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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09<sup>th</sup> August 2024



**CAISTOR LANE, TEALBY, MARKET RASEN, LN8**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net



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# Property Overview



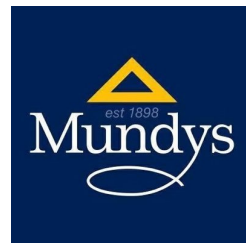
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,209		
Title Number:	LL116306		

## Local Area

<b>Local Authority:</b>	Lincolnshire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)				
<b>Conservation Area:</b>	Tealby					
<b>Flood Risk:</b>						
● Rivers & Seas	No Risk	17 mb/s	44 mb/s	1000 mb/s		
● Surface Water	Very Low					
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>				
O <sub>2</sub>	EE	3	O <sub>2</sub>	BT	sky	Virgin media

# Planning History This Address



Planning records for: *Caistor Lane, Tealby, Market Rasen, LN8*

Reference - 130378
<b>Decision:</b> Decided
<b>Date:</b> 15th August 2013
<b>Description:</b> Planning application for renewal of timber windows

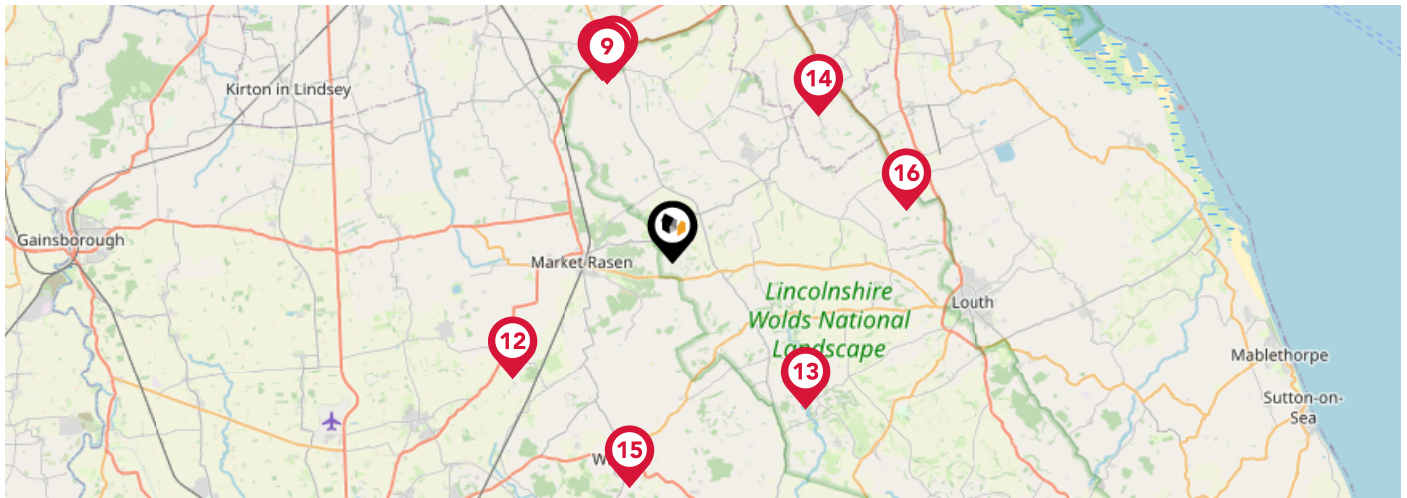
Reference - M01/P/0525
<b>Decision:</b> Decided
<b>Date:</b> 12th June 2001
<b>Description:</b> PLANNING APPLICATION TO CONSTRUCT VEHICULAR ACCESS.









Reference - M02/P/1199
<b>Decision:</b> Decided
<b>Date:</b> 04th December 2002
<b>Description:</b> PLANNING APPLICATION FOR ALTERATIONS AND EXTENSIONS TO DWELLING (RESUBMISSION OF M01/P/0873)



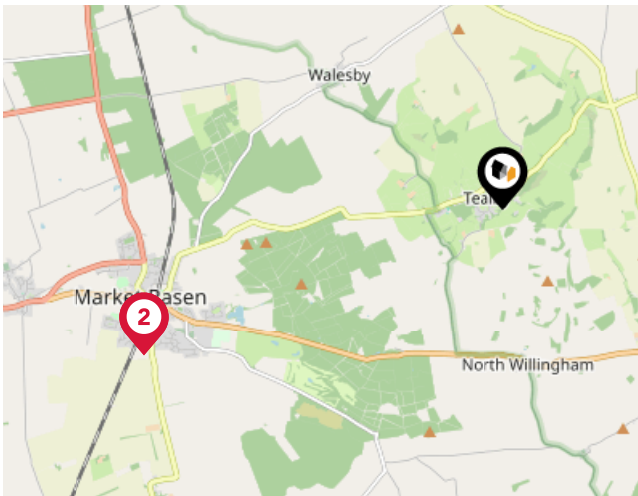
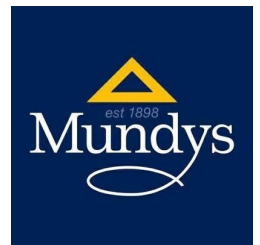
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>De Aston School</b> Ofsted Rating: Good   Pupils: 1040   Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Legsby Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Binbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Middle Rasen Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:5.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Nettleton Community Primary School</b> Ofsted Rating: Good   Pupils: 69   Distance:6.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





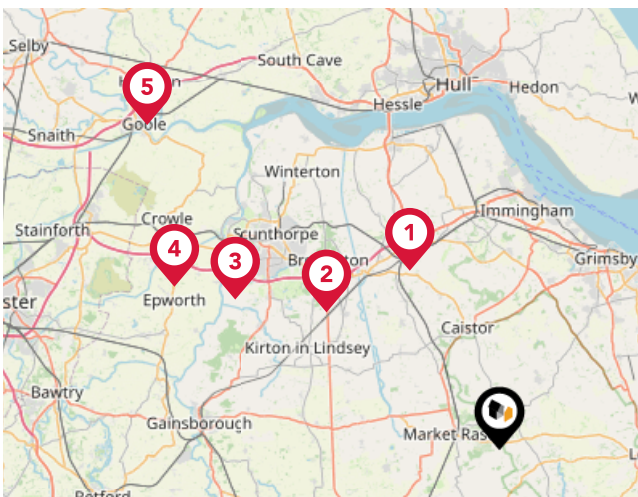
		Nursery	Primary	Secondary	College	Private
	<b>Caistor CofE and Methodist Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:6.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caistor Yarborough Academy</b> Ofsted Rating: Good   Pupils: 536   Distance:6.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caistor Grammar School</b> Ofsted Rating: Good   Pupils: 683   Distance:6.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Faldingworth Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:6.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Donington-on-Bain School</b> Ofsted Rating: Good   Pupils: 94   Distance:7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>East Ravendale CofE Primary School Academy</b> Ofsted Rating: Good   Pupils: 98   Distance:7.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wragby Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:8.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Utterby Primary Academy</b> Ofsted Rating: Good   Pupils: 69   Distance:8.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



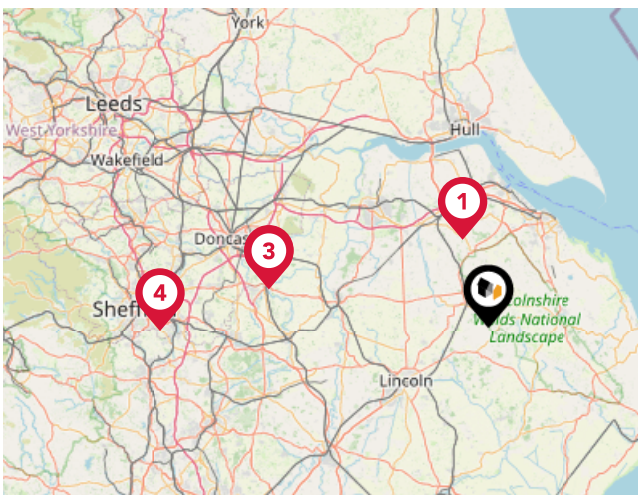
## National Rail Stations

Pin	Name	Distance
1	Rail Station	3.42 miles
2	Market Rasen Rail Station	3.42 miles
3	Healing Railway Station	13.03 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.13 miles
2	M180 J4	15.68 miles
3	M180 J3	21.55 miles
4	M180 J2	25.71 miles
5	M62 J37	33.84 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13 miles
2	Robin Hood Doncaster Sheffield Airport	31.39 miles
3	Robin Hood Doncaster Sheffield Airport	31.4 miles
4	Sheffield City Airport	46.3 miles

# Area

## Transport (Local)

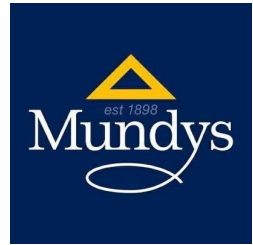


### Bus Stops/Stations

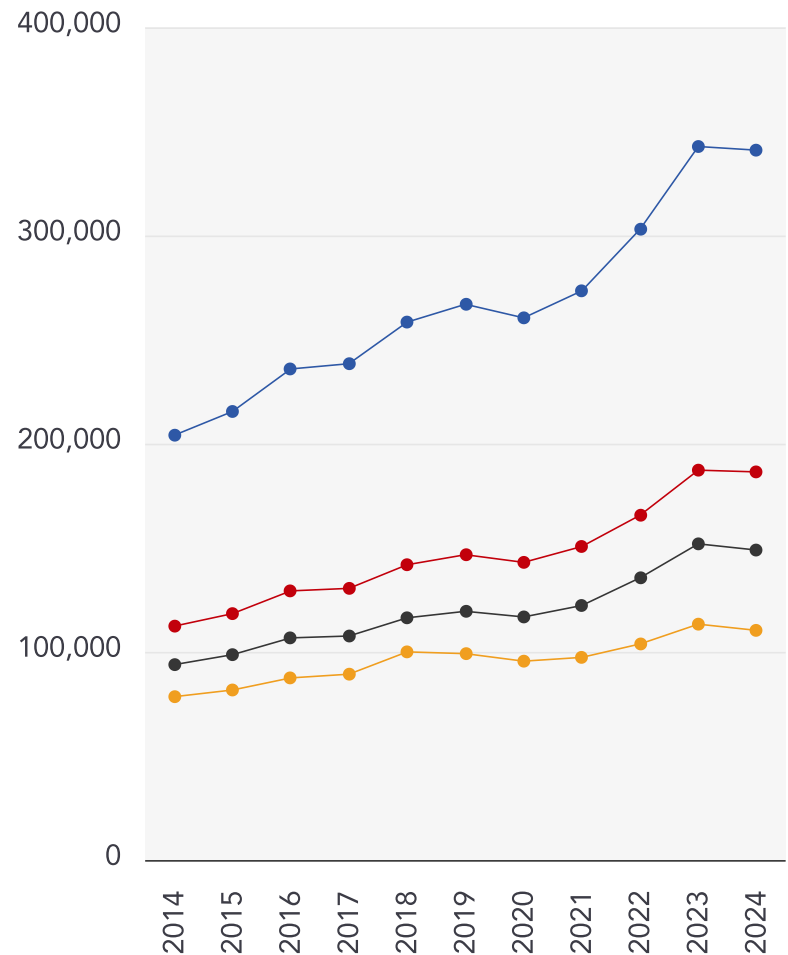
Pin	Name	Distance
1	All Saints Church	0.09 miles
2	Cow Lane	0.35 miles
3	Demand Responsive Area	0.36 miles
4	Demand Responsive Area	1.68 miles
5	Bully Hill Crossroads	1.19 miles

# Market

## House Price Statistics



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



Detached

**+67.09%**

Semi-Detached

**+65.93%**

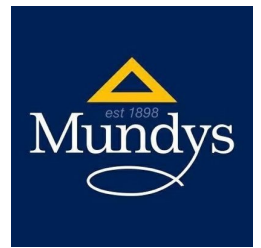
Terraced

**+58.63%**

Flat

**+40.58%**





## Mundys

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We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

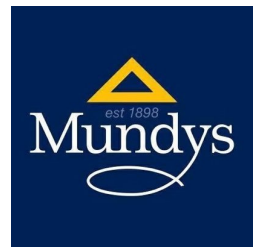
We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

## Financial Services

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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



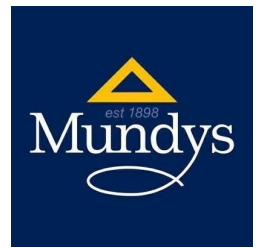
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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# Mundys

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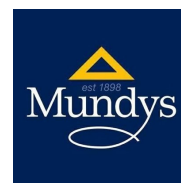


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