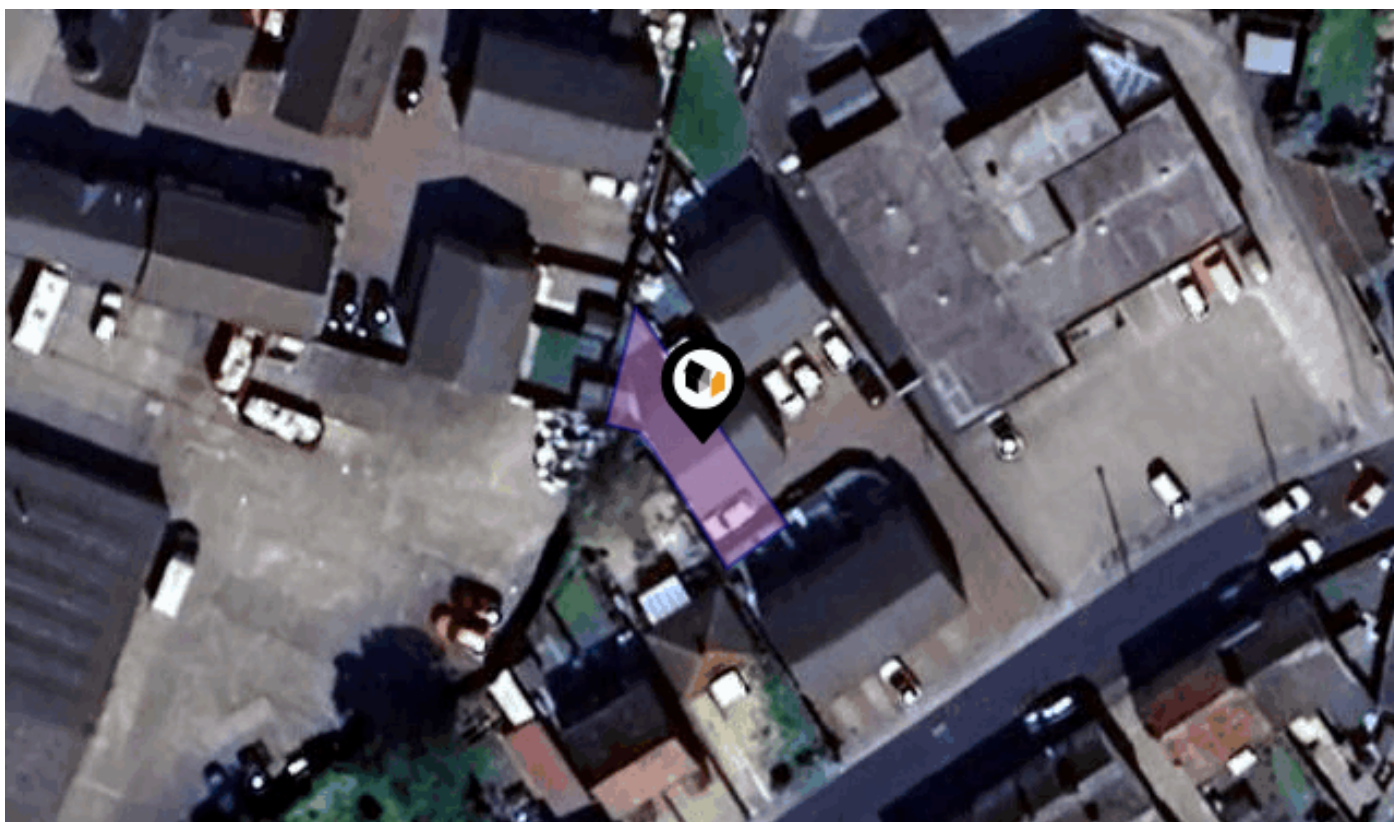See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Thursday 22nd January 2026 @ 9:43am

OLD BREWERY COURT, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	0.03 acres		
Council Tax :	Band A		
Annual Estimate:	£1,520		
Title Number:	LL59245		

Local Area

Local Authority:	West lindsey
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)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

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.
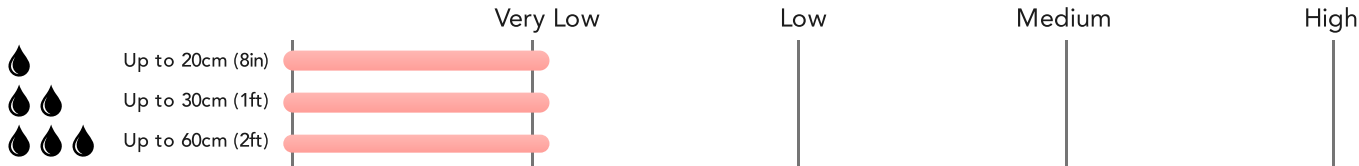

Risk Rating: Very low

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.

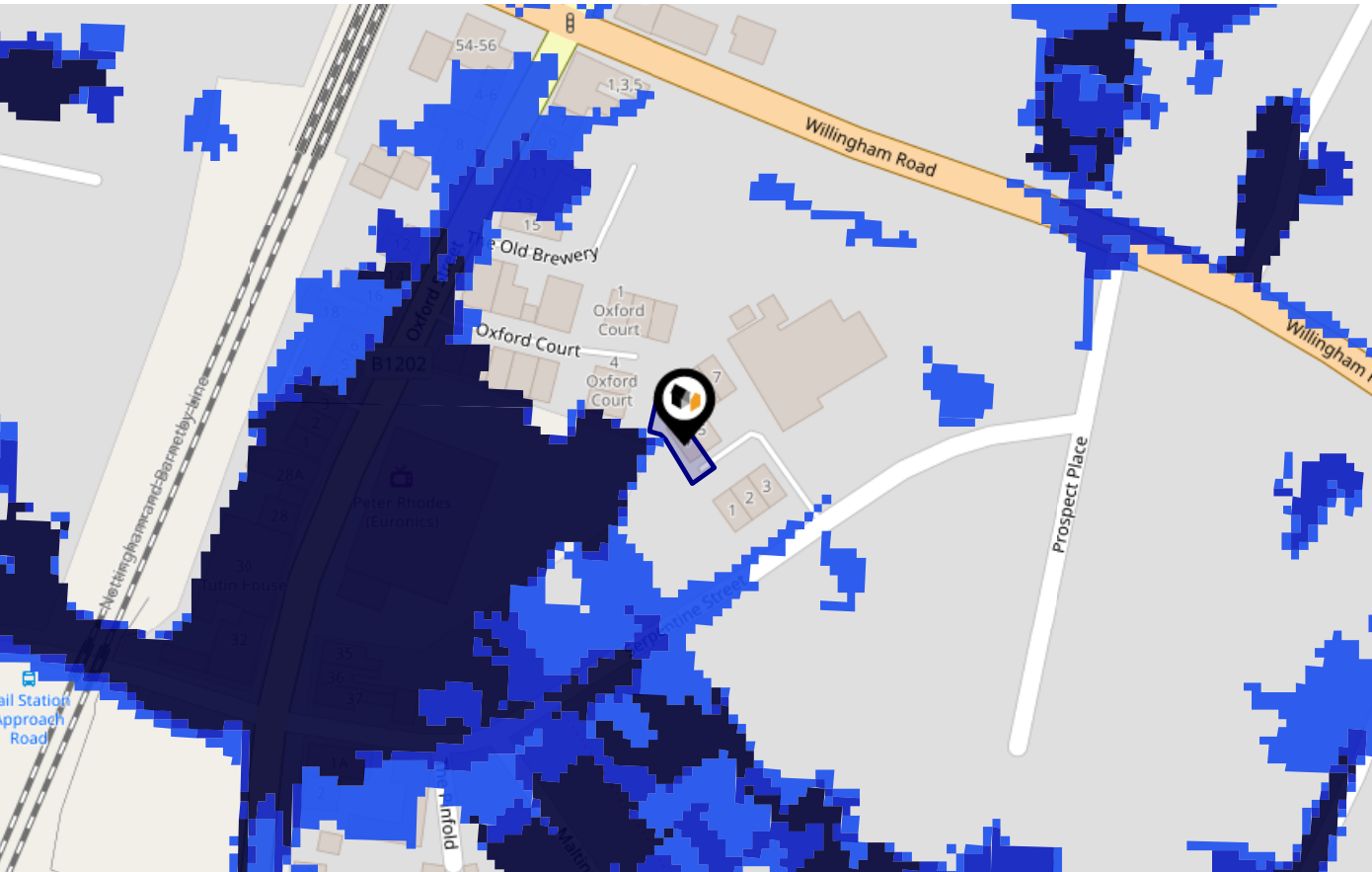**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
prift
Know any property instantly

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.
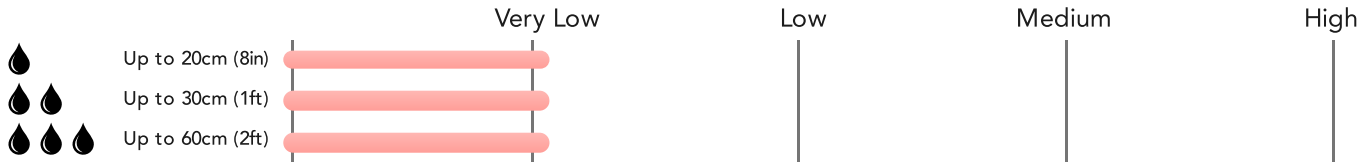

Risk Rating: Very low

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.

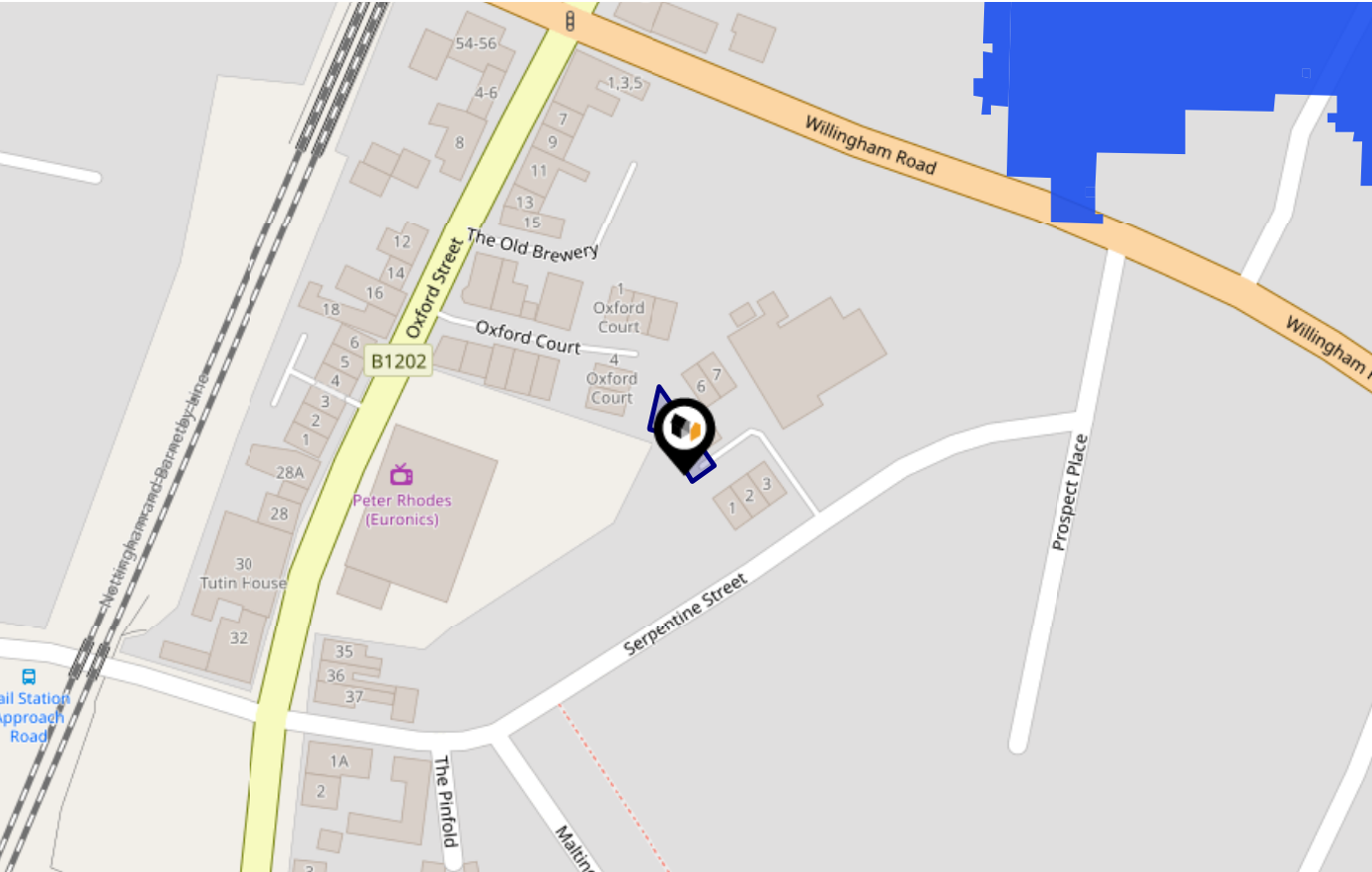- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
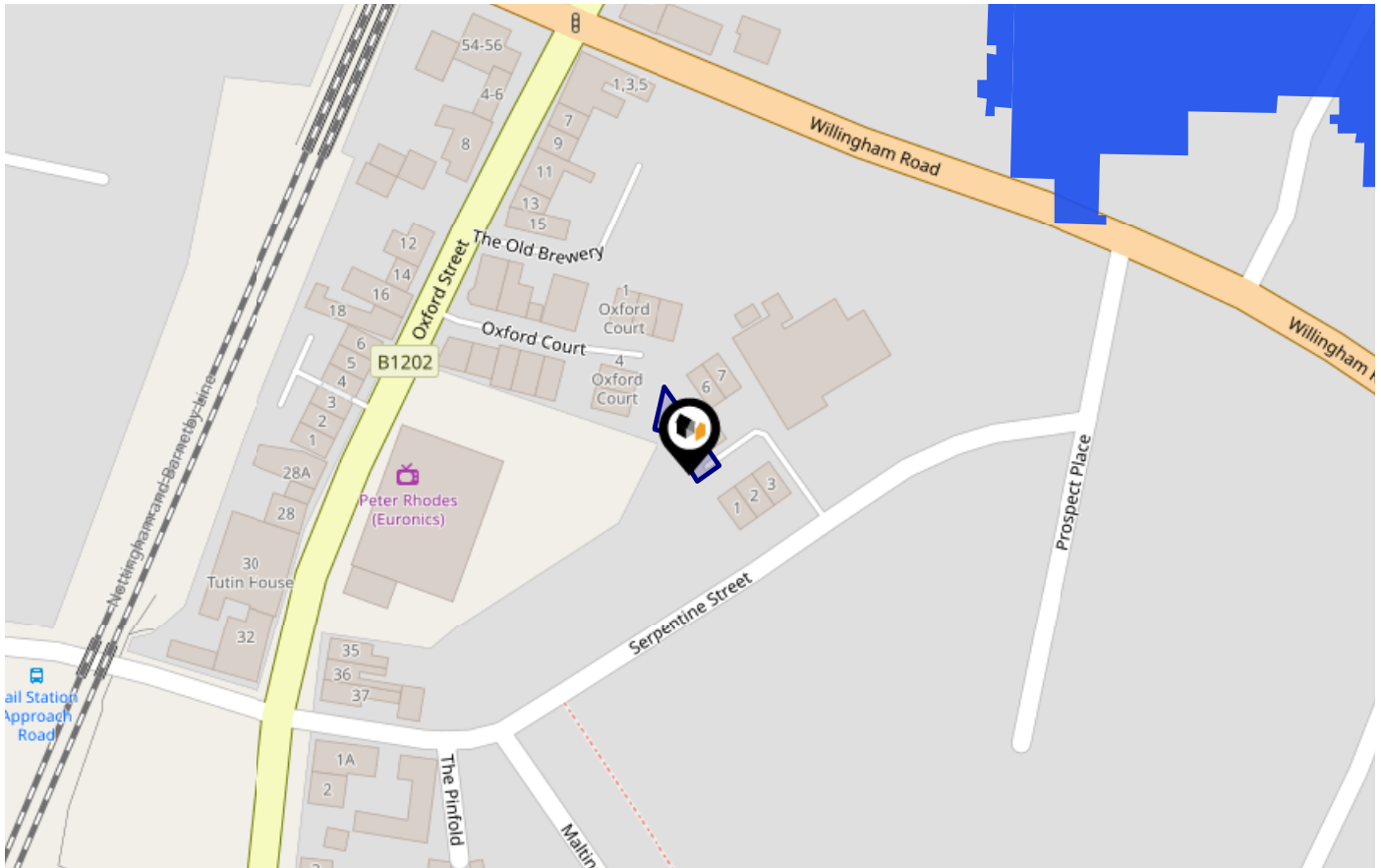
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

MIR - Material Info

Powered by **sprift**
Know any property instantly

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.
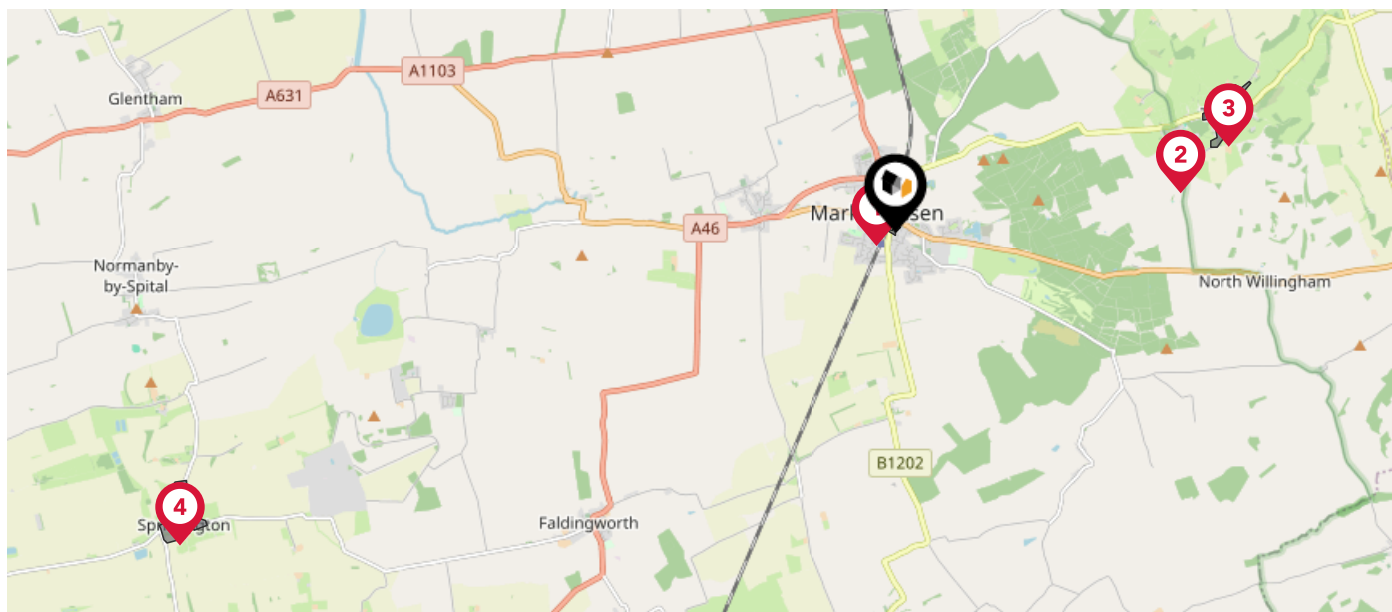
Nearby Conservation Areas

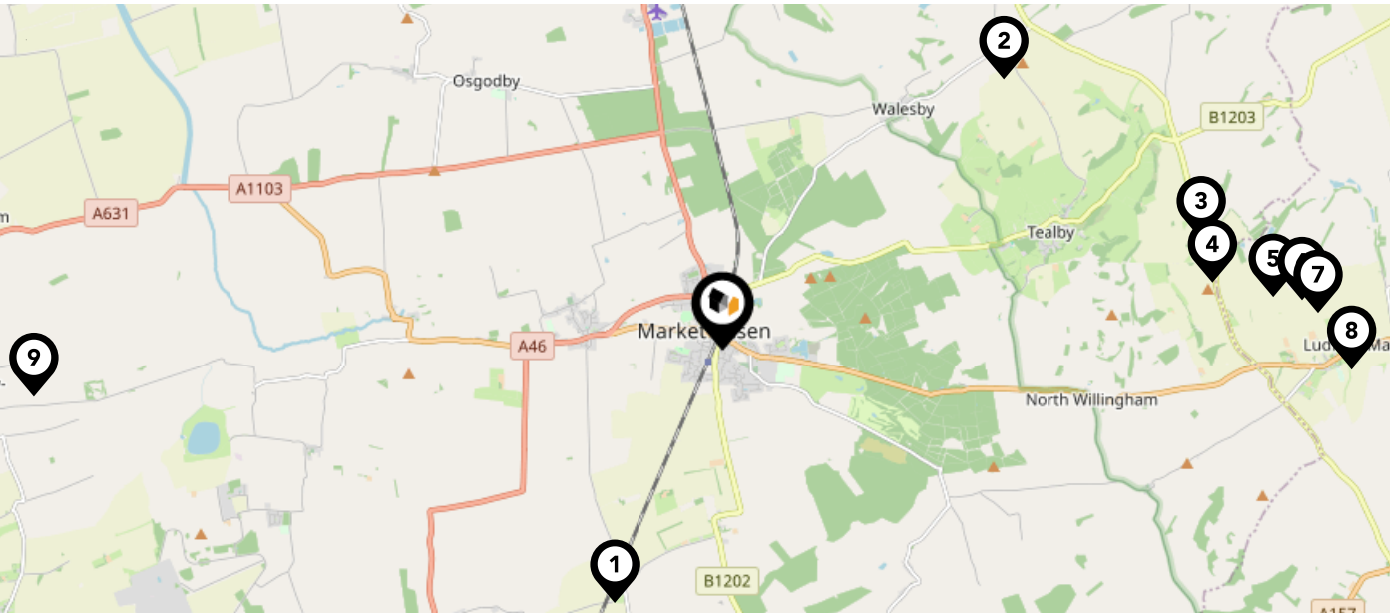|	
1	Market Rasen
2	Tealby Thorpe
3	Tealby
4	Spridlington

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
2	Walesby Top-Caistor Lane, Walesby	Historic Landfill
3	Caistor High Street-Ludford	Historic Landfill
4	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
5	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
6	Ludford-Market Rasen, Lincolnshire	Historic Landfill
7	Disused Pit-Moor Farm	Historic Landfill
8	Lime Villas-Ludford, Lincolnshire	Historic Landfill
9	Normanby by Spital-Brickyard Farm, off Highgate Lane, Normanby-by-Spital, Lincolnshire	Historic Landfill

Powered by
sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
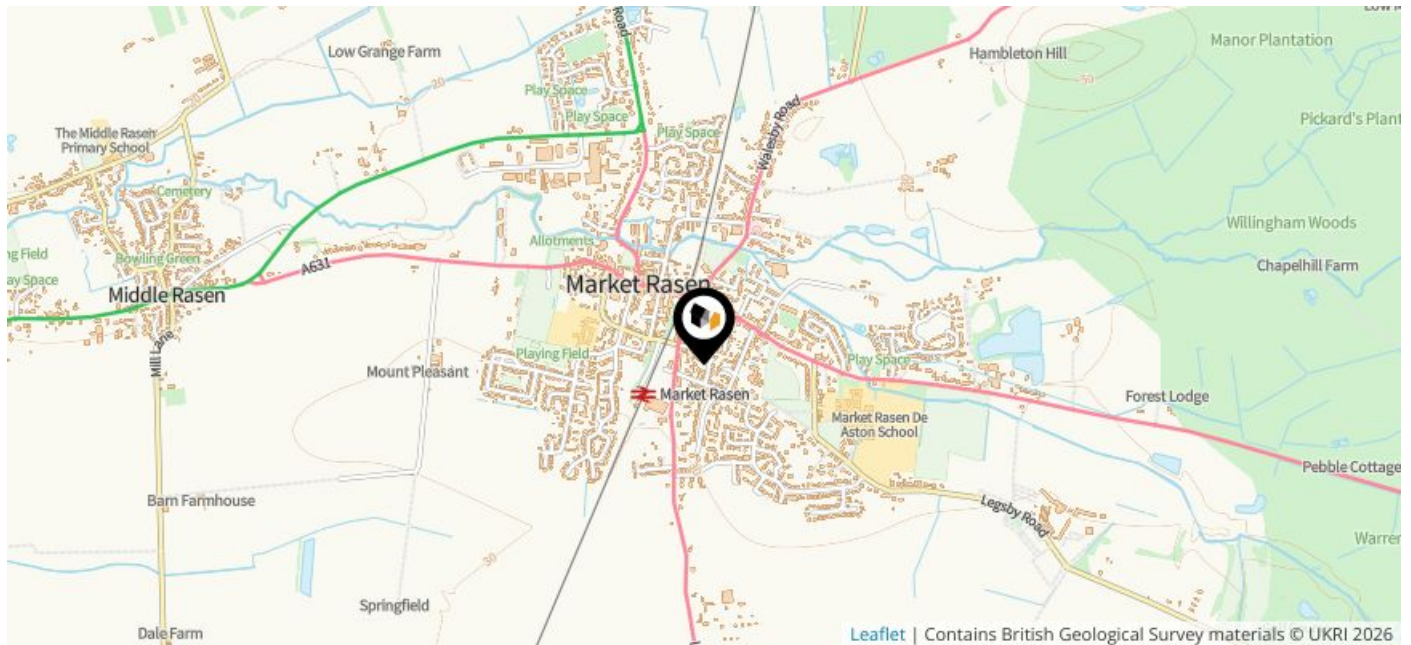
Mine Entry

✕ 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.

Powered by
sprift
Know any property instantly

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
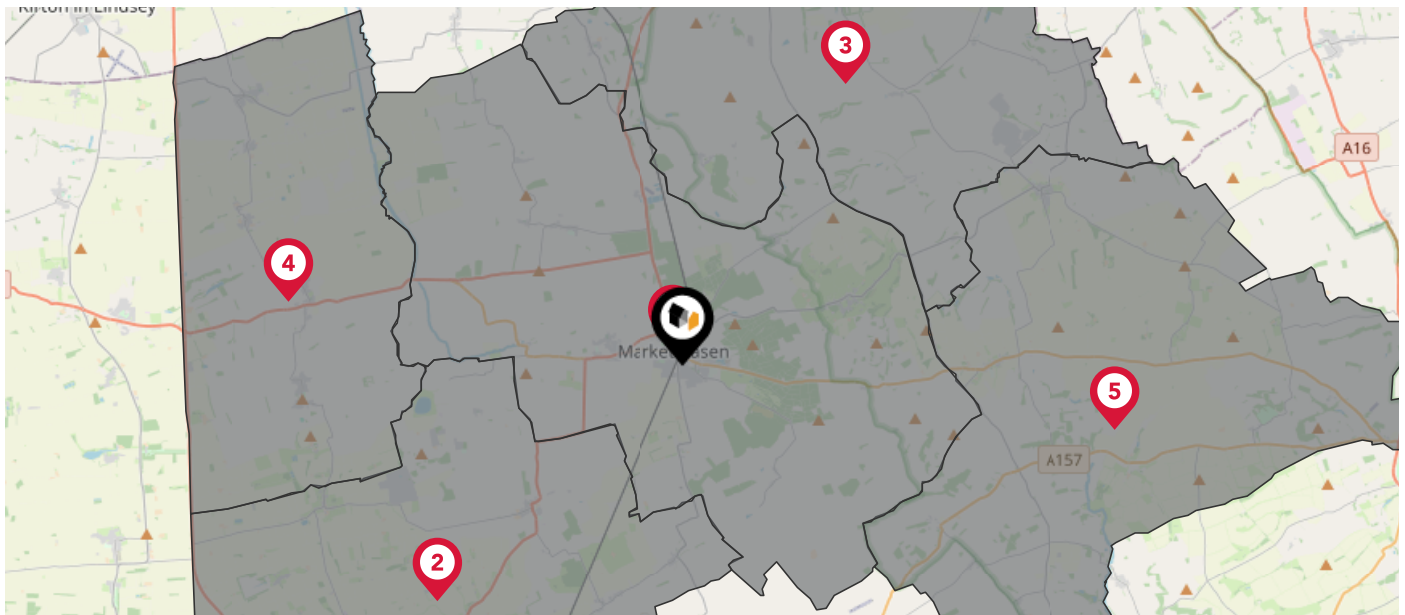
Nearby Council Wards

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

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).

This Property ▼					
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Powered by
sprift
Know any property instantly

Environment
Soils & Clay
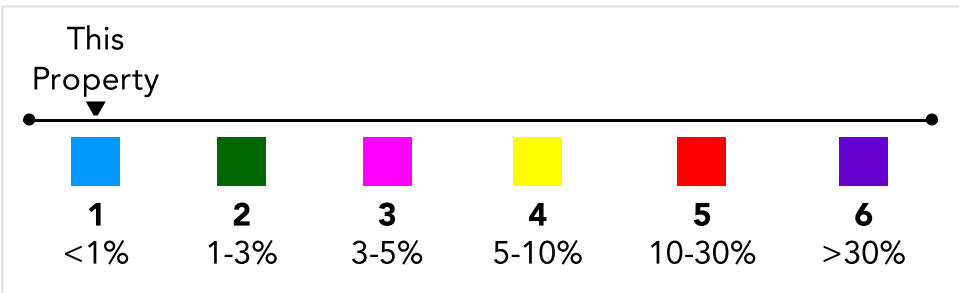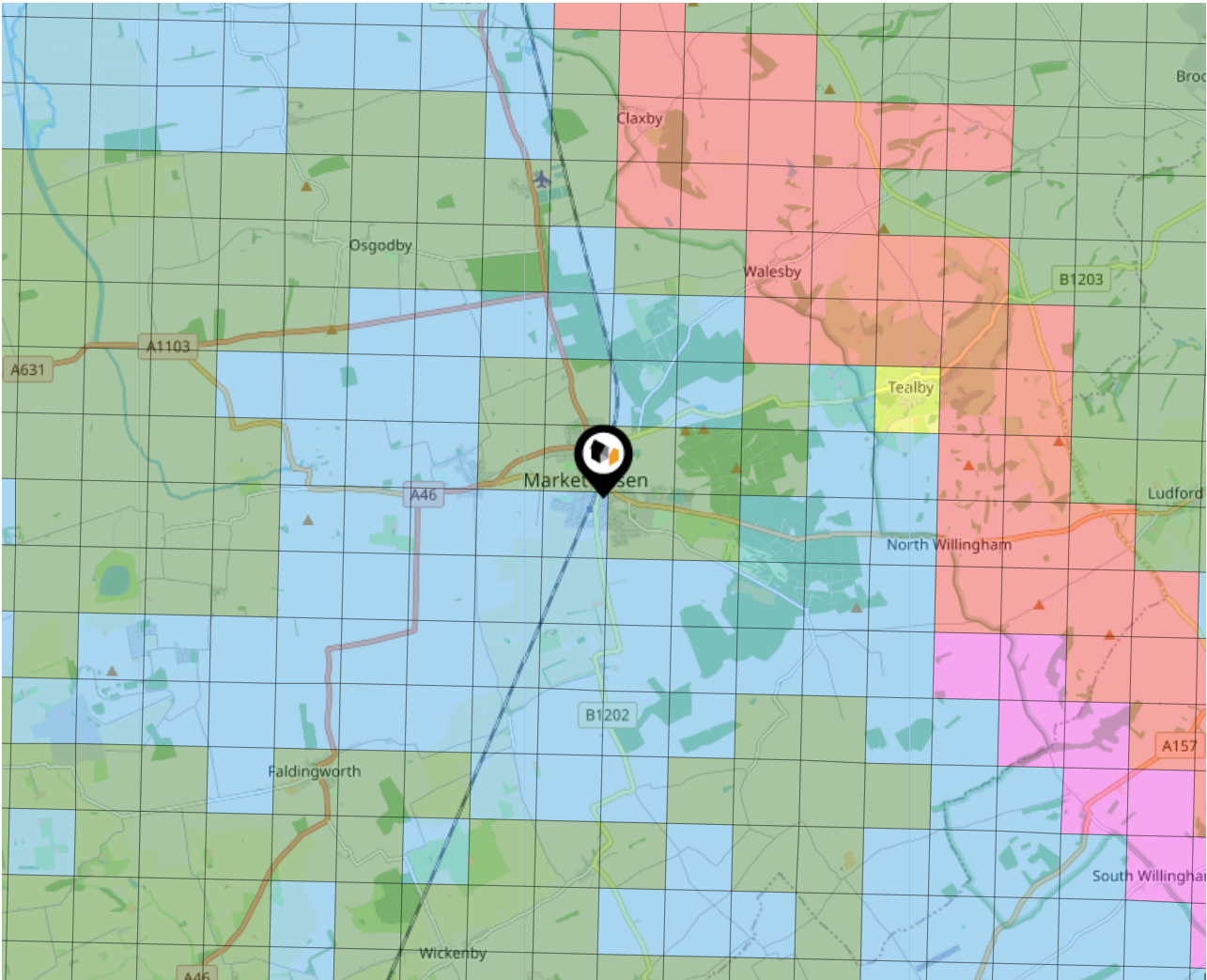
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		
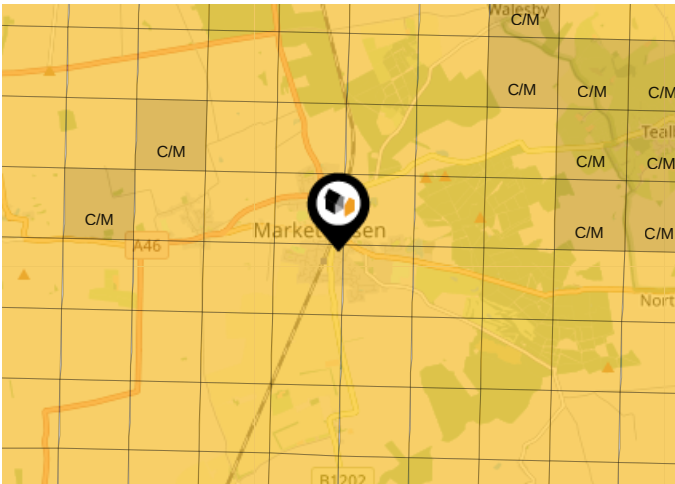
Primary Classifications (Most Common Clay Types)

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

Powered by
sprift
Know any property instantly

Local Area
Masts & Pylons
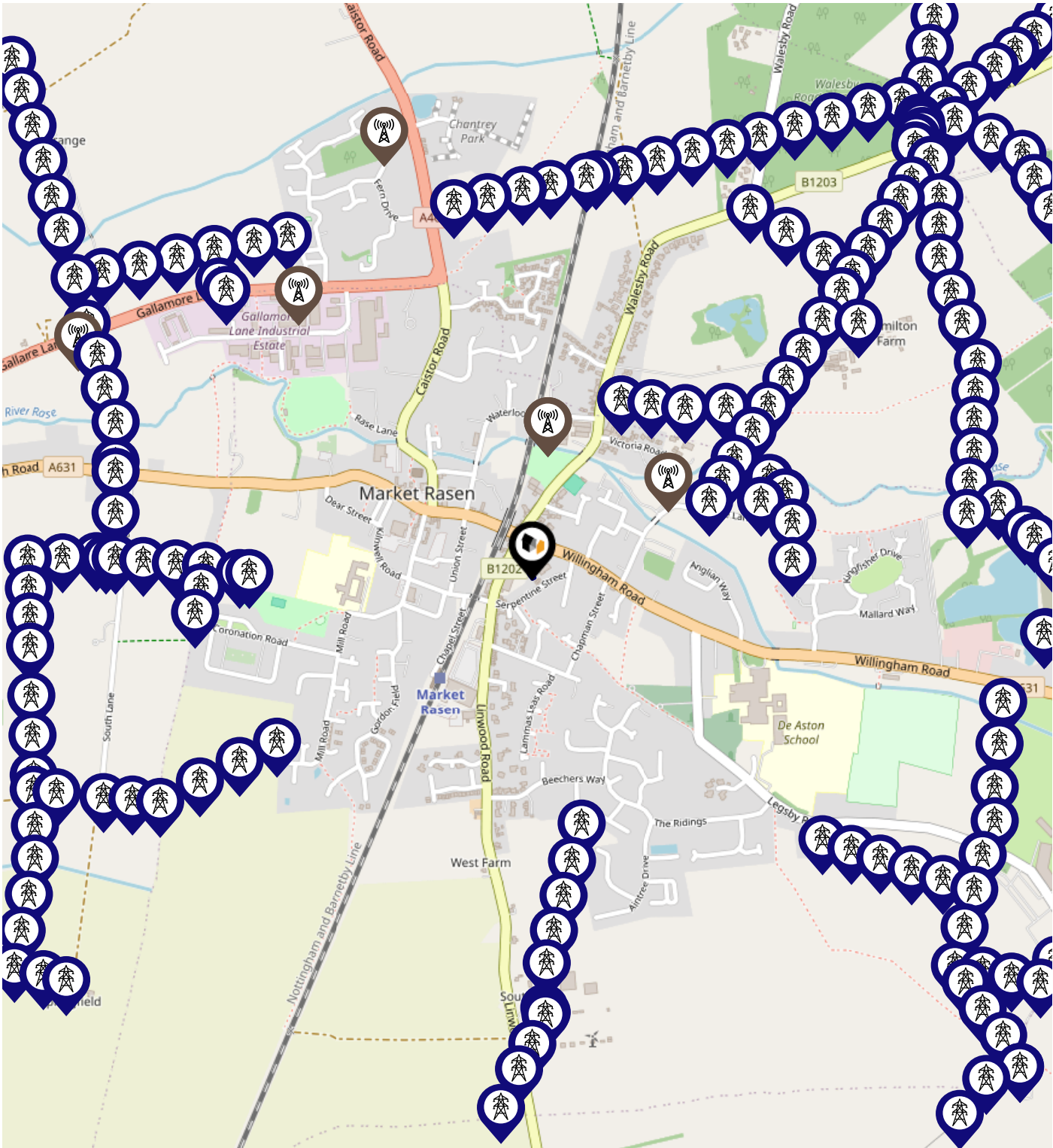
Key:

 Power Pylons

 Communication Masts
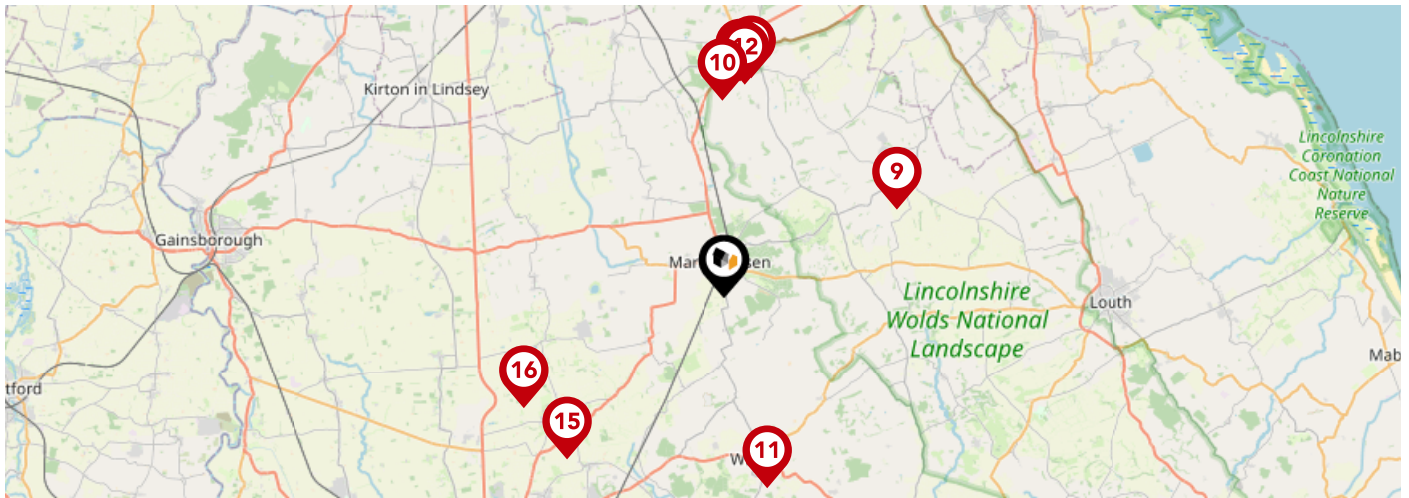
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
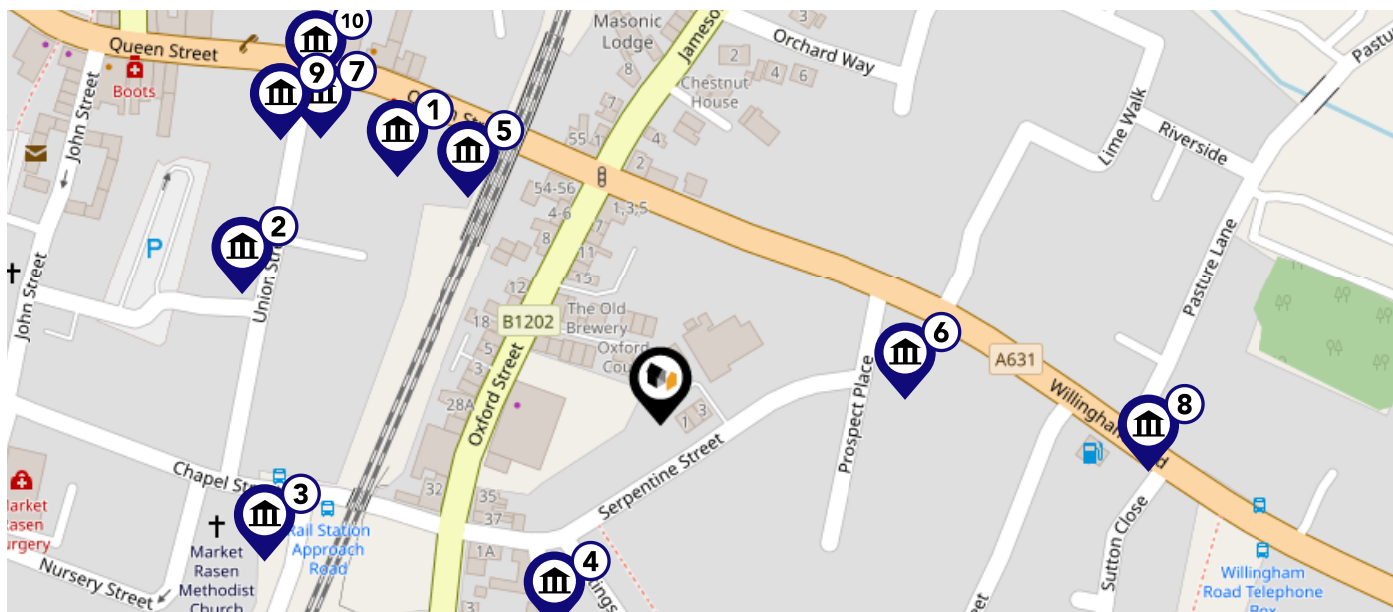
| Listed Buildings in the local district	Grade	Distance
1359786 - 40 And 42, Queen Street	Grade II	0.1 miles
1165968 - 14, 16 And 18, Union Street	Grade II	0.1 miles
1271411 - War Memorial	Grade II	0.1 miles
1063461 - Maltings (now Harwood Tate Antiques)	Grade II	0.1 miles
1063459 - The King's Head Public House	Grade II	0.1 miles
1359788 - 24, Willingham Road	Grade II	0.1 miles
1063458 - Rasen Diy	Grade II	0.1 miles
1063462 - 36, 37, 38, 39, Willingham Road	Grade II	0.1 miles
1165938 - Spencers Newsagent	Grade II	0.1 miles
1309125 - 17-23, Queen Street	Grade II	0.1 miles
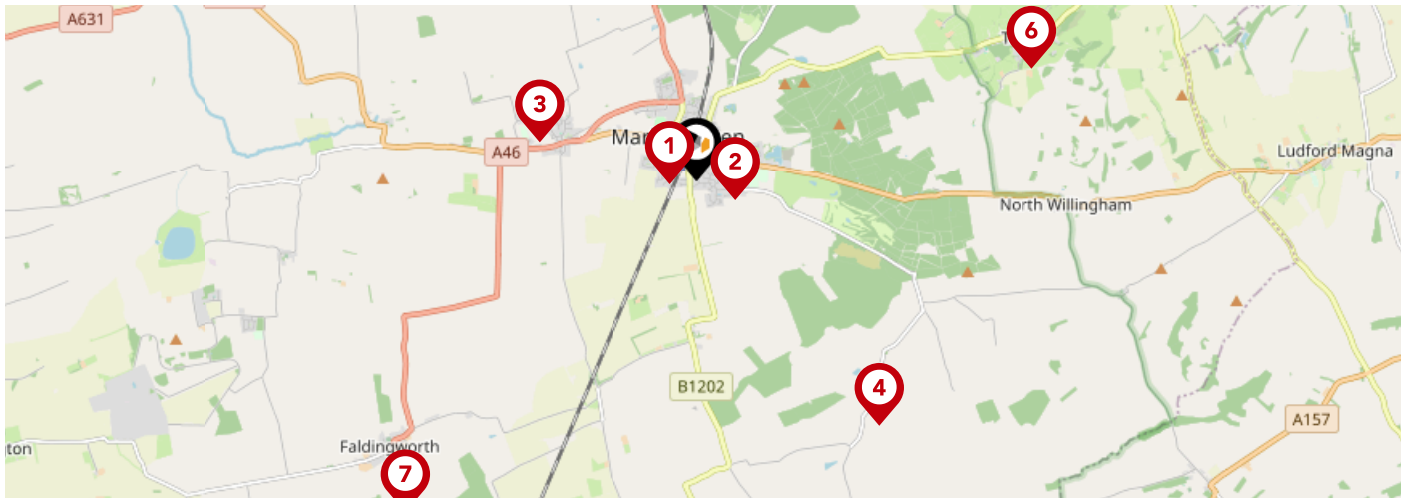
		Nursery	Primary	Secondary	College	Private
1	**The Market Rasen Church of England Primary School** Ofsted Rating: Good | Pupils: 308 | Distance:0.25	☐	☑	☐	☐	☐
2	**De Aston School** Ofsted Rating: Good | Pupils: 1040 | Distance:0.37	☐	☐	☑	☐	☐
3	**The Middle Rasen Primary School** Ofsted Rating: Good | Pupils: 135 | Distance:1.43	☐	☑	☐	☐	☐
4	**Legsby Primary School** Ofsted Rating: Good | Pupils: 37 | Distance:2.7	☐	☑	☐	☐	☐
5	**Osgodby Primary School** Ofsted Rating: Good | Pupils: 94 | Distance:3.1	☐	☑	☐	☐	☐
6	**Tealby School** Ofsted Rating: Good | Pupils: 84 | Distance:3.12	☐	☑	☐	☐	☐
7	**Faldingworth Community Primary School** Ofsted Rating: Good | Pupils: 71 | Distance:3.91	☐	☑	☐	☐	☐
8	**Normanby Primary School** Ofsted Rating: Good | Pupils: 51 | Distance:6.73	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Binbrook CofE Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:6.84	☐	☑	☐	☐	☐
10	**Nettleton Community Primary School** Ofsted Rating: Good | Pupils: 69 | Distance:6.91	☐	☑	☐	☐	☐
11	**Wragby Primary School** Ofsted Rating: Good | Pupils: 175 | Distance:6.97	☐	☑	☐	☐	☐
12	**Caistor CofE and Methodist Primary School** Ofsted Rating: Good | Pupils: 216 | Distance:7.52	☐	☑	☐	☐	☐
13	**Caistor Grammar School** Ofsted Rating: Good | Pupils: 683 | Distance:7.66	☐	☐	☑	☐	☐
14	**Caistor Yarborough Academy** Ofsted Rating: Good | Pupils: 536 | Distance:7.76	☐	☐	☑	☐	☐
15	**Dunholme St Chad's Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 212 | Distance:7.99	☐	☑	☐	☐	☐
16	**The Hackthorn Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:8.1	☐	☑	☐	☐	☐
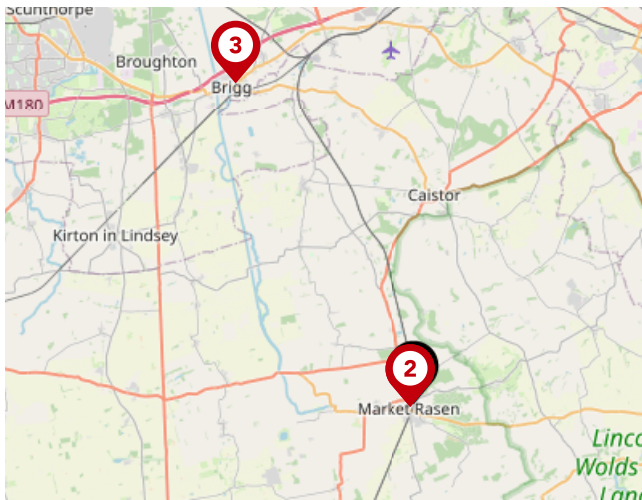
National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	0.19 miles
2	Market Rasen Rail Station	0.21 miles
3	Brigg Rail Station	12.9 miles
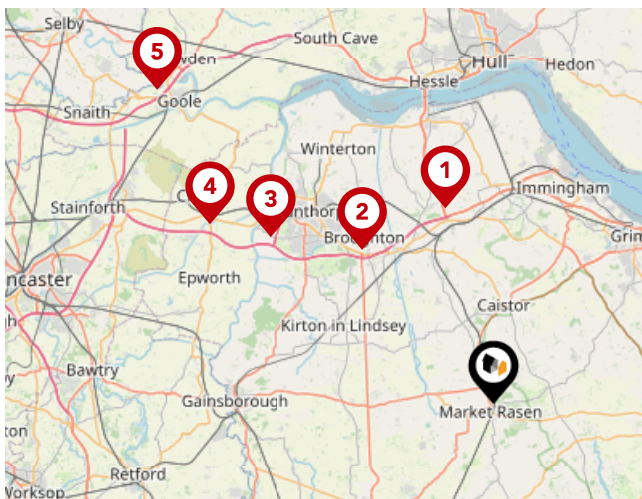
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.18 miles
2	M180 J4	14.31 miles
3	M180 J3	19.65 miles
4	M180 J2	23.65 miles
5	M62 J36	32.4 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.65 miles
2	Finningley	28.66 miles
3	East Mids Airport	56.65 miles
4	Leeds Bradford Airport	63.84 miles
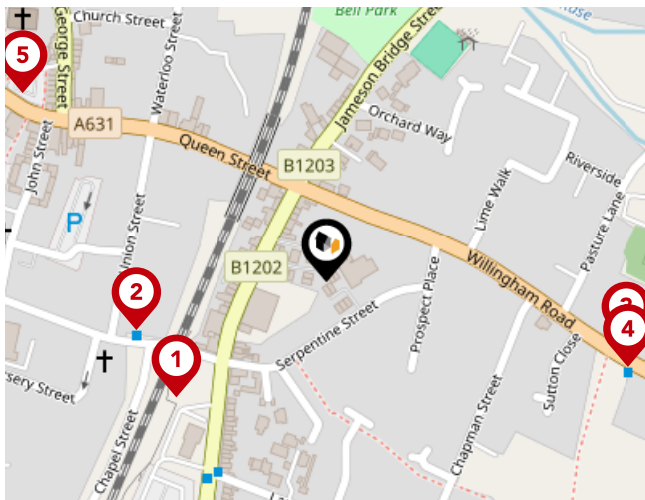
Bus Stops/Stations

Pin	Name	Distance
1	Tesco	0.11 miles
2	Rail Station Approach Road	0.11 miles
3	Telephone Box	0.17 miles
4	Telephone Box	0.17 miles
5	Market Place	0.2 miles

Powered by
sprift
Know any property instantly

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.

Powered by

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.

MIR - Material Info