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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



NORMANBY RISE, CLAXBY, 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: Detached

Bedrooms:

Floor Area: 1,356 ft² / 126 m²

Plot Area: 1.39 acres 1950-1966 Year Built: **Council Tax:** Band E **Annual Estimate:** £2,786 **Title Number:** LL47308

Tenure: Freehold

Local Area

Local Authority: West lindsey **Conservation Area:** No

Flood Risk:

• Rivers & Seas Very low Very low

Surface Water

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3 1800

mb/s mb/s



Mobile Coverage:

(based on calls indoors)

















Satellite/Fibre TV Availability:











Gallery **Photos**







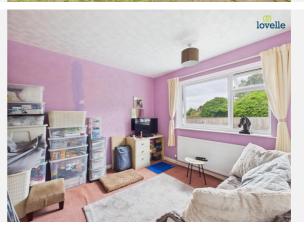












Gallery **Photos**





















Gallery **Photos**







Property **EPC - Certificate**



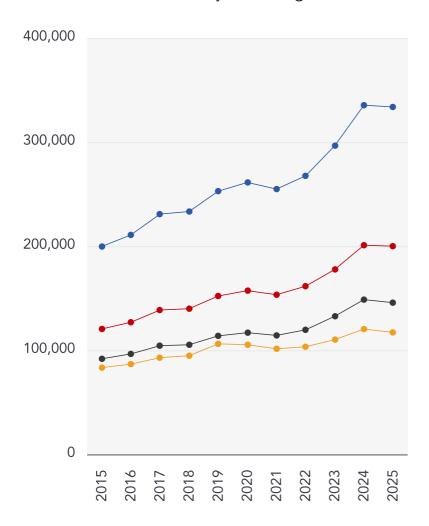
	Normanby Rise, Claxby, LN8	Ene	ergy rating
	Valid until 29.08.2035		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		40.1
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Market

House Price Statistics



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





Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- × Adit
- X 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.

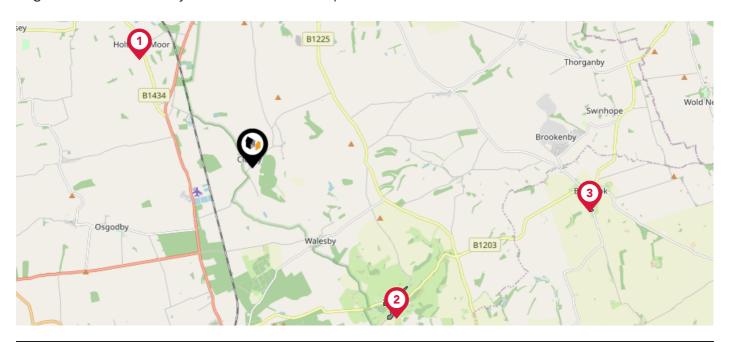
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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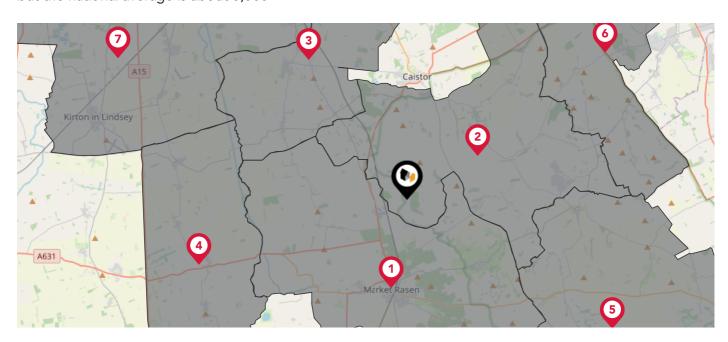




Maps **Council Wards**



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

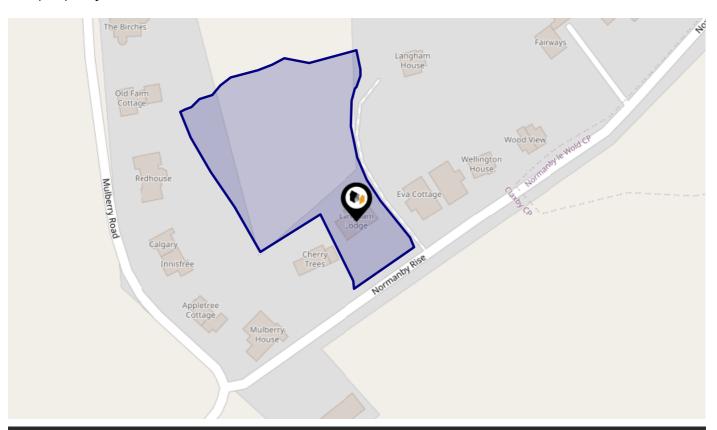


Nearby Council Wards				
1	Market Rasen Ward			
2	Wold View Ward			
3	Kelsey Wold Ward			
4	Waddingham and Spital Ward			
5	Binbrook Ward			
6	Wolds Ward			
7	Ridge Ward			

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.

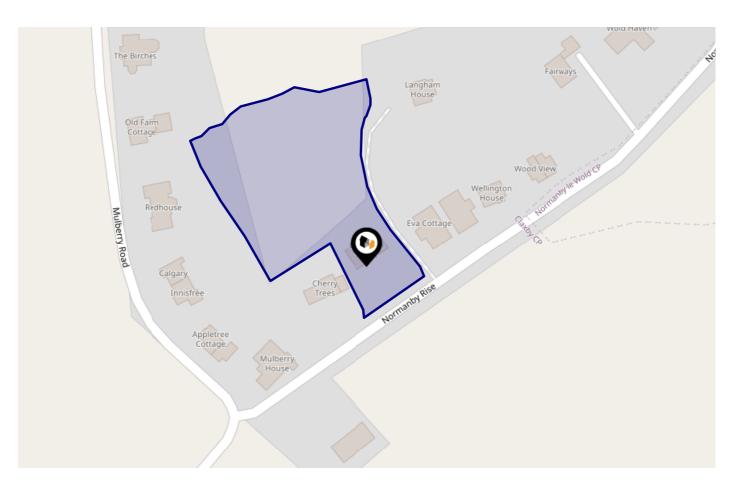
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

Rivers & Seas - Flood Risk



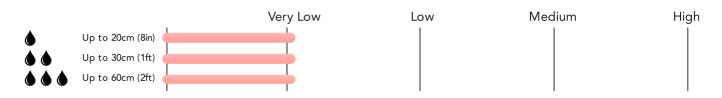
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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.

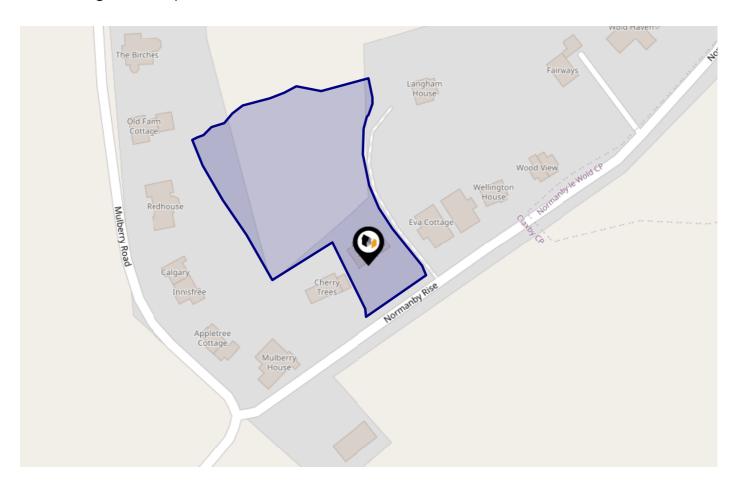
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.

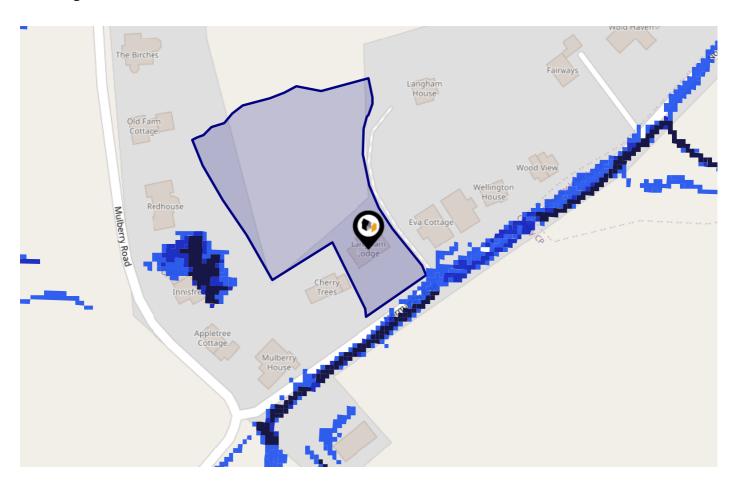
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.

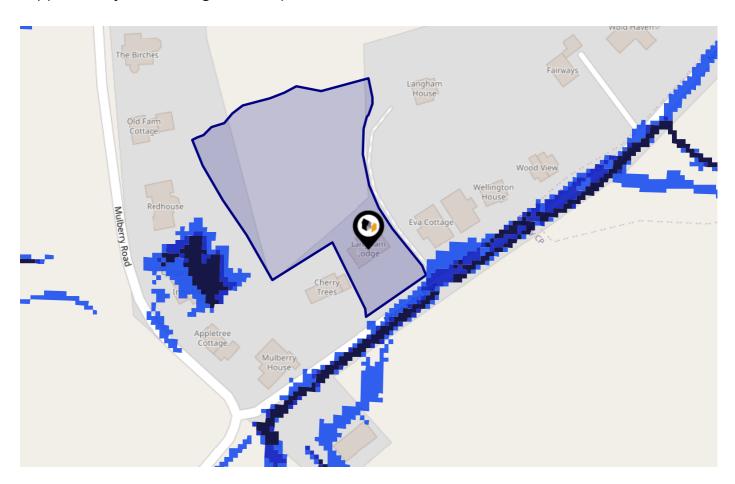
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.

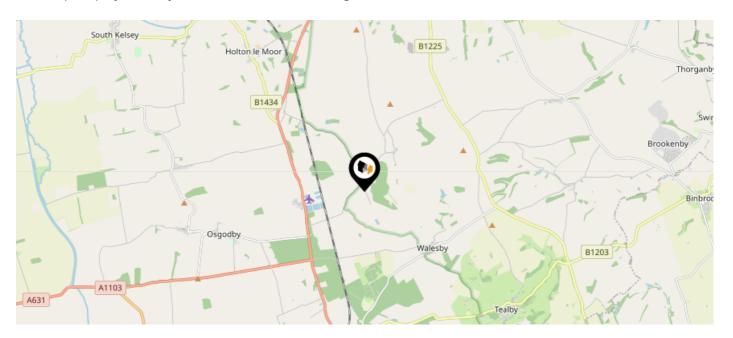
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Maps **Green Belt**



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	Walesby Top-Caistor Lane, Walesby	Historic Landfill		
2	EA/EPR/FP3192NN/T001 - Tioxide Europe Ltd	Active Landfill		
3	Off Caistor High Street-Near Market Rasen, Thoresway, Caistor	Historic Landfill		
4	EA/EPR/VP3130BK/V002 - Tioxide Europe Ltd	Active Landfill		
5	No name provided by source	Active Landfill		
6	Caistor High Street-Ludford	Historic Landfill		
7	Ludford Tip-Caister High Street, 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 B	uildings in the local district	Grade	Distance
(m)	1166003 - Claxby House	Grade II	0.2 miles
(m) ⁽²⁾	1359789 - Church Of St Mary	Grade I	0.2 miles
m ³	1309138 - Corner House	Grade II	0.3 miles
(m)4	1359768 - Church Of St Peter	Grade II	0.6 miles
m ⁵	1166119 - Church Of St Margaret	Grade II	1.3 miles
6	1063436 - Usselby Hall	Grade II	1.4 miles
(m ⁷)	1359775 - Grooms House At Usselby House	Grade II	1.4 miles

Area **Schools**





		Nursery	Primary	Secondary	College	Private
1	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance: 2.68		\checkmark			
2	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:3.51		lacksquare			
3	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:3.52		\checkmark			
4	Tealby School Ofsted Rating: Good Pupils: 84 Distance: 3.53		\checkmark			
5	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:3.56		\checkmark			
6	De Aston School Ofsted Rating: Good Pupils: 1040 Distance: 3.6			$\overline{\checkmark}$		
7	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance: 4.07		\checkmark			
8	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:4.21			\checkmark		

Area **Schools**



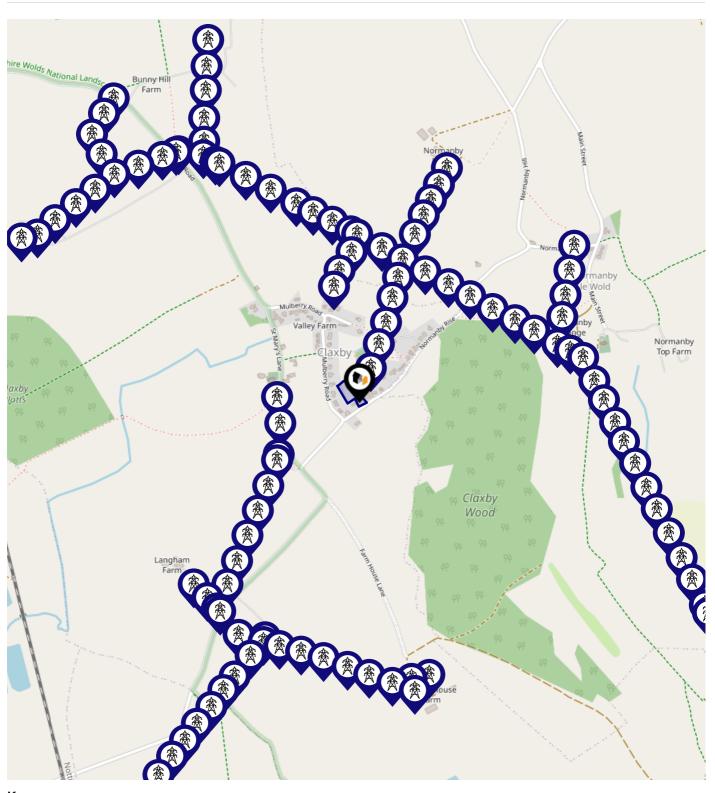


		Nursery	Primary	Secondary	College	Private
9	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:4.31			\checkmark		
10	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:5.71					
11	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:5.72		▽			
12	Kelsey Primary School Ofsted Rating: Good Pupils: 101 Distance:6.28		✓			
(13)	Grasby All Saints Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:6.73		✓			
14	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:7.02		V			
15)	Waddingham Primary School Ofsted Rating: Good Pupils: 86 Distance:8.1					
16	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:8.11		\checkmark			

Local Area

Masts & Pylons





Key:

Power Pylons

Communication Masts



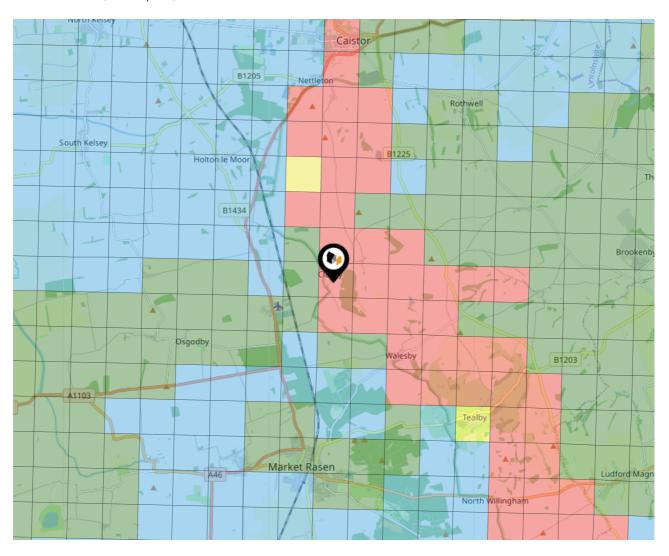
Environment

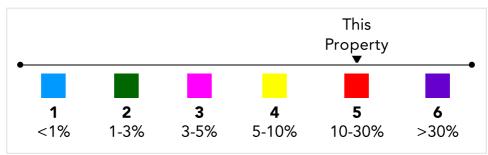
Radon Gas



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).

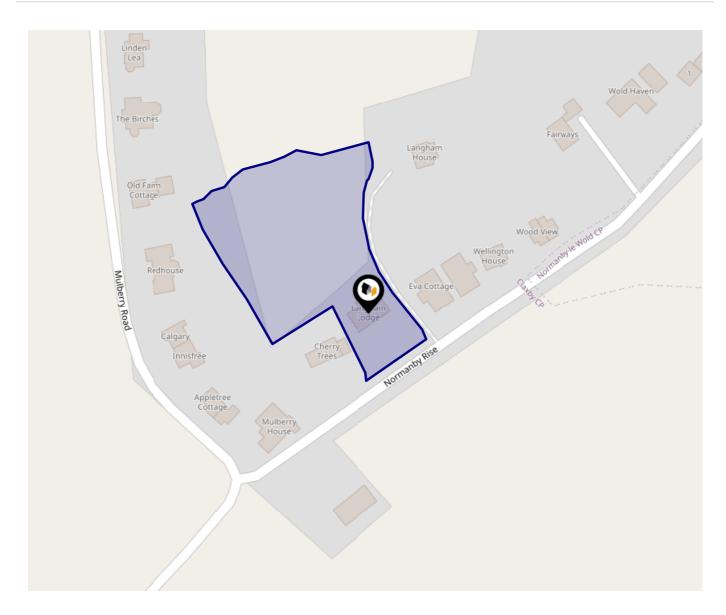






Local Area Road Noise





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



Environment

Soils & Clay



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



Mundys **About Us**





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.

Mundys **Testimonials**



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

Agent **Disclaimer**



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.



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