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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th April 2025



HANCOCK COURT, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

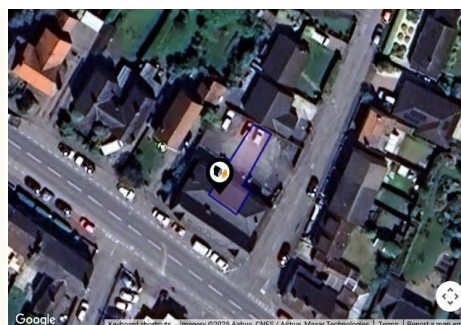
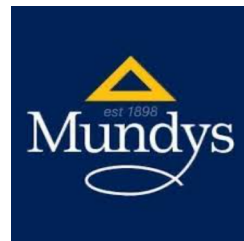
tom.bell@mundys.net

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Property Overview



Property

| | |
|------------------|---|
| Type: | Flat / Maisonette |
| Bedrooms: | 3 |
| Floor Area: | 893 ft ² / 83 m ² |
| Plot Area: | 0.03 acres |
| Year Built : | 1996 |
| Council Tax : | Band A |
| Annual Estimate: | £1,520 |
| Title Number: | LL135841 |

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)

| | | |
|-------------------|-------------------|---------------------|
| 17 mb/s | 80 mb/s | 1800 mb/s |
| | | |

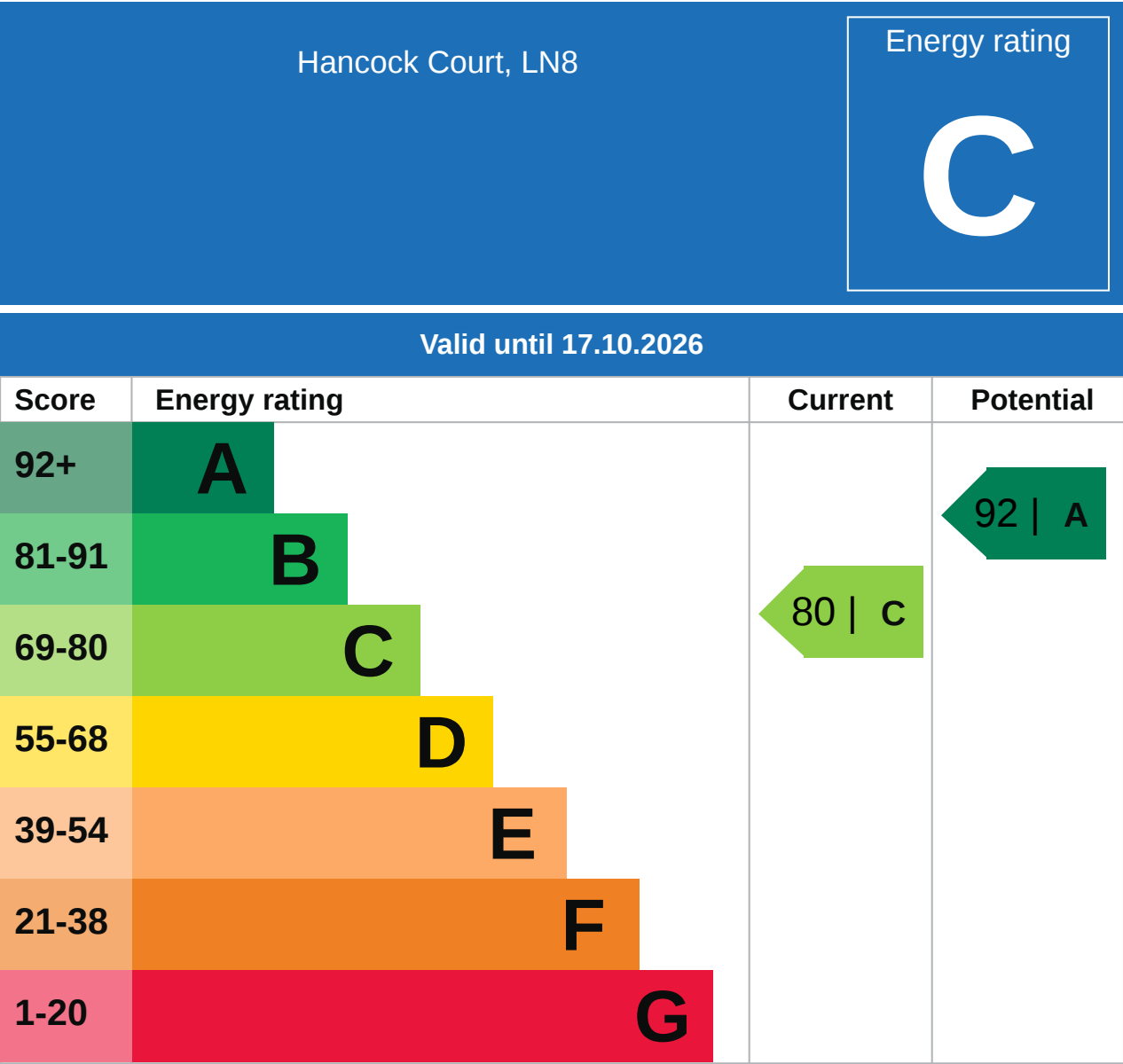
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Additional EPC Data

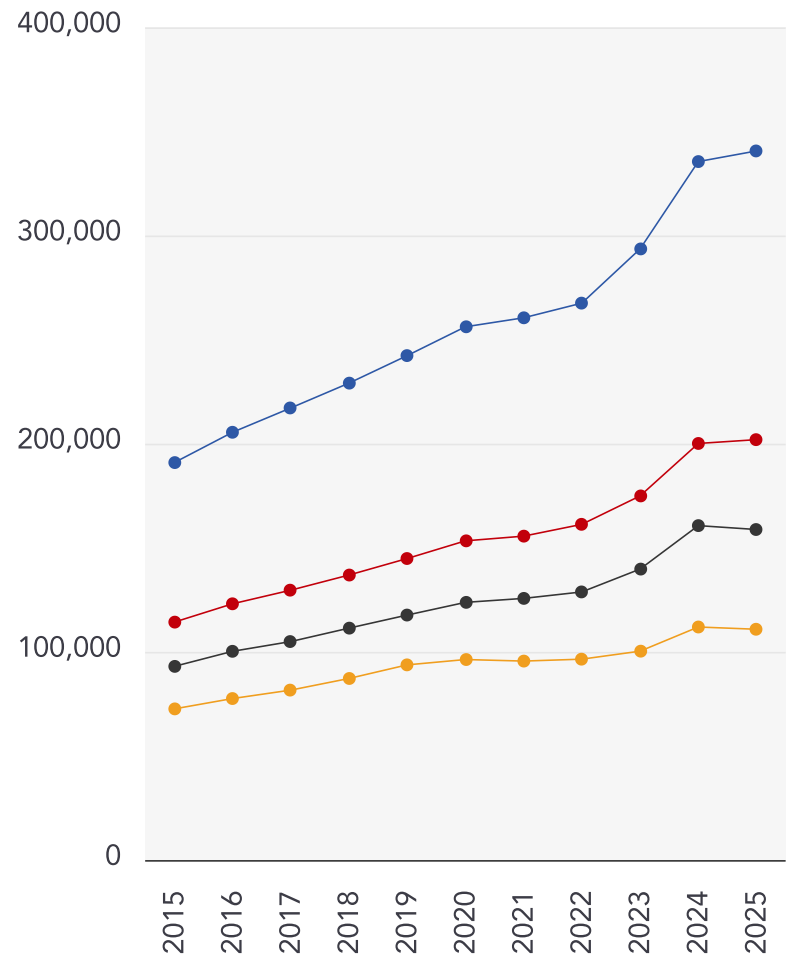
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, insulated (assumed) |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Room thermostat only |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 80% of fixed outlets |
| Floors: | Solid, insulated (assumed) |
| Total Floor Area: | 83 m ² |

Market

House Price Statistics



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



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

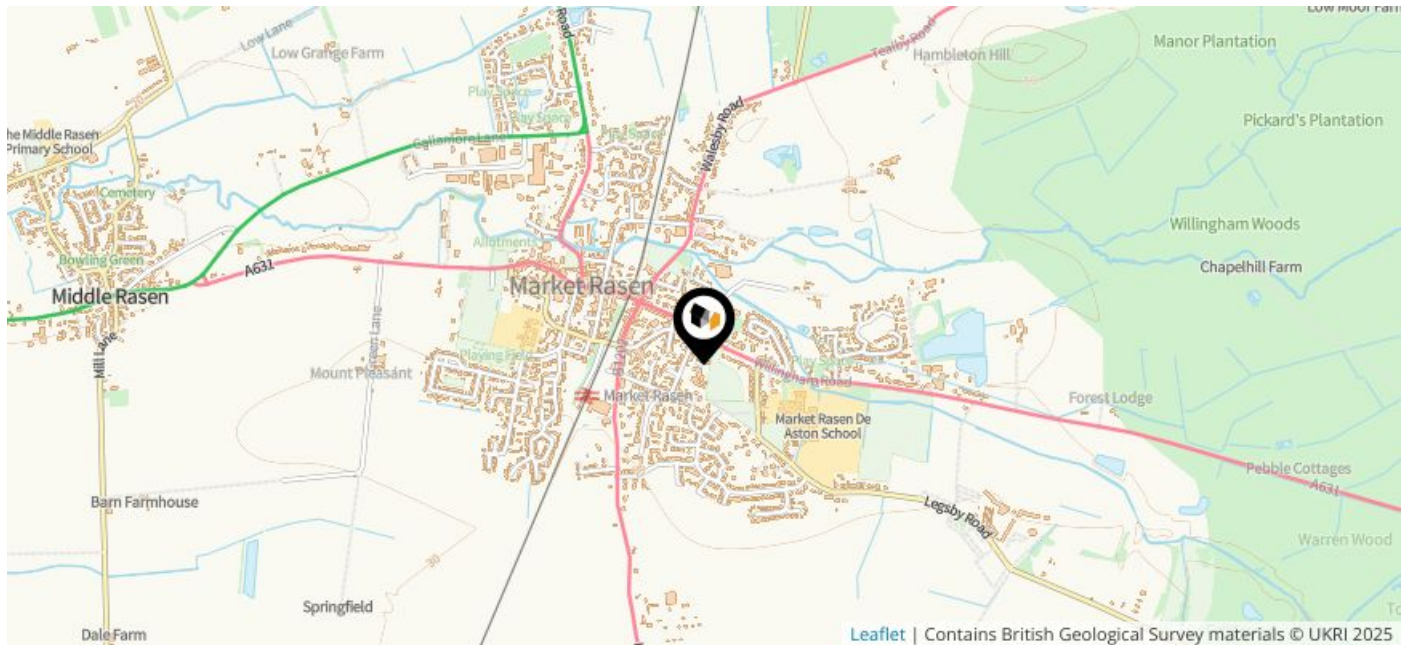
+52.67%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

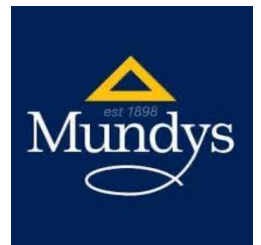
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

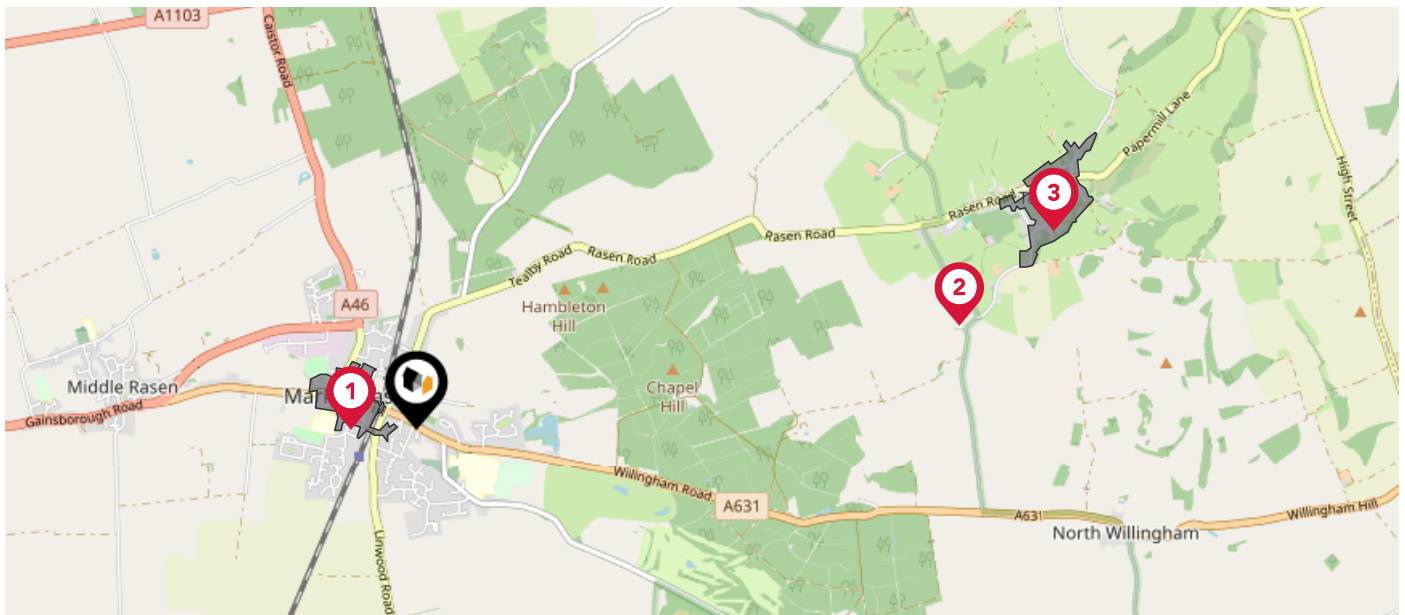
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

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



Market Rasen



Tealby Thorpe



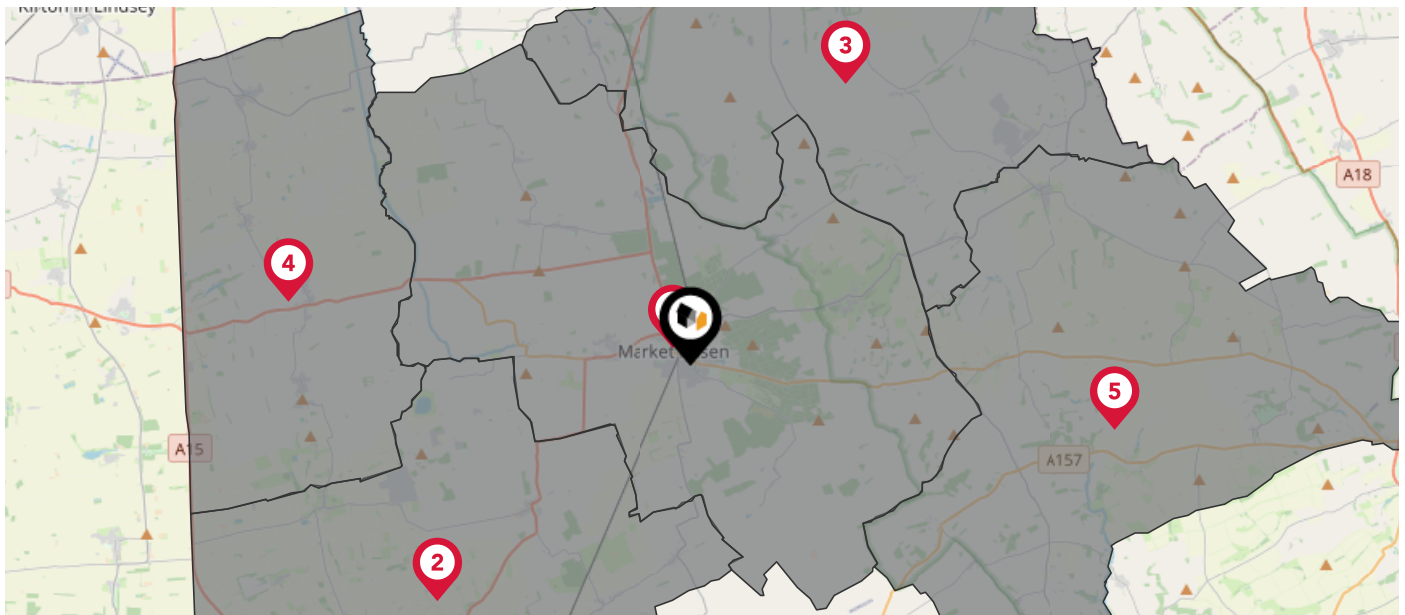
Tealby

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



Market Rasen Ward



Dunholme and Welton Ward



Wold View Ward



Waddingham and Spital Ward

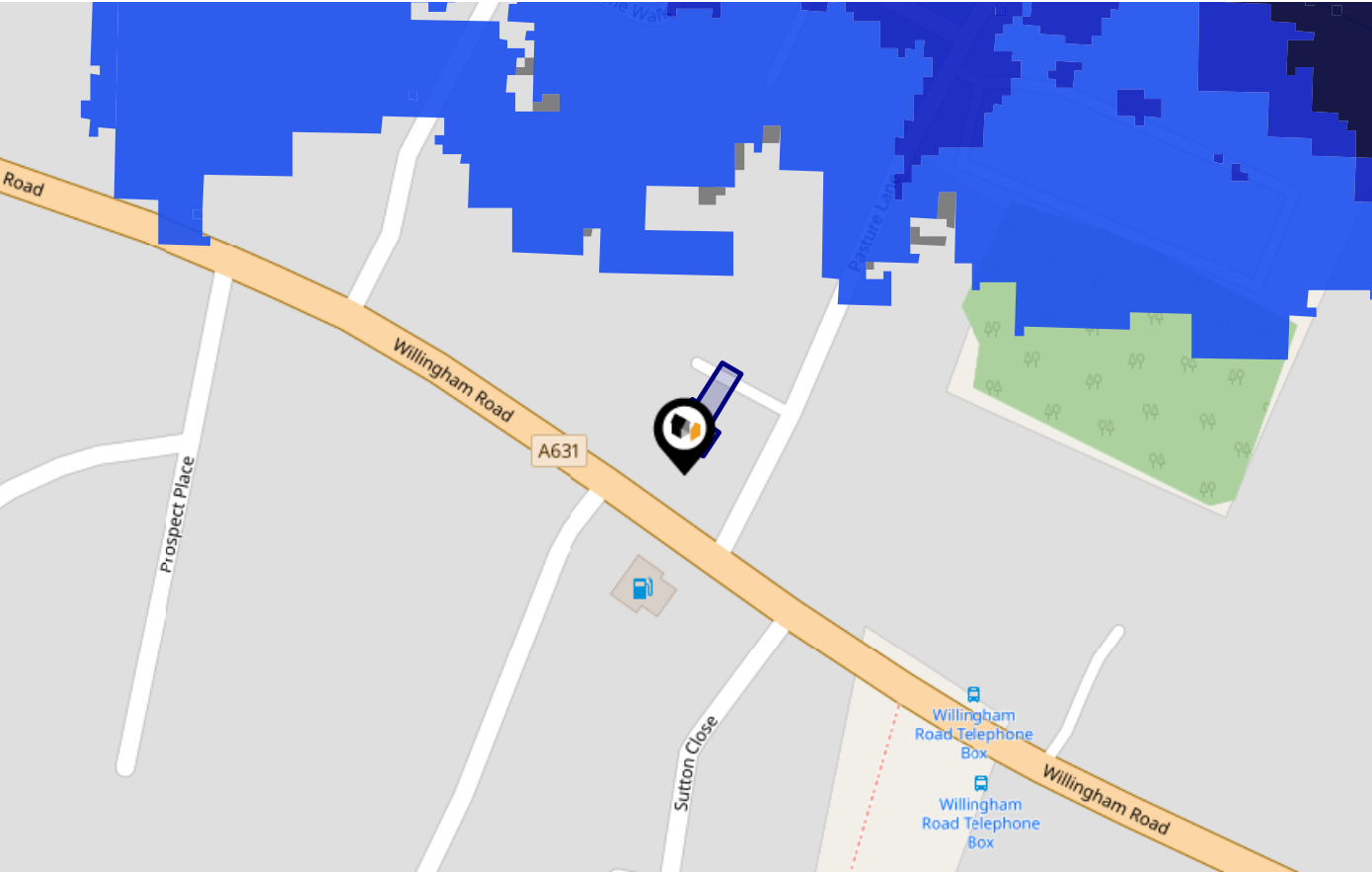


Binbrook Ward

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.

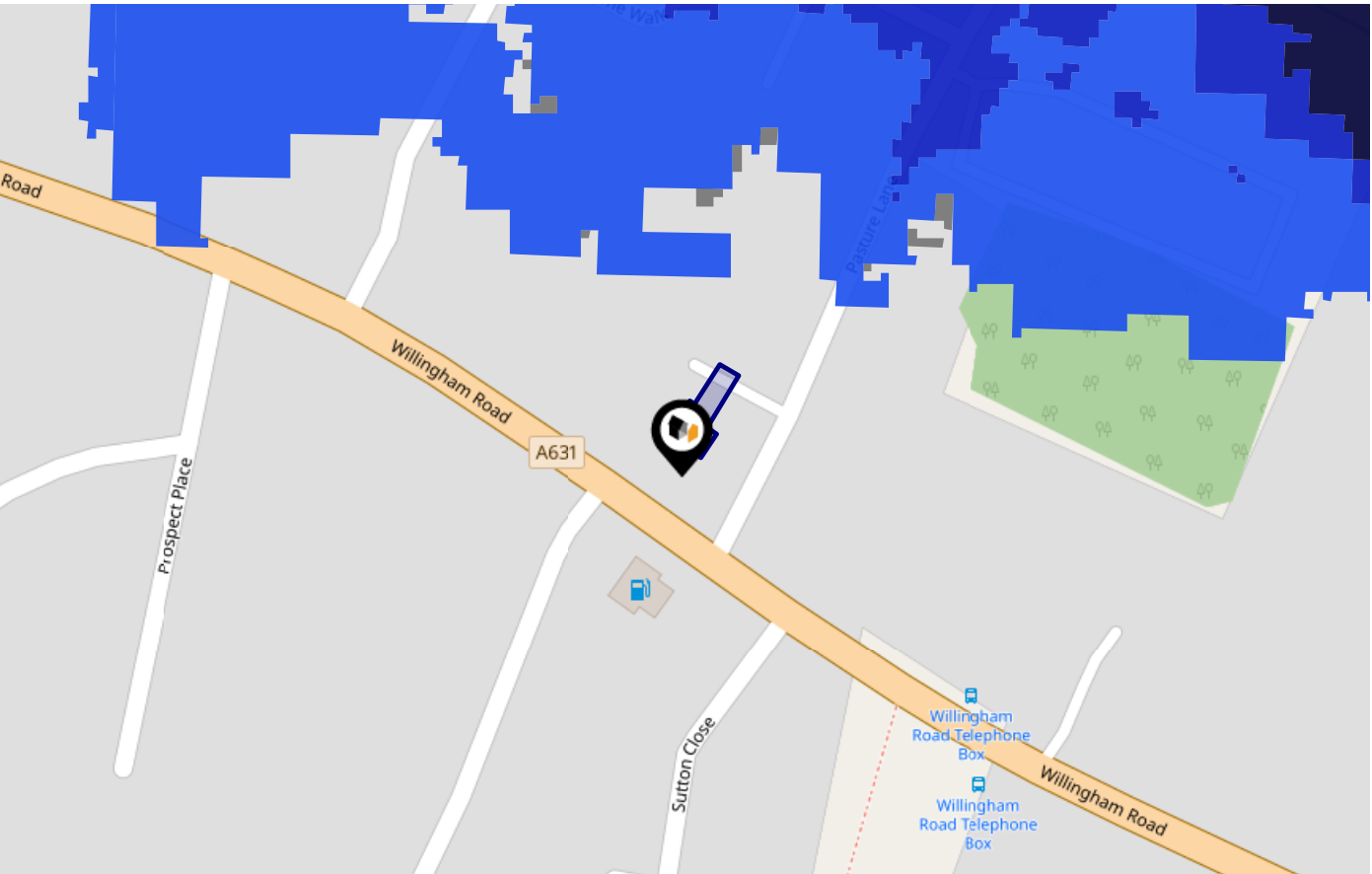
Chance of flooding to the following depths at this property:



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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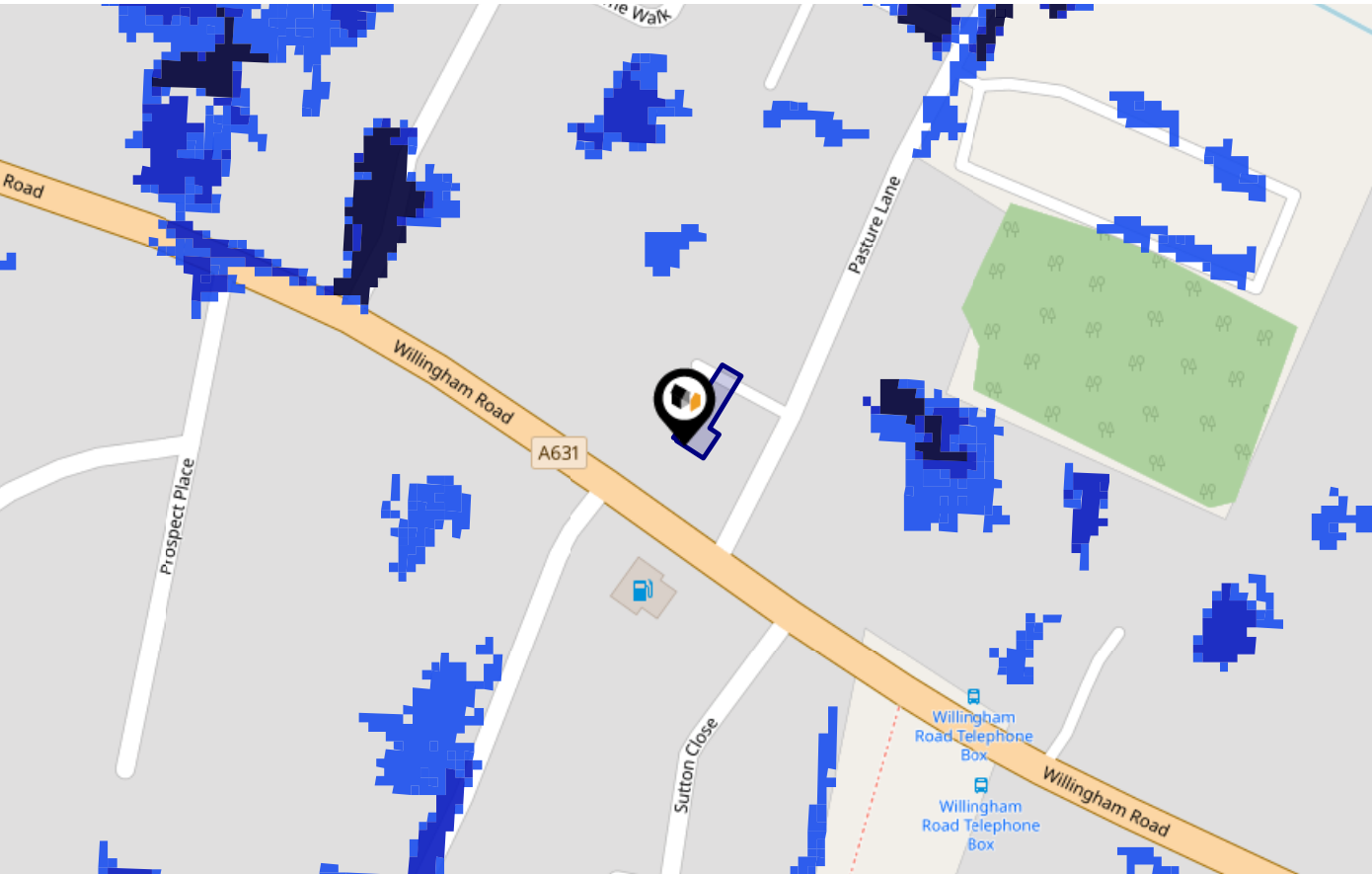
Chance of flooding to the following depths at this property:



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.

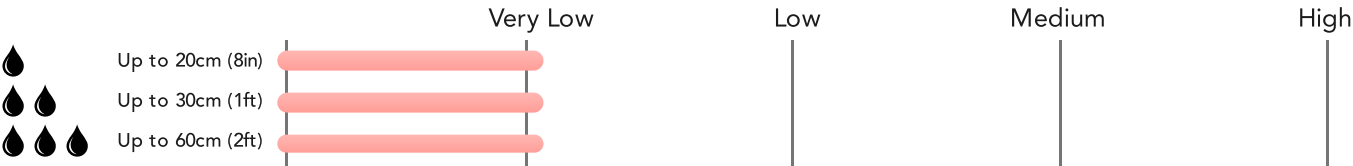


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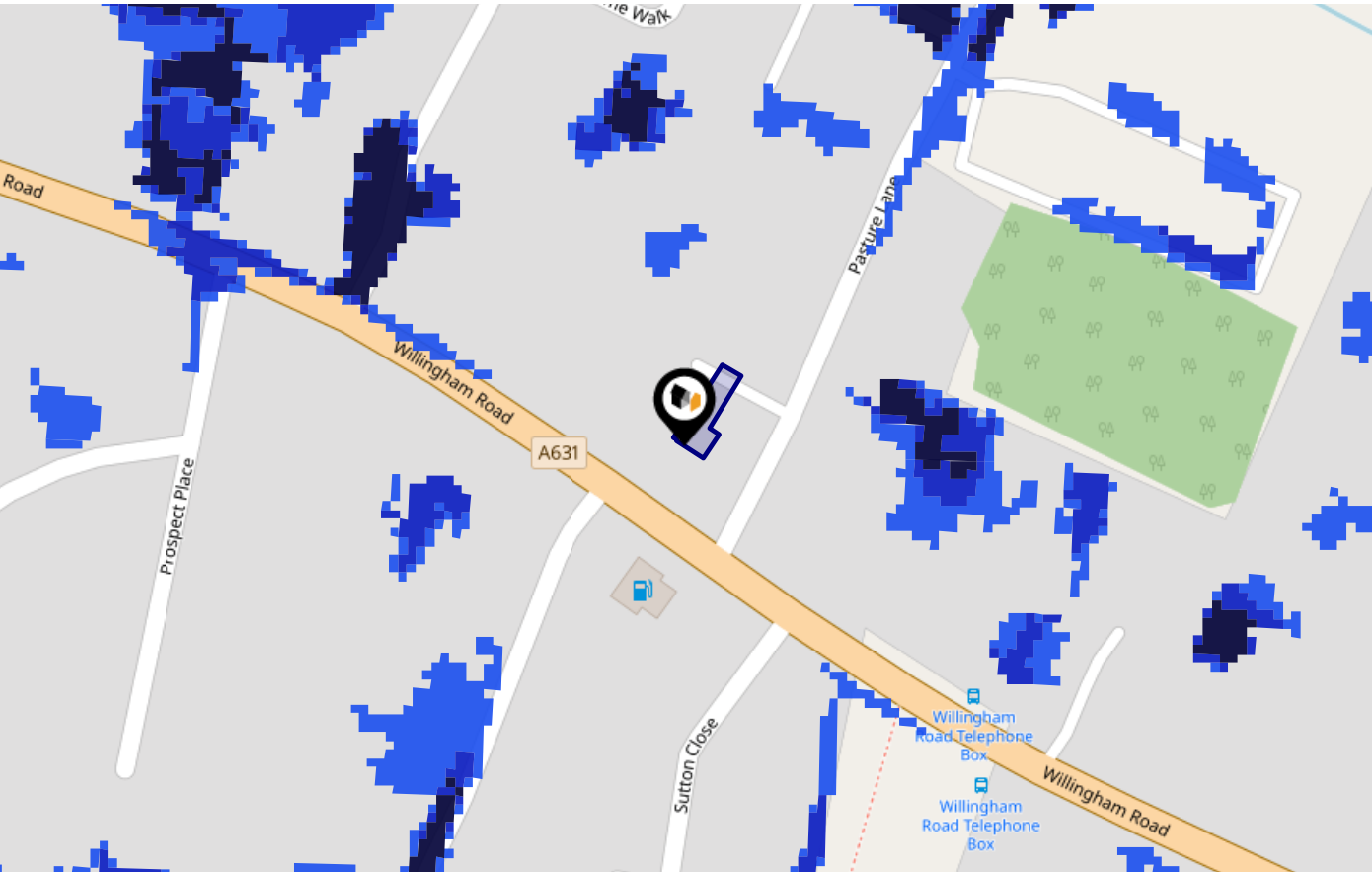
Chance of flooding to the following depths at this property:



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.

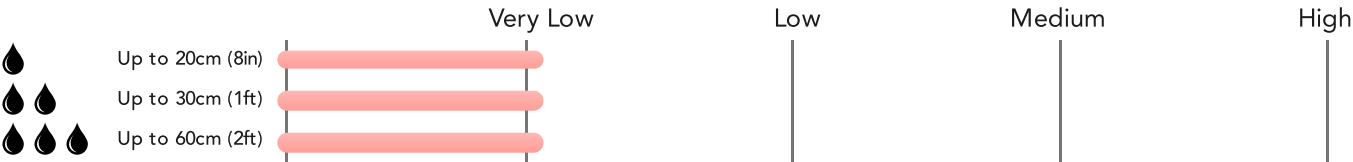


Risk Rating: Very low

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- 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:



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



Nearby Green Belt Land

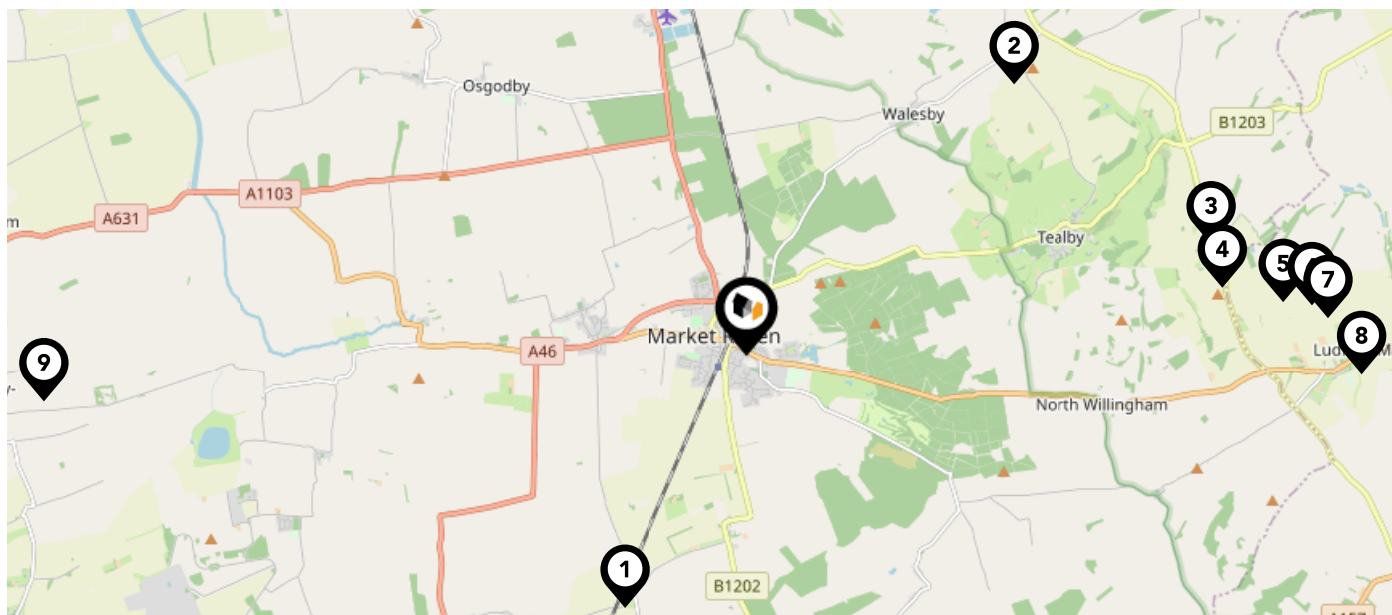
No data available.

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

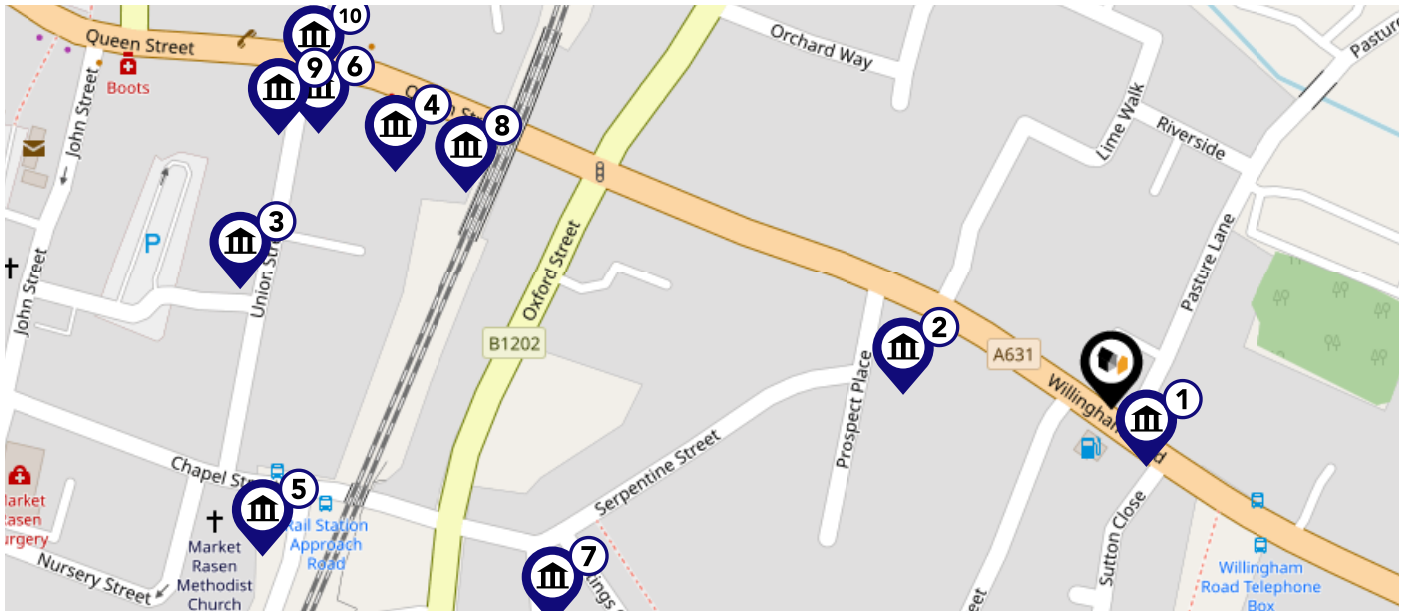
| | | | |
|---|--|-------------------|--|
| 1 | Buslingthorpe Bridge-Buslingthorpe, Lincolnshire | Historic Landfill | |
| 2 | Walesby Top-Caistor Lane, Walesby | Historic Landfill | |
| 3 | Caistor High Street-Ludford | Historic Landfill | |
| 4 | Ludford Tip-Caister High Street, Ludford, Lincolnshire | Historic Landfill | |
| 5 | Far Dickey Crook-Market Rasen, Lincolnshire | Historic Landfill | |
| 6 | Ludford-Market Rasen, Lincolnshire | Historic Landfill | |
| 7 | Disused Pit-Moor Farm | Historic Landfill | |
| 8 | Lime Villas-Ludford, Lincolnshire | Historic Landfill | |
| 9 | Normanby by Spital-Brickyard Farm, off Highgate Lane, Normanby-by-Spital, Lincolnshire | Historic Landfill | |











Maps

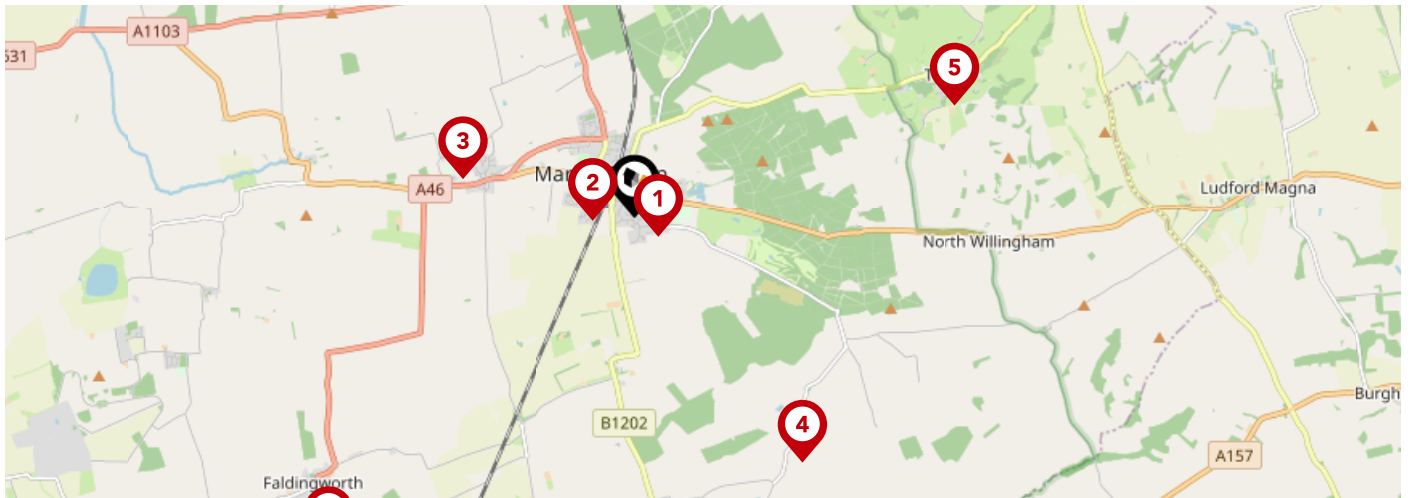
Listed Buildings



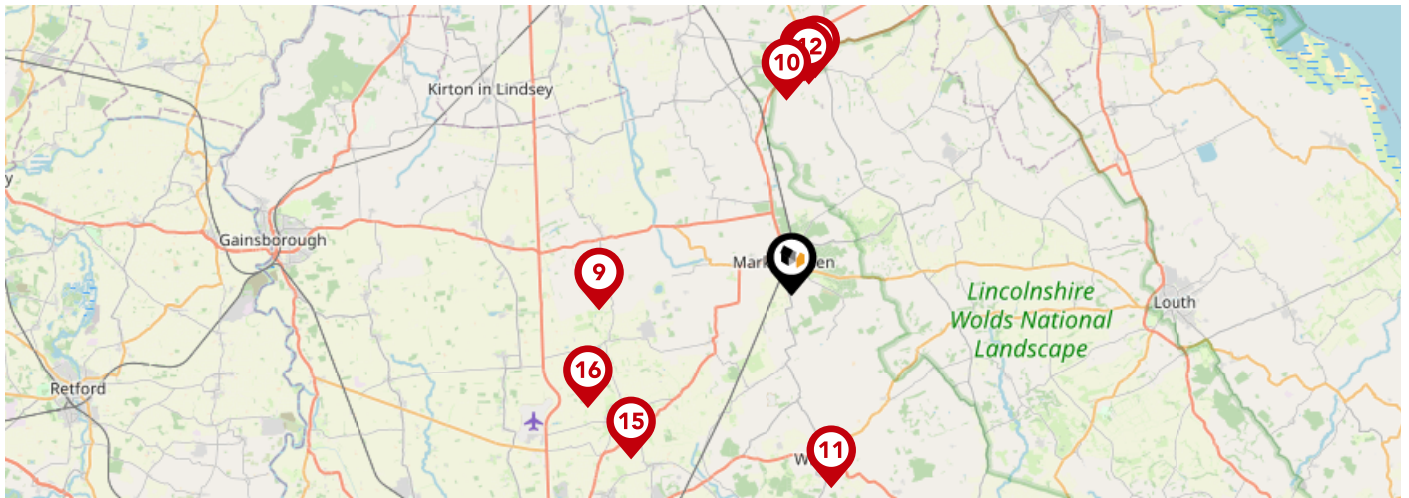
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1063462 - 36, 37, 38, 39, Willingham Road | Grade II | 0.0 miles |
|  1359788 - 24, Willingham Road | Grade II | 0.1 miles |
|  1165968 - 14, 16 And 18, Union Street | Grade II | 0.2 miles |
|  1359786 - 40 And 42, Queen Street | Grade II | 0.2 miles |
|  1271411 - War Memorial | Grade II | 0.2 miles |
|  1063458 - Rasen Diy | Grade II | 0.2 miles |
|  1063461 - Maltings (now Harwood Tate Antiques) | Grade II | 0.2 miles |
|  1063459 - The King's Head Public House | Grade II | 0.2 miles |
|  1165938 - Spencers Newsagent | Grade II | 0.2 miles |
|  1309125 - 17-23, Queen Street | Grade II | 0.2 miles |



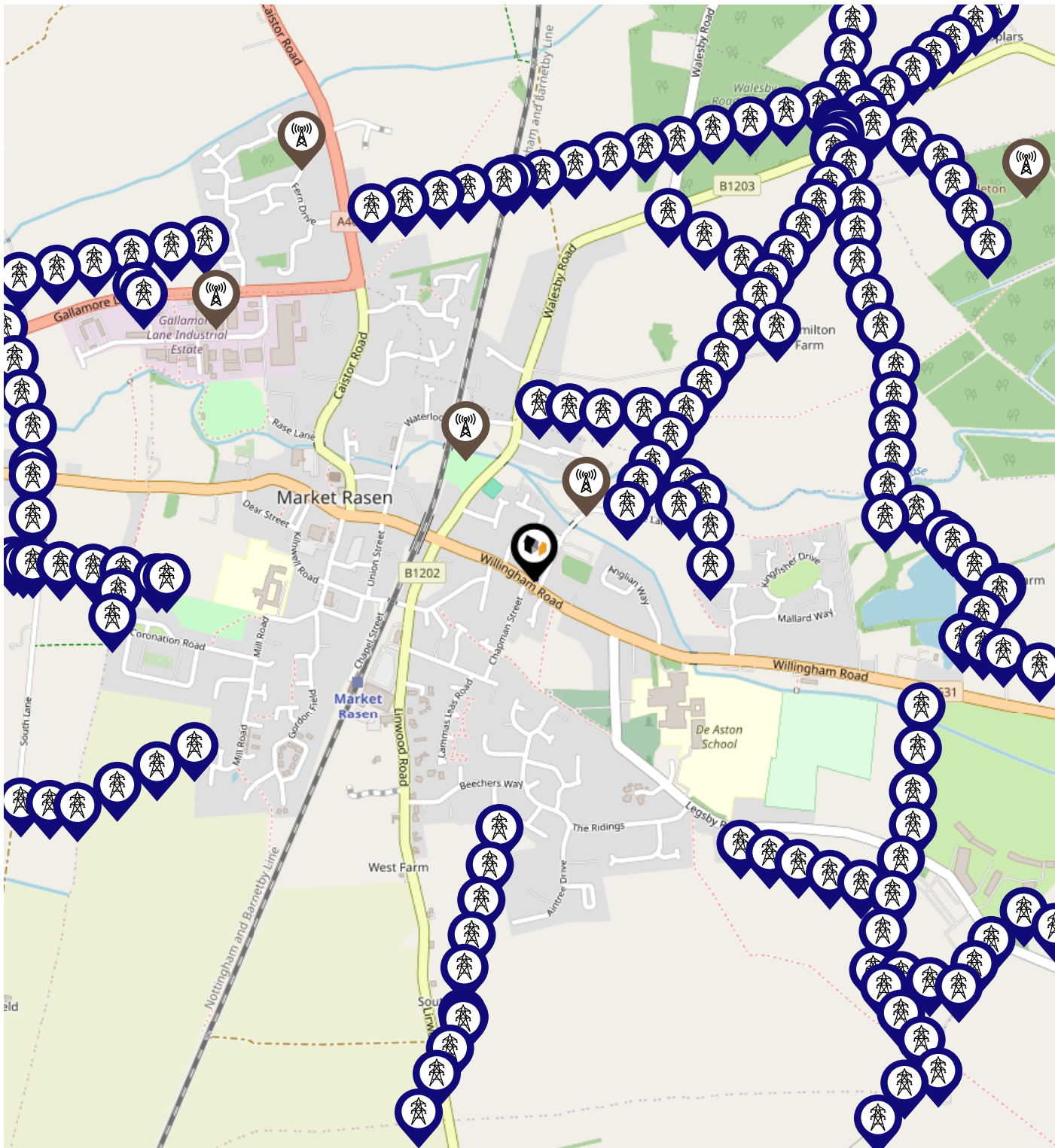
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:1.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:2.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Tealby School Ofsted Rating: Good Pupils: 84 Distance:3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:3.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:6.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:6.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:7.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:8.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:8.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

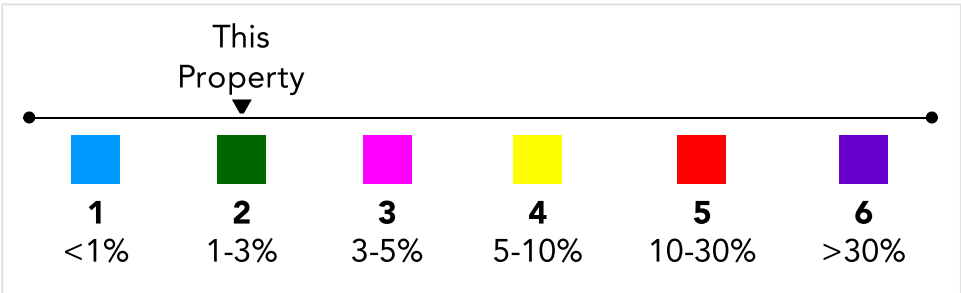
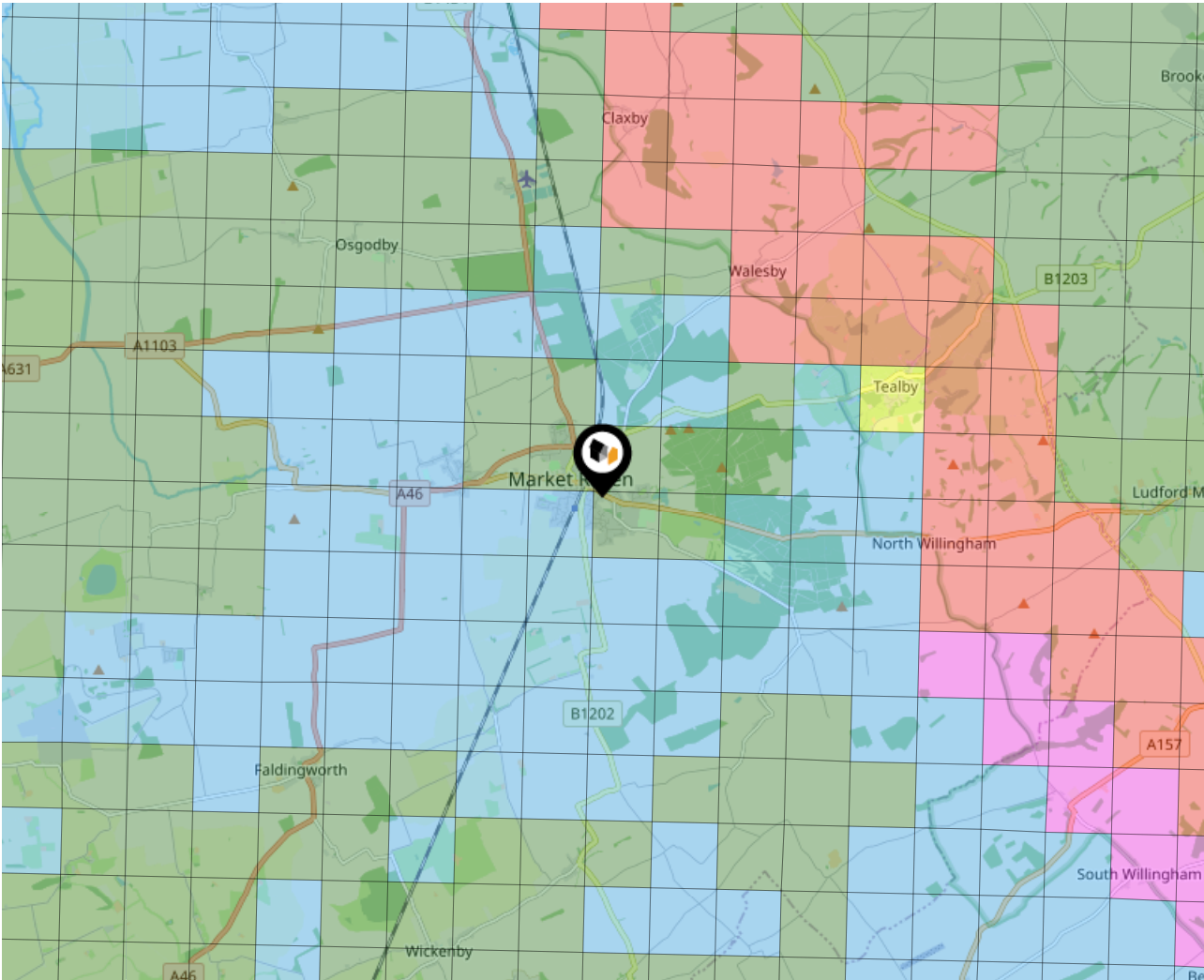


Key:

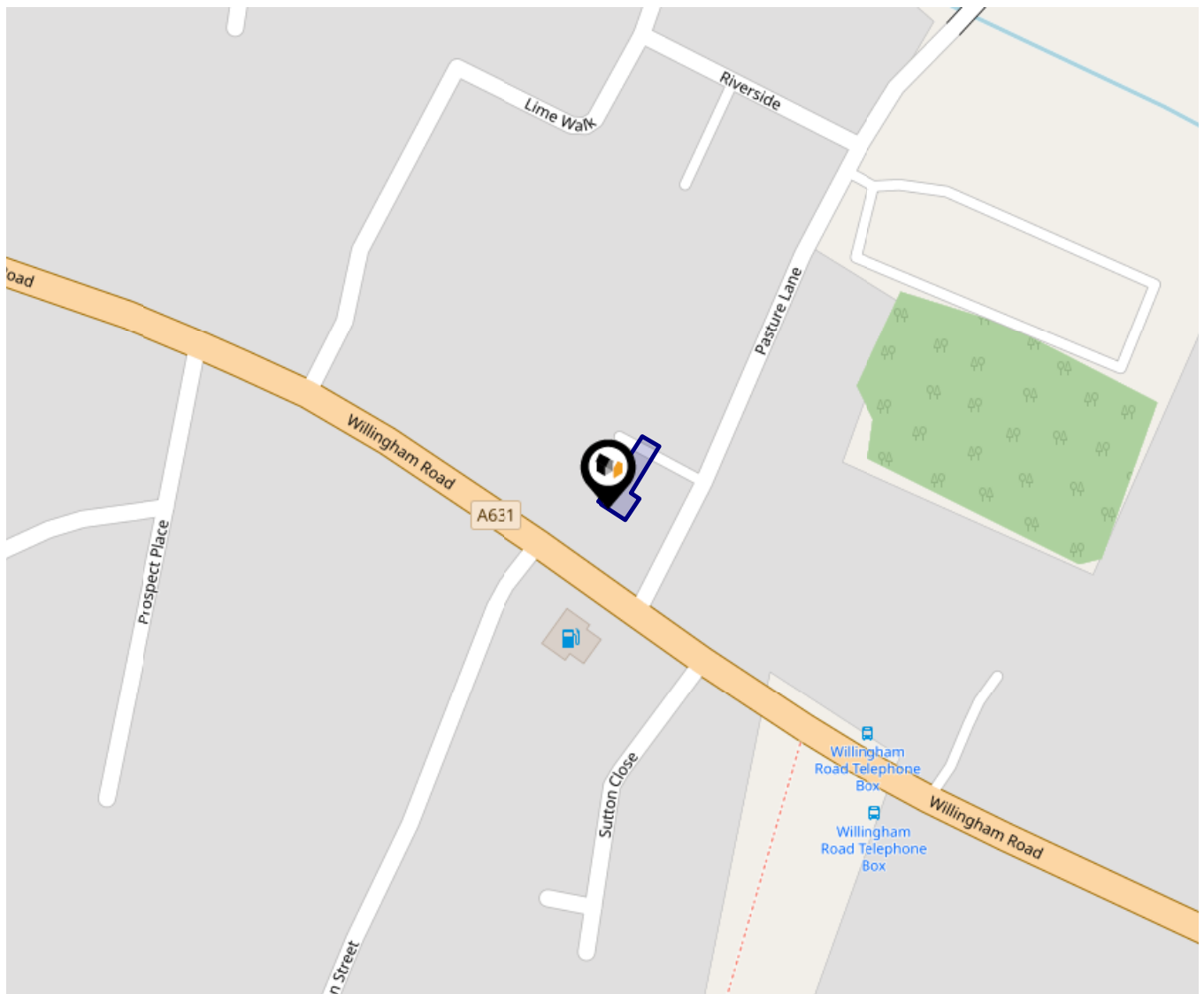
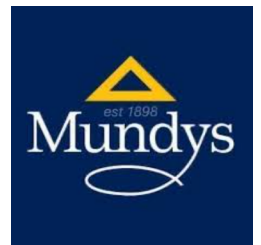
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



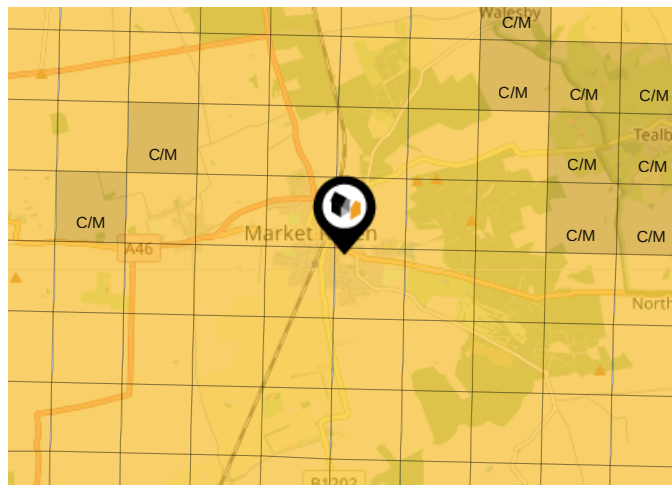
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

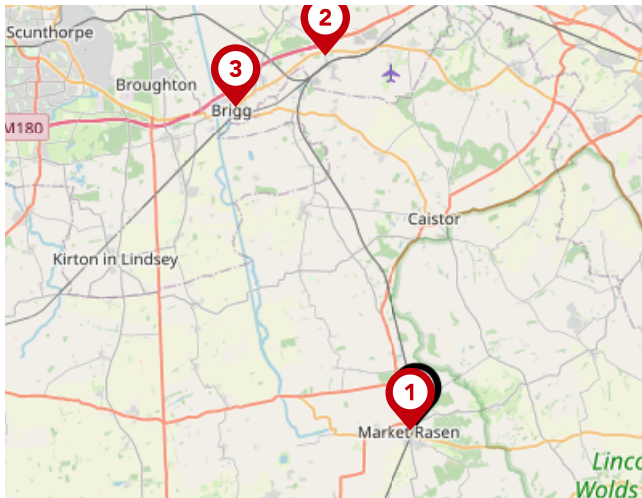
| | | | |
|-------------------------------|----------------------------------|----------------------|--------------------|
| Carbon Content: | NONE | Soil Texture: | SAND TO SANDY LOAM |
| Parent Material Grain: | ARENACEOUS | Soil Depth: | DEEP |
| Soil Group: | LIGHT(SANDY) TO MEDIUM(SANDY) | | |



Primary Classifications (Most Common Clay Types)

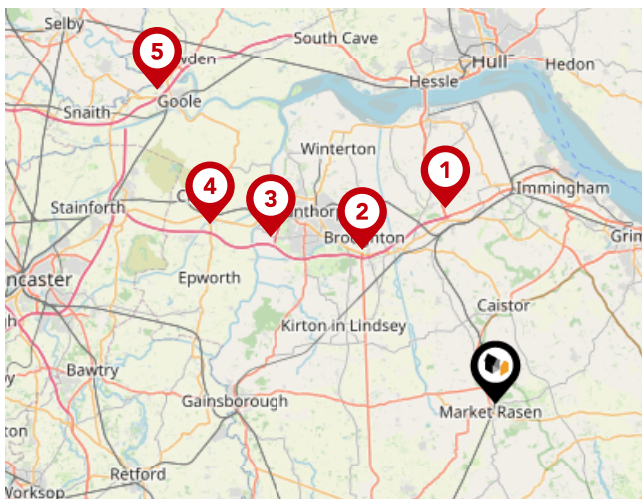
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 |

Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | Market Rasen Rail Station | 0.29 miles |
| 2 | Barnetby Rail Station | 13.48 miles |
| 3 | Brigg Rail Station | 12.99 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M180 J5 | 14.21 miles |
| 2 | M180 J4 | 14.39 miles |
| 3 | M180 J3 | 19.75 miles |
| 4 | M180 J2 | 23.75 miles |
| 5 | M62 J36 | 32.49 miles |

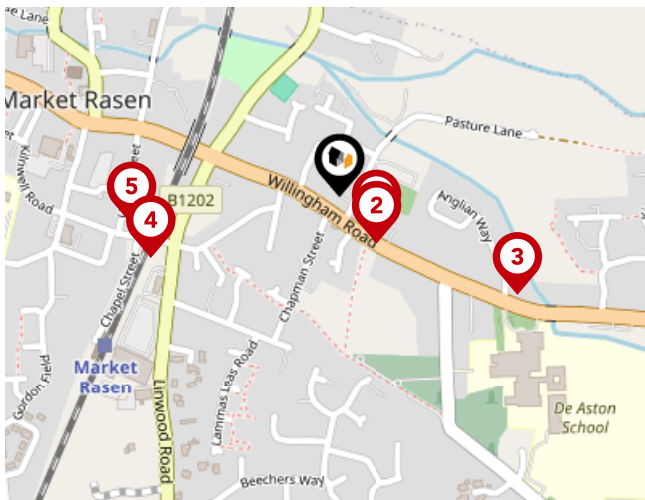


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 13.66 miles |
| 2 | Finningley | 28.78 miles |
| 3 | East Mids Airport | 56.74 miles |
| 4 | Leeds Bradford Airport | 63.94 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Telephone Box | 0.05 miles |
| 2 | Telephone Box | 0.06 miles |
| 3 | De Aston School | 0.22 miles |
| 4 | Tesco | 0.22 miles |
| 5 | Rail Station Approach Road | 0.23 miles |



Mundys

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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.



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



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

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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.

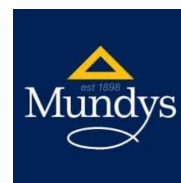


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