

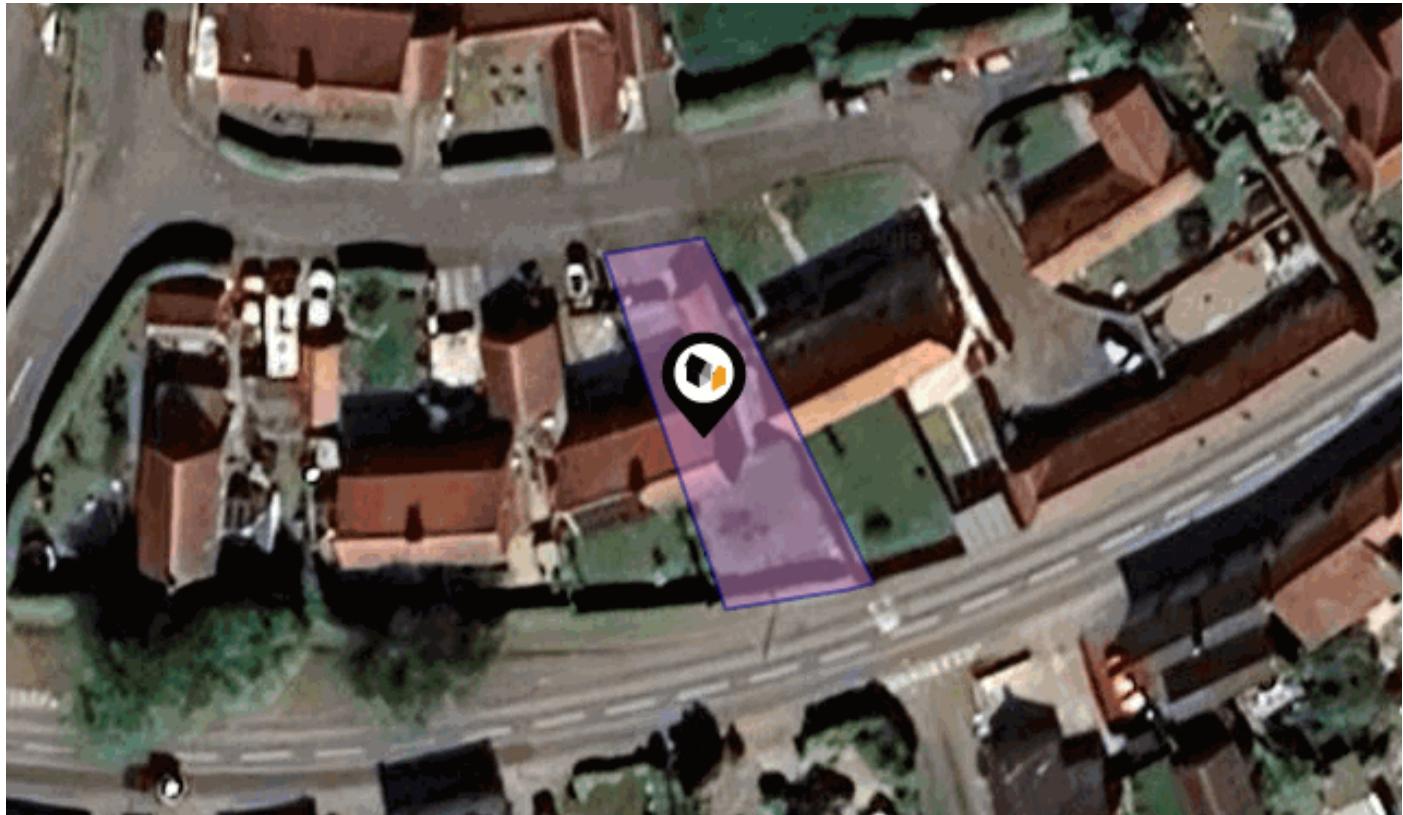


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Thursday 22nd January 2026 @ 10:00am



OLD BARN COURT, LUDFORD, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

hymie.bentley@mundys.net

www.mundys.net



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Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 861 ft² / 80 m²
Plot Area: 0.08 acres
Council Tax : Band B
Annual Estimate: £1,712
Title Number: LL255013

Tenure: Freehold

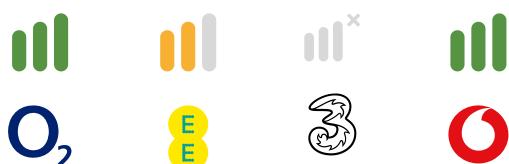
Local Area

Local Authority: Lincolnshire
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

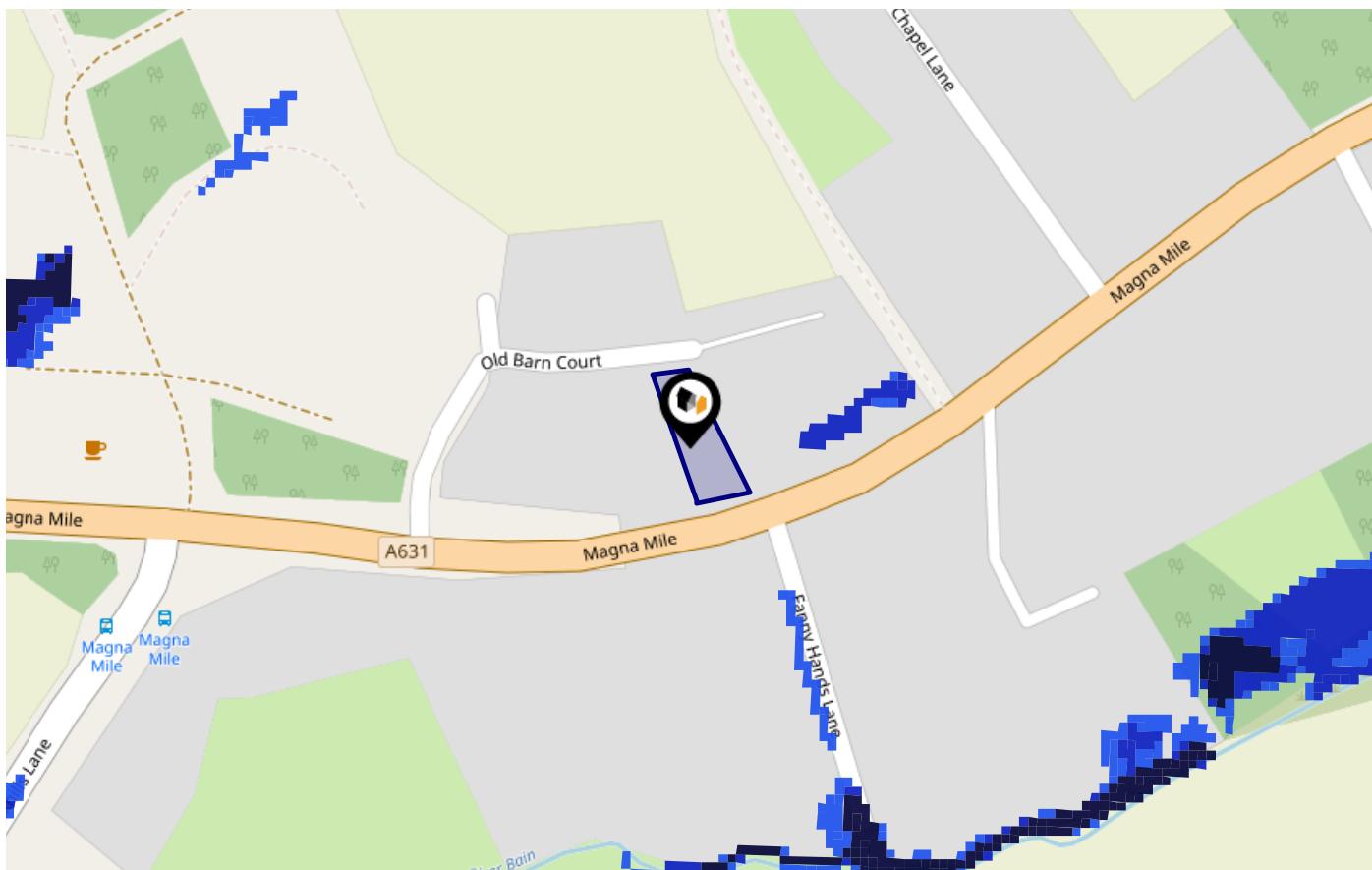


Flood Risk

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.

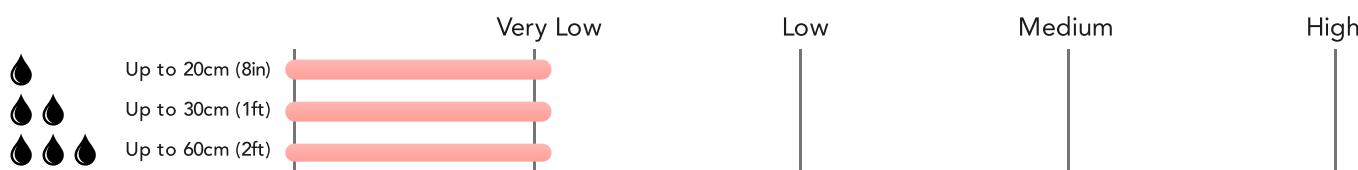


Risk Rating: Very low

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.

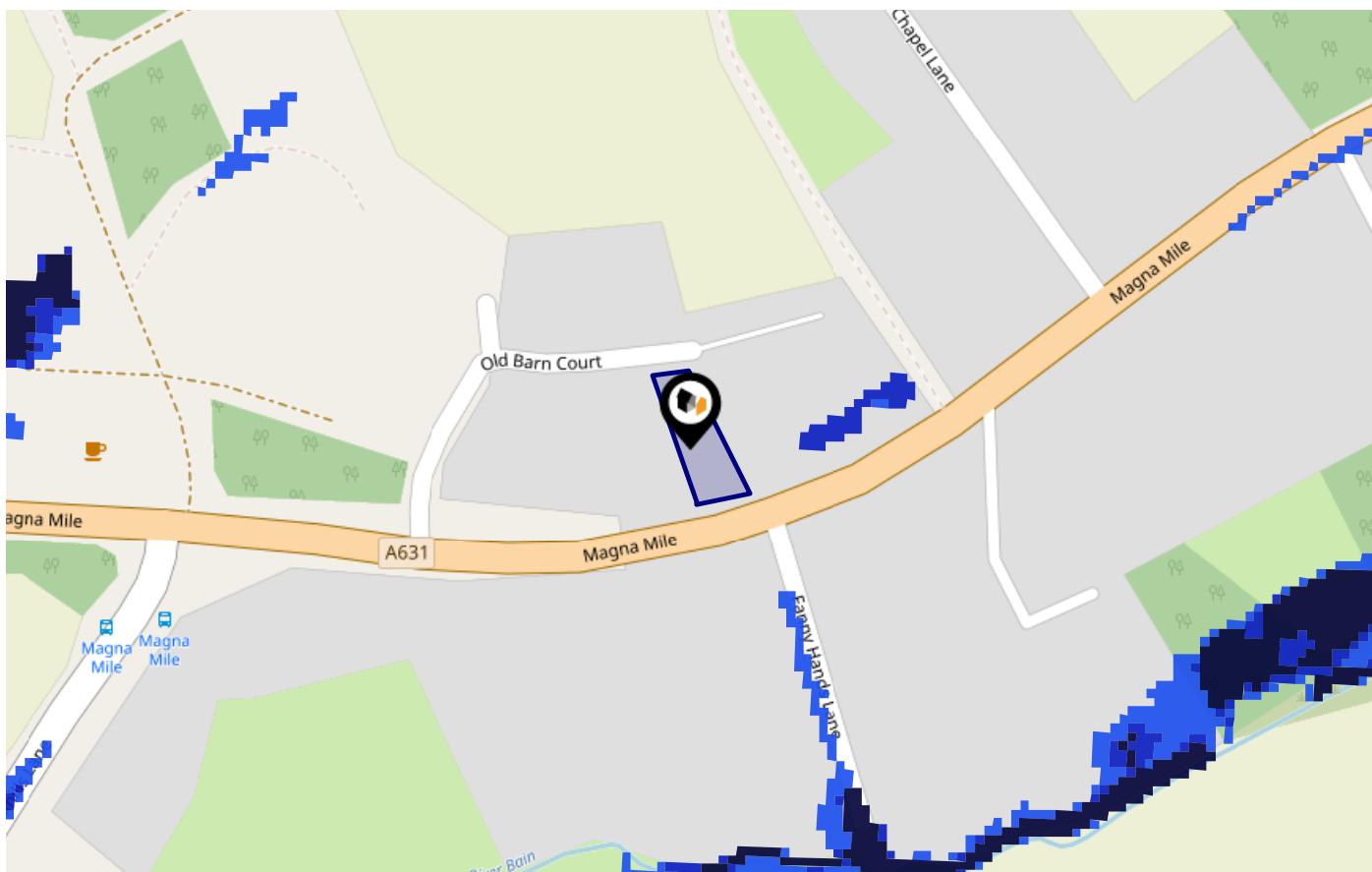
Chance of flooding to the following depths at this property:



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.

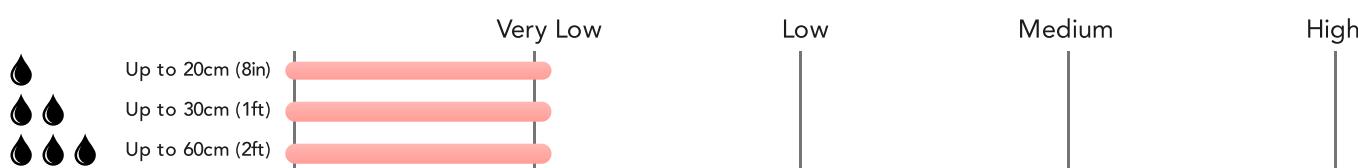


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Chance of flooding to the following depths at this property:

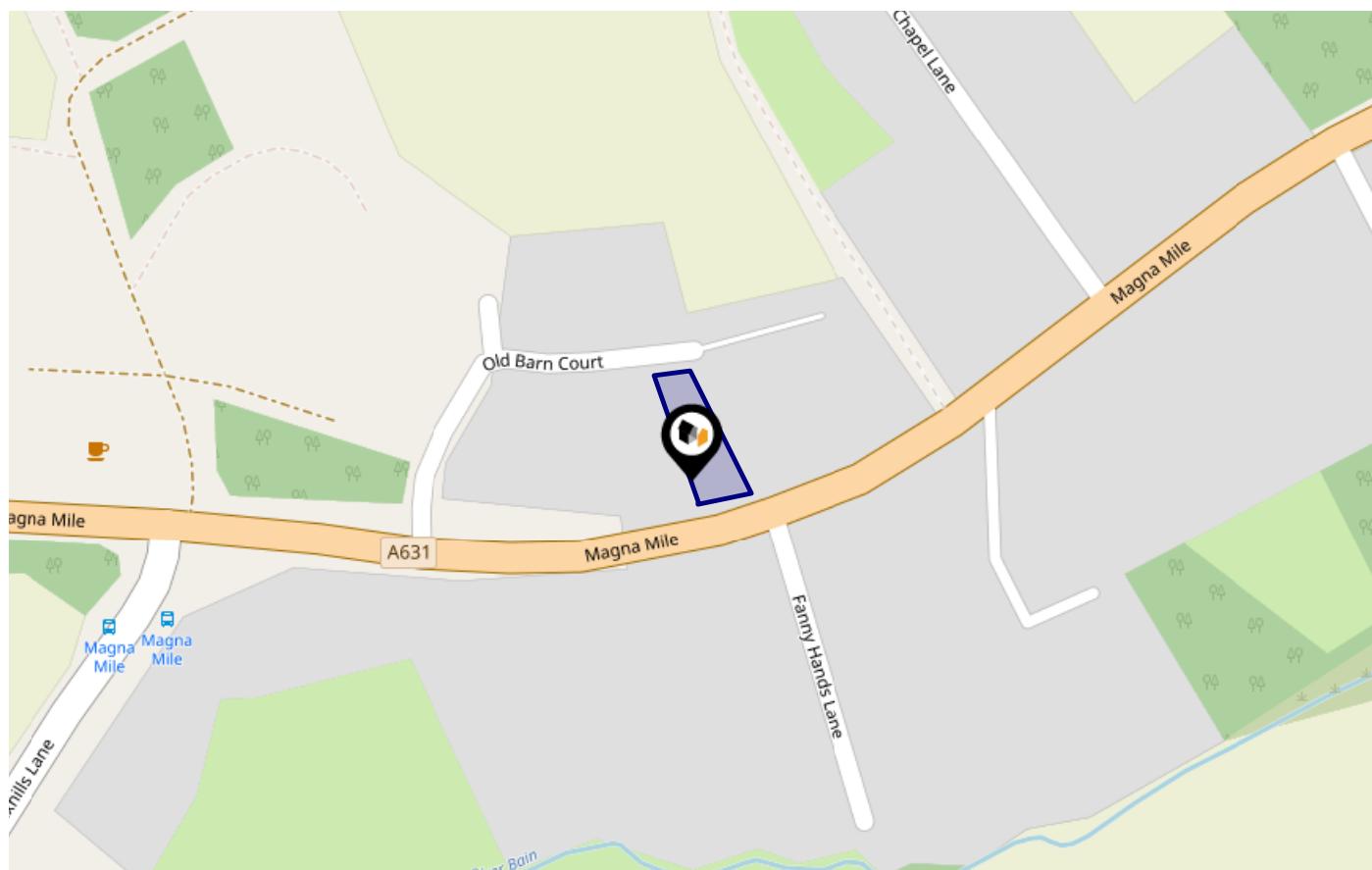


Flood Risk

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.

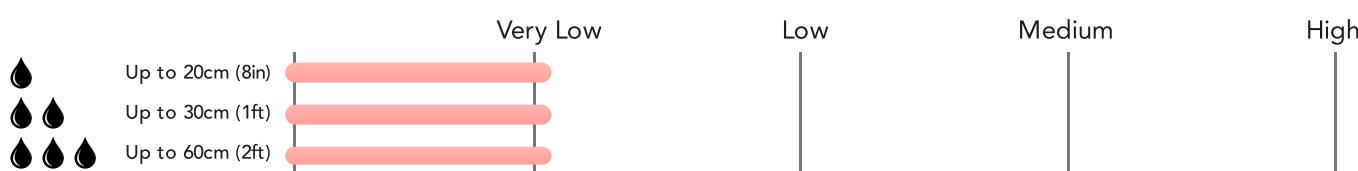


Risk Rating: Very low

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.

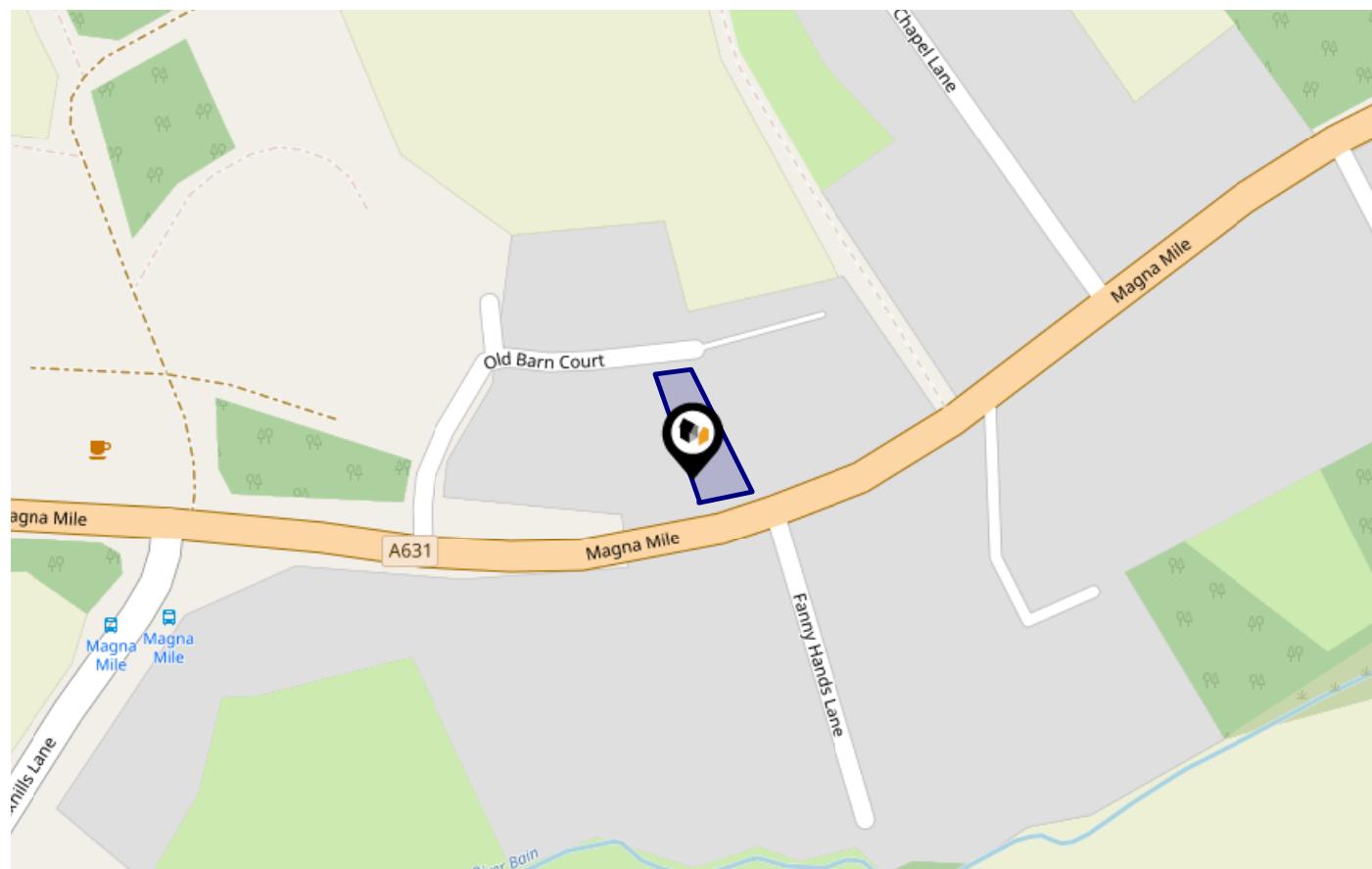
Chance of flooding to the following depths at this property:



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:



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

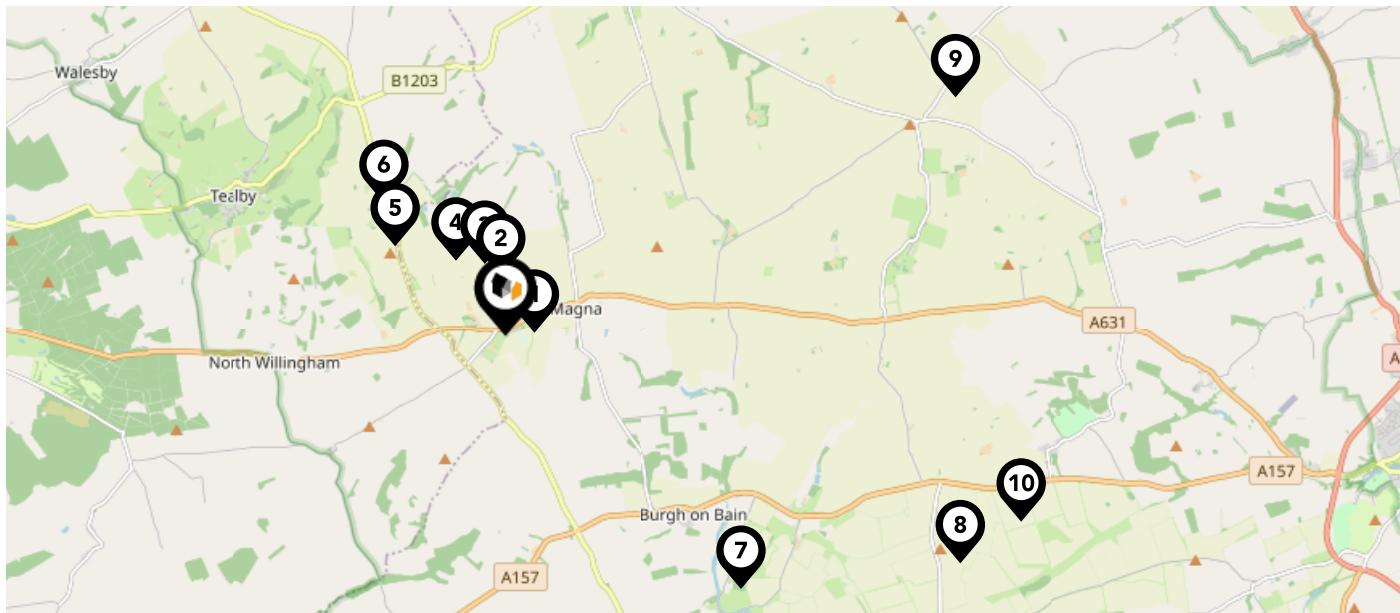
 Market Rasen

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.



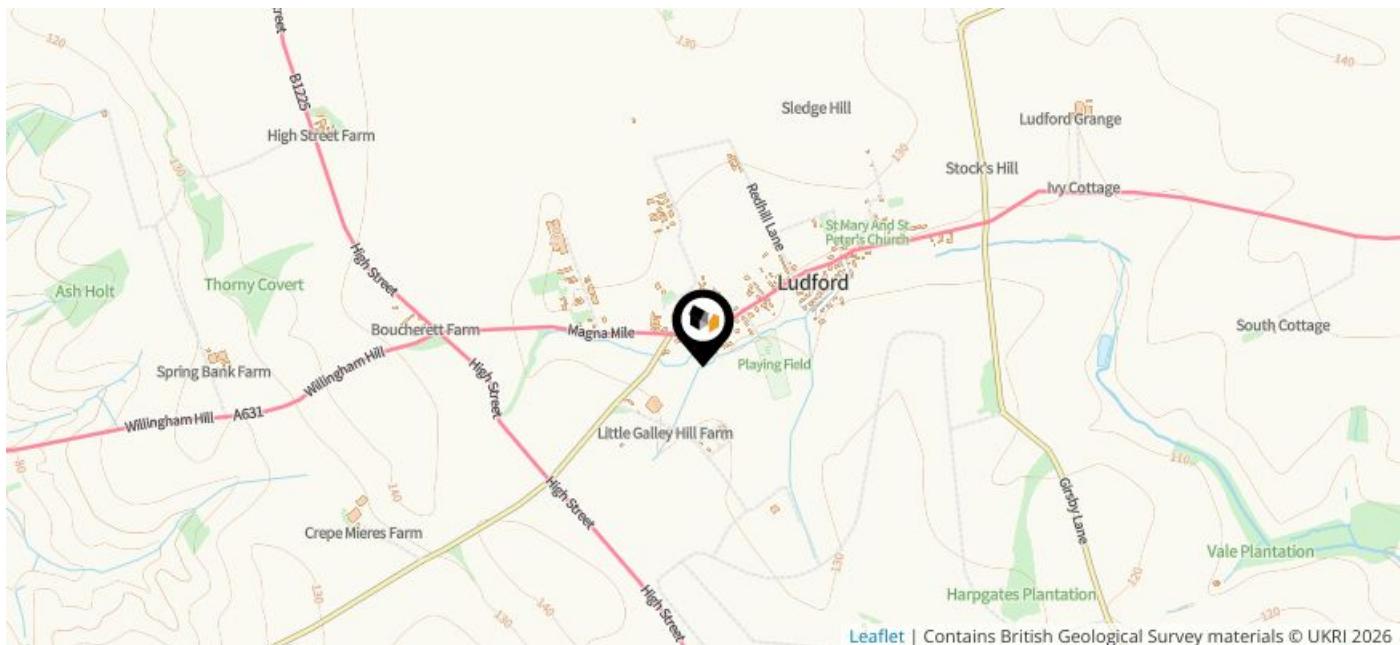
Nearby Landfill Sites

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

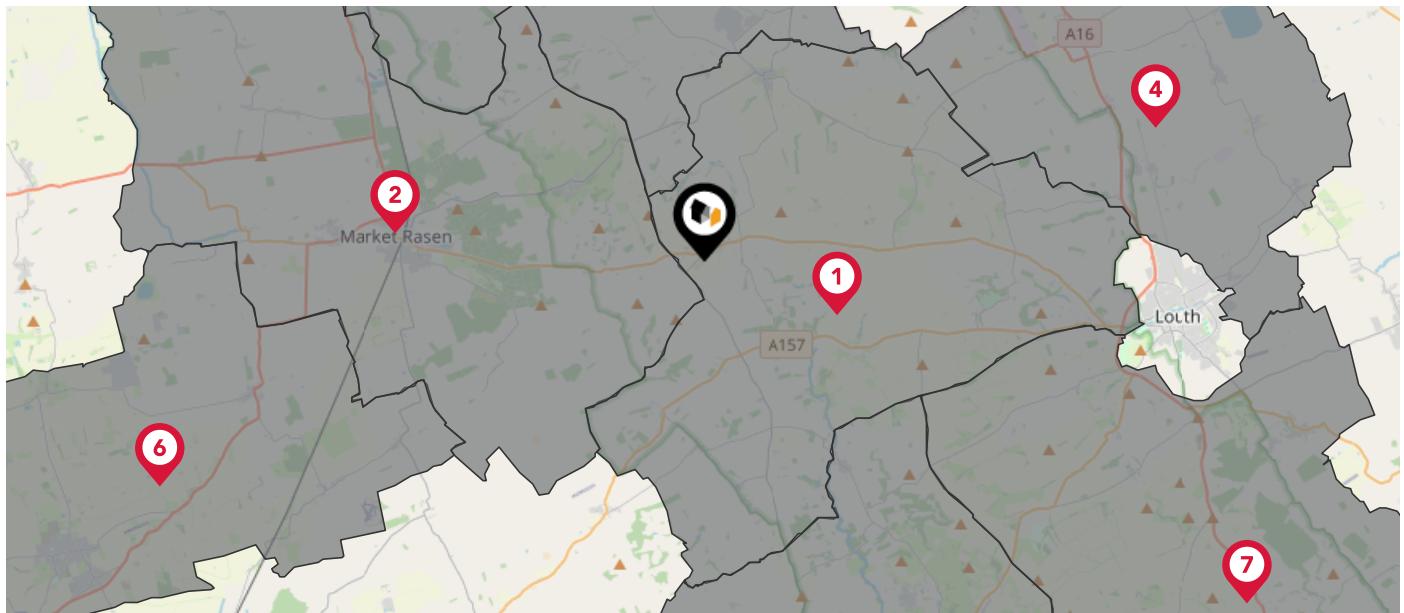
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

- 1 Binbrook Ward
- 2 Market Rasen Ward
- 3 Wold View Ward
- 4 Fulstow Ward
- 5 Tetford & Donington Ward
- 6 Dunholme and Welton Ward
- 7 Legbourne Ward

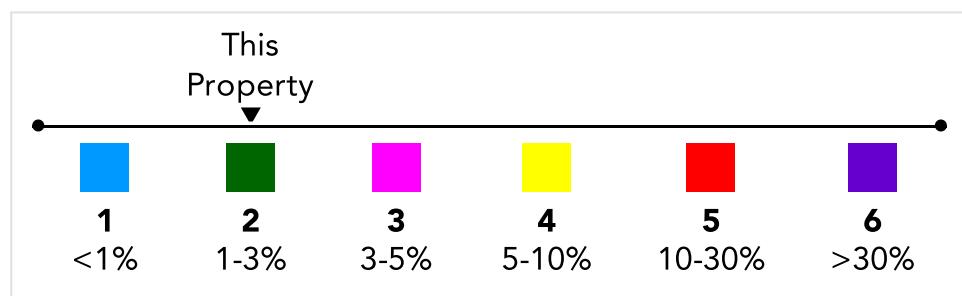
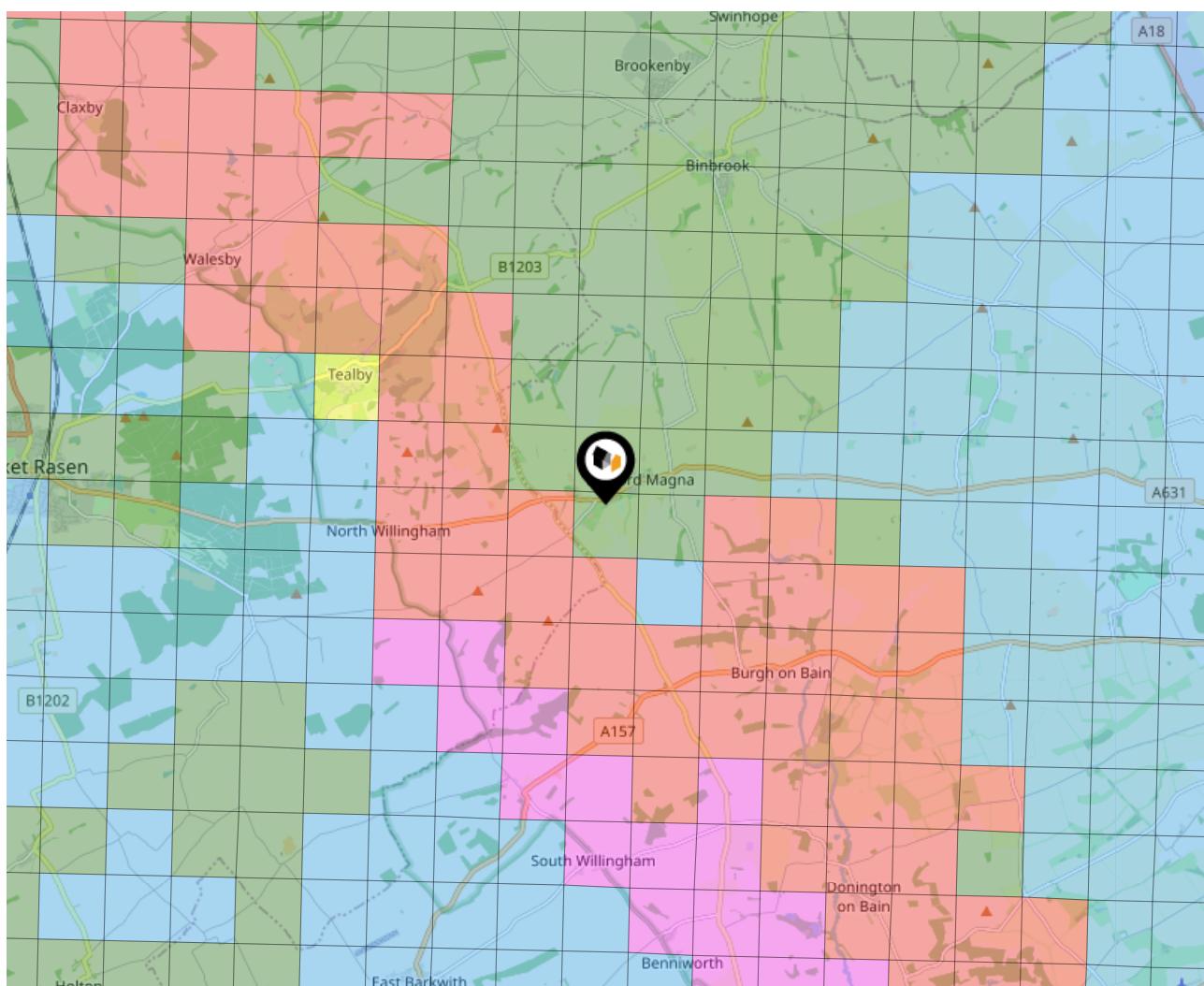
Environment

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).

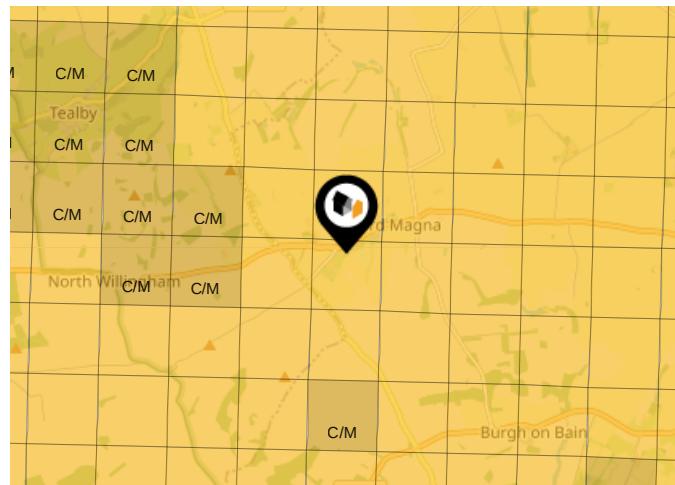


Environment Soils & Clay



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

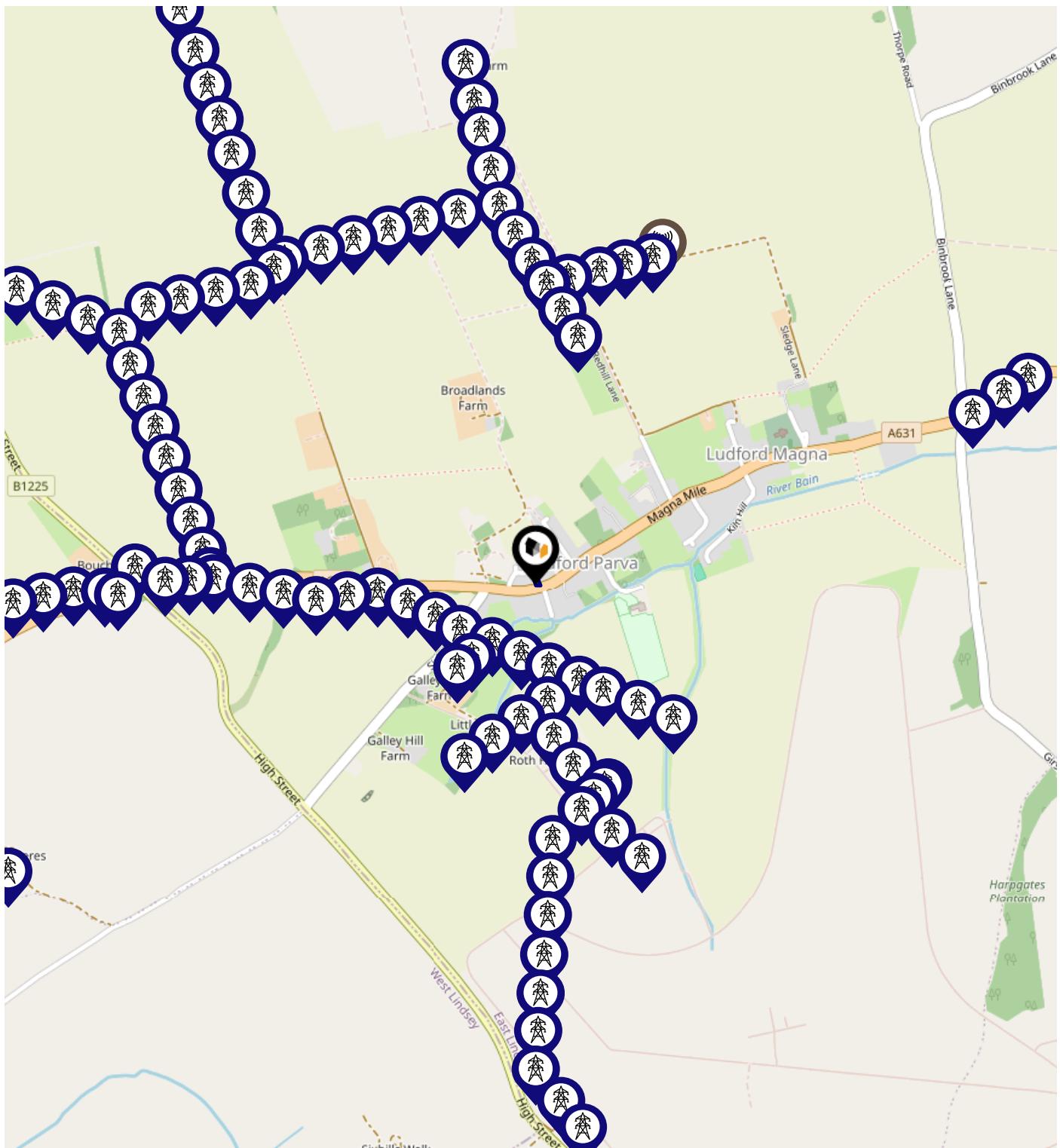
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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:

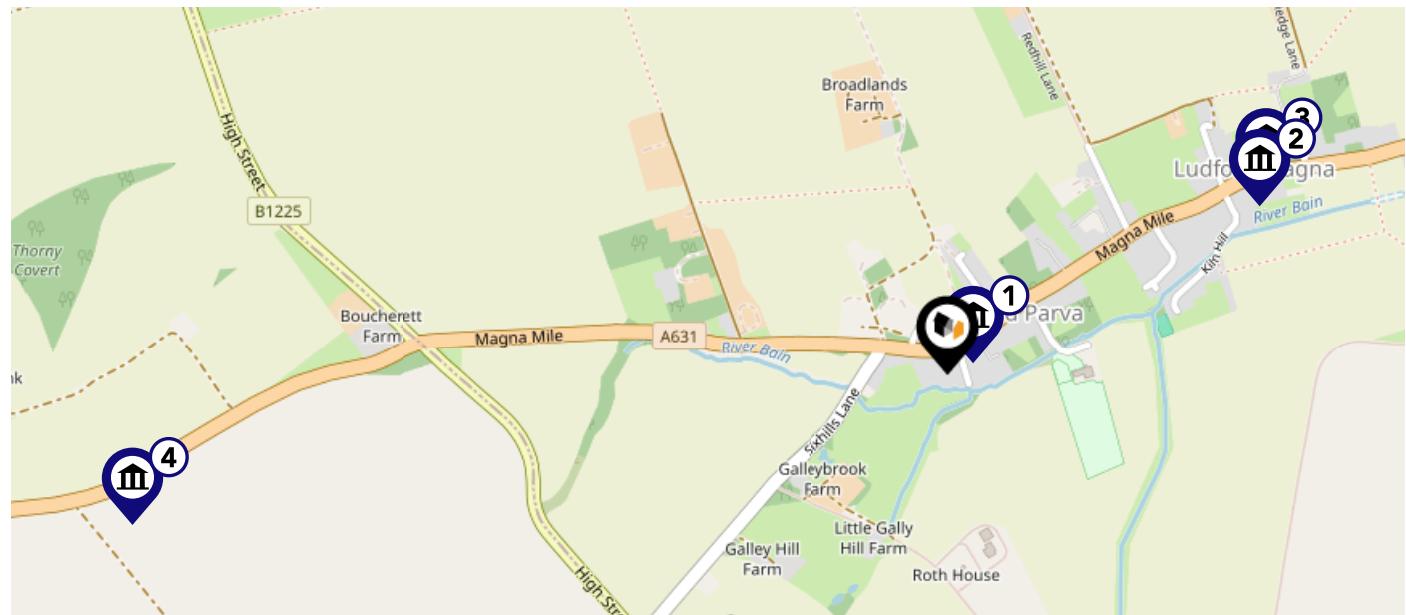
- Power Pylons
- Communication Masts

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
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



Tealby School

Ofsted Rating: Good | Pupils: 84 | Distance: 2.62



Binbrook CofE Primary School

Ofsted Rating: Good | Pupils: 86 | Distance: 3.38



Legsby Primary School

Ofsted Rating: Good | Pupils: 37 | Distance: 4.19



The Donington-on-Bain School

Ofsted Rating: Good | Pupils: 94 | Distance: 4.54



De Aston School

Ofsted Rating: Good | Pupils: 1040 | Distance: 4.97



The Market Rasen Church of England Primary School

Ofsted Rating: Good | Pupils: 308 | Distance: 5.56



The Middle Rasen Primary School

Ofsted Rating: Good | Pupils: 135 | Distance: 6.71



The Utterby Primary Academy

Ofsted Rating: Good | Pupils: 69 | Distance: 6.85



Area Schools



Nursery Primary Secondary College Private



East Ravendale CofE Primary School Academy

Ofsted Rating: Good | Pupils: 98 | Distance: 7.15



Wragby Primary School

Ofsted Rating: Good | Pupils: 175 | Distance: 7.62



Osgodby Primary School

Ofsted Rating: Good | Pupils: 94 | Distance: 7.76



Scamblesby Church of England Primary School

Ofsted Rating: Good | Pupils: 61 | Distance: 7.99



King Edward VI Grammar School

Ofsted Rating: Good | Pupils: 927 | Distance: 8.04



North Thoresby Primary Academy

Ofsted Rating: Good | Pupils: 104 | Distance: 8.32



Faldingworth Community Primary School

Ofsted Rating: Good | Pupils: 71 | Distance: 8.36



Greenwich House School

Ofsted Rating: Good | Pupils: 98 | Distance: 8.41

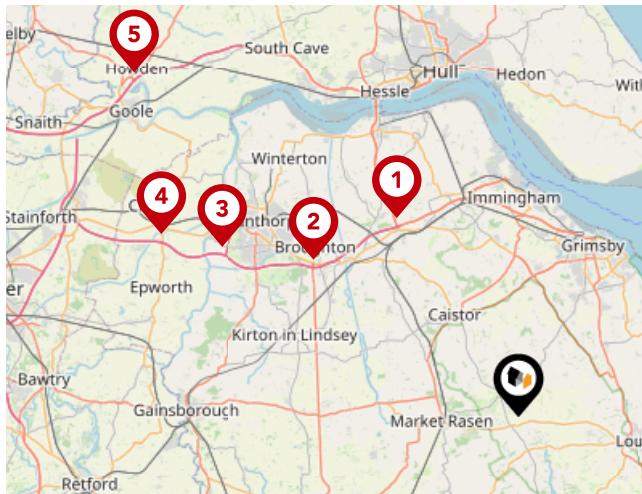


Area Transport (National)



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

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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Land Registry



Valuation Office
Agency

