



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st May 2025



CAISTOR LANE, TEALBY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

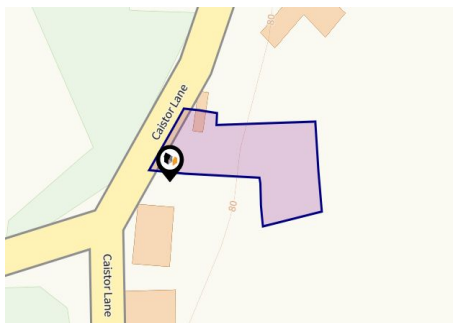
tom.bell@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly

Property Overview



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,367 ft ² / 127 m ² | | |
| Plot Area: | 0.16 acres | | |
| Year Built : | Before 1900 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,786 | | |
| Title Number: | LL196168 | | |

Local Area

| | |
|--------------------|--------------|
| Local Authority: | West lindsey |
| Conservation Area: | Tealby |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|--------------------|
| 18 mb/s | 62 mb/s | 900 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

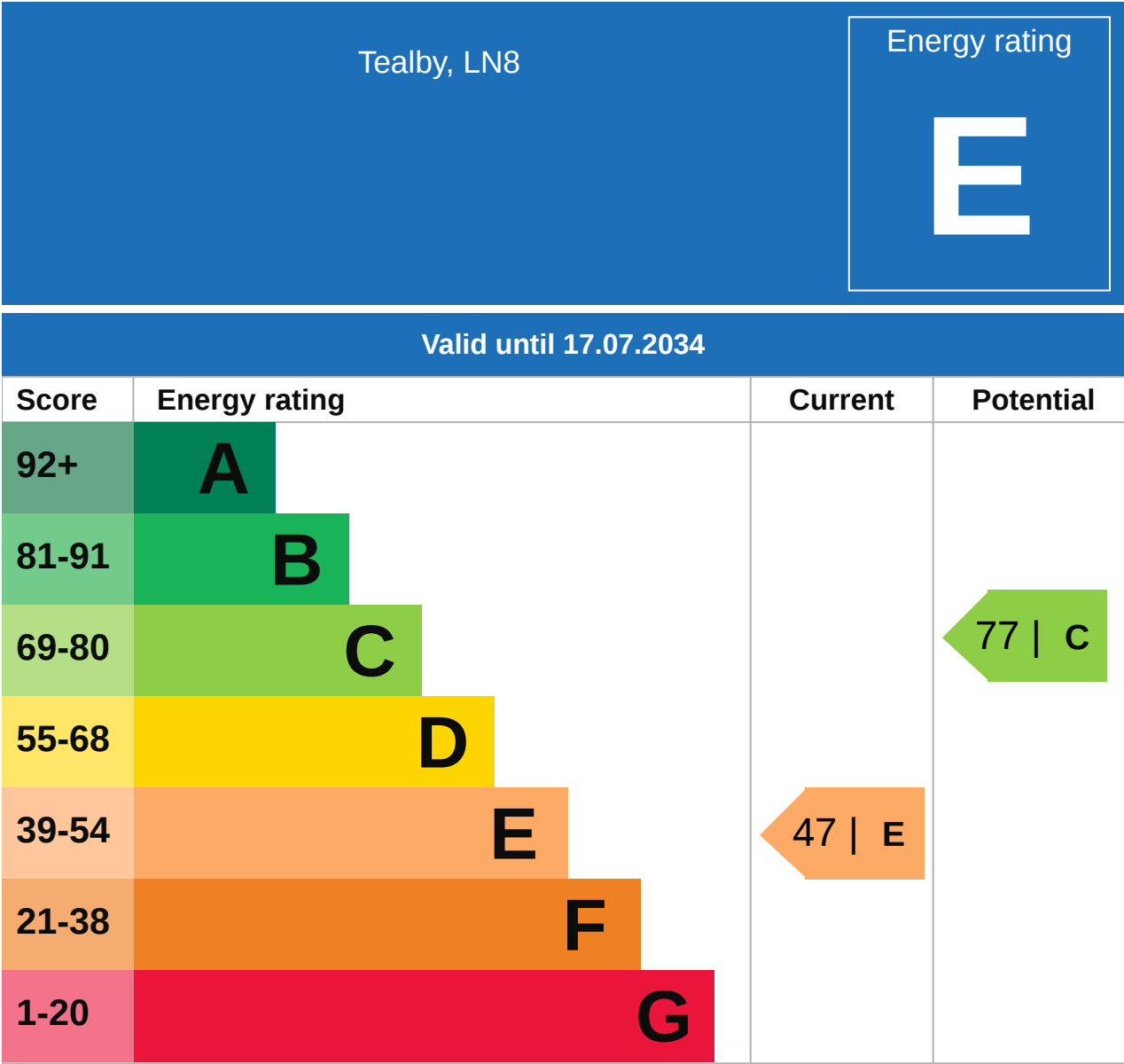


Planning records for: *Caistor Lane, Tealby, Market Rasen, LN8*

| Reference - 137466 | |
|--------------------|--|
| Decision: | Decided |
| Date: | 01st March 2018 |
| Description: | Planning application for replacement windows and door remove brick steps and replace with wooden steps and erect raised wooden deck to the rear. |

| Reference - 143449 | |
|--------------------|------------------------|
| Decision: | Application Determined |
| Date: | 26th July 2021 |
| Description: | Goat Willow - Fell |

Property
EPC - Certificate



Additional EPC Data

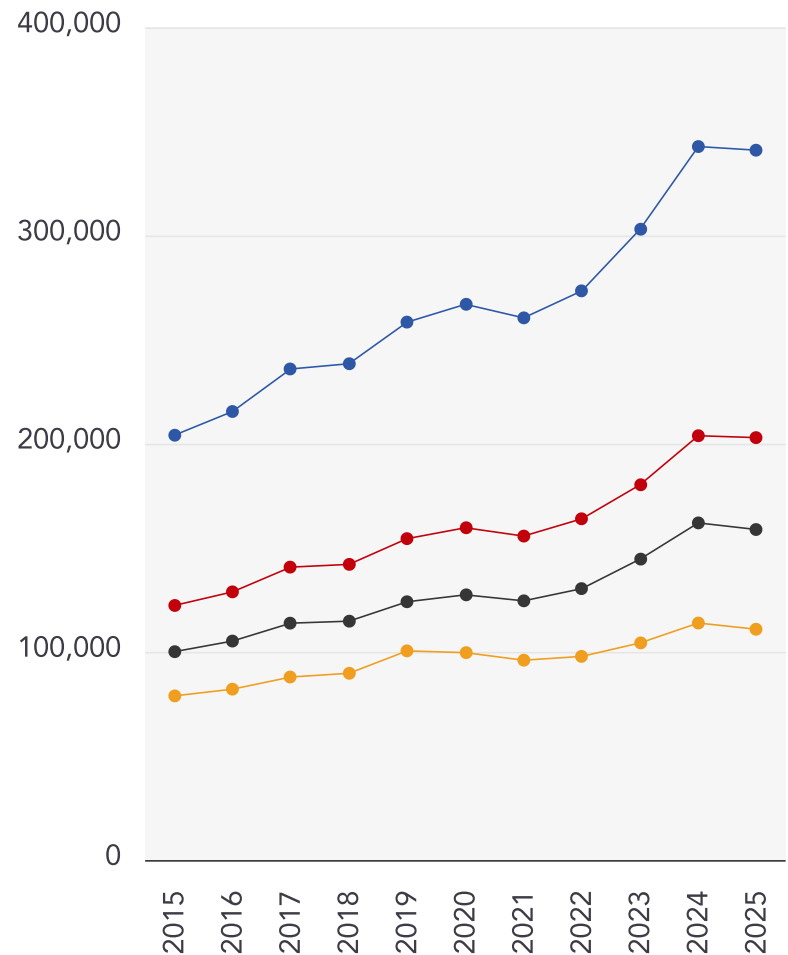
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Unknown |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Not defined |
| Previous Extension: | 4 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Sandstone or limestone, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Roof room(s), no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 67% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 127 m ² |

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%

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.

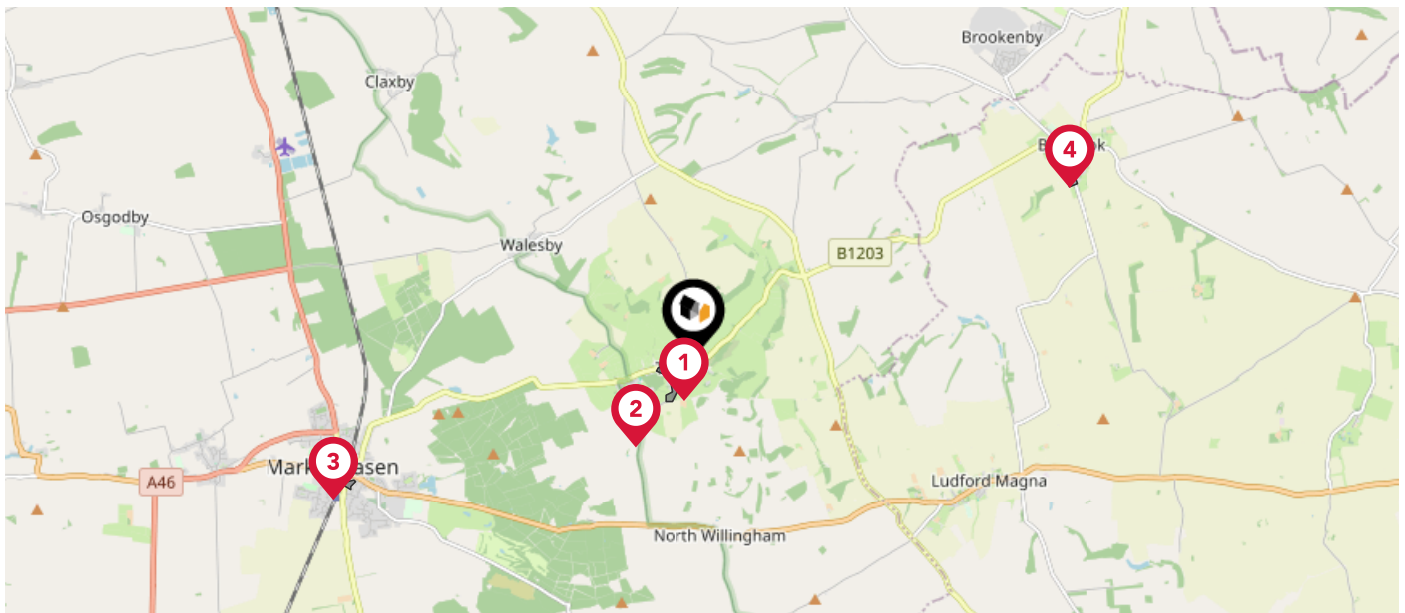
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Tealby



Tealby Thorpe



Market Rasen



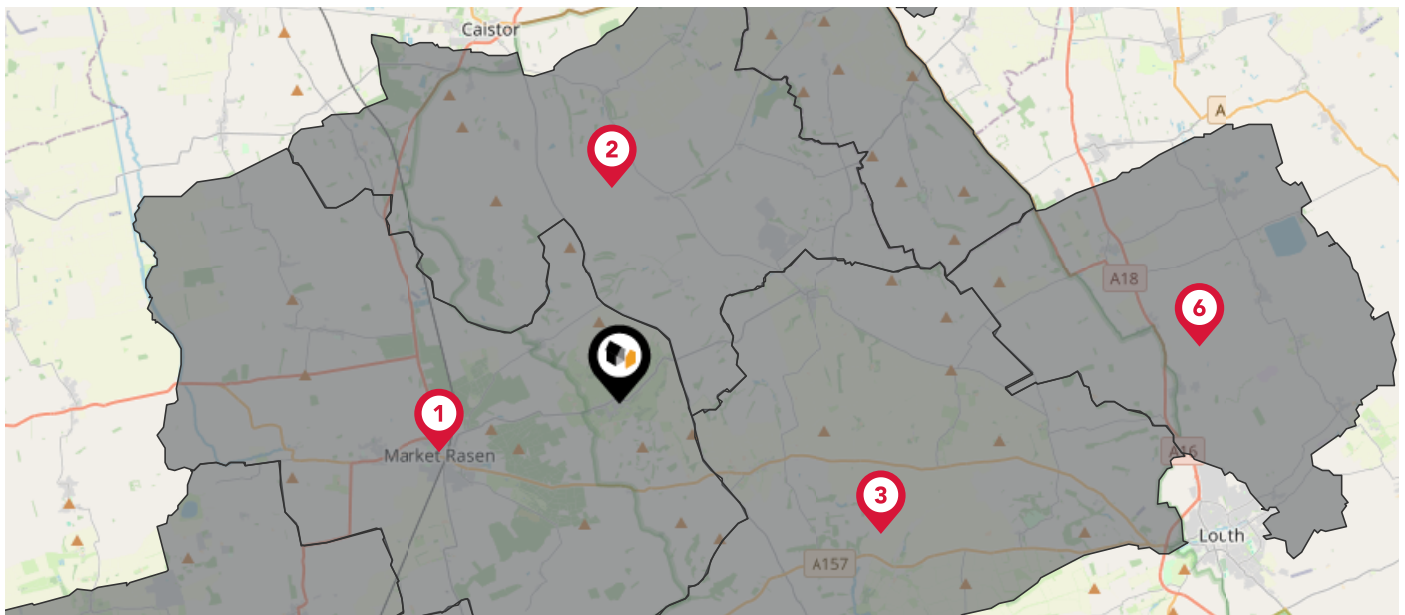
Binbrook

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



Wold View Ward



Binbrook Ward



Dunholme and Welton Ward

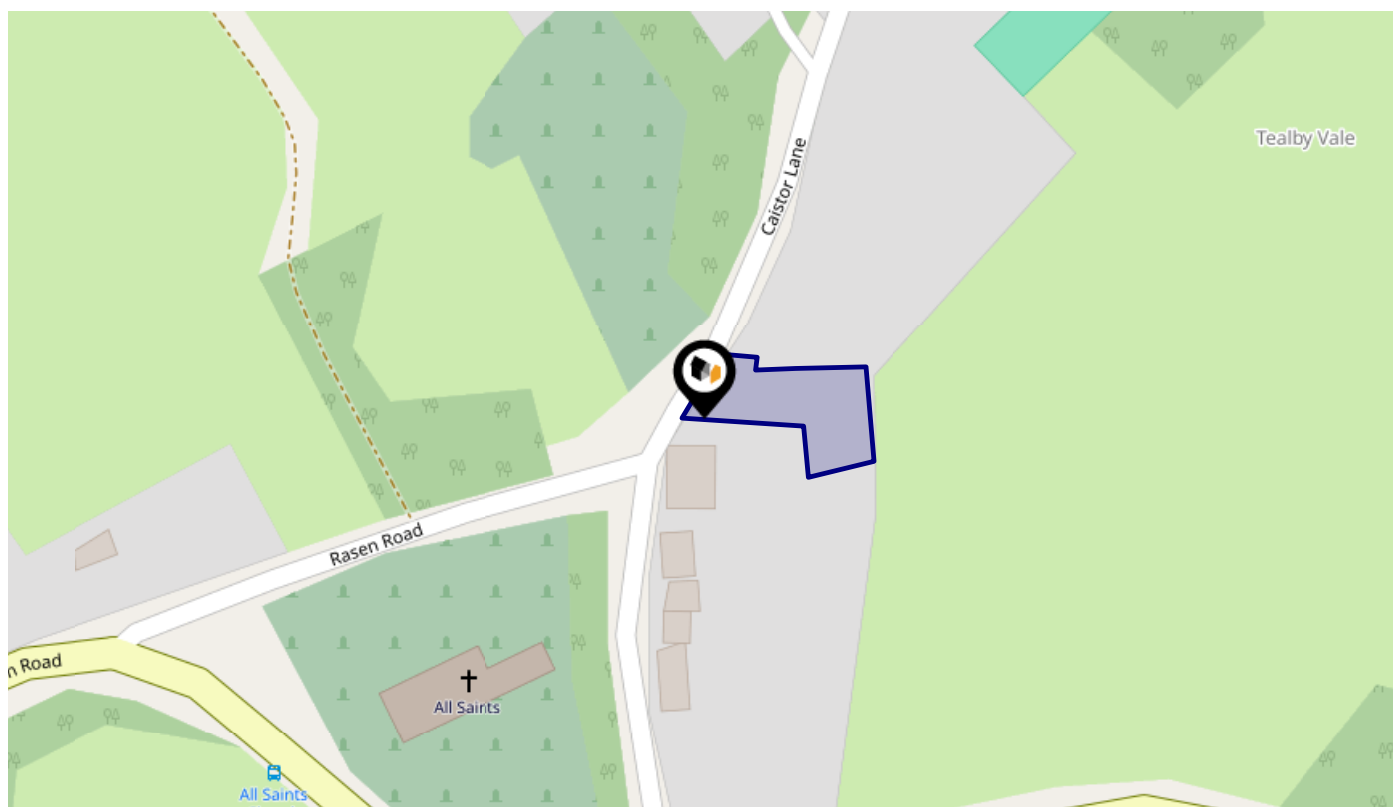


Wolds Ward



Fulstow Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

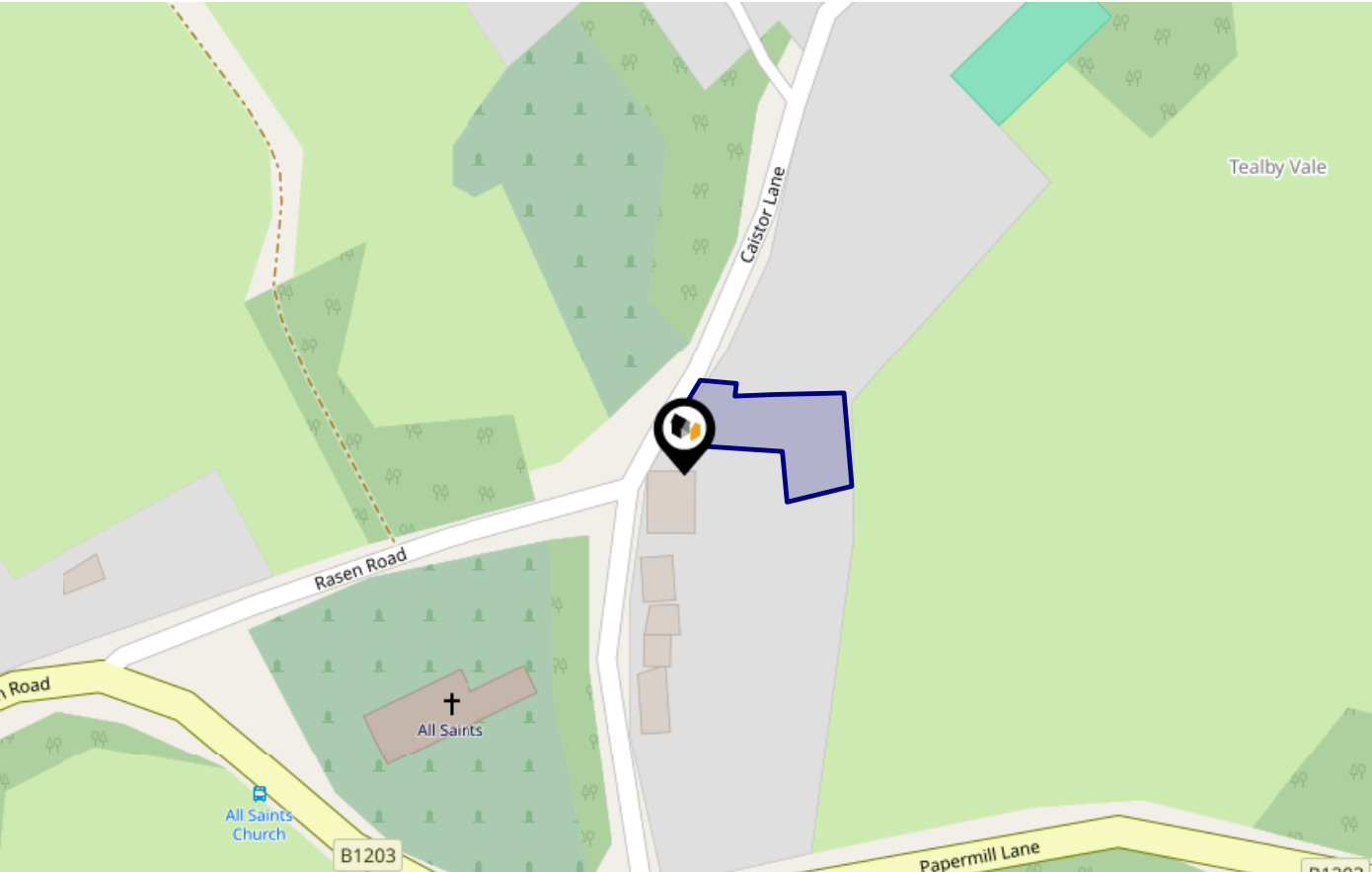
| | | | |
|---|--|--------------|---|
| 5 | | 75.0+ dB |  |
| 4 | | 70.0-74.9 dB |  |
| 3 | | 65.0-69.9 dB |  |
| 2 | | 60.0-64.9 dB |  |
| 1 | | 55.0-59.9 dB |  |

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.

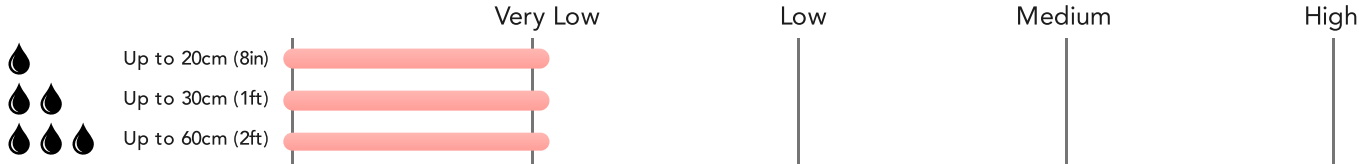


Risk Rating: Very low

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:

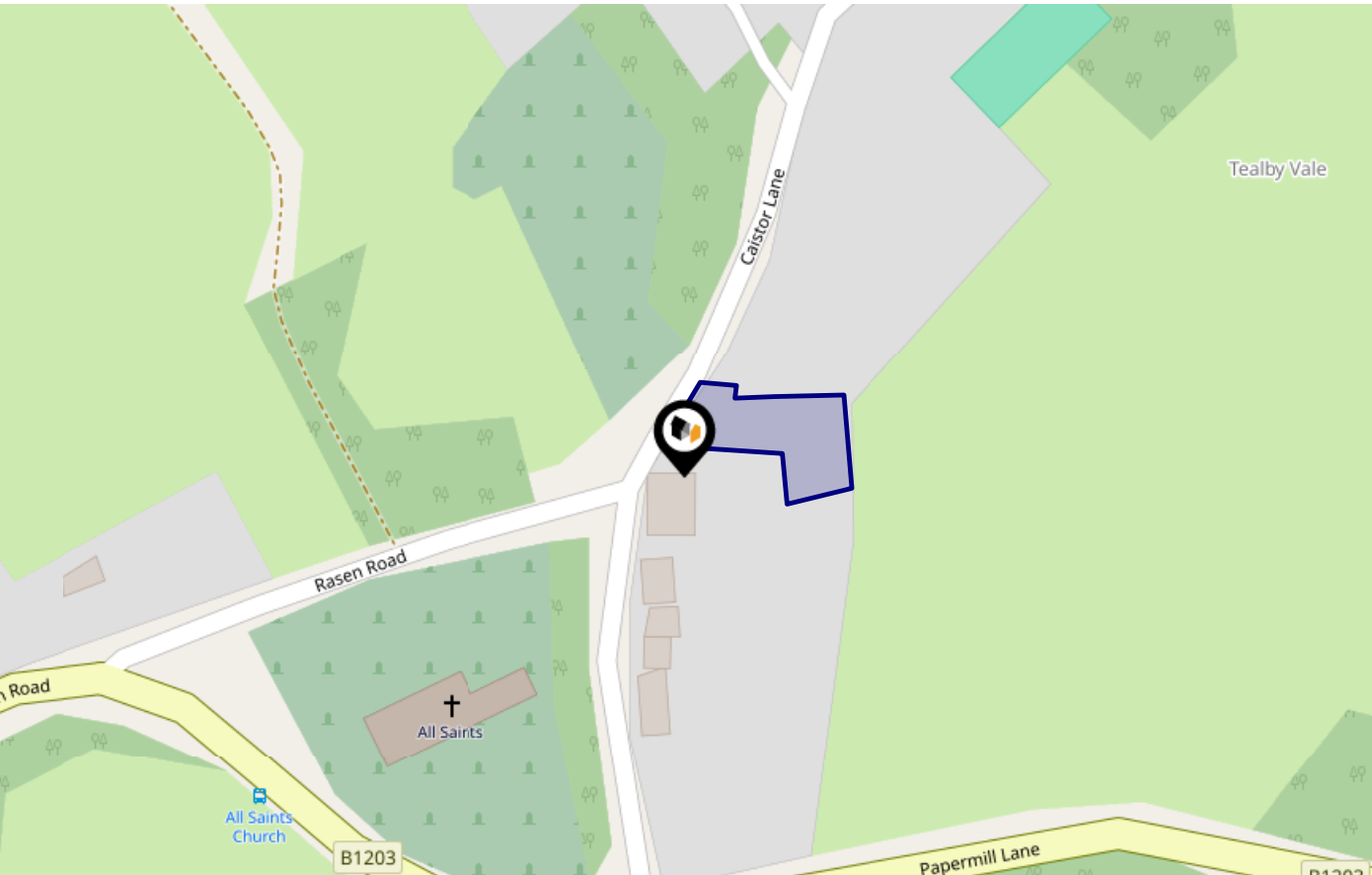


Flood Risk

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.

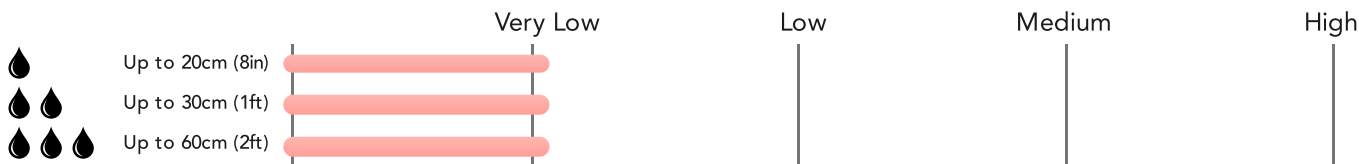


Risk Rating: Very low

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.

- 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.

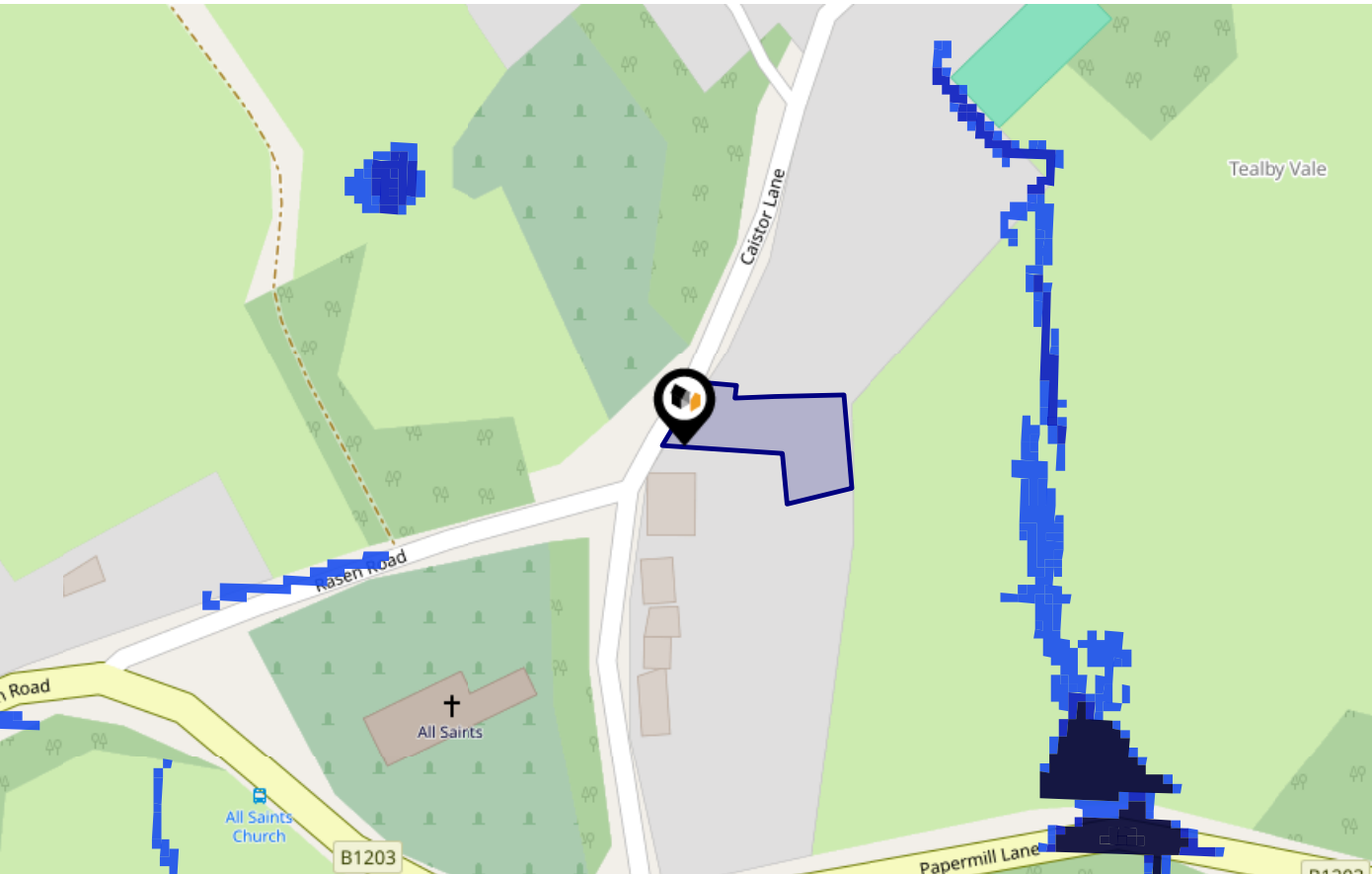
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

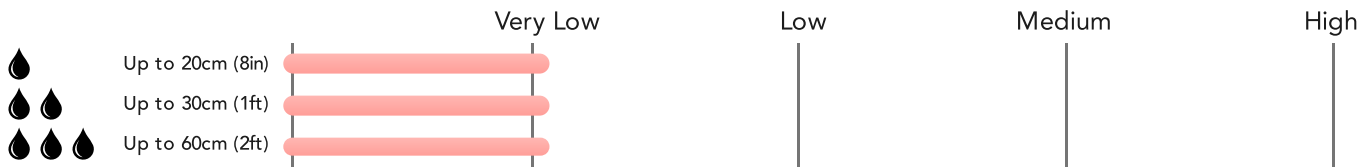


Risk Rating: Very low

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

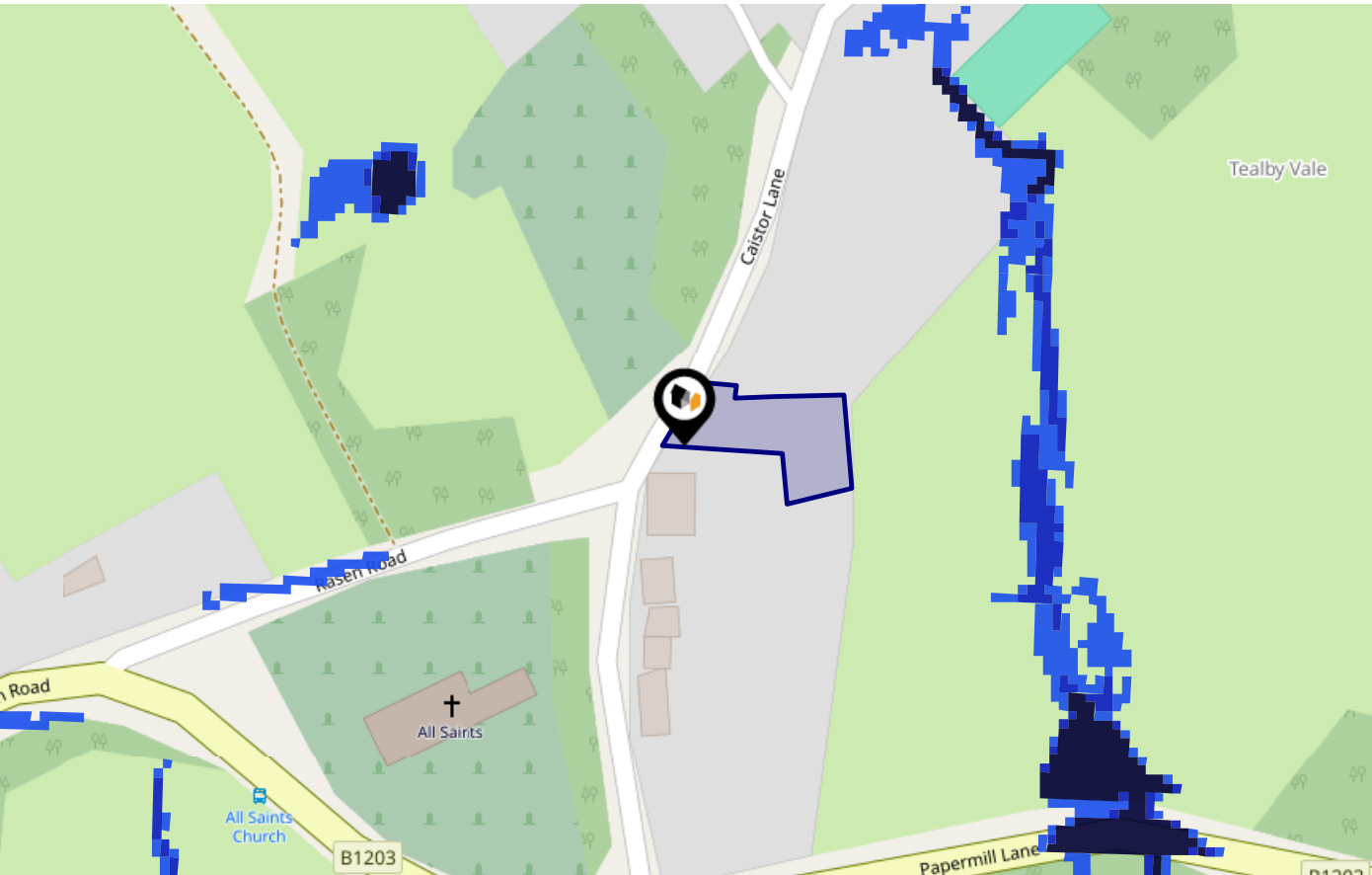
Chance of flooding to the following depths at this property:



Flood Risk

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

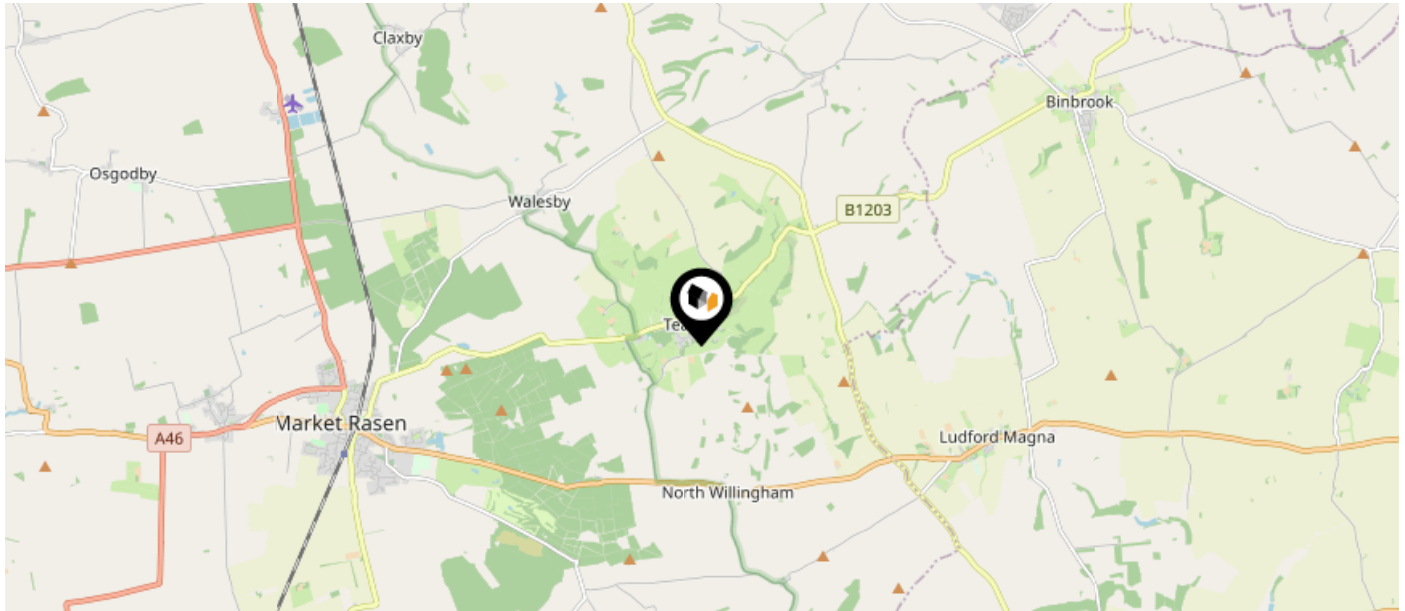
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

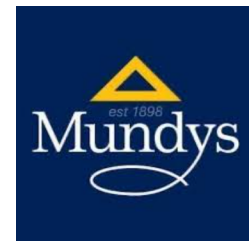


Nearby Green Belt Land

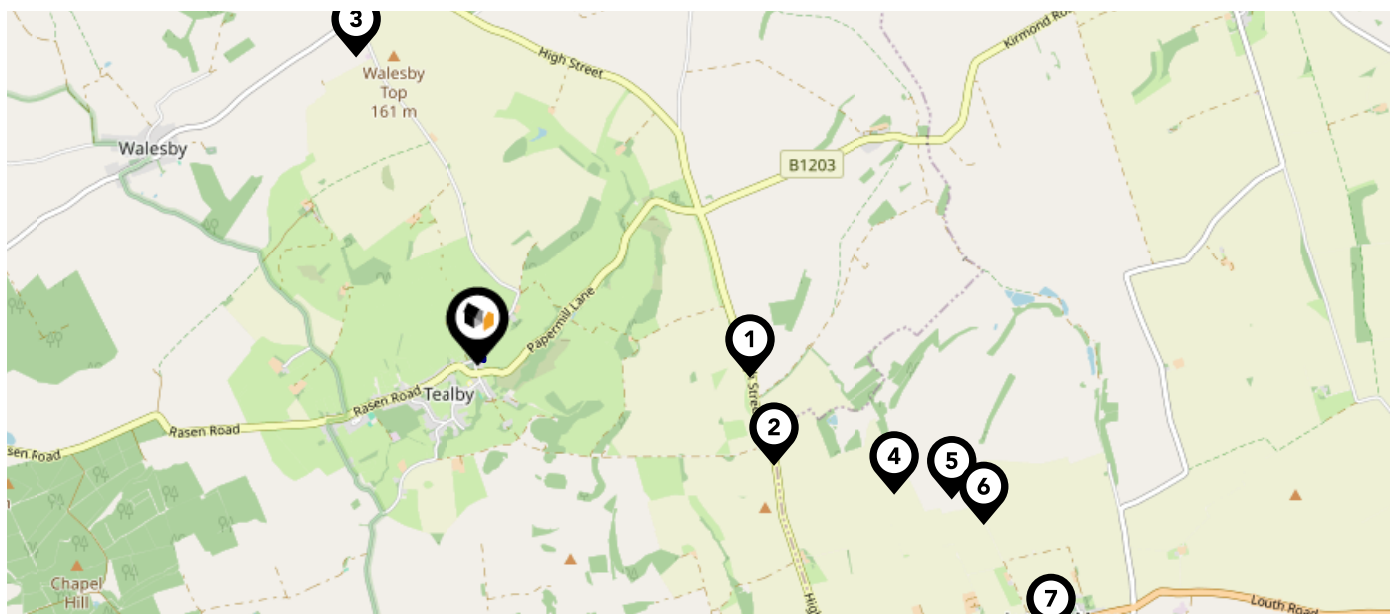
No data available.

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 | Caistor High Street-Ludford | Historic Landfill | |
| 2 | Ludford Tip-Caister High Street, Ludford, Lincolnshire | Historic Landfill | |
| 3 | Walesby Top-Caistor Lane, Walesby | Historic Landfill | |
| 4 | Far Dickey Crook-Market Rasen, Lincolnshire | Historic Landfill | |
| 5 | Ludford-Market Rasen, Lincolnshire | Historic Landfill | |
| 6 | Disused Pit-Moor Farm | Historic Landfill | |
| 7 | Lime Villas-Ludford, Lincolnshire | Historic Landfill | |











Maps

Listed Buildings



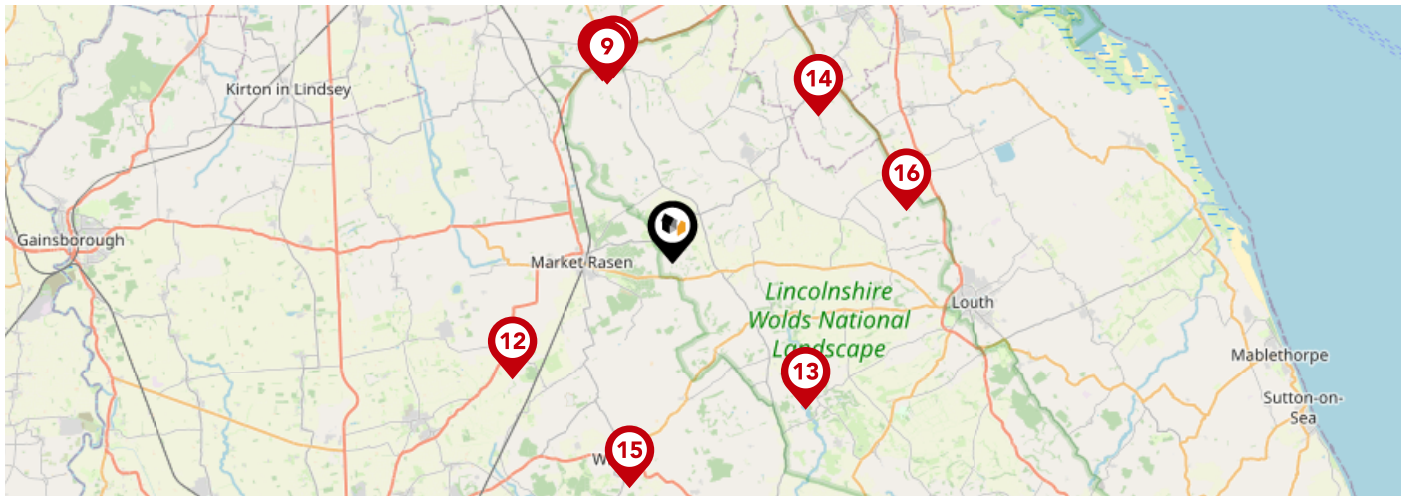
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1063466 - 6-10, Caistor Lane | Grade II | 0.0 miles |
|  1359791 - Curates Cottage | Grade II | 0.0 miles |
|  1063467 - Stockhill Cottage | Grade II | 0.0 miles |
|  1063468 - Tealby Vale | Grade II | 0.0 miles |
|  1063469 - Vale Farmhouse | Grade II | 0.1 miles |
|  1063471 - School | Grade II | 0.1 miles |
|  1063473 - Brick House And Burleys | Grade II | 0.1 miles |
|  1063475 - Church Of All Saints | Grade I | 0.1 miles |
|  1063465 - The Vicarage | Grade II | 0.1 miles |
|  1063470 - Schoolhouse And Attached Cottage | Grade II | 0.1 miles |



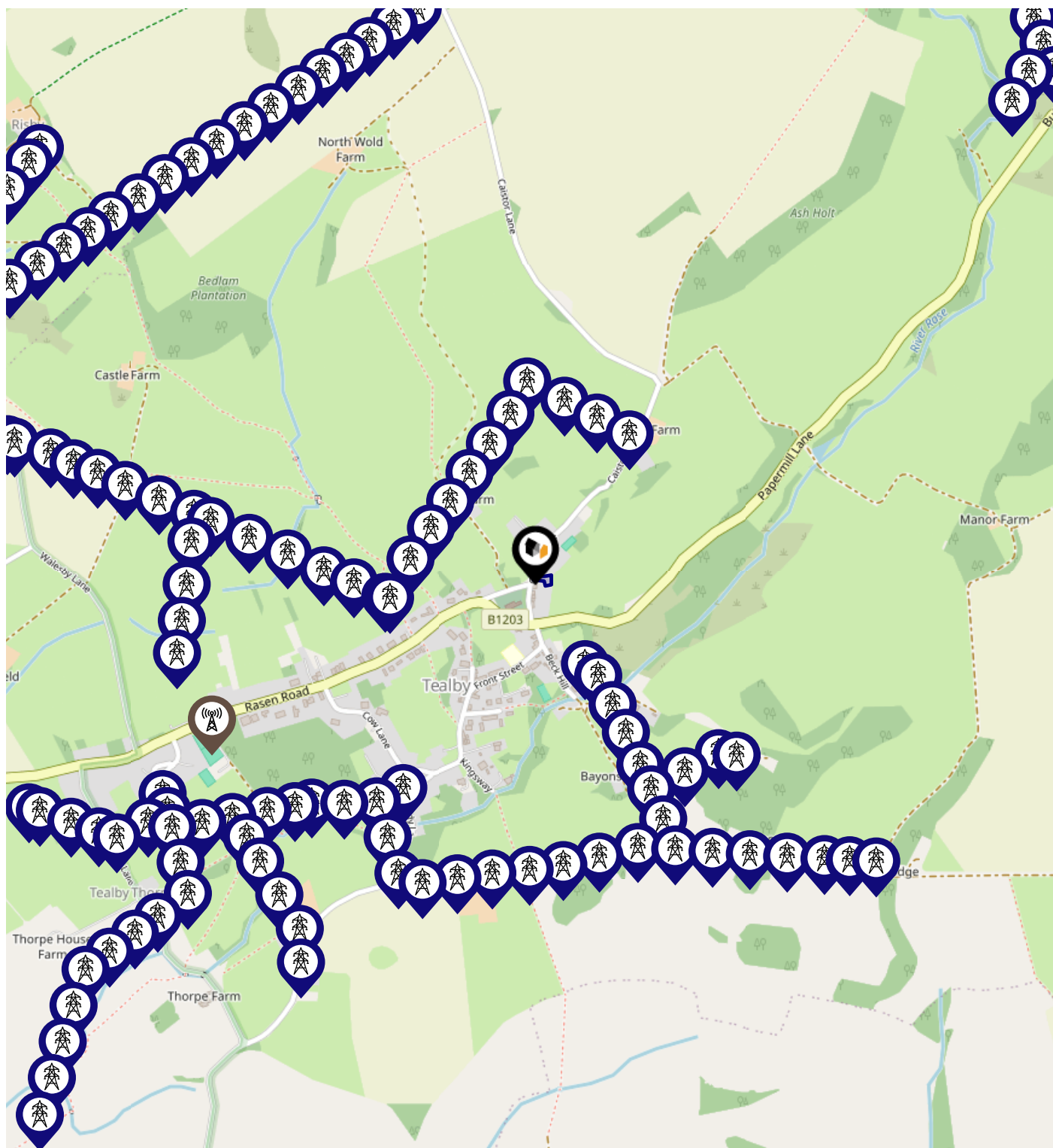
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Tealby School Ofsted Rating: Good Pupils: 84 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | De Aston School Ofsted Rating: Good Pupils: 1040 Distance:3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:3.48 | <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:3.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:3.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:4.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |




| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:6.73 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:6.87 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:6.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:6.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | East Ravendale CofE Primary School Academy Ofsted Rating: Good Pupils: 98 Distance:7.33 | <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:8.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Utterby Primary Academy Ofsted Rating: Good Pupils: 69 Distance:8.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

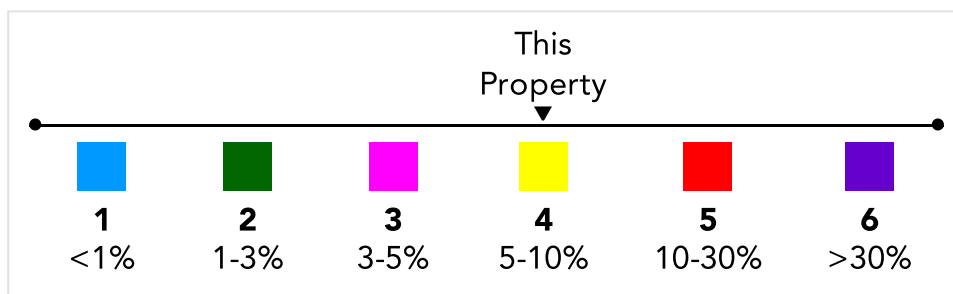
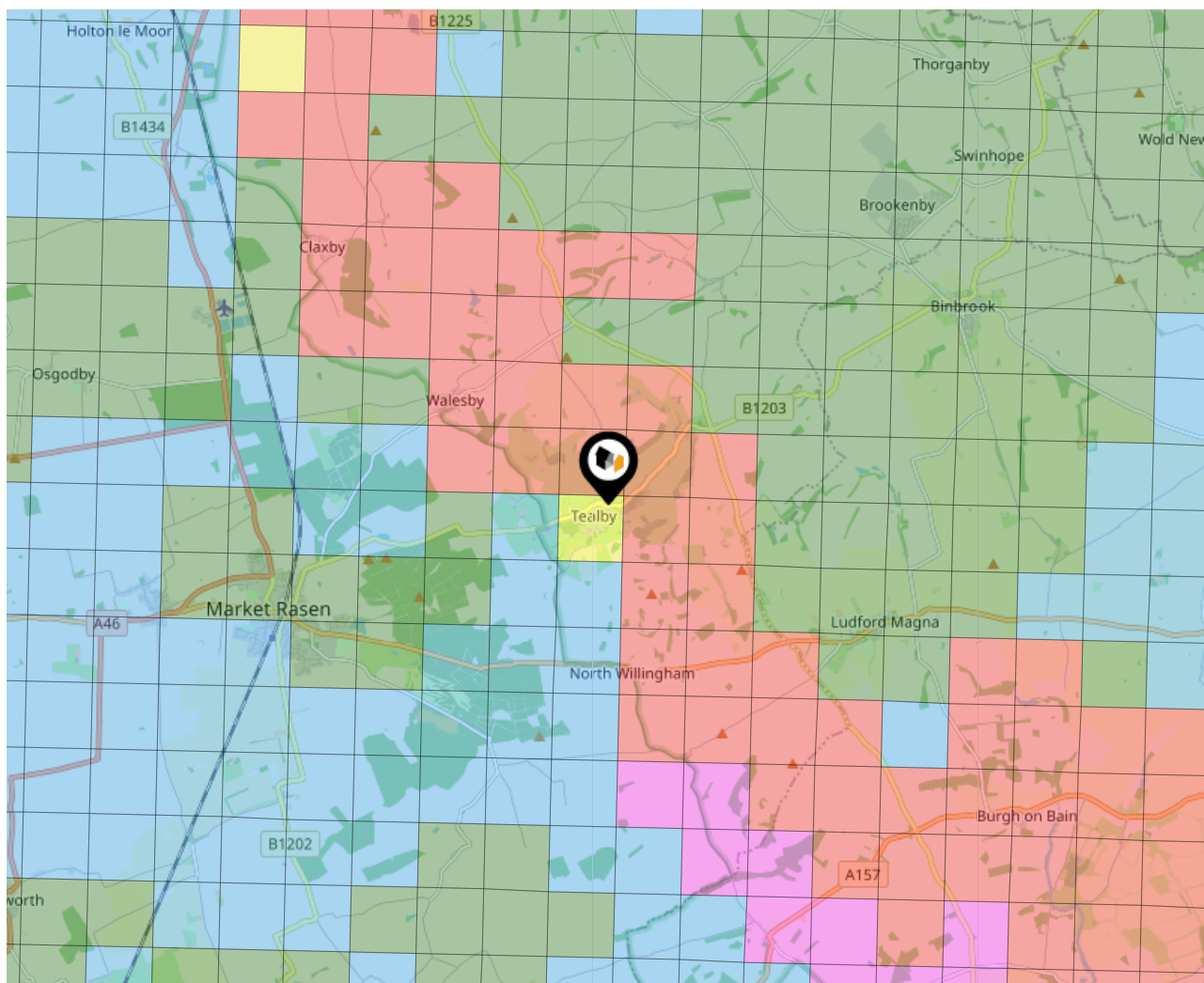
Masts & Pylons



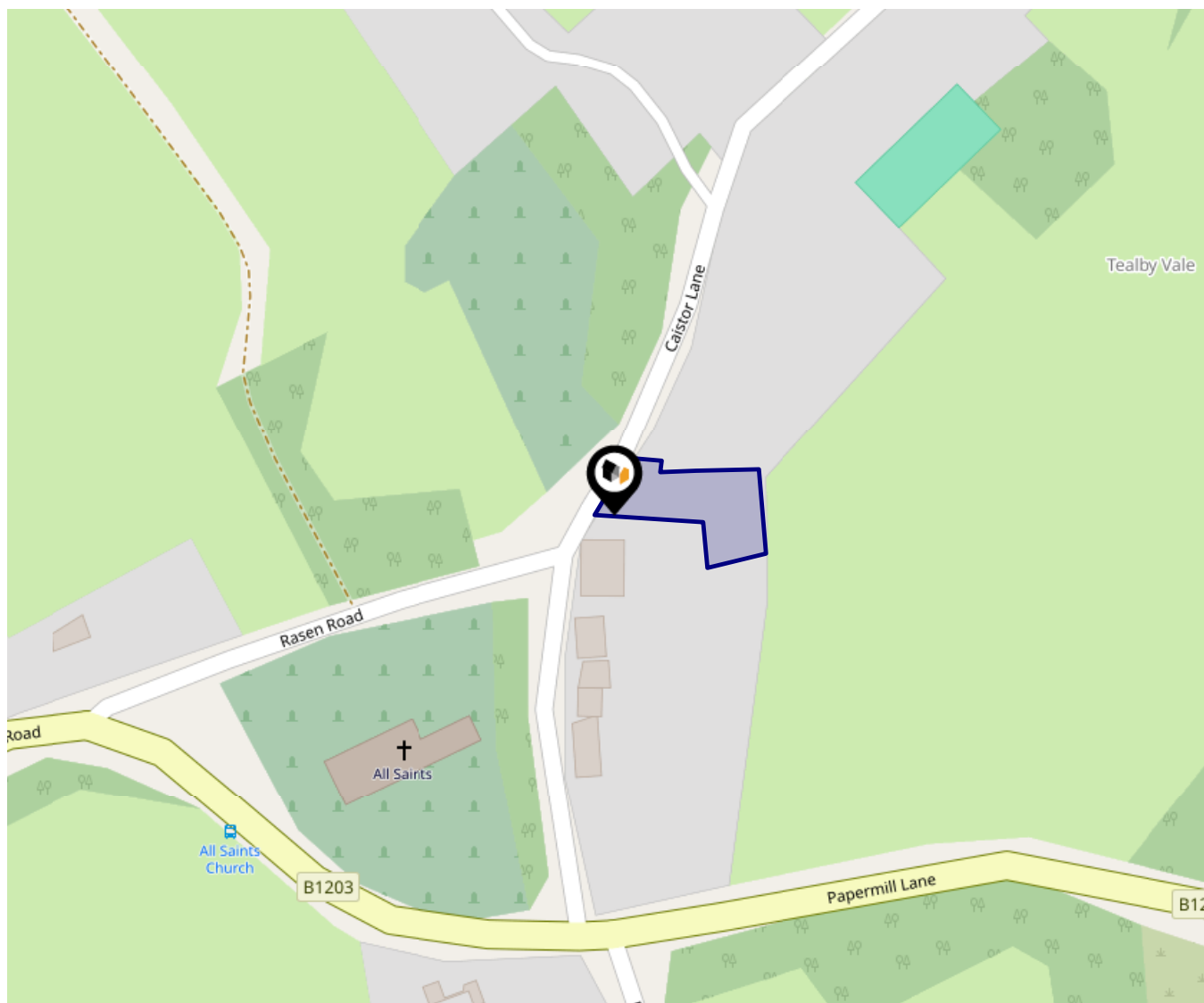
- Key:**
-  Power Pylons
 -  Communication Masts

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



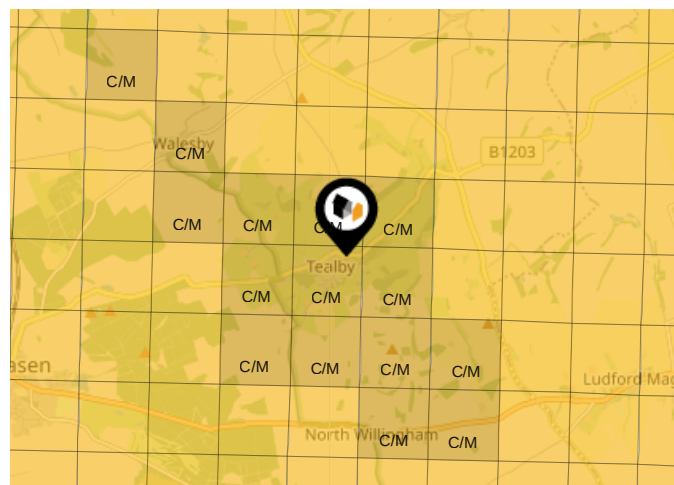
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

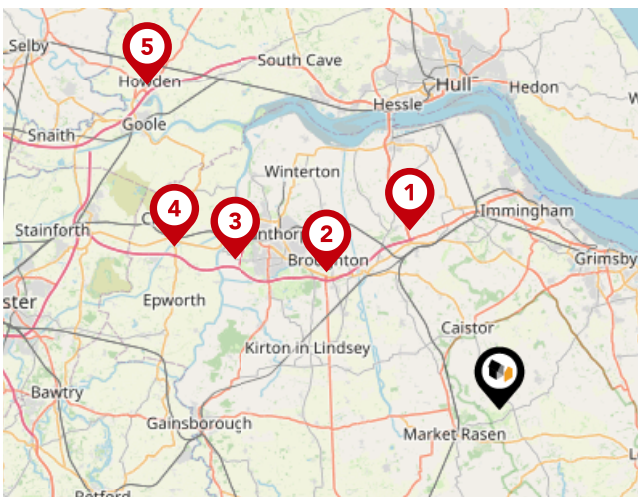
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | Market Rasen Rail Station | 3.41 miles |
| 2 | Healing Railway Station | 13.04 miles |
| 3 | Healing Rail Station | 13.04 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M180 J5 | 14.14 miles |
| 2 | M180 J4 | 15.68 miles |
| 3 | M180 J3 | 21.54 miles |
| 4 | M180 J2 | 25.71 miles |
| 5 | M62 J37 | 33.84 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Humberside Airport | 13.01 miles |
| 2 | Finningley | 31.39 miles |
| 3 | East Mids Airport | 59.67 miles |
| 4 | Leeds Bradford Airport | 65.84 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | All Saints Church | 0.08 miles |
| 2 | Cow Lane | 0.34 miles |
| 3 | Cow Lane | 0.35 miles |
| 4 | Demand Responsive Area | 1.67 miles |
| 5 | Bully Hill Crossroads | 1.2 miles |



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.



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

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.

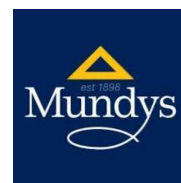


Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net

