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MIR: Material Info

The Material Information Affecting this Property
Tuesday 28th April 2026



SANDY LANE, TEALBY, MARKET RASEN, LN8

Mundys

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www.mundys.net





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.56 acres		
Council Tax :	Band E		
Annual Estimate:	£2,877		
Title Number:	LL263722		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	Tealby
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	62 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

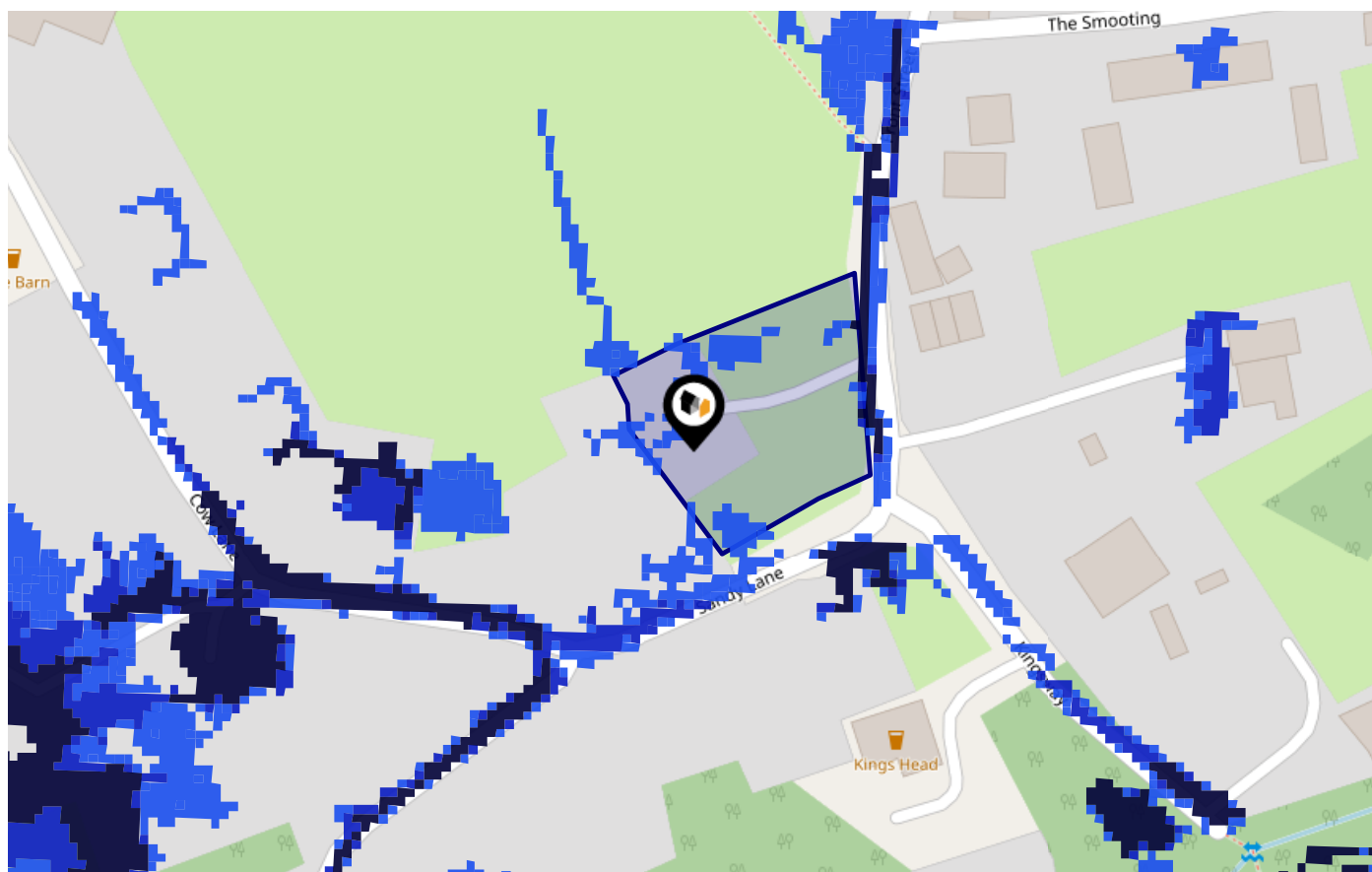


Flood Risk

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.

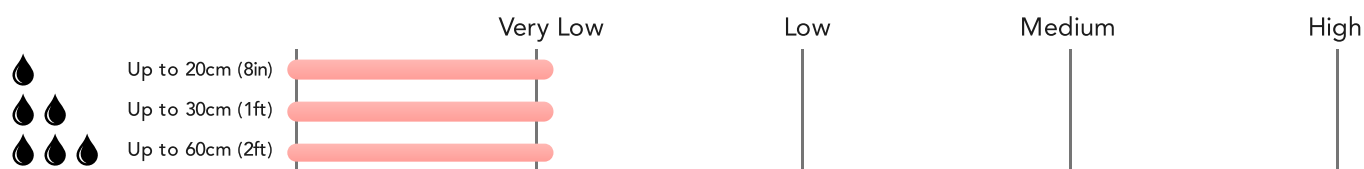


Risk Rating: Very low

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:

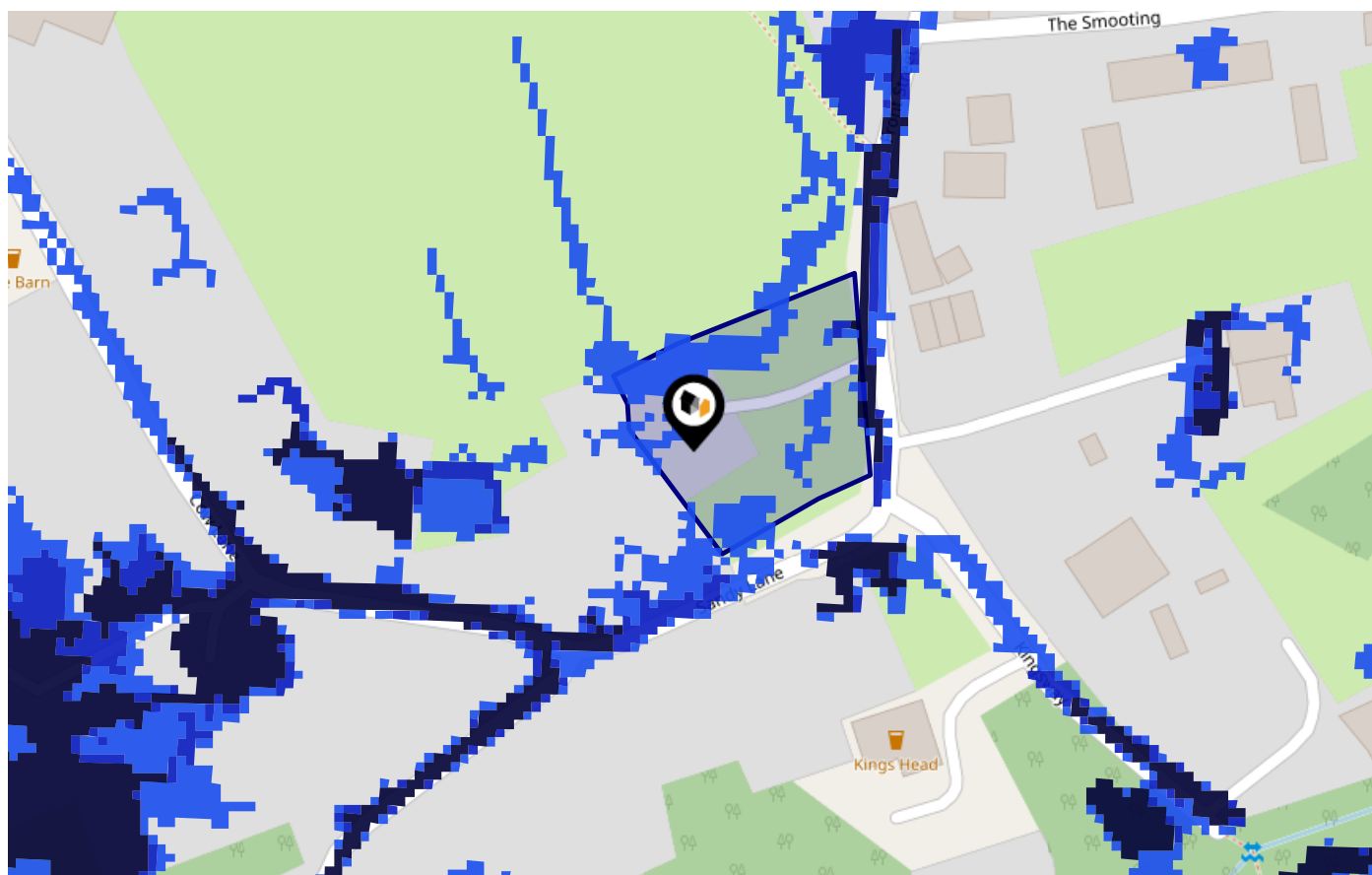


Flood Risk

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.

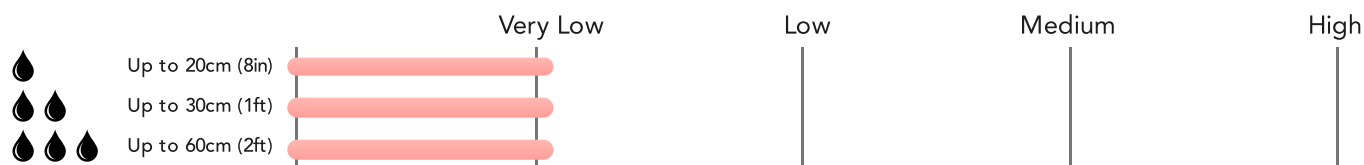


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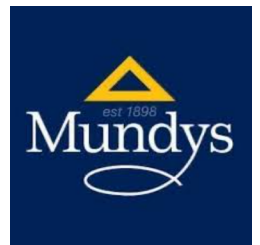
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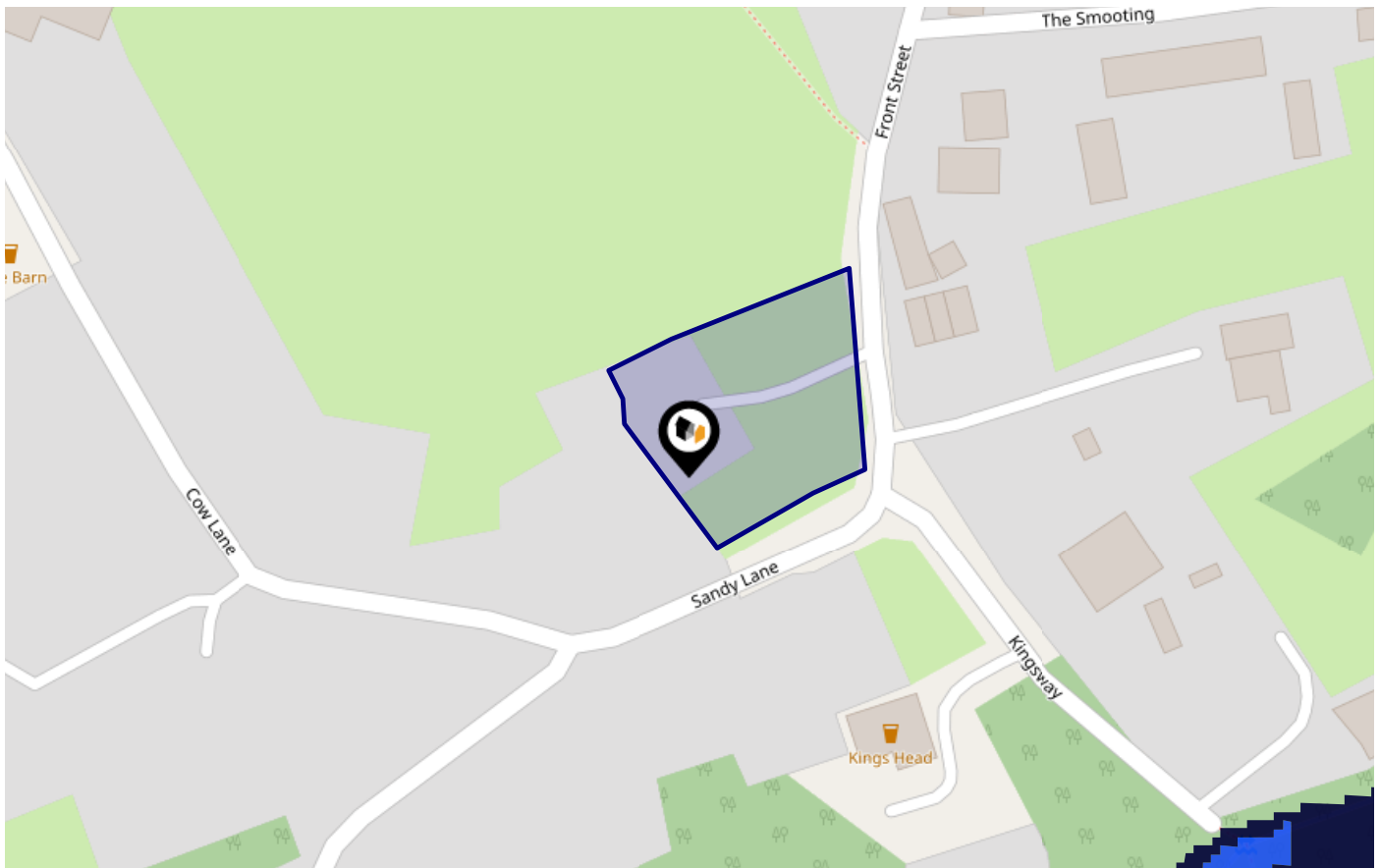
MIR - Material Info

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.



Risk Rating: Very low

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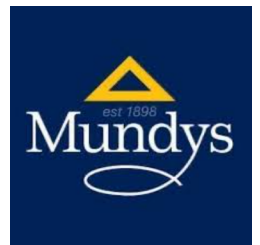
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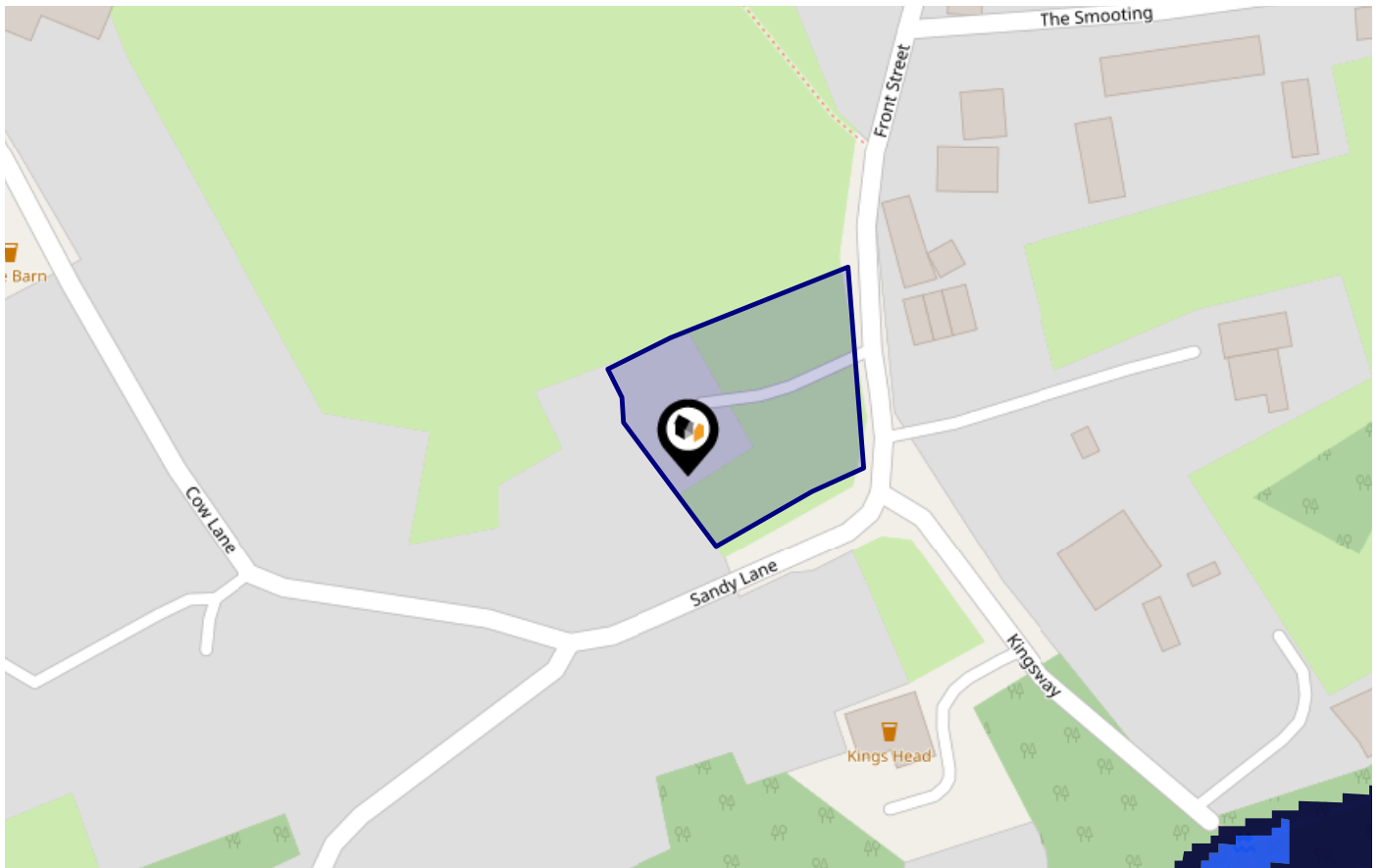


Flood Risk

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**

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.

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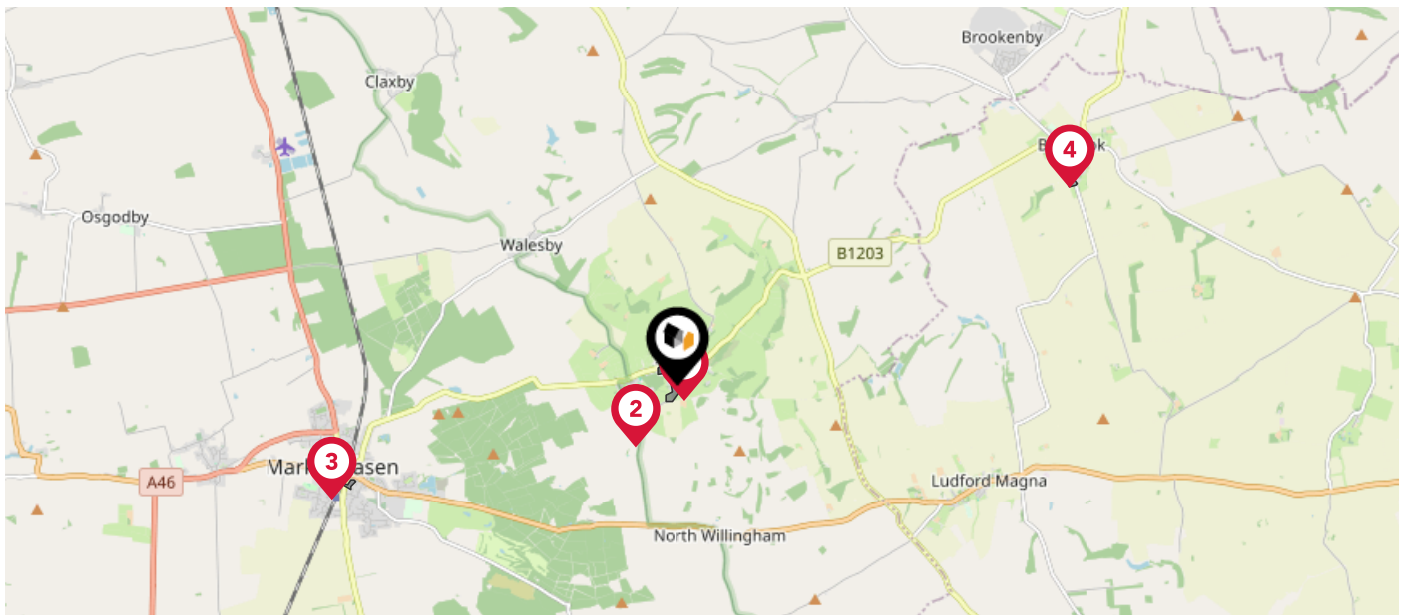
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Maps

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



Tealby



Tealby Thorpe



Market Rasen



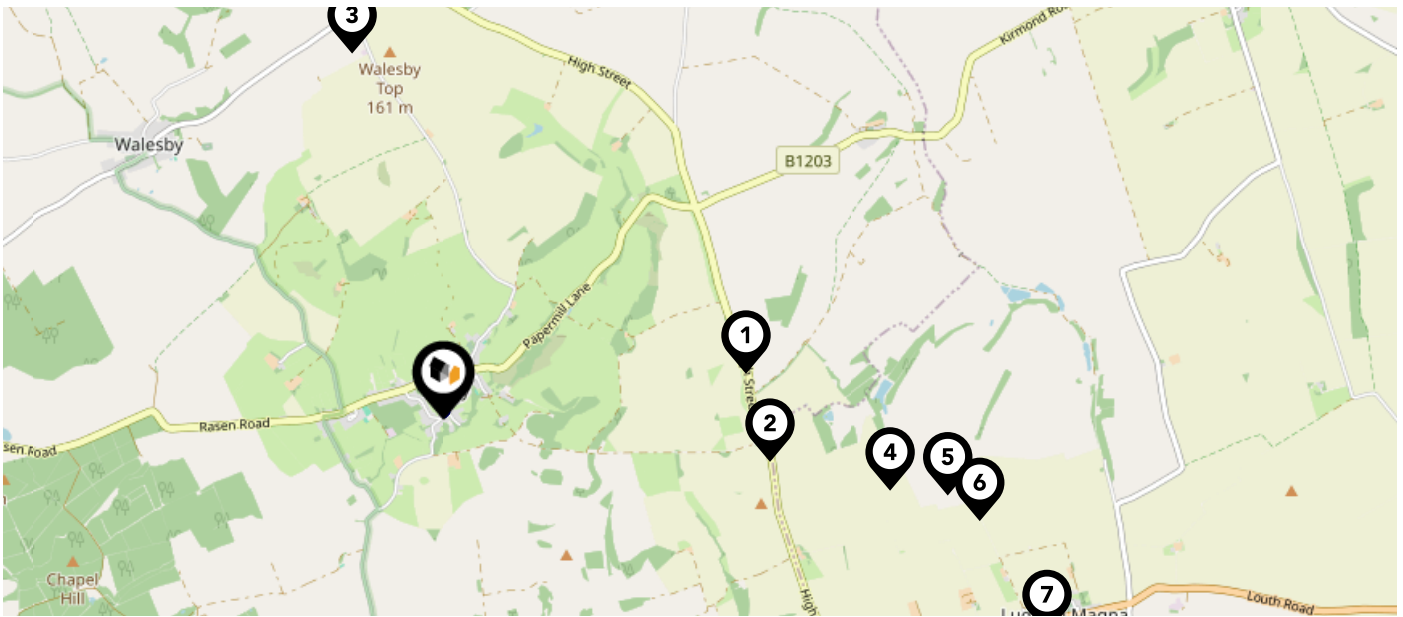
Binbrook

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

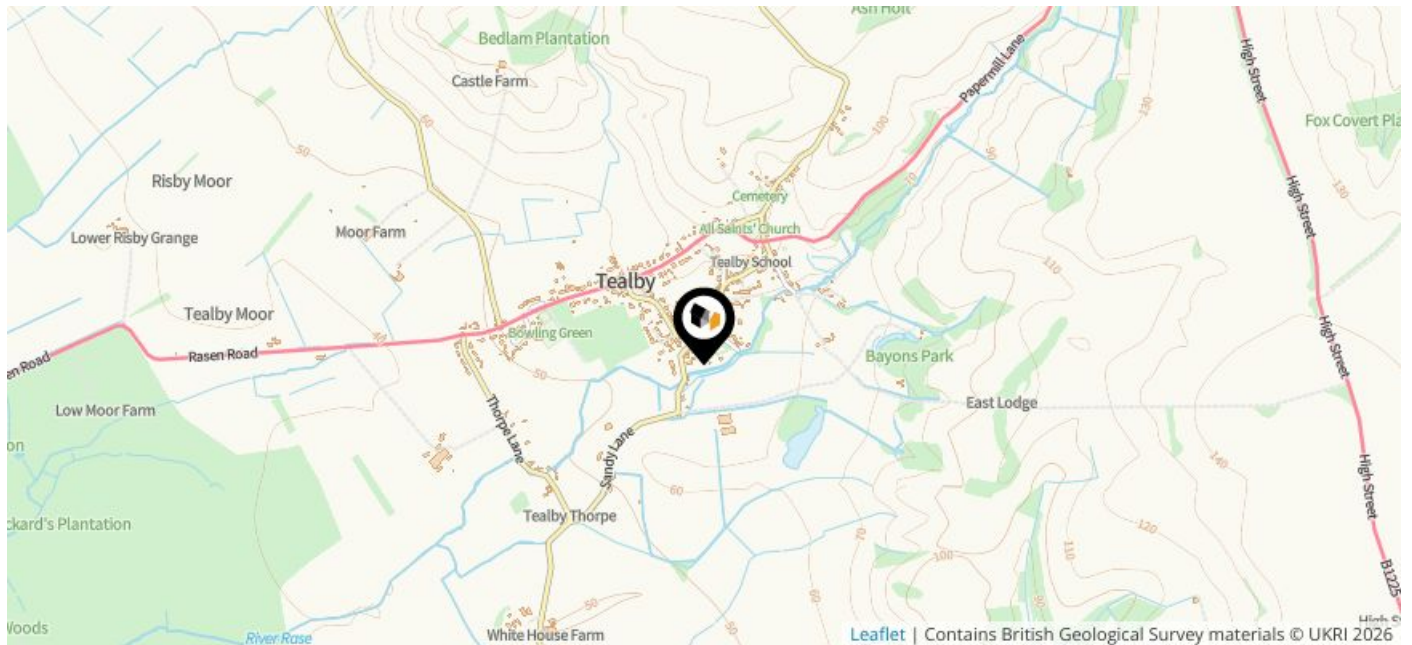
	Caistor High Street-Ludford	Historic Landfill
	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
	Walesby Top-Caistor Lane, Walesby	Historic Landfill
	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
	Ludford-Market Rasen, Lincolnshire	Historic Landfill
	Disused Pit-Moor Farm	Historic Landfill
	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.

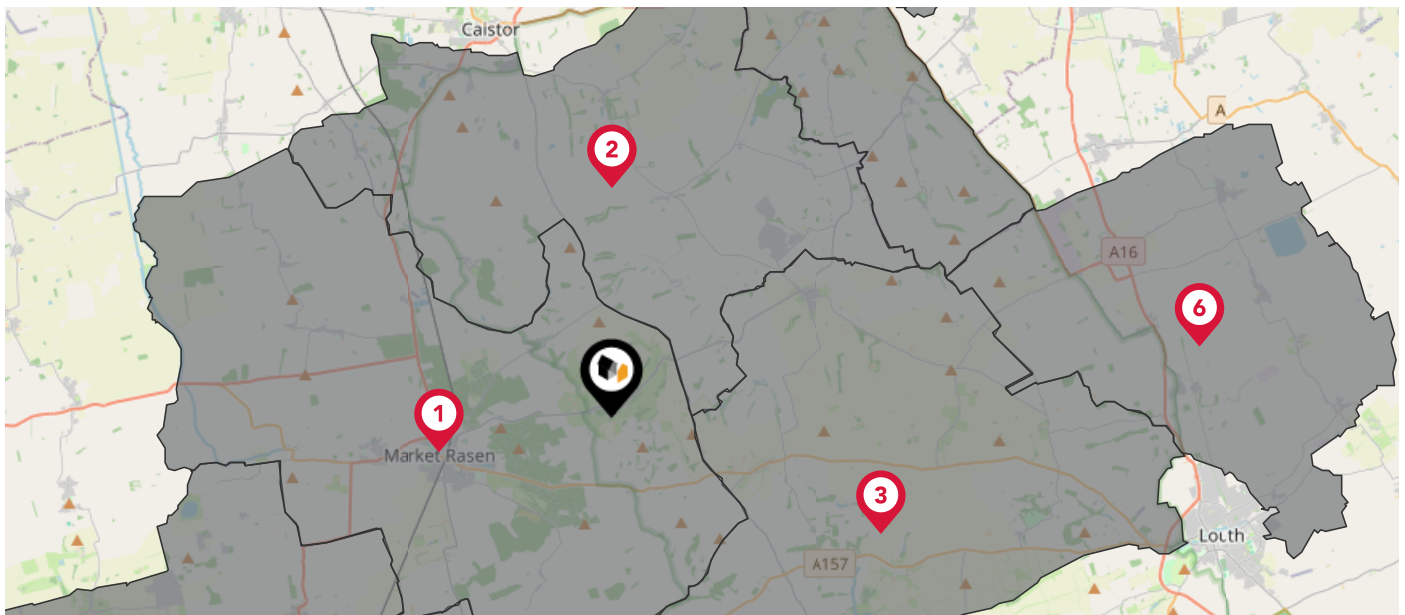
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



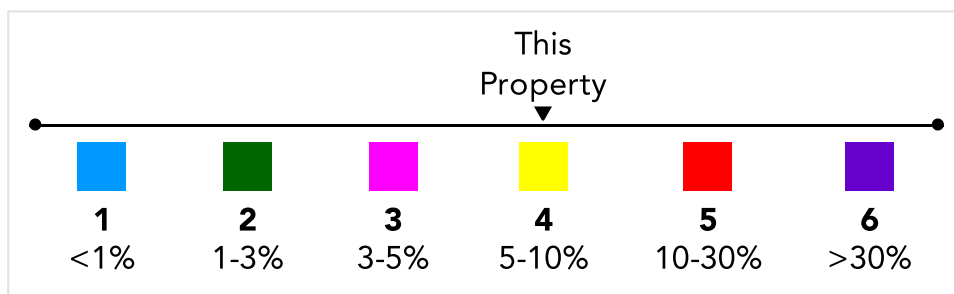
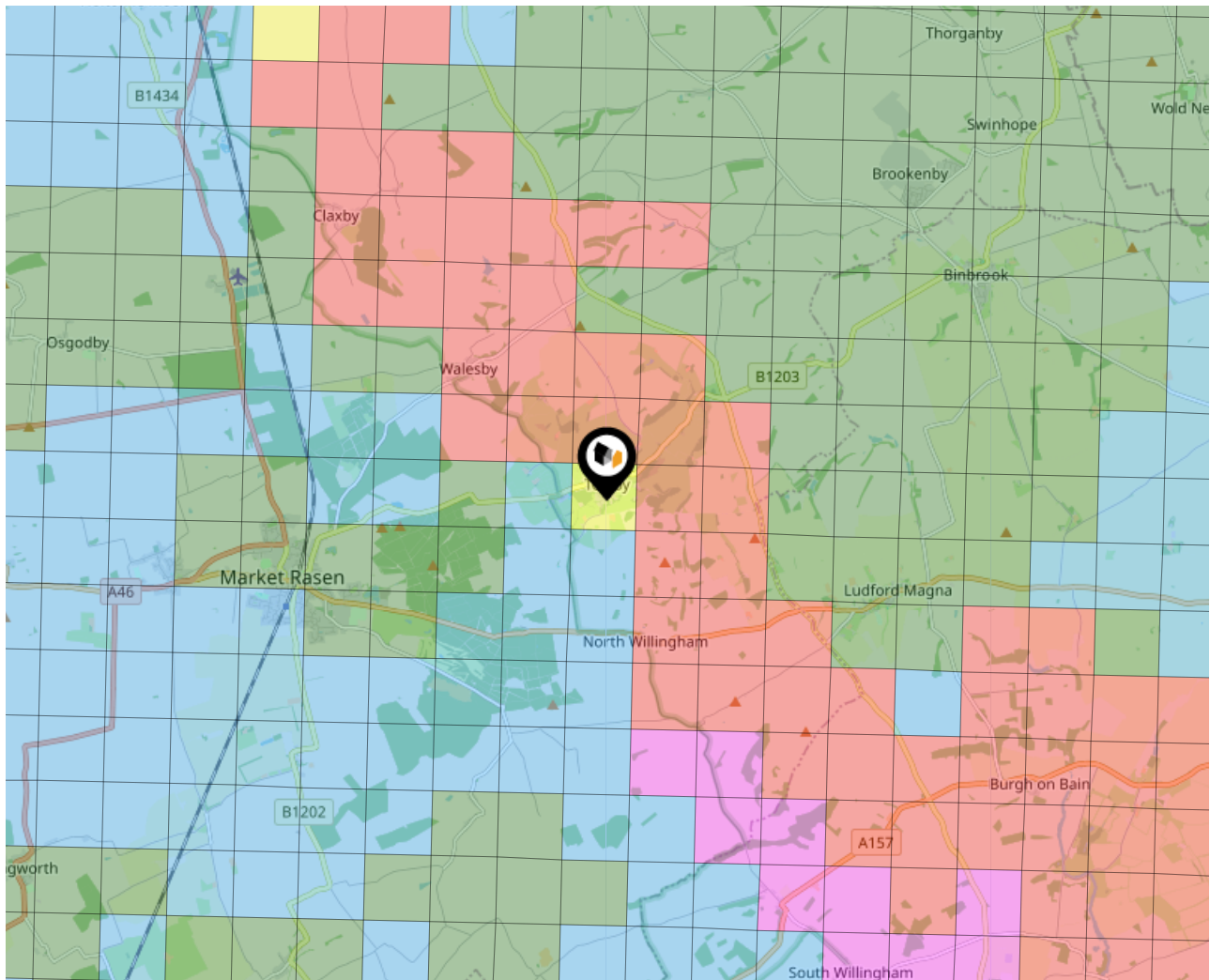
Wolds Ward



Fulstow Ward

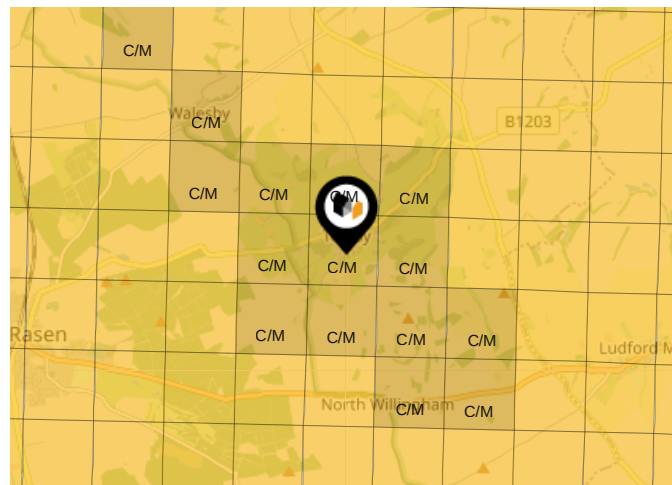
What is Radon?

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)

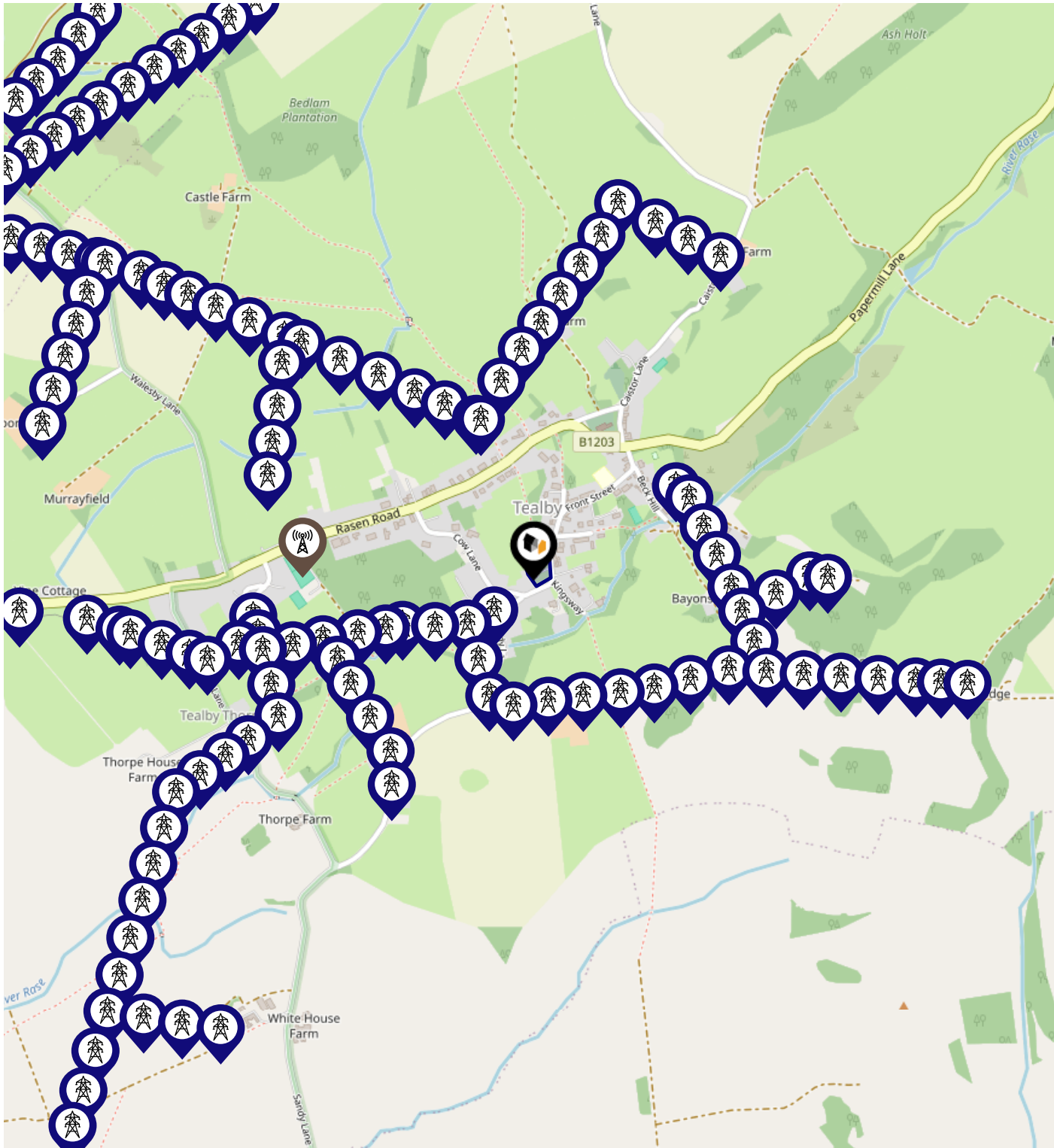
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		





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:

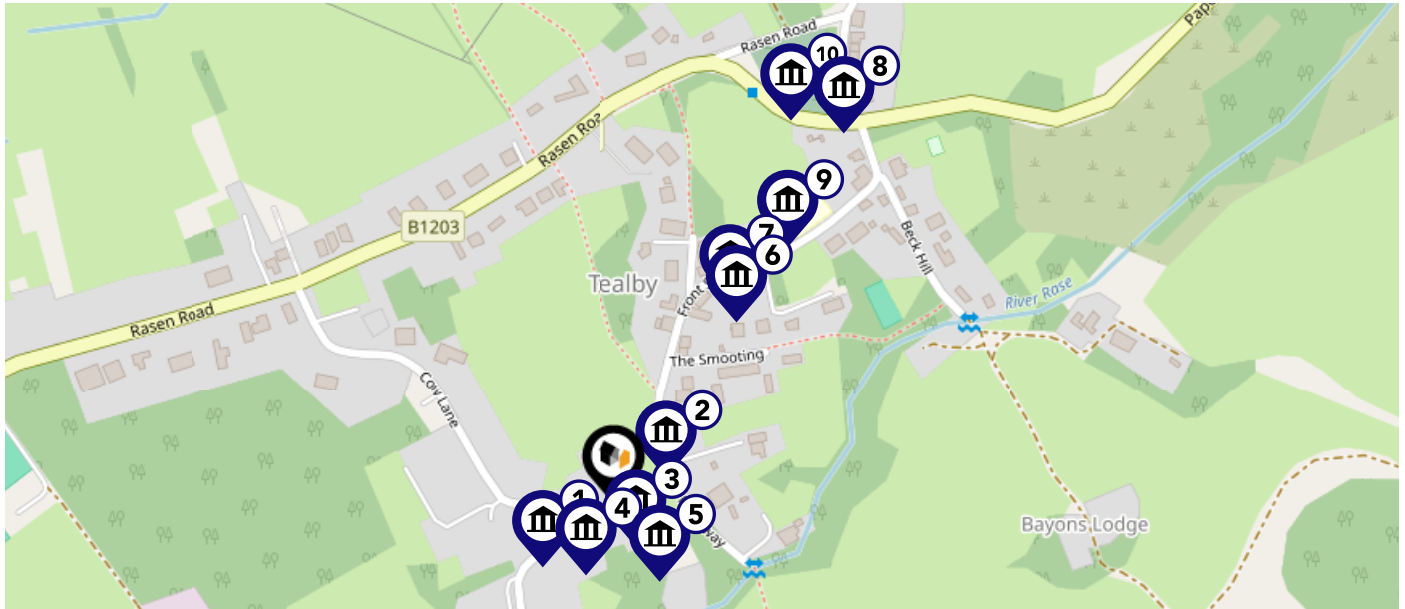
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

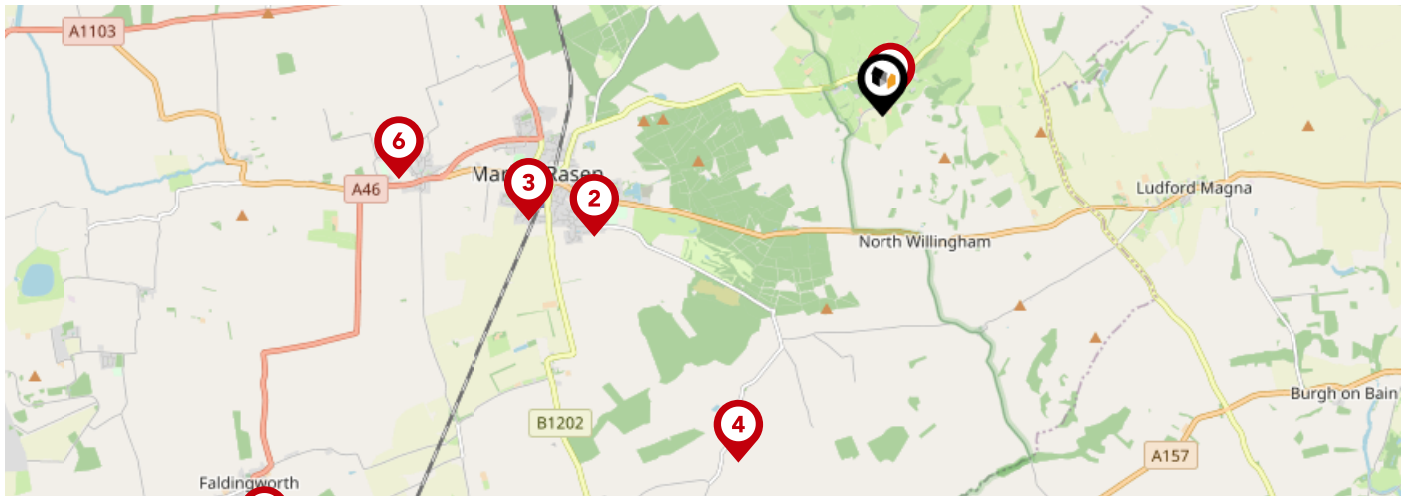


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

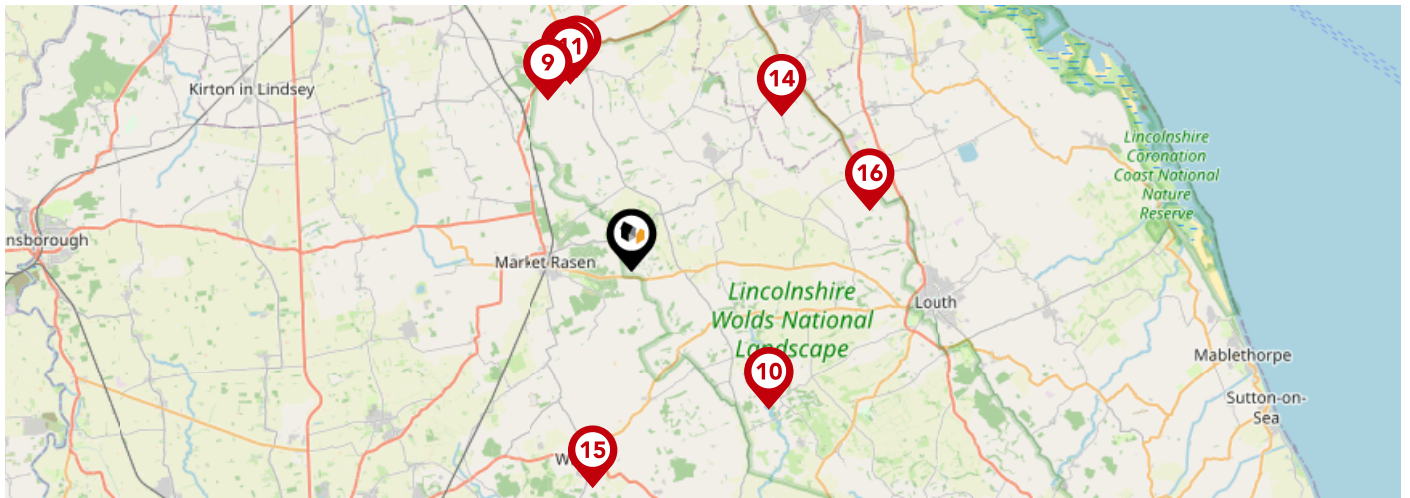










Listed Buildings in the local district	Grade	Distance
 1359794 - Corner House	Grade II	0.0 miles
 1165430 - Methodist Chapel	Grade II	0.0 miles
 1063476 - 1, Sandy Lane	Grade II	0.0 miles
 1165450 - Linden House	Grade II	0.0 miles
 1063474 - The Kings Head Public House	Grade II	0.1 miles
 1359792 - Crown House	Grade II	0.1 miles
 1063472 - 14, Front Street	Grade II	0.1 miles
 1359791 - Curates Cottage	Grade II	0.2 miles
 1063471 - School	Grade II	0.2 miles
 1063475 - Church Of All Saints	Grade I	0.2 miles

Area Schools

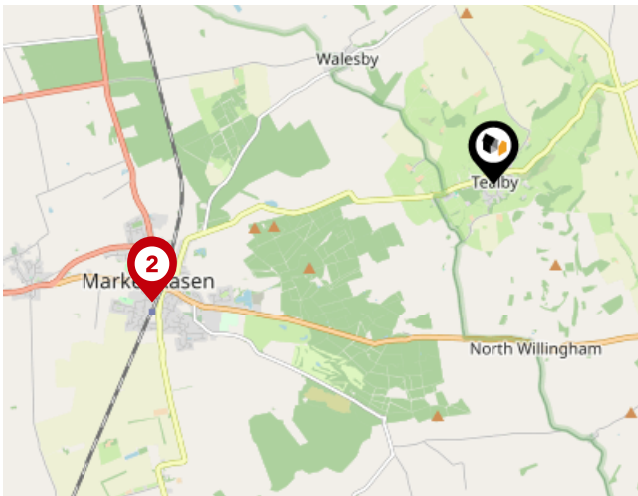


		Nursery	Primary	Secondary	College	Private
1	Tealby School Ofsted Rating: Good Pupils: 84 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Legsby Primary School Ofsted Rating: Good Pupils: 37 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:6.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



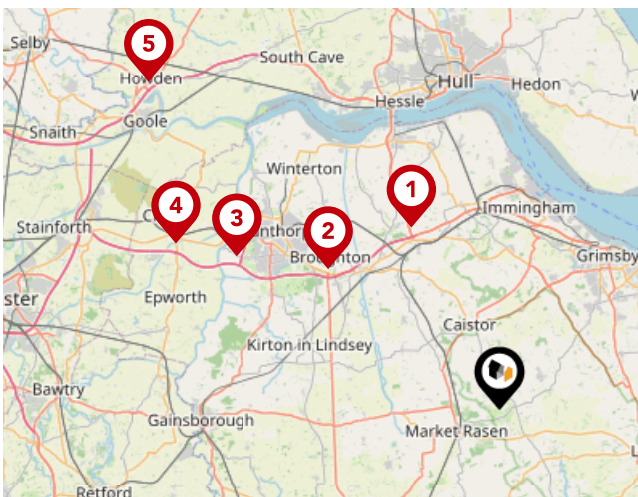
	Nursery	Primary	Secondary	College	Private
 Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Donington-on-Bain School Ofsted Rating: Good Pupils: 94 Distance:6.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Caistor CofE and Methodist Primary School Ofsted Rating: Good Pupils: 216 Distance:6.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 East Ravendale CofE Primary School Academy Ofsted Rating: Good Pupils: 98 Distance:7.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:7.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Utterby Primary Academy Ofsted Rating: Good Pupils: 69 Distance:8.72	<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	3.19 miles
2	Market Rasen Rail Station	3.21 miles
3	Healing Railway Station	13.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.31 miles
2	M180 J4	15.73 miles
3	M180 J3	21.55 miles
4	M180 J2	25.7 miles
5	M62 J37	33.92 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.22 miles
2	Finningley	31.3 miles
3	East Mids Airport	59.4 miles
4	Leeds Bradford Airport	65.85 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.22 miles
2	Cow Lane	0.19 miles
3	Cow Lane	0.21 miles
4	Starks Lane	1.46 miles
5	Demand Responsive Area	1.45 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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