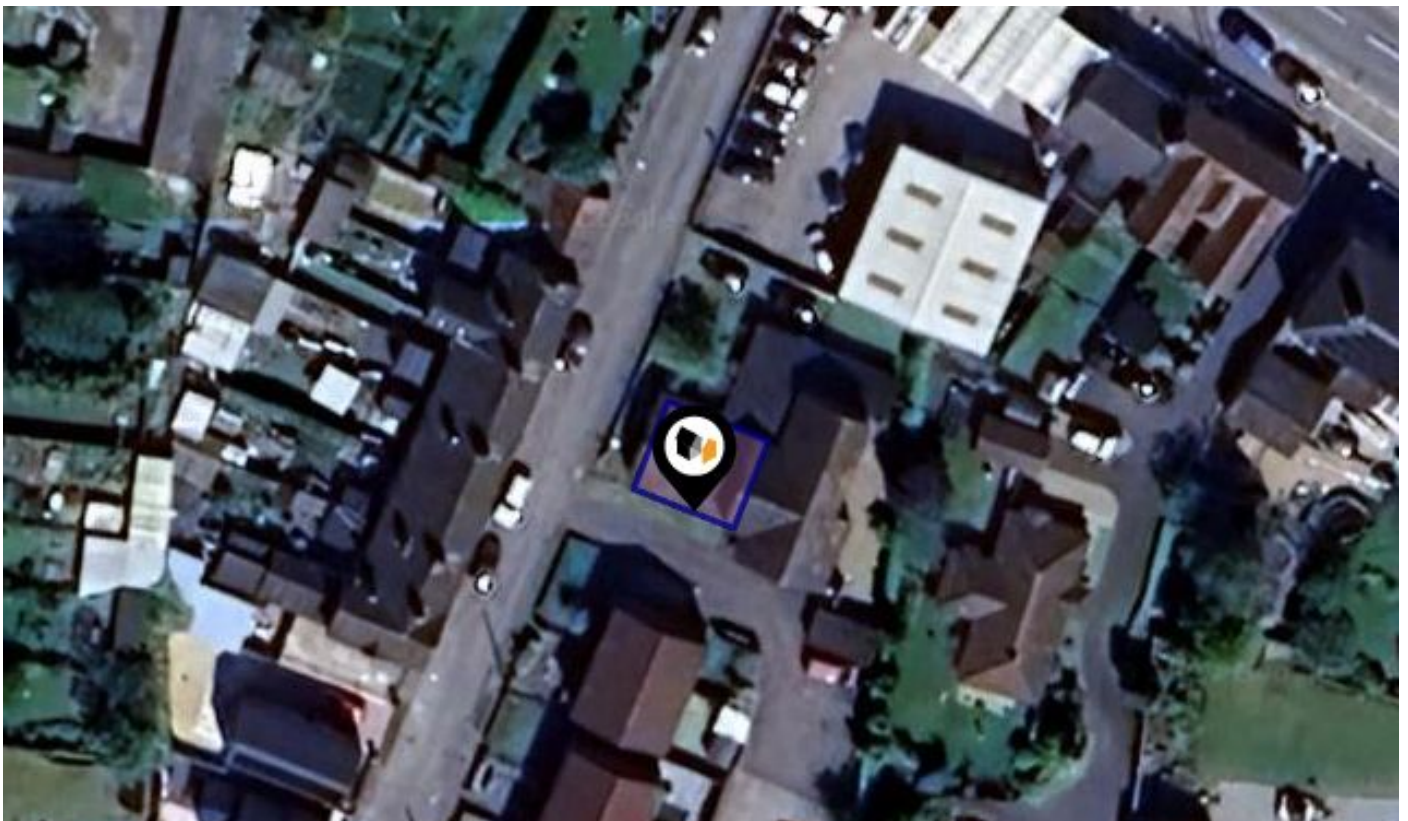


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 23rd September 2024



CHAPMAN STREET, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

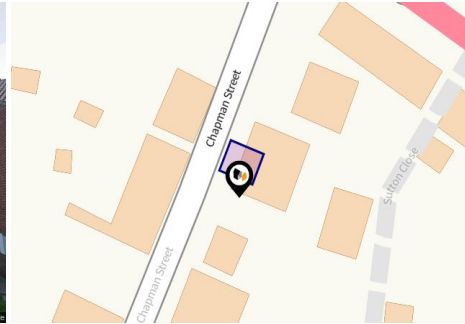
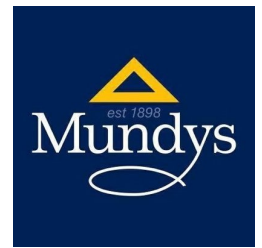
01522 510 044

tom.bell@mundys.net

www.mundys.net



Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	06/01/2020
Floor Area:	581 ft ² / 54 m ²	End Date:	01/01/2145
Plot Area:	0.02 acres	Lease Term:	125 years from 1 January 2020
Year Built :	1983-1990	Term Remaining:	120 years
Council Tax :	Band A		
Annual Estimate:	£1,472		
Title Number:	LL396917		

Local Area

Local Authority:	West lindsey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *11 Willingham Court Chapman Street Market Rasen LN8 3ED*

Reference - M05/P/0026	
Decision:	Decided
Date:	11th January 2005
Description:	Planning Application to erect UPVC conservatory to rear of property

Property EPC - Certificate



Chapman Street, LN8

Energy rating

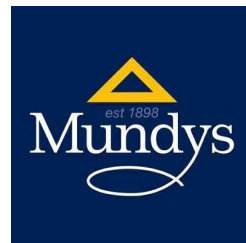
D

Valid until 17.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
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, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	54 m ²



Property Lease Information

Lease Start Date 06/01/2020

Lease End Date 01/01/2145

Lease Term 125 years from 1 January 2020

Lease Term Remaining 120 years

Residents management company

Annual Charge Approx £400 Per annum (currently in review as of September 2024)

To be checked with solicitors prior to exchange completion.



Electricity Supply

Mains

Gas Supply

NONE

Central Heating

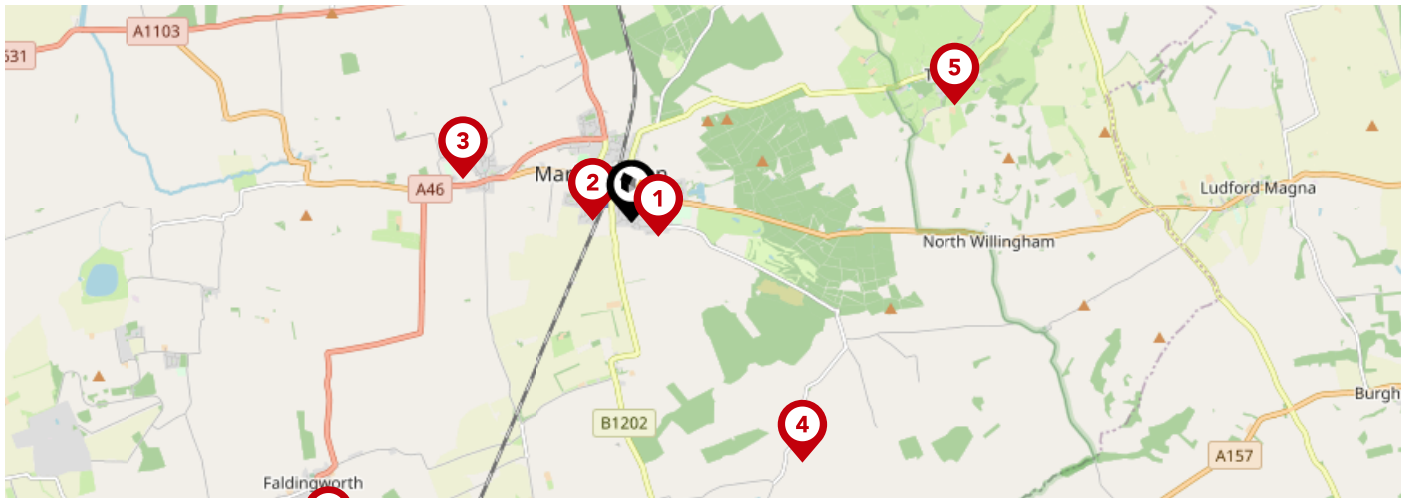
Electric Radiators

Water Supply

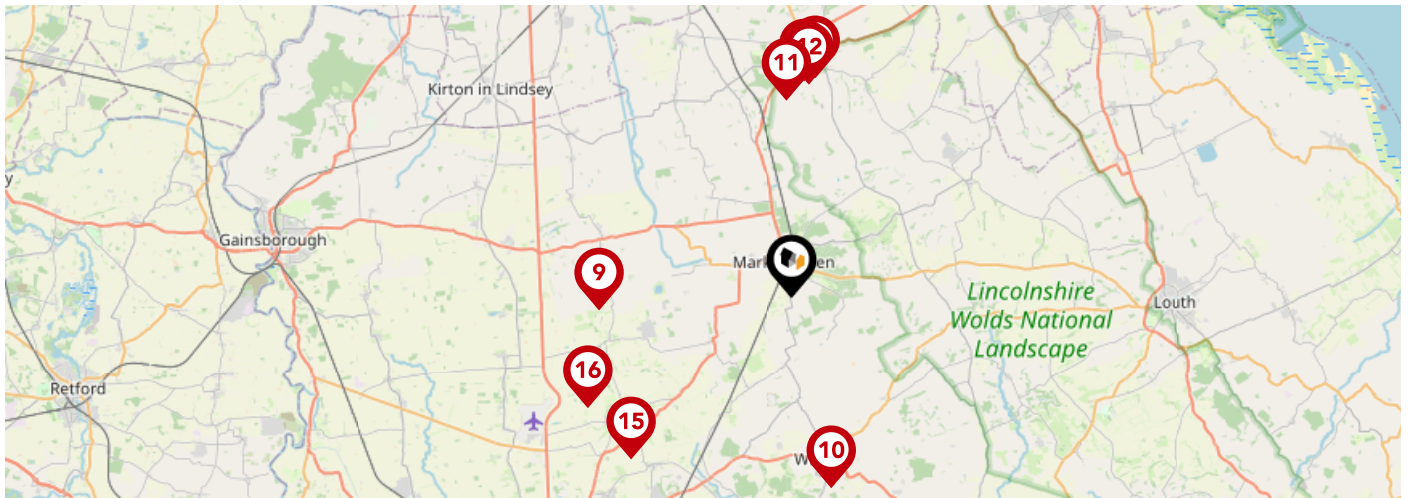
Mains









Drainage

Mains

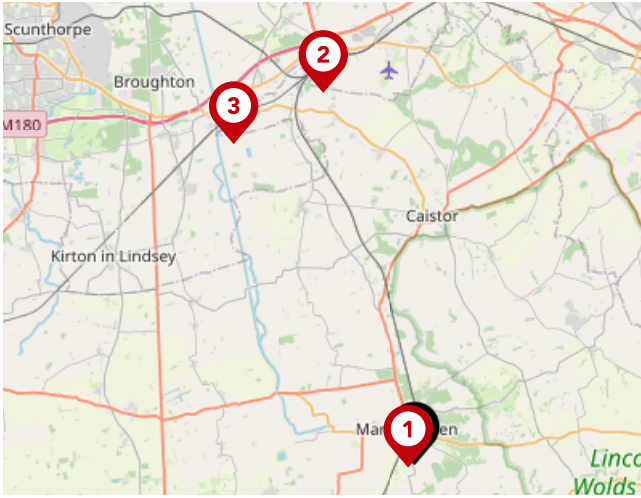


		Nursery	Primary	Secondary	College	Private
1	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.35	<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:1.54	<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:2.61	<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:3.04	<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:3.19	<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:3.95	<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:6.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



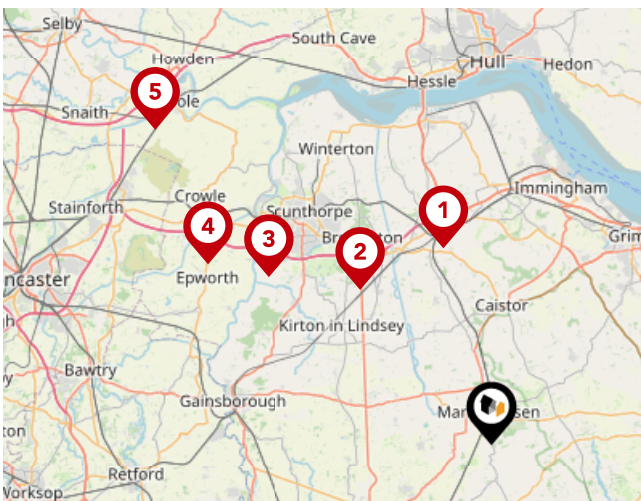
		Nursery	Primary	Secondary	College	Private
	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:6.91	<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:6.96	<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:7.55	<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:7.69	<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:7.79	<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:8.03	<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:8.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	0.25 miles
2	Barnetby Rail Station	13.52 miles
3	Brigg Rail Station	13.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.25 miles
2	M180 J4	14.41 miles
3	M180 J3	19.76 miles
4	M180 J2	23.76 miles
5	M62 J36	32.51 miles

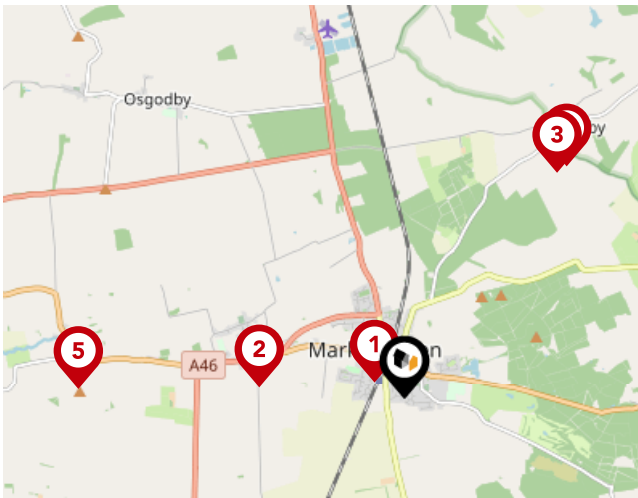
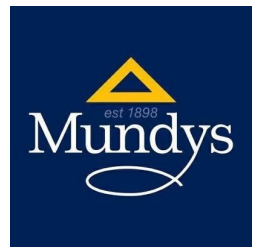


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.7 miles
2	Finningley	28.77 miles
3	East Mids Airport	56.7 miles
4	Leeds Bradford Airport	63.94 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.32 miles
2	Mill Lane	1.3 miles
3	Catskin Lane	2.41 miles
4	St Mary's Church	2.5 miles
5	Gainsborough Road	2.89 miles



Mundys

The original firm, Mundy & Co, was founded in 1898. Current consultant and former Senior Partner, Philip Barnatt, and fellow partner Simon Bentley, took over the company in 1996 inheriting a small Management Department and Survey and Commercial Sections.

The new Partnership rebranded as Mundys, retaining all departments but also setting up a specialised Residential Estate Agency. Mundys aim to offer all our clients and customers the highest quality customer service and exceed the industry standards.

We are very proud, and it is a testament to our fantastic staff, that we have achieved numerous awards over recent years.



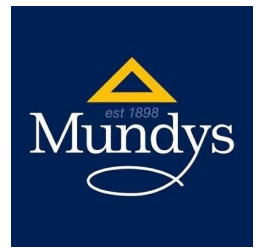
Tom Bell

ASSOCIATE & VALUER

Lincolnshire born and educated. Tom has over 15 years' experience in residential sales and is responsible for residential sales valuations. Tom is also a Qualified Associate of the Guild of Estate Agents.

07530 363235

TOM.BELL@MUNDYS.NET



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

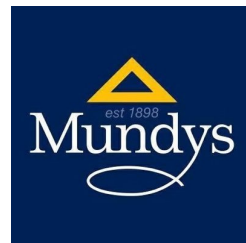


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Disclaimer



Important - Please read

All details should be checked with a solicitor prior to exchange of contracts and completion of the sale

Mundys Data Quality

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