

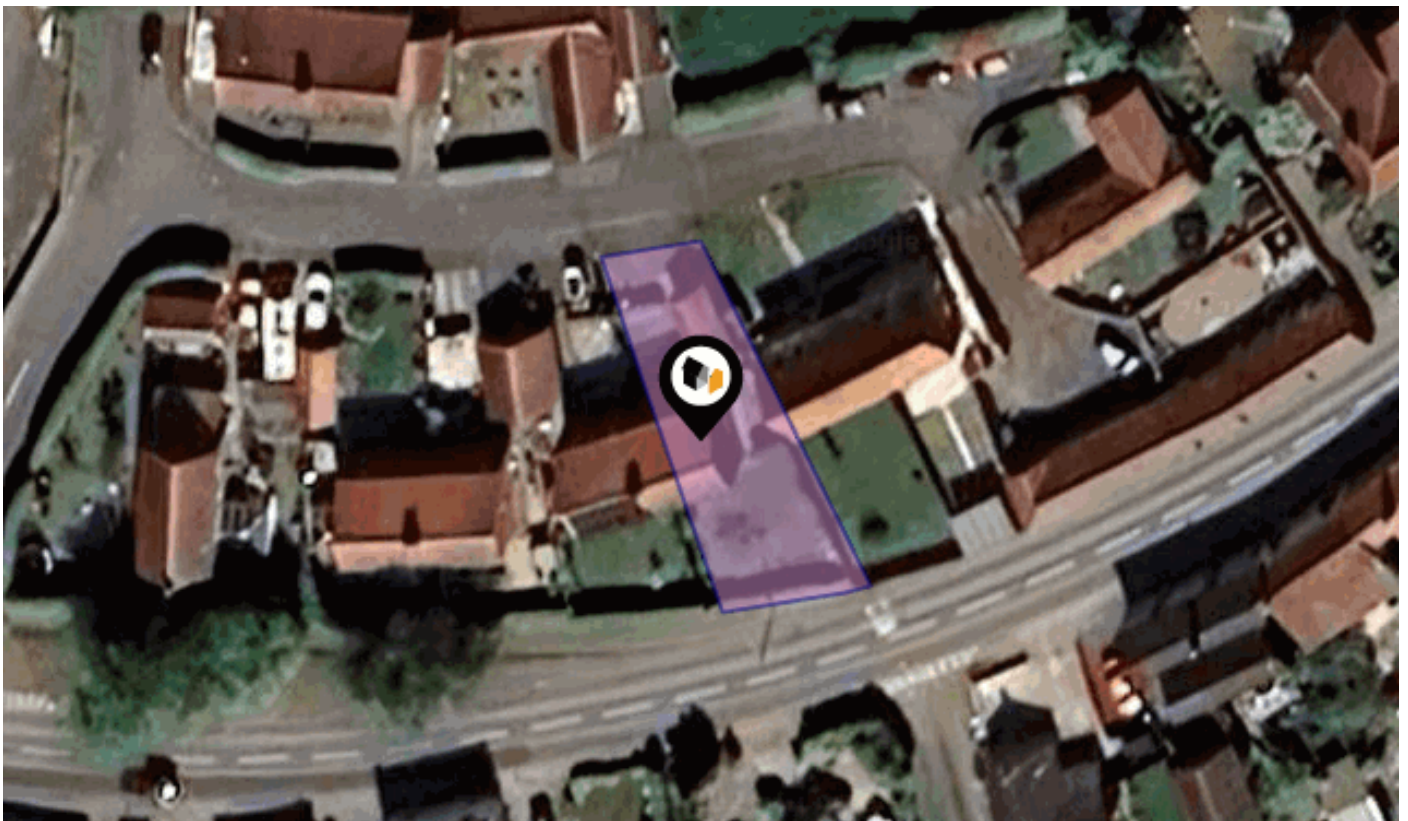


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Thursday 22<sup>nd</sup> January 2026 @ 10:00am**



**OLD BARN COURT, LUDFORD, MARKET RASEN, LN8**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

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[www.mundys.net](http://www.mundys.net)



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,712		
<b>Title Number:</b>	LL255013		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

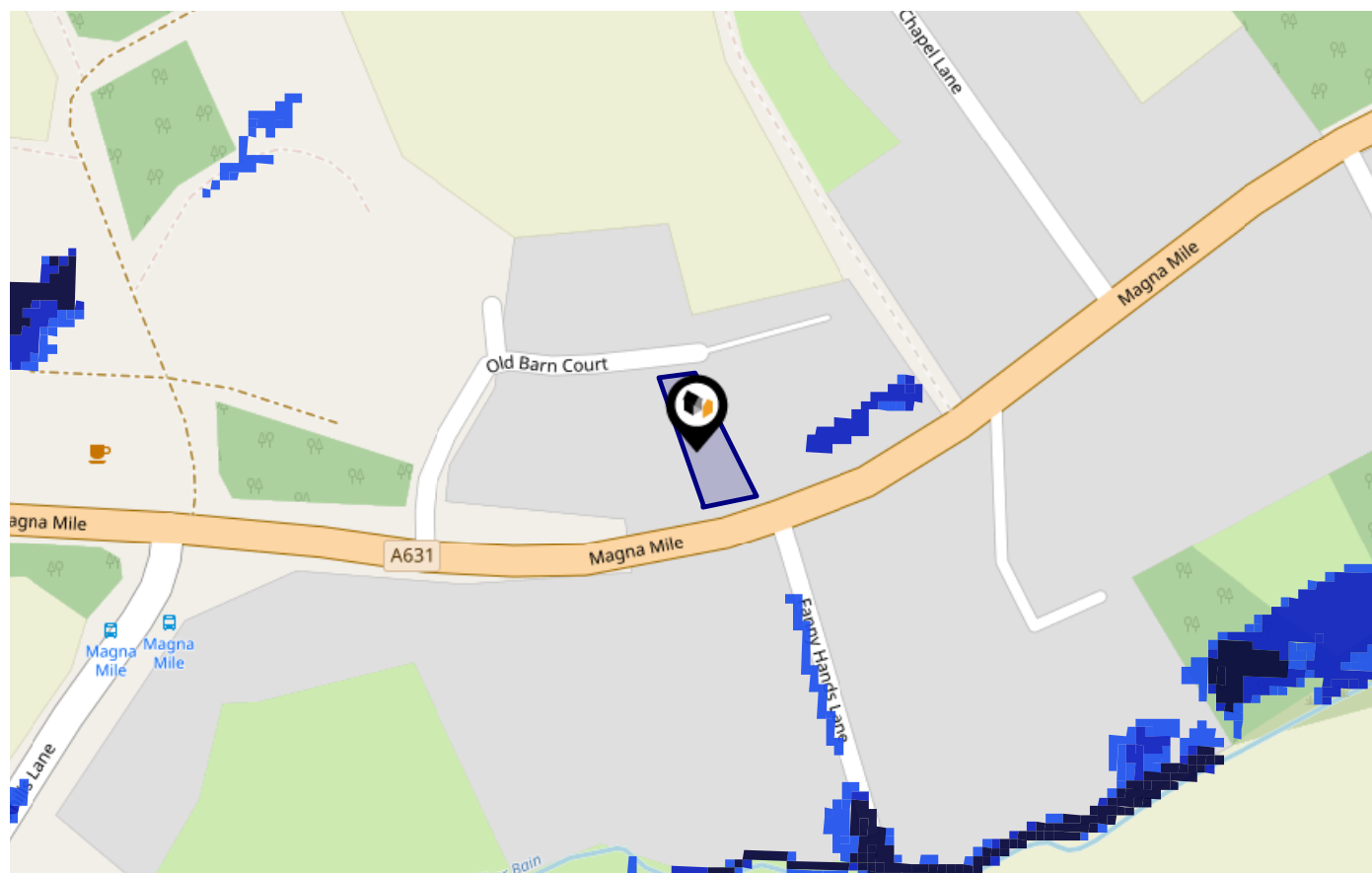


# Flood Risk

## 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.

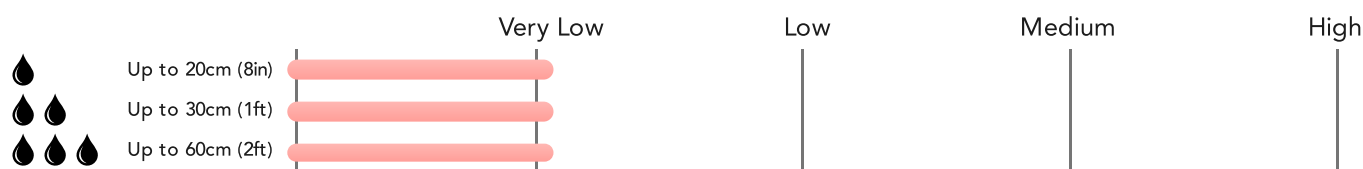


Risk Rating: Very low

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:

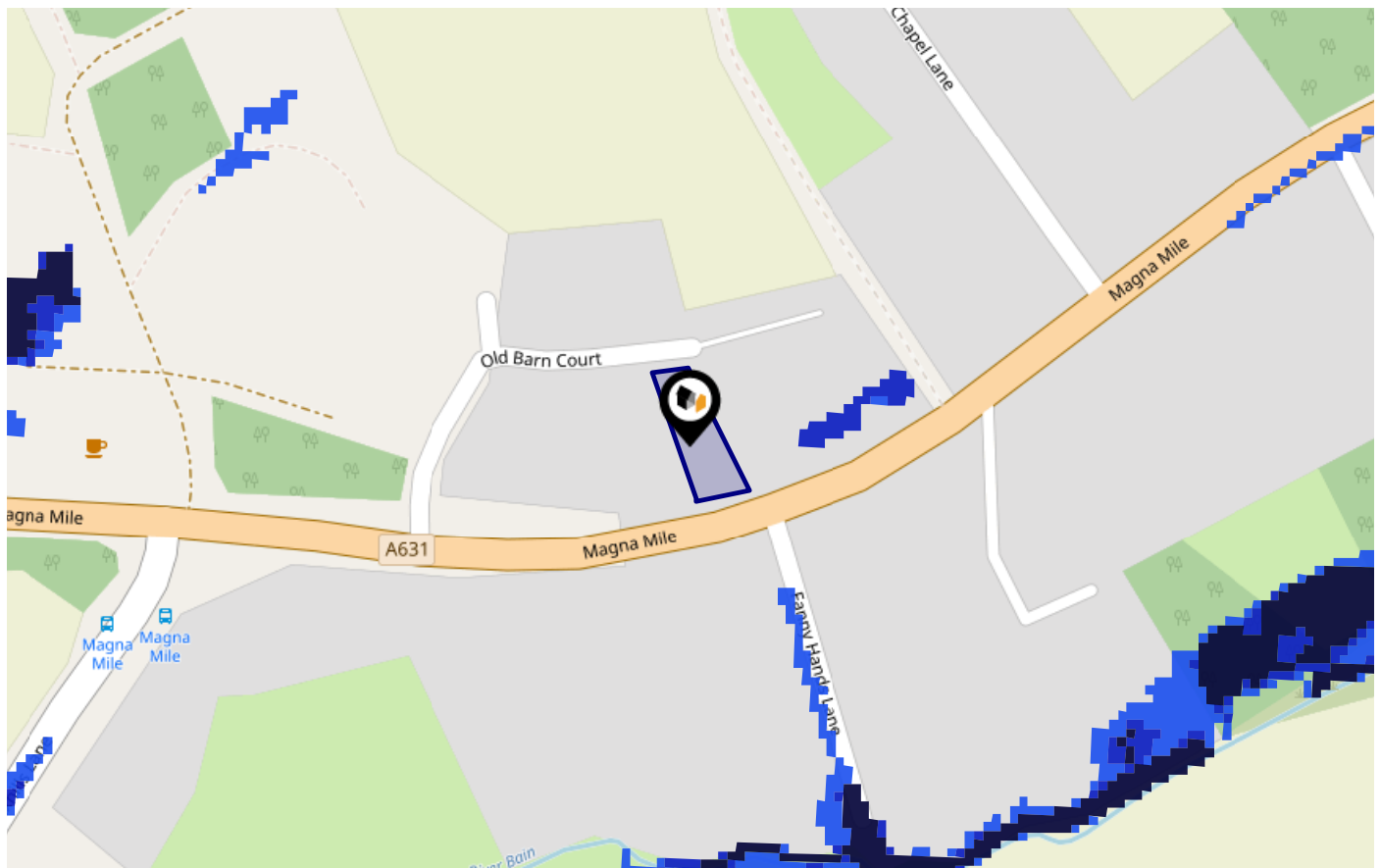


# Flood Risk

## 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.



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.
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Chance of flooding to the following depths at this property:



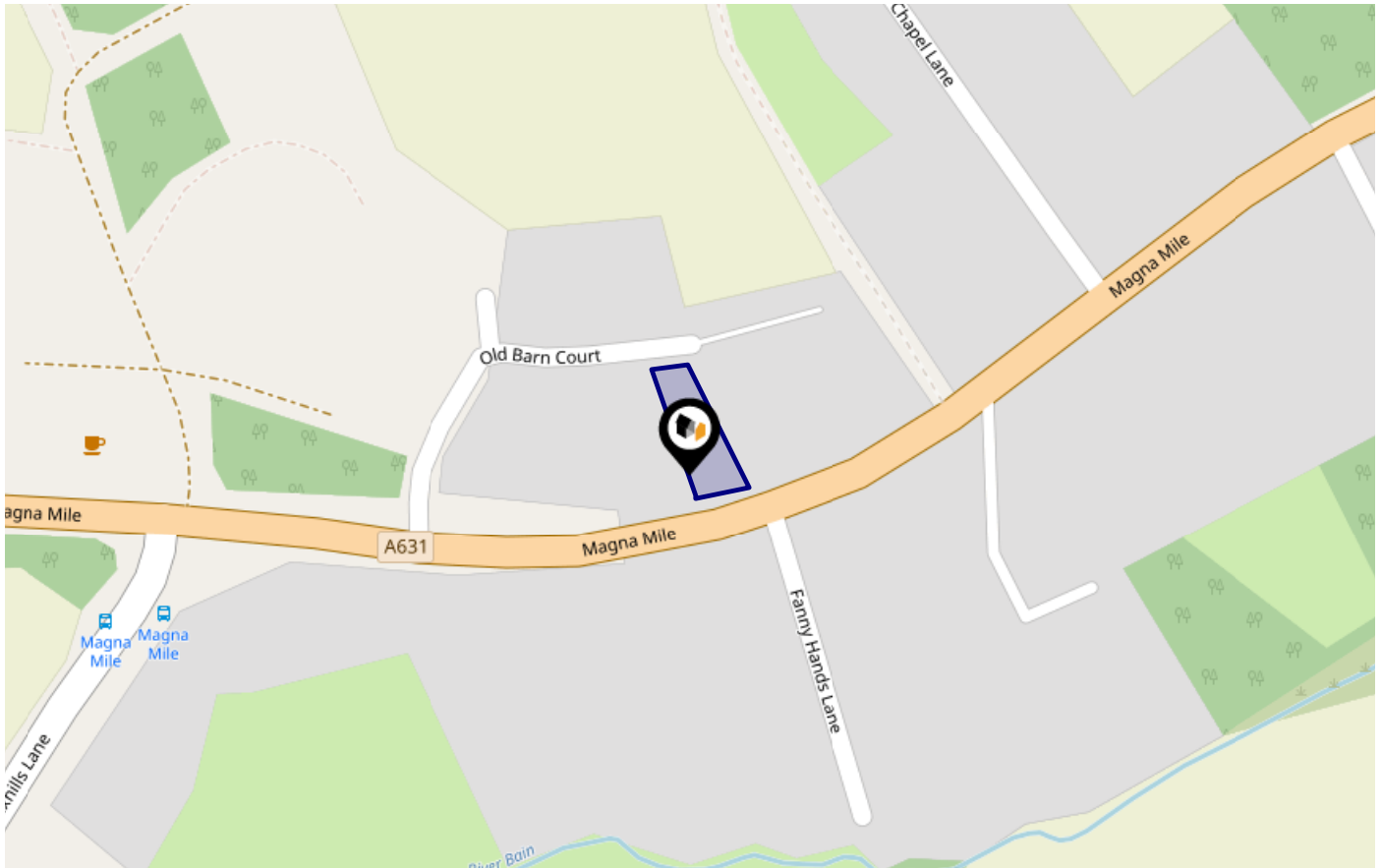
MIR - Material Info

# 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.
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Chance of flooding to the following depths at this property:

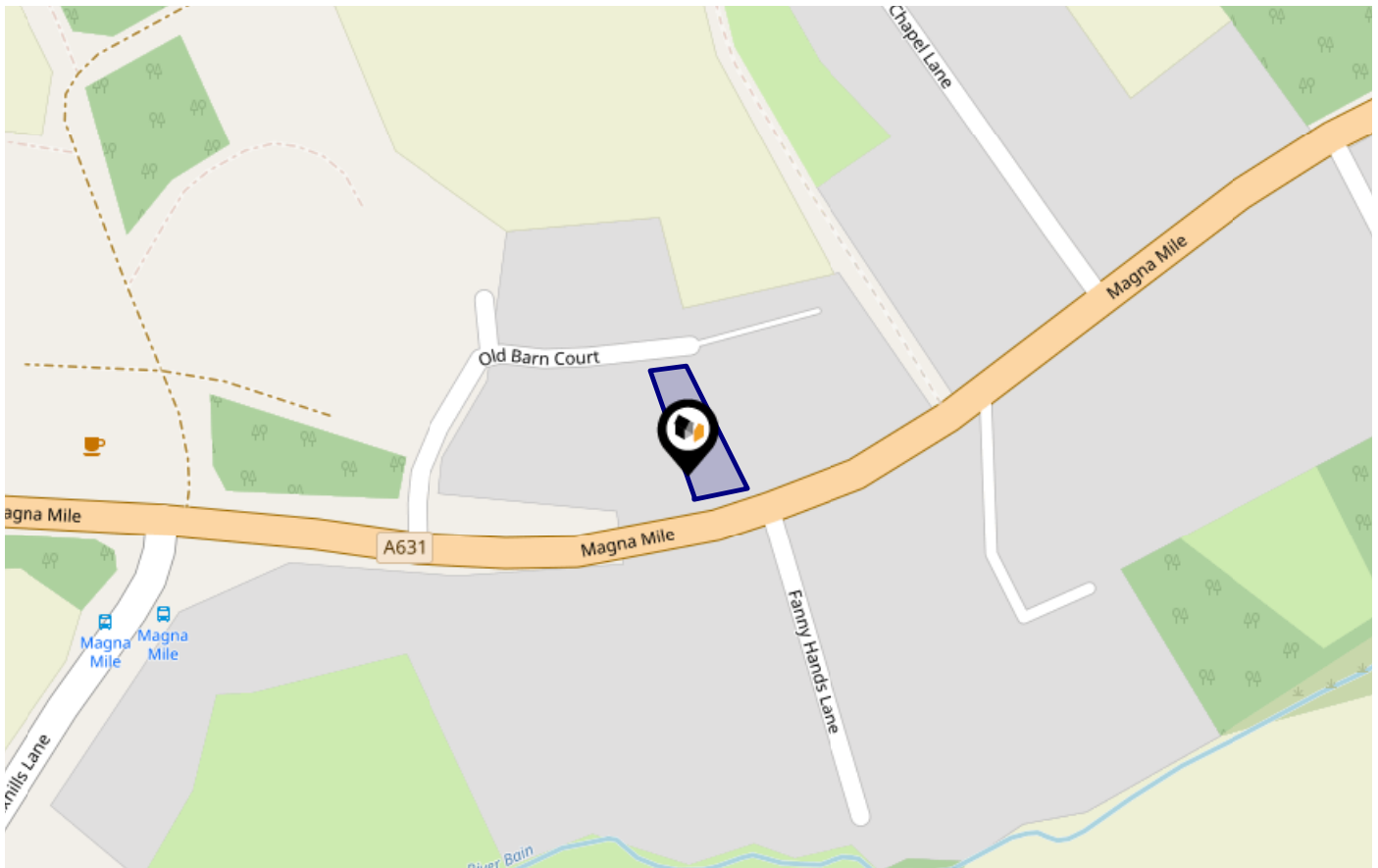


# Flood Risk

## 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

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.
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Chance of flooding to the following depths at this property:



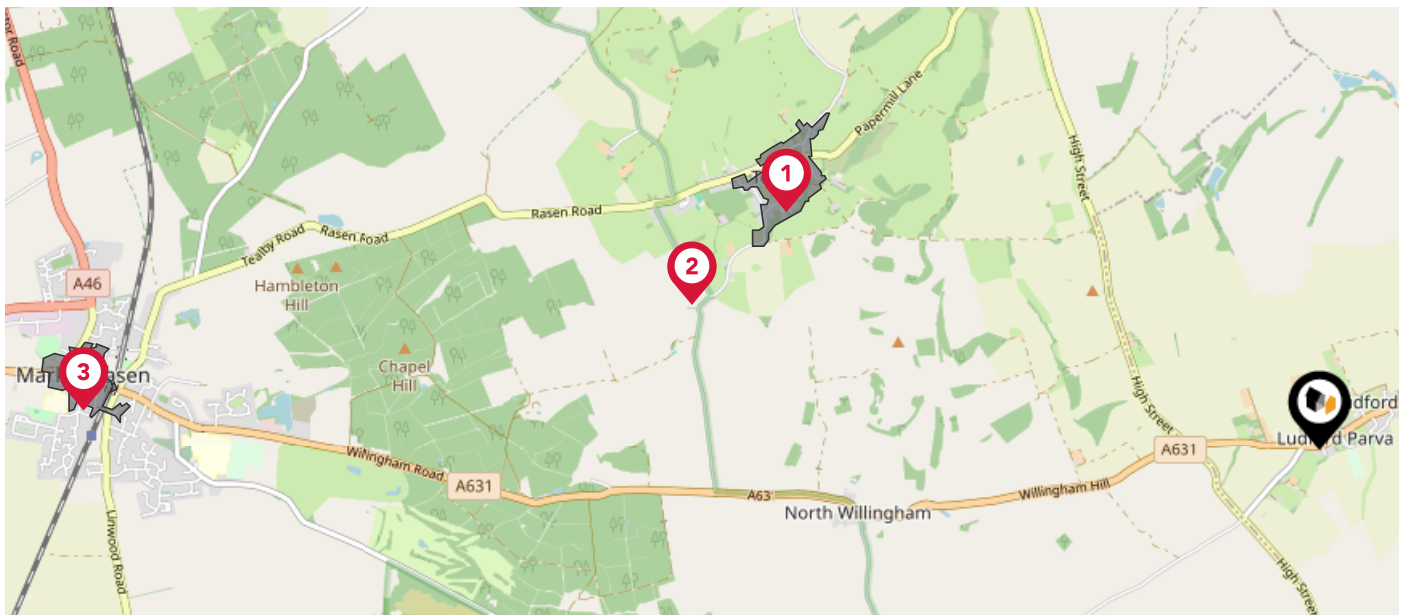
MIR - Material Info

# 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



Tealby



Tealby Thorpe



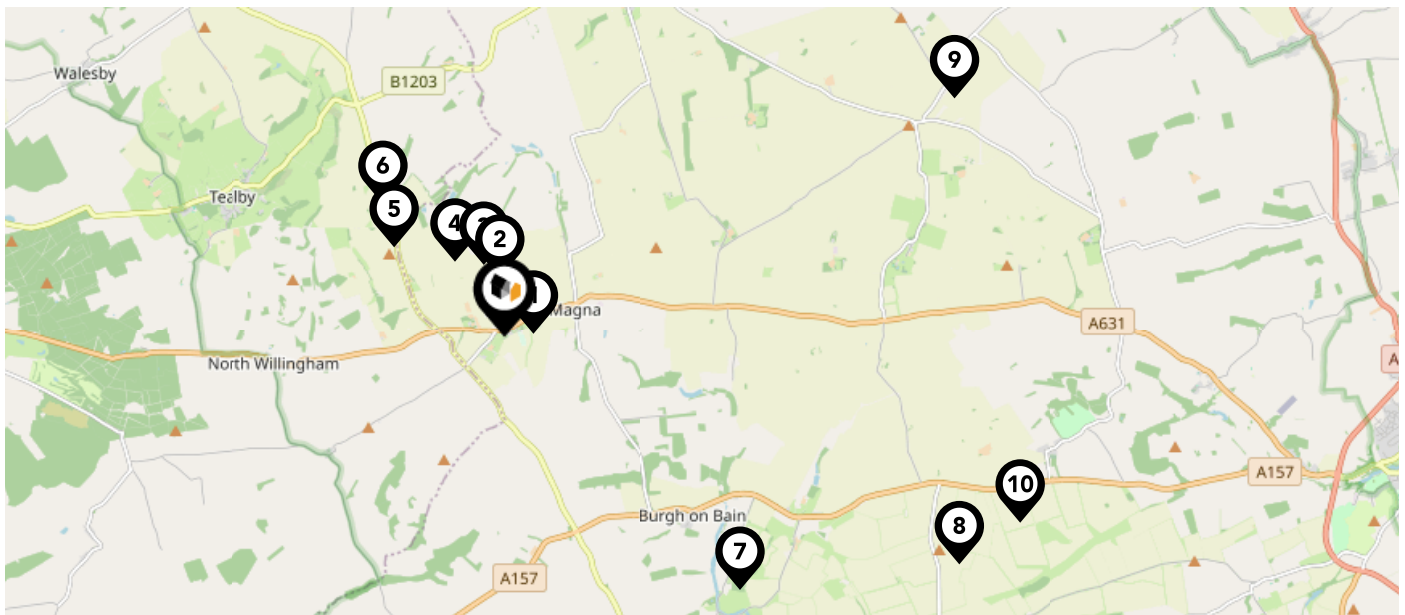
Market Rasen

# 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

<b>1</b>	Lime Villas-Ludford, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>2</b>	Disused Pit-Moor Farm	Historic Landfill <input type="checkbox"/>
<b>3</b>	Ludford-Market Rasen, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>4</b>	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>5</b>	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>6</b>	Caistor High Street-Ludford	Historic Landfill <input type="checkbox"/>
<b>7</b>	EA/EPR/BP3198NJ/V002 - Mr H W Smith	Active Landfill <input checked="" type="checkbox"/>
<b>8</b>	Disused Pit-Warren Farm, Welton Le Wold, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>9</b>	Kelstern Old Airfield-Lambcroft, Market Rasen, Lincolnshire	Historic Landfill <input type="checkbox"/>
<b>10</b>	Lincoln Road-Welton Le Wold, Lincolnshire	Historic Landfill <input type="checkbox"/>

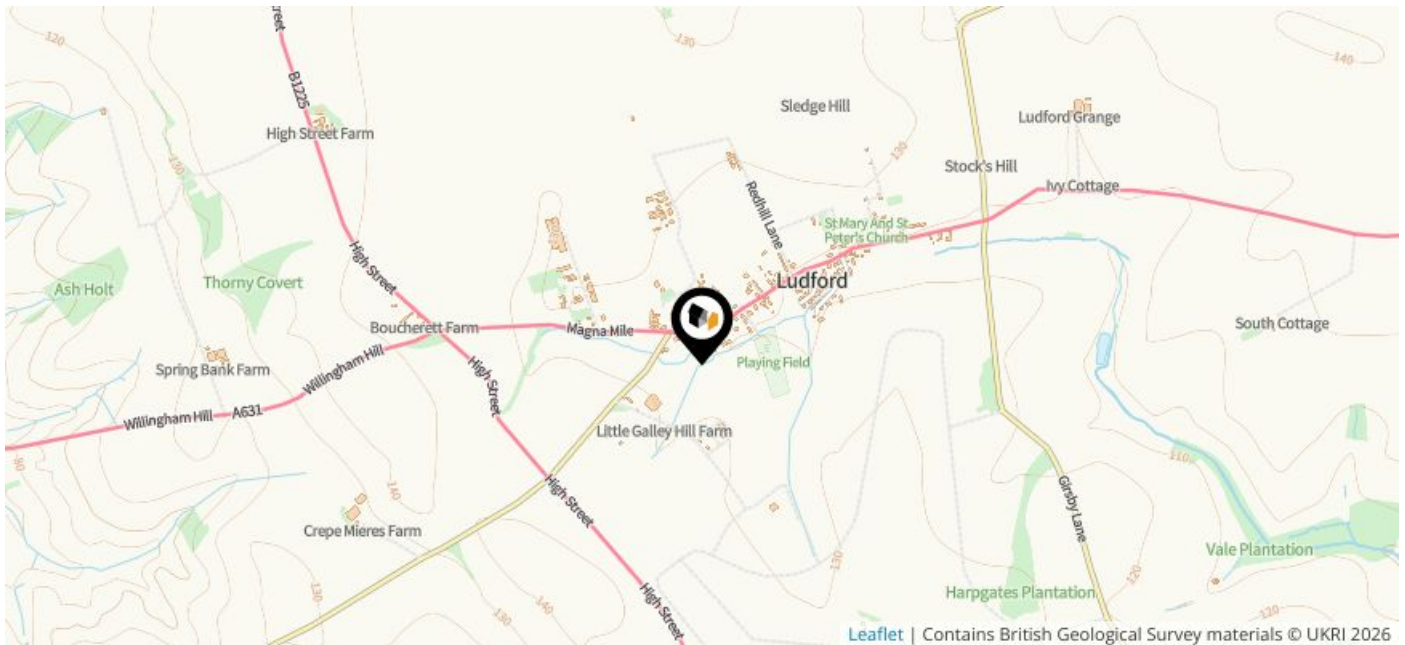


# Maps

## 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.

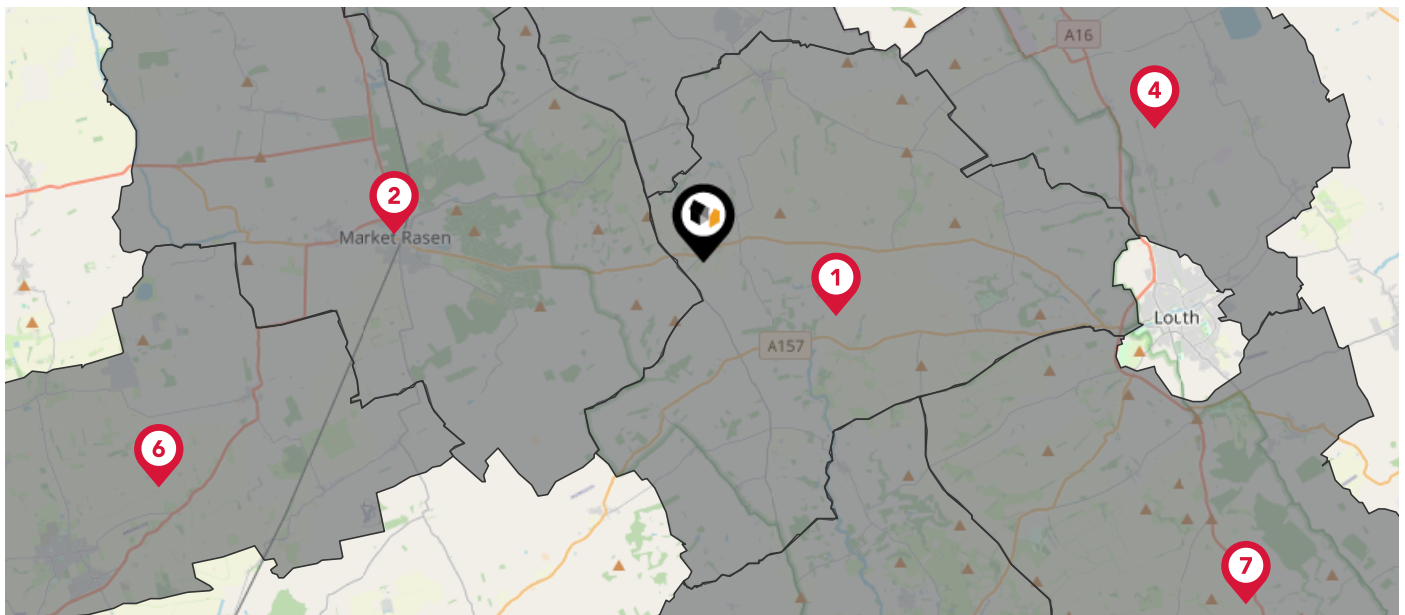
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

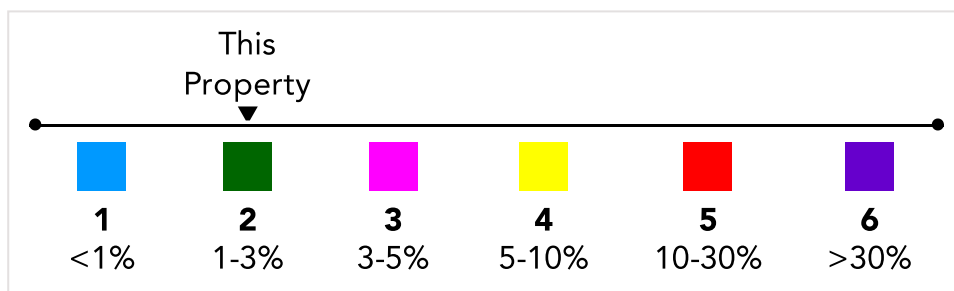
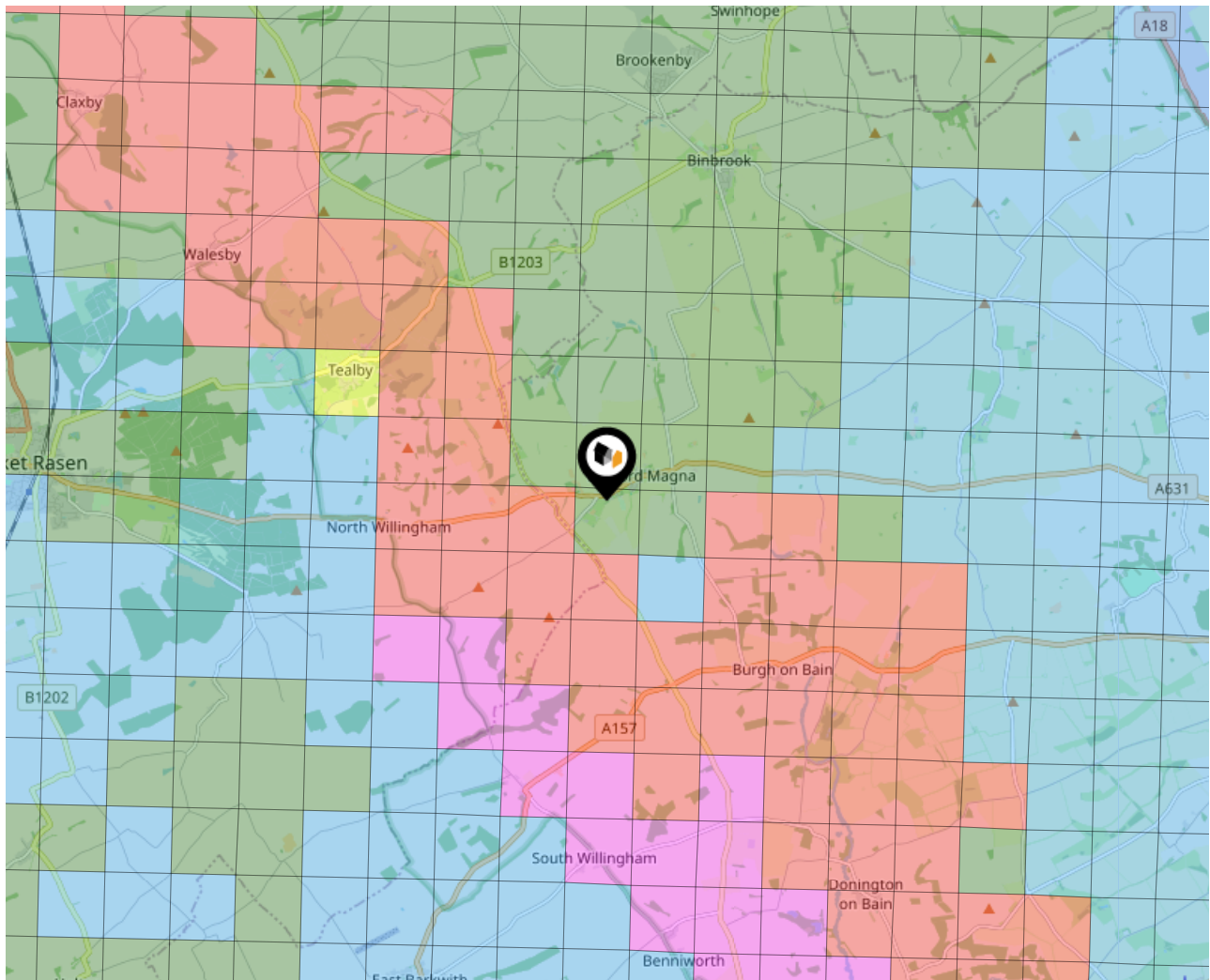


### Nearby Council Wards

-  Binbrook Ward
-  Market Rasen Ward
-  Wold View Ward
-  Fulstow Ward
-  Tetford & Donington Ward
-  Dunholme and Welton Ward
-  Legbourne Ward

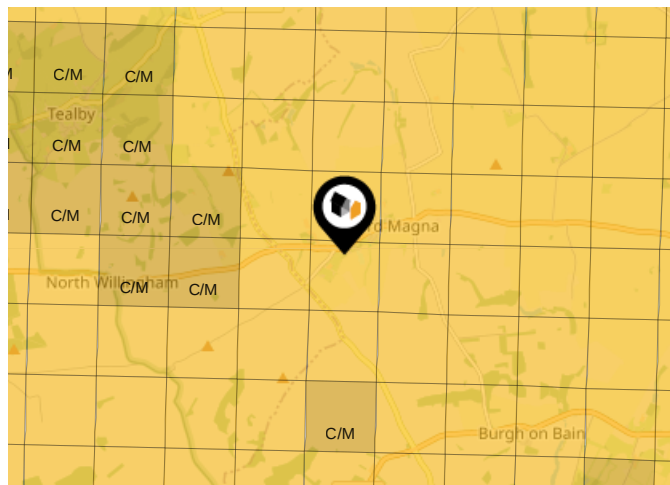
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

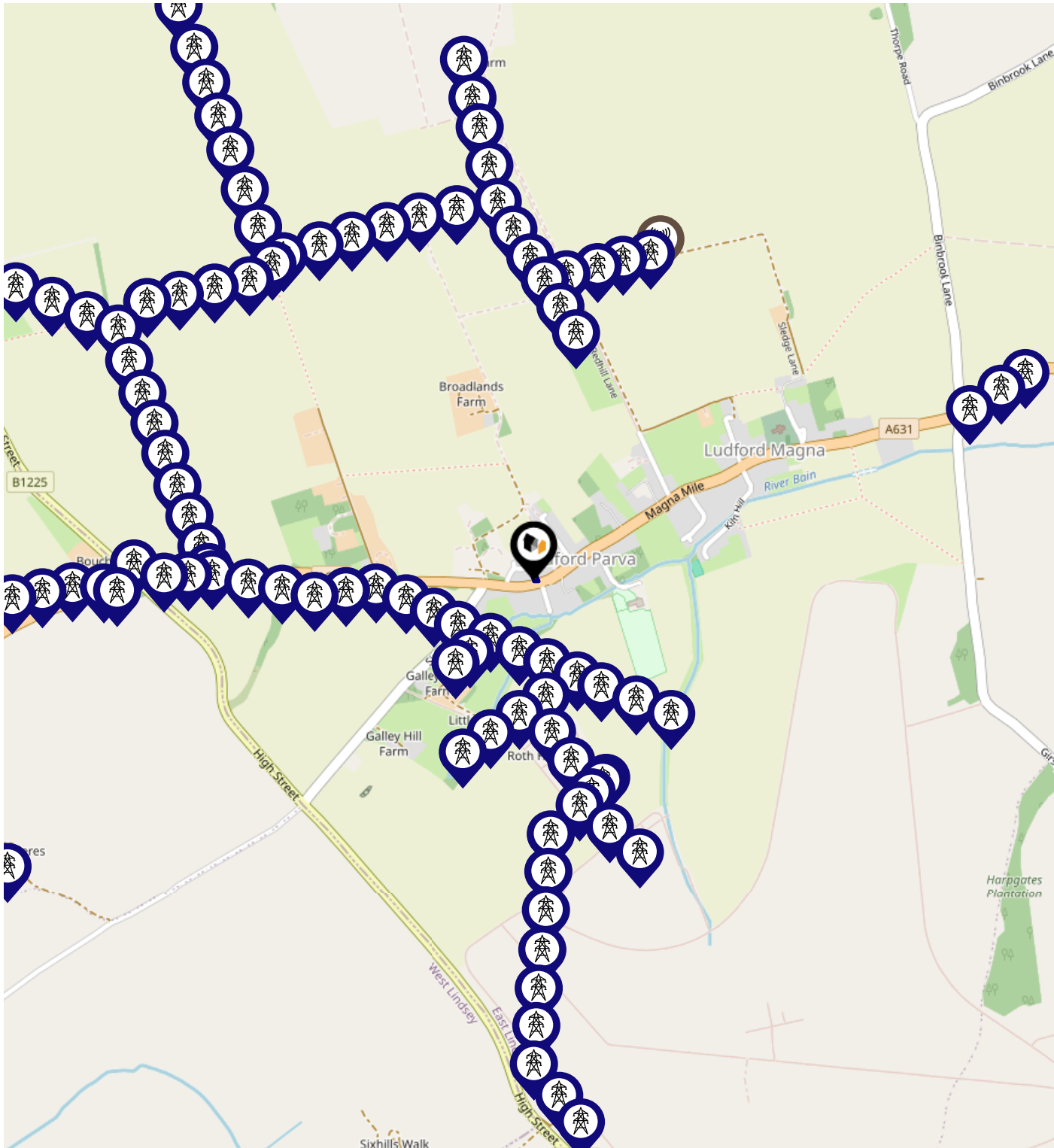
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE





## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



**Key:**

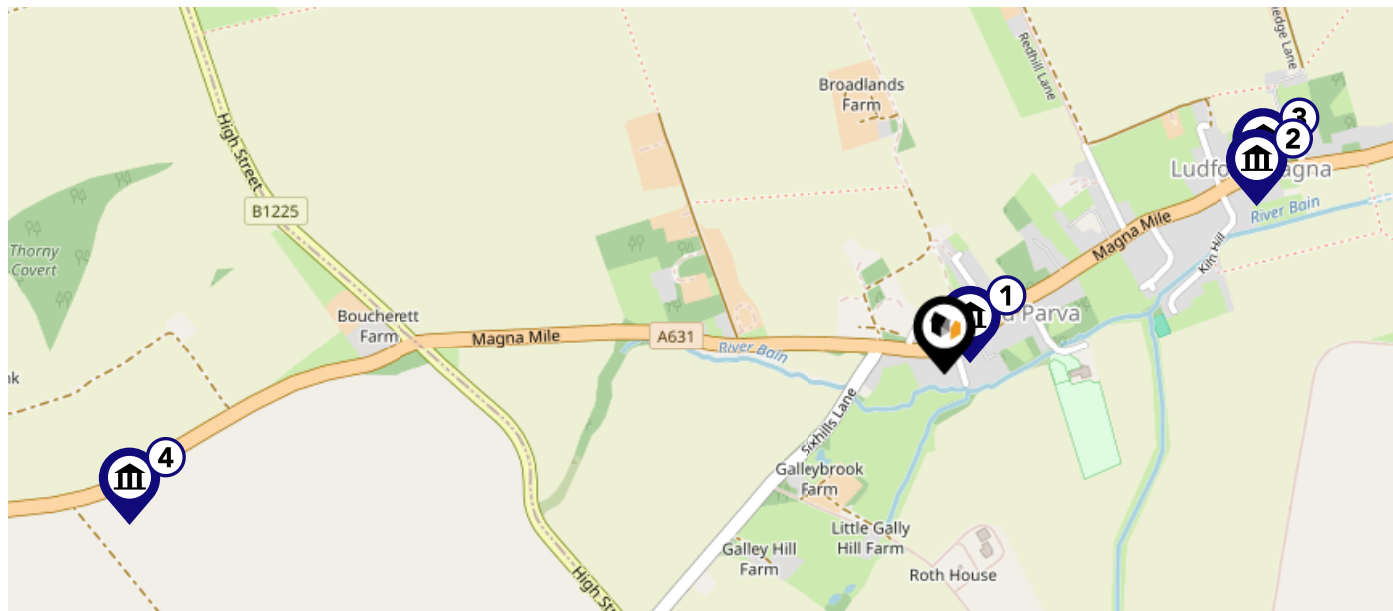
-  Power Pylons
-  Communication Masts





# Maps

## Listed Buildings

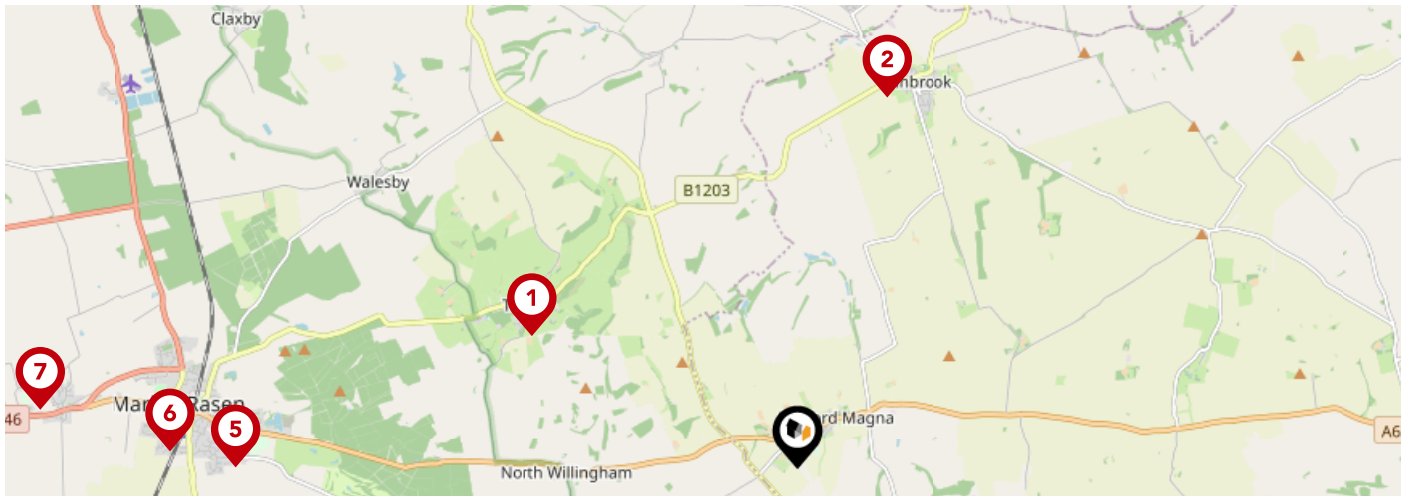


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



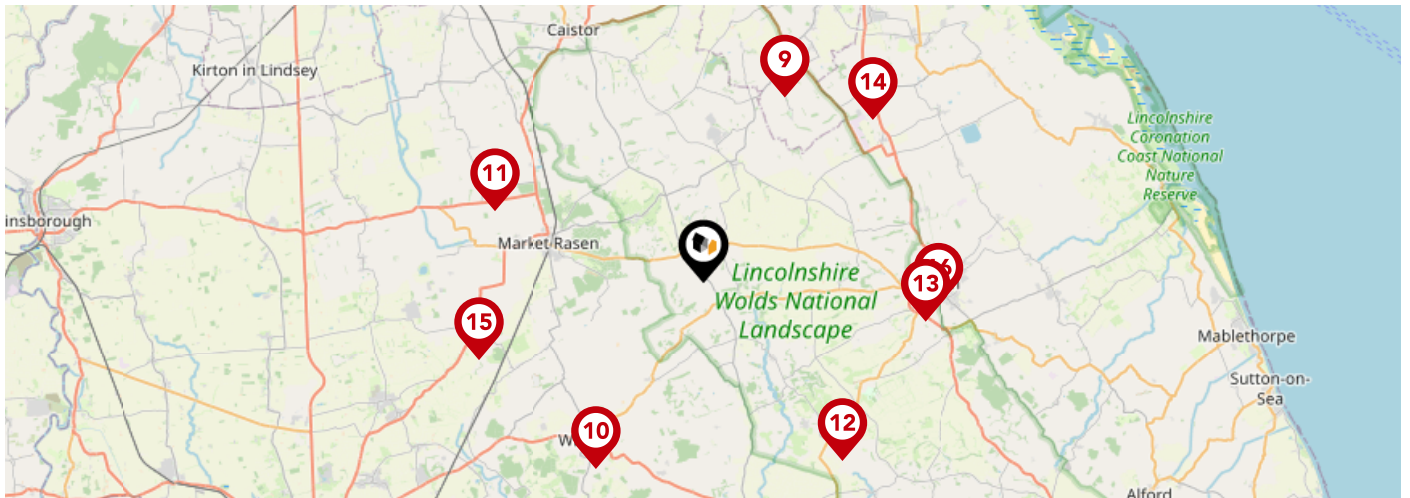
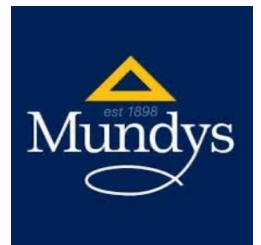
Listed Buildings in the local district	Grade	Distance
 1063142 - The Red House	Grade II	0.0 miles
 1063143 - Cross Base In Churchyard Of St Mary And St Peter	Grade II	0.4 miles
 1307123 - Church Of St Mary And St Peter	Grade II	0.4 miles
 1064042 - Milestone On South Side Of Road Near Spring Bank Farm	Grade II	0.9 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tealby School</b> Ofsted Rating: Good   Pupils: 84   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Binbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Legsby Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Donington-on-Bain School</b> Ofsted Rating: Good   Pupils: 94   Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>De Aston School</b> Ofsted Rating: Good   Pupils: 1040   Distance:4.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Market Rasen Church of England Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Middle Rasen Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:6.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Utterby Primary Academy</b> Ofsted Rating: Good   Pupils: 69   Distance:6.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>East Ravendale CofE Primary School Academy</b> Ofsted Rating: Good   Pupils: 98   Distance:7.15	<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:7.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Osgodby Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:7.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Scamblesby Church of England Primary School</b> Ofsted Rating: Good   Pupils: 61   Distance:7.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Edward VI Grammar School</b> Ofsted Rating: Good   Pupils: 927   Distance:8.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>North Thoresby Primary Academy</b> Ofsted Rating: Good   Pupils: 104   Distance:8.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Faldingworth Community Primary School</b> Ofsted Rating: Good   Pupils: 71   Distance:8.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Greenwich House School</b> Ofsted Rating: Good   Pupils: 98   Distance:8.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

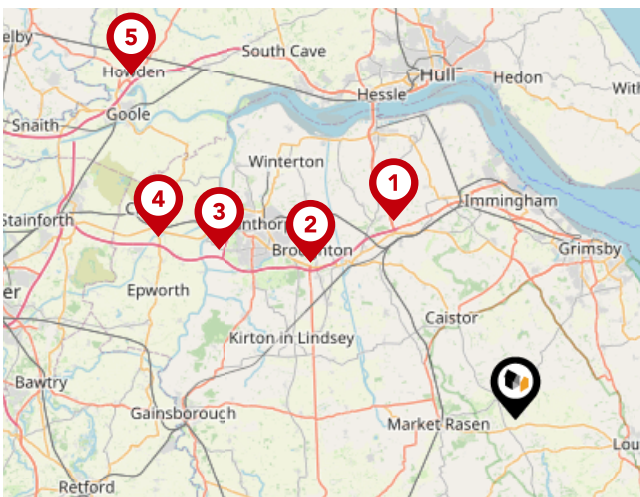


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	5.43 miles
2	Market Rasen Rail Station	5.44 miles
3	Grimsby Town Rail Station	13.37 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	16.41 miles
2	M180 J4	18.29 miles
3	M180 J3	24.18 miles
4	M180 J2	28.34 miles
5	M62 J37	36.42 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	15.03 miles
2	Finningley	33.88 miles
3	East Mids Airport	60.54 miles
4	Leeds Bradford Airport	68.47 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Playing Field Lane	0.14 miles
2	Demand Responsive Area	0.23 miles
3	Gally Hill Farm	0.32 miles
4	Black Horse Inn	0.31 miles
5	Demand Responsive Area	1.87 miles

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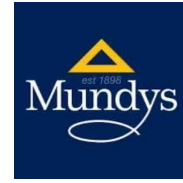


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