

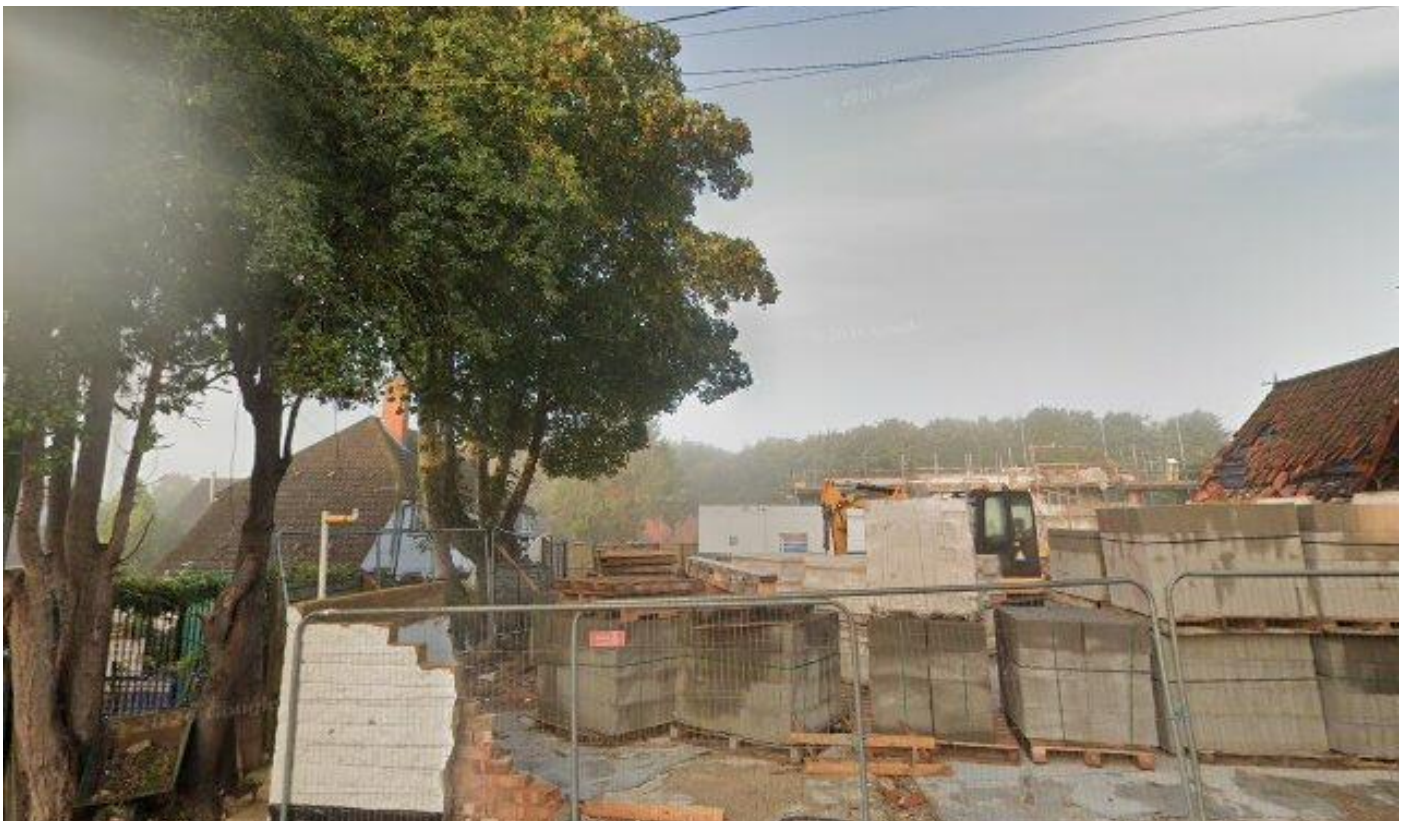


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 07th August 2026



COW LANE, TEALBY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

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hymie.bentley@mundys.net

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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,093		
Title Number:	LL69474		

Local Area

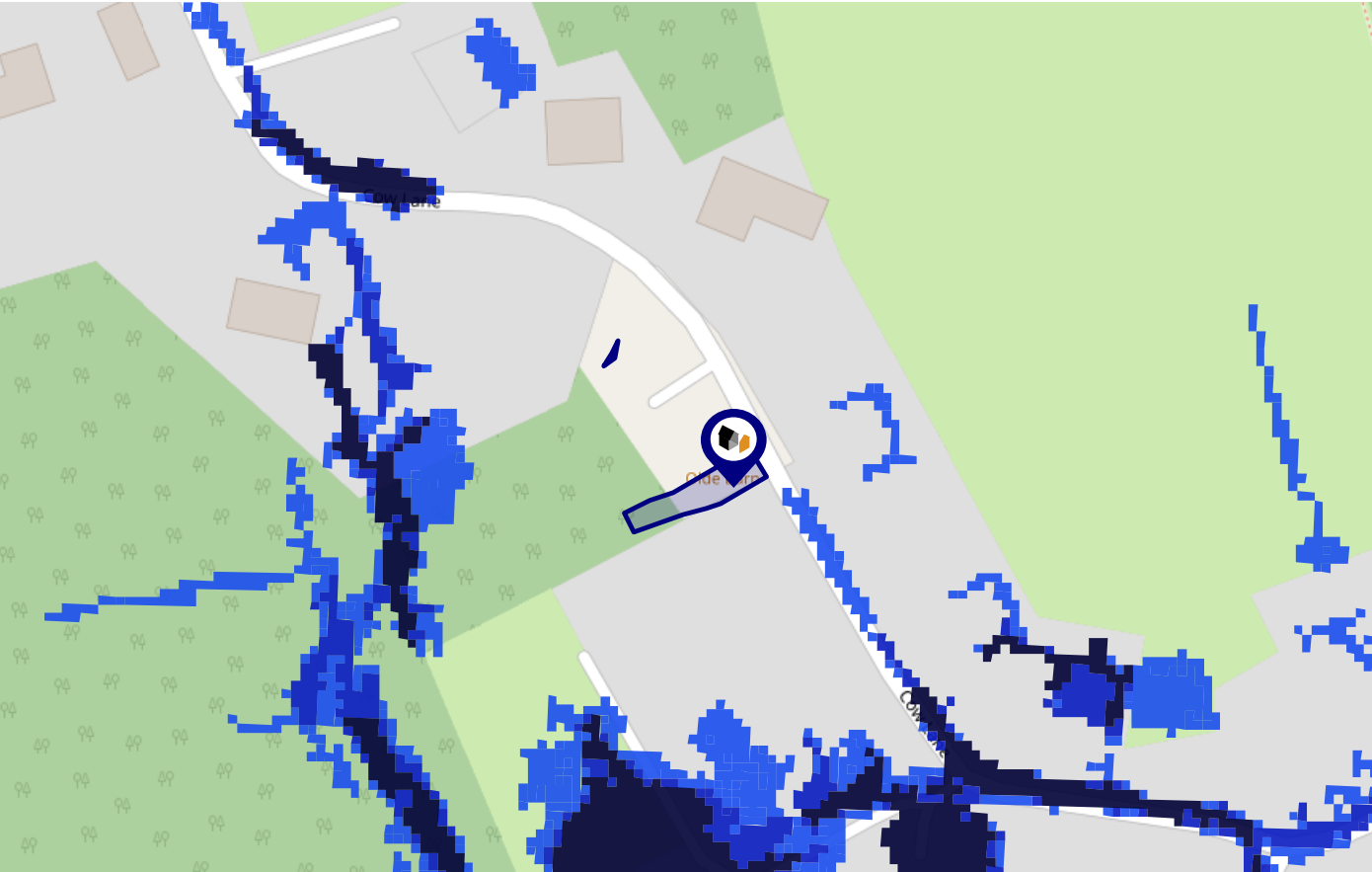
Local Authority:	Lincolnshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	19 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
O ₂	EE	3	O	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.

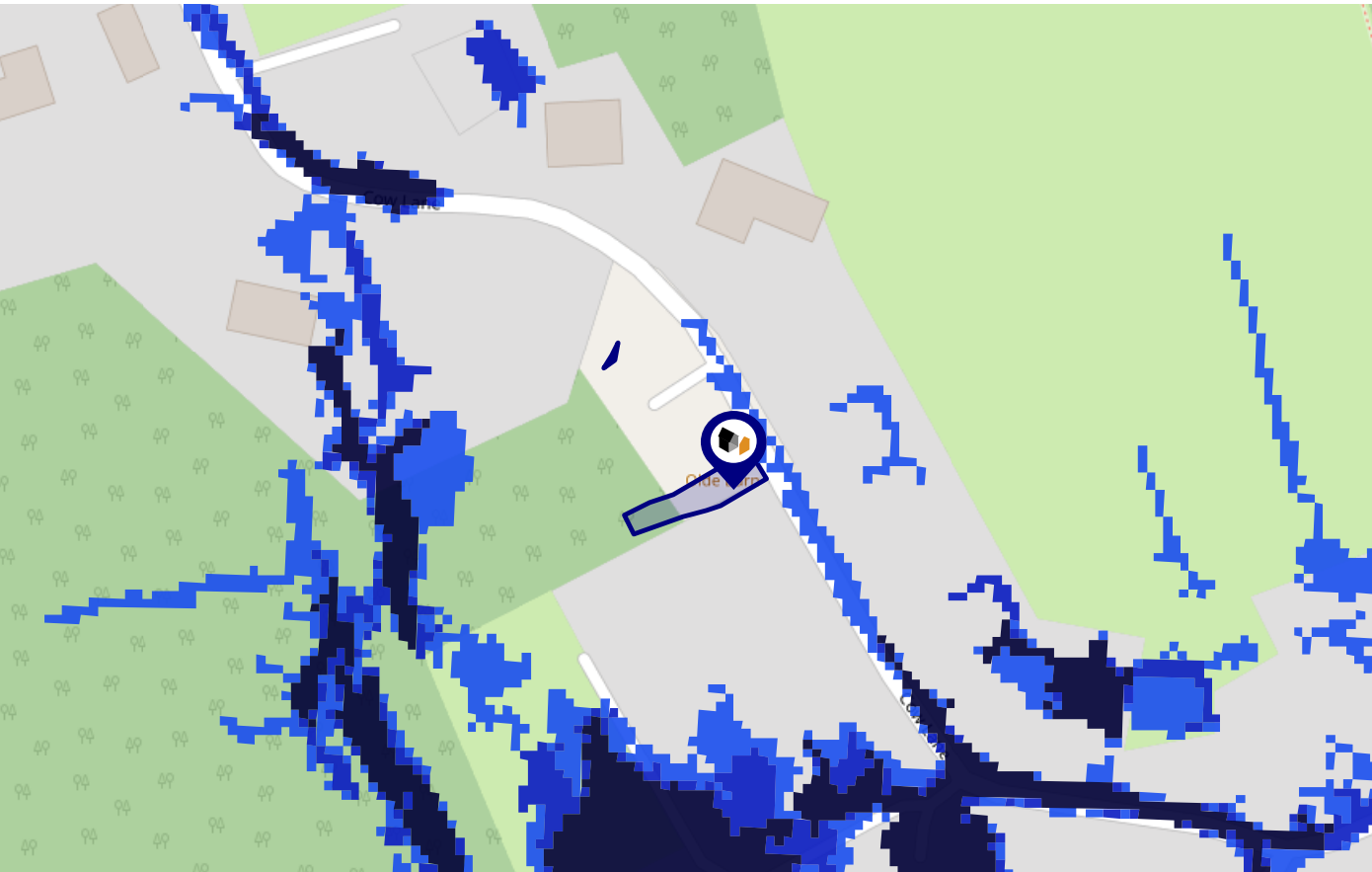
Chance of flooding to the following depths at this property:



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.

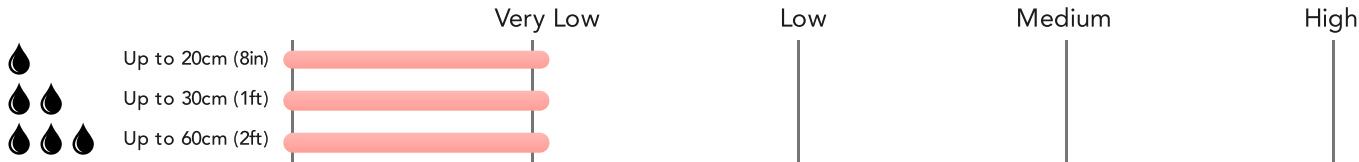


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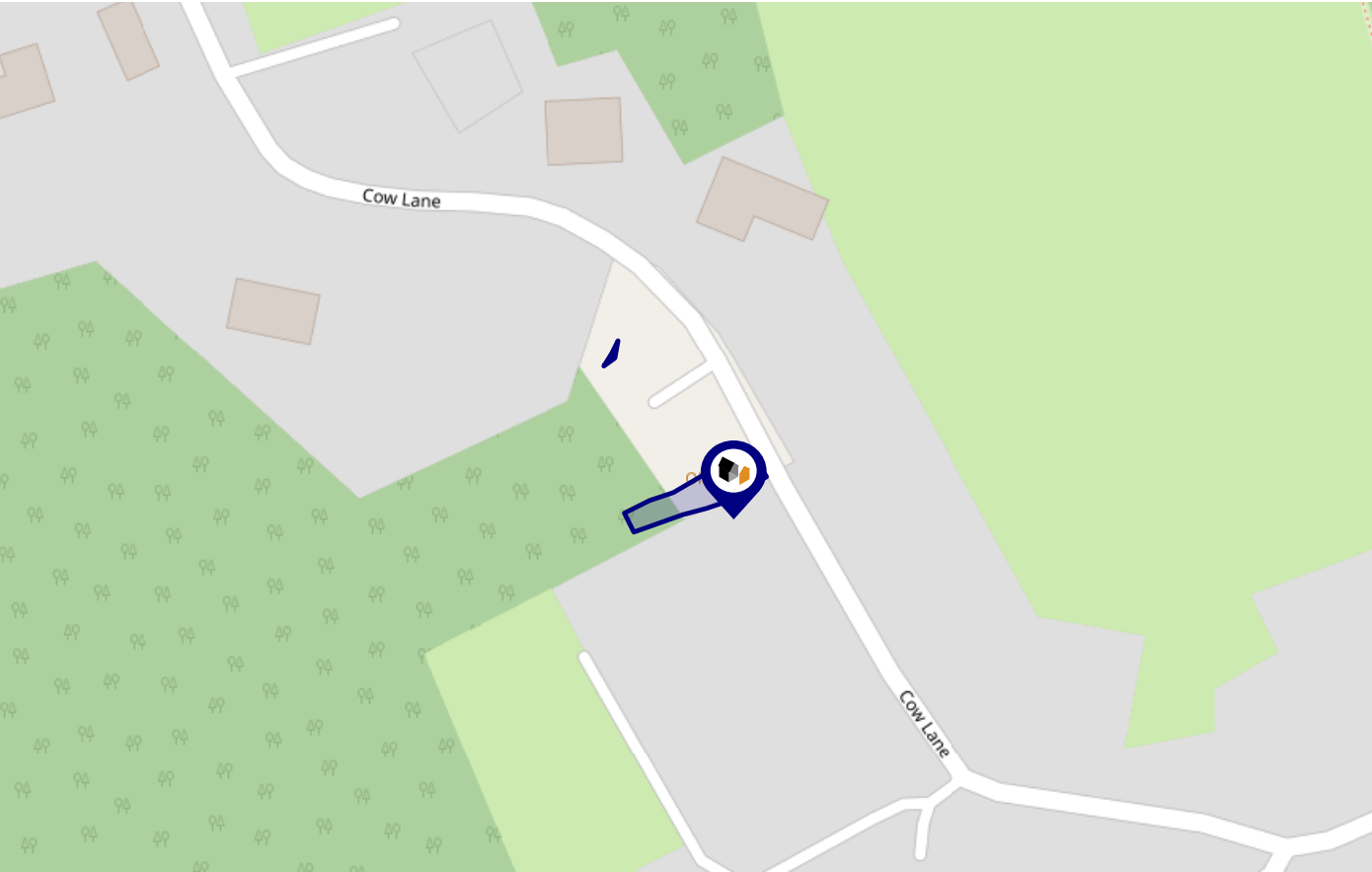
MIR - Material Info

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.

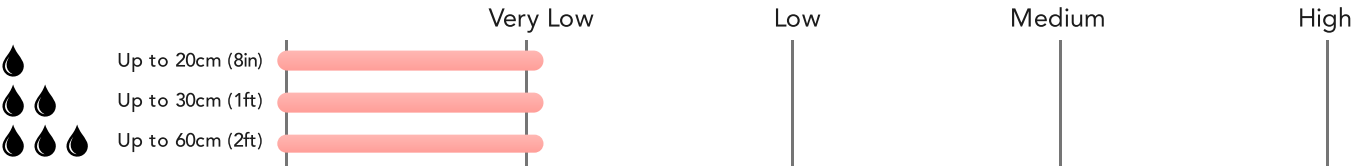


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Chance of flooding to the following depths at this property:

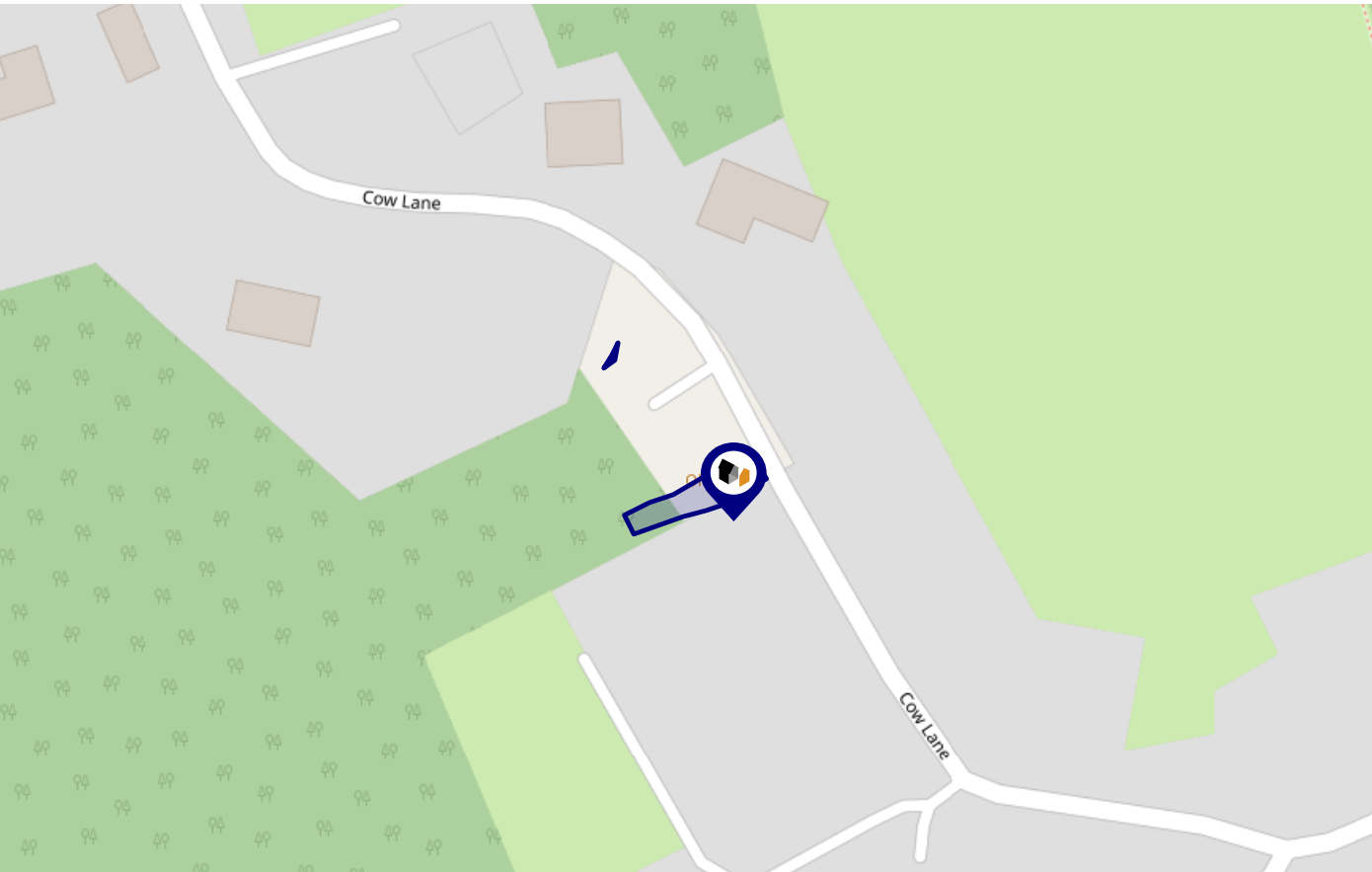


Flood Risk

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.

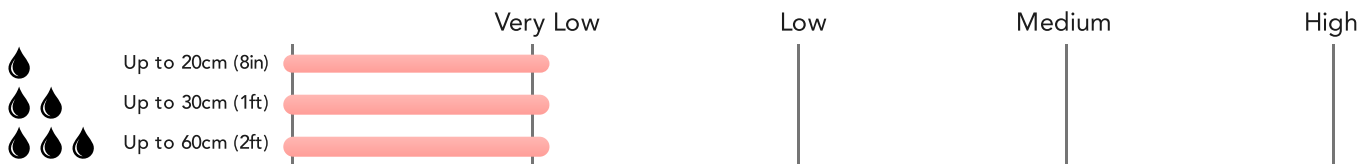


Risk Rating: **Very low**

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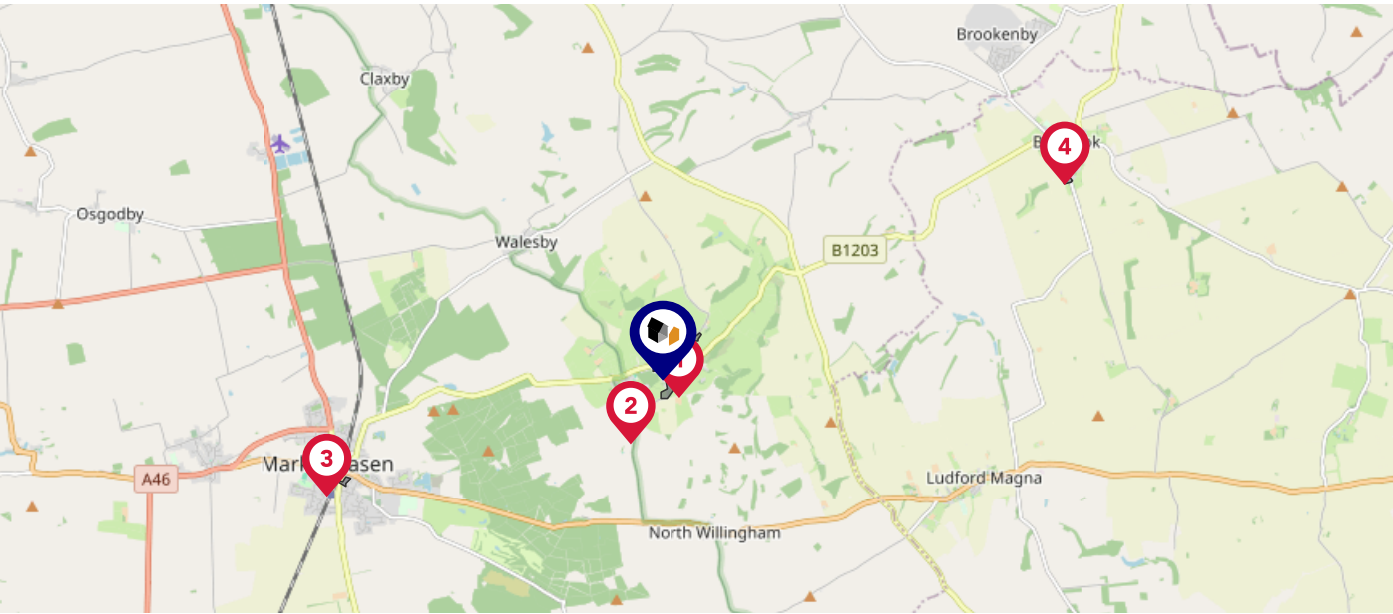
MIR - Material Info

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.



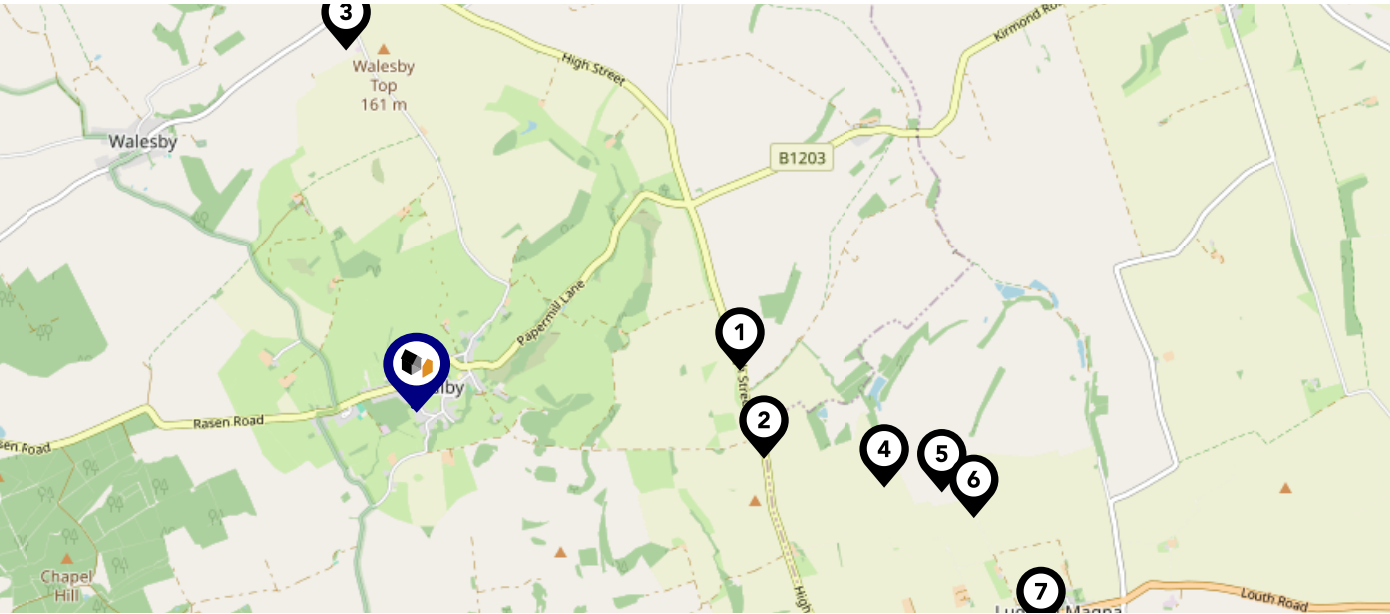
Nearby Conservation Areas	
1	Tealby
2	Tealby Thorpe
3	Market Rasen
4	Binbrook

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.



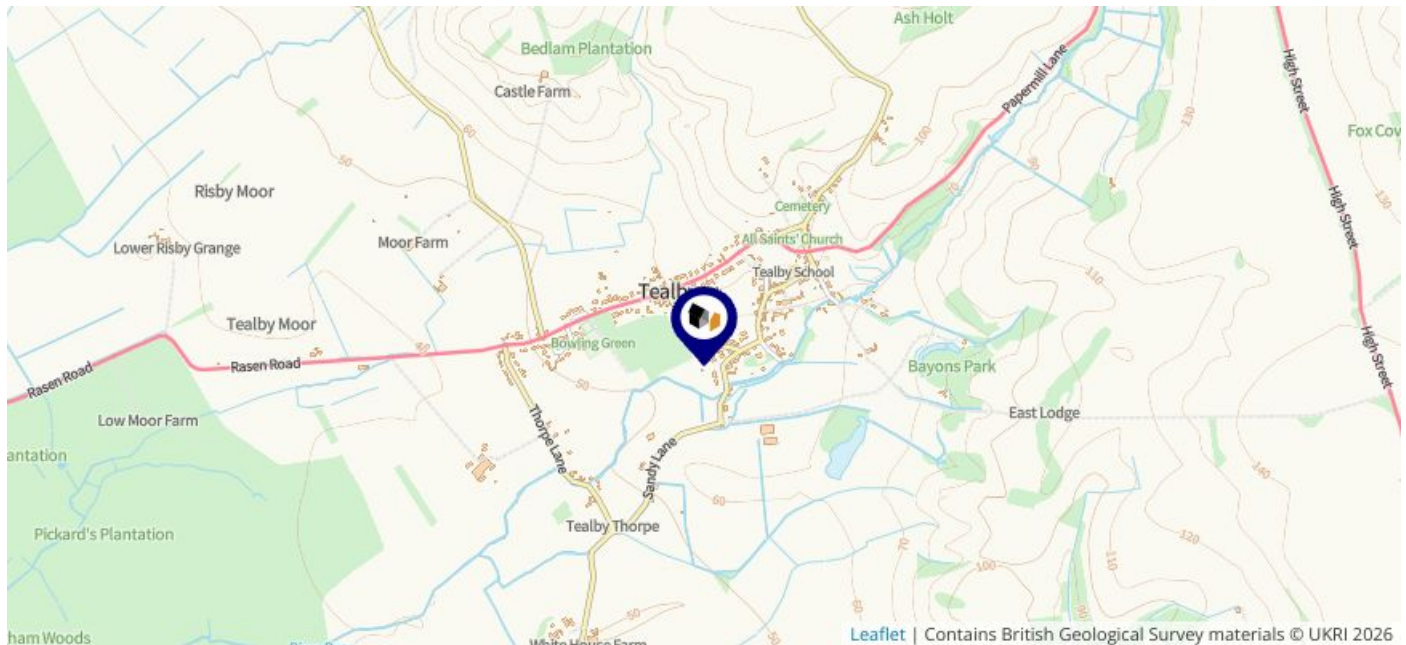
Nearby Landfill Sites		
1	Caistor High Street-Ludford	Historic Landfill
2	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
3	Walesby Top-Caistor Lane, Walesby	Historic Landfill
4	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
5	Ludford-Market Rasen, Lincolnshire	Historic Landfill
6	Disused Pit-Moor Farm	Historic Landfill
7	Lime Villas-Ludford, Lincolnshire	Historic Landfill

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.

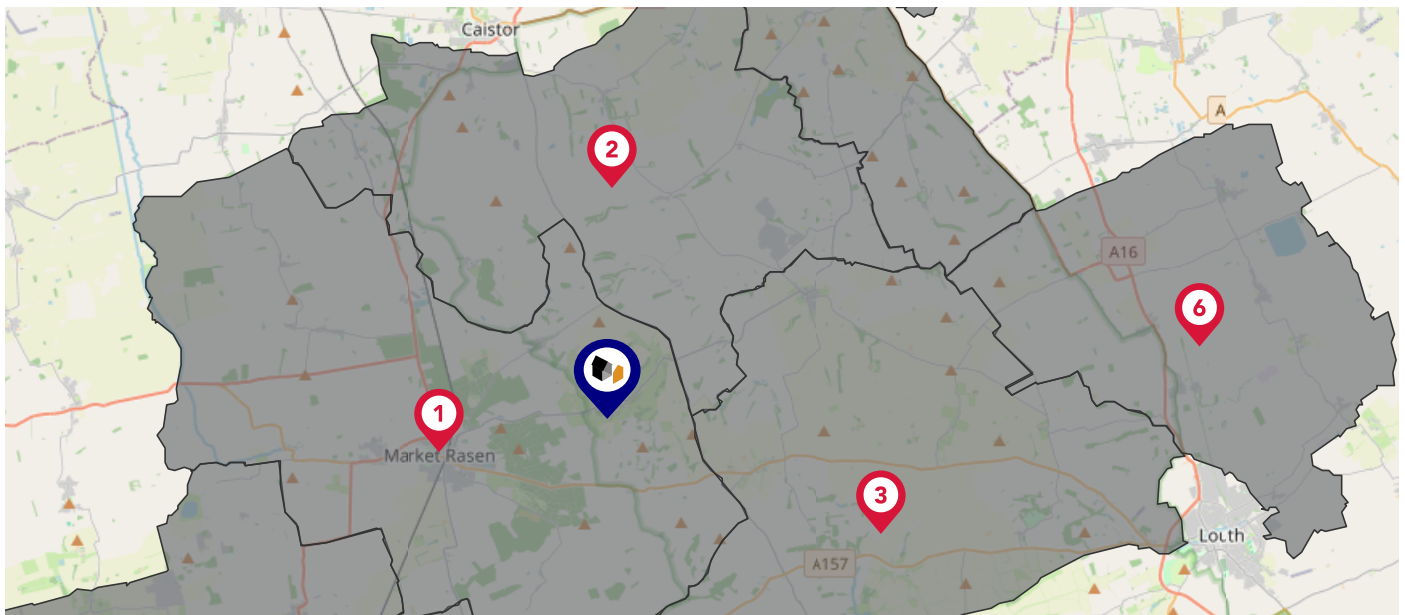
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

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



Market Rasen Ward



Wold View Ward



Binbrook Ward



Dunholme and Welton Ward



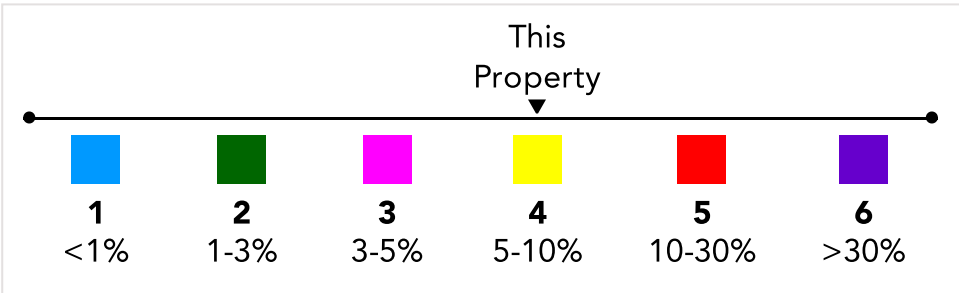
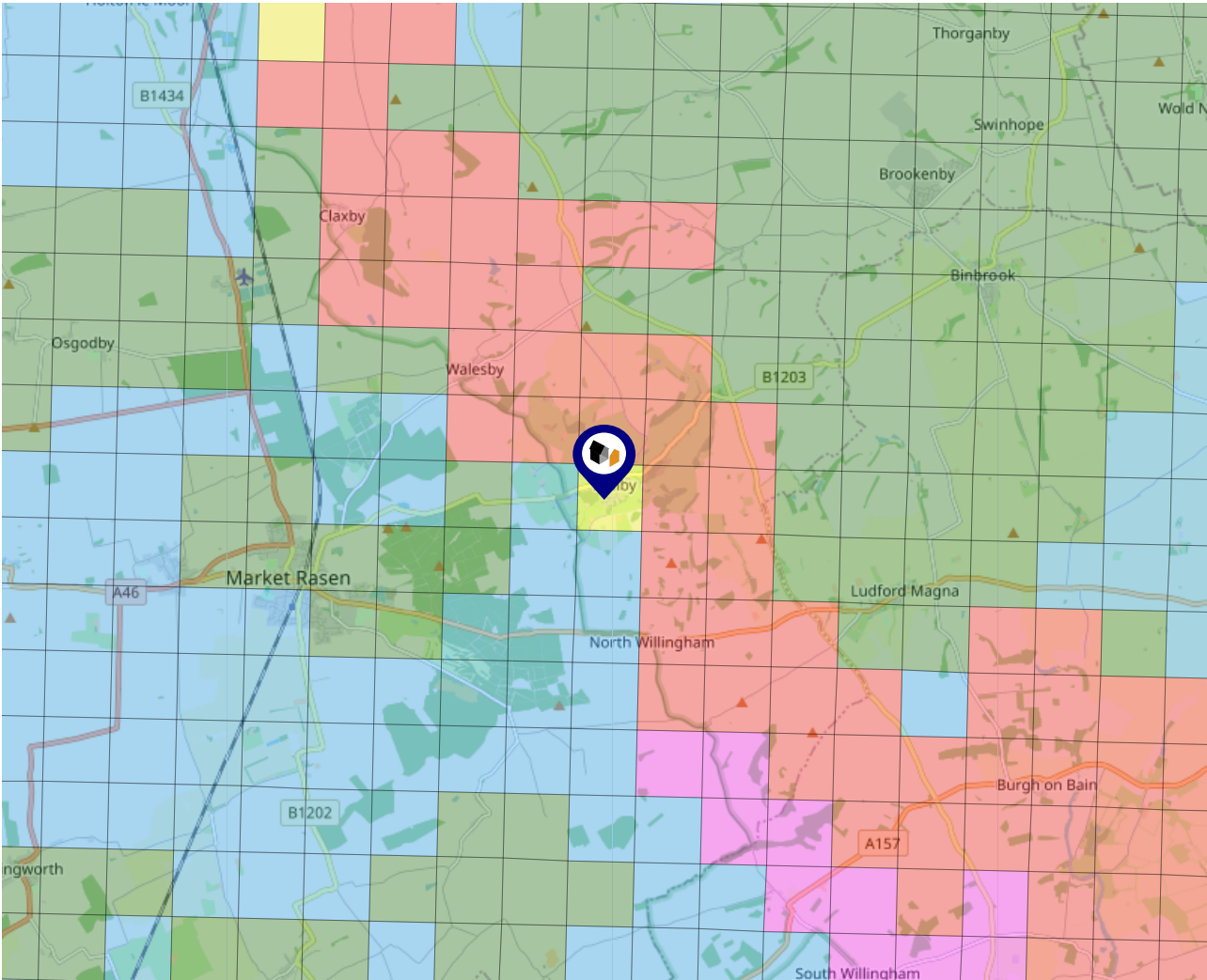
Wolds Ward



Fulstow Ward

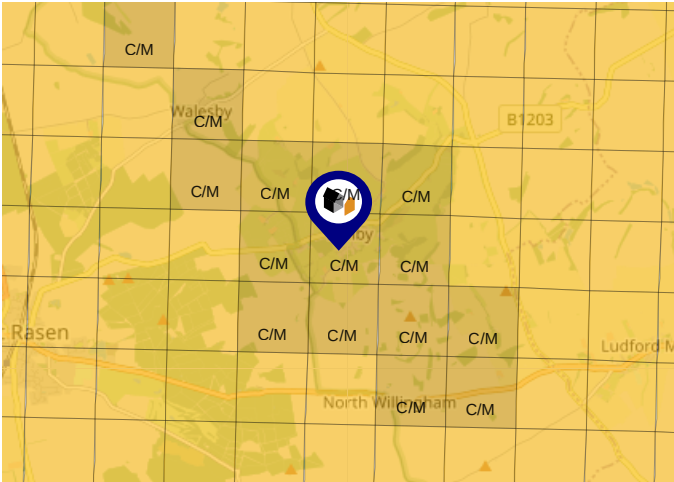
What is Radon?

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).



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)		

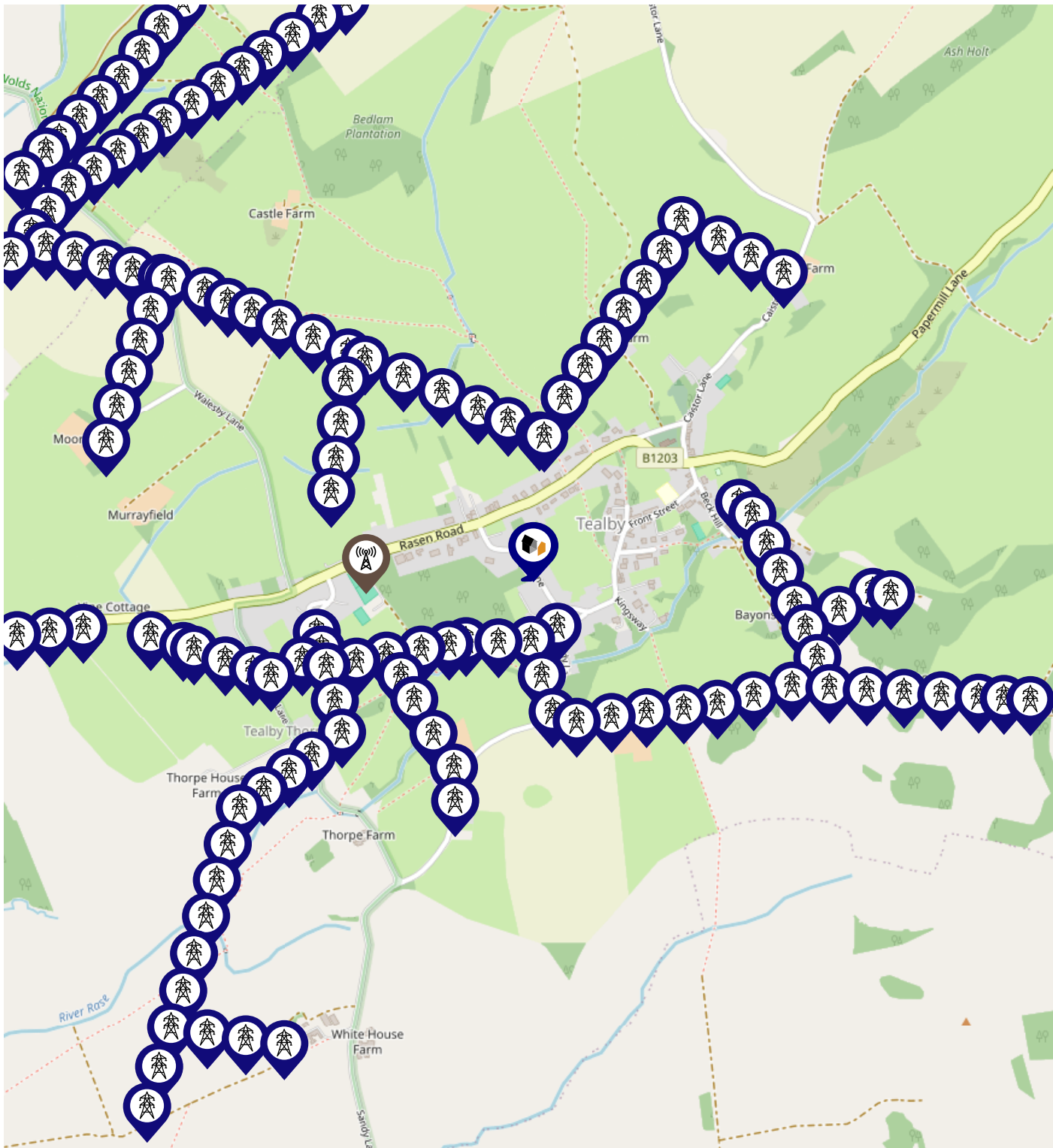


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons



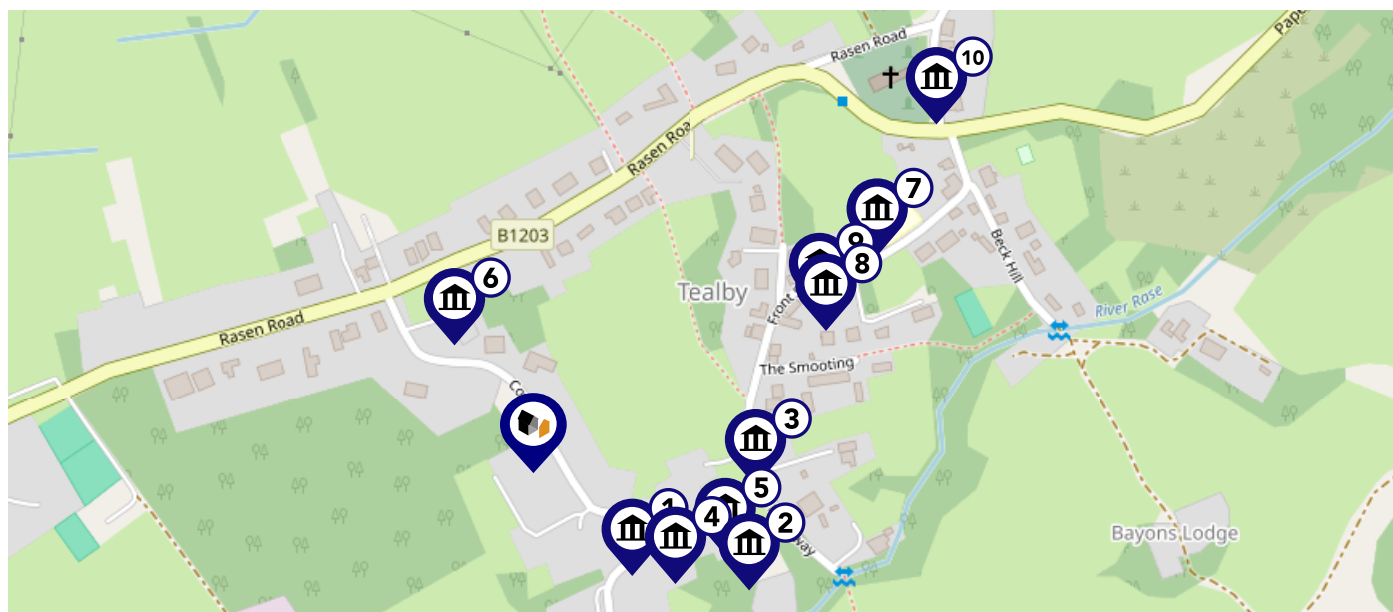
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

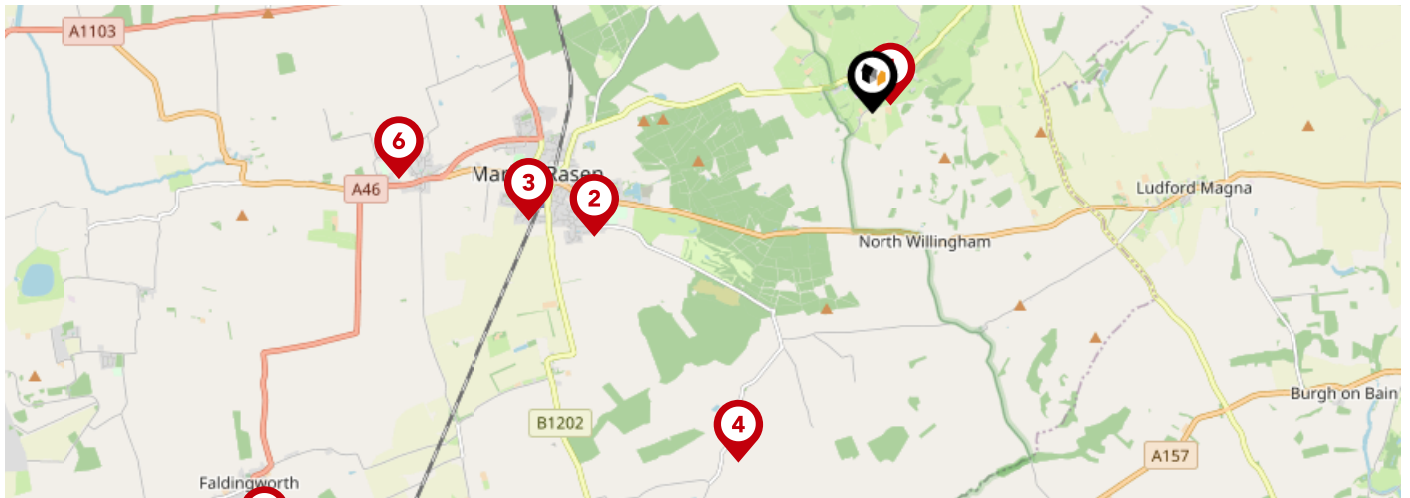
Listed Buildings



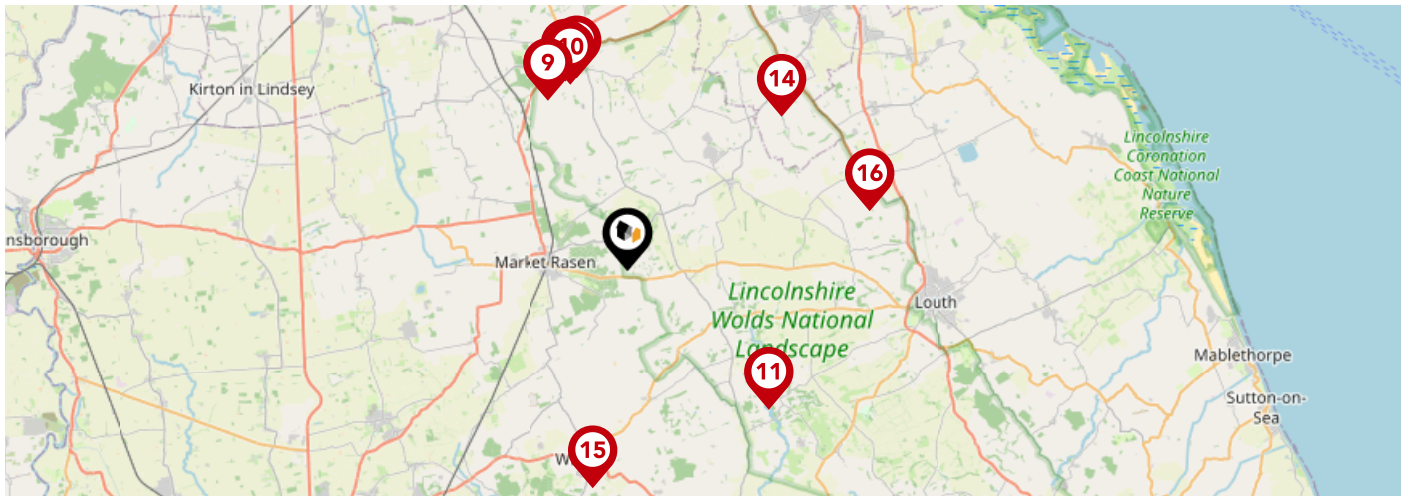
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1359794 - Corner House	Grade II	0.1 miles
 1063474 - The Kings Head Public House	Grade II	0.1 miles
 1165430 - Methodist Chapel	Grade II	0.1 miles
 1165450 - Linden House	Grade II	0.1 miles
 1063476 - 1, Sandy Lane	Grade II	0.1 miles
 1359793 - Wingates	Grade II	0.1 miles
 1063471 - School	Grade II	0.2 miles
 1359792 - Crown House	Grade II	0.2 miles
 1063472 - 14, Front Street	Grade II	0.2 miles
 1063466 - 6-10, Caistor Lane	Grade II	0.3 miles



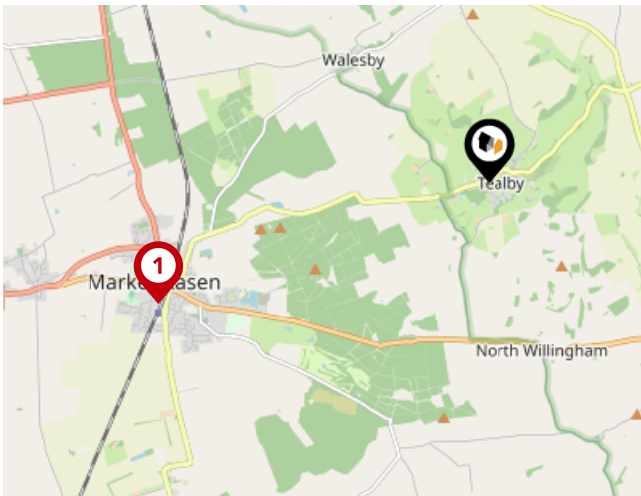
		Nursery	Primary	Secondary	College	Private
1	Tealby School Ofsted Rating: Good Pupils: 84 Distance:0.18	☐	☒	☐	☐	☐
2	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:2.7	☐	☐	☒	☐	☐
3	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:3.19	☐	☒	☐	☐	☐
4	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:3.3	☐	☒	☐	☐	☐
5	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:3.96	☐	☒	☐	☐	☐
6	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:4.22	☐	☒	☐	☐	☐
7	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.04	☐	☒	☐	☐	☐
8	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:6.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.64	☐	☒	☐	☐	☐
	Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:6.88	☐	☒	☐	☐	☐
	The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:6.99	☐	☒	☐	☐	☐
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.03	☐	☐	☒	☐	☐
	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.08	☐	☐	☒	☐	☐
	East Ravendale CofE Primary School Academy Ofsted Rating: Good Pupils: 98 Distance:7.65	☐	☒	☐	☐	☐
	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:7.82	☐	☒	☐	☐	☐
	The Utterby Primary Academy Ofsted Rating: Good Pupils: 69 Distance:8.8	☐	☒	☐	☐	☐

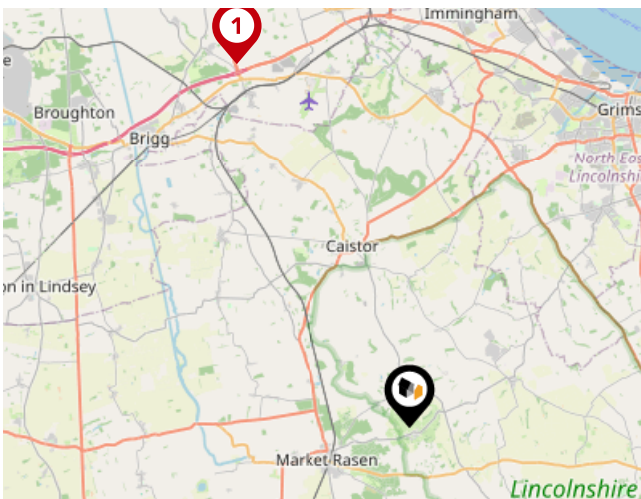
Area

Transport (National)



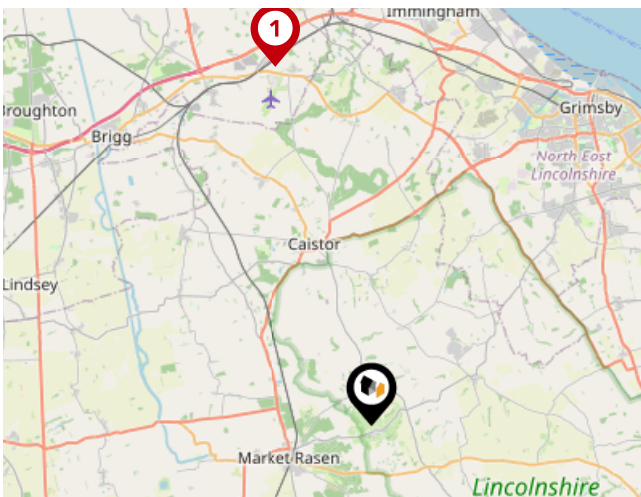
National Rail Stations

Pin	Name	Distance
	Market Rasen Rail Station	3.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M180 J5	14.23 miles



Airports/Helipads

Pin	Name	Distance
	Humberside Airport	13.13 miles

Area

Transport (Local)

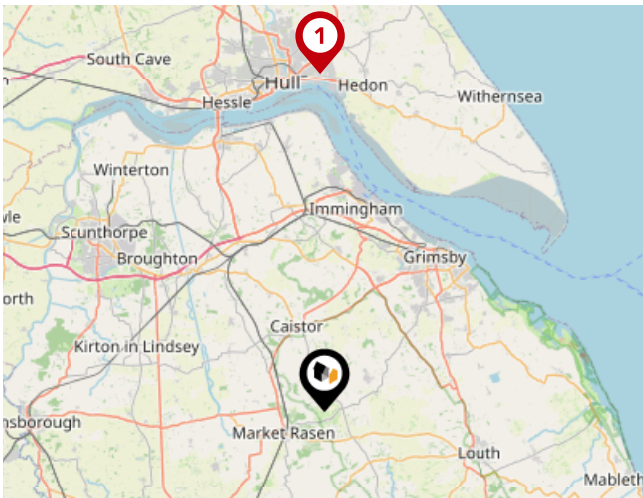


Bus Stops/Stations

Pin	Name	Distance
1	Cow Lane	0.1 miles
2	Demand Responsive Area	0.11 miles
3	All Saints Church	0.24 miles
4	Highways Depot	1.46 miles
5	Demand Responsive Area	1.49 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	23.79 miles

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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