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MIR: Material Info

The Material Information Affecting this Property
Friday 05th June 2026



ANGLIAN WAY, MARKET RASEN, LN8

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

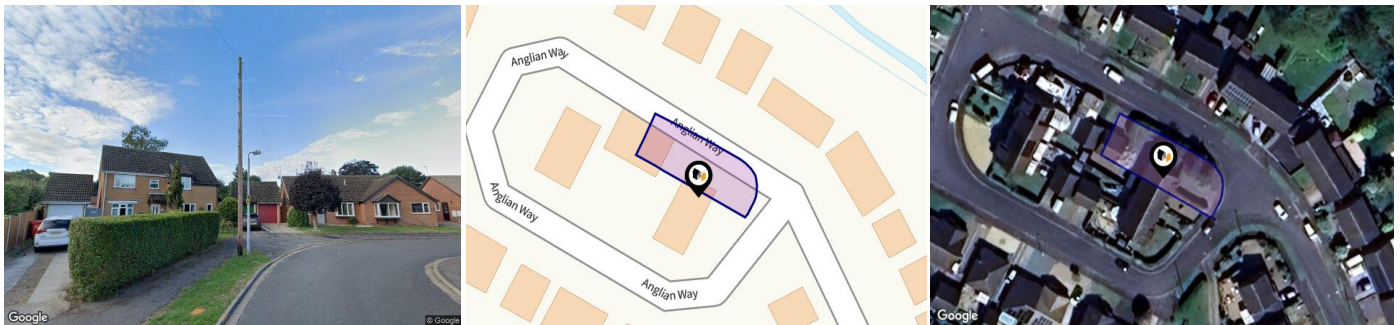
hymie.bentley@mundys.net

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,570		
Title Number:	LL59761		

Local Area

Local Authority:	West lindsey
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	70 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

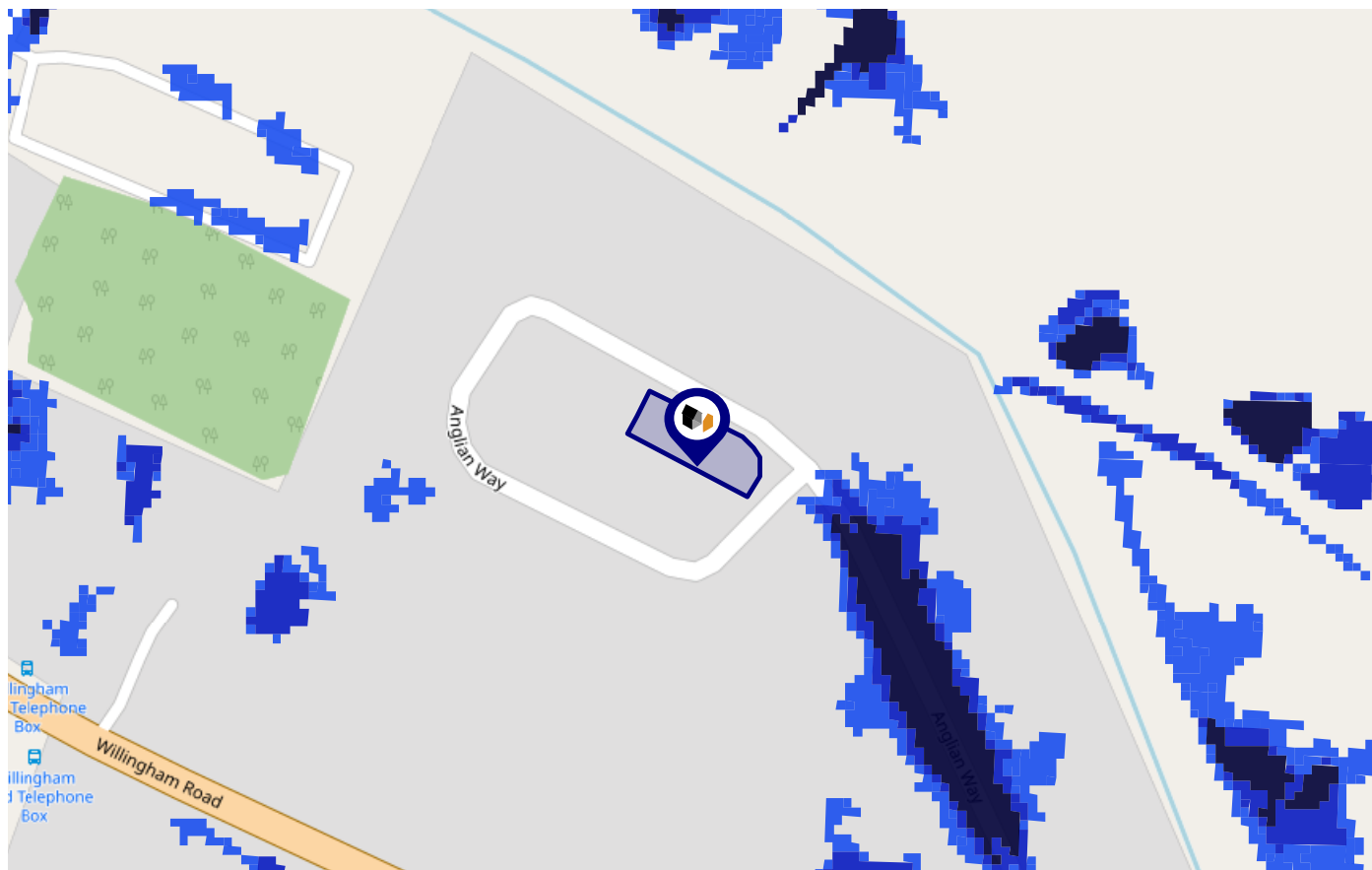


Flood Risk

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.

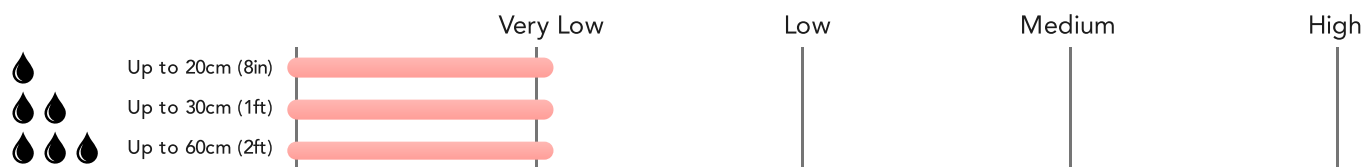


Risk Rating: Very low

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:

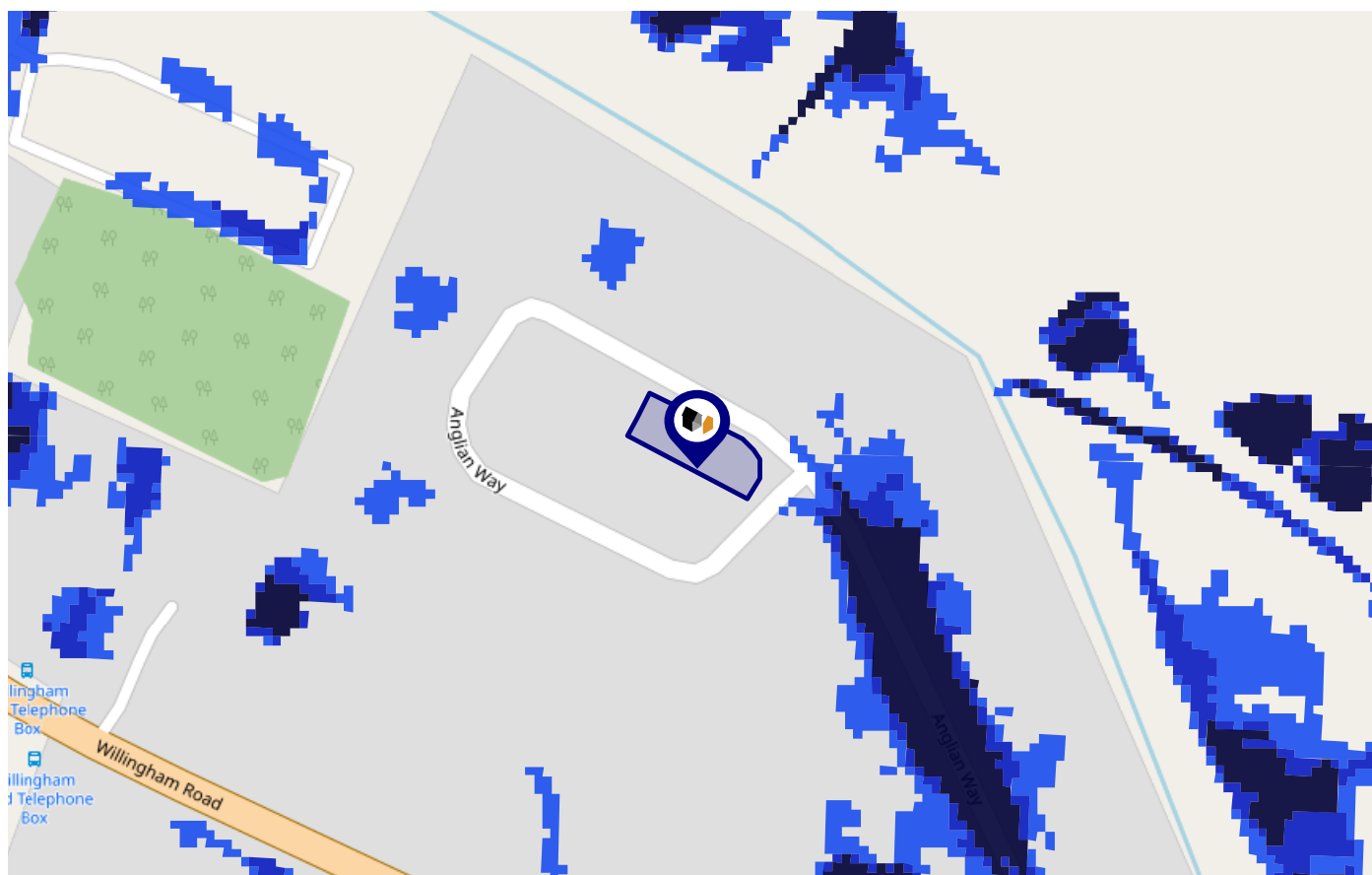


Flood Risk

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.

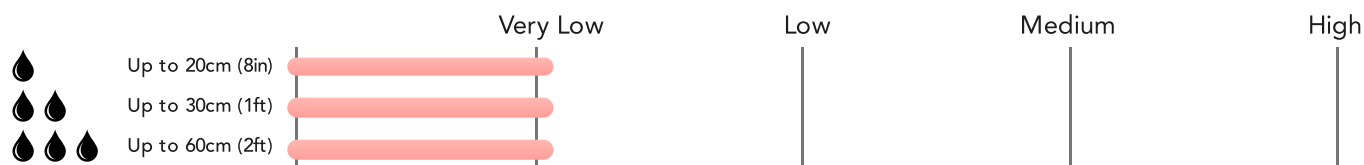


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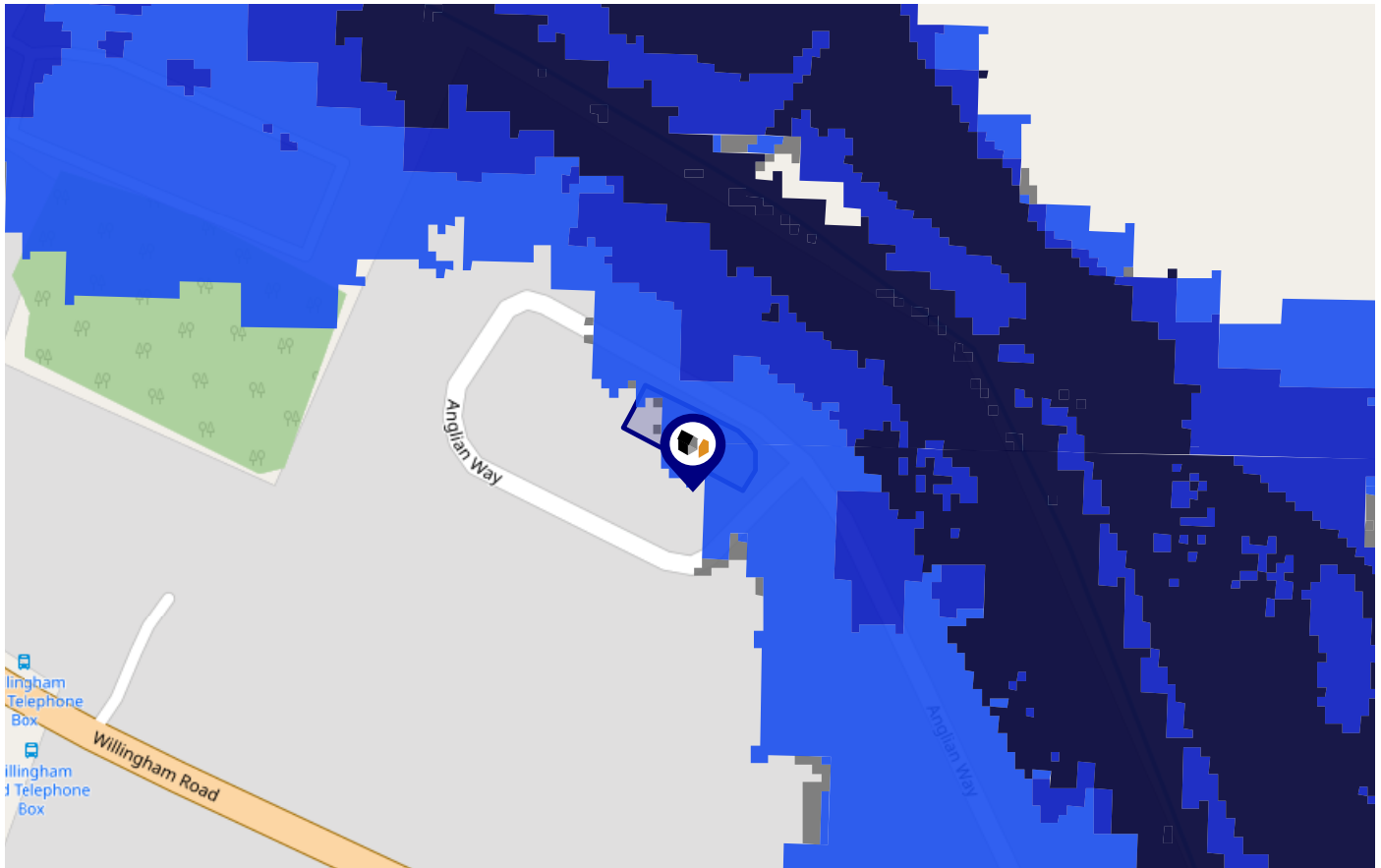
MIR - Material Info

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: Low

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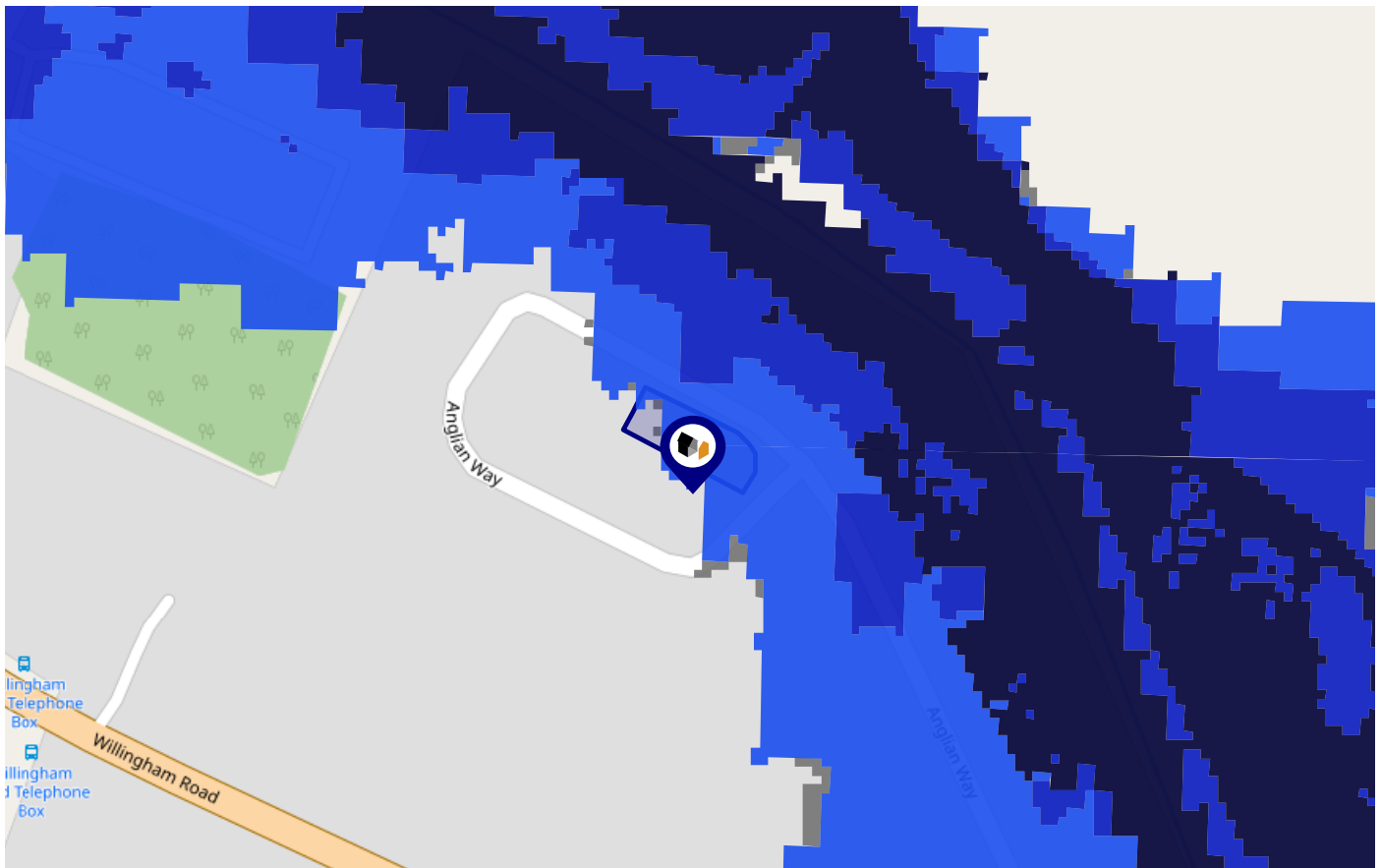


Flood Risk

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: 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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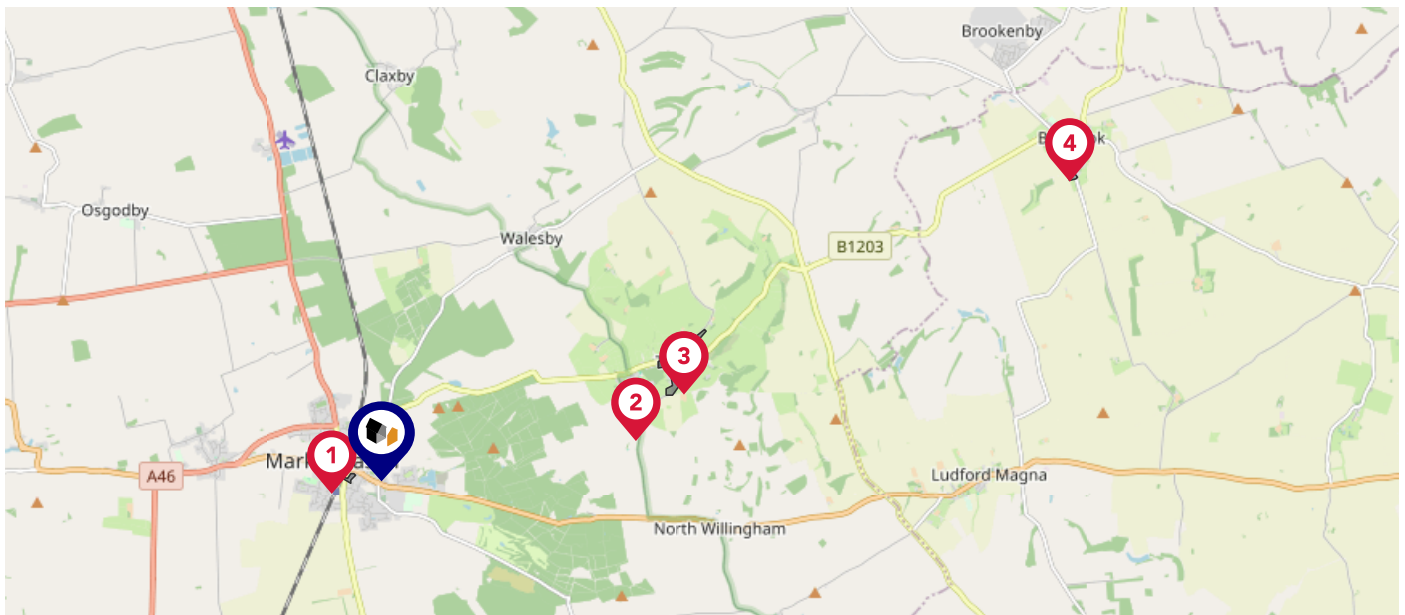
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Maps

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



Market Rasen



Tealby Thorpe



Tealby



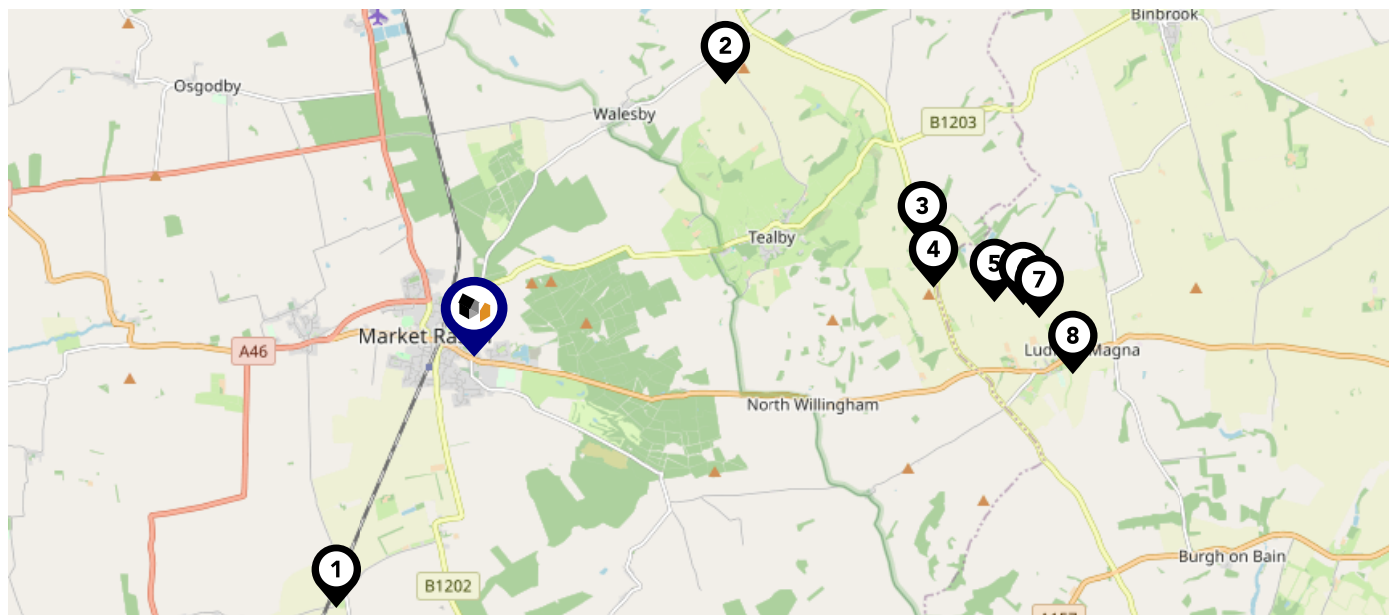
Binbrook

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

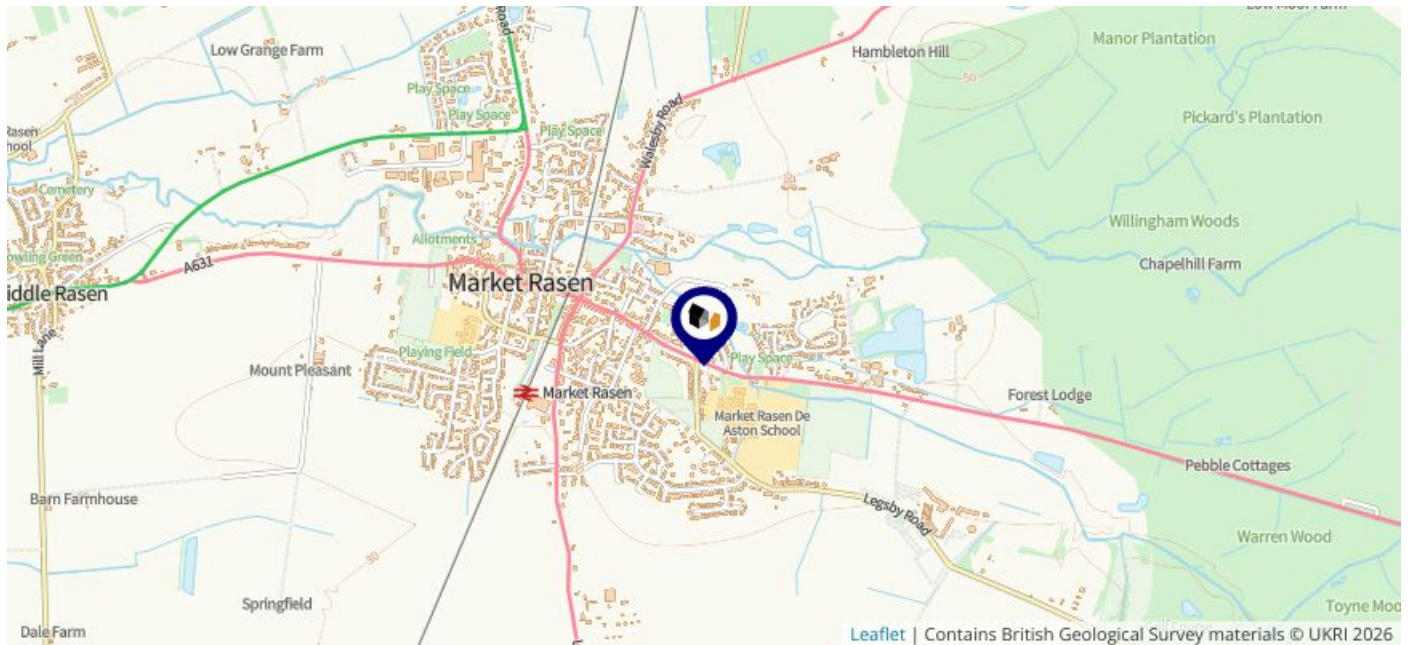
	Buslingthorpe Bridge-Buslingthorpe, Lincolnshire	Historic Landfill
	Walesby Top-Caistor Lane, Walesby	Historic Landfill
	Caistor High Street-Ludford	Historic Landfill
	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
	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.

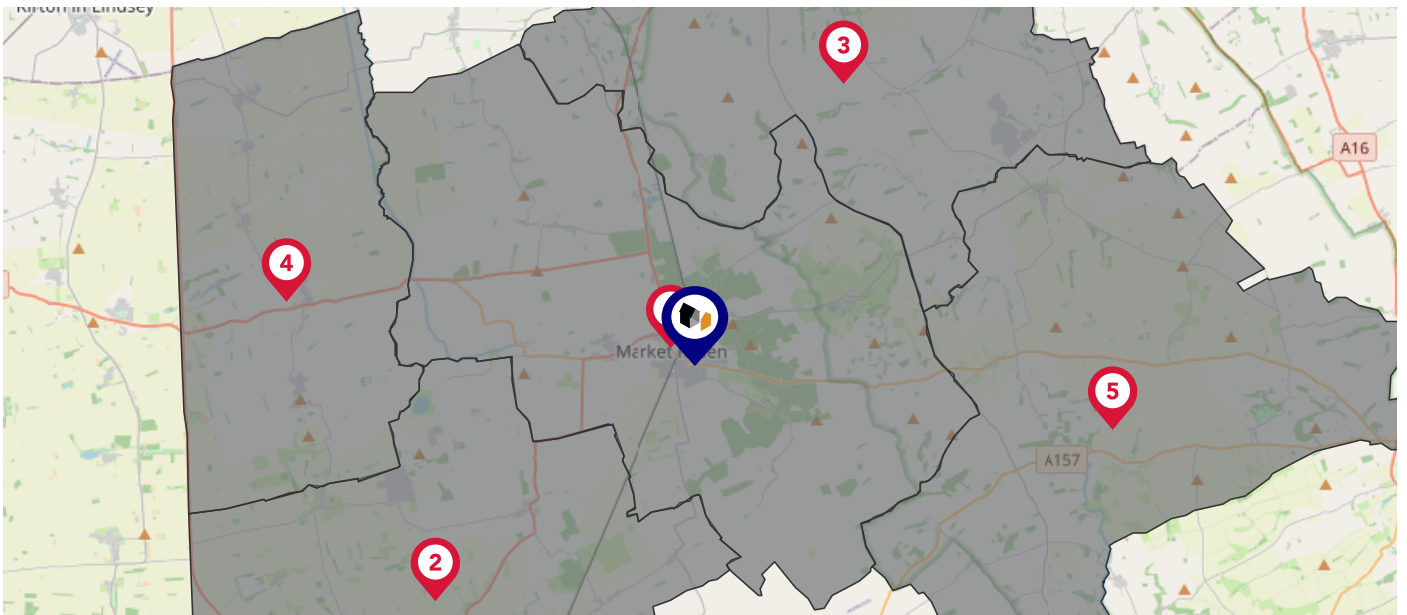
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

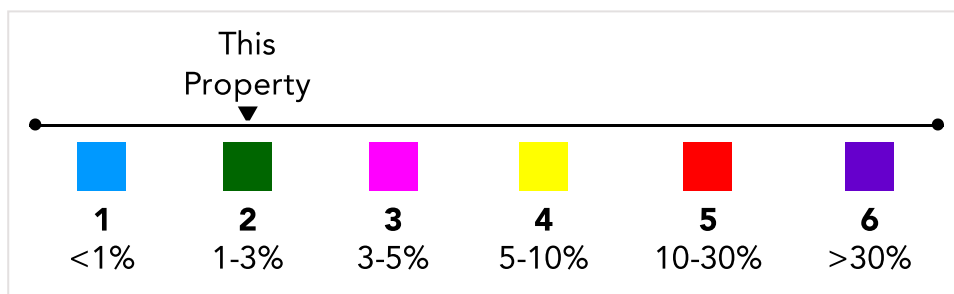
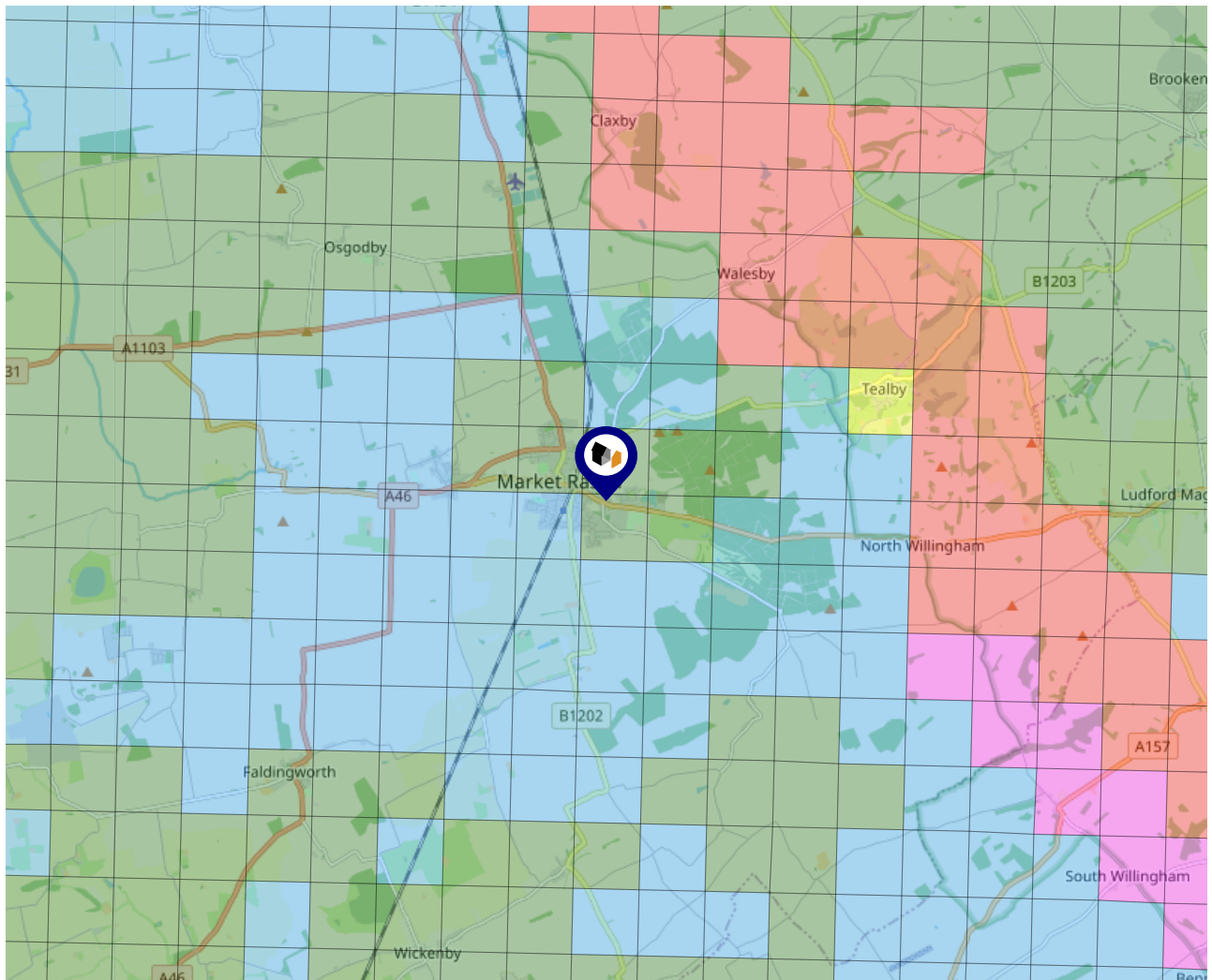


Nearby Council Wards

-  Market Rasen Ward
-  Dunholme and Welton Ward
-  Wold View Ward
-  Waddingham and Spital Ward
-  Binbrook Ward

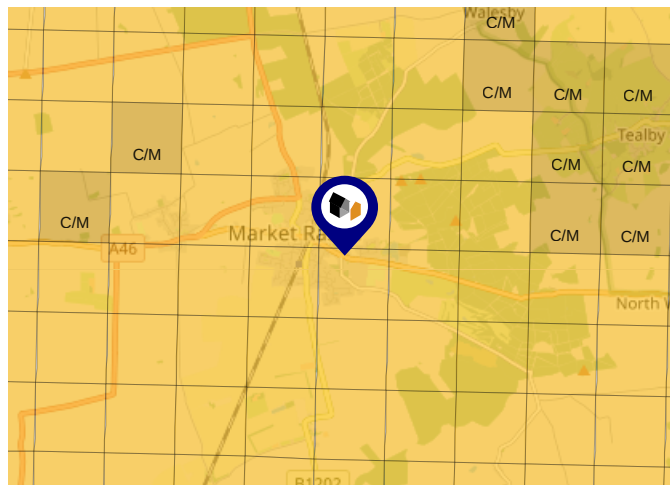
What is Radon?

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)

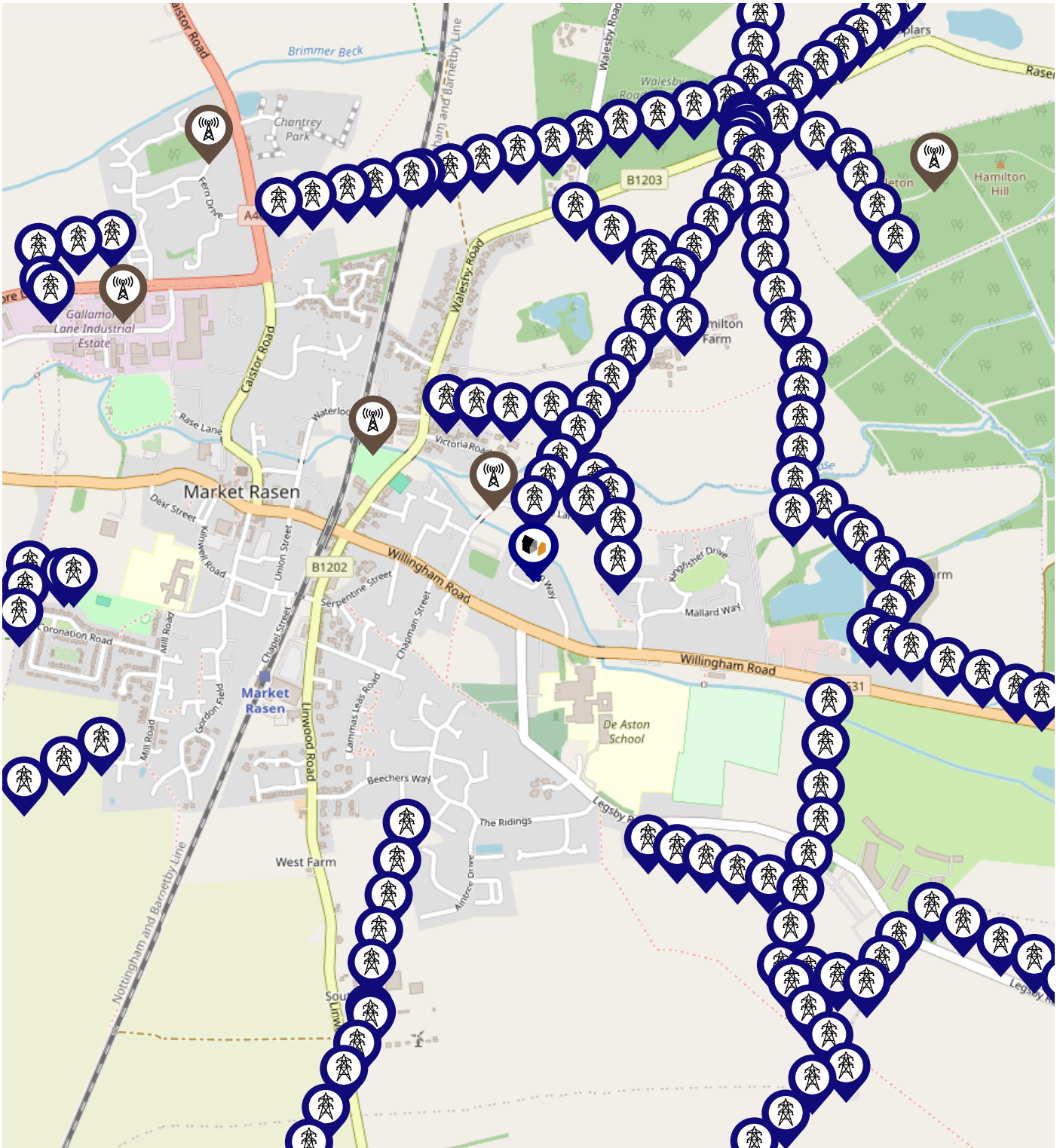
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		





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:

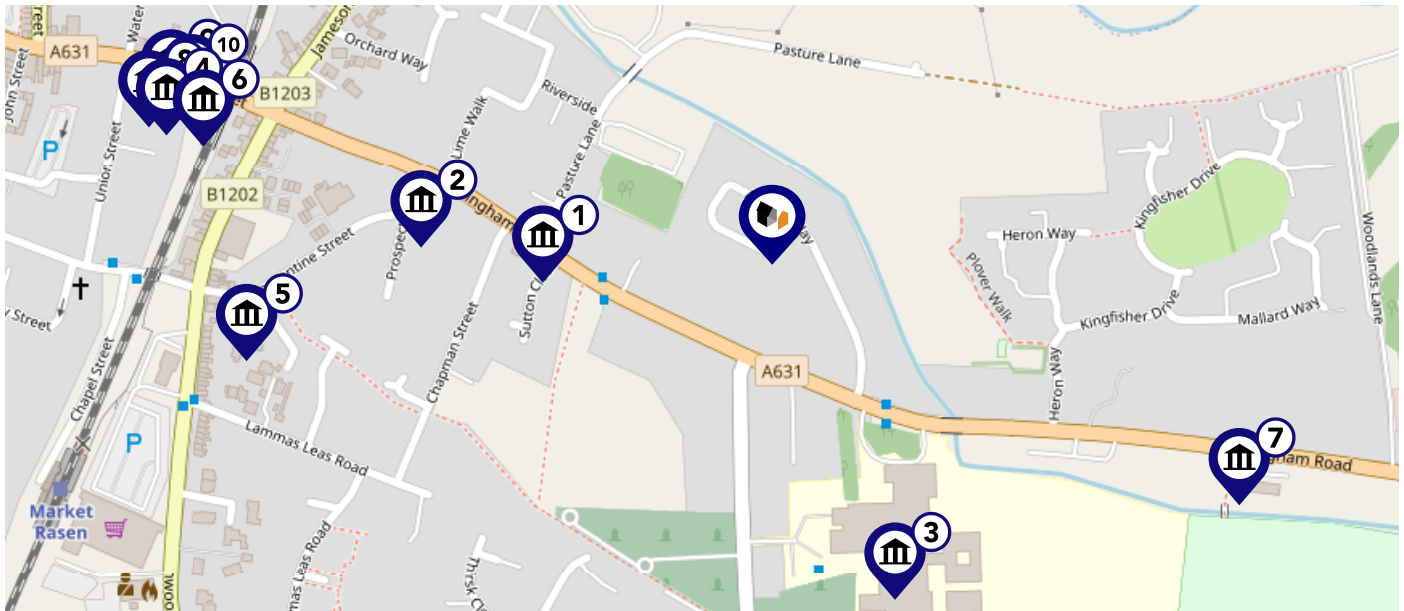
-  Power Pylons
-  Communication Masts











Maps

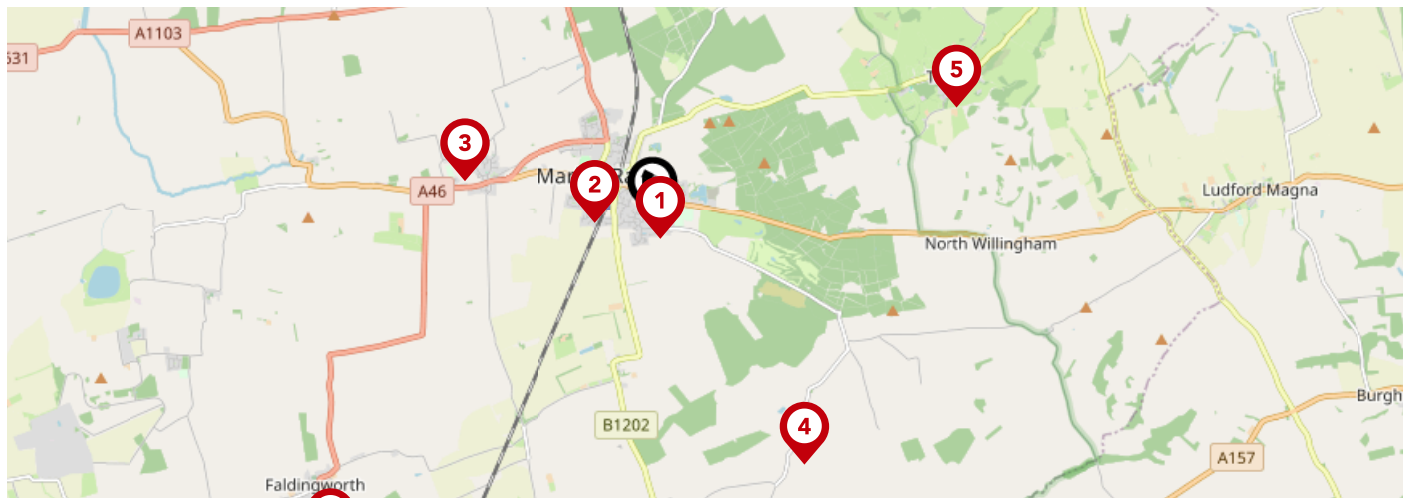
Listed Buildings



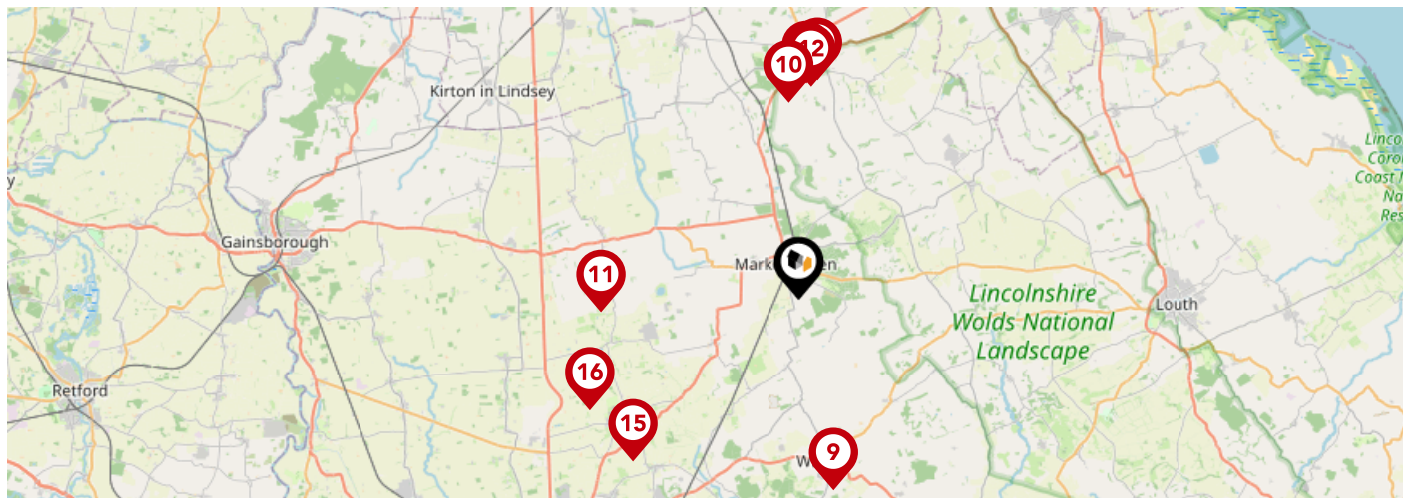
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1063462 - 36, 37, 38, 39, Willingham Road	Grade II	0.1 miles
 1359788 - 24, Willingham Road	Grade II	0.2 miles
 1165972 - De Aston School Headmaster's House	Grade II	0.2 miles
 1359786 - 40 And 42, Queen Street	Grade II	0.3 miles
 1063461 - Maltings (now Harwood Tate Antiques)	Grade II	0.3 miles
 1063459 - The King's Head Public House	Grade II	0.3 miles
 1246226 - Milestone Opposite No 65	Grade II	0.3 miles
 1165943 - 36 And 38, Queen Street	Grade II	0.3 miles
 1063460 - 33, Queen Street	Grade II	0.3 miles
 1165959 - 37 And 39, Queen Street	Grade II	0.3 miles

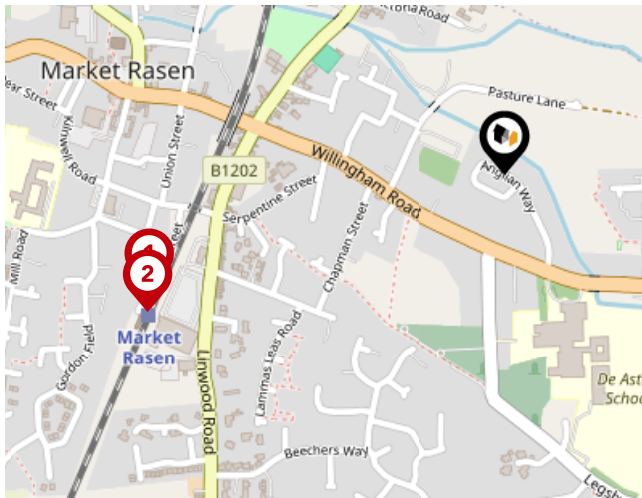


		Nursery	Primary	Secondary	College	Private
1	De Aston School Ofsted Rating: Good Pupils: 1040 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Market Rasen Church of England Primary School Ofsted Rating: Good Pupils: 308 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Middle Rasen Primary School Ofsted Rating: Good Pupils: 135 Distance:1.68	<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:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tealby School Ofsted Rating: Good Pupils: 84 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Osgodby Primary School Ofsted Rating: Good Pupils: 94 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Faldingworth Community Primary School Ofsted Rating: Good Pupils: 71 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Binbrook CofE Primary School Ofsted Rating: Good Pupils: 86 Distance:6.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



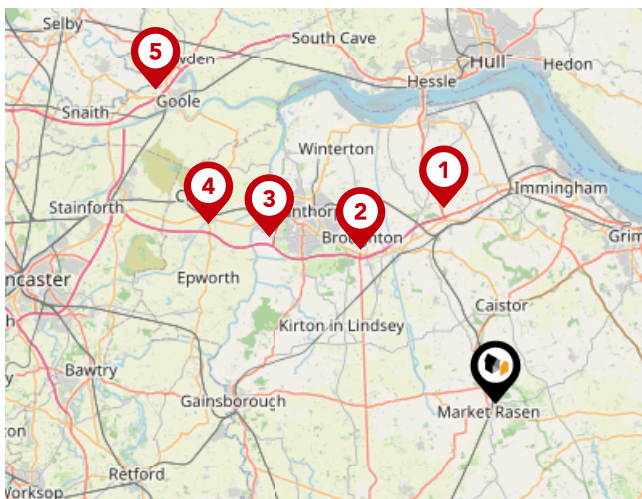
		Nursery	Primary	Secondary	College	Private
	Wragby Primary School Ofsted Rating: Good Pupils: 175 Distance:6.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nettleton Community Primary School Ofsted Rating: Good Pupils: 69 Distance:6.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:6.99	<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:7.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor Grammar School Ofsted Rating: Good Pupils: 683 Distance:7.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caistor Yarborough Academy Ofsted Rating: Good Pupils: 536 Distance:7.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunholme St Chad's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:8.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:8.33	<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	0.41 miles
2	Market Rasen Rail Station	0.42 miles
3	Brigg Rail Station	13.04 miles



Trunk Roads/Motorways

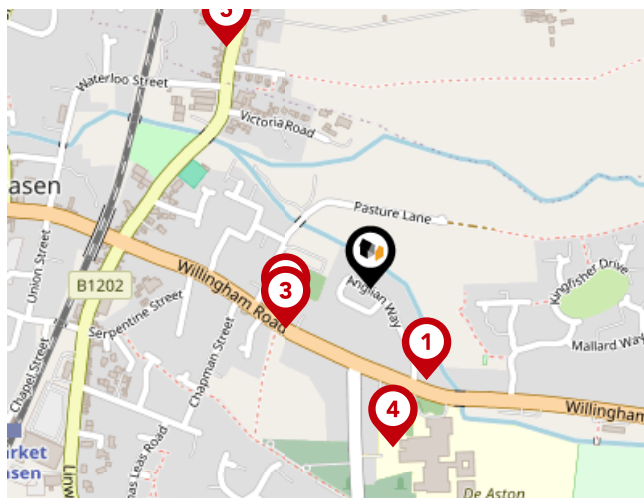
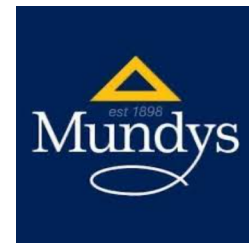
Pin	Name	Distance
1	M180 J5	14.25 miles
2	M180 J4	14.48 miles
3	M180 J3	19.86 miles
4	M180 J2	23.87 miles
5	M62 J36	32.59 miles



Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.67 miles
2	Finningley	28.92 miles
3	East Mids Airport	56.84 miles
4	Leeds Bradford Airport	64.06 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	De Aston School	0.12 miles
2	Telephone Box	0.1 miles
3	Telephone Box	0.1 miles
4	De Aston School Bus Park	0.18 miles
5	Waterloo Street	0.31 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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