

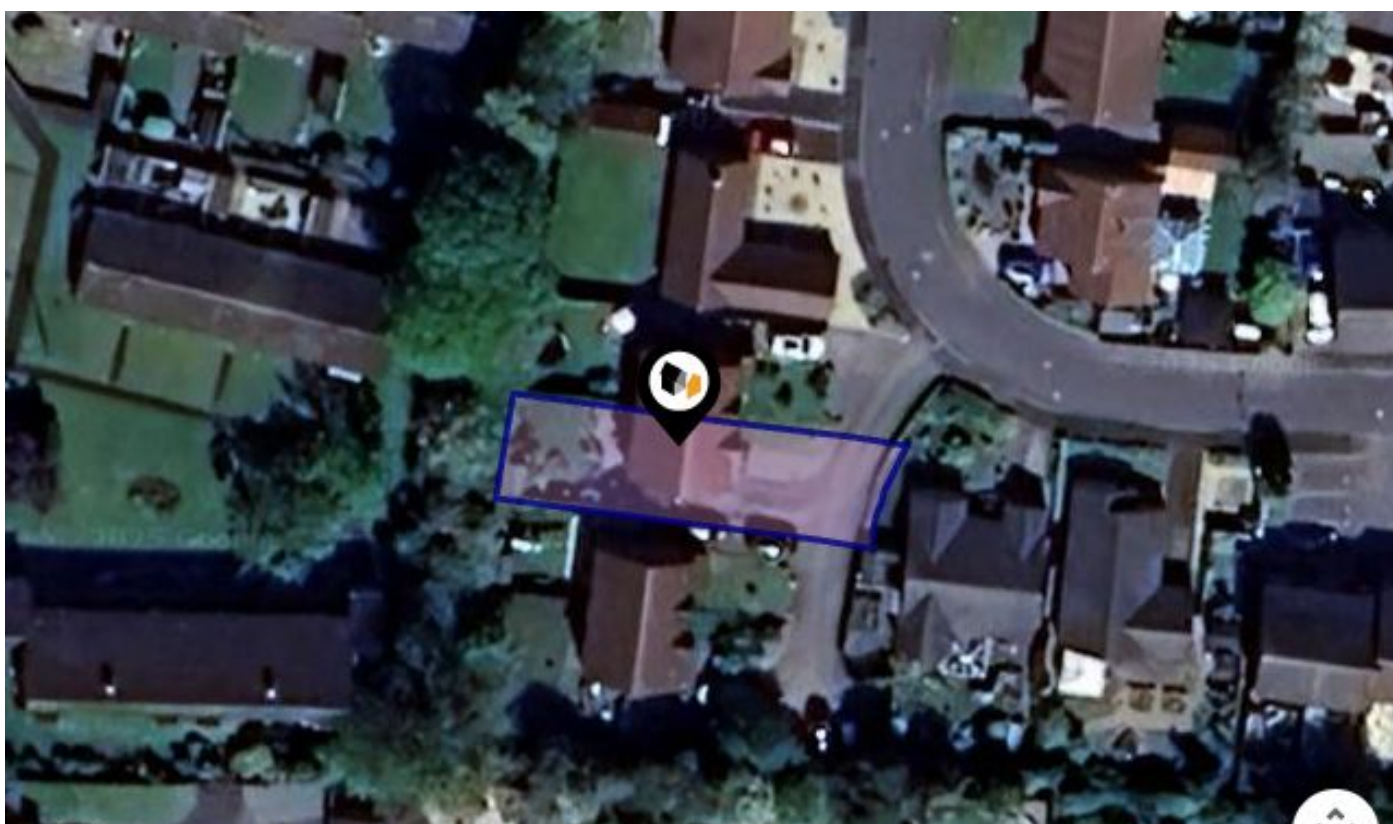


See More Online

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Monday 12th May 2025



29, HAYDOCK WAY, MARKET RASEN, LN8 3AX

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net



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aprift
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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	775 ft ² / 72 m ²
Plot Area:	0.07 acres
Year Built :	2012
Council Tax :	Band B
Annual Estimate:	£1,773
Title Number:	LL333481
UPRN:	10013817670

Last Sold Date:	11/12/2024
Last Sold Price:	£200,000
Last Sold £/ft ² :	£258
Tenure:	Freehold

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)

15	43	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

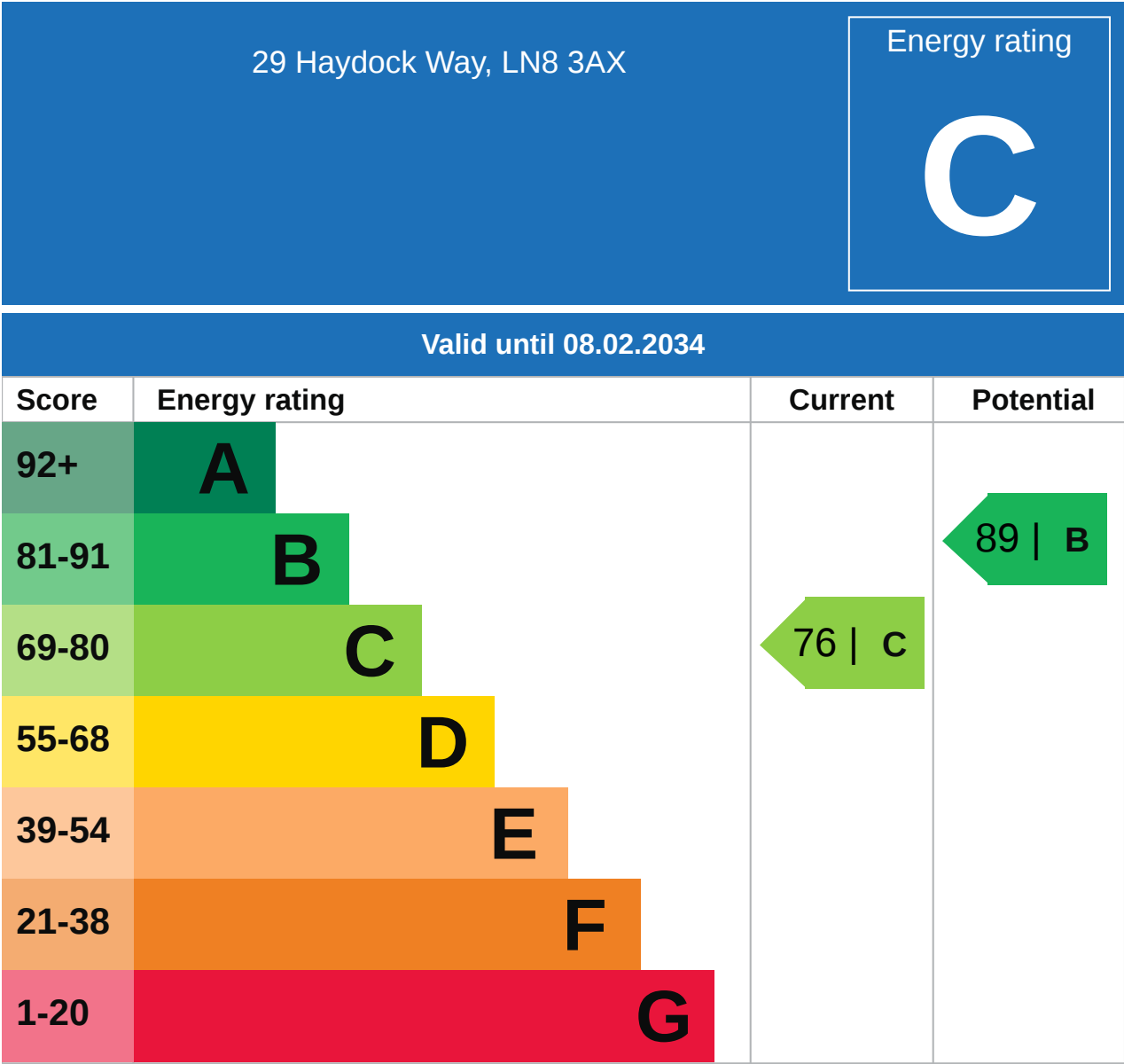
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	72 m ²

29, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	11/12/2024	11/06/2018	30/04/2012
Last Sold Price:	£200,000	£147,000	£114,000

35, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	24/10/2024	17/06/2011
Last Sold Price:	£174,000	£125,000

31, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	04/04/2018	09/12/2014	30/03/2012
Last Sold Price:	£148,000	£125,000	£119,995

27, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	28/08/2015	28/02/2012
Last Sold Price:	£132,000	£119,995

20, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	19/08/2014	31/08/2012
Last Sold Price:	£100,000	£115,000

24, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	27/06/2014	15/08/2011
Last Sold Price:	£145,000	£129,000

14, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	18/10/2013
Last Sold Price:	£27,500

41, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	19/07/2013	14/11/2011
Last Sold Price:	£116,500	£110,000

18, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	29/06/2012
Last Sold Price:	£119,000

37, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	30/04/2012
Last Sold Price:	£116,000

21, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	09/03/2012
Last Sold Price:	£145,000

16, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	27/01/2012
Last Sold Price:	£118,500

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

39, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	16/12/2011
Last Sold Price:	£119,995

23, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	05/12/2011
Last Sold Price:	£150,000

33, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	21/10/2011
Last Sold Price:	£139,500

25, Haydock Way, Market Rasen, LN8 3AX

Last Sold Date:	30/09/2011
Last Sold Price:	£129,995

22, Haydock Way, Market Rasen, LN8 3AX

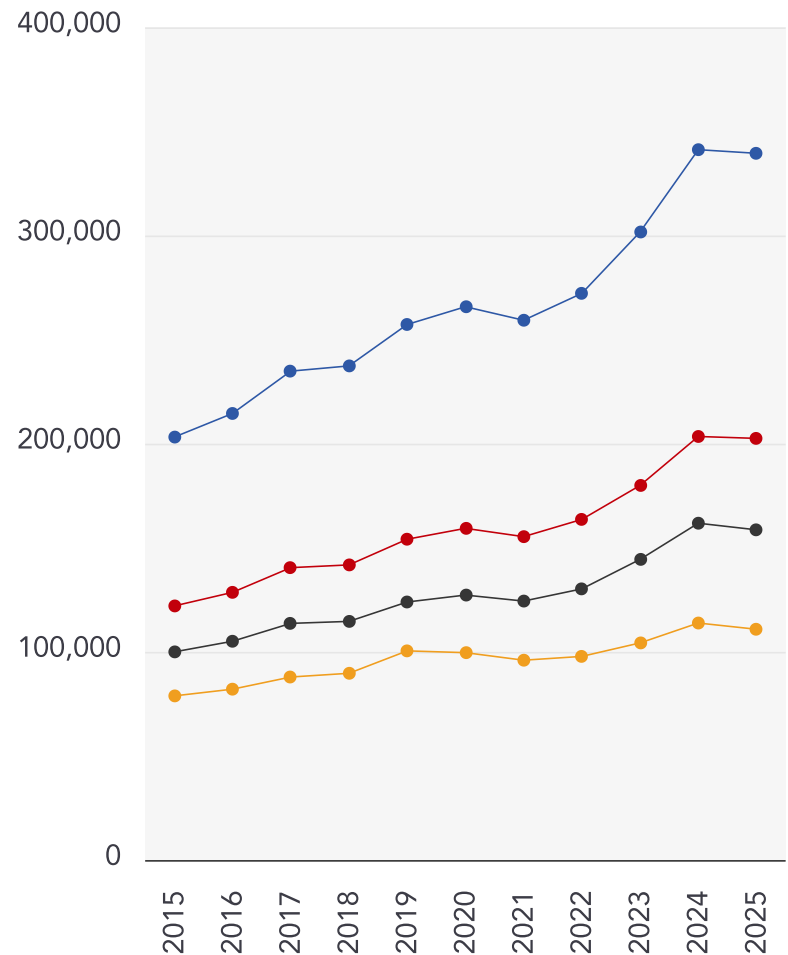
Last Sold Date:	24/06/2011
Last Sold Price:	£150,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



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



Detached

+67.09%

Semi-Detached

+65.93%

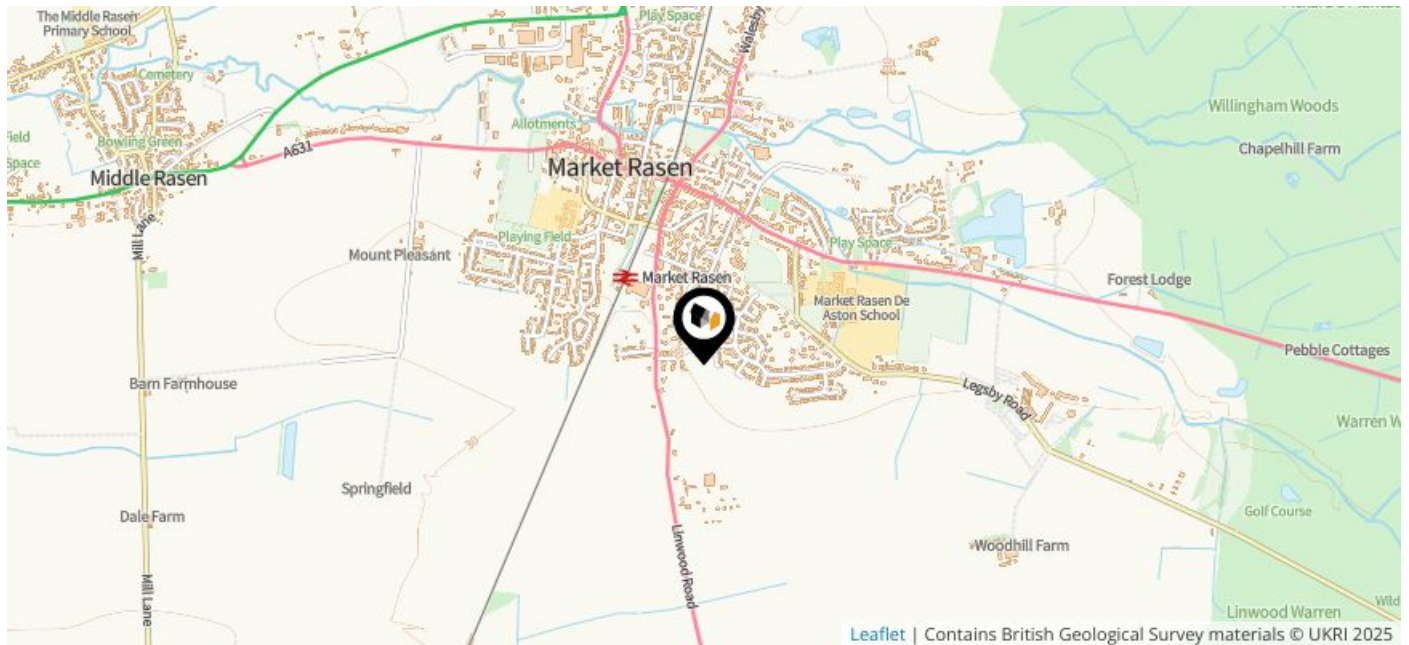
Terraced

+58.63%

Flat

+40.58%

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.

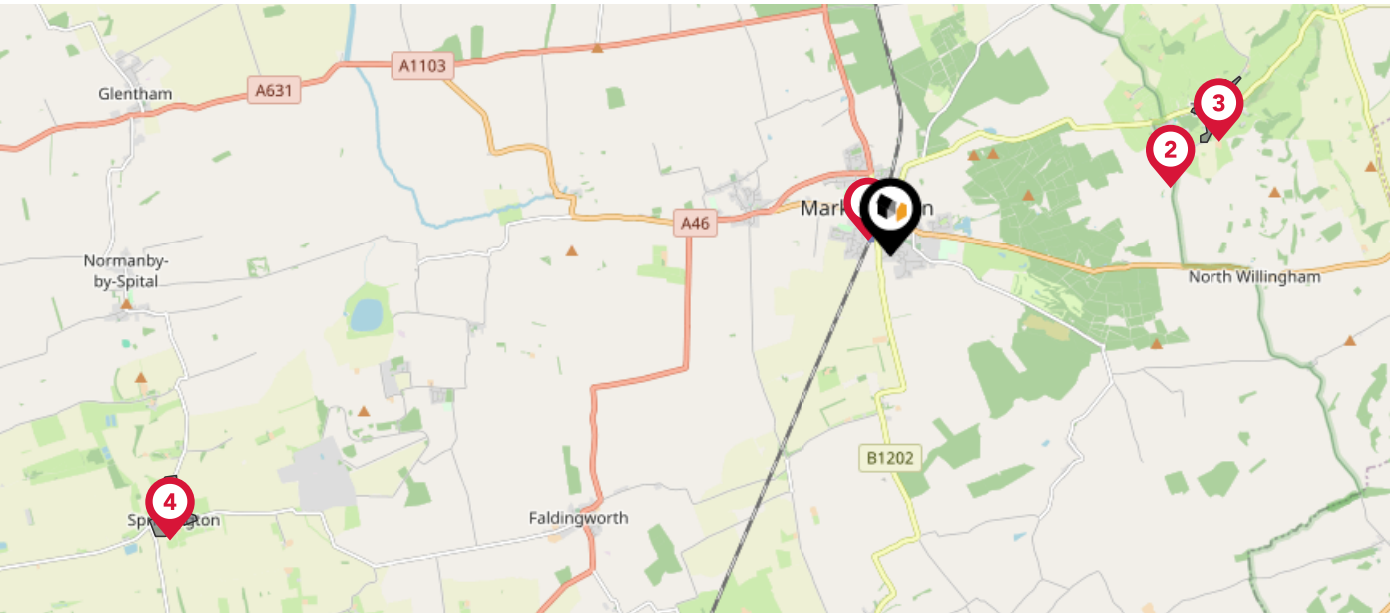
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

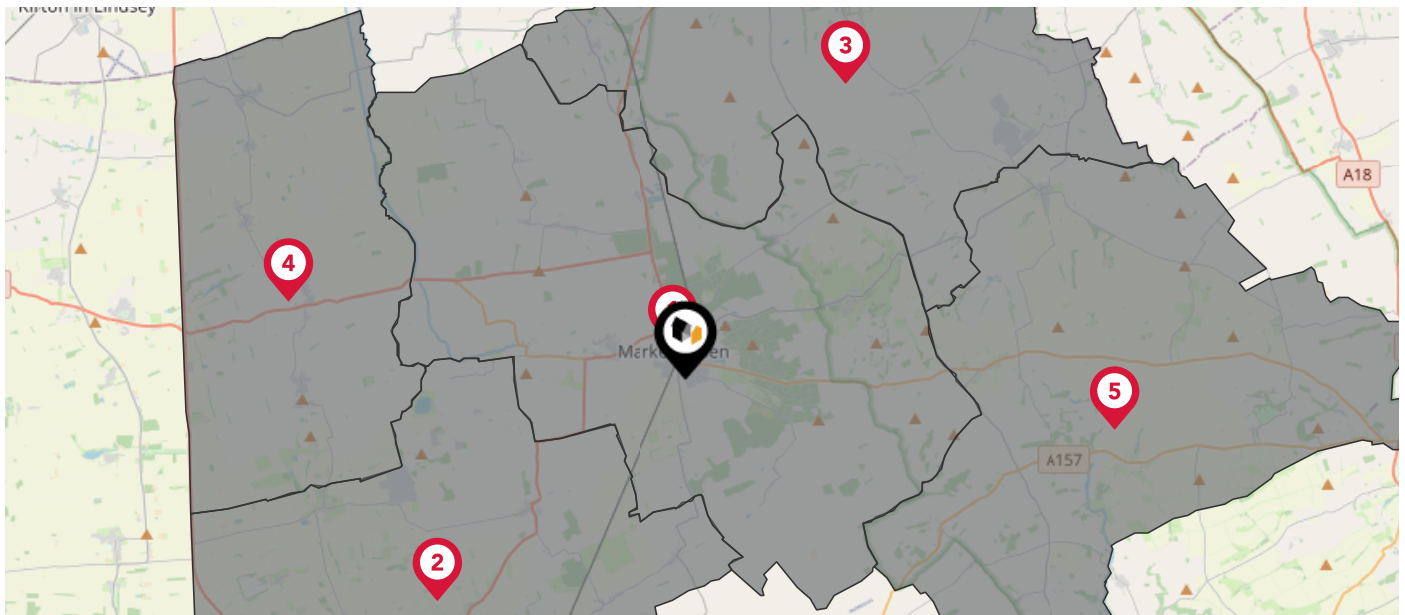


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Market Rasen
2	Tealby Thorpe
3	Tealby
4	Spridlington

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

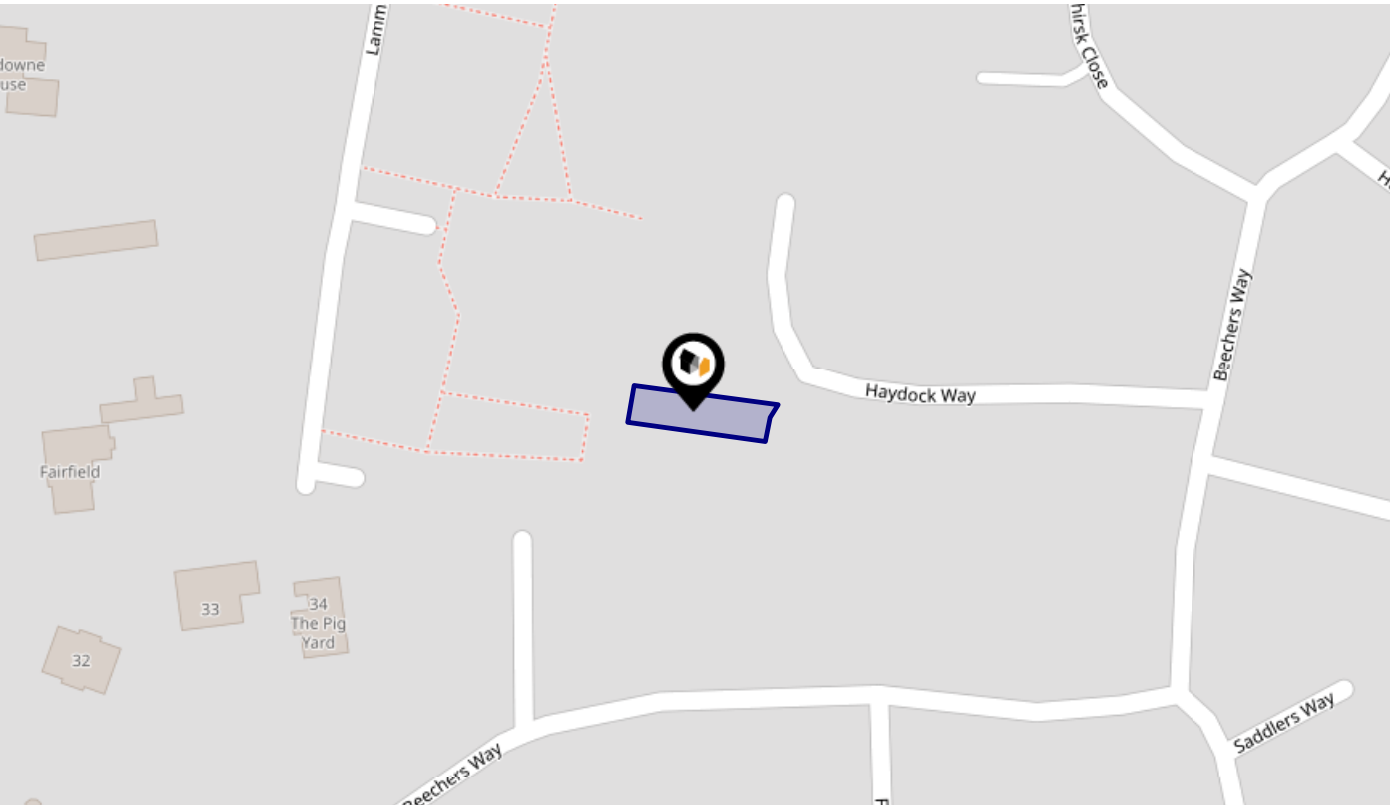


Waddingham and Spital Ward



Binbrook Ward

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.

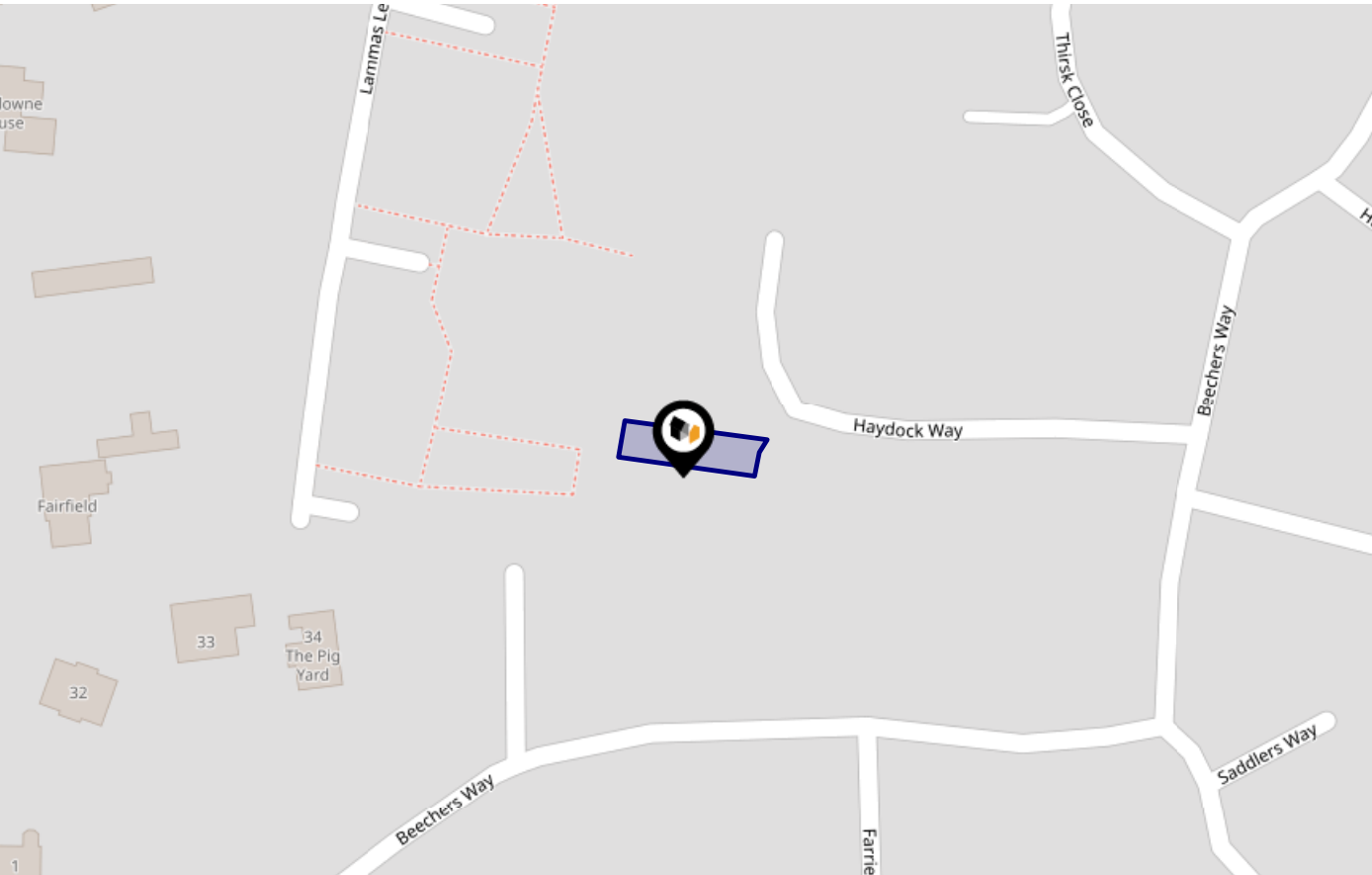
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

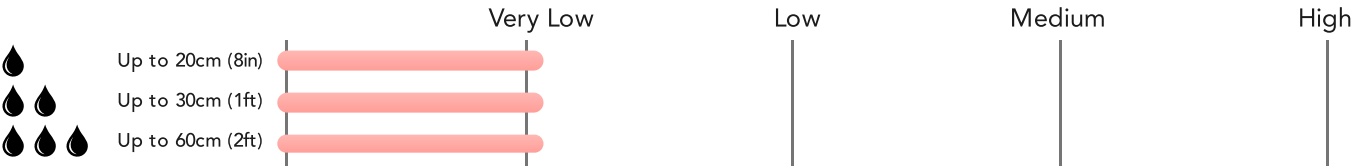


Risk Rating: Very low

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:

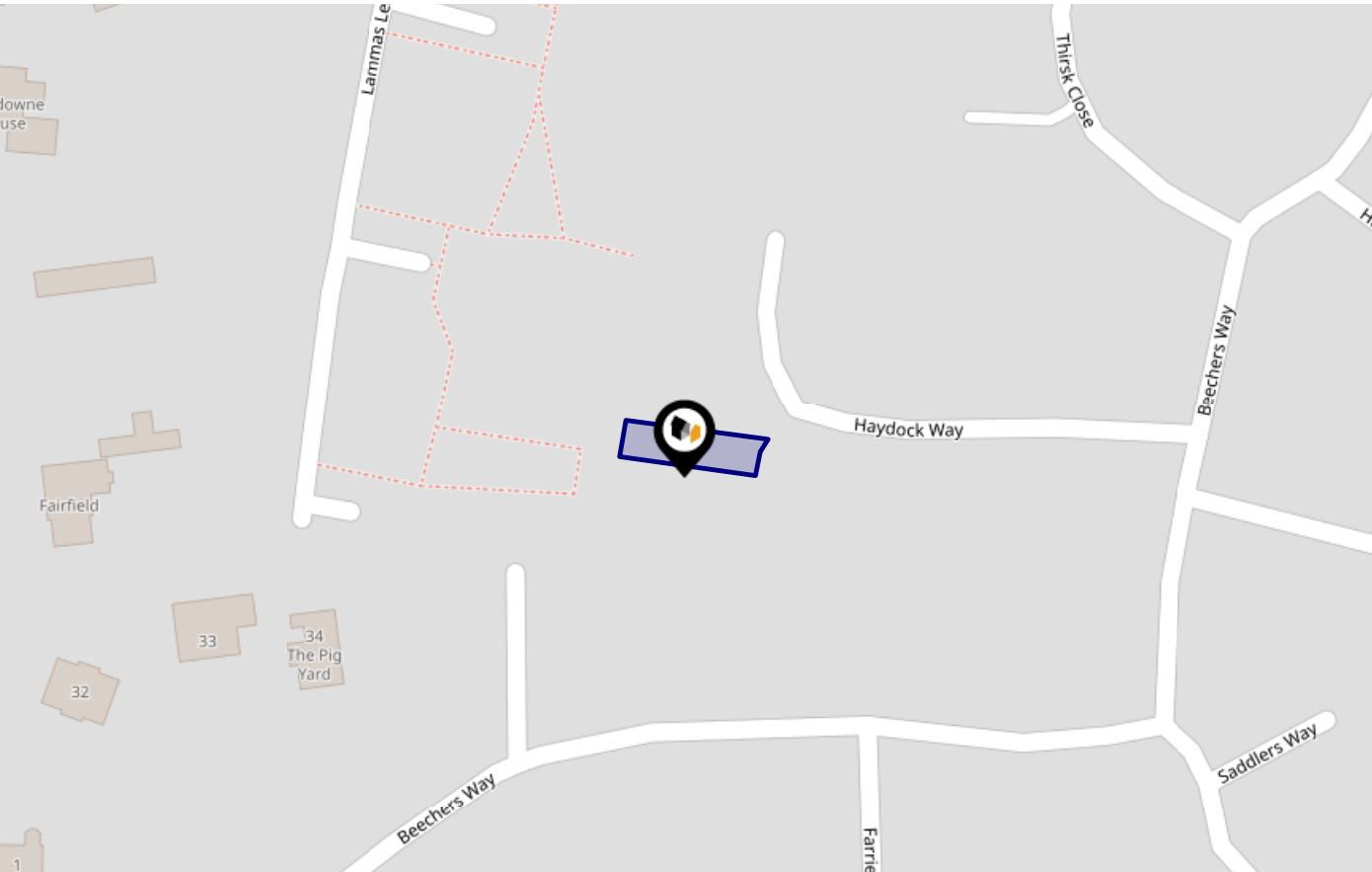


Flood Risk

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.

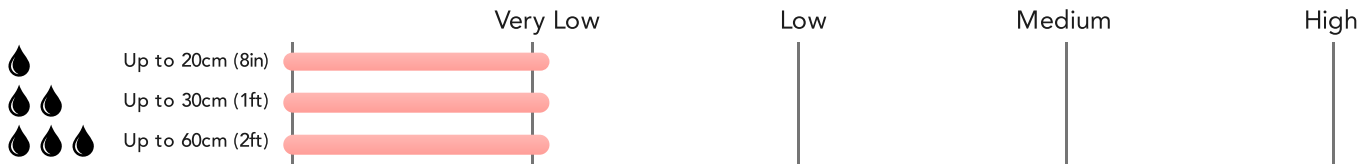


Risk Rating: Very low

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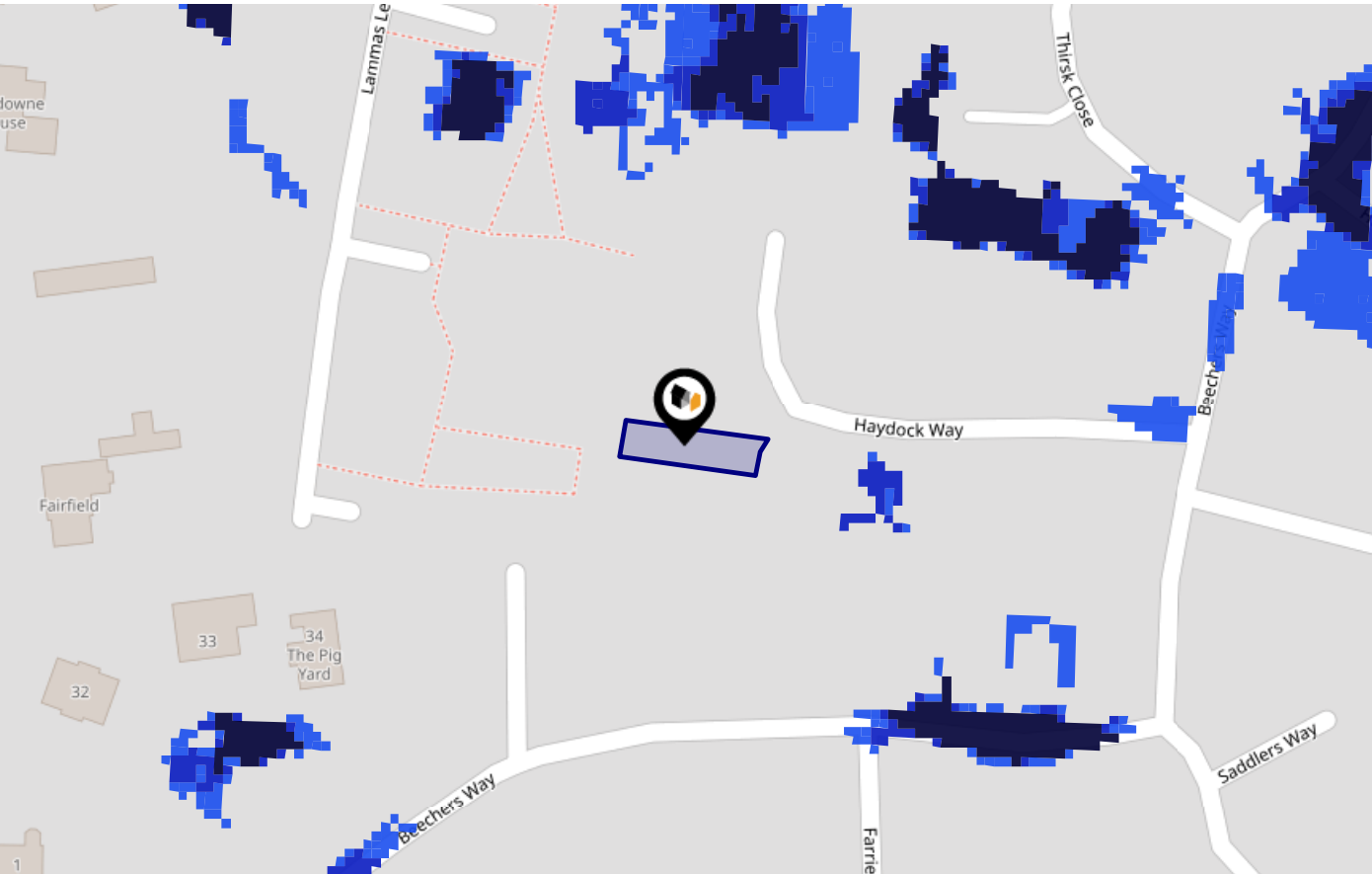
Chance of flooding to the following depths at this property:



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.

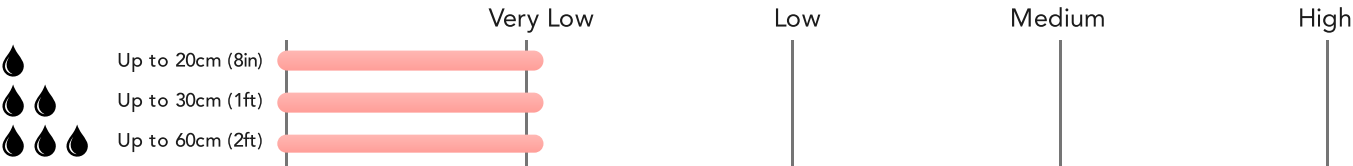


Risk Rating: Very low

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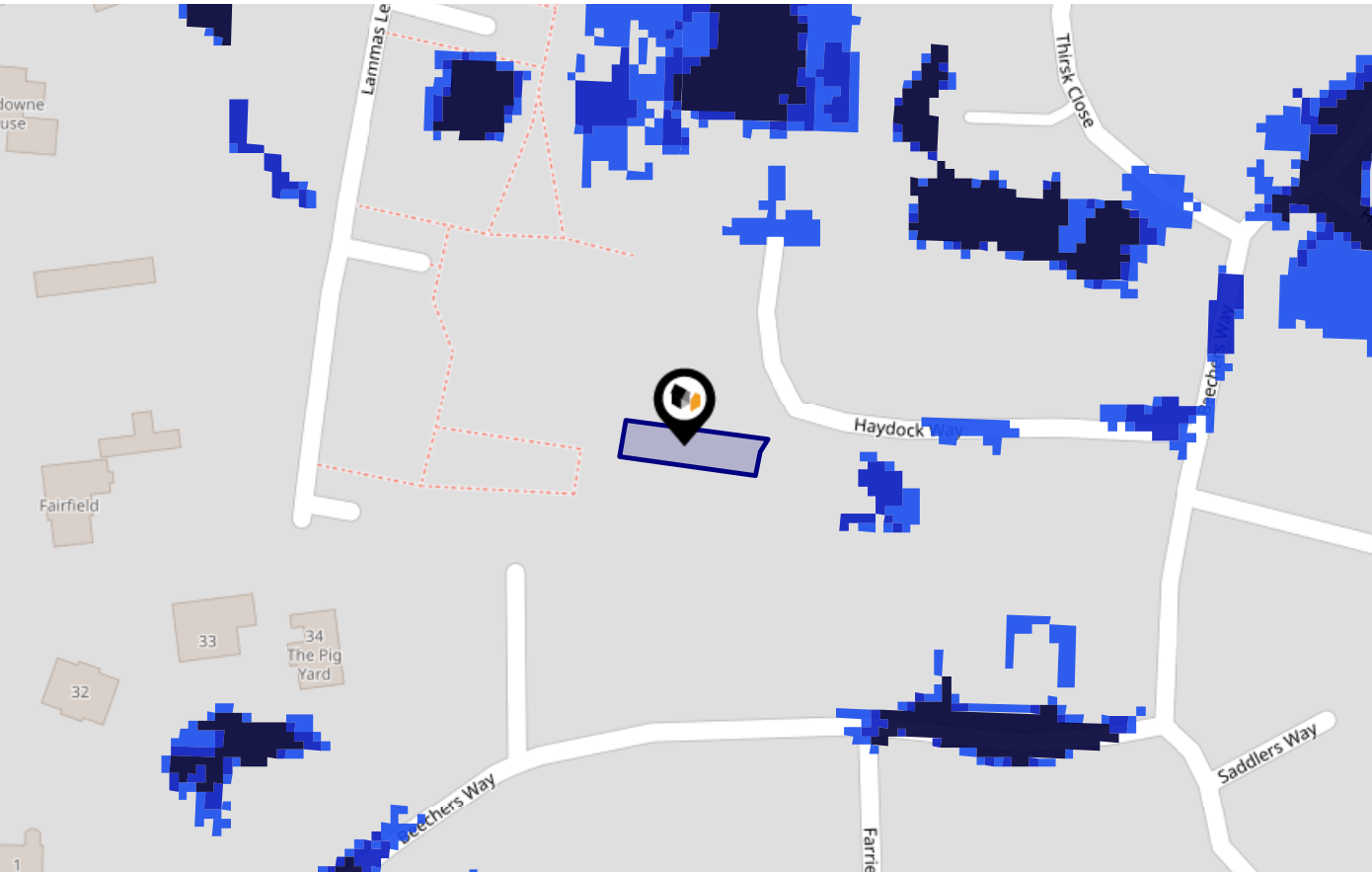
Chance of flooding to the following depths at this property:



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.

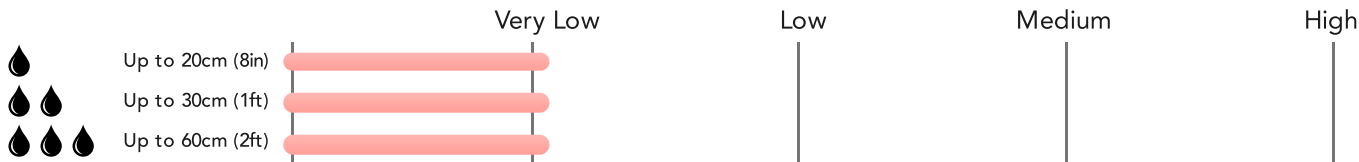


Risk Rating: Very low

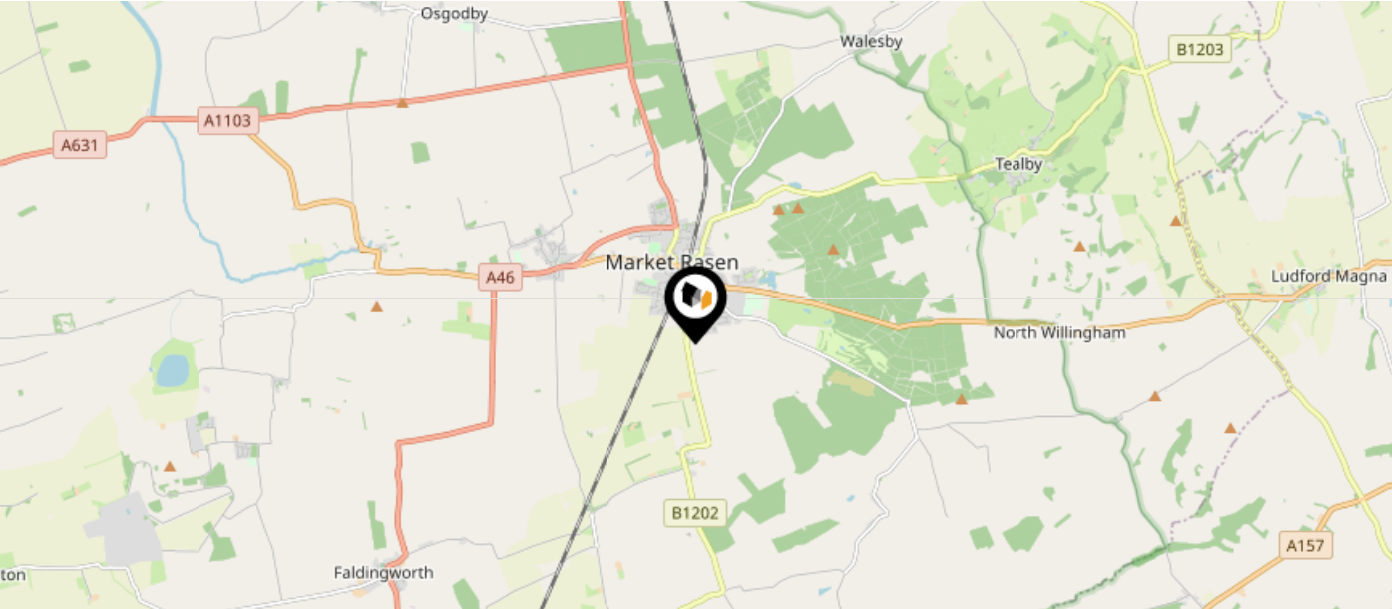
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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

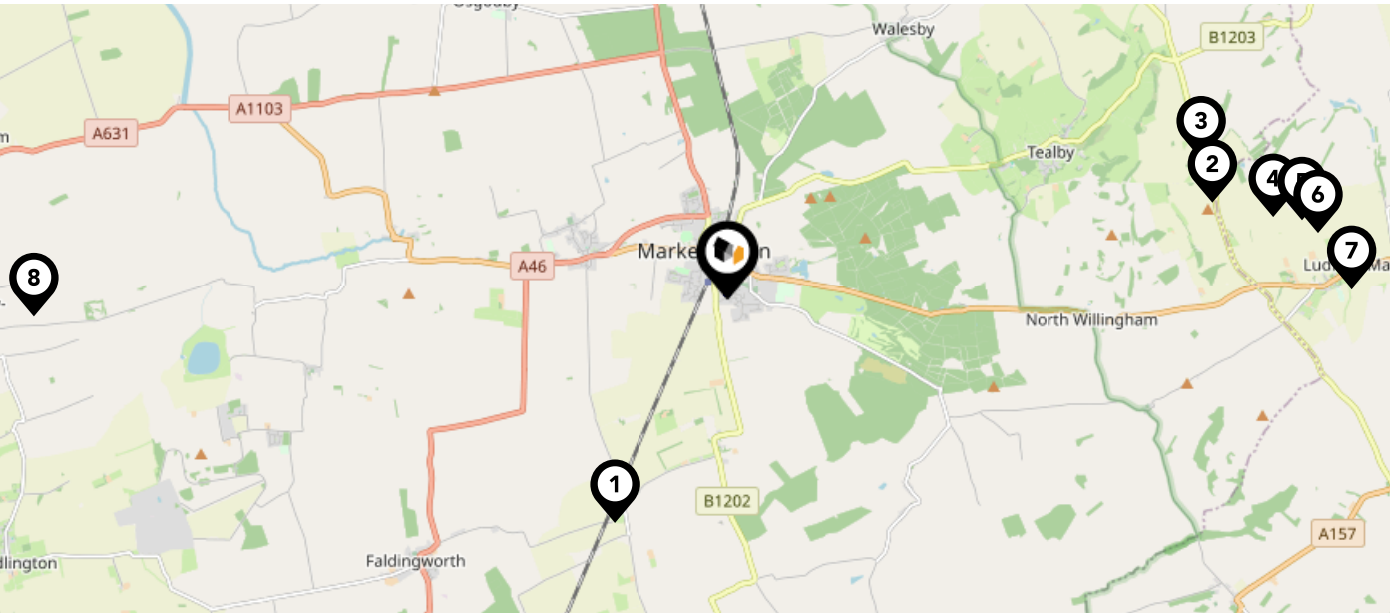
No data available.

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.



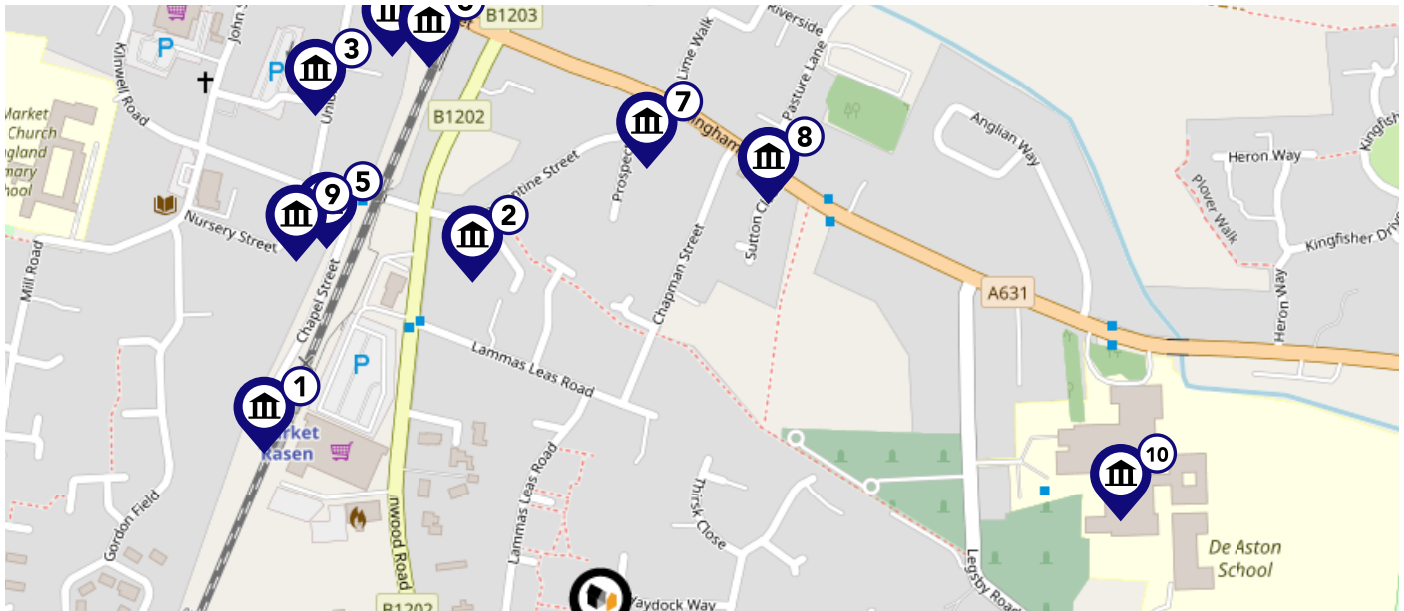
Nearby Landfill Sites		
1	Buslingthorpe Bridge-Buslingthorpe, Lincolnshire	Historic Landfill
2	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
3	Caistor High Street-Ludford	Historic Landfill
4	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
5	Ludford-Market Rasen,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

Maps

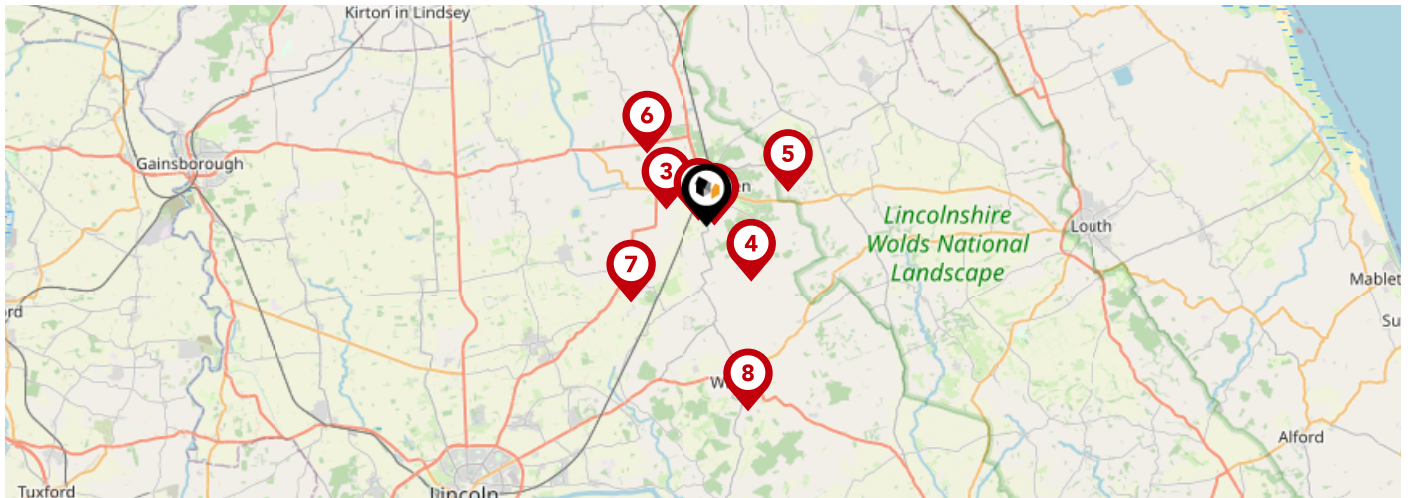
Listed Buildings



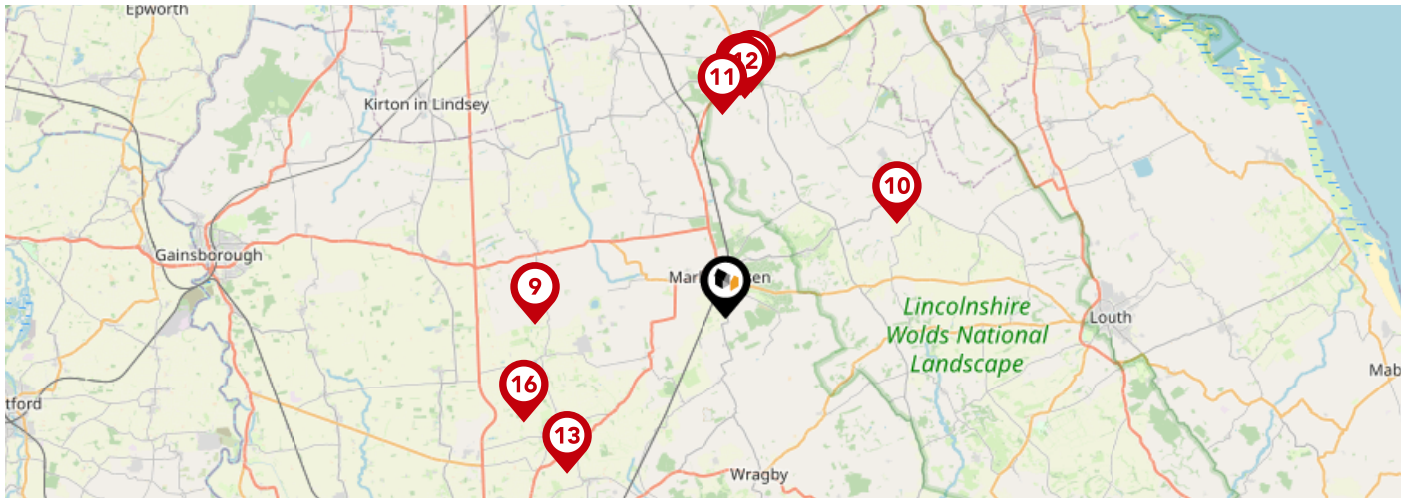
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1359780 - Railway Station	Grade II	0.2 miles
 1063461 - Maltings (now Harwood Tate Antiques)	Grade II	0.2 miles
 1165968 - 14, 16 And 18, Union Street	Grade II	0.3 miles
 1359786 - 40 And 42, Queen Street	Grade II	0.3 miles
 1271411 - War Memorial	Grade II	0.3 miles
 1063459 - The King's Head Public House	Grade II	0.3 miles
 1359788 - 24, Willingham Road	Grade II	0.3 miles
 1063462 - 36, 37, 38, 39, Willingham Road	Grade II	0.3 miles
 1063444 - Methodist Centenary Chapel	Grade II	0.3 miles
 1165972 - De Aston School Headmaster's House	Grade II	0.3 miles

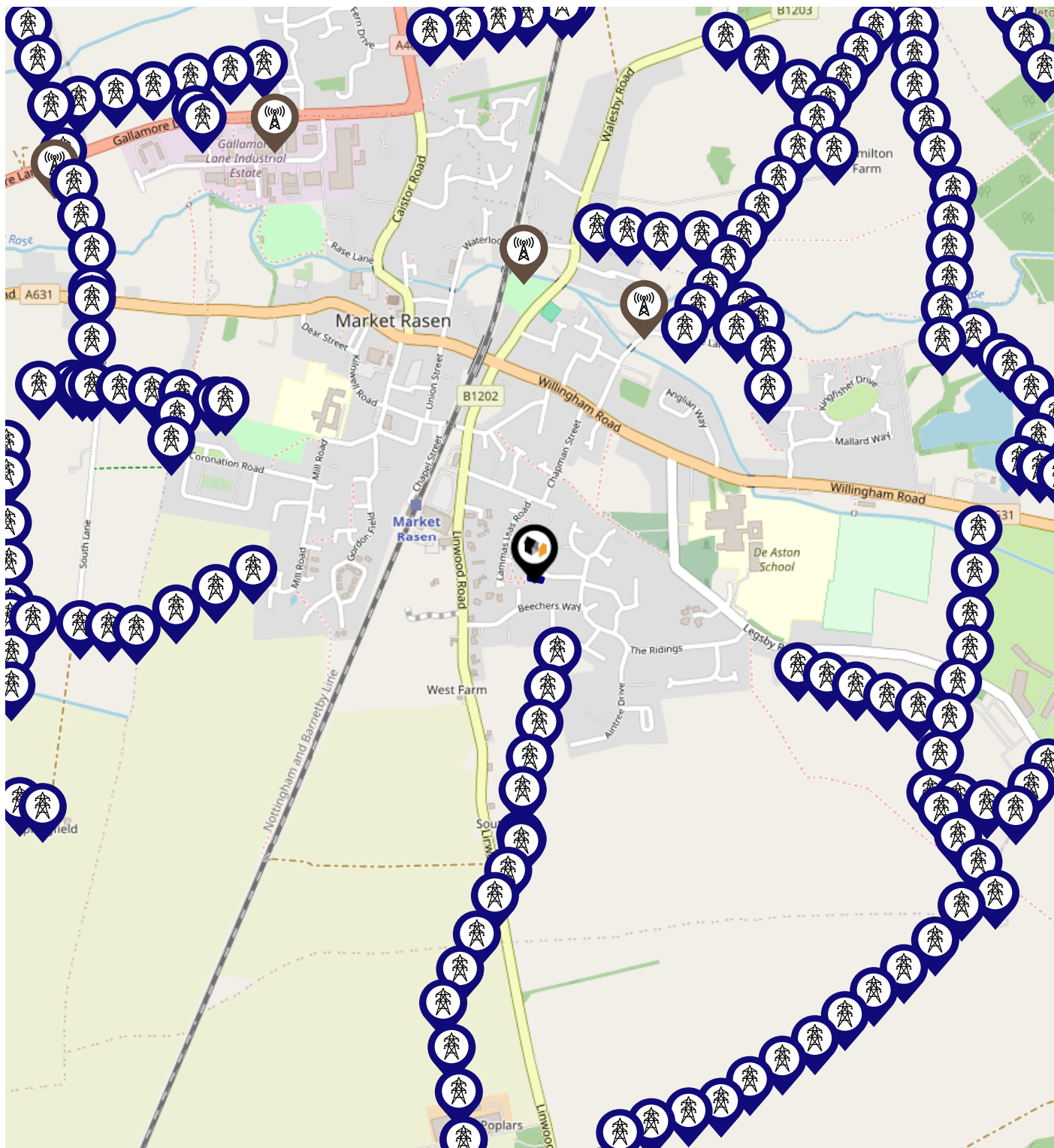


		Nursery	Primary	Secondary	College	Private
1	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.3	☐	☐	☒	☐	☐
2	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.37	☐	☒	☐	☐	☐
3	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:1.55	☐	☒	☐	☐	☐
4	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:2.47	☐	☒	☐	☐	☐
5	Tealby School Ofsted Rating: Good Pupils: 84 Distance:3.17	☐	☒	☐	☐	☐
6	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:3.32	☐	☒	☐	☐	☐
7	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:3.75	☐	☒	☐	☐	☐
8	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:6.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.75	☐	☒	☐	☐	☐
	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:6.93	☐	☒	☐	☐	☐
	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:7.17	☐	☒	☐	☐	☐
	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:7.77	☐	☒	☐	☐	☐
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:7.84	☐	☒	☐	☐	☐
	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.91	☐	☐	☒	☐	☐
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:8.02	☐	☐	☒	☐	☐
	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:8.02	☐	☒	☐	☐	☐

Local Area Masts & Pylons

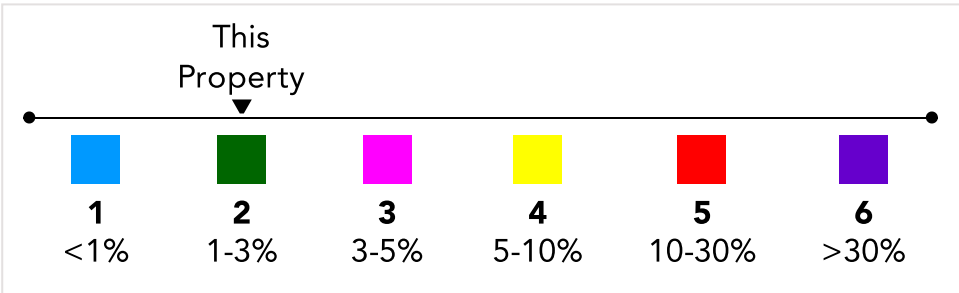
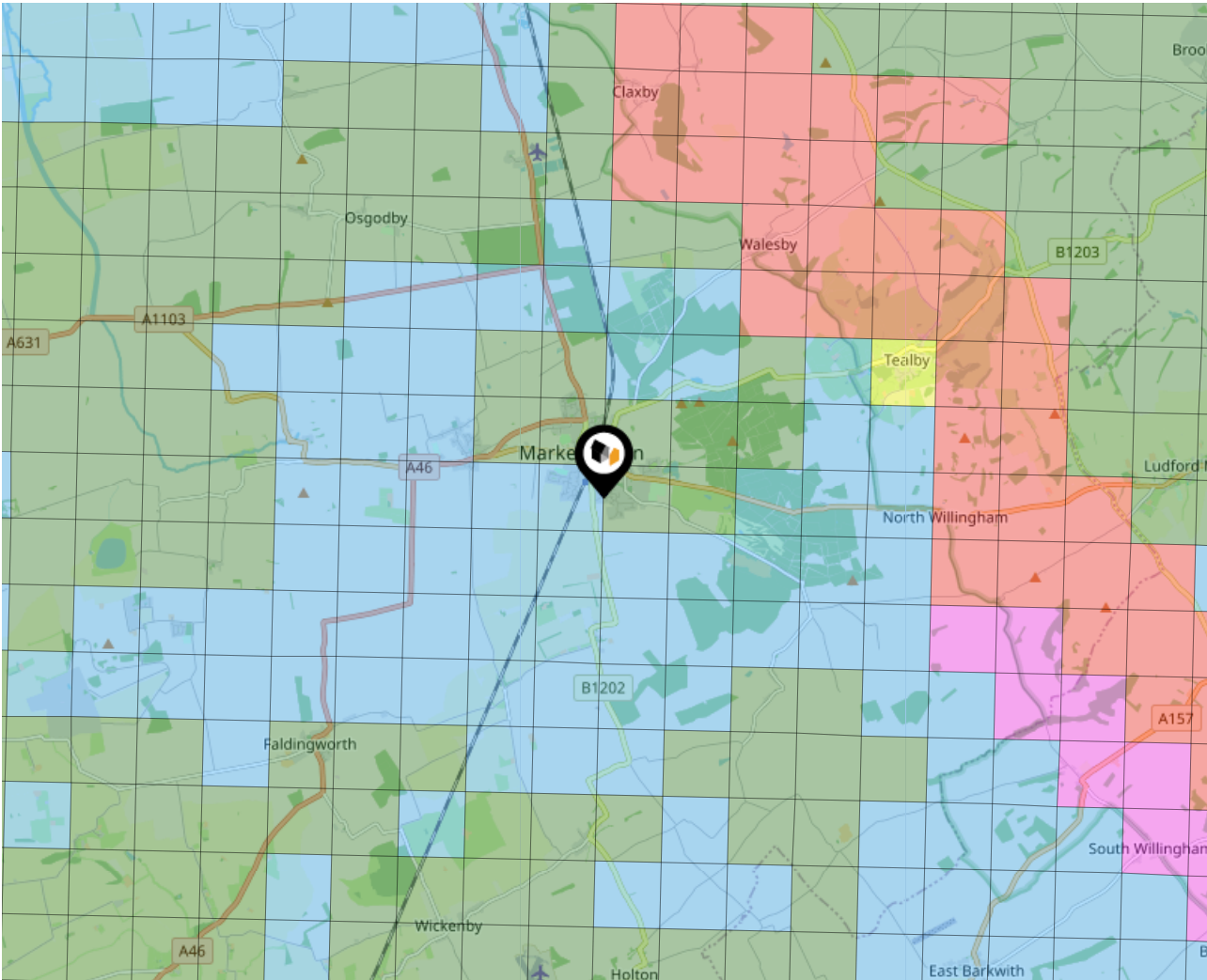


Key:

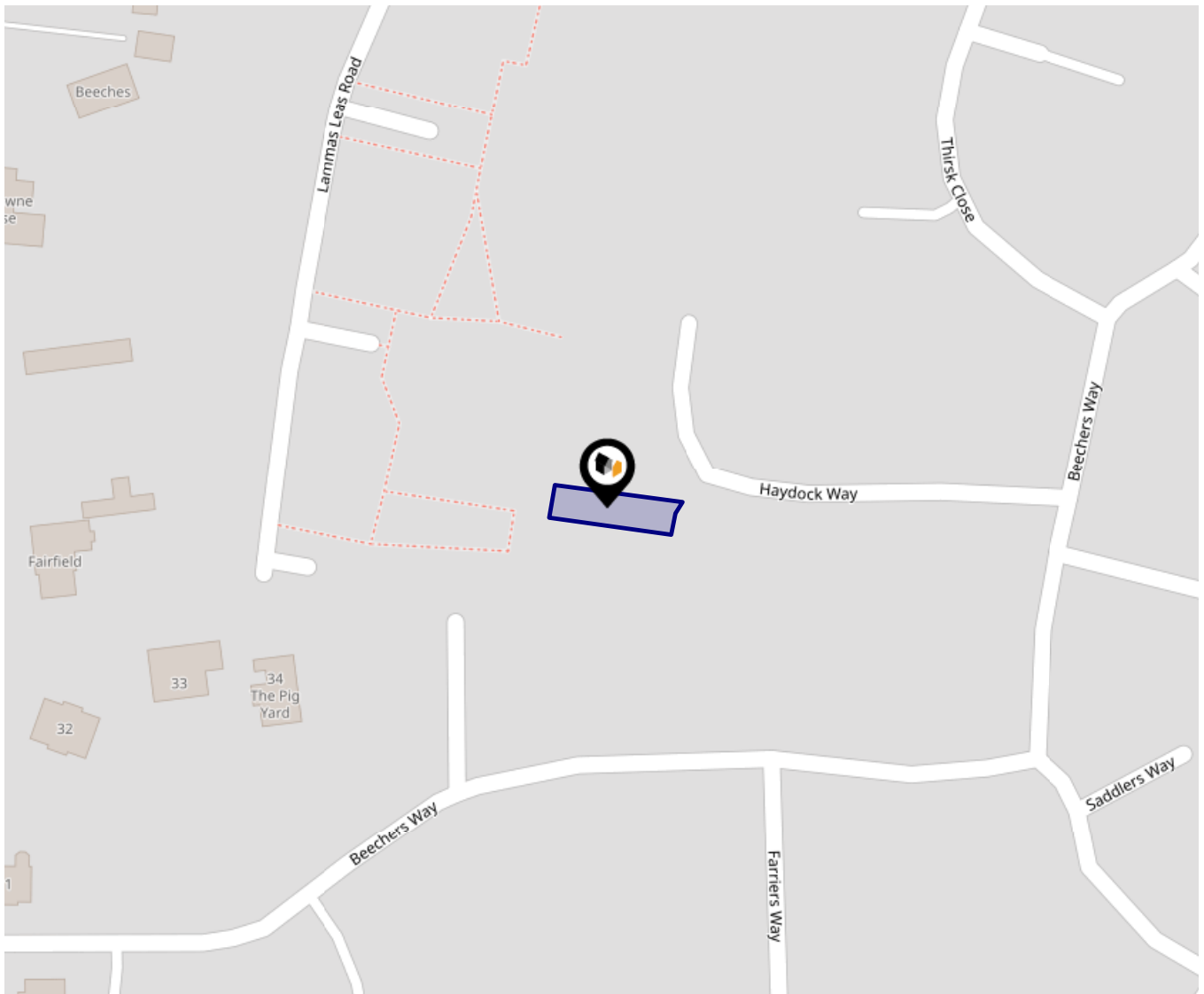
-  Power Pylons
-  Communication Masts

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



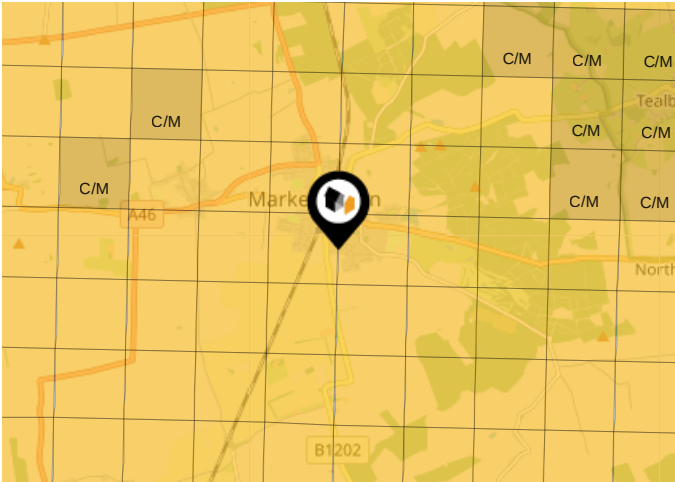
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

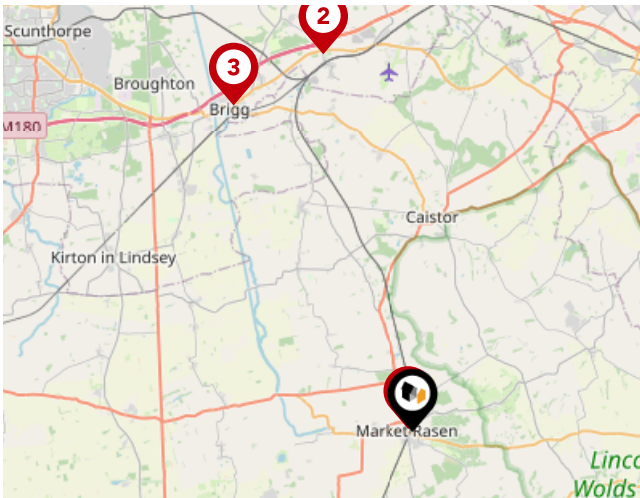
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

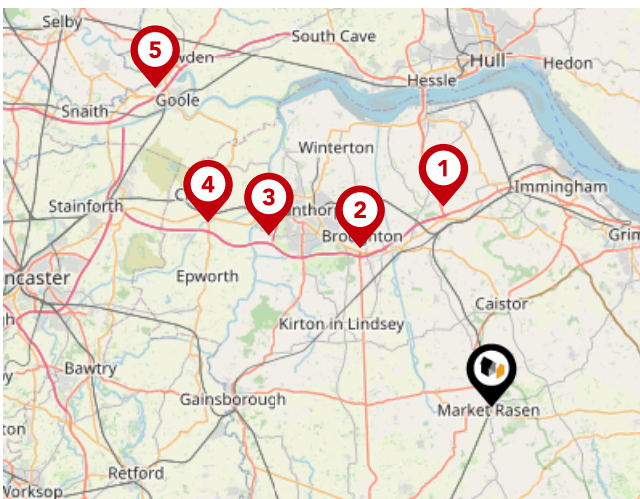
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	0.21 miles
2	Barnetby Rail Station	13.71 miles
3	Brigg Rail Station	13.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.44 miles
2	M180 J4	14.53 miles
3	M180 J3	19.84 miles
4	M180 J2	23.82 miles
5	M62 J36	32.61 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.91 miles
2	Finningley	28.76 miles
3	East Mids Airport	56.5 miles
4	Leeds Bradford Airport	64.01 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.23 miles
2	Telephone Box	0.25 miles
3	Telephone Box	0.26 miles
4	Rail Station Approach Road	0.27 miles
5	De Aston School Bus Park	0.26 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
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice



Tom Bell

Over 20 years' experience in Estate Agency. Working from our Market Rasen office.

Tom deals with both Residential Sales and New Homes whilst also having experience in Lettings. In sales he is responsible for the market appraisal of your home and working with you throughout the sales process.

He also works within the new homes department and can help you with market appraisals of completed properties but also guidance and valuation of building plots and development advice, giving you guidance of end values of developments you are in the process of either planning to build, in construction or developments you are considering purchasing.



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

Agency

Our Performance in This Area



Market Share in LN8

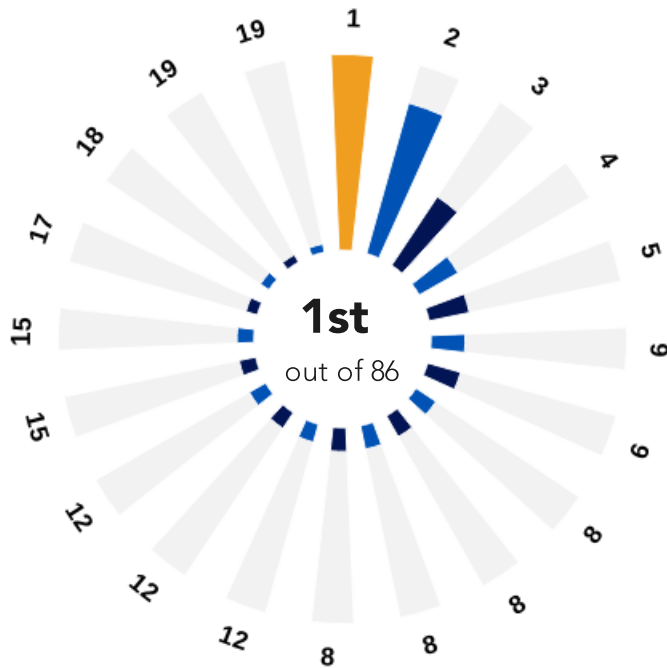
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



1.	Mundys	(114)	8=.	Kinetic	(14)
2.	Lovelle	(91)	12=.	Fine And Country	(11)
3.	Perkins George M...	(48)	12=.	Purplebricks	(11)
4.	Perkins George M...	(26)	12=.	Yopa	(11)
5.	Haart	(24)	15=.	Savills	(10)
6=.	Pygott And Crone	(20)	15=.	Skylark Homes	(10)
6=.	Robert Bell	(20)	17.	Brownandcojhwalter	(7)
8=.	Gleeson	(14)	18.	Quickmove Prope...	(6)
8=.	Gleeson Homes	(14)	19=.	Biltons	(5)
8=.	Gleeson Homes (y...	(14)	19=.	Chestnut Homes	(5)

Total Properties (Live)

Our Properties **114**



Market Average **7.16**



% of Asking Price Achieved

Our % **95%**

Market % **94%**

New Listings Last 30 Days

Our Listings

8

Market Average

1.15



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

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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Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net

