

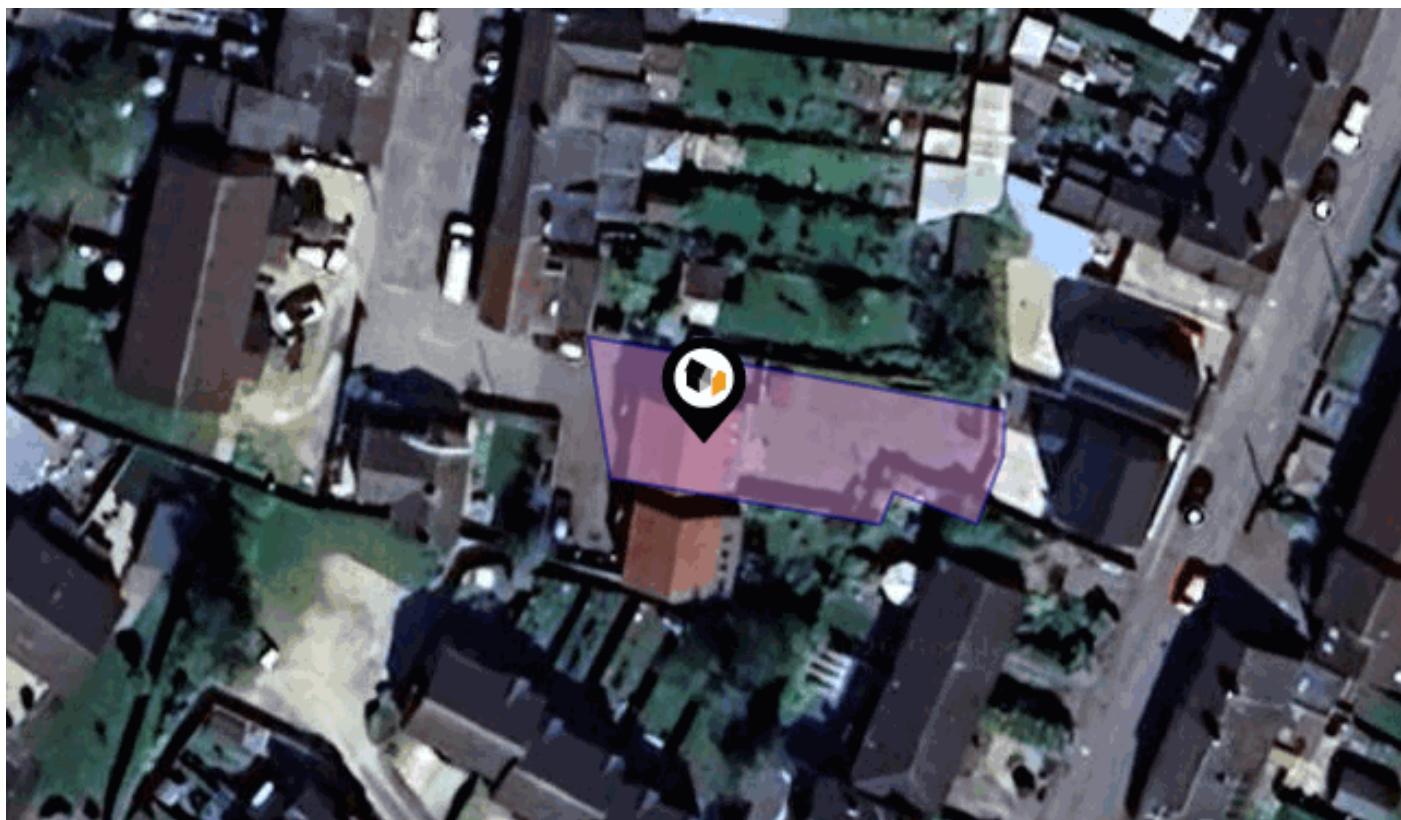


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th February 2026



PROSPECT PLACE, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

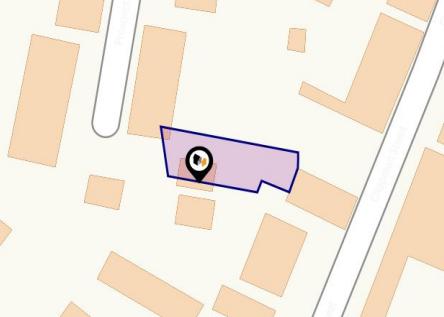
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,054 ft ² / 98 m ²
Plot Area:	0.08 acres
Council Tax :	Band C
Annual Estimate:	£2,026
Title Number:	LL387582

Tenure: Freehold

Local Area

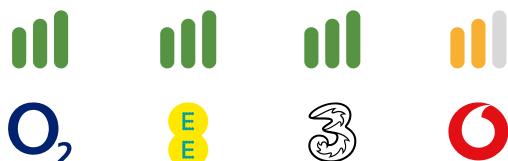
Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **2000**
mb/s



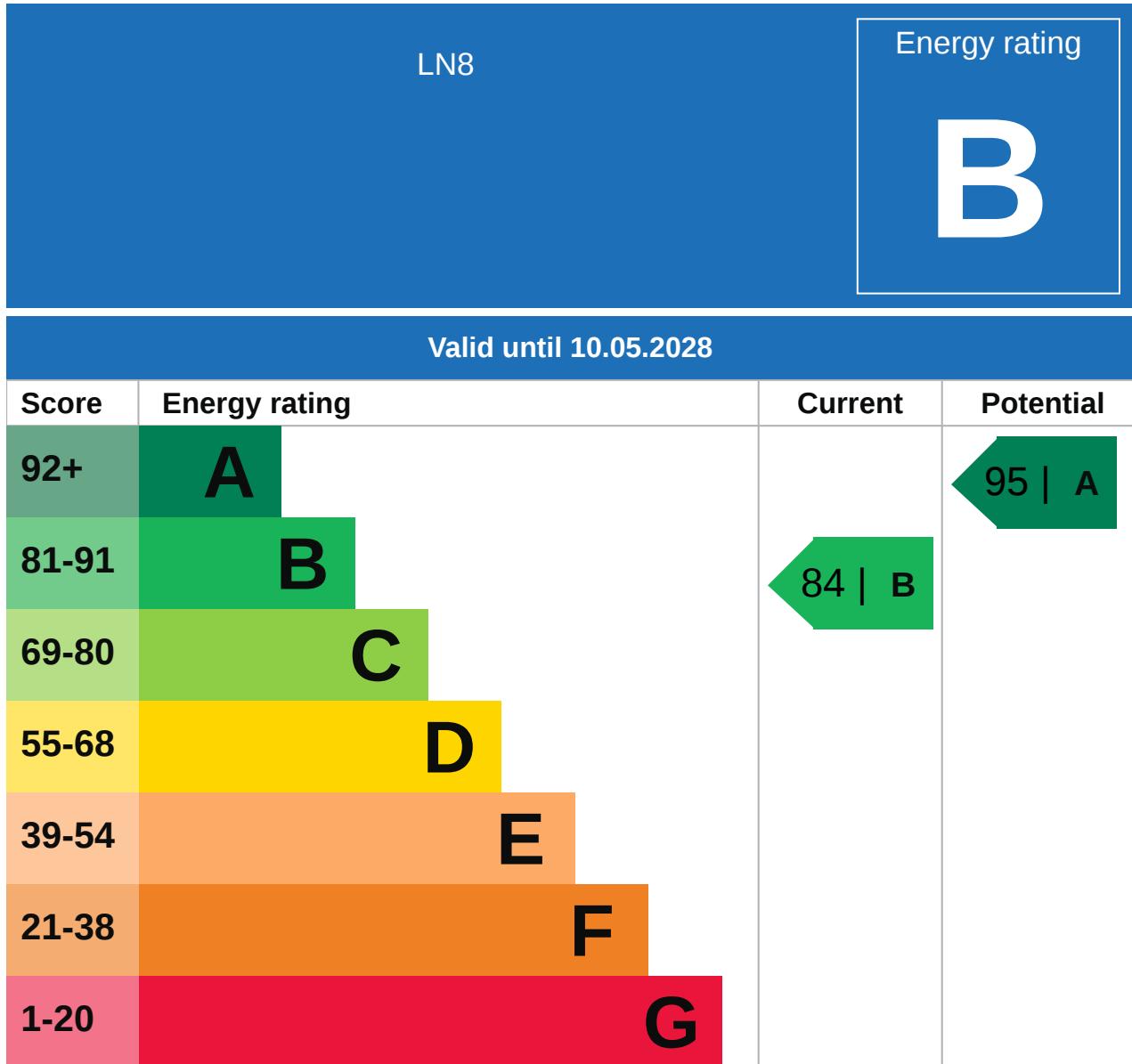
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property EPC - Additional Data



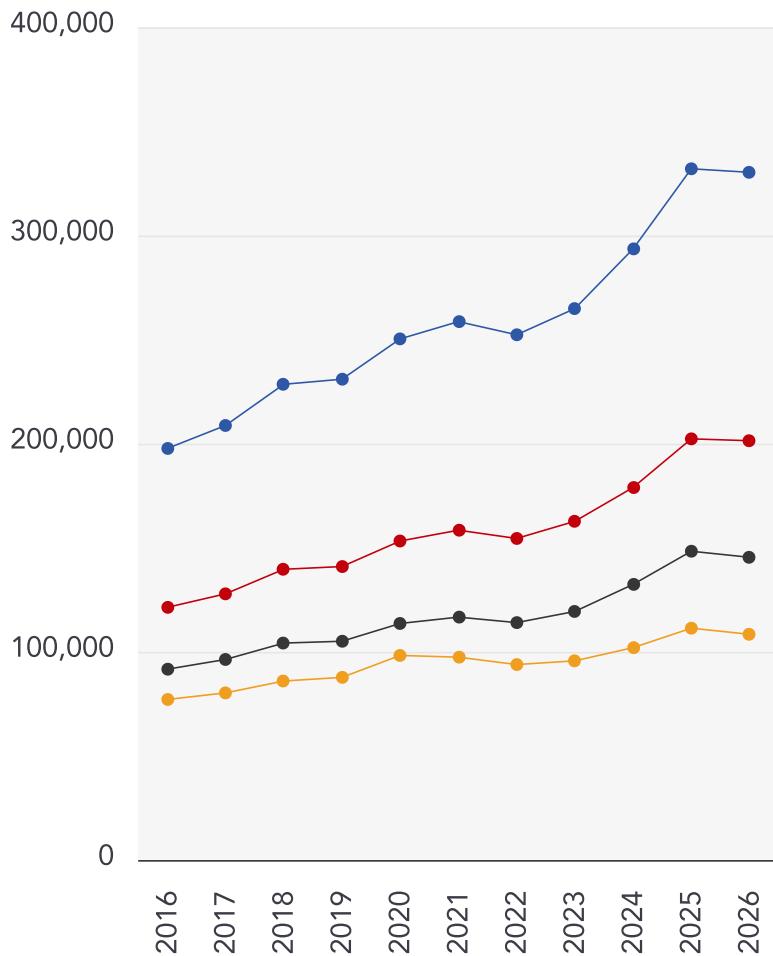
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-°K
Total Floor Area:	98 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%

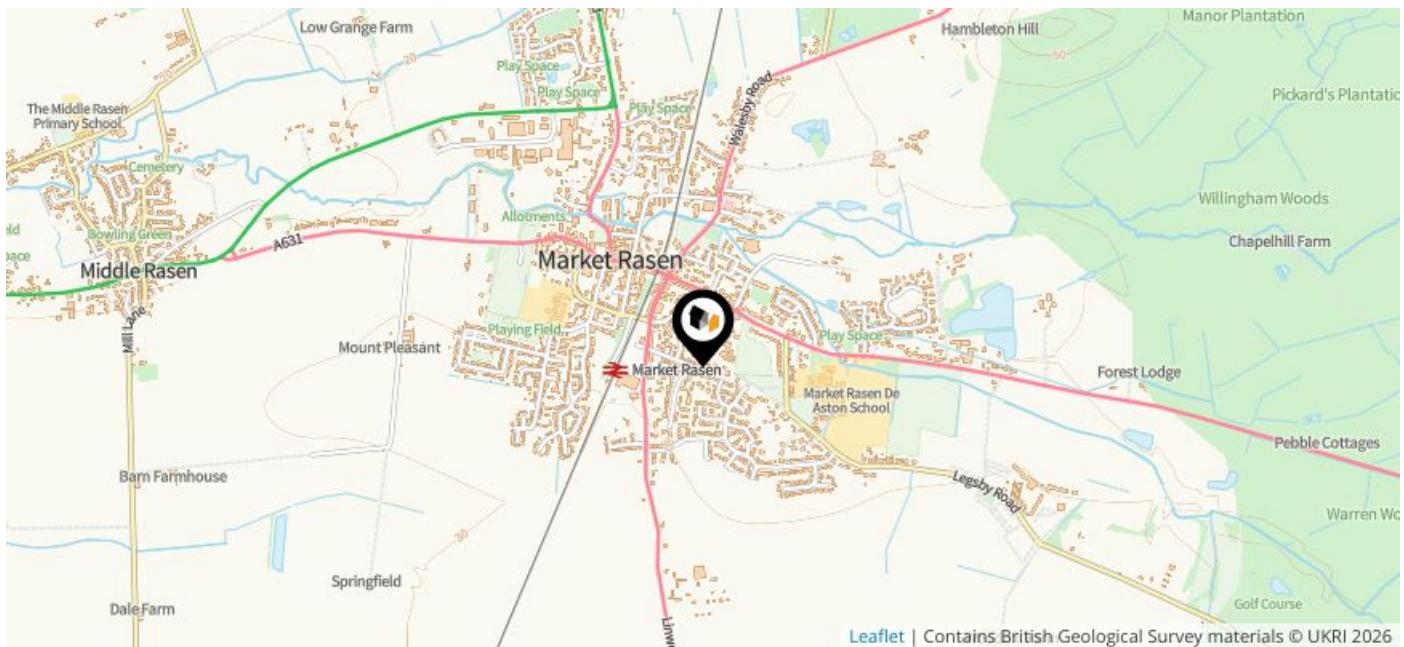
Flat

+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.

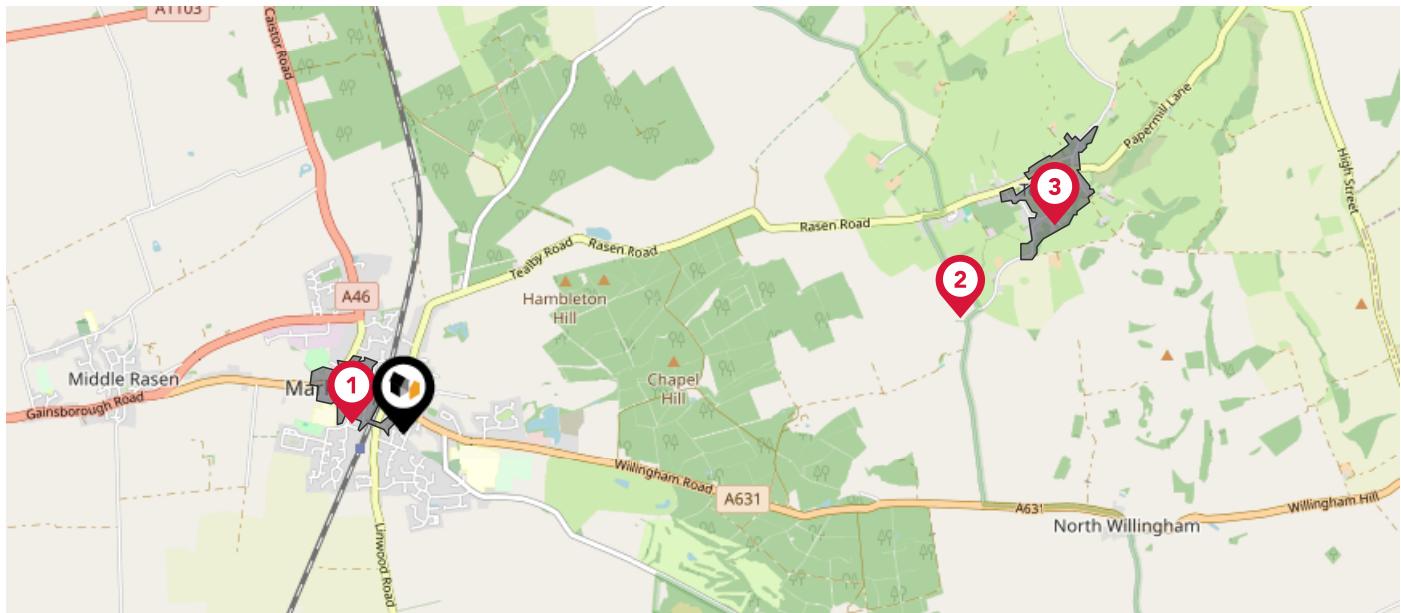
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Market Rasen



Tealby Thorpe



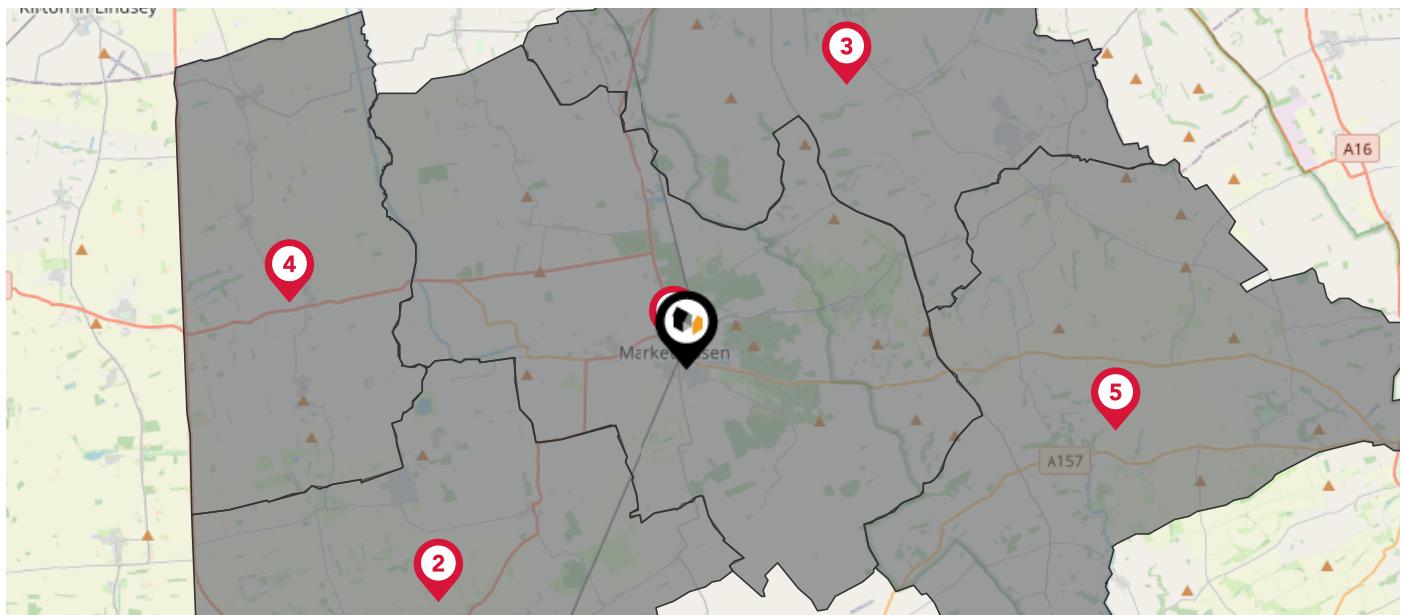
Tealby

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

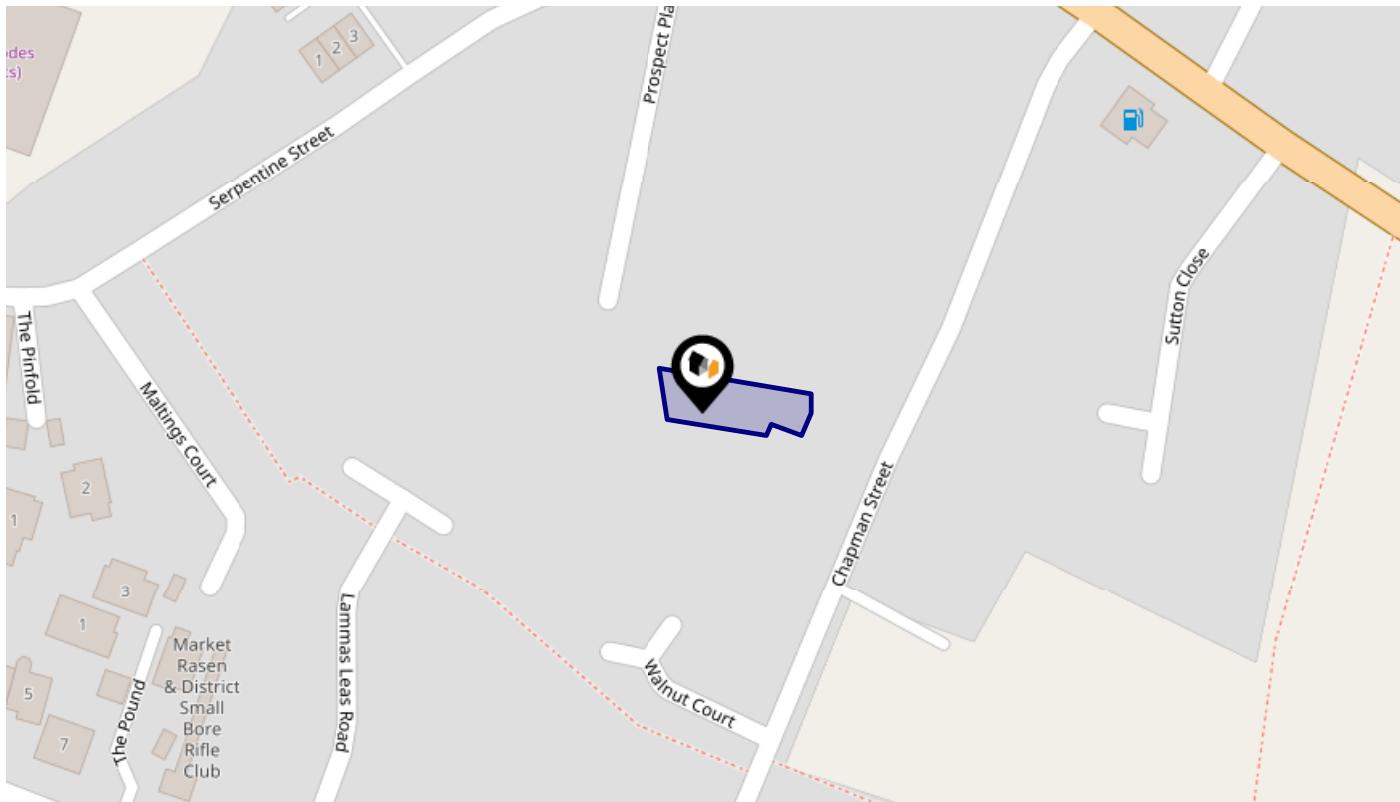
- 1 Market Rasen Ward
- 2 Dunholme and Welton Ward
- 3 Wold View Ward
- 4 Waddingham and Spital Ward
- 5 Binbrook Ward

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:

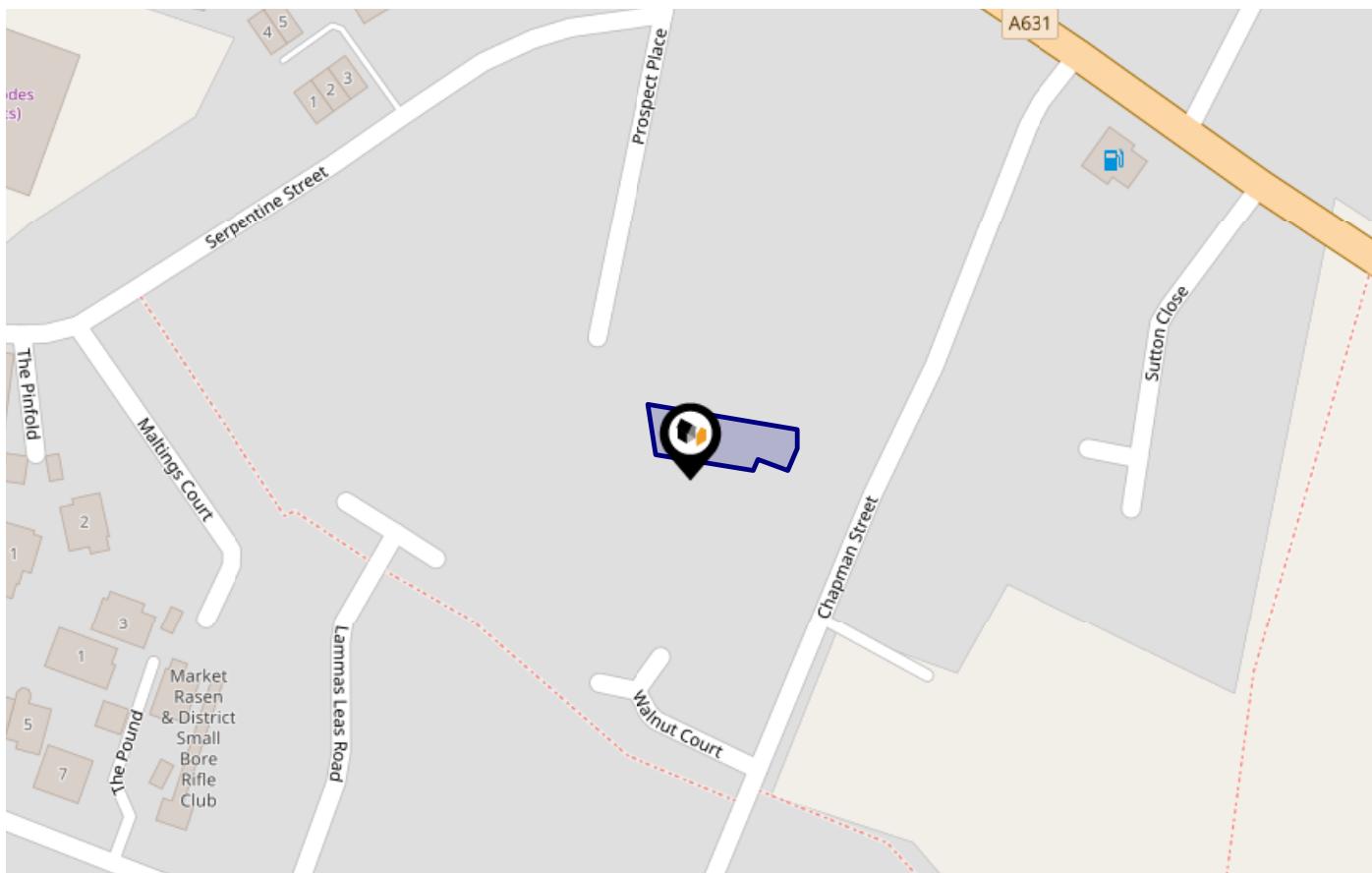


Flood Risk

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.

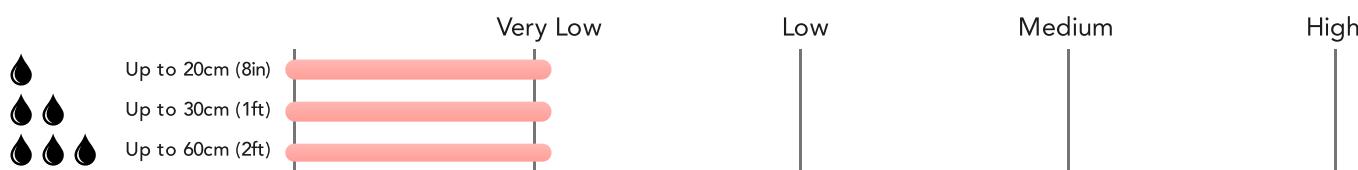


Risk Rating: Very low

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.

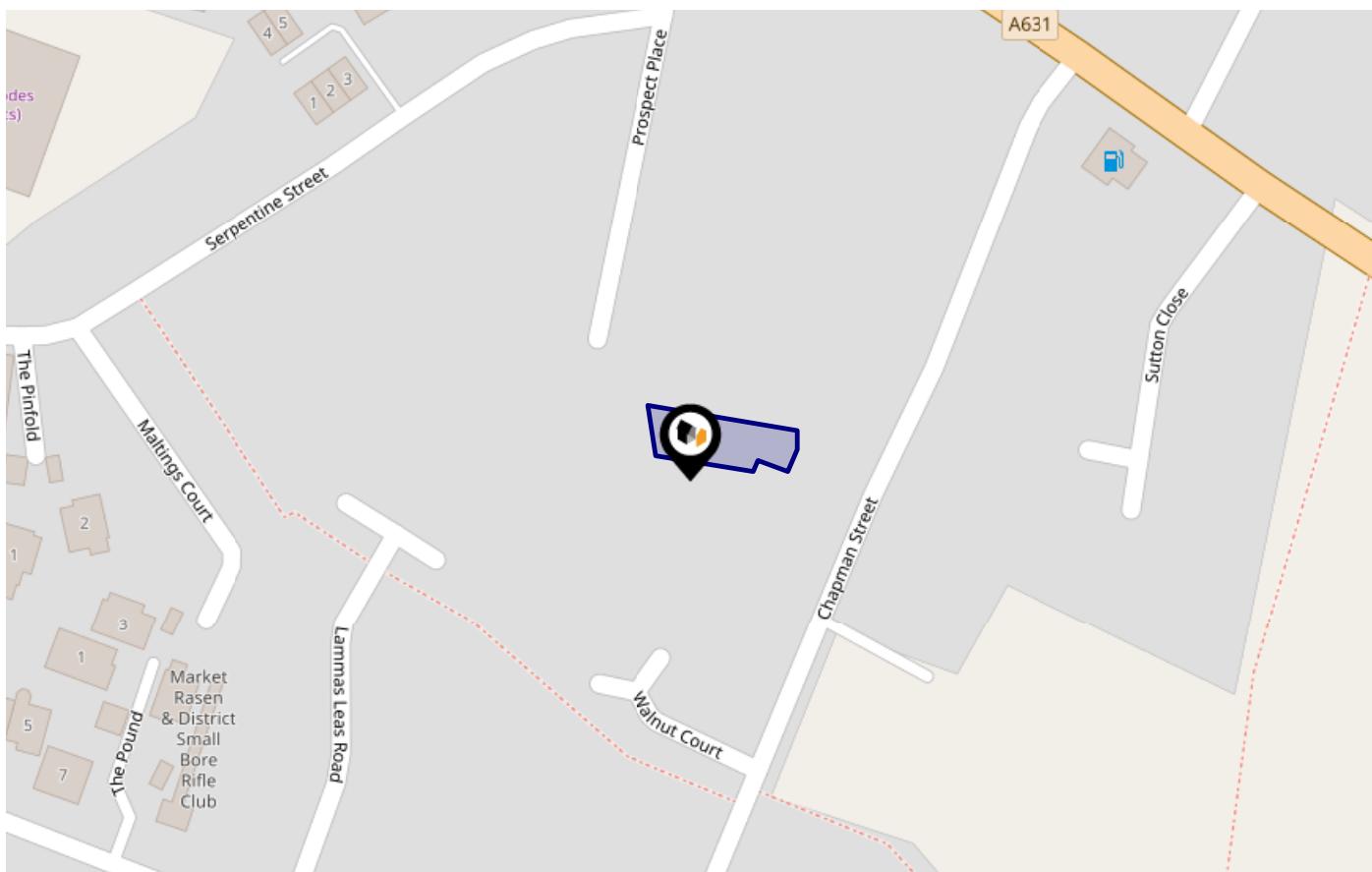
Chance of flooding to the following depths at this property:



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.

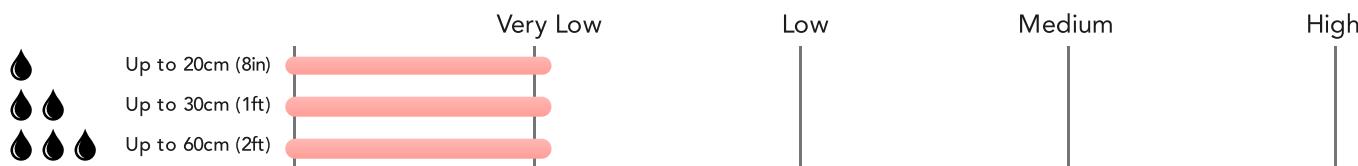


Risk Rating: Very low

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- █ **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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Chance of flooding to the following depths at this property:

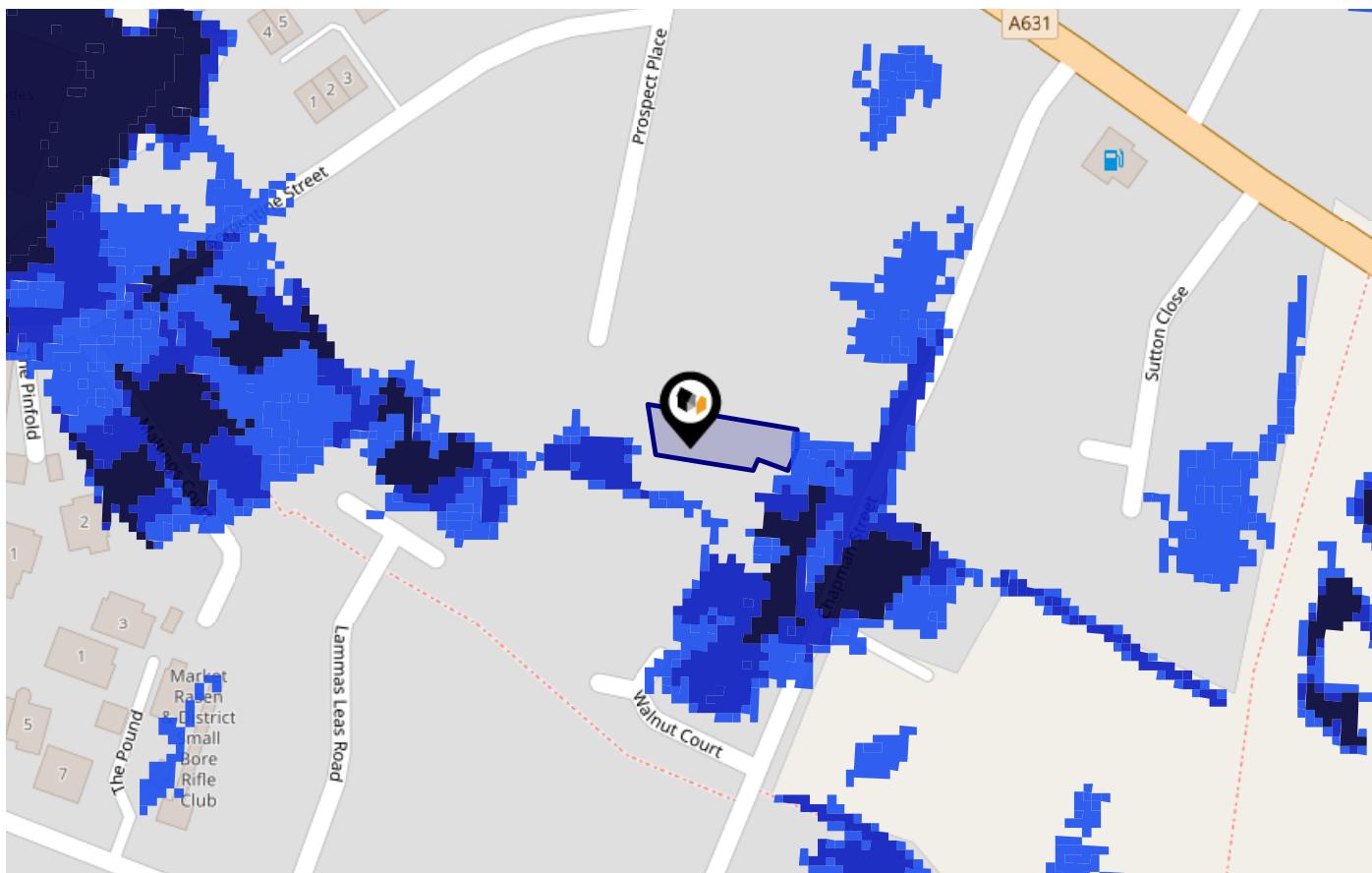


Flood Risk

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.

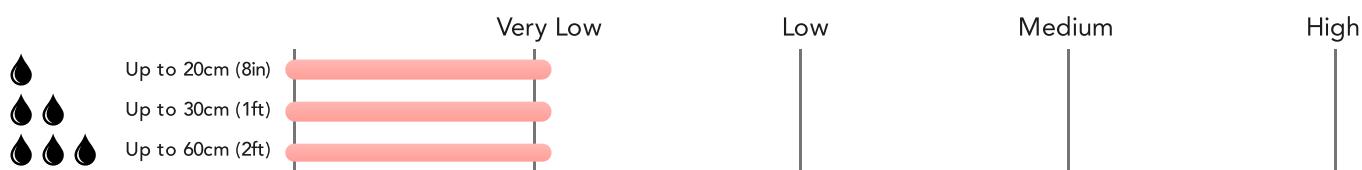


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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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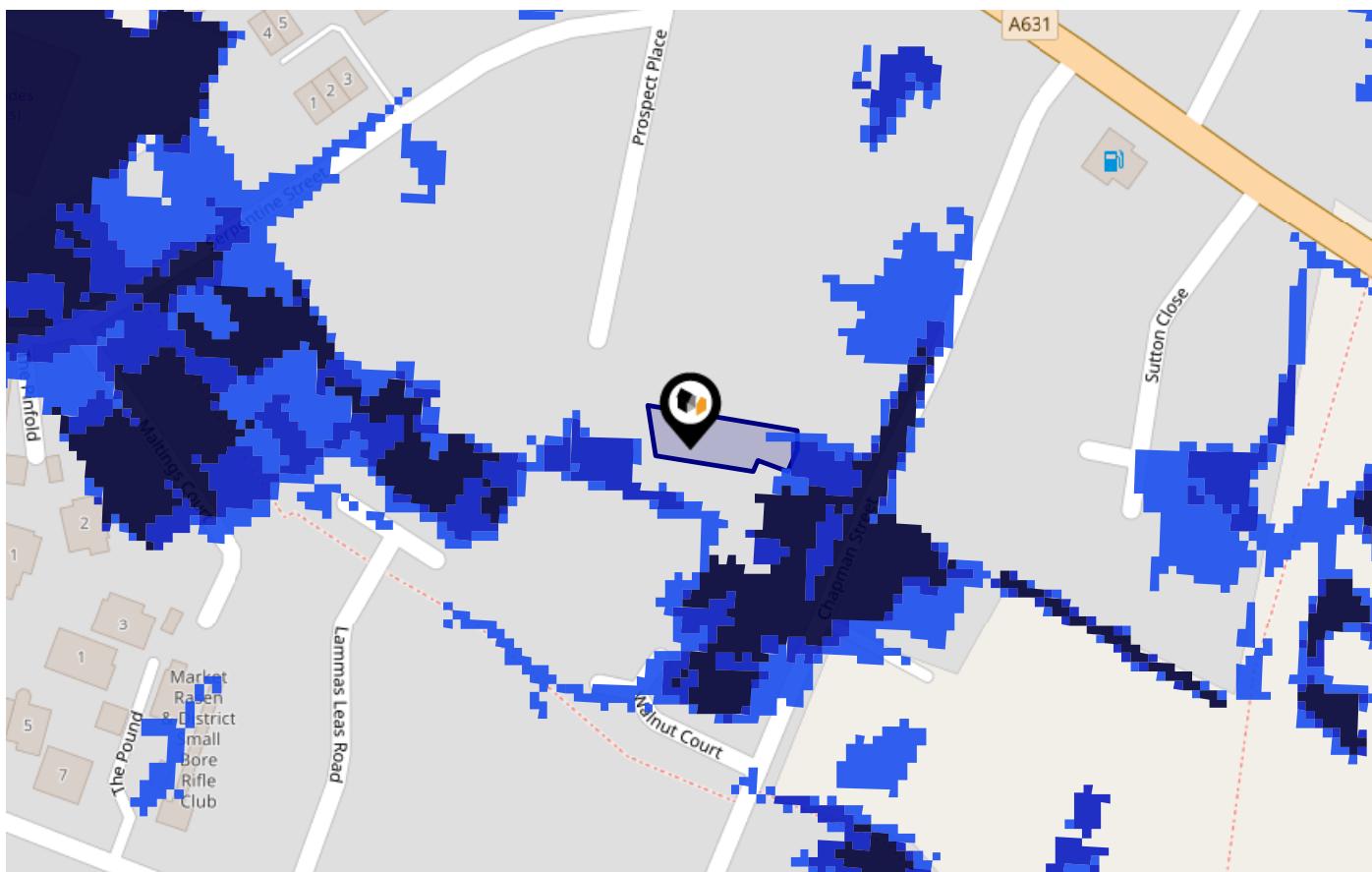
Chance of flooding to the following depths at this property:



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:

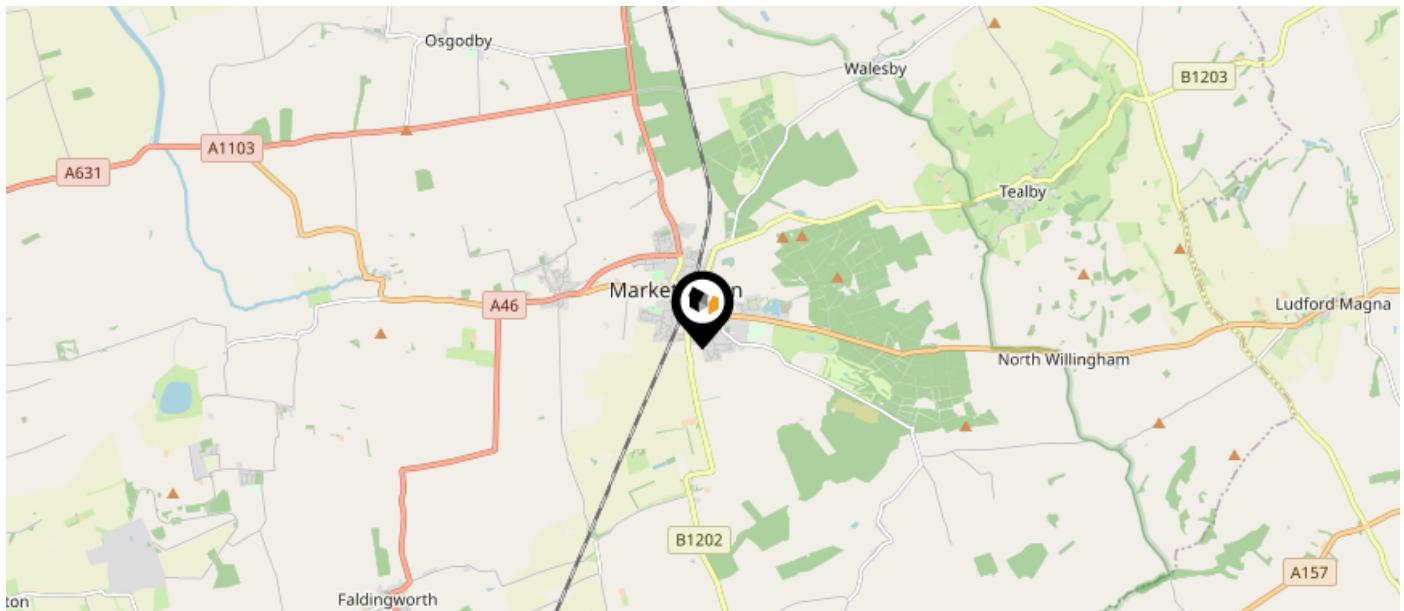


Maps

Green Belt



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



Nearby Green Belt Land

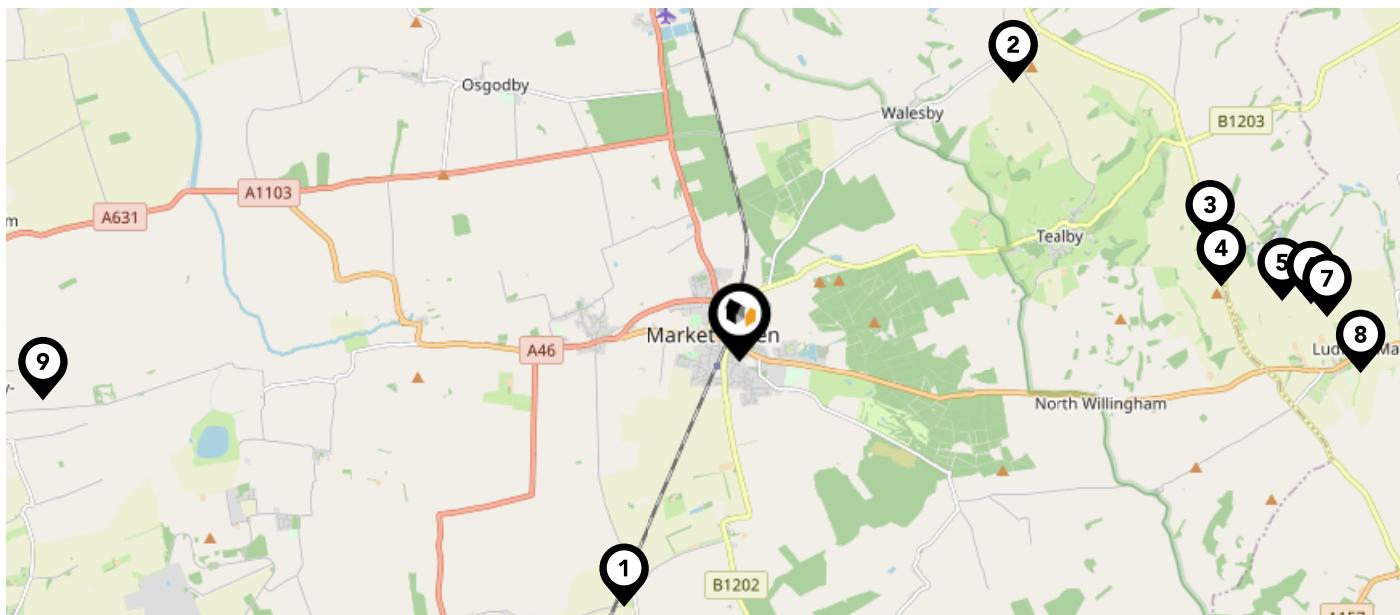
No data available.

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

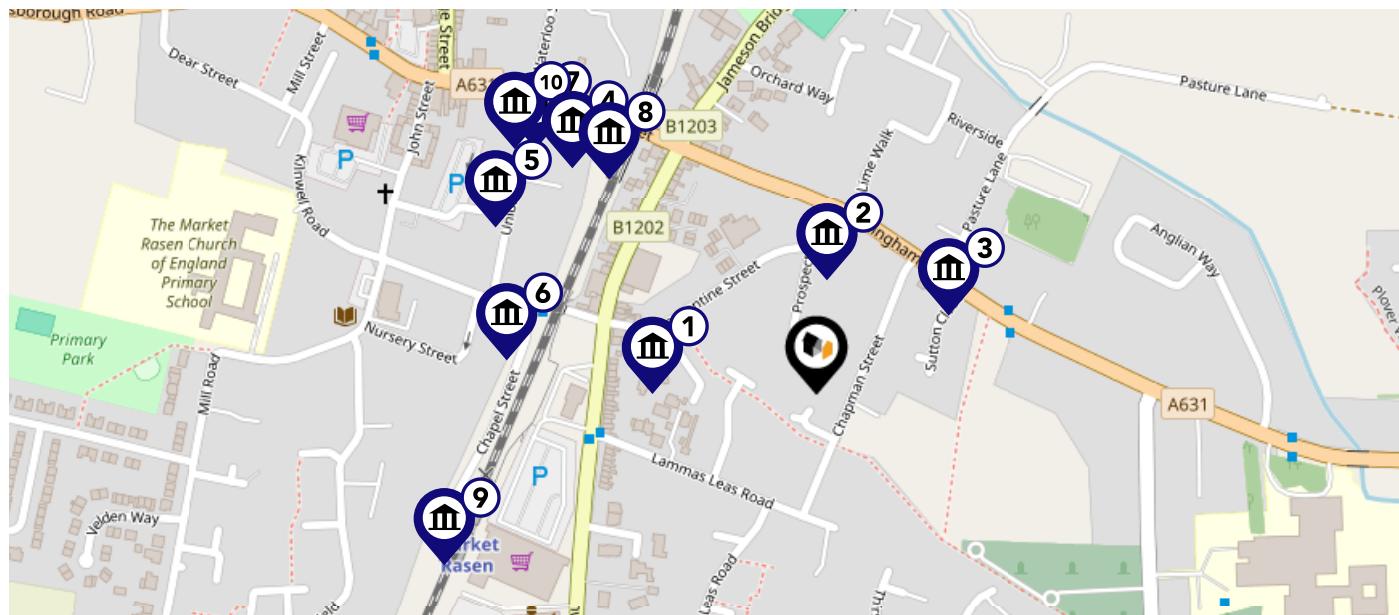
1	Buslingthorpe Bridge-Buslingthorpe, Lincolnshire	Historic Landfill	<input type="checkbox"/>
2	Walesby Top-Caistor Lane, Walesby	Historic Landfill	<input type="checkbox"/>
3	Caistor High Street-Ludford	Historic Landfill	<input type="checkbox"/>
4	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill	<input type="checkbox"/>
5	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill	<input type="checkbox"/>
6	Ludford-Market Rasen, Lincolnshire	Historic Landfill	<input type="checkbox"/>
7	Disused Pit-Moor Farm	Historic Landfill	<input type="checkbox"/>
8	Lime Villas-Ludford, Lincolnshire	Historic Landfill	<input type="checkbox"/>
9	Normanby by Spital-Brickyard Farm, off Highgate Lane, Normanby-by-Spital, Lincolnshire	Historic Landfill	<input type="checkbox"/>

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
	1063461 - Maltings (now Harwood Tate Antiques)	Grade II	0.1 miles
	1359788 - 24, Willingham Road	Grade II	0.1 miles
	1063462 - 36, 37, 38, 39, Willingham Road	Grade II	0.1 miles
	1359786 - 40 And 42, Queen Street	Grade II	0.2 miles
	1165968 - 14, 16 And 18, Union Street	Grade II	0.2 miles
	1271411 - War Memorial	Grade II	0.2 miles
	1063458 - Rasen Dyi	Grade II	0.2 miles
	1063459 - The King's Head Public House	Grade II	0.2 miles
	1359780 - Railway Station	Grade II	0.2 miles
	1165938 - Spencers Newsagent	Grade II	0.2 miles

Area Schools



Nursery Primary Secondary College Private



De Aston School

Ofsted Rating: Good | Pupils: 1040 | Distance: 0.3



The Market Rasen Church of England Primary School

Ofsted Rating: Good | Pupils: 308 | Distance: 0.31



The Middle Rasen Primary School

Ofsted Rating: Good | Pupils: 135 | Distance: 1.5



Legsby Primary School

Ofsted Rating: Good | Pupils: 37 | Distance: 2.62



Tealby School

Ofsted Rating: Good | Pupils: 84 | Distance: 3.08



Osgodby Primary School

Ofsted Rating: Good | Pupils: 94 | Distance: 3.18



Faldingworth Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance: 3.91



Normanby Primary School

Ofsted Rating: Good | Pupils: 51 | Distance: 6.78



Area Schools



Nursery Primary Secondary College Private



Binbrook CofE Primary School

Ofsted Rating: Good | Pupils: 86 | Distance: 6.82



Wragby Primary School

Ofsted Rating: Good | Pupils: 175 | Distance: 6.9



Nettleton Community Primary School

Ofsted Rating: Good | Pupils: 69 | Distance: 6.97



Caistor CofE and Methodist Primary School

Ofsted Rating: Good | Pupils: 216 | Distance: 7.57



Caistor Grammar School

Ofsted Rating: Good | Pupils: 683 | Distance: 7.71



Caistor Yarborough Academy

Ofsted Rating: Good | Pupils: 536 | Distance: 7.81



Dunholme St Chad's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 212 | Distance: 7.99

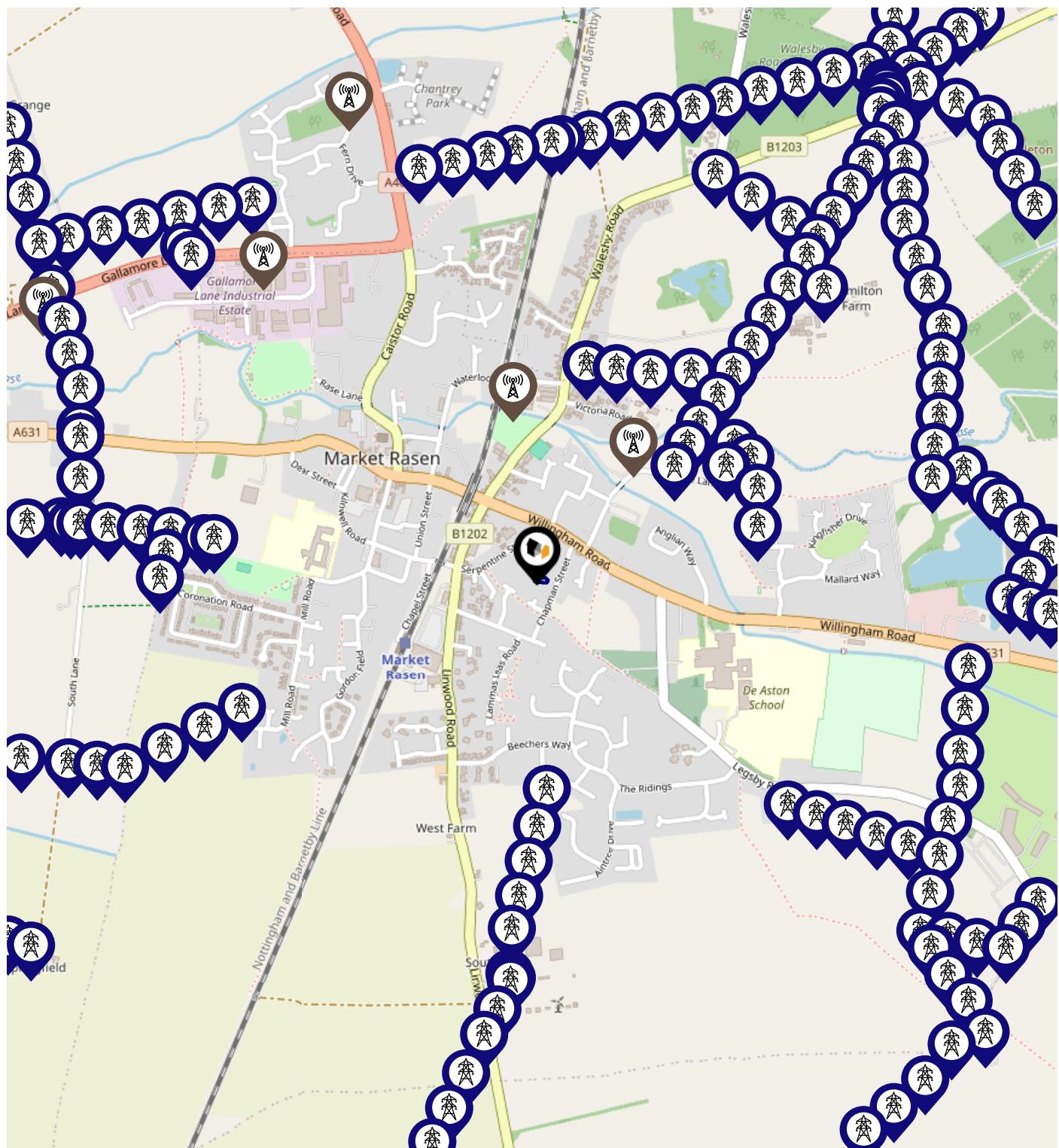


The Hackthorn Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 56 | Distance: 8.13



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

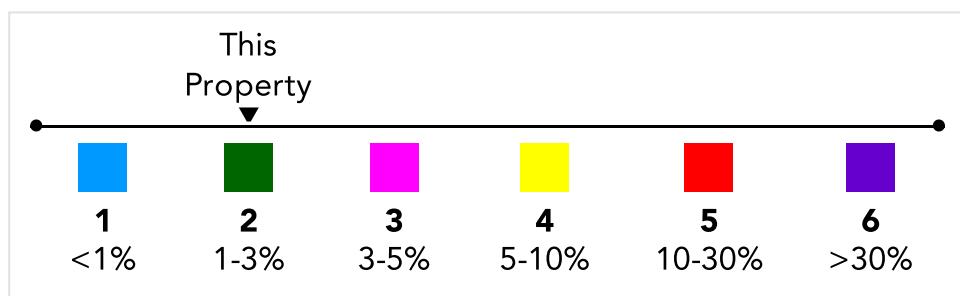
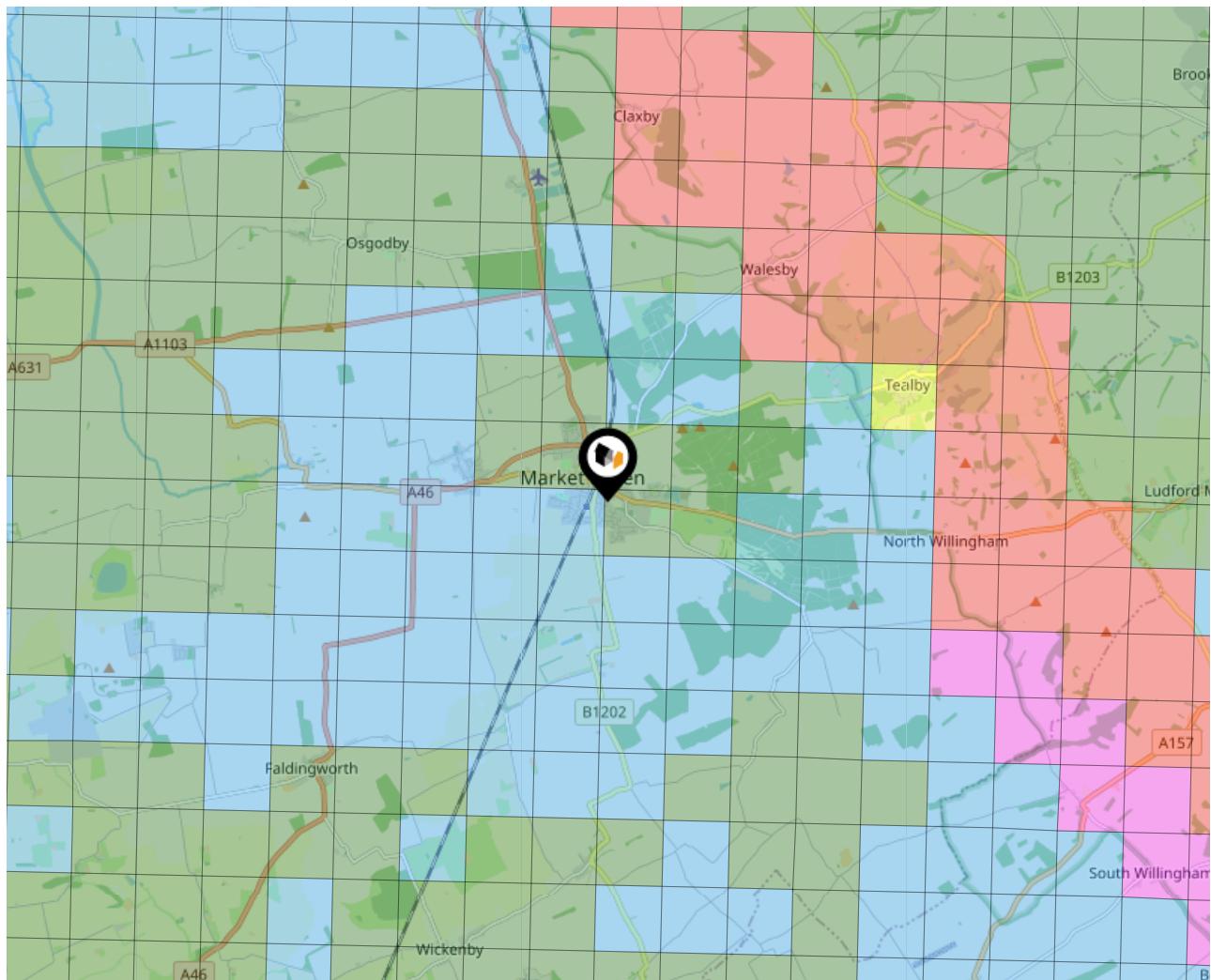
Environment

Radon Gas

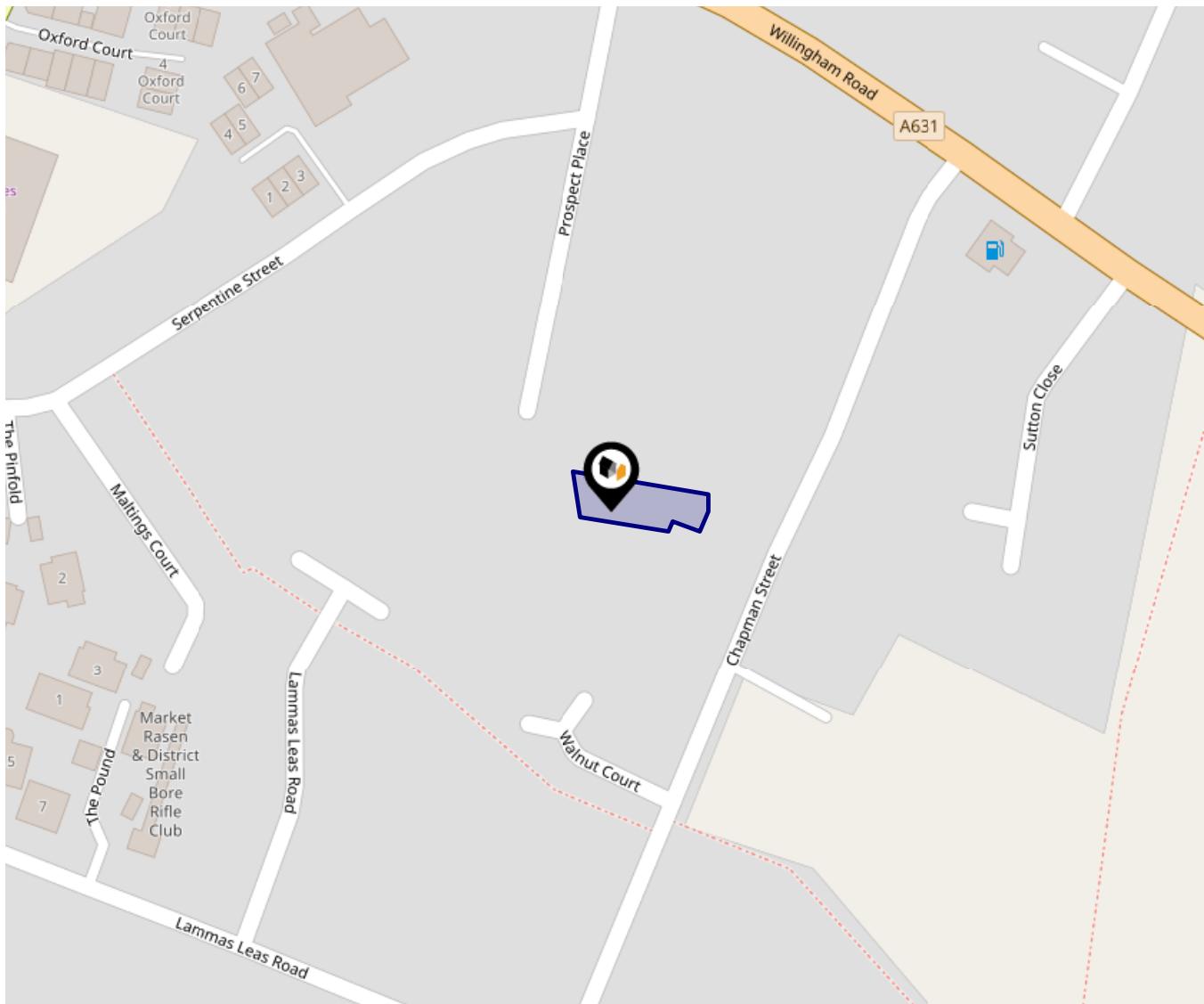


What is Radon?

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



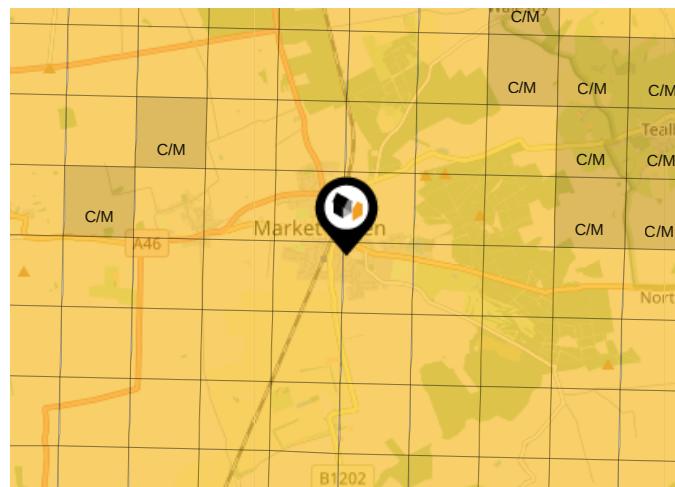
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

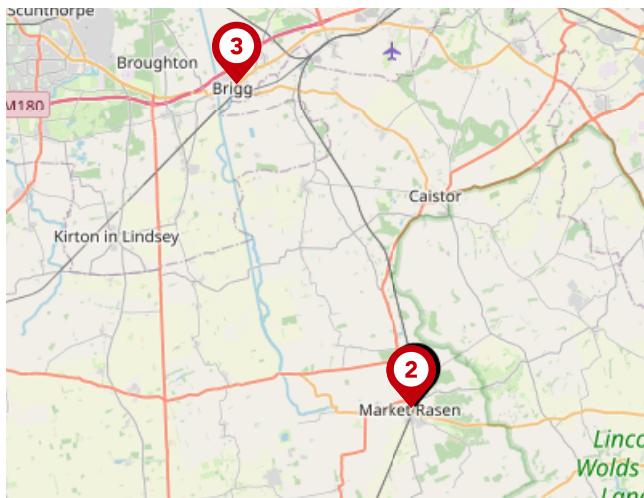
Carbon Content: NONE **Soil Texture:** SAND TO SANDY LOAM
Parent Material Grain: ARENACEOUS **Soil Depth:** DEEP
Soil Group: LIGHT(SANDY) TO
MEDIUM(SANDY)



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	Market Rasen Rail Station	0.21 miles
2	Market Rasen Rail Station	0.22 miles
3	Brigg Rail Station	12.98 miles



Trunk Roads/Motorways

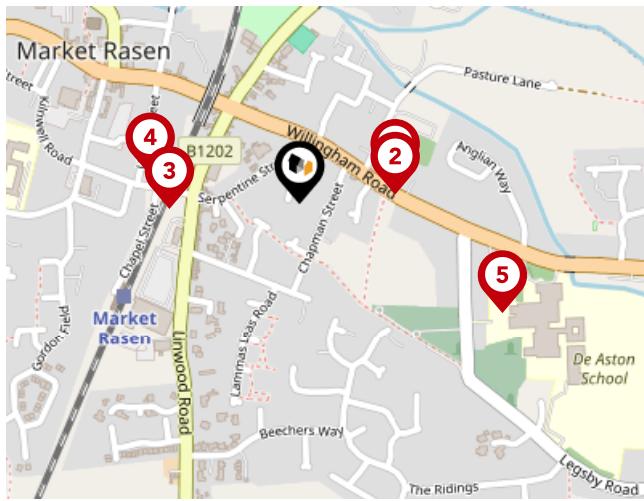
Pin	Name	Distance
1	M180 J5	14.25 miles
2	M180 J4	14.39 miles
3	M180 J3	19.74 miles
4	M180 J2	23.73 miles
5	M62 J36	32.49 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	13.71 miles
2	Finningley	28.73 miles
3	East Mids Airport	56.65 miles
4	Leeds Bradford Airport	63.92 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Telephone Box	0.11 miles
2	Telephone Box	0.11 miles
3	Tesco	0.14 miles
4	Rail Station Approach Road	0.17 miles
5	De Aston School Bus Park	0.26 miles

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



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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Land
Registry

