See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 13th November 2026



LUCAS WAY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net

arla | propertymark PROTECTED

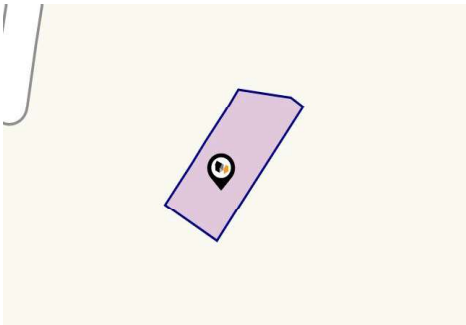
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The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft^2 / 93 m^2		
Plot Area:	0.06 acres		
Title Number:	LL436970		

Local Area

Local Authority: LincoInshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	53 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos















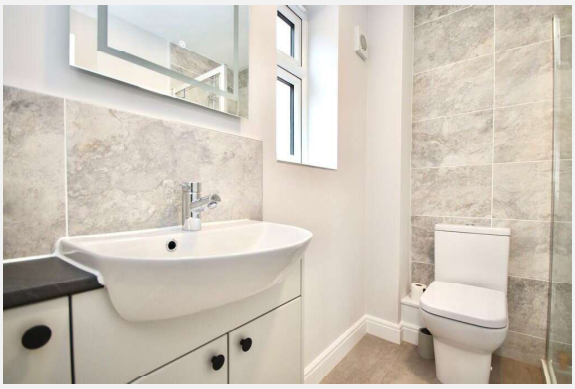


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Gallery
Photos













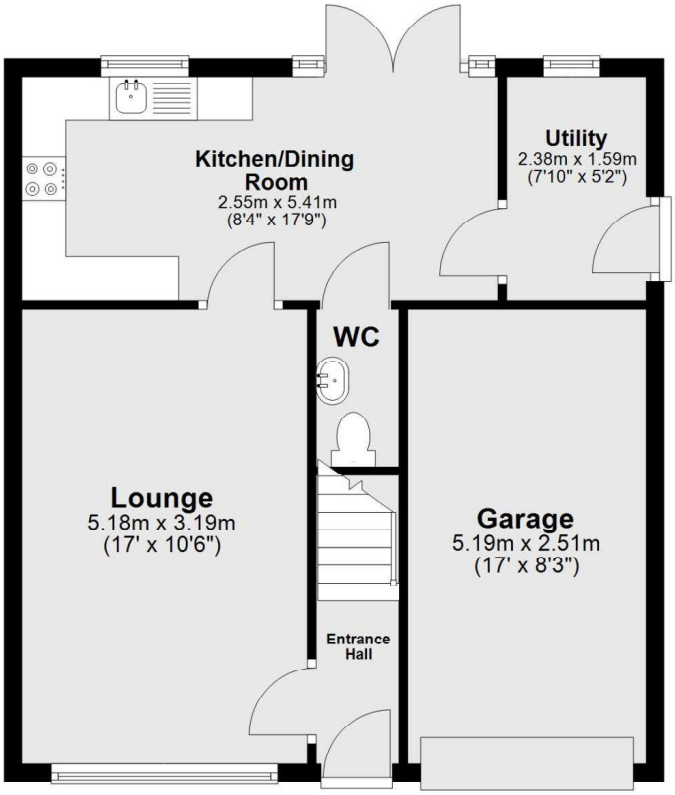


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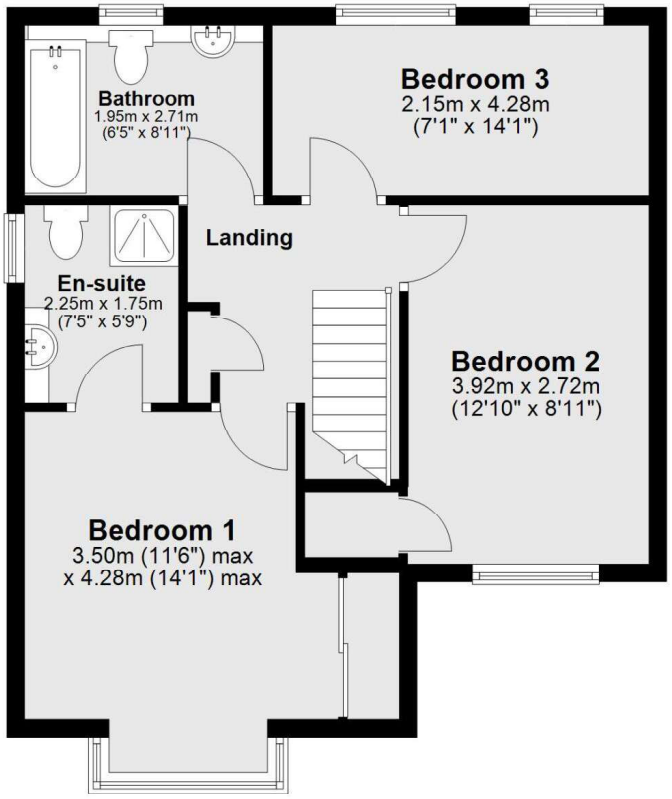
Gallery
Floorplan

LUCAS WAY, MARKET RASEN, LN8

Ground Floor



First Floor

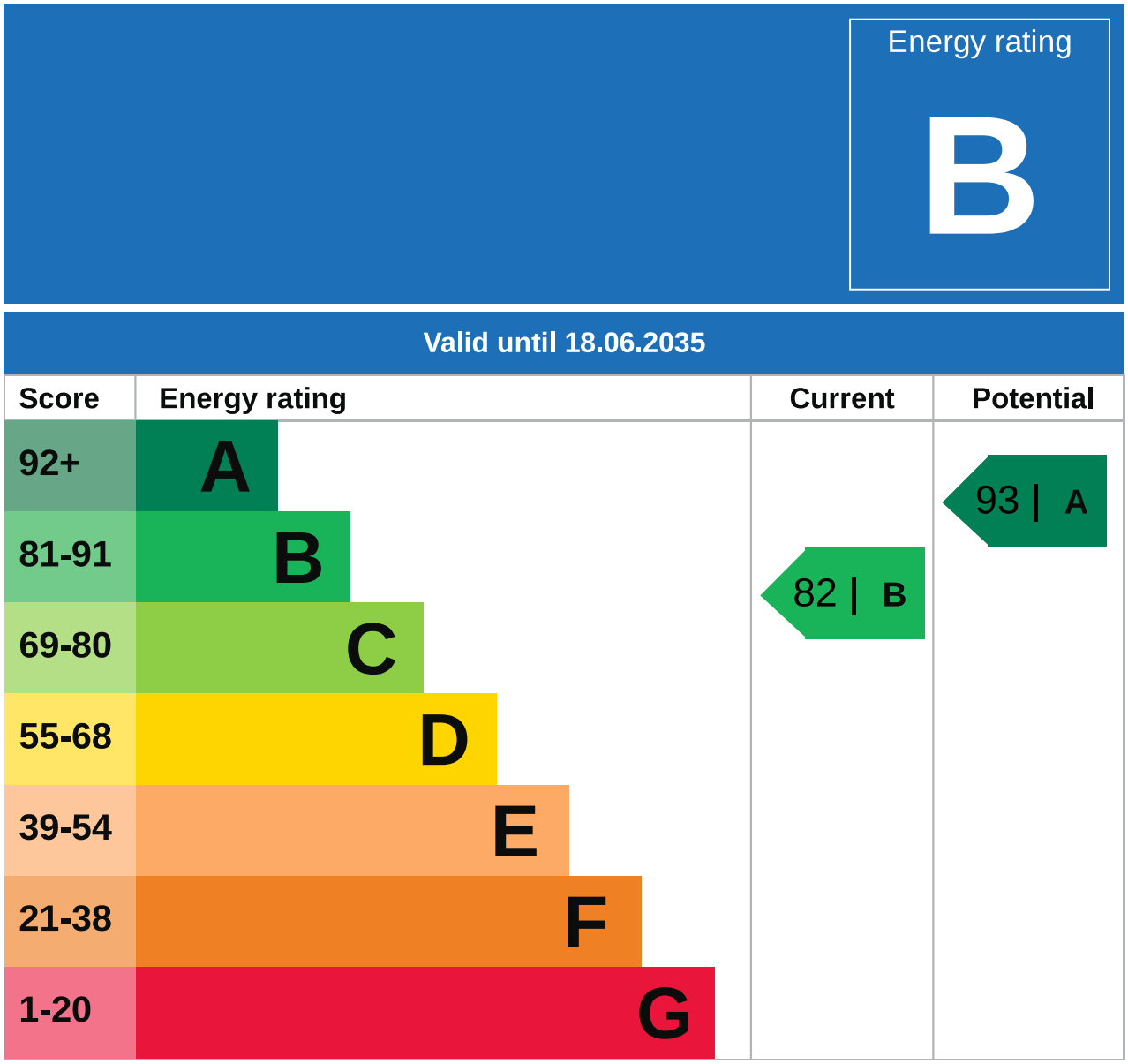


Total area: approx. 106.4 sq. metres (1144.9 sq. feet)

7 Lucas Way

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Property
EPC - Certificate



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Property
EPC - Additional Data

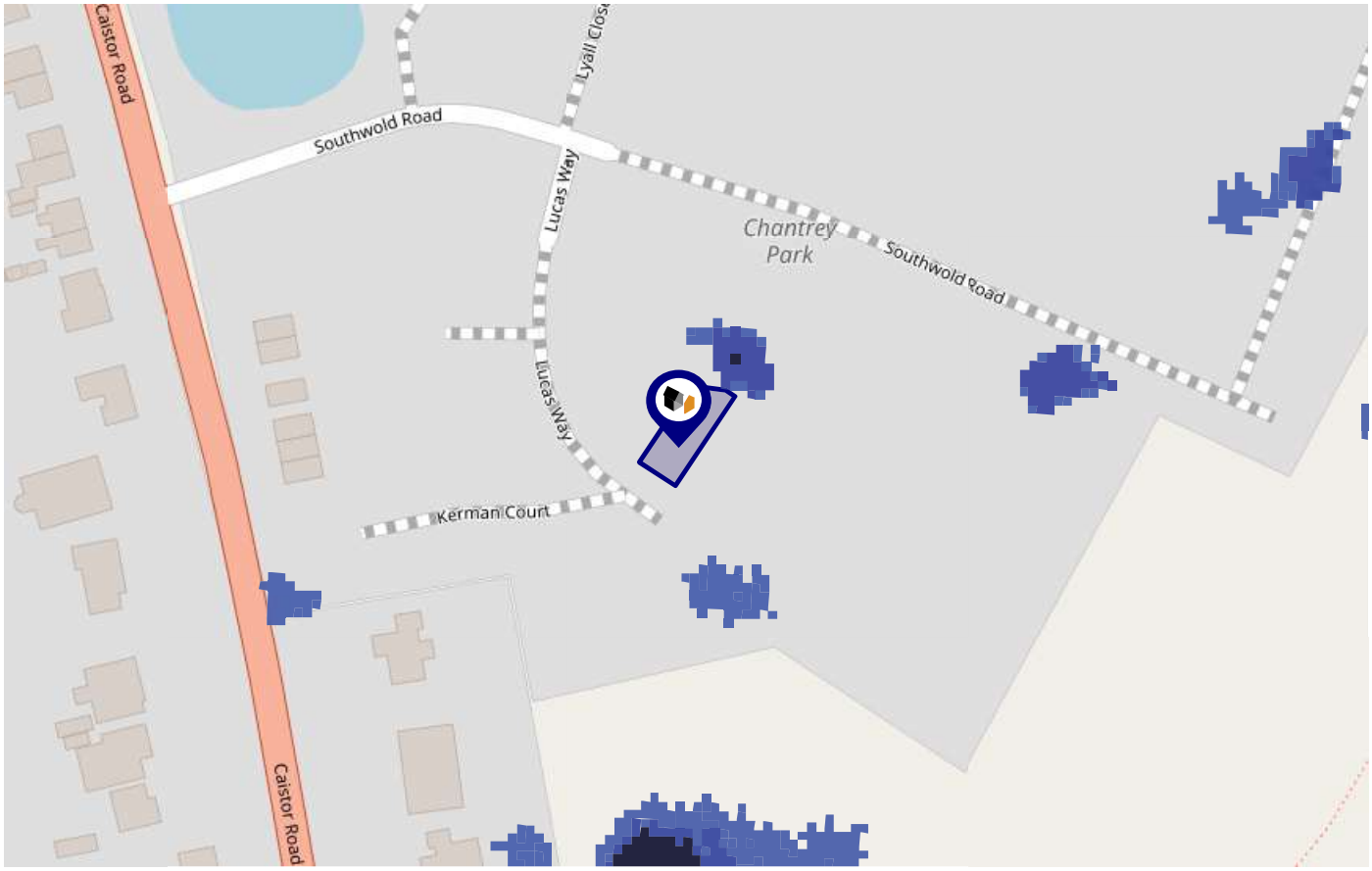
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/mÂ²K
Walls Energy:	Average thermal transmittance 0.27 W/mÂ²K
Roof:	Average thermal transmittance 0.10 W/mÂ²K
Roof Energy:	Average thermal transmittance 0.10 W/mÂ²K
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/mÂ²K
Total Floor Area:	93 m^2

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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.

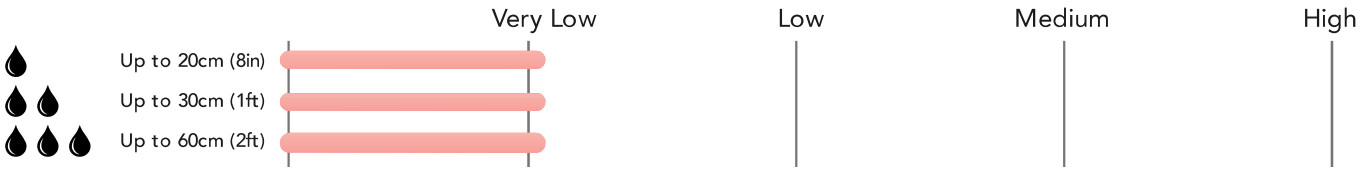


Risk Rating: Very low

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.

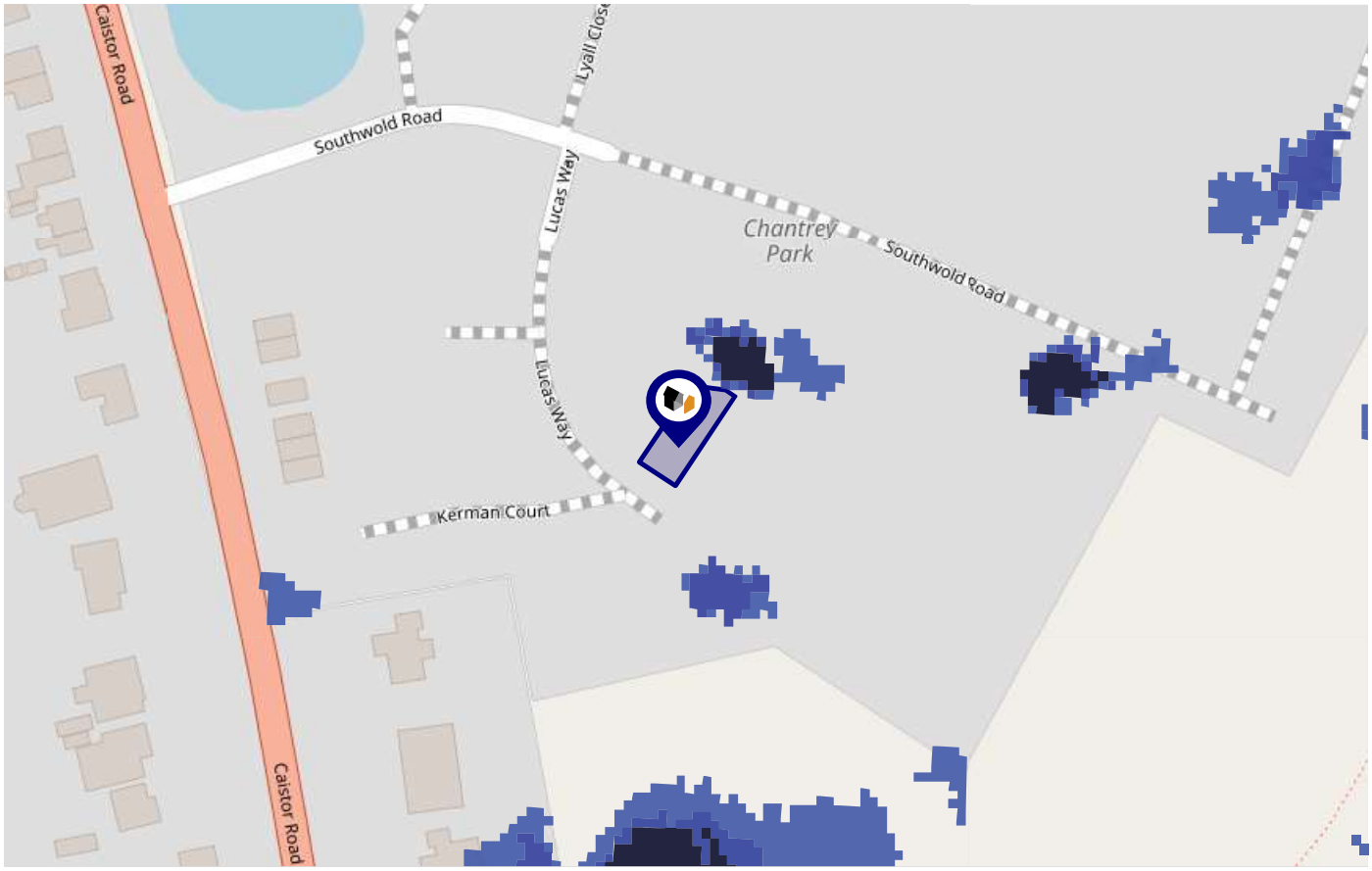
Chance of flooding to the following depths at this property:



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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

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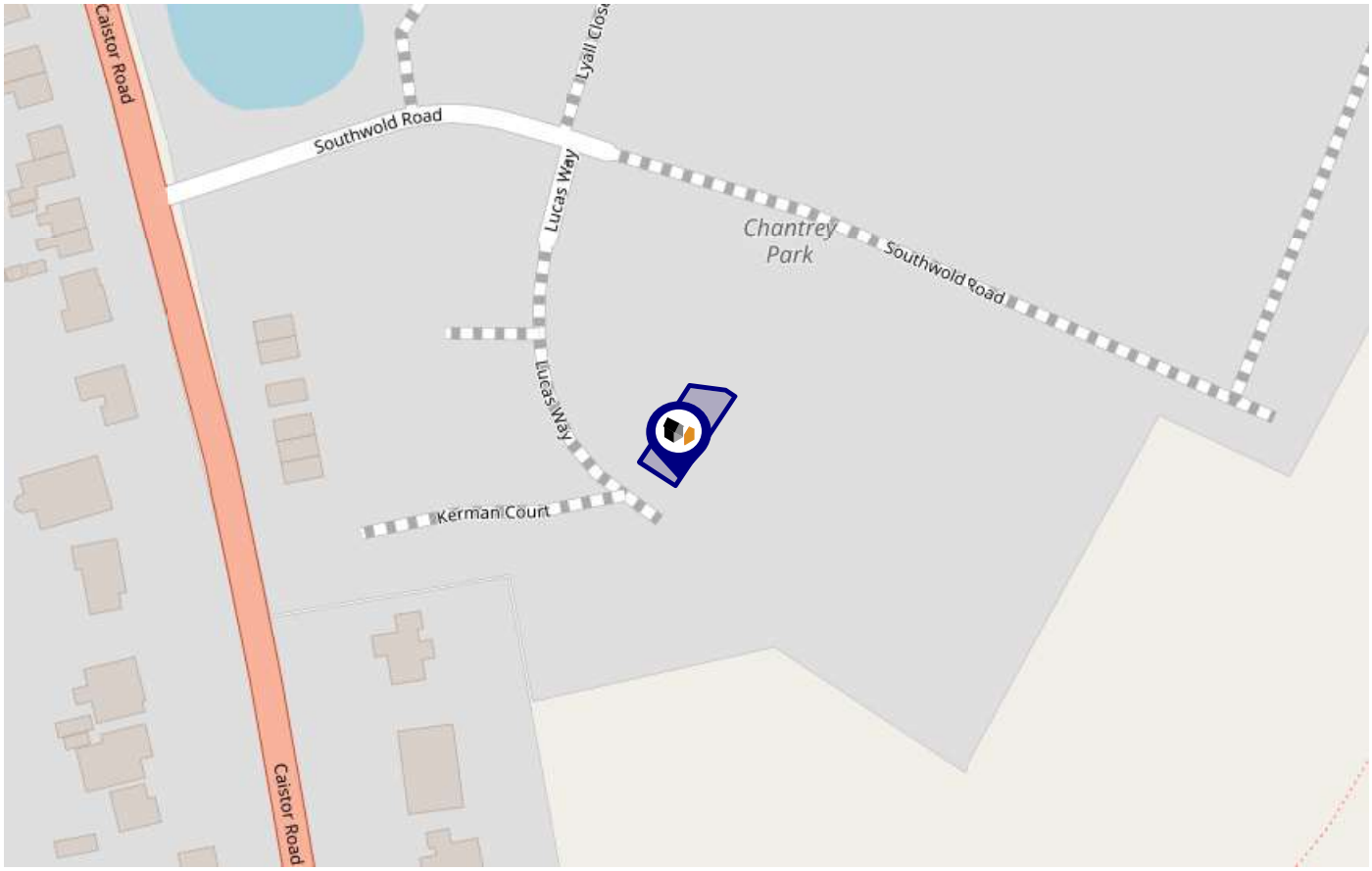


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Flood Risk
Rivers & Seas - Flood Risk

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

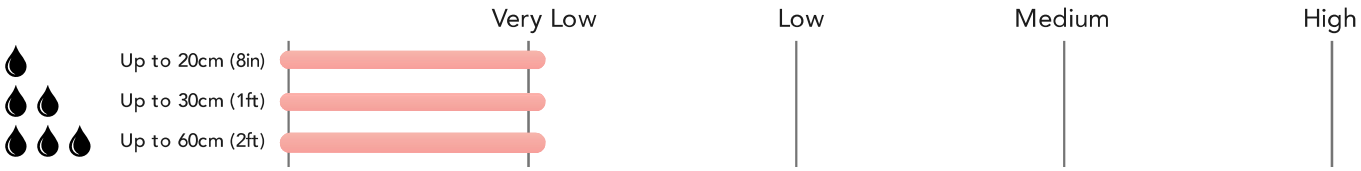


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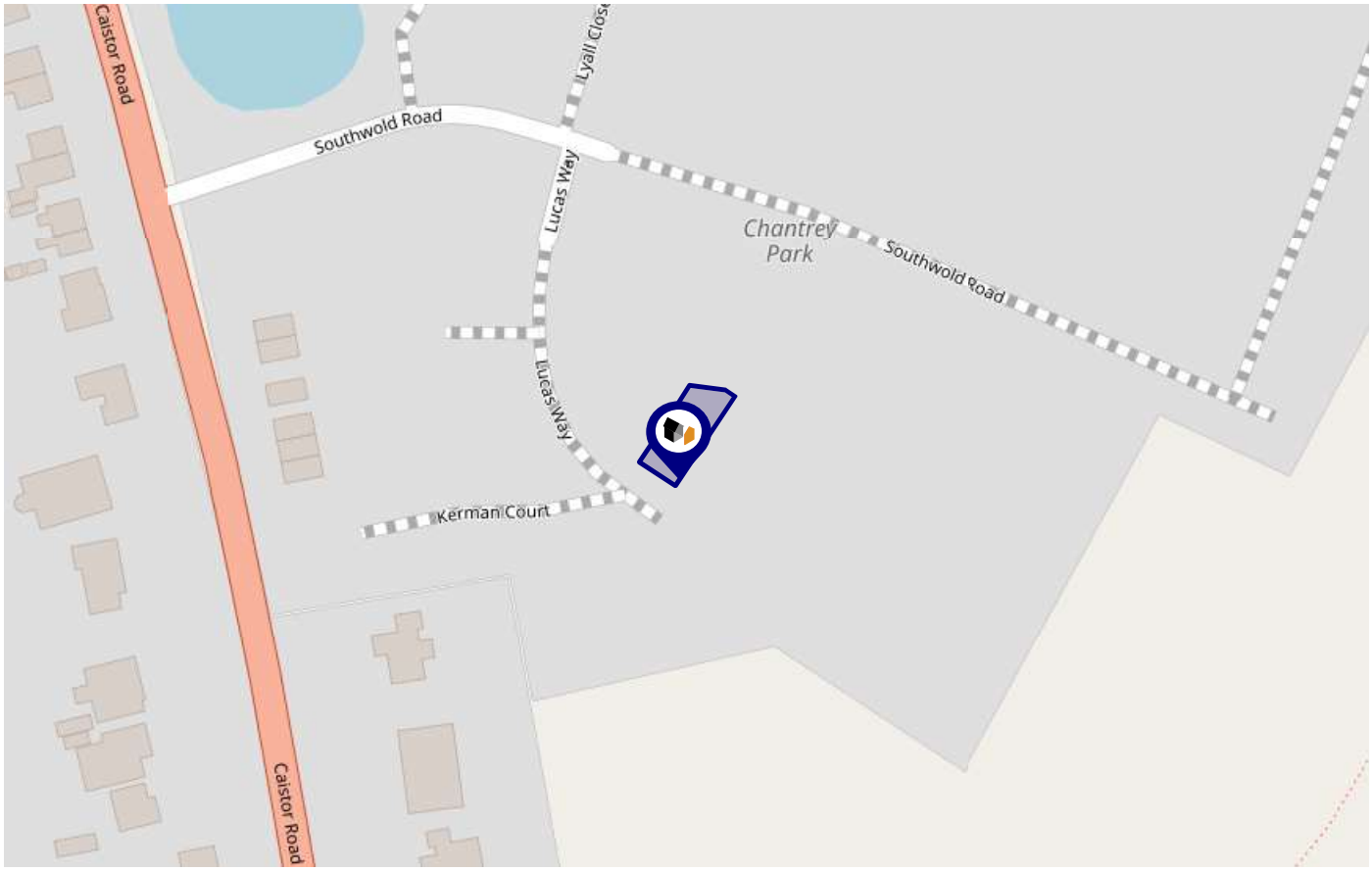
Chance of flooding to the following depths at this property:



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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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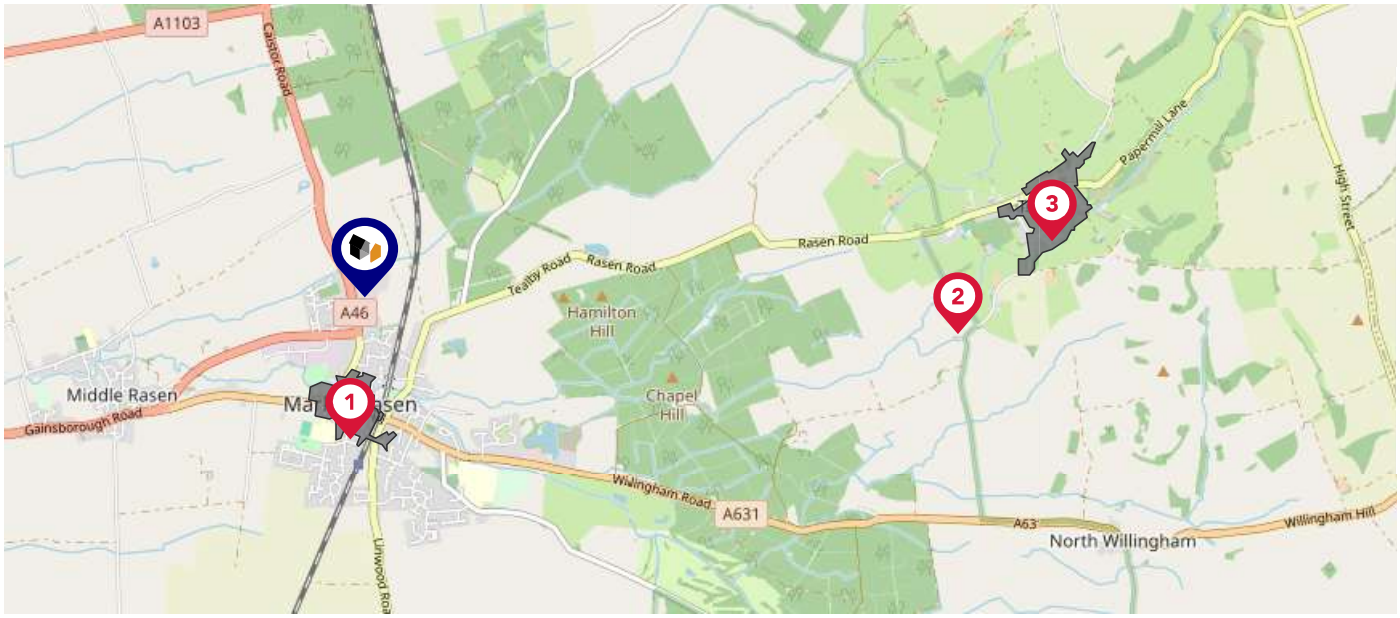


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Maps
Conservation Areas

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.



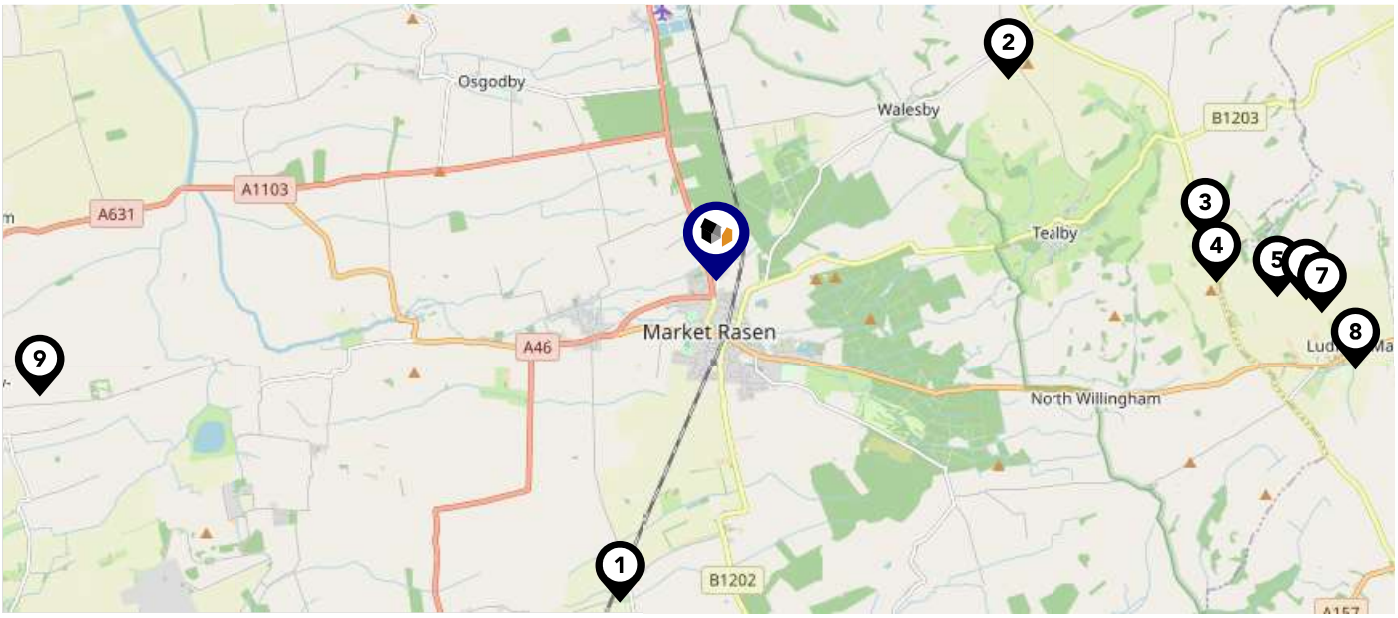
Nearby Conservation Areas

1	Market Rasen
2	Tealby Thorpe
3	Tealby

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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.

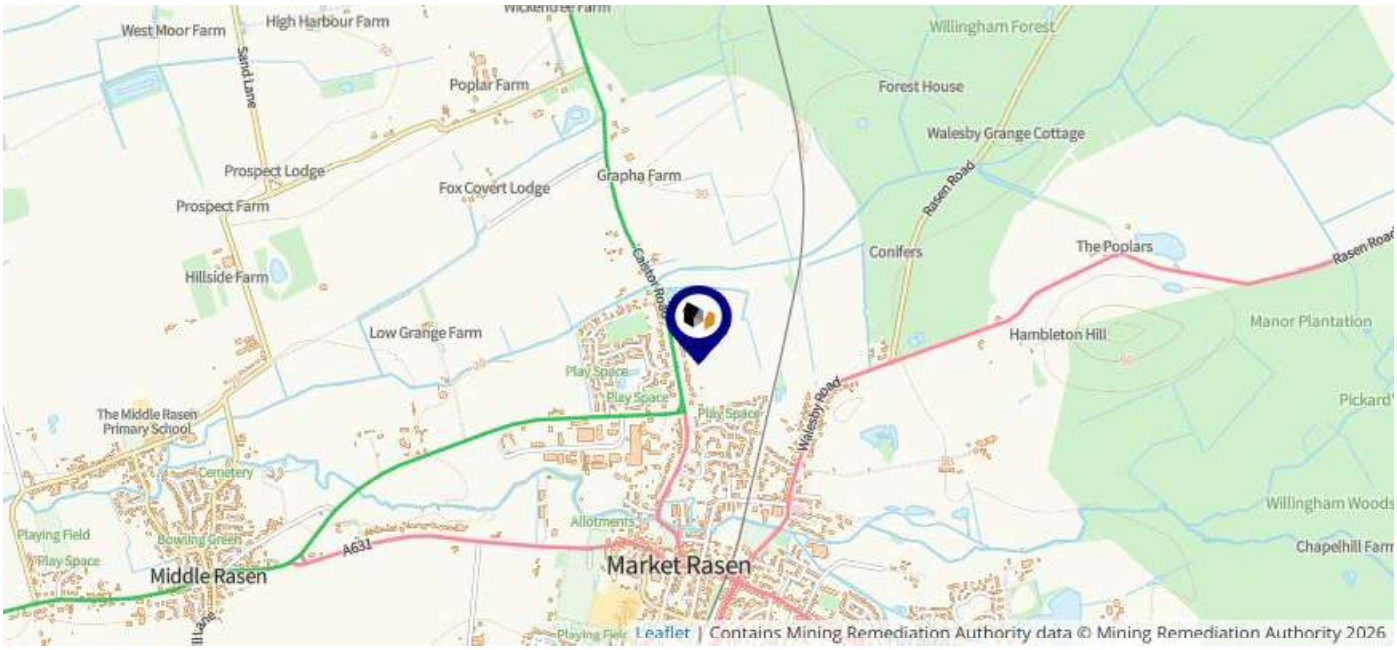


Nearby Landfill Sites

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

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

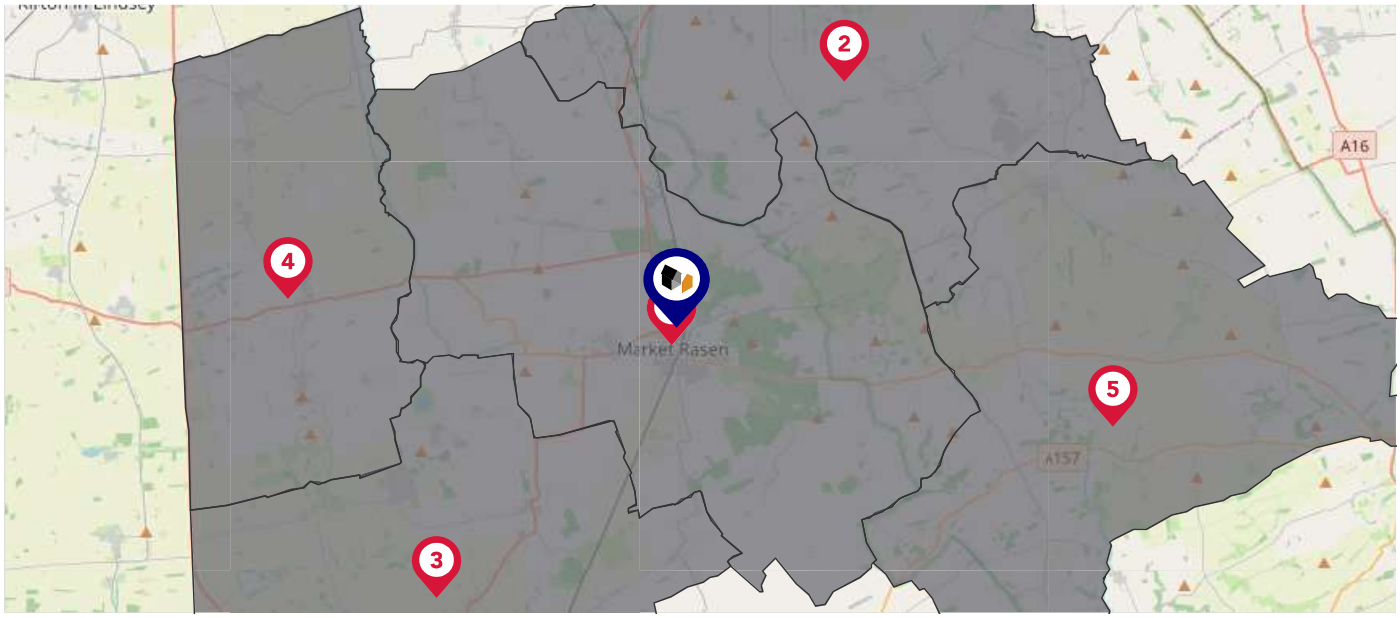
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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

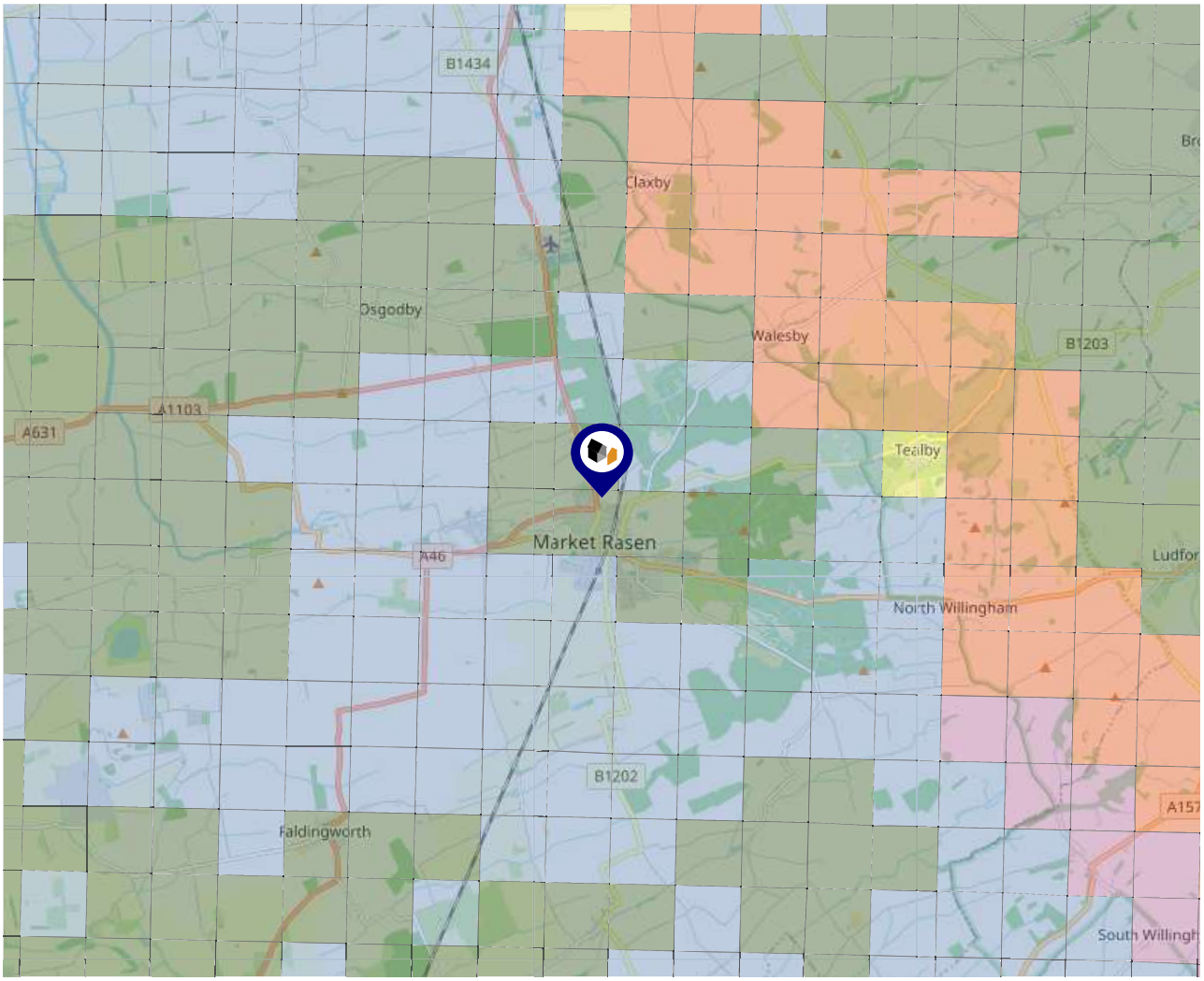


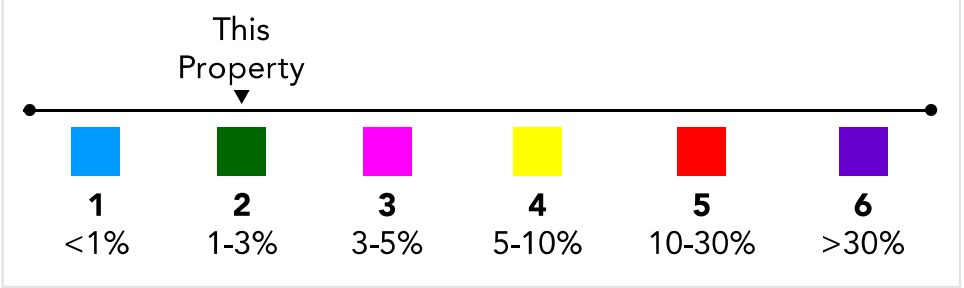
Nearby Council Wards	
1	Market Rasen Ward
2	Wold View Ward
3	Dunholme and Welton Ward
4	Waddingham and Spital Ward
5	Binbrook Ward

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).



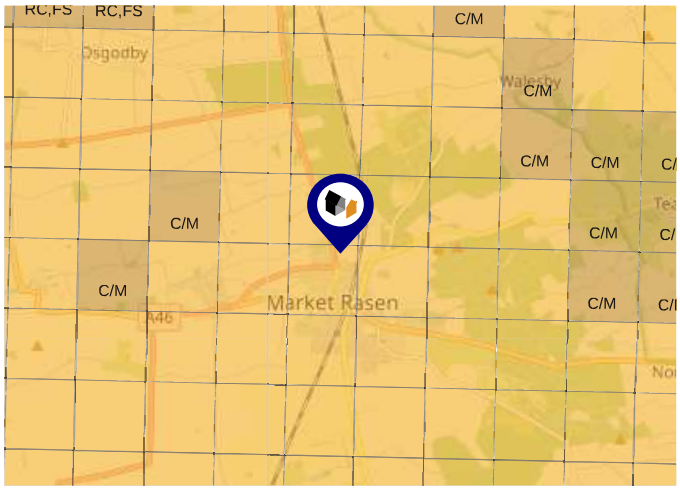


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Environment
Soils & Clay

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)		

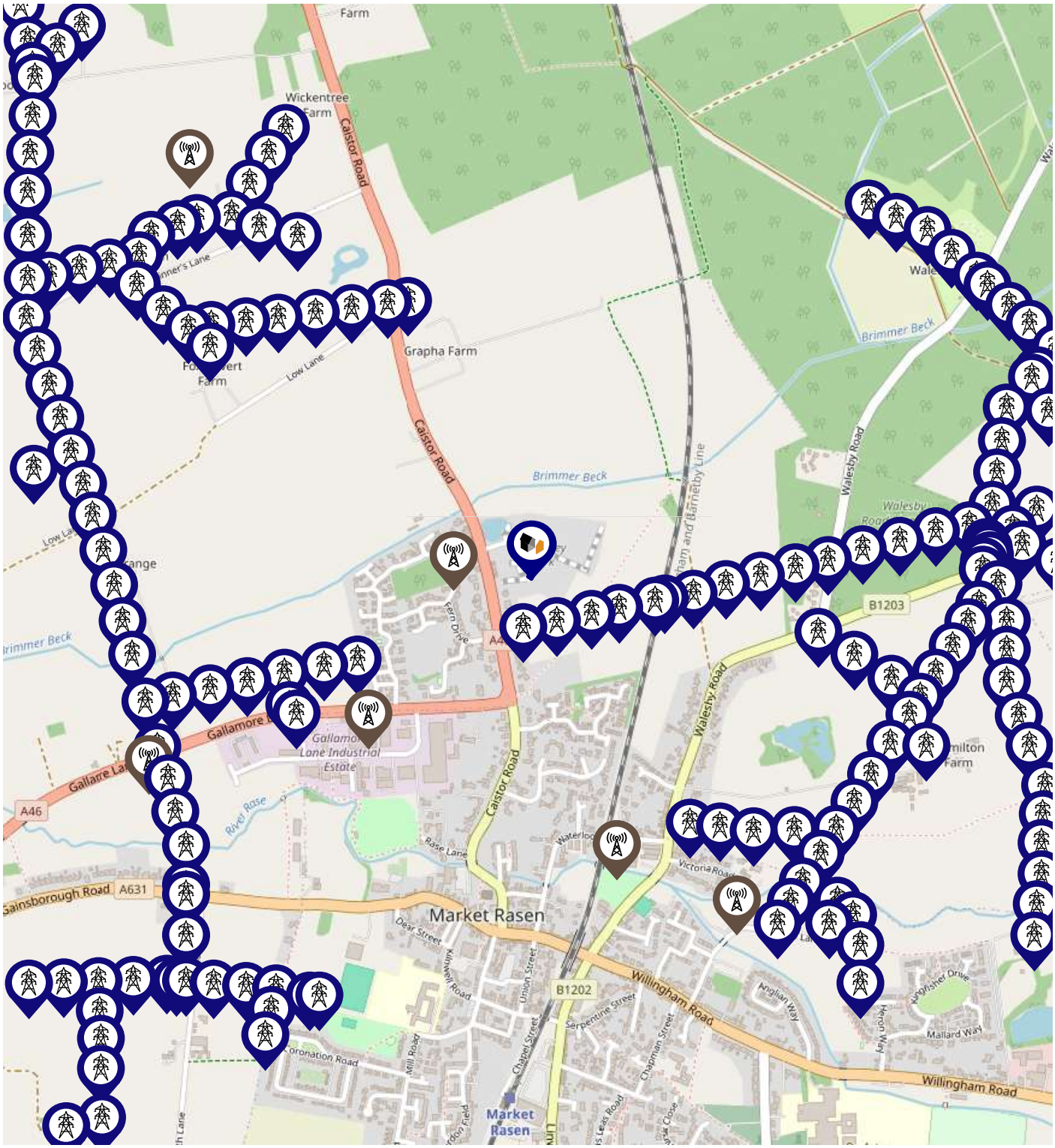


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



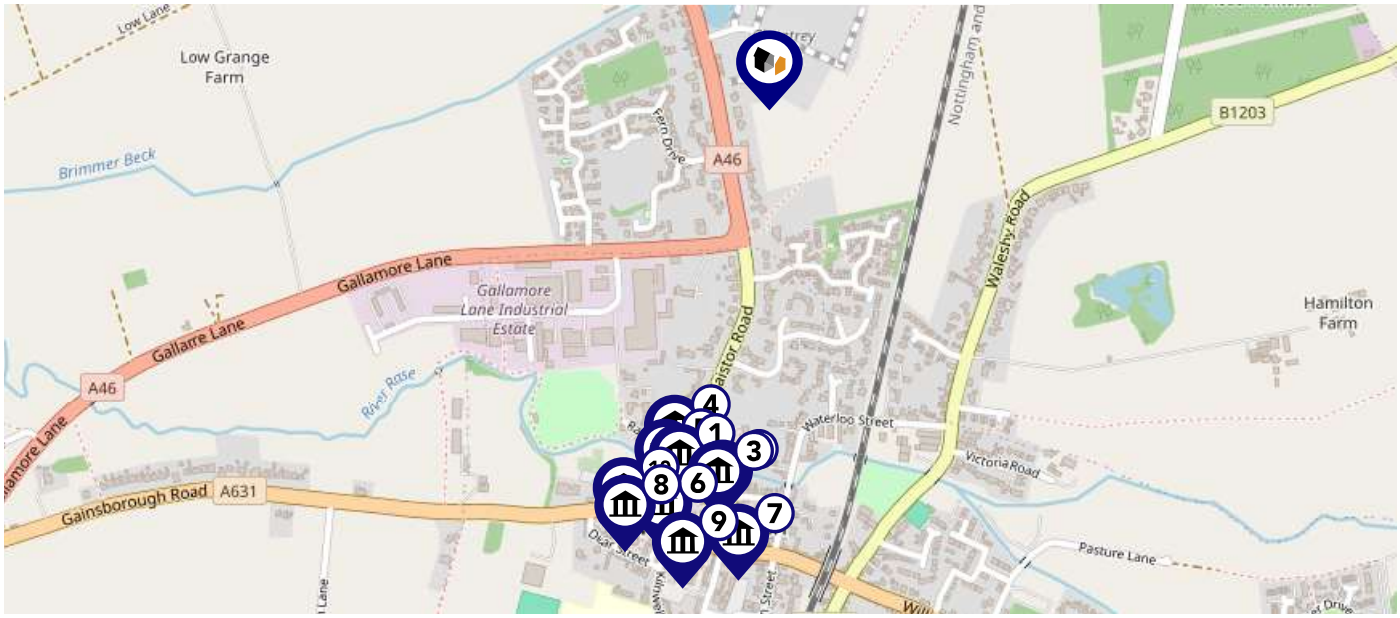
Key:

- Power Pylons
- Communication Masts

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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
1 1063486 - Church Bridge	Grade II	0.4 miles
2 1359761 - Corn Mill	Grade II	0.4 miles
3 1165853 - Mill Bridge	Grade II	0.4 miles
4 1165842 - Almshouses	Grade II	0.4 miles
5 1063485 - 1, Caistor Road	Grade II	0.4 miles
6 1165906 - Registry Office	Grade II	0.5 miles
7 1309121 - Corn Exchange	Grade II	0.5 miles
8 1359782 - 31, King Street	Grade II	0.5 miles
9 1063455 - Midland Bank	Grade II	0.5 miles
10 1359783 - The Grange (children's Home)	Grade II	0.5 miles

Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

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Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	The Market Rasen Church of England Primary School Ofsted Rating: Good | Pupils: 308 | Distance:0.66	☐	☑	☐	☐	☐
2	De Aston School Ofsted Rating: Good | Pupils: 1040 | Distance:0.91	☐	☐	☑	☐	☐
3	The Middle Rasen Primary School Ofsted Rating: Good | Pupils: 135 | Distance:1.31	☐	☑	☐	☐	☐
4	Osgodby Primary School Ofsted Rating: Good | Pupils: 94 | Distance:2.58	☐	☑	☐	☐	☐
5	Tealby School Ofsted Rating: Good | Pupils: 84 | Distance:3.08	☐	☑	☐	☐	☐
6	Legsby Primary School Ofsted Rating: Good | Pupils: 37 | Distance:3.27	☐	☑	☐	☐	☐
7	Faldingworth Community Primary School Ofsted Rating: Good | Pupils: 71 | Distance:4.34	☐	☑	☐	☐	☐
8	Nettleton Community Primary School Ofsted Rating: Good | Pupils: 69 | Distance:6.29	☐	☑	☐	☐	☐

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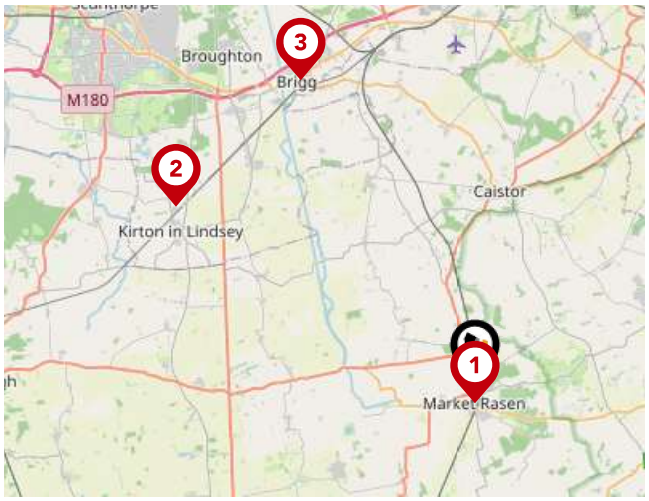
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Binbrook CofE Primary School** Ofsted Rating: Good | Pupils: 86 | Distance:6.68	☐	☑	☐	☐	☐
10	**Normanby Primary School** Ofsted Rating: Good | Pupils: 51 | Distance:6.7	☐	☑	☐	☐	☐
11	**Caistor CofE and Methodist Primary School** Ofsted Rating: Good | Pupils: 216 | Distance:6.91	☐	☑	☐	☐	☐
12	**Caistor Grammar School** Ofsted Rating: Good | Pupils: 683 | Distance:7.04	☐	☐	☑	☐	☐
13	**Caistor Yarborough Academy** Ofsted Rating: Good | Pupils: 536 | Distance:7.16	☐	☐	☑	☐	☐
14	**Wragby Primary School** Ofsted Rating: Good | Pupils: 175 | Distance:7.6	☐	☑	☐	☐	☐
15	**Kelsey Primary School** Ofsted Rating: Good | Pupils: 101 | Distance:8.29	☐	☑	☐	☐	☐
16	**The Hackthorn Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 56 | Distance:8.34	☐	☑	☐	☐	☐

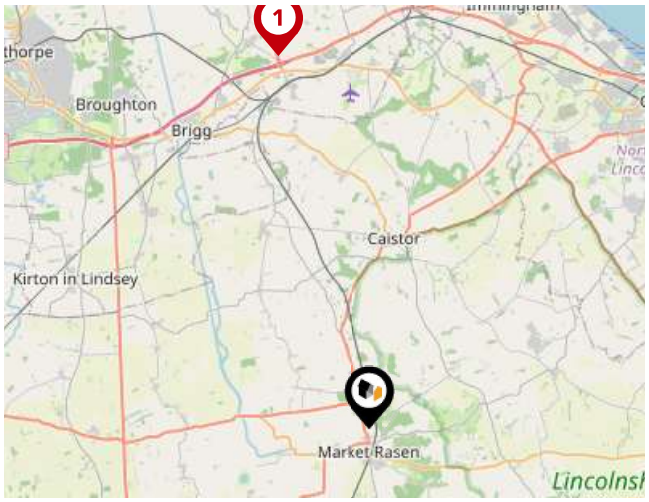
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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	0.78 miles
2	Kirton Lindsey Rail Station	12.28 miles
3	Brigg Rail Station	12.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	13.53 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	12.99 miles

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Area
Transport (Local)

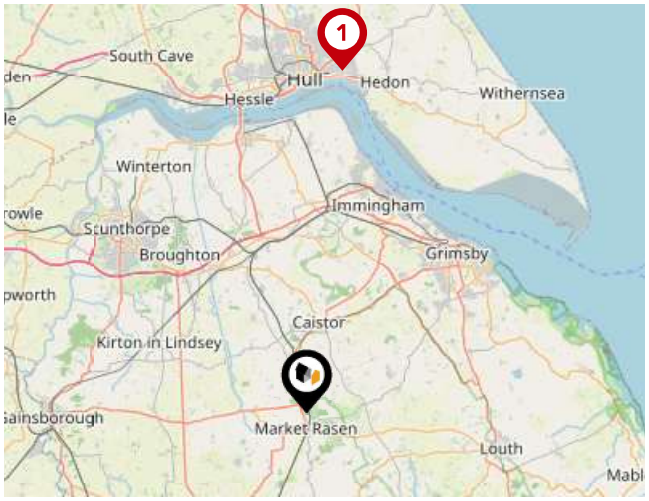


Bus Stops/Stations

Pin	Name	Distance
1	Fern Drive	0.08 miles
2	Lady Frances Drive	0.32 miles
3	Waterloo Street	0.41 miles
4	Market Place	0.52 miles
5	Interchange	0.52 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	24.21 miles

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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

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Important - Please read

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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