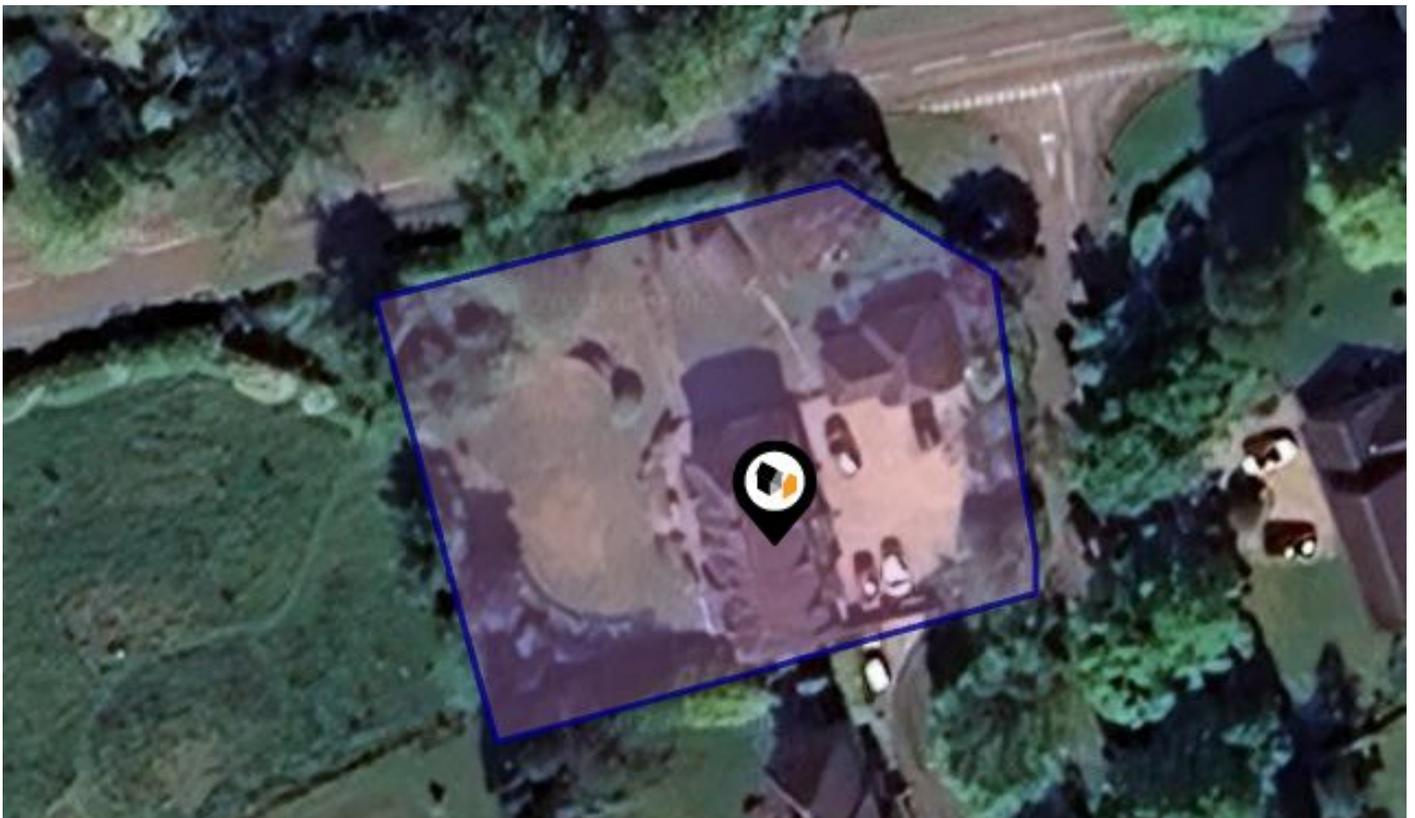# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 04th March 2026

THORPE LANE, TEALBY, MARKET RASEN, LN8

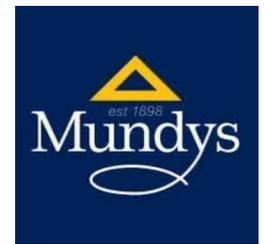**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	2,486 ft^2 / 231 m^2		
Plot Area:	0.42 acres		
Council Tax :	Band F		
Annual Estimate:	£3,293		
Title Number:	LL189105		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✖ Virgin media

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Planning History
This Address

Planning records for: *Thorpe Lane, Tealby, Market Rasen, LN8*

Reference - 139684	
Decision:	Application Determined
Date:	02nd July 2019
Description:	
Application for lawful development certificate for conversion of garage into habitable room.	

Thorpe Lane, Tealby, LN8

Energy rating

C

Valid until 31.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 | C	78 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 59% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	231 m^2

Market
House Price Statistics

Mundys
est 1898

10 Year History of Average House Prices by Property Type in LN8
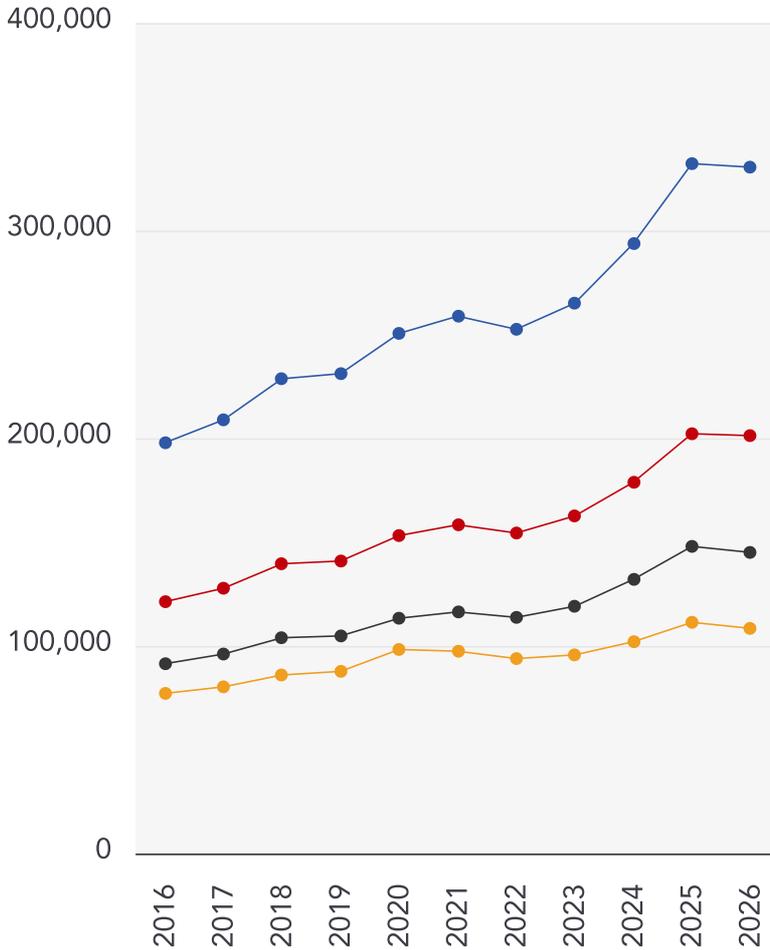
Detached	
+67.09%	
Semi-Detached	
+65.93%	
Terraced	
+58.63%	
Flat	
+40.58%	

400,000

300,000

200,000

100,000

0

2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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
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.
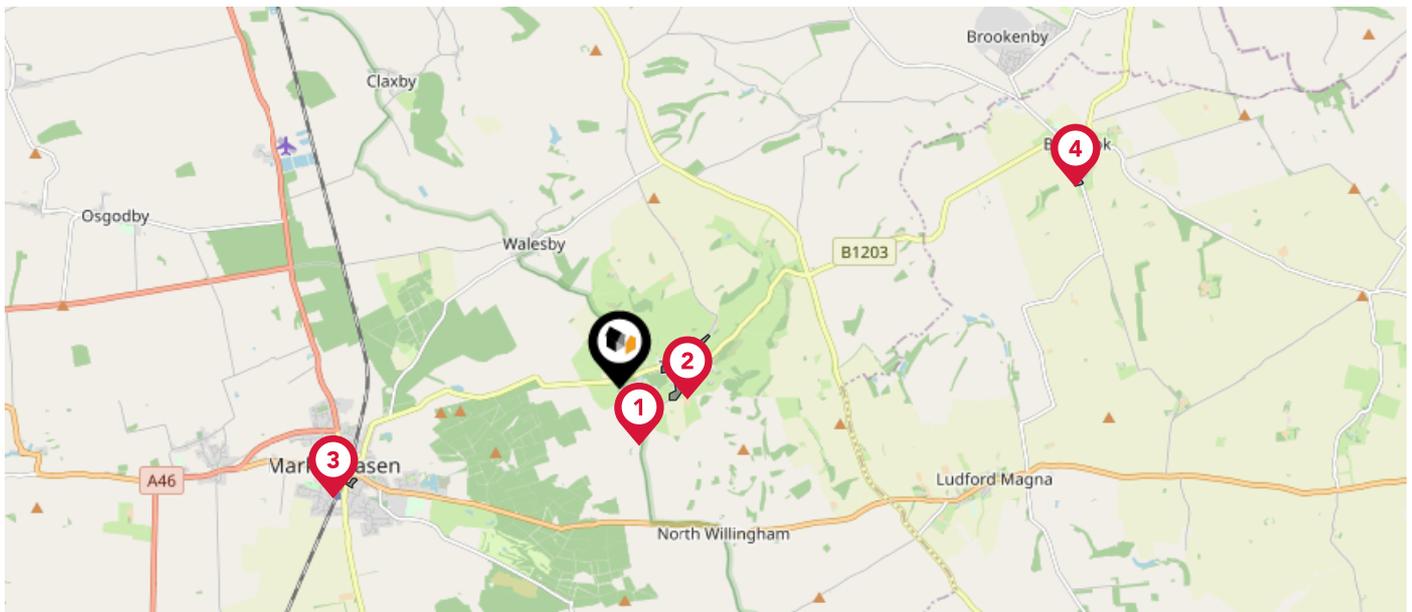
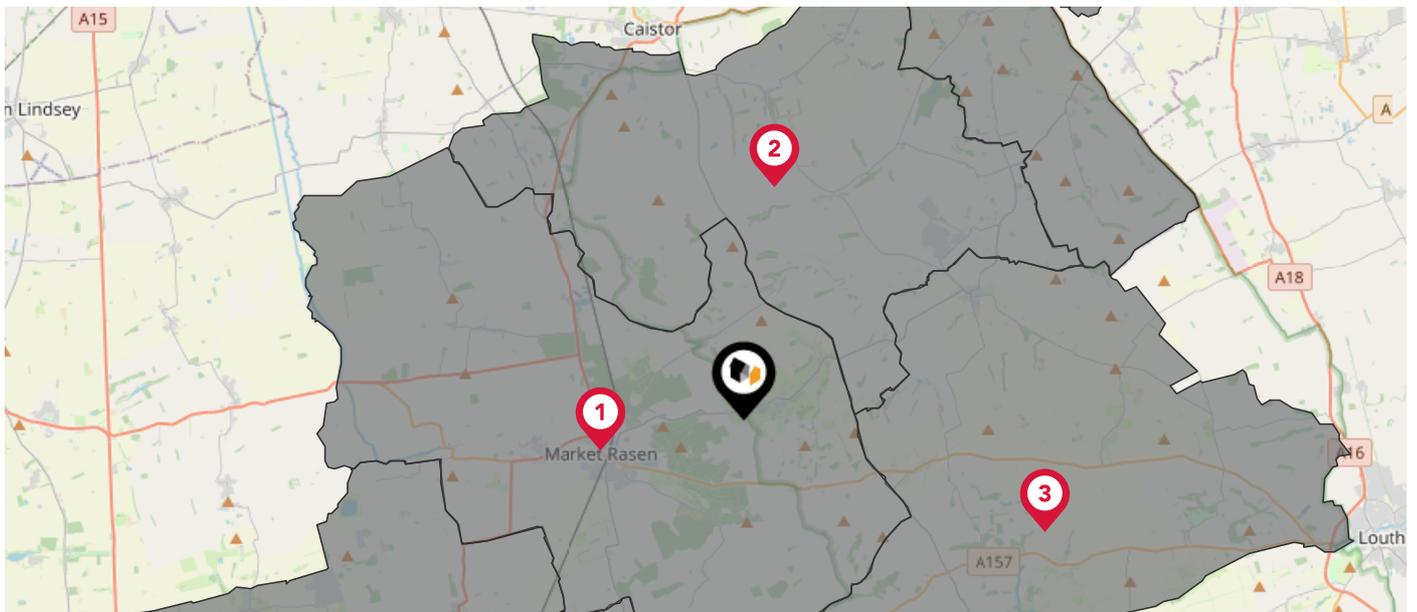| Nearby Conservation Areas	
1	Tealby Thorpe
2	Tealby
3	Market Rasen
4	Binbrook

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	Binbrook Ward
4	Dunholme and Welton Ward
5	Wolds Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
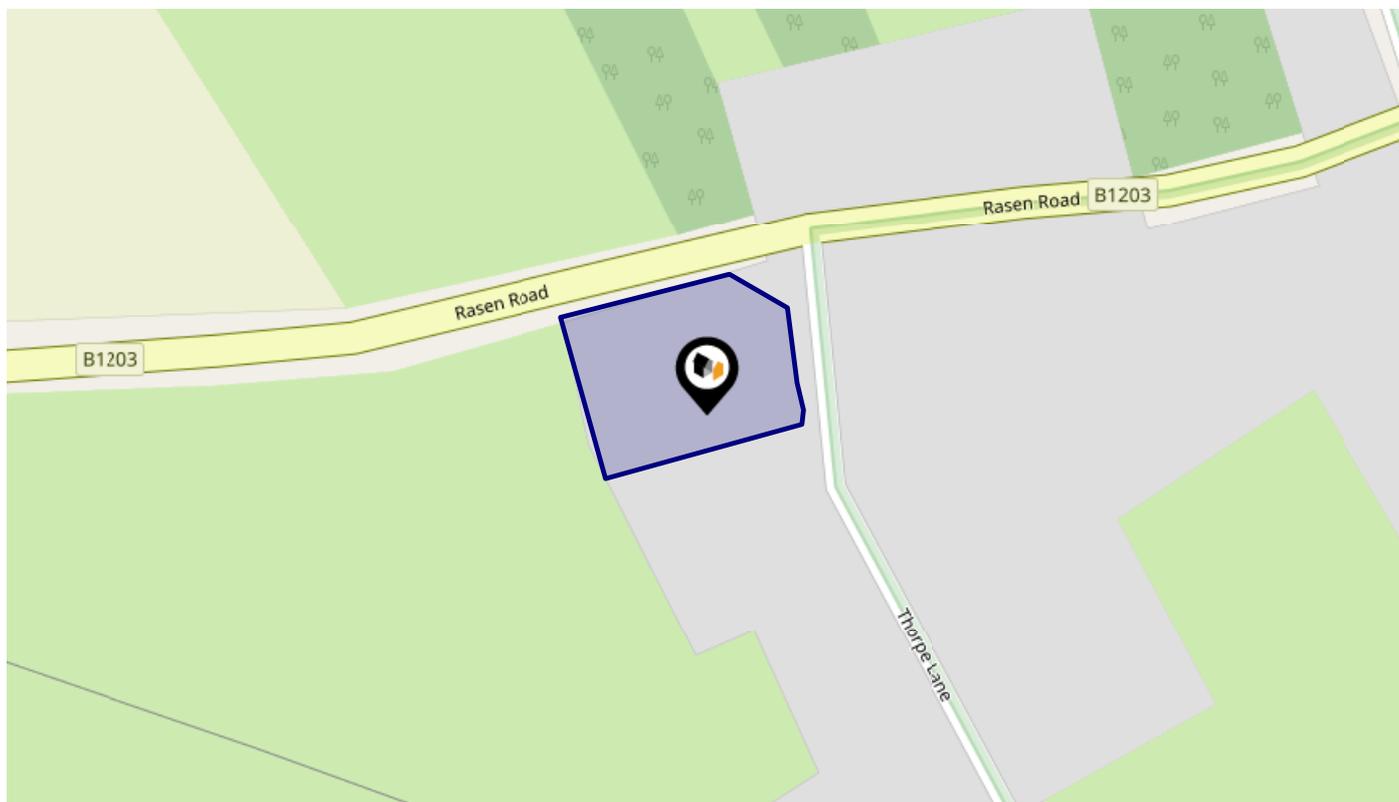
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:
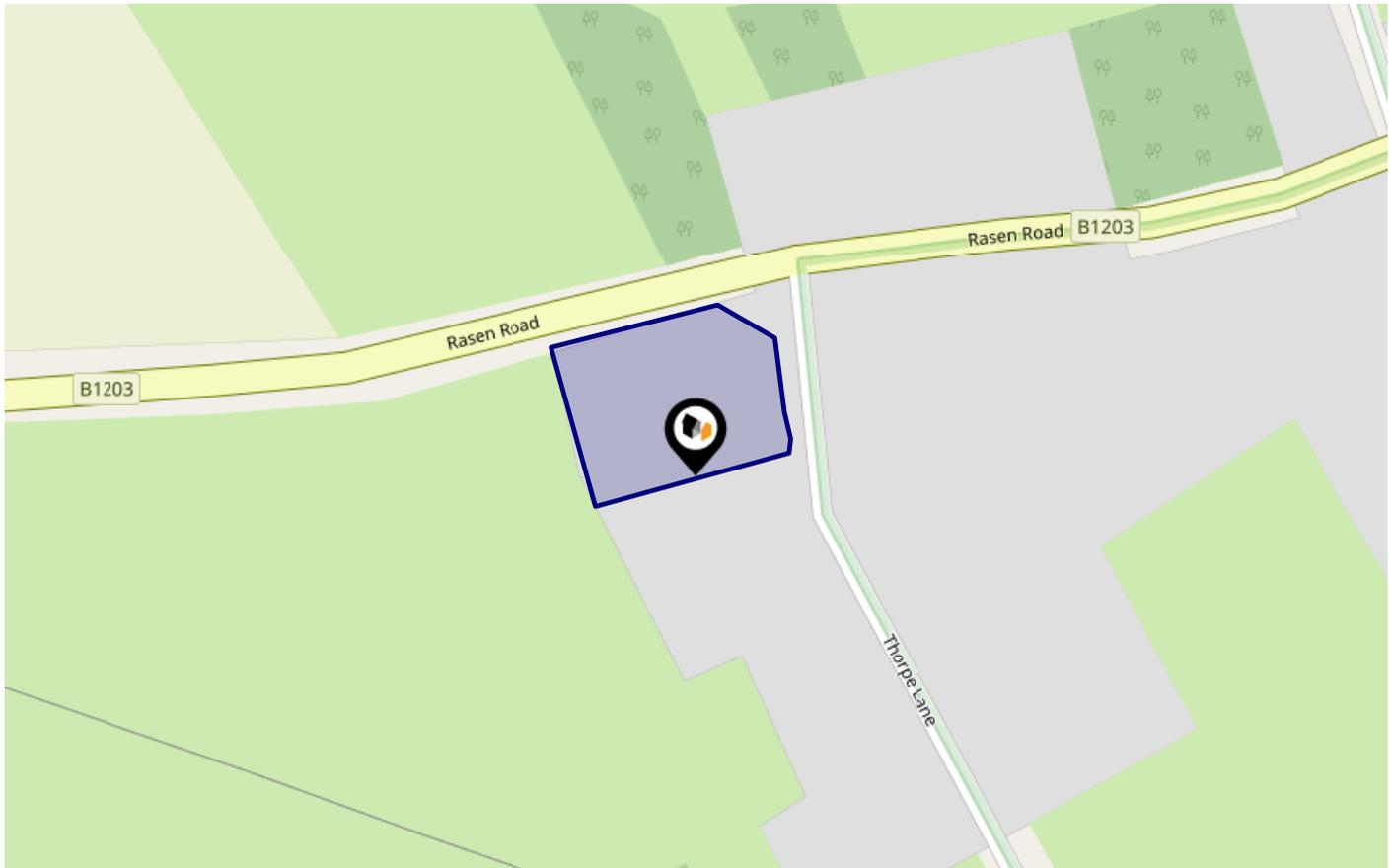
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.

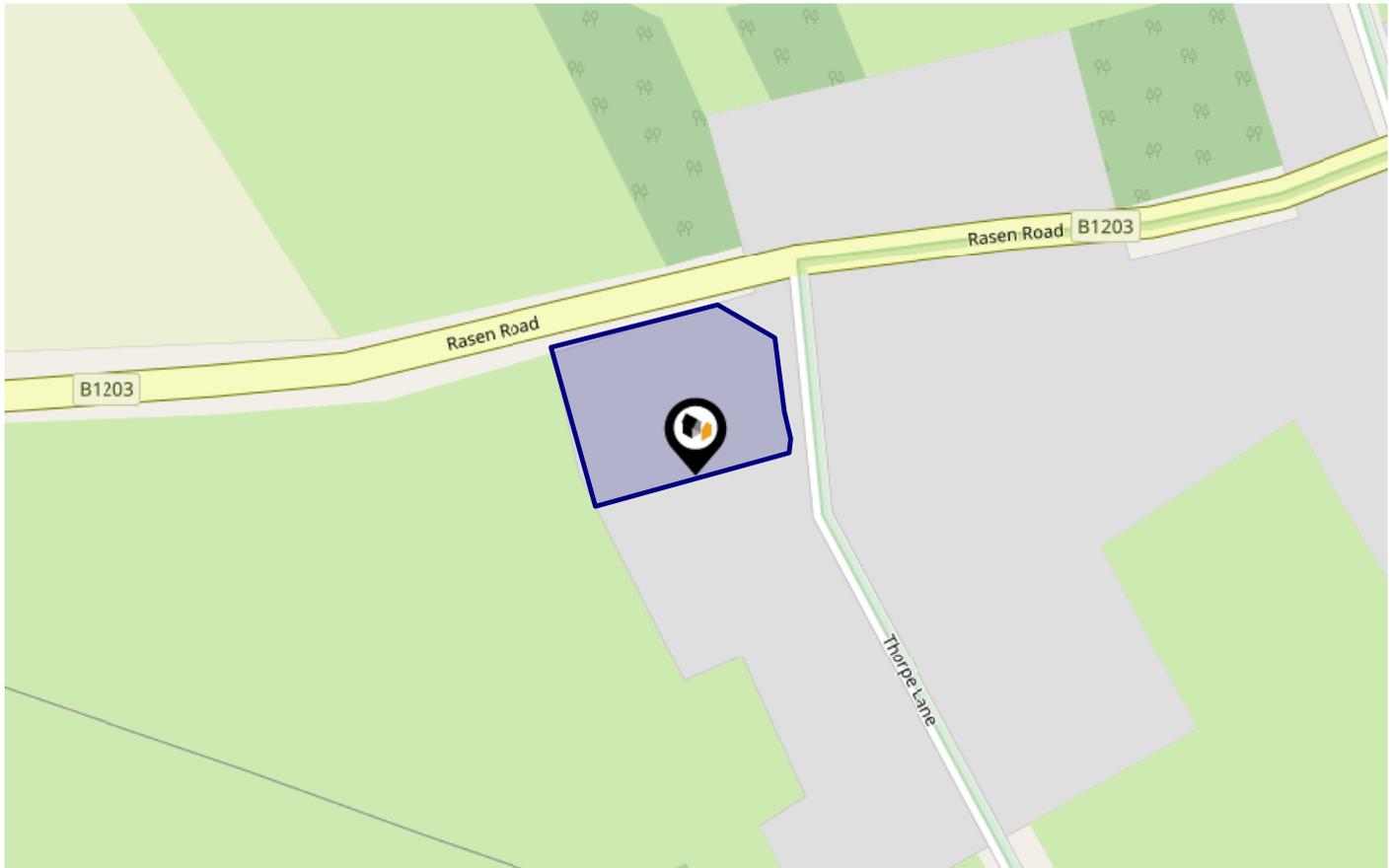Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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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.
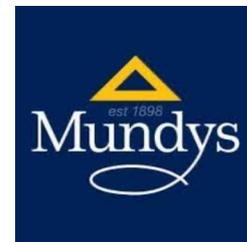
■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **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:

		Very Low	Low	Medium	High
⬤	Up to 20cm (8in)				
⬤⬤	Up to 30cm (1ft)				
⬤⬤⬤	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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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.
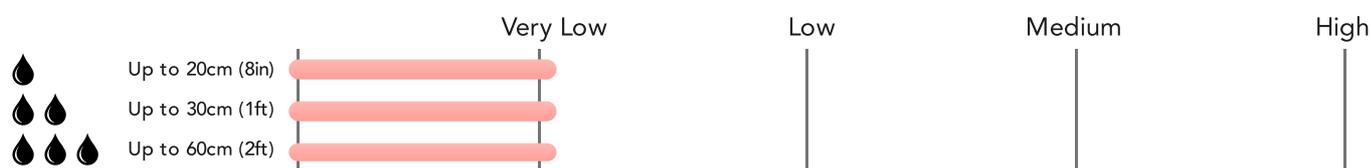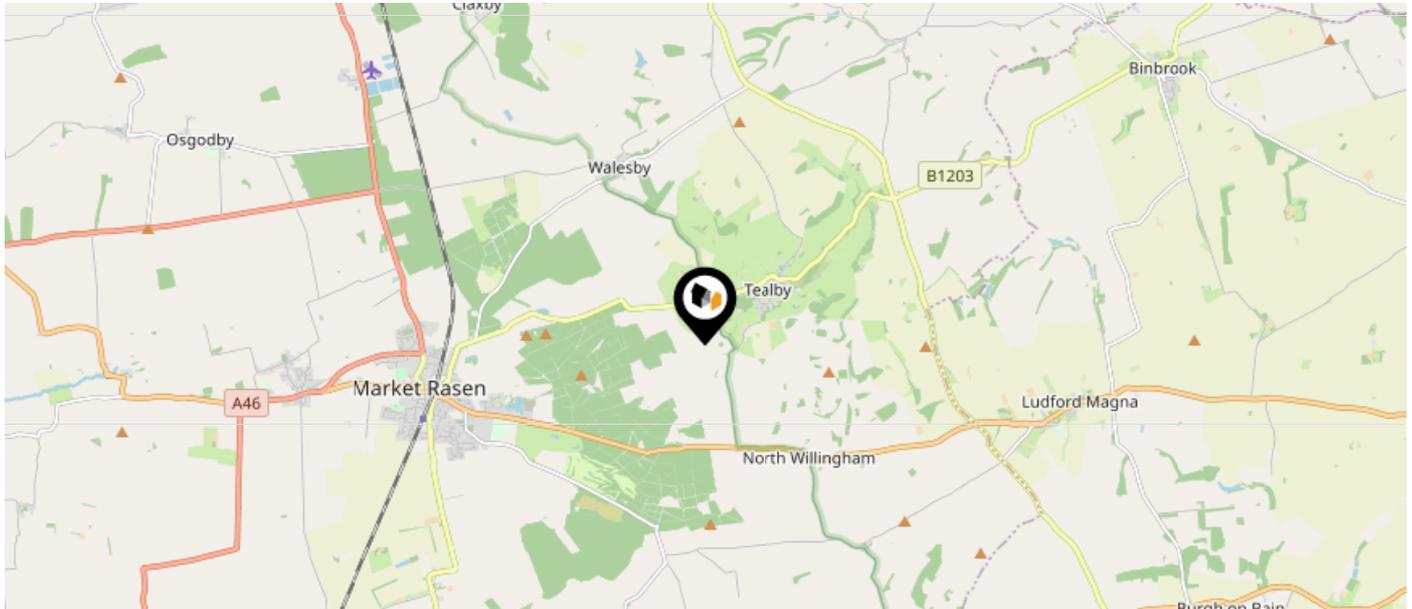

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

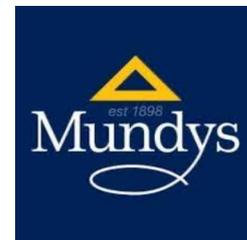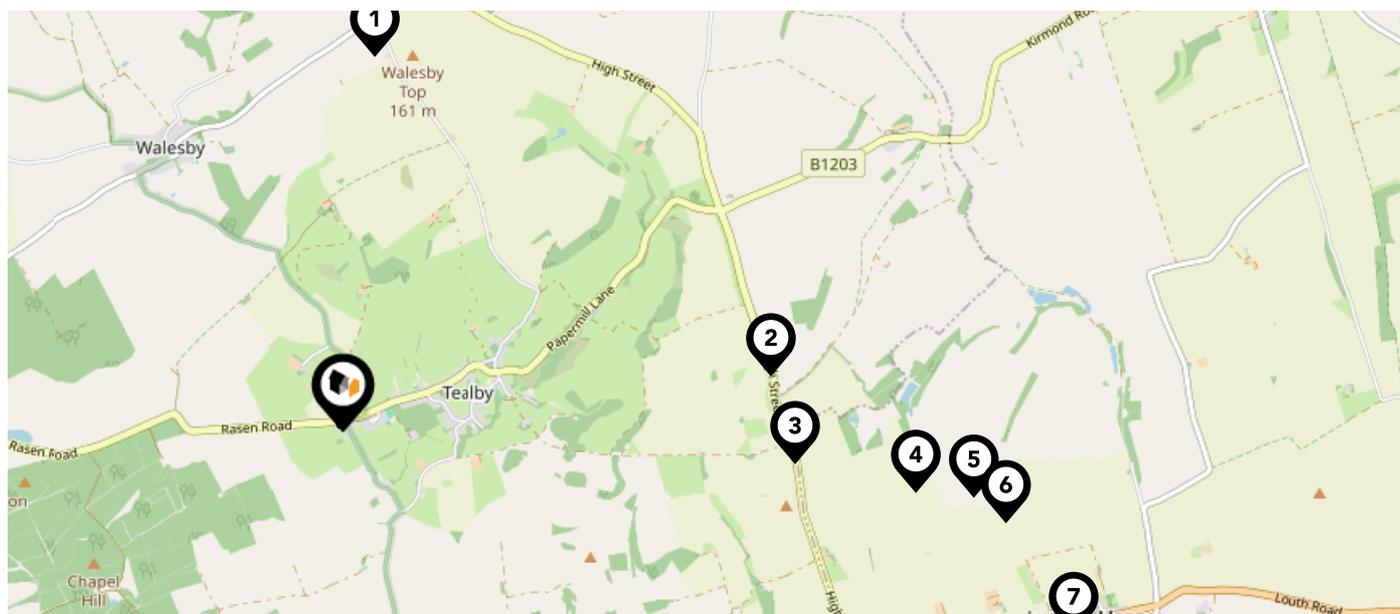| Nearby Green Belt Land |
|---|
| No data available. |

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	Walesby Top-Caistor Lane, Walesby	Historic Landfill
2	Caistor High Street-Ludford	Historic Landfill
3	Ludford Tip-Caister High Street, Ludford, Lincolnshire	Historic Landfill
4	Far Dickey Crook-Market Rasen, Lincolnshire	Historic Landfill
5	Ludford-Market Rasen, Lincolnshire	Historic Landfill
6	Disused Pit-Moor Farm	Historic Landfill
7	Lime Villas-Ludford, Lincolnshire	Historic Landfill

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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
1317301 - Dovecote Cottage	Grade II	0.0 miles
1165458 - Thorpe Farmhouse	Grade II	0.4 miles
1359755 - Mill Stables, Bakehouse And Hayloft	Grade II	0.4 miles
1165464 - Watermill And Attached Outhouse	Grade II	0.4 miles
1359793 - Wingates	Grade II	0.4 miles
1359794 - Corner House	Grade II	0.5 miles
1165450 - Linden House	Grade II	0.5 miles
1165470 - Castle Farmhouse	Grade II	0.6 miles
1165430 - Methodist Chapel	Grade II	0.6 miles
1359792 - Crown House	Grade II	0.6 miles
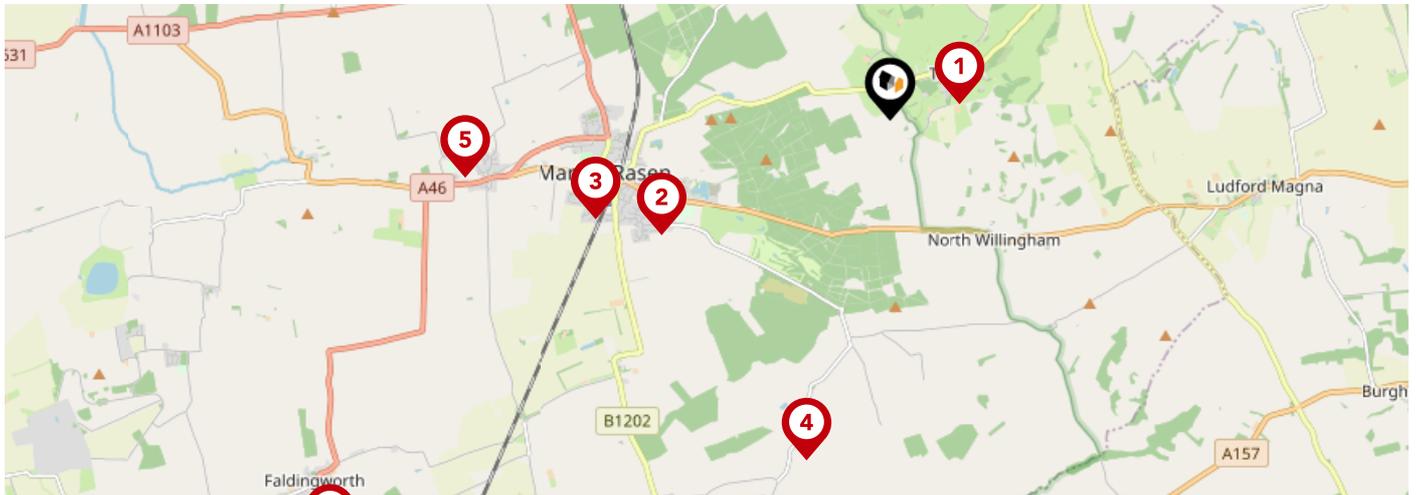
		Nursery	Primary	Secondary	College	Private
1	**Tealby School** Ofsted Rating: Good	Pupils: 84	Distance:0.63	☐	☑	☐	☐	☐
2	**De Aston School** Ofsted Rating: Good	Pupils: 1040	Distance:2.26	☐	☐	☑	☐	☐
3	**The Market Rasen Church of England Primary School** Ofsted Rating: Good	Pupils: 308	Distance:2.74	☐	☑	☐	☐	☐
4	**Legsby Primary School** Ofsted Rating: Good	Pupils: 37	Distance:3.11	☐	☑	☐	☐	☐
5	**The Middle Rasen Primary School** Ofsted Rating: Good	Pupils: 135	Distance:3.76	☐	☑	☐	☐	☐
6	**Binbrook CofE Primary School** Ofsted Rating: Good	Pupils: 86	Distance:4.38	☐	☑	☐	☐	☐
7	**Osgodby Primary School** Ofsted Rating: Good	Pupils: 94	Distance:4.63	☐	☑	☐	☐	☐
8	**Faldingworth Community Primary School** Ofsted Rating: Good	Pupils: 71	Distance:6.22	☐	☑	☐	☐	☐
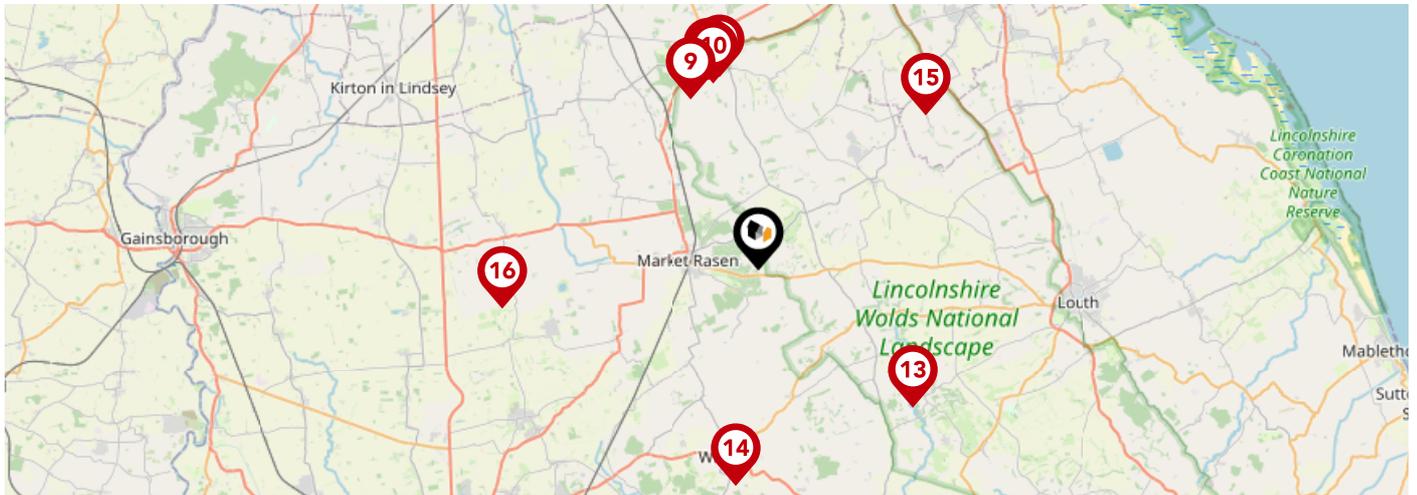
	Nursery	Primary	Secondary	College	Private
9 Nettleton Community Primary School Ofsted Rating: Good	Pupils: 69	Distance:6.52	☐	☑	☐	☐	☐
10 Caistor CofE and Methodist Primary School Ofsted Rating: Good	Pupils: 216	Distance:6.82	☐	☑	☐	☐	☐
11 Caistor Yarborough Academy Ofsted Rating: Good	Pupils: 536	Distance:6.99	☐	☐	☑	☐	☐
12 Caistor Grammar School Ofsted Rating: Good	Pupils: 683	Distance:7.01	☐	☐	☑	☐	☐
13 The Donington-on-Bain School Ofsted Rating: Good	Pupils: 94	Distance:7.28	☐	☑	☐	☐	☐
14 Wragby Primary School Ofsted Rating: Good	Pupils: 175	Distance:7.7	☐	☑	☐	☐	☐
15 East Ravendale CofE Primary School Academy Ofsted Rating: Good	Pupils: 98	Distance:8.02	☐	☑	☐	☐	☐
16 Normanby Primary School Ofsted Rating: Good	Pupils: 51	Distance:9.15	☐	☑	☐	☐	☐
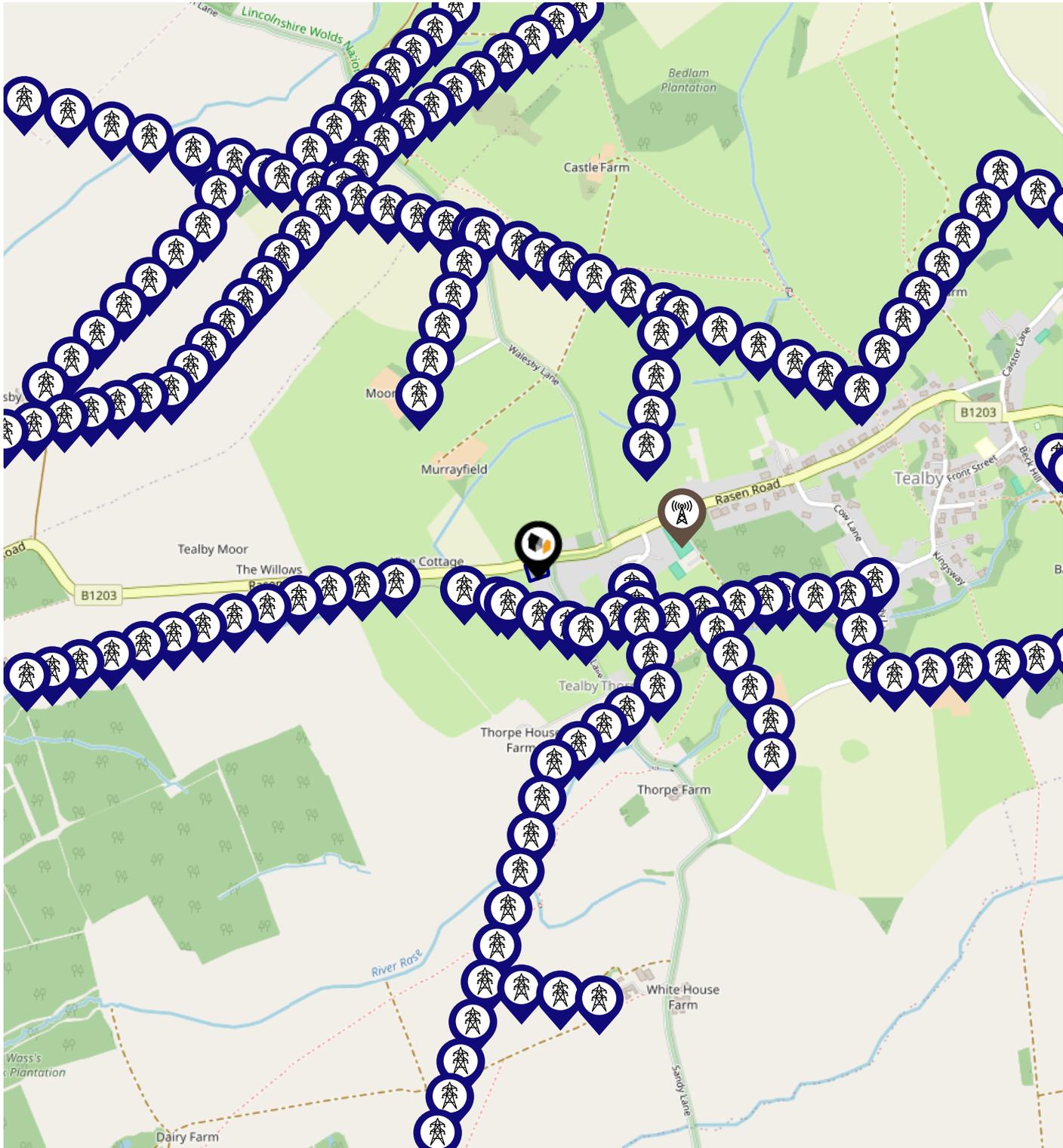
Key:

🔵 Power Pylons

🟤 Communication Masts

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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).

	This Property				
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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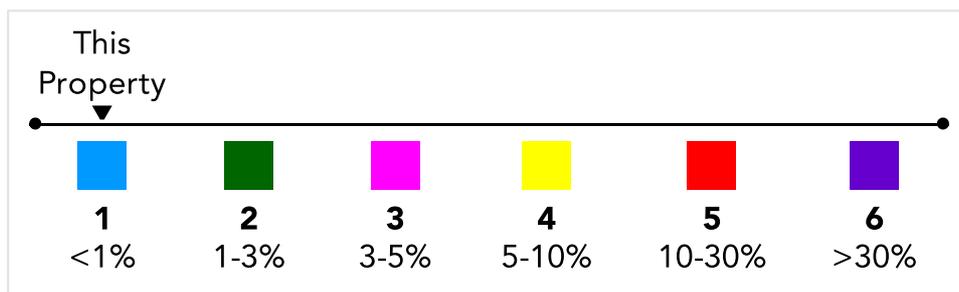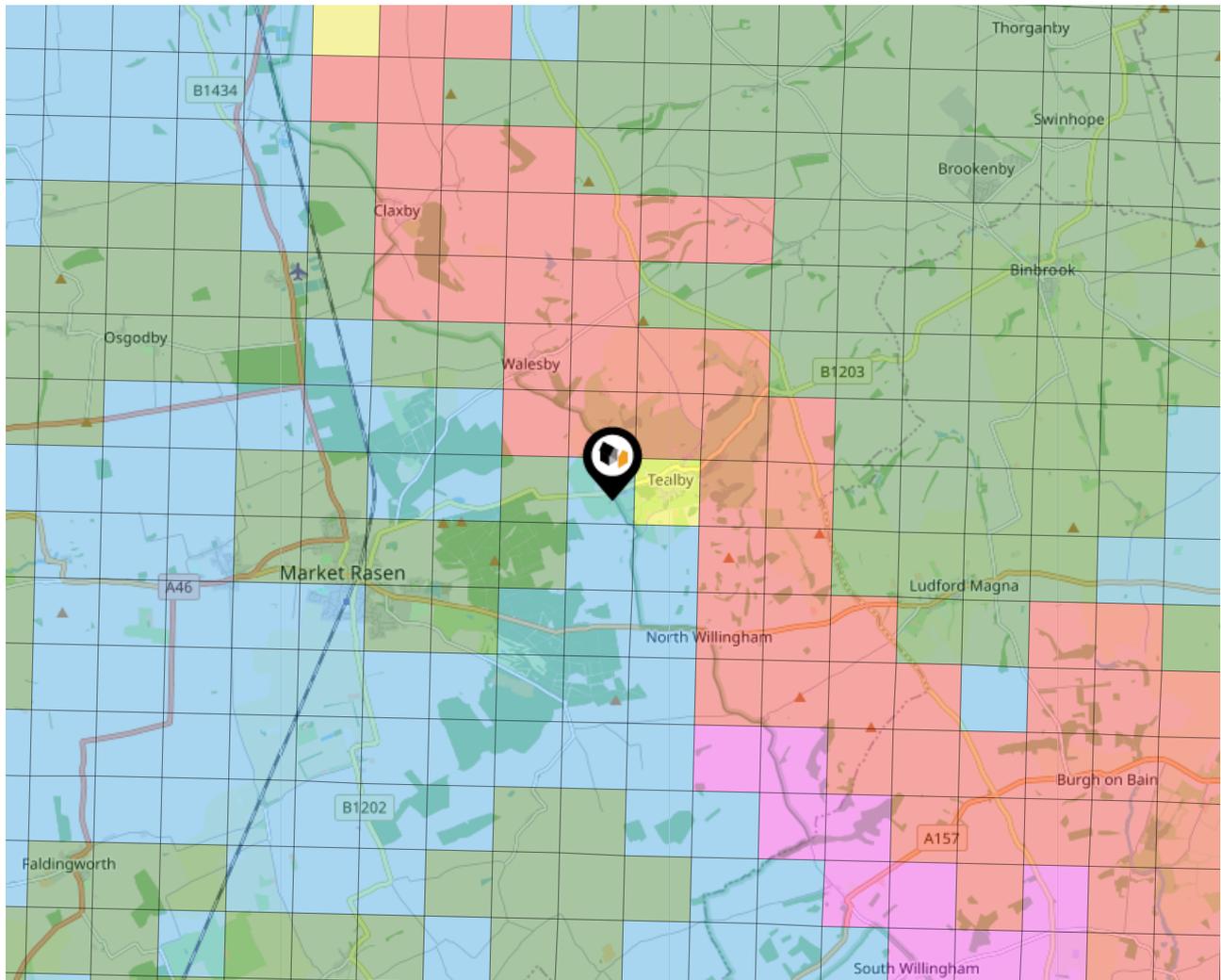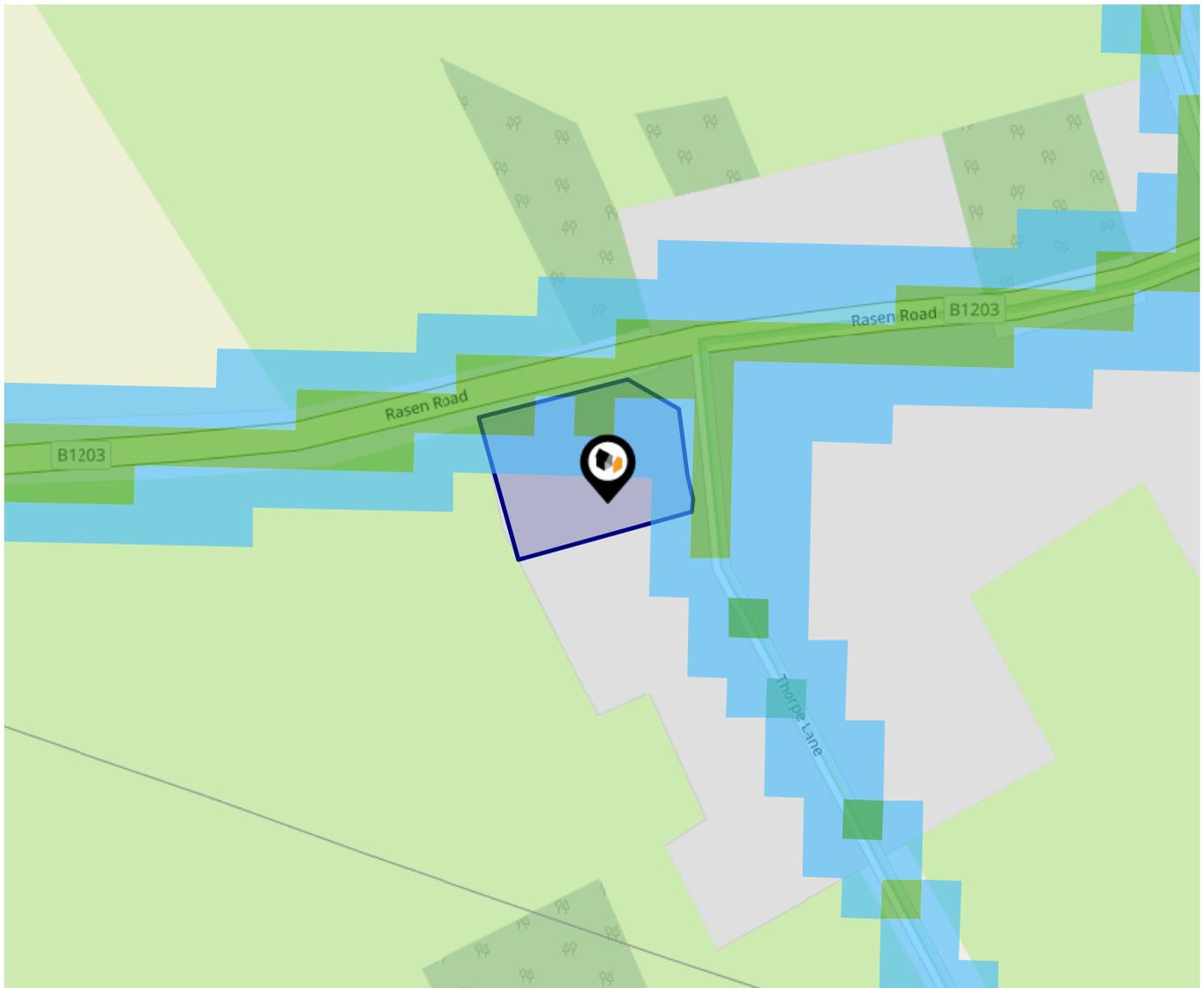
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- ■ 75.0+ dB
- ■ 70.0-74.9 dB
- ■ 65.0-69.9 dB
- ■ 60.0-64.9 dB
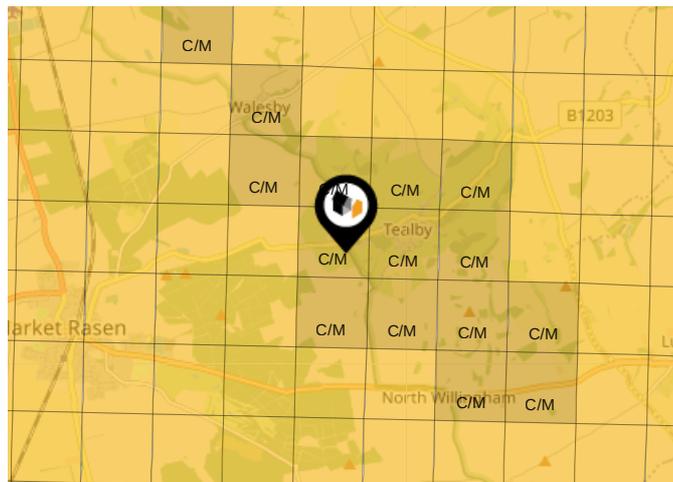- ■ 55.0-59.9 dB

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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
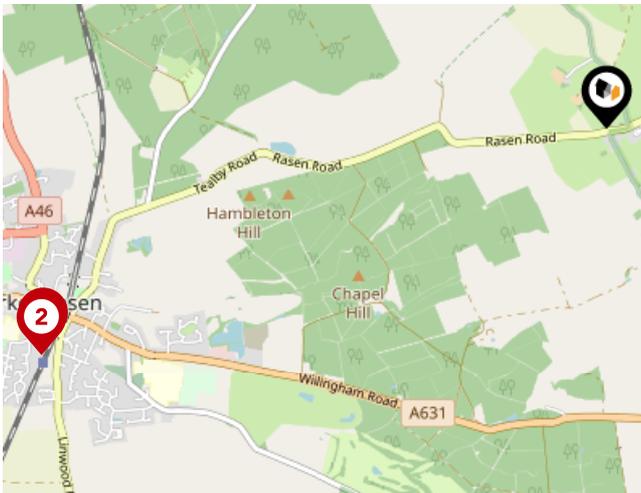
National Rail Stations

Pin	Name	Distance
1	Market Rasen Rail Station	2.67 miles
2	Market Rasen Rail Station	2.68 miles
3	Barnetby Rail Station	13.4 miles
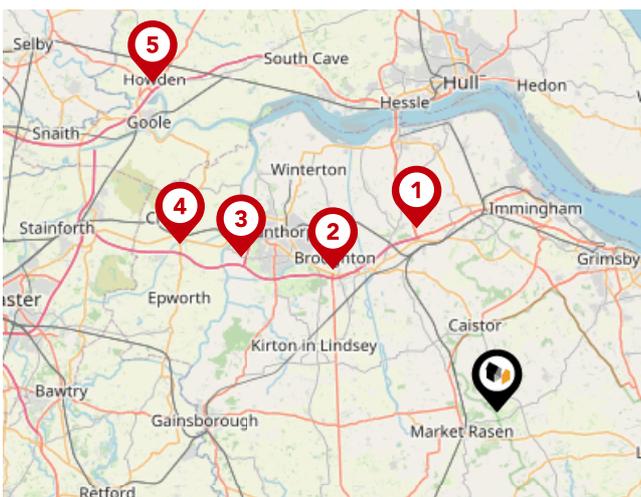
Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J5	14.12 miles
2	M180 J4	15.34 miles
3	M180 J3	21.11 miles
4	M180 J2	25.24 miles
5	M62 J37	33.55 miles

Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	13.12 miles
2	Finningley	30.77 miles
3	East Mids Airport	58.96 miles
4	Leeds Bradford Airport	65.4 miles

Bus Stops/Stations

Pin	Name	Distance
1	Cow Lane	0.39 miles
2	Cow Lane	0.41 miles
3	All Saints Church	0.67 miles
4	Highways Depot	1.24 miles
5	St Mary's Church	1.42 miles

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Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

• Residential Sales

• Survey

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services.
Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.

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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

f /Mundysuk

t /mundysuk

○ /mundysuk

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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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Mundys

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tom.bell@mundys.net

www.mundys.net

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail