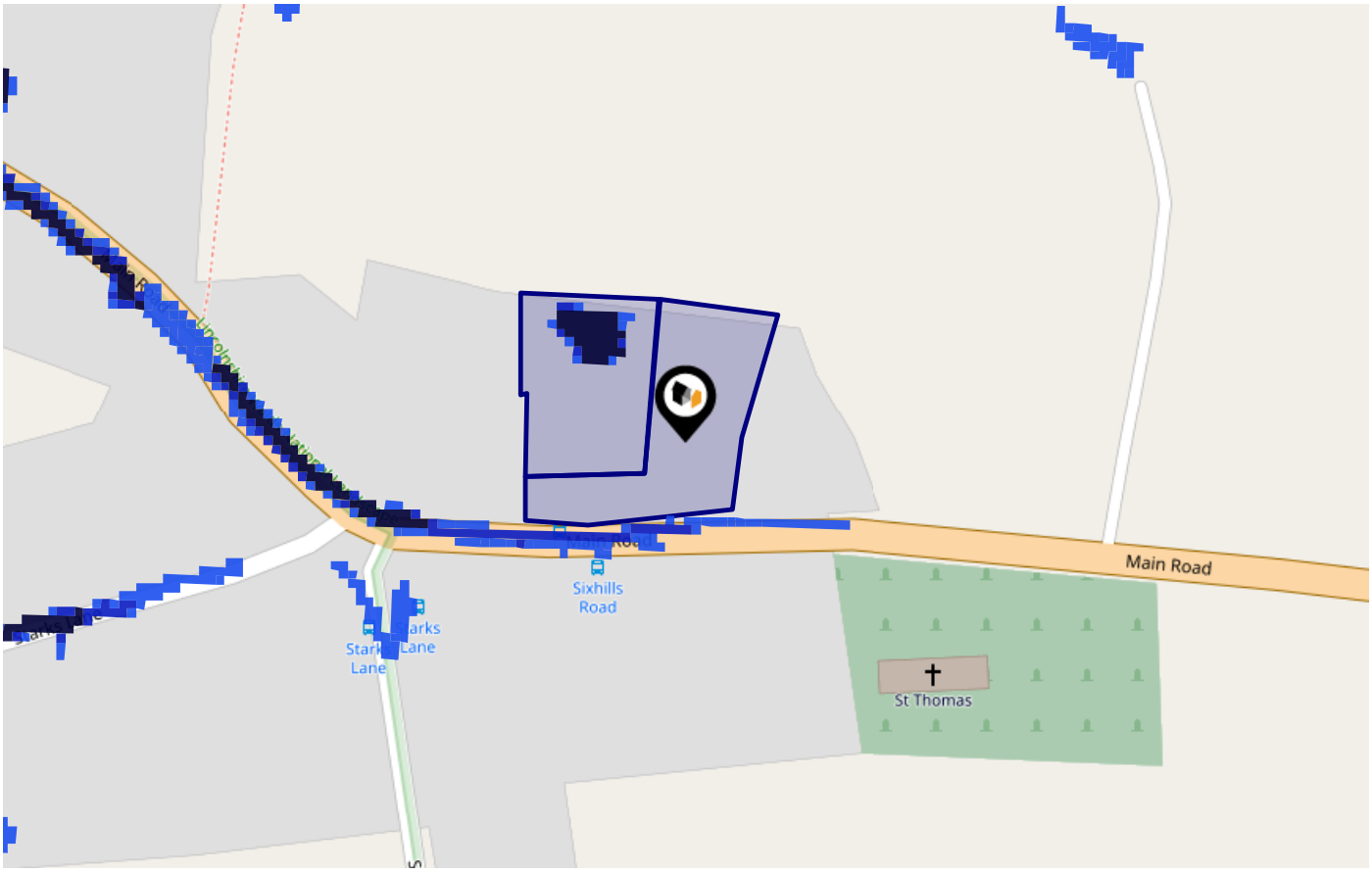
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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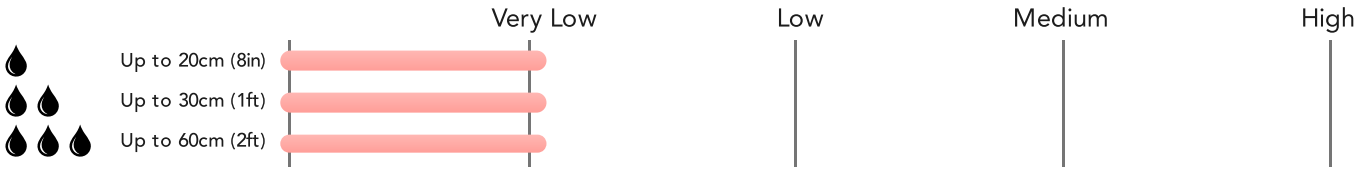

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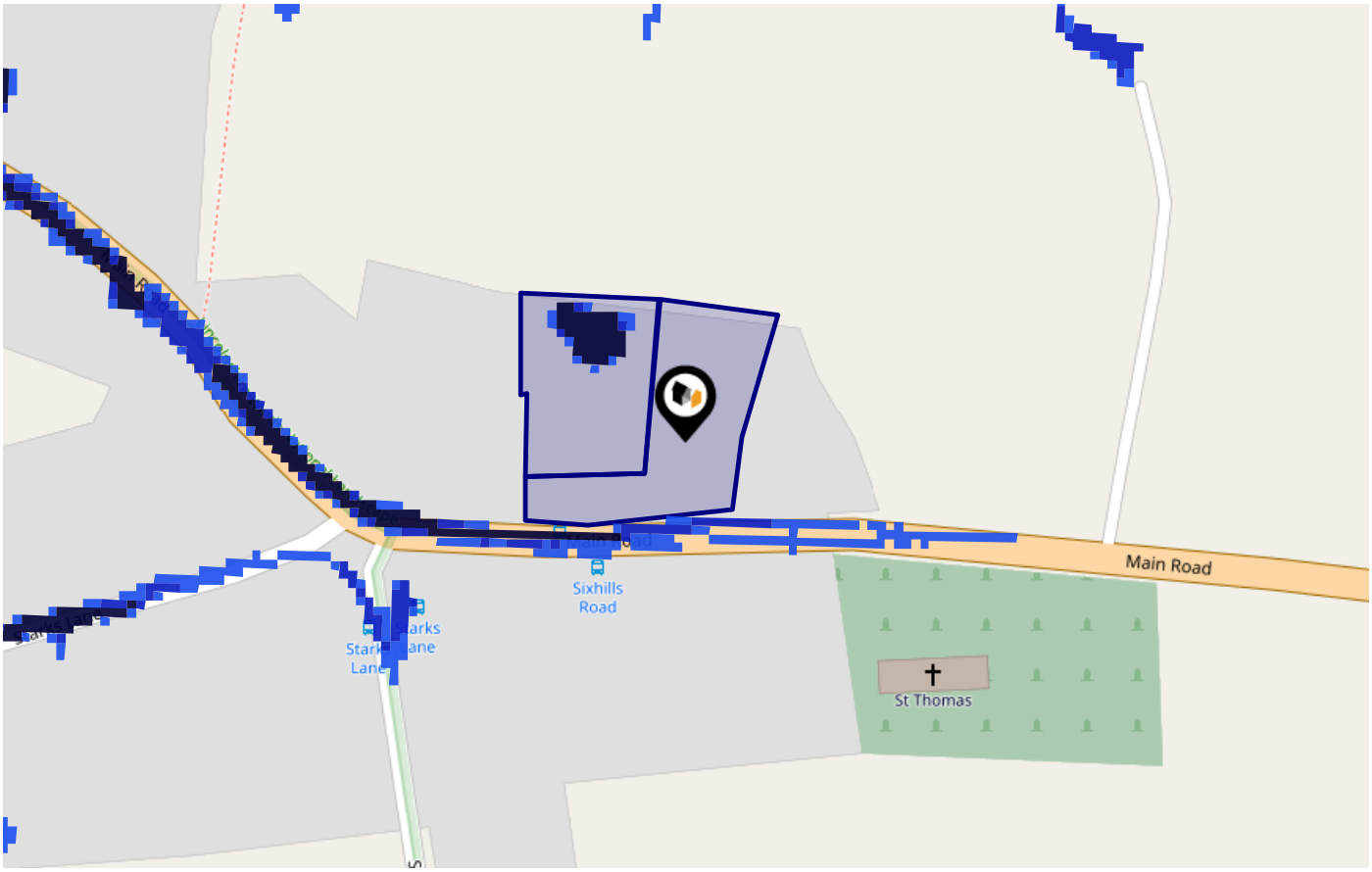
Flood Risk
Surface Water - Climate Change

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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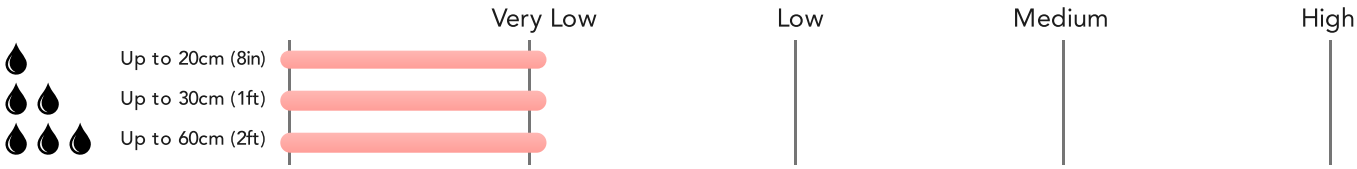

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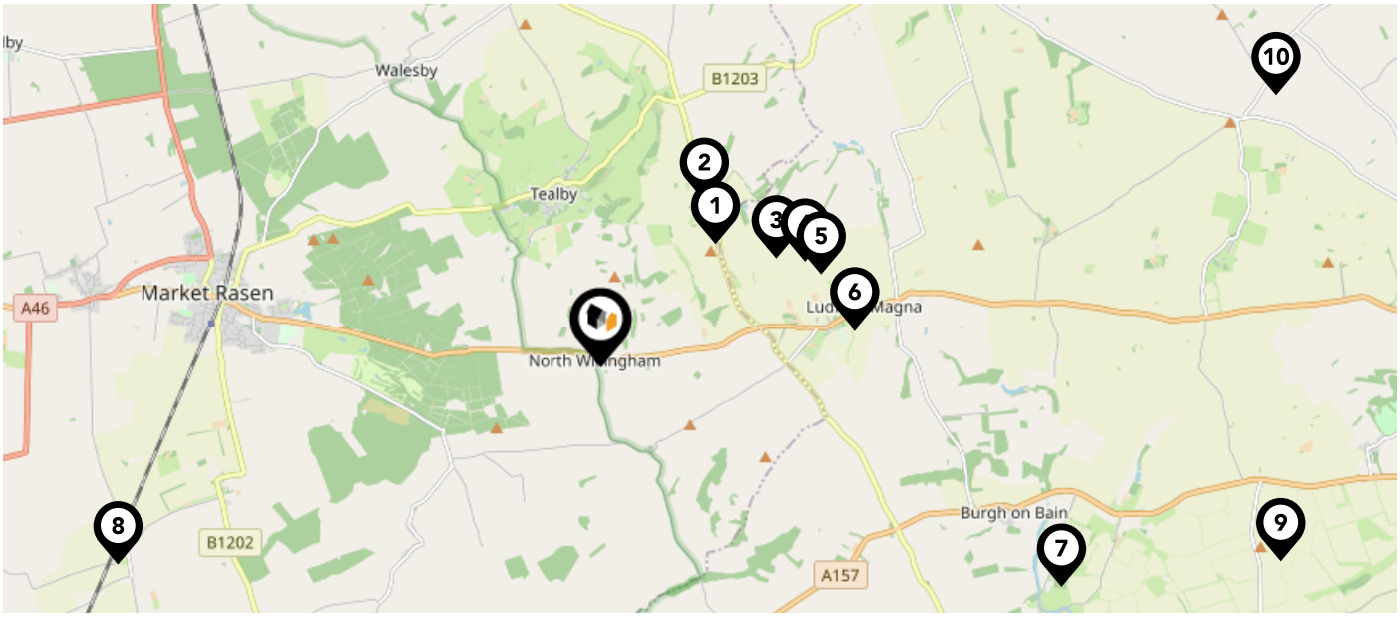
Maps
Landfill Sites

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	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
2	Caistor High Street-Ludford	Historic Landfill
3	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
4	Ludford-Market Rasen, Lincolnshire	Historic Landfill
5	Disused Pit-Moor Farm	Historic Landfill
6	Lime Villas-Ludford, Lincolnshire	Historic Landfill
7	EA/EPR/BP3198NJ/V002 - Mr H W Smith	Active Landfill
8	Buslingthorpe Bridge-Buslingthorpe, Lincolnshire	Historic Landfill
9	Disused Pit-Warren Farm, Welton Le Wold, Lincolnshire	Historic Landfill
10	Kelstern Old Airfield-Lambcroft, Market Rasen, Lincolnshire	Historic Landfill

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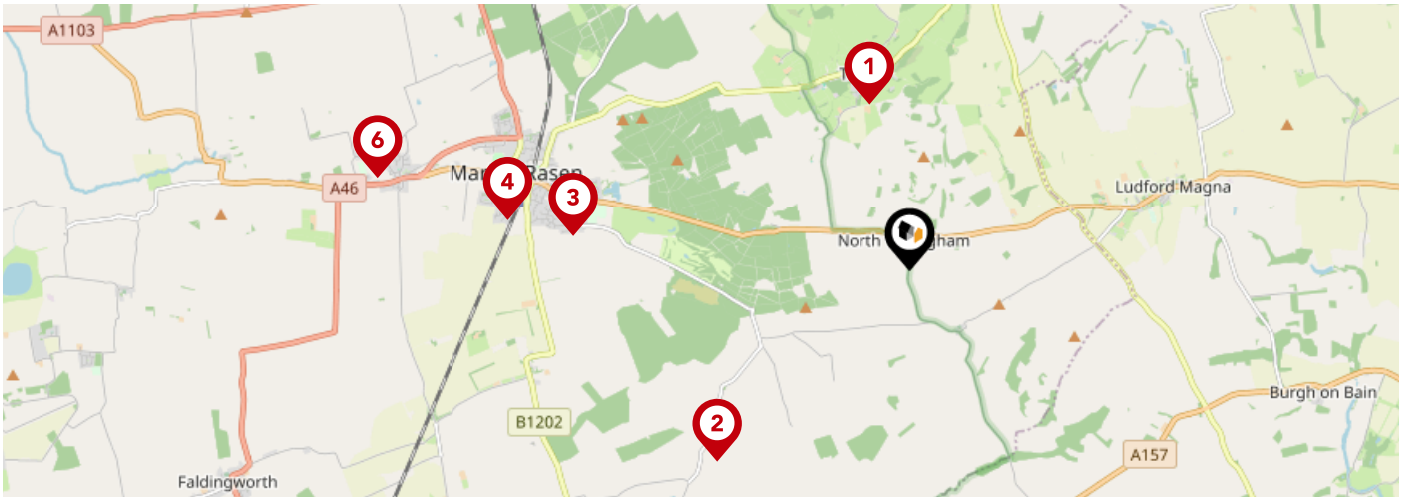
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Tealby School** Ofsted Rating: Good | Pupils: 84 | Distance:1.52	☐	☑	☐	☐	☐
2	**Legsby Primary School** Ofsted Rating: Good | Pupils: 37 | Distance:2.39	☐	☑	☐	☐	☐
3	**De Aston School** Ofsted Rating: Good | Pupils: 1040 | Distance:3	☐	☐	☑	☐	☐
4	**The Market Rasen Church of England Primary School** Ofsted Rating: Good | Pupils: 308 | Distance:3.59	☐	☑	☐	☐	☐
5	**Binbrook CofE Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:4.54	☐	☑	☐	☐	☐
6	**The Middle Rasen Primary School** Ofsted Rating: Good | Pupils: 135 | Distance:4.77	☐	☑	☐	☐	☐
7	**The Donington-on-Bain School** Ofsted Rating: Good | Pupils: 94 | Distance:5.68	☐	☑	☐	☐	☐
8	**Osgodby Primary School** Ofsted Rating: Good | Pupils: 94 | Distance:6.05	☐	☑	☐	☐	☐

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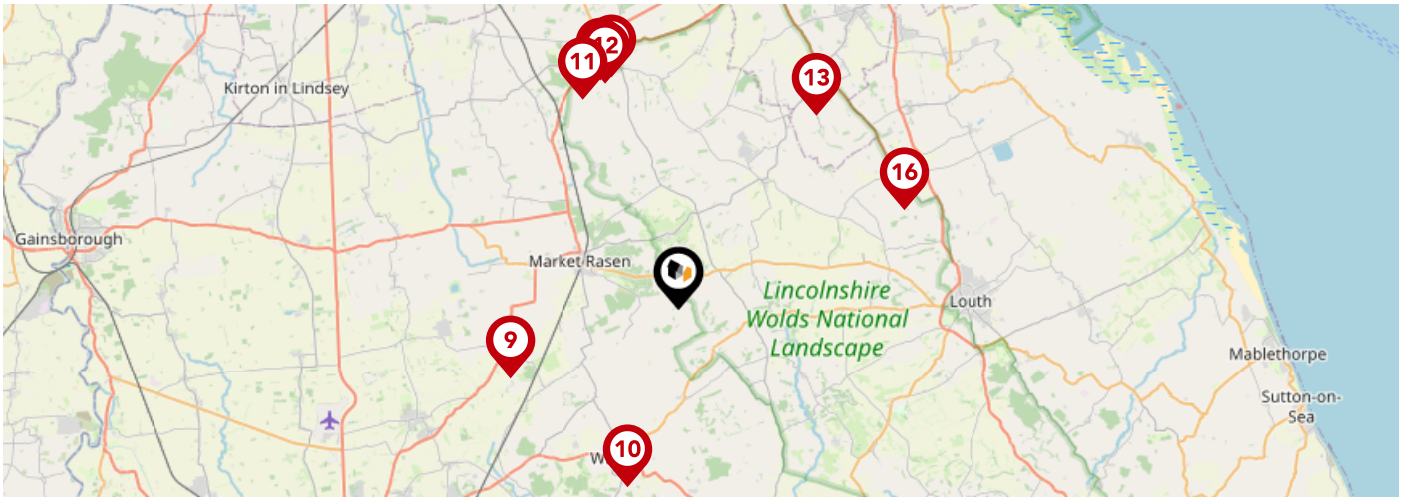
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Faldingworth Community Primary School** Ofsted Rating: Good | Pupils: 71 | Distance:6.39	☐	☑	☐	☐	☐
10	**Wragby Primary School** Ofsted Rating: Good | Pupils: 175 | Distance:6.57	☐	☑	☐	☐	☐
11	**Nettleton Community Primary School** Ofsted Rating: Good | Pupils: 69 | Distance:8.13	☐	☑	☐	☐	☐
12	**Caistor CofE and Methodist Primary School** Ofsted Rating: Good | Pupils: 216 | Distance:8.37	☐	☑	☐	☐	☐
13	**East Ravendale CofE Primary School Academy** Ofsted Rating: Good | Pupils: 98 | Distance:8.4	☐	☑	☐	☐	☐
14	**Caistor Yarborough Academy** Ofsted Rating: Good | Pupils: 536 | Distance:8.52	☐	☐	☑	☐	☐
15	**Caistor Grammar School** Ofsted Rating: Good | Pupils: 683 | Distance:8.57	☐	☐	☑	☐	☐
16	**The Utterby Primary Academy** Ofsted Rating: Good | Pupils: 69 | Distance:8.77	☐	☑	☐	☐	☐

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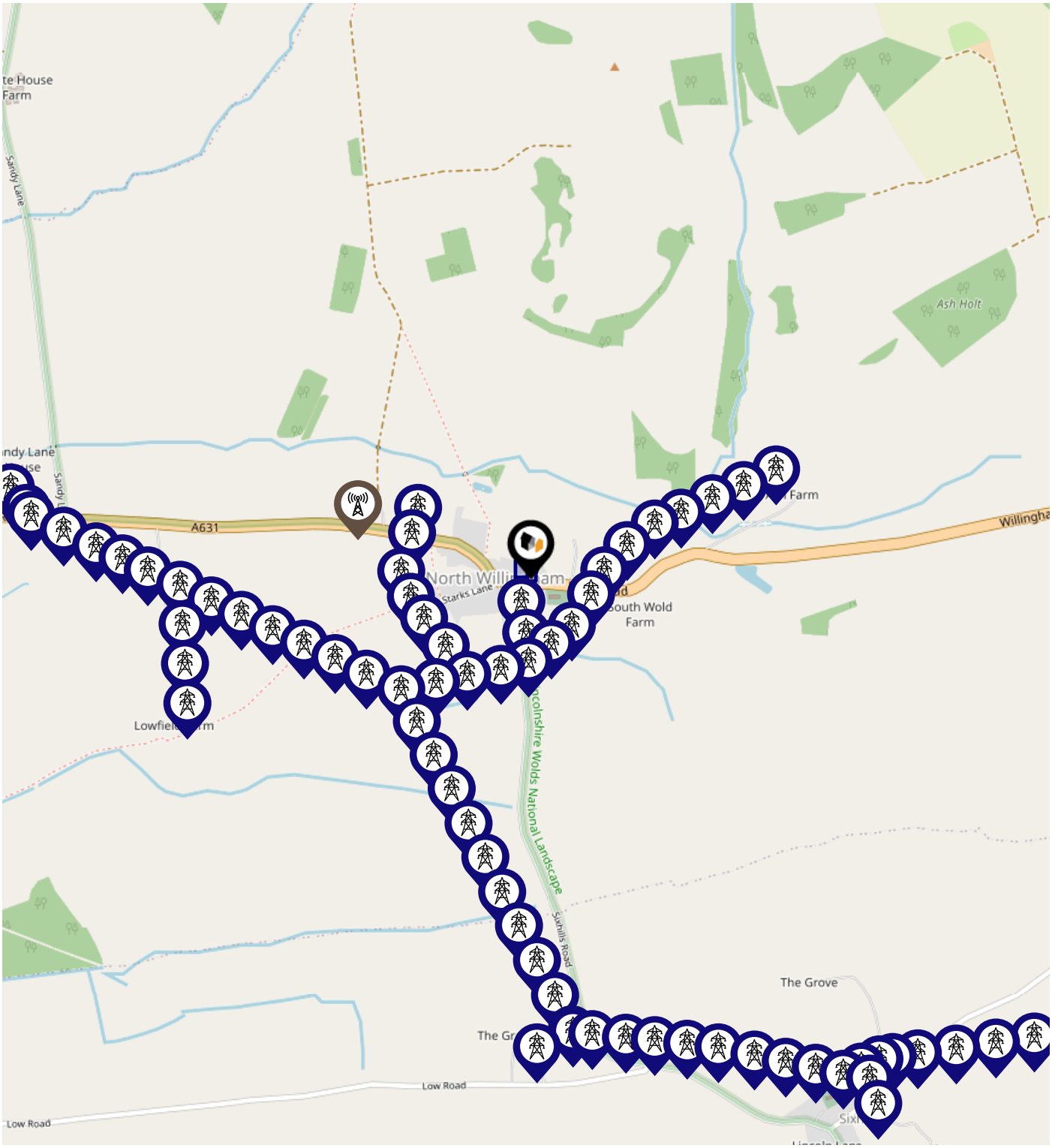
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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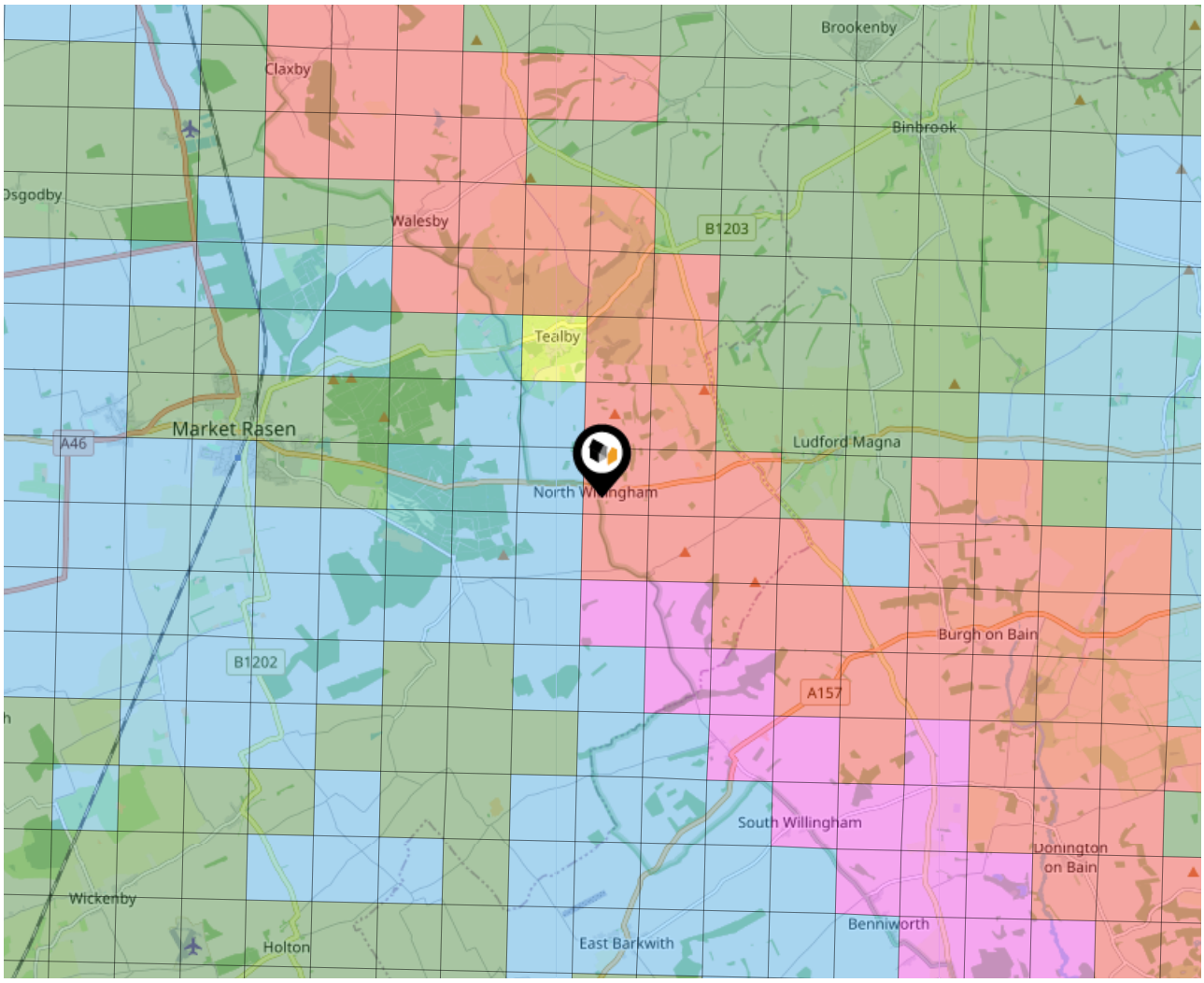
Environment
Radon Gas

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

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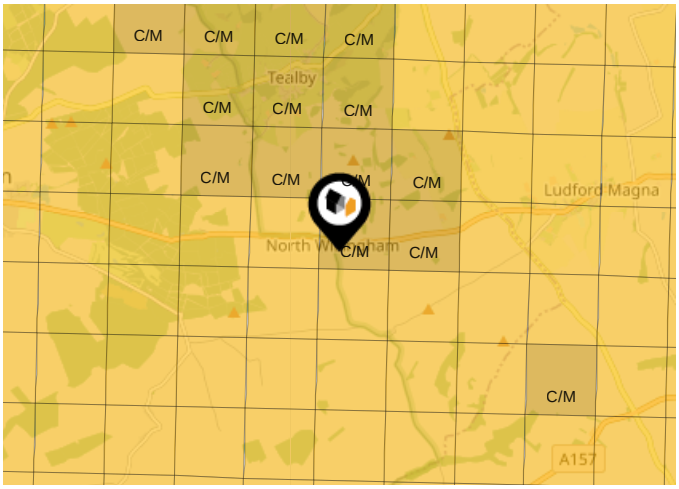
Environment
Soils & Clay

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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	**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

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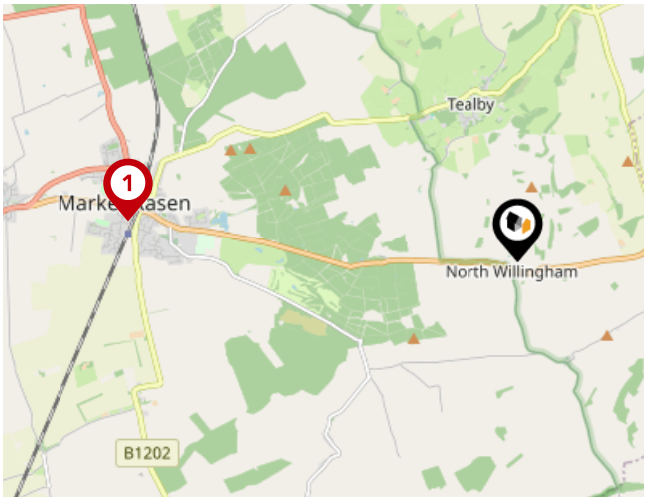
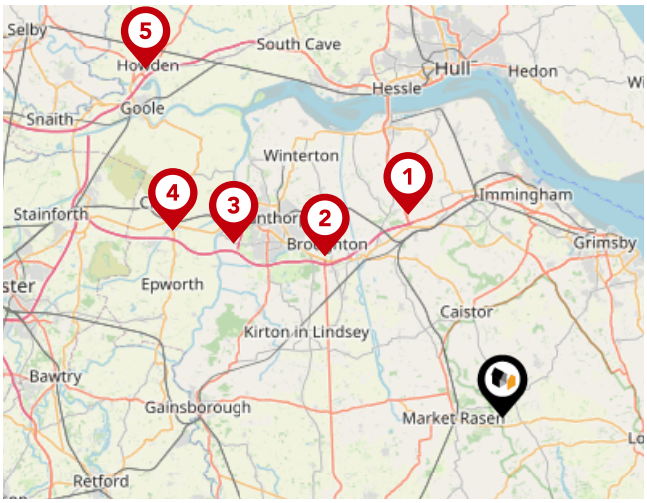
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	3.46 miles
2	Healing Railway Station	14.52 miles
3	Grimsby Town Rail Station	14.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	15.73 miles
2	M180 J4	16.95 miles
3	M180 J3	22.64 miles
4	M180 J2	26.73 miles
5	M62 J37	35.18 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	14.66 miles
2	Finningley	32 miles
3	East Mids Airport	58.81 miles
4	Leeds Bradford Airport	66.91 miles

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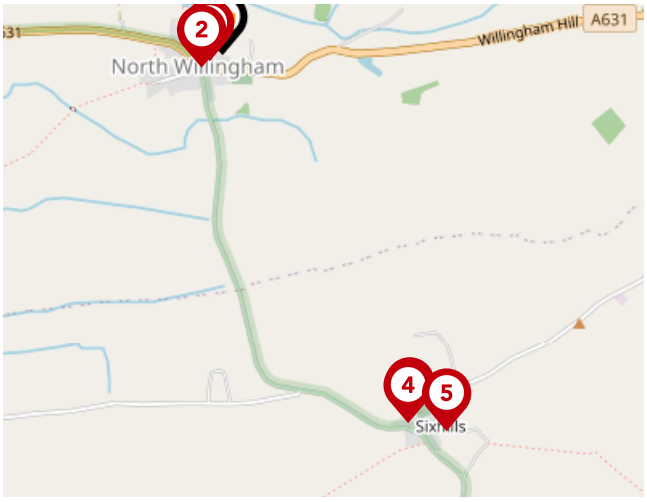
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Demand Responsive Area	0.03 miles
2	Starks Lane	0.05 miles
3	All Saints' Church	0.91 miles
4	All Saints' Church	0.91 miles
5	Demand Responsive Area	0.97 miles

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Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

Financial Services

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.

Mundys
Testimonials

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

Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mundys and therefore no warranties can be given as to their good working order.

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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Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail