



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th July 2025



SOUTH STREET, CAISTOR, MARKET RASEN, LN7

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

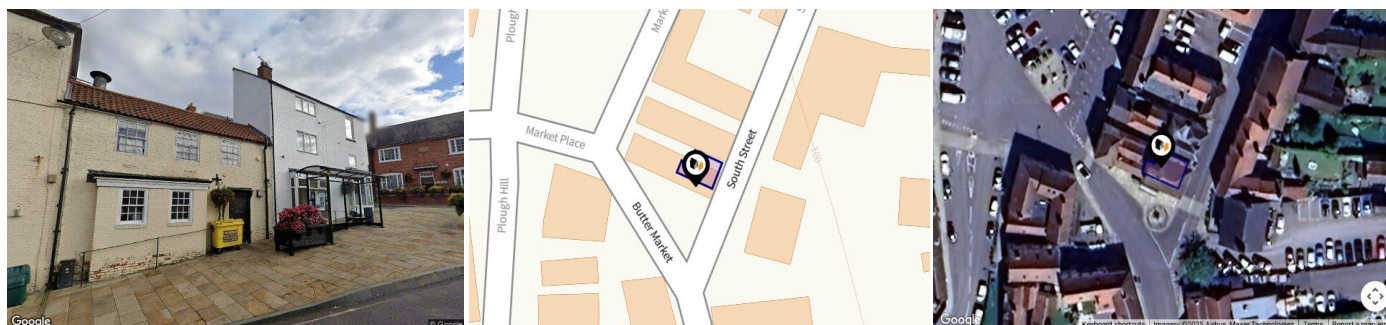
01522 510 044

tom.bell@mundys.net

www.mundys.net



Powered by
aprift
Know any property instantly



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3	Start Date:	05/03/1992
Floor Area:	1,130 ft ² / 105 m ²	End Date:	06/03/2091
Plot Area:	0.01 acres	Lease Term:	99 years from 6 March 1992
Year Built :	Before 1900	Term Remaining:	65 years
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL81390		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



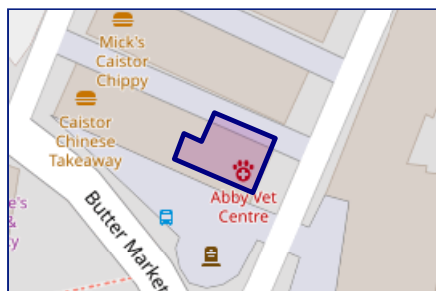
Planning records for: ***South Street, Caistor, Market Rasen, LN7***

Reference - 141908	
Decision:	Application Determined
Date:	02nd November 2020
Description:	Planning application to replace existing PVCu windows.

Property Multiple Title Plans

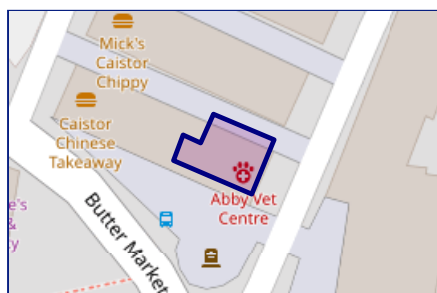


Freehold Title Plan



LL123179

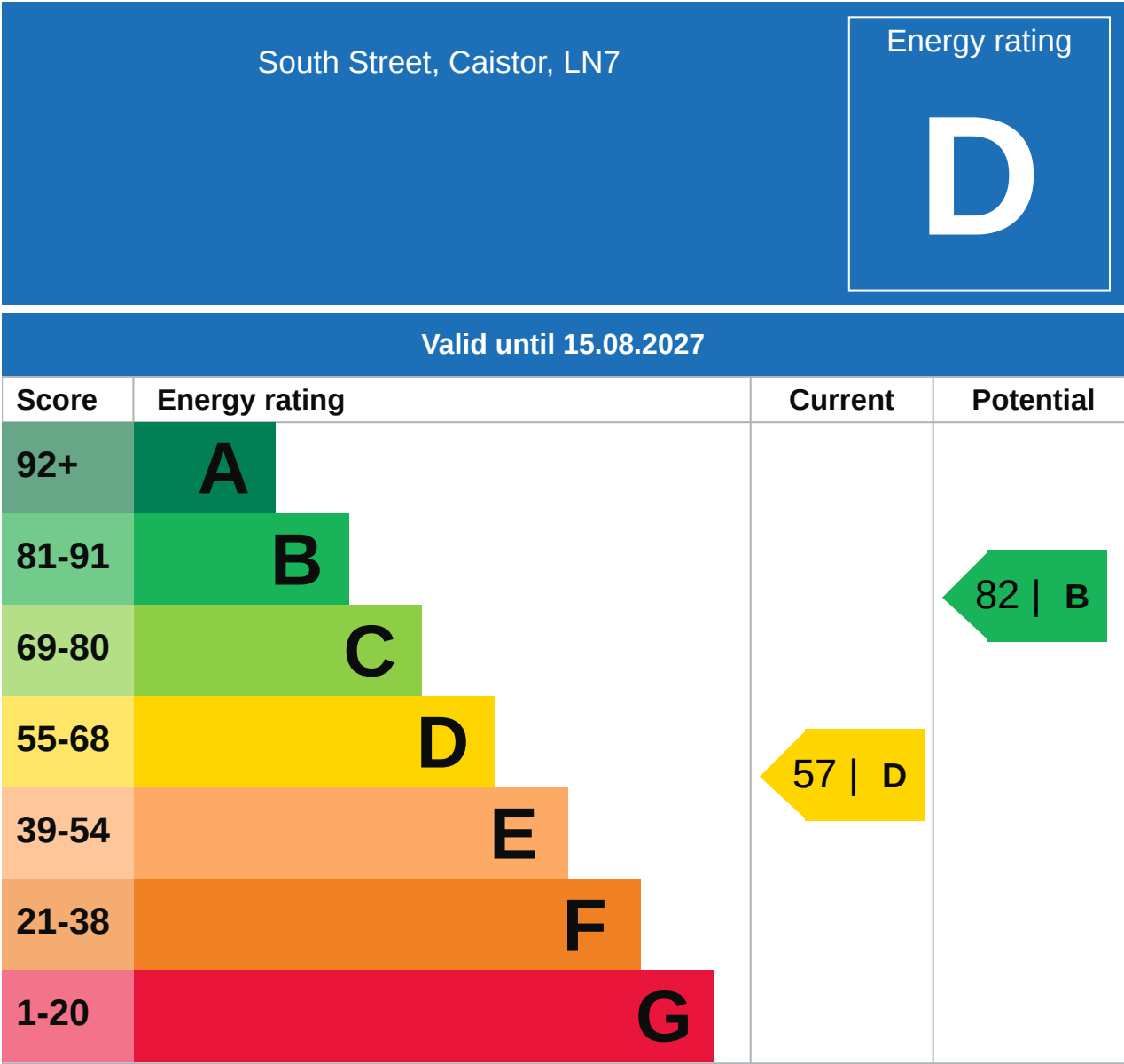
Leasehold Title Plan



LL81390

Start Date: 05/03/1992
End Date: 06/03/2091
Lease Term: 99 years from 6 March 1992
Term Remaining: 65 years

Property EPC - Certificate



Additional EPC Data

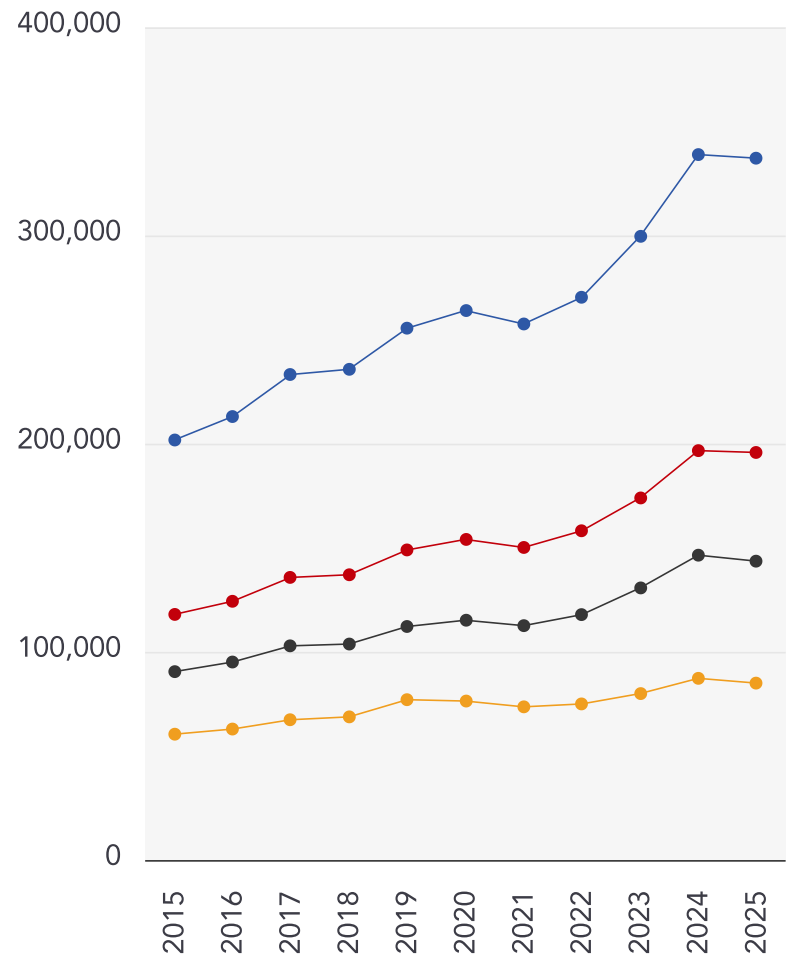
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
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 67% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	105 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in LN7



Detached

+67.09%

Semi-Detached

+65.93%

Terraced

+58.63%

Flat

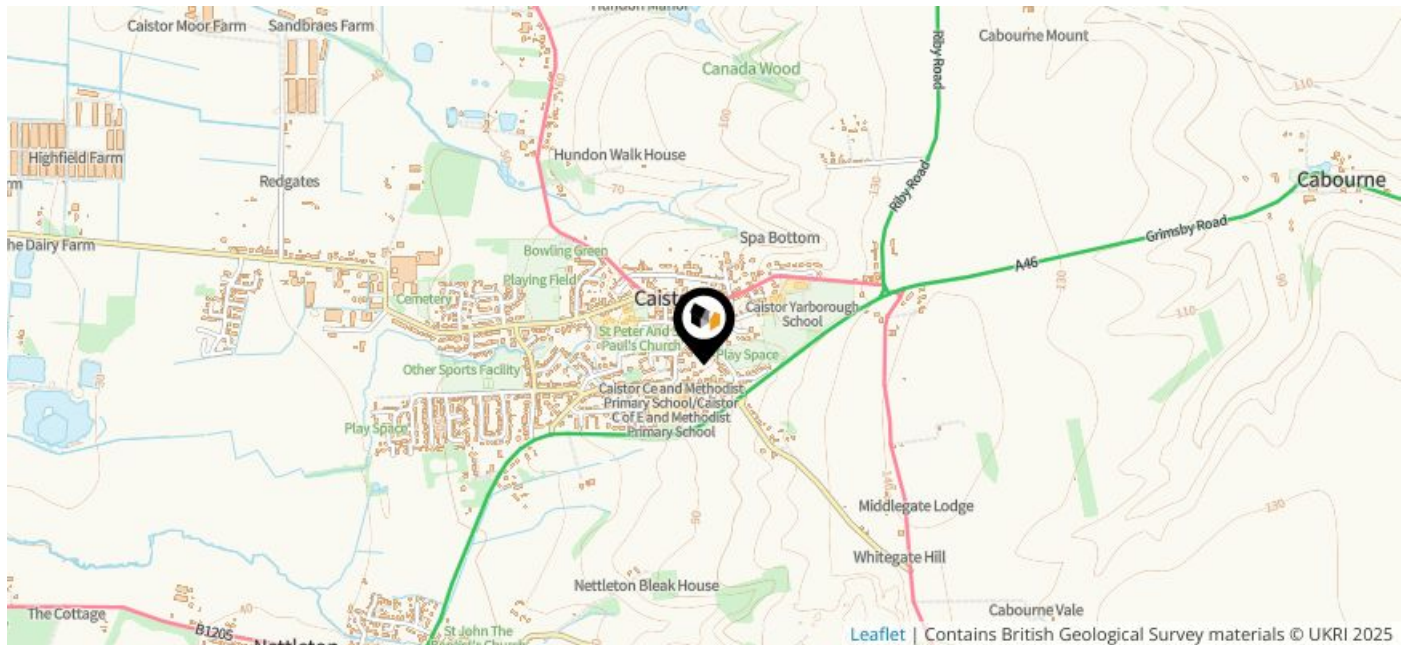
+40.58%

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.

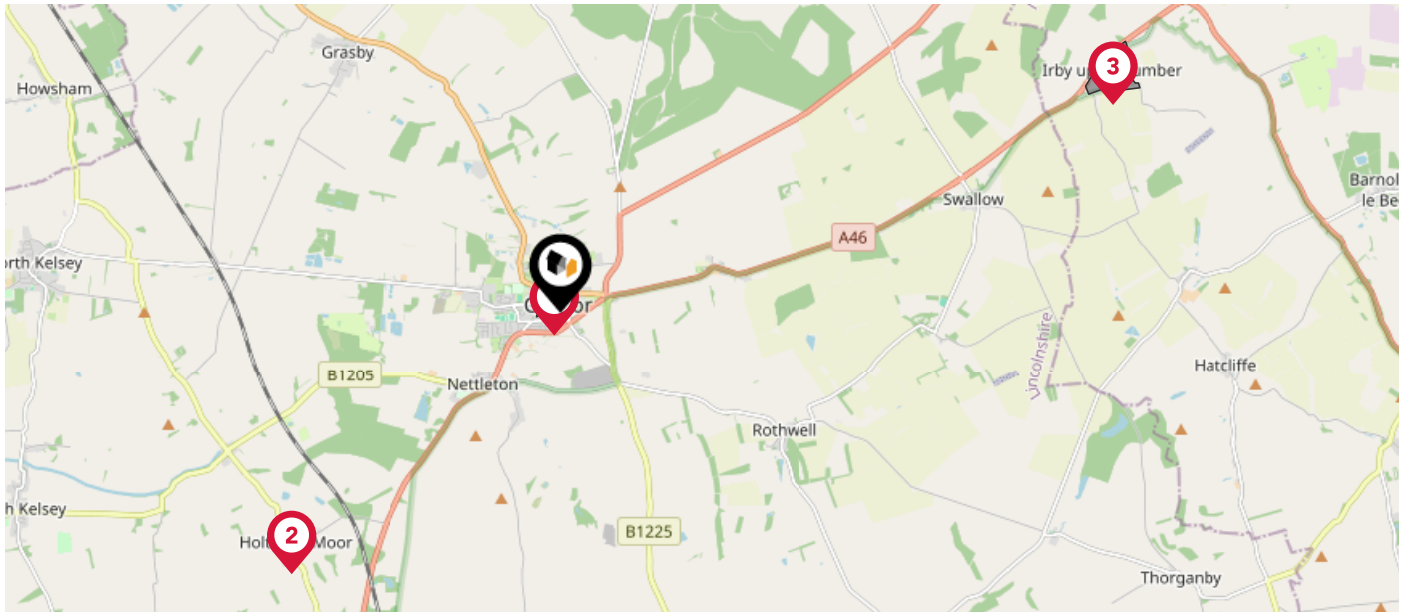
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Caistor

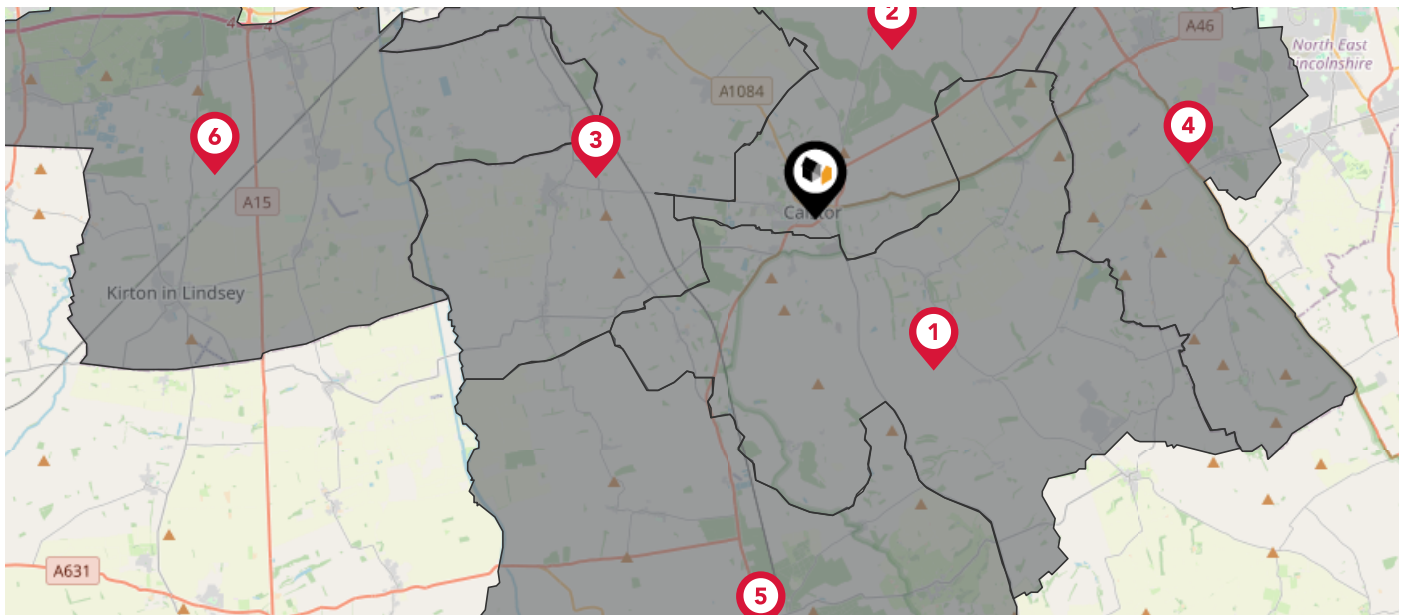


Holton le Moor



Irby upon Humber

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

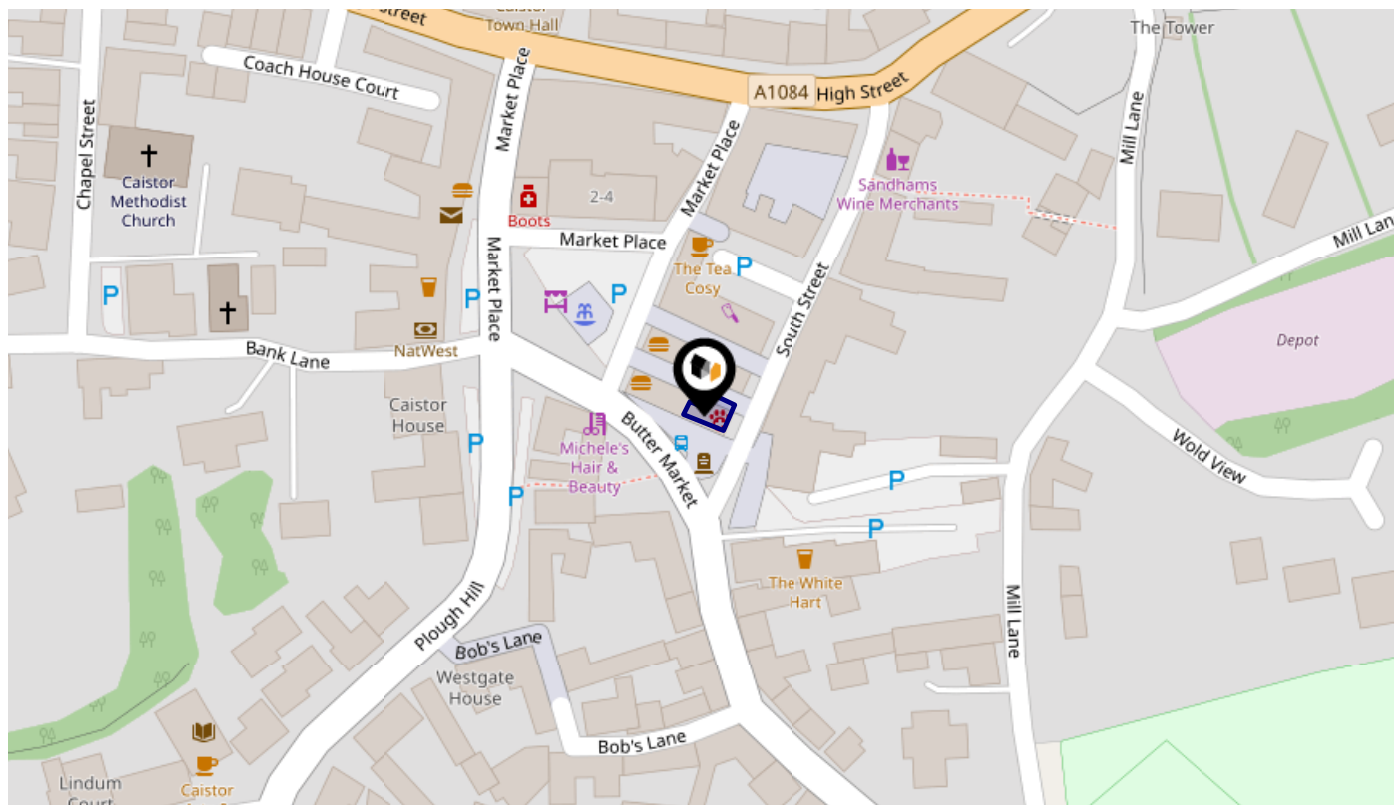
- 1 Wold View Ward
- 2 Caistor and Yarborough Ward
- 3 Kelsey Wold Ward
- 4 Wolds Ward
- 5 Market Rasen Ward
- 6 Ridge Ward

Maps

Rail Noise



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:

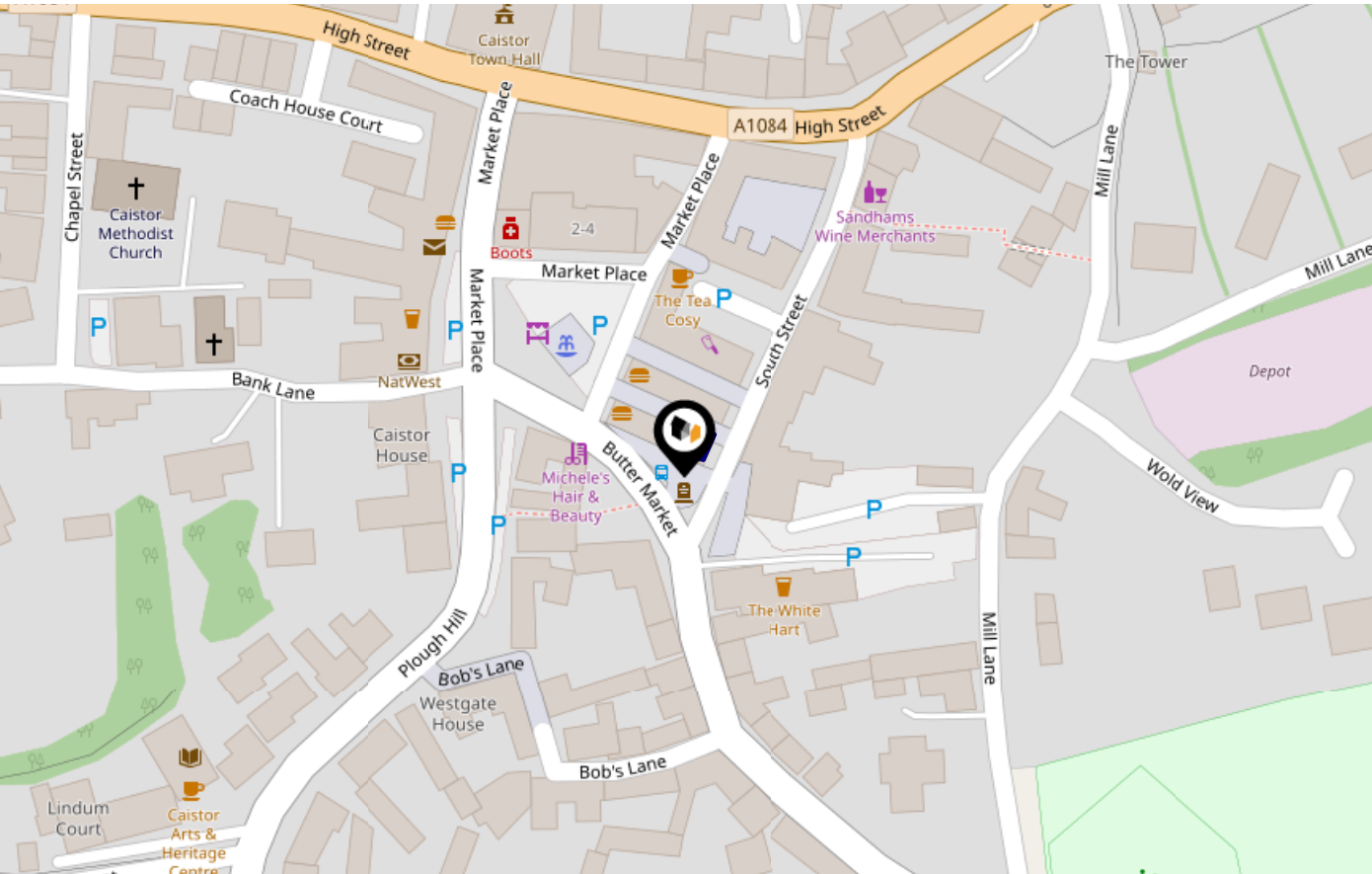
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

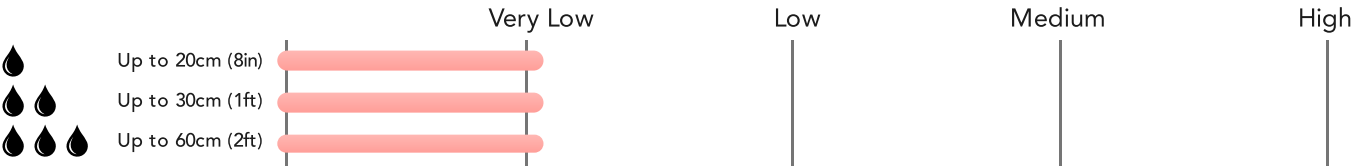


Risk Rating: Very low

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 (0.1%) 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:

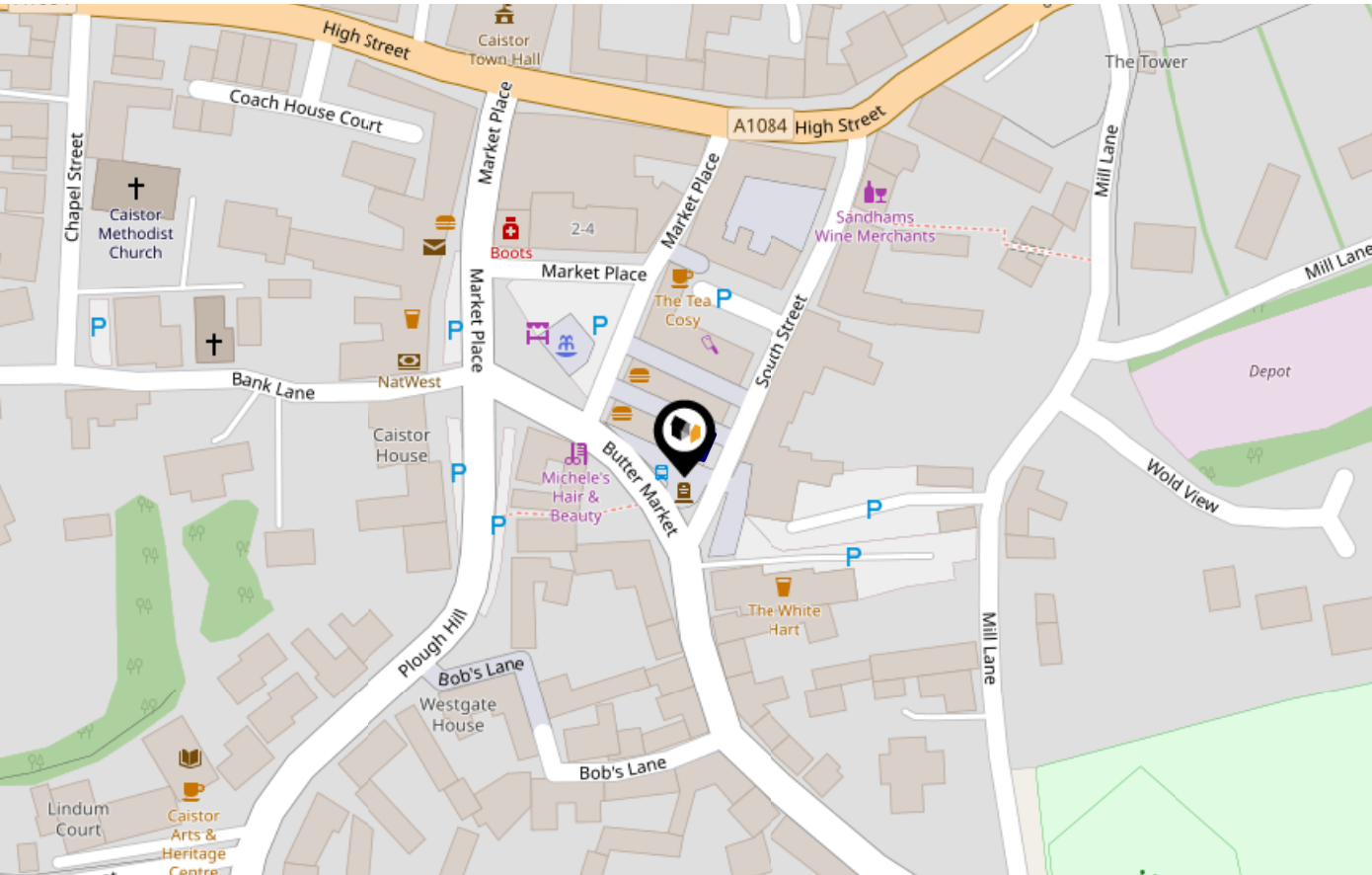


Flood Risk

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.

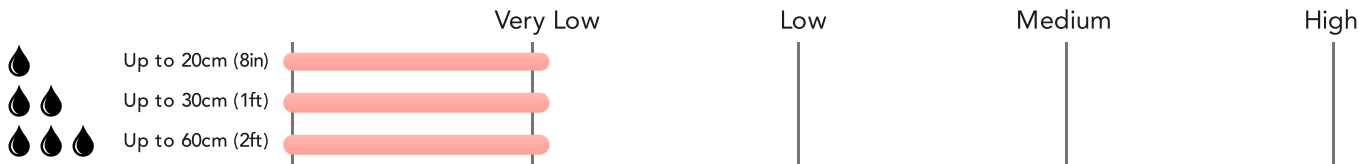


Risk Rating: Very low

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.

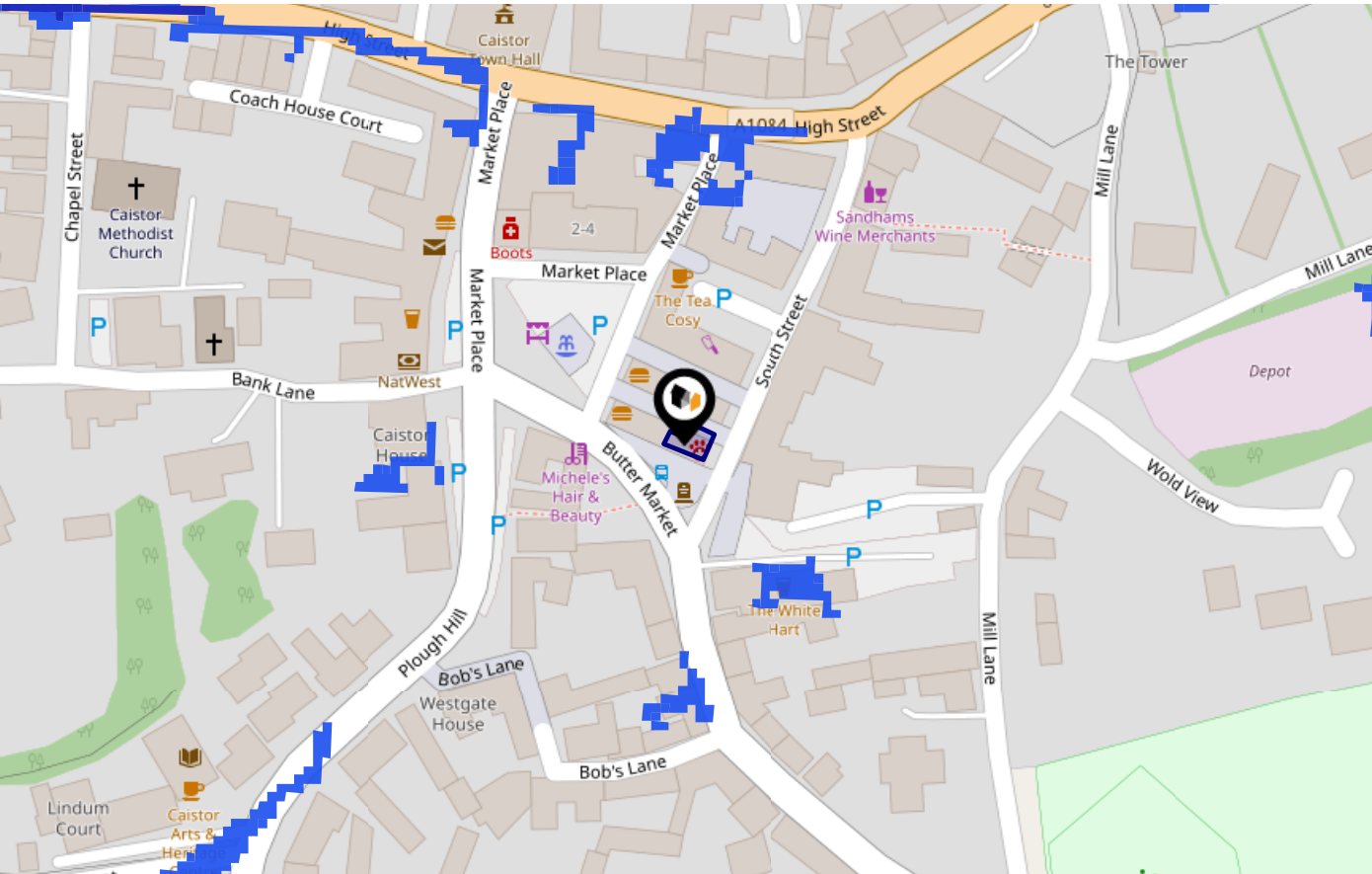
Chance of flooding to the following depths at this property:



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.

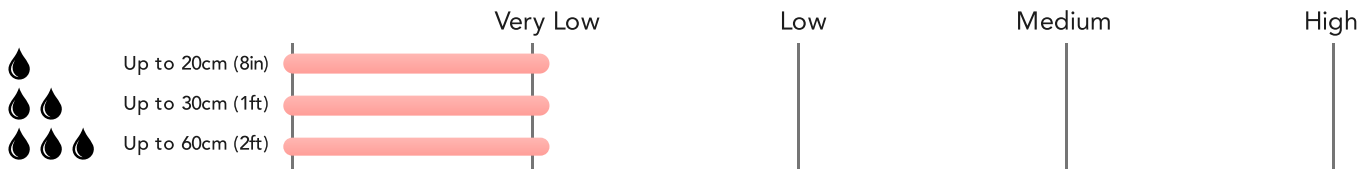


Risk Rating: Very low

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 (0.1%) 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:

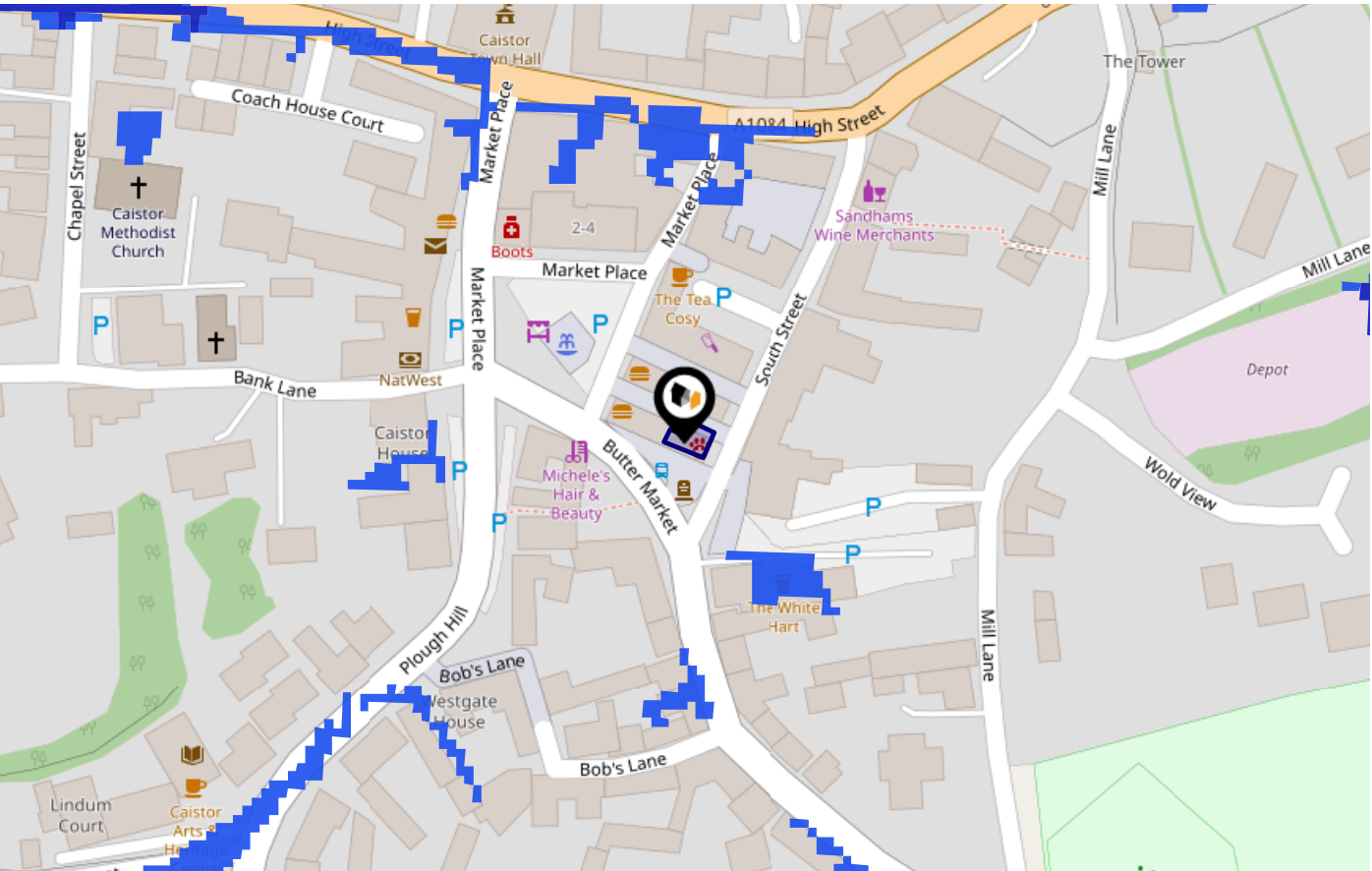


Flood Risk

Surface Water - 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.

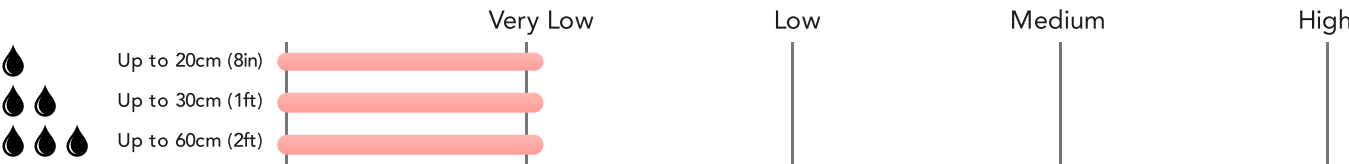


Risk Rating: Very low

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:

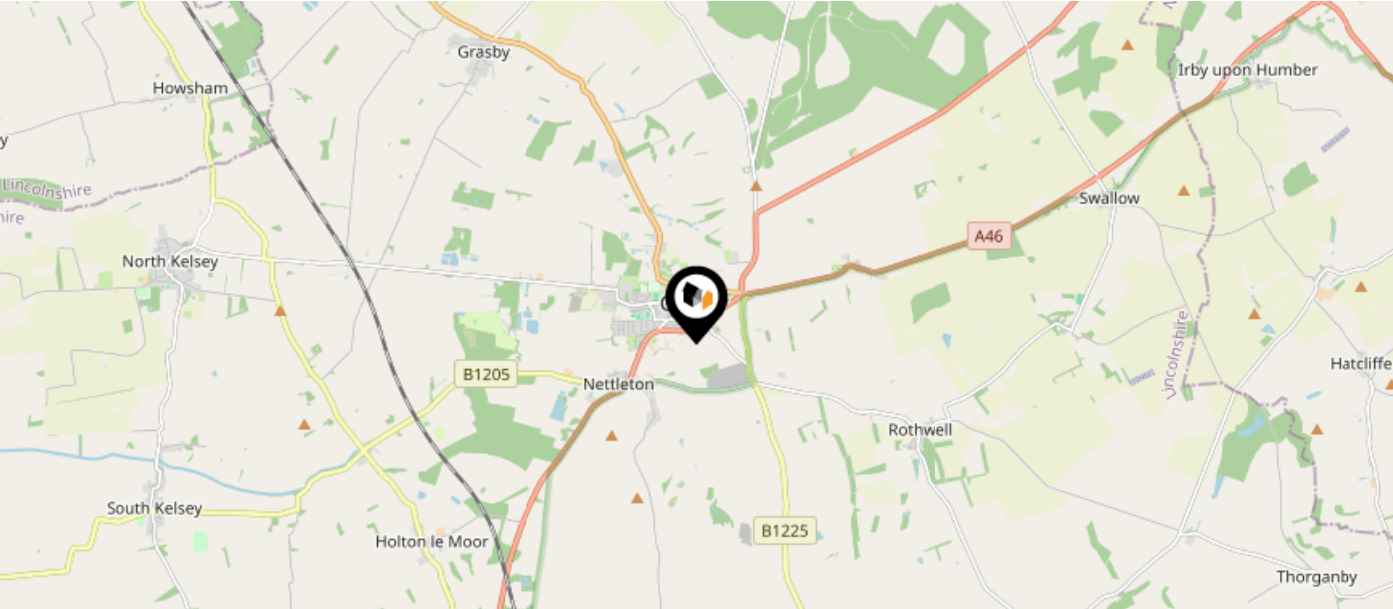


Maps

Green Belt



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	Sandbraes-Caistor, Lincolnshire	Historic Landfill	
2	Mansgate Hill Quarry-Mansgate Hill, Nettleton, Caistor, Lincolnshire	Historic Landfill	
3	Mansgate Hill-Nettleton	Historic Landfill	
4	Brigg Road-Caistor, Lincolnshire	Historic Landfill	
5	Woods Hill-Normanby Road, Nettleton	Historic Landfill	
6	No name provided by source	Active Landfill	
7	EA/EPR/VP3130BK/V002 - Tioxide Europe Ltd	Active Landfill	
8	EA/EPR/FP3192NN/T001 - Tioxide Europe Ltd	Active Landfill	
9	Swallow Vale Farm-Grimsby Road, Swallow	Historic Landfill	
10	North Kelsey Road-Grange Lane, South Kelsey, Lincolnshire	Historic Landfill	

Maps

Listed Buildings



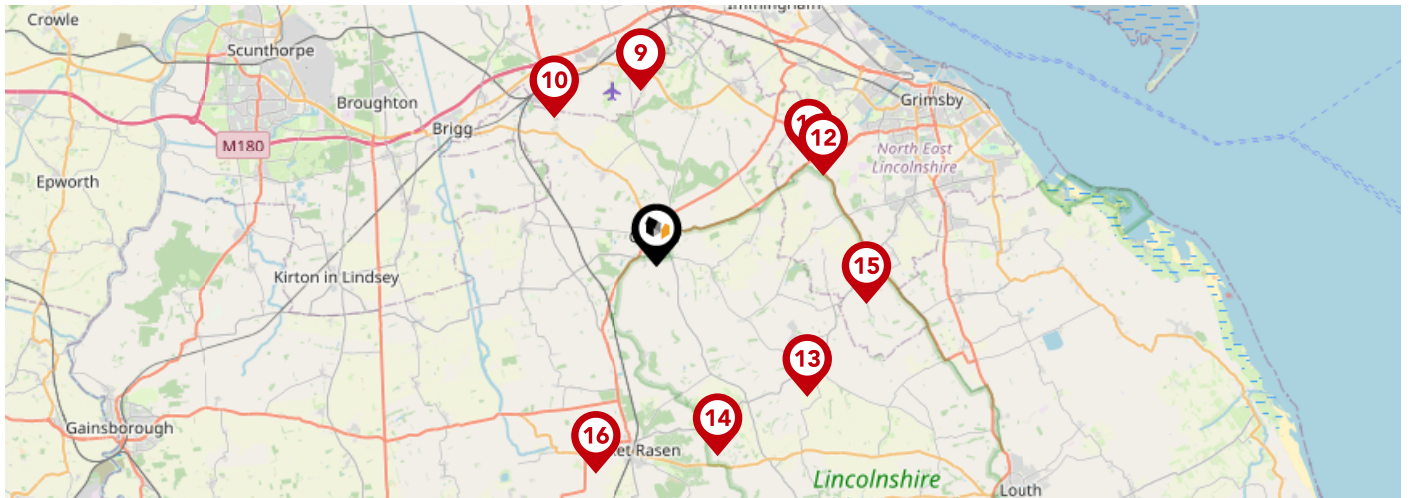
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1308927 - No 25 The Post Office	Grade II	0.0 miles
 1359831 - 3 And 4, Market Place	Grade II	0.0 miles
 1308908 - No 4 Hill House	Grade II	0.0 miles
 1166274 - Pump	Grade II	0.0 miles
 1255388 - 17, South Street	Grade II	0.0 miles
 1146655 - 28, South Street	Grade II	0.0 miles
 1308881 - 32, South Street	Grade II	0.0 miles
 1063394 - No 2, The White House	Grade II	0.0 miles
 1063392 - 24, Market Place	Grade II	0.0 miles
 1308949 - 20, Market Place	Grade II	0.0 miles
 1359796 - 6 And 8, South Street	Grade II	0.0 miles



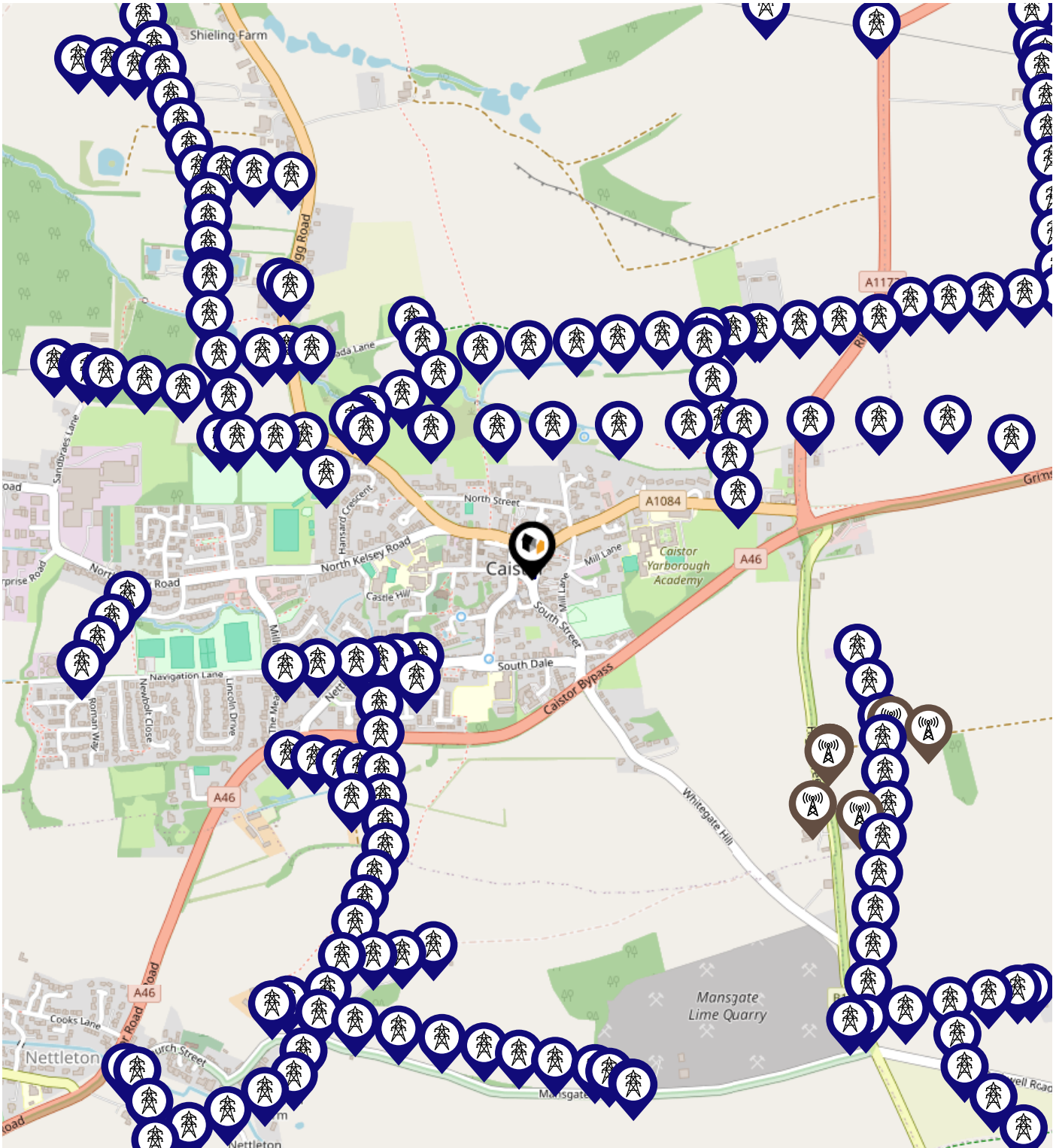
		Nursery	Primary	Secondary	College	Private
1	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:0.17	☐	☒	☐	☐	☐
2	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:0.19	☐	☐	☒	☐	☐
3	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:0.22	☐	☐	☒	☐	☐
4	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:1.11	☐	☒	☐	☐	☐
5	Grasby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.06	☐	☒	☐	☐	☐
6	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:4.72	☐	☒	☐	☐	☐
7	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:6.02	☐	☒	☐	☐	☐
8	Keelby Primary Academy Ofsted Rating: Good Pupils: 181 Distance:6.06	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kirmington CofE Primary School Ofsted Rating: Good Pupils: 62 Distance:6.26	☐	☒	☐	☐	☐
	St Barnabas CofE Primary School, Barnetby Ofsted Rating: Requires improvement Pupils: 155 Distance:6.38	☐	☒	☐	☐	☐
	Best Futures Ofsted Rating: Requires improvement Pupils: 10 Distance:6.58	☐	☒	☐	☐	☐
	Stanford Junior and Infant School Ofsted Rating: Good Pupils: 225 Distance:6.69	☐	☒	☐	☐	☐
	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:7	☐	☒	☐	☐	☐
	Tealby School Ofsted Rating: Good Pupils: 84 Distance:7	☐	☒	☐	☐	☐
	East Ravendale CofE Primary School Academy Ofsted Rating: Good Pupils: 98 Distance:7.51	☐	☒	☐	☐	☐
	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:7.61	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

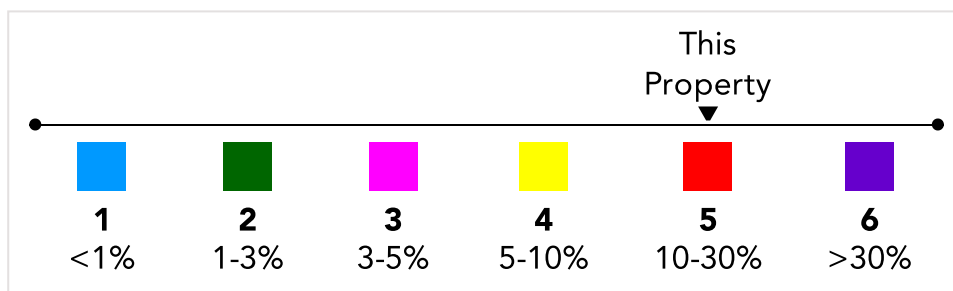
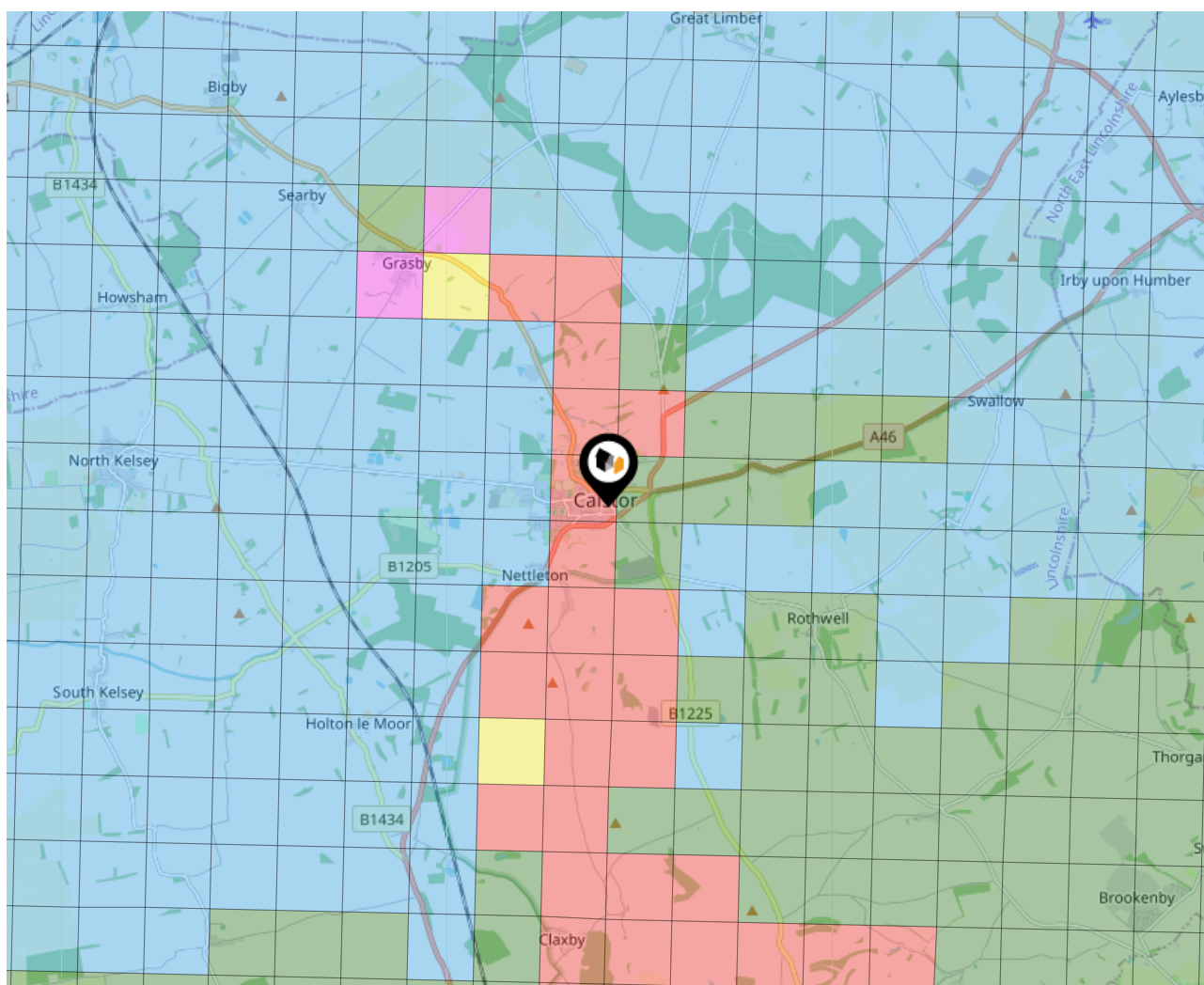
Environment

Radon Gas

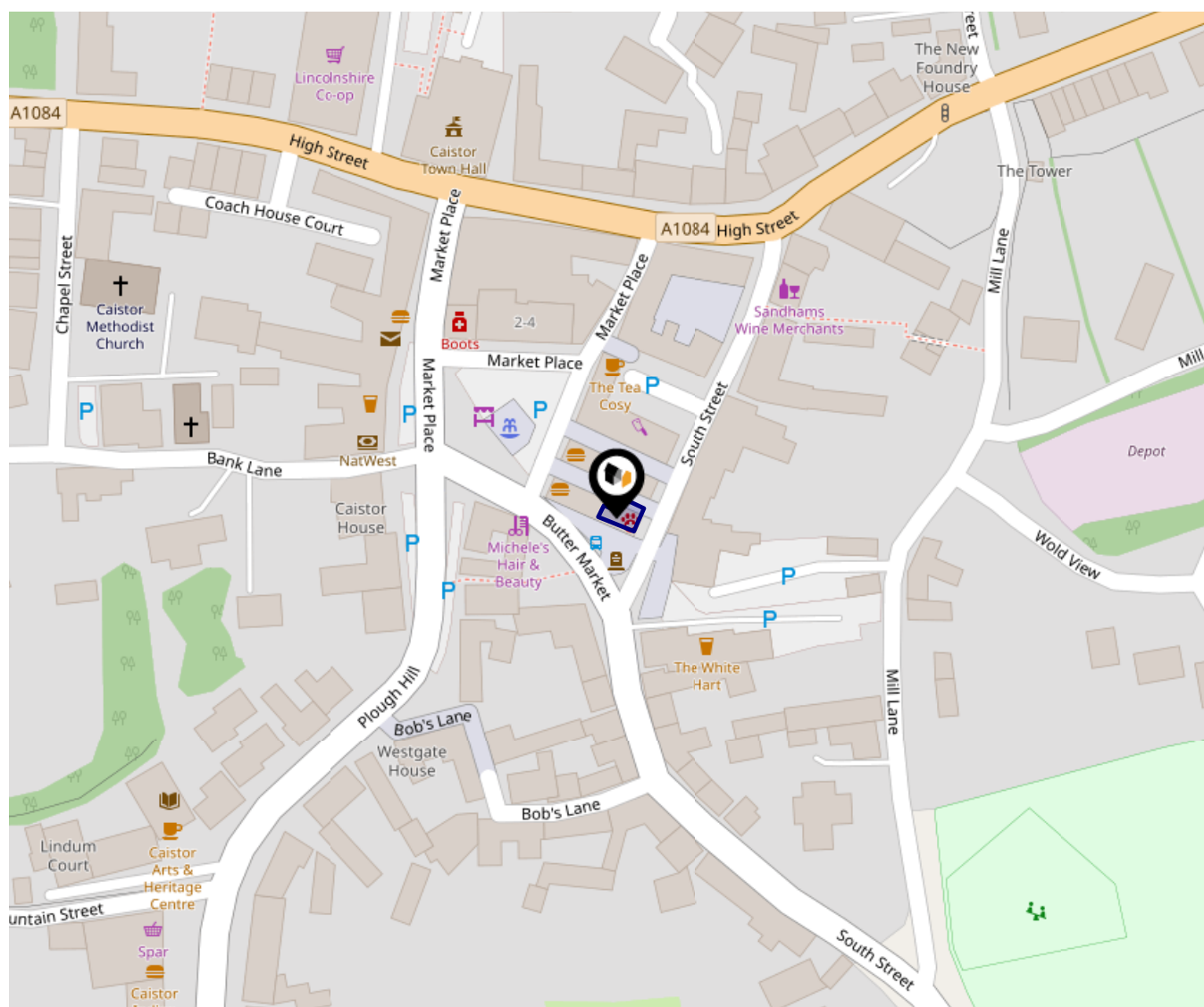


What is Radon?

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).



Local Area Road Noise



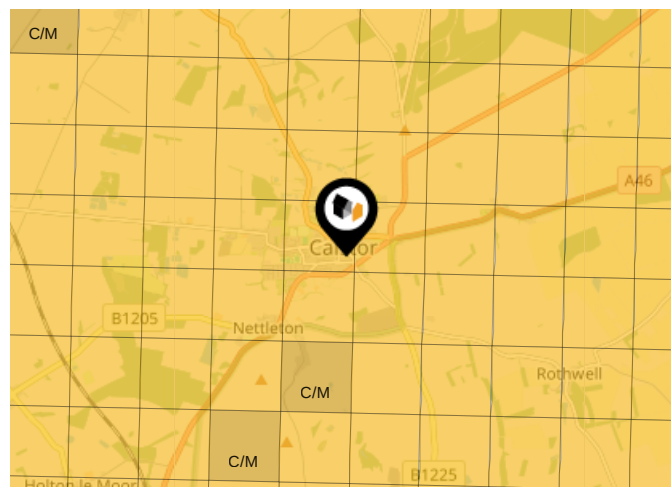
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

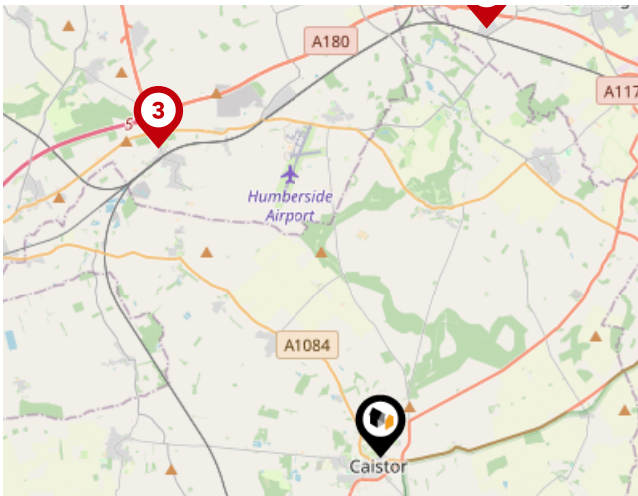
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

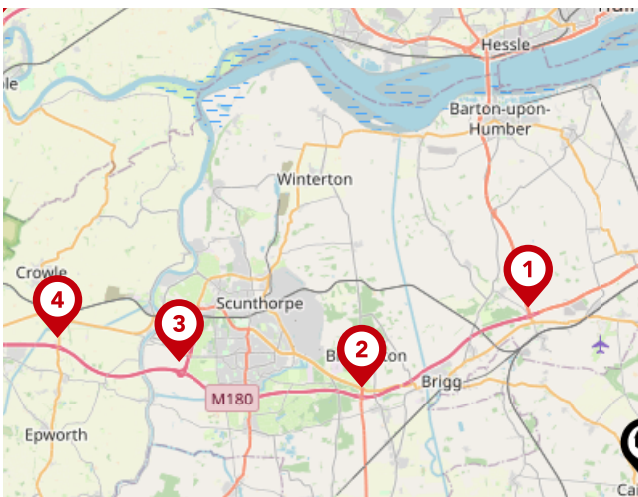
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Habrough Rail Station	7.79 miles
2	Habrough Rail Station	7.8 miles
3	Barnetby Rail Station	6.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	7.38 miles
2	M180 J4	10.51 miles
3	M180 J3	16.97 miles
4	M180 J2	21.31 miles
5	M62 J37	27.96 miles

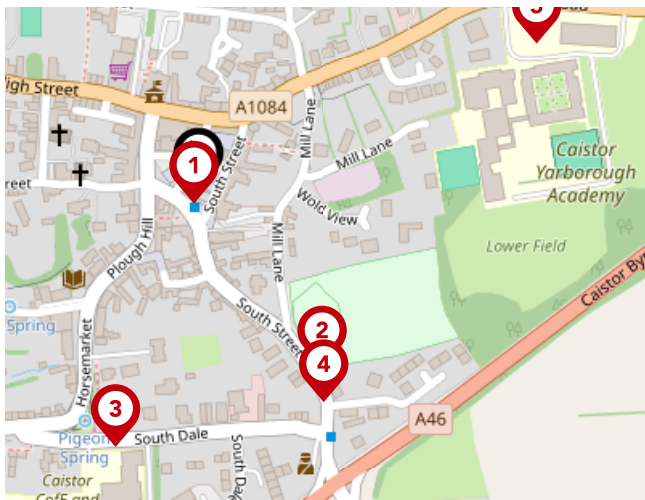


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	6.15 miles
2	Finningley	28.67 miles
3	East Mids Airport	62.61 miles
4	Leeds Bradford Airport	60.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Butter Market	0.01 miles
2	South Dale	0.12 miles
3	Primary School	0.15 miles
4	South Dale	0.13 miles
5	Yarborough Academy	0.2 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.

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

