

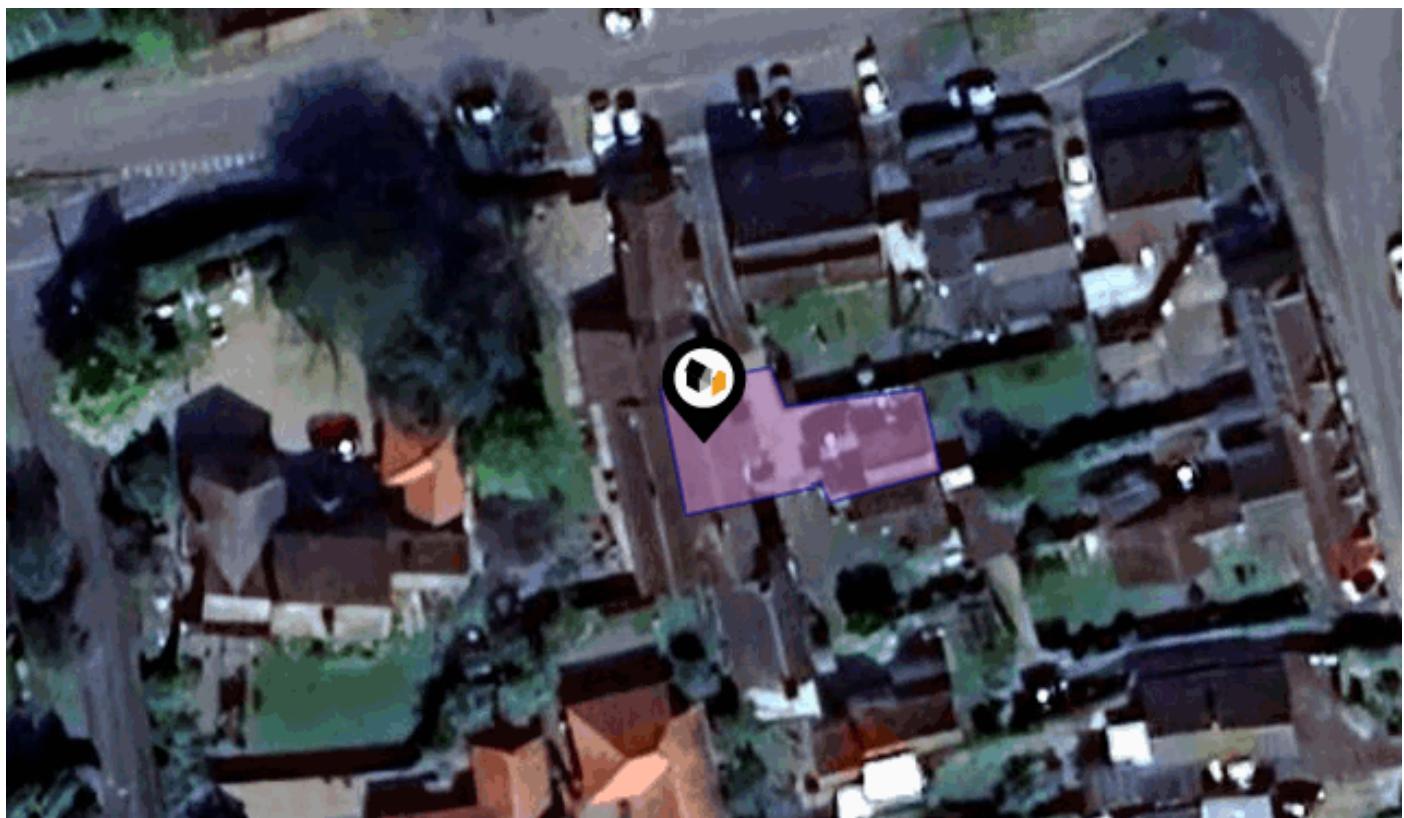


See More Online

# MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

**Thursday 22<sup>nd</sup> January 2026**



**CLOUDBERRY COTTAGE, HAYES YARD, INGHAM,  
LINCOLN, LN1 2XS**

**Mundys**

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

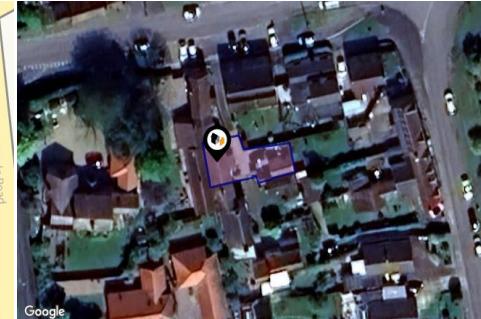
Alex.Porter@mundys.net

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



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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Plot Area:	0.05 acres
Council Tax :	Band A
Annual Estimate:	£1,520
Title Number:	LL437896
UPRN:	100030963594

## Local Area

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

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



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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Cloudberry Cottage, Hayes Yard, LINCOLN, LN1 2XS

Energy rating

**D**

Valid until 15.01.2036

Certificate number  
2153-5337-6731-1472-7659

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	59   d	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

# Market Sold in Street



## 1, Hayes Yard, Lincoln, LN1 2XS

Last Sold Date: 26/02/2021

Last Sold Price: £295,000

## 2, Hayes Yard, Lincoln, LN1 2XS

Last Sold Date: 29/06/2006

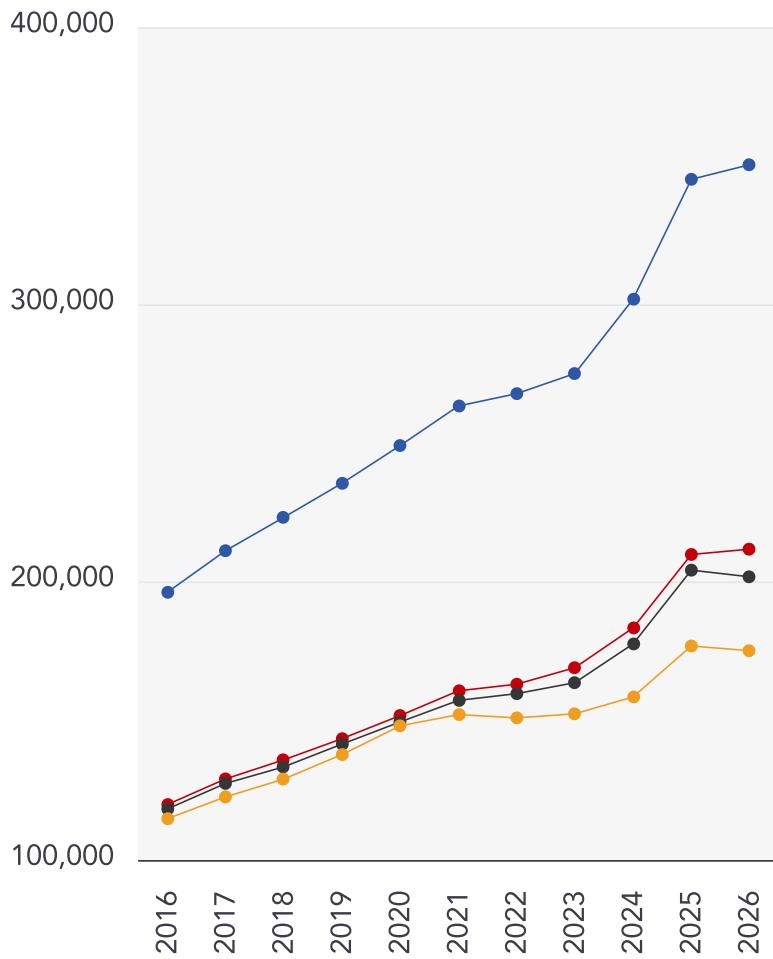
Last Sold Price: £213,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

**+78.41%**

Semi-Detached

**+76.69%**

Terraced

**+70.66%**

Flat

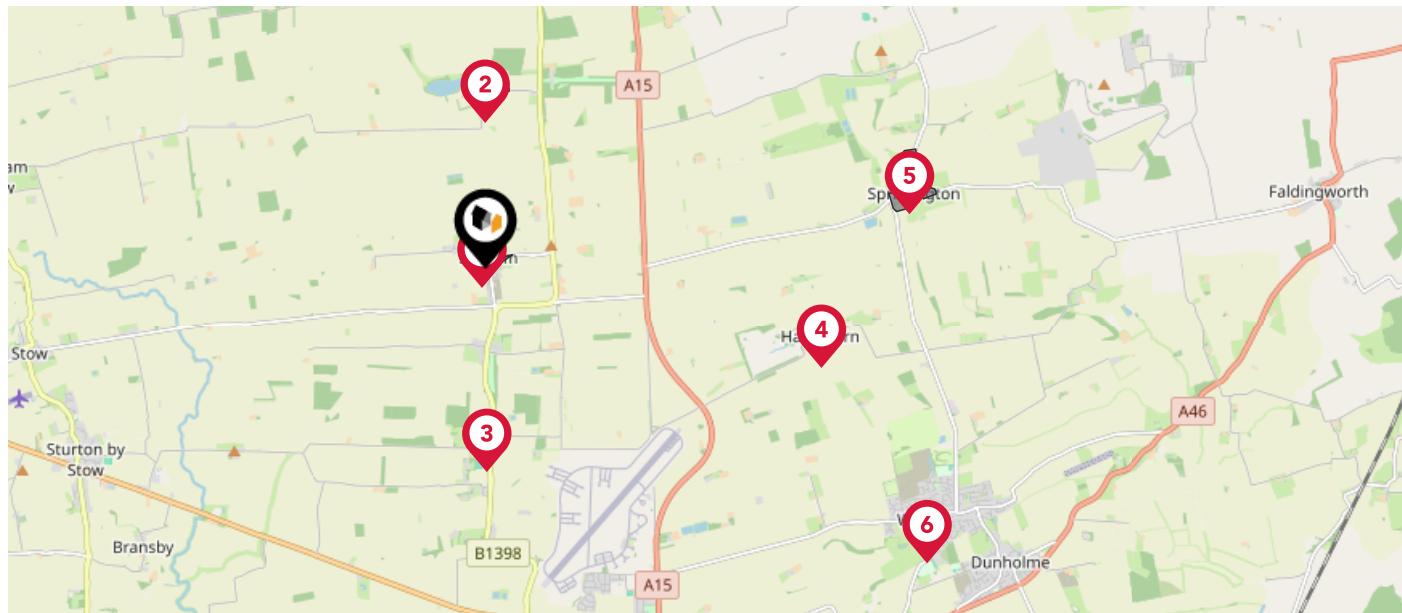
**+52.67%**

# 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

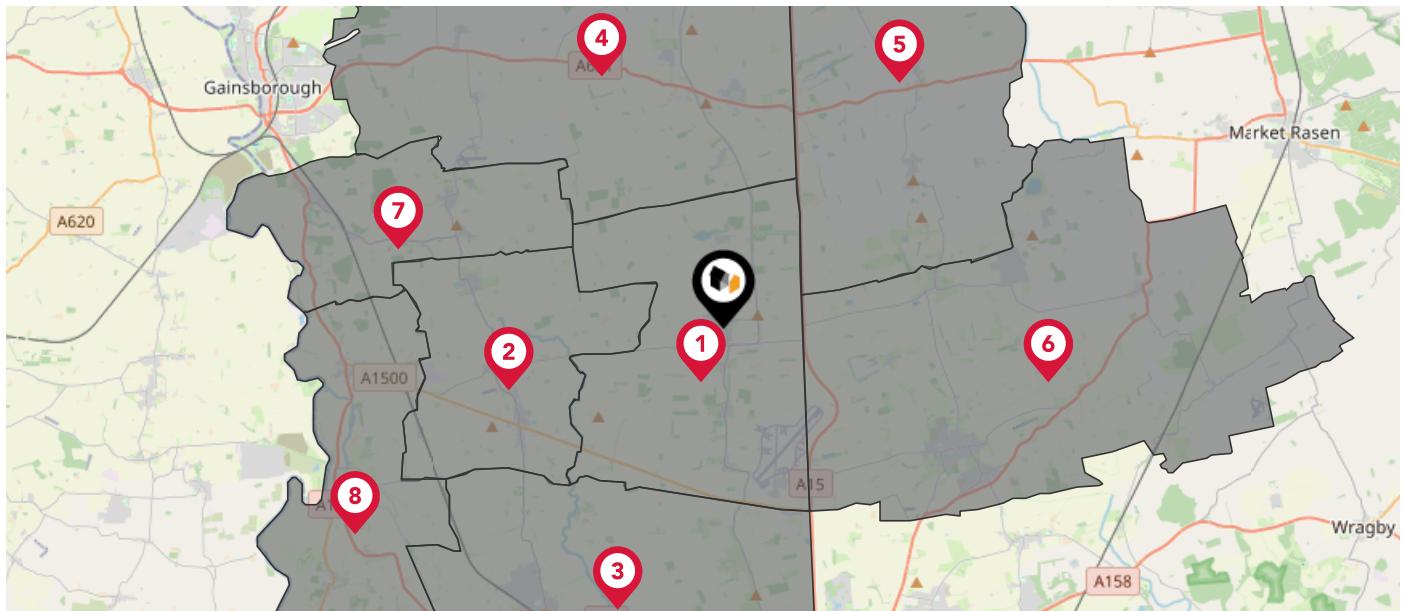
	Ingham
	Fillingham
	Brattleby
	Hackthorn
	Spridlington
	Welton

# 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 Scampton Ward

 2 Stow Ward

 3 Saxilby Ward

 4 Hemswell Ward

 5 Waddingham and Spital Ward

 6 Dunholme and Welton Ward

 7 Lea Ward

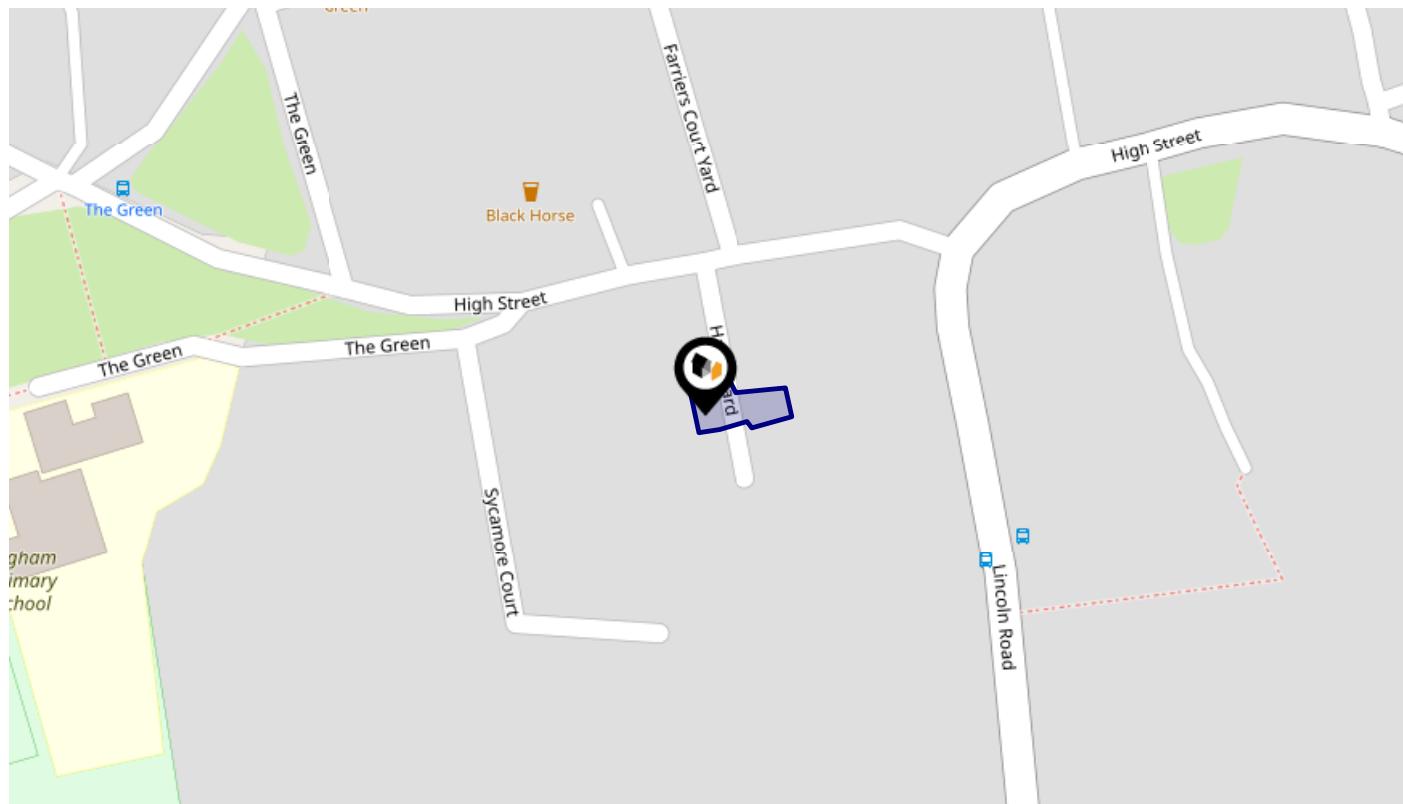
 8 Torksey Ward

# 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:

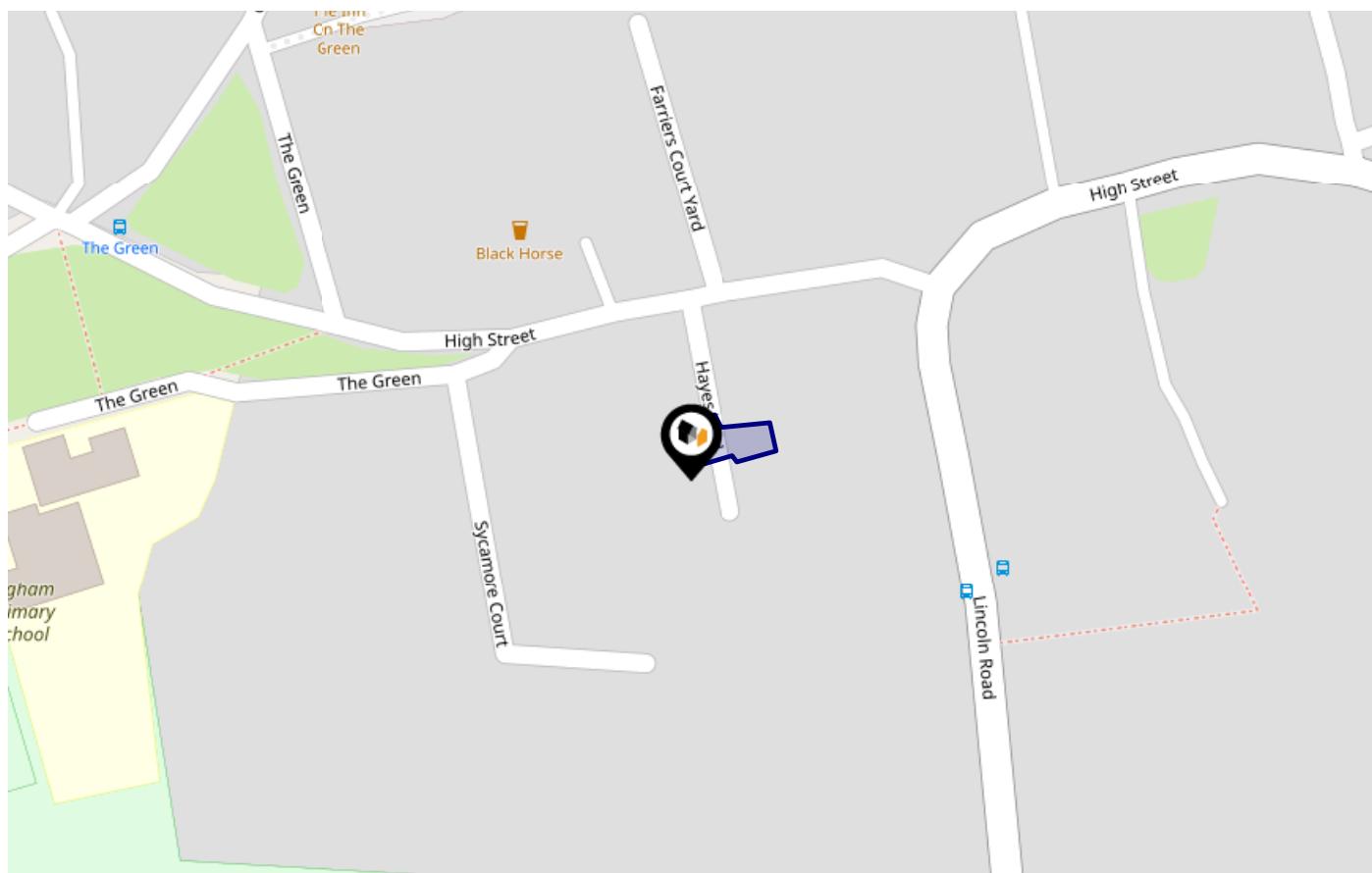


# Flood Risk

## 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.

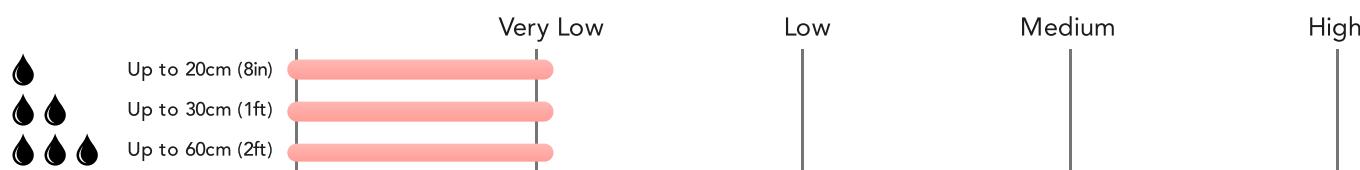


Risk Rating: Very low

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.

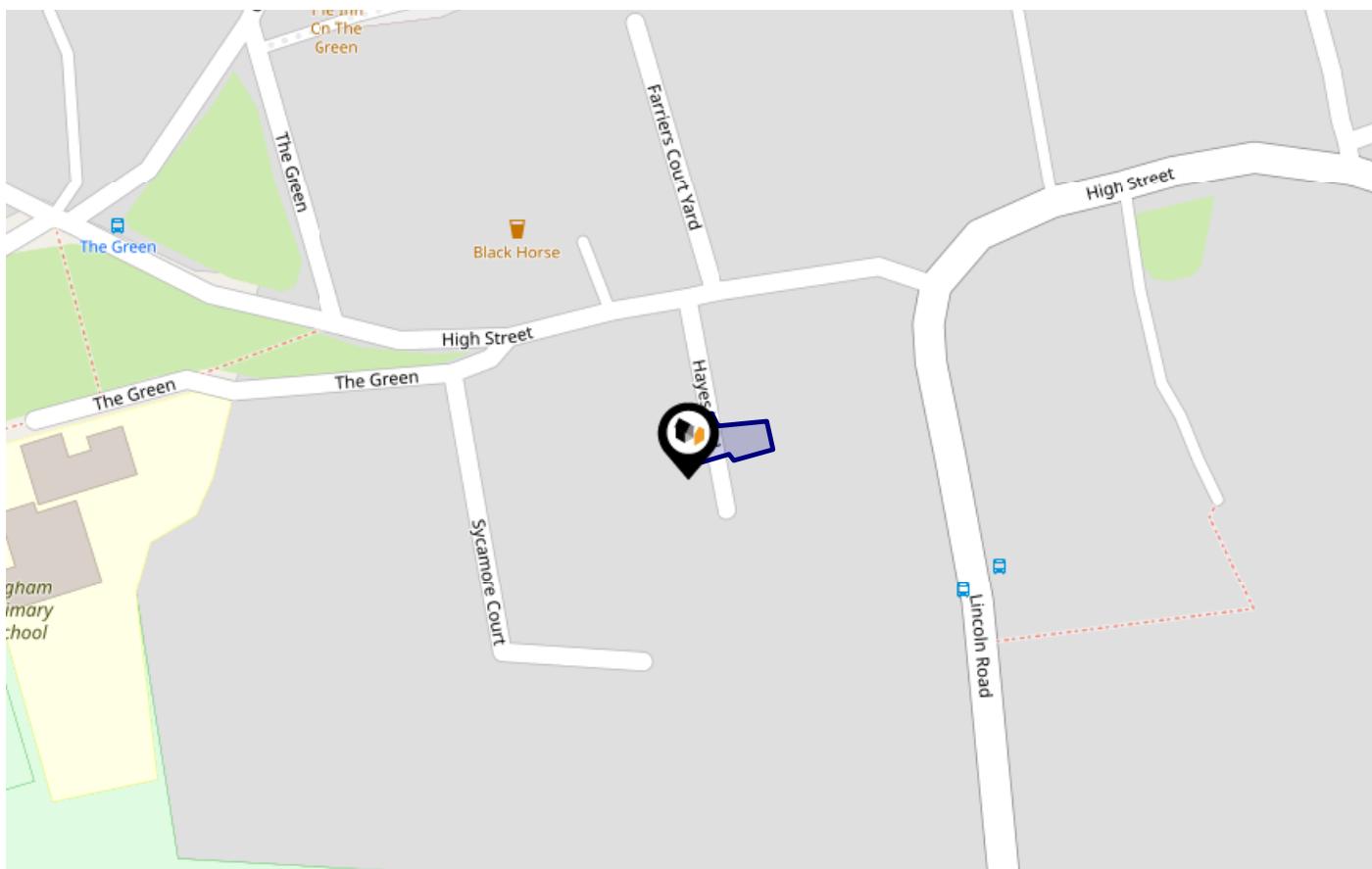
Chance of flooding to the following depths at this property:



# 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.

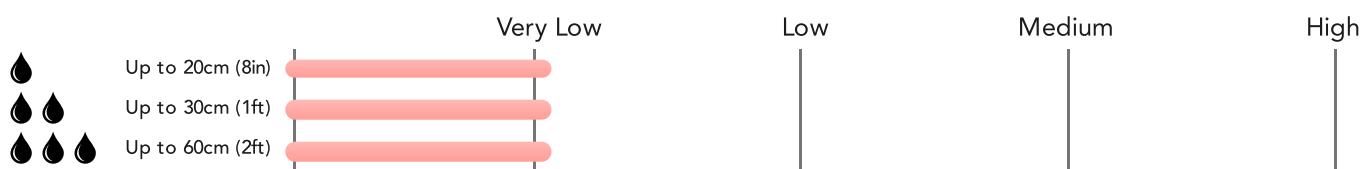


**Risk Rating: Very low**

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.
- █ **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:

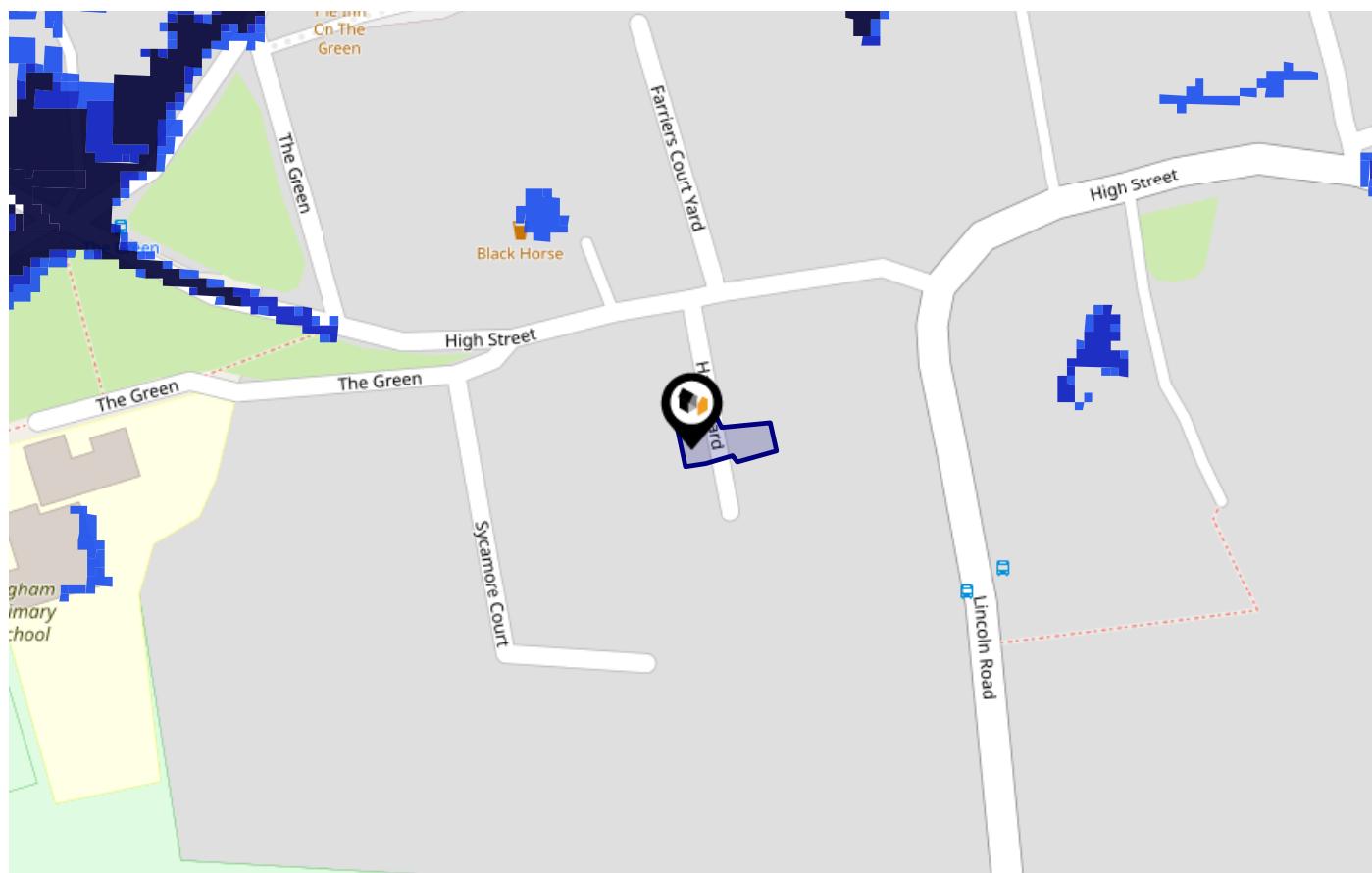


# Flood Risk

## 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.

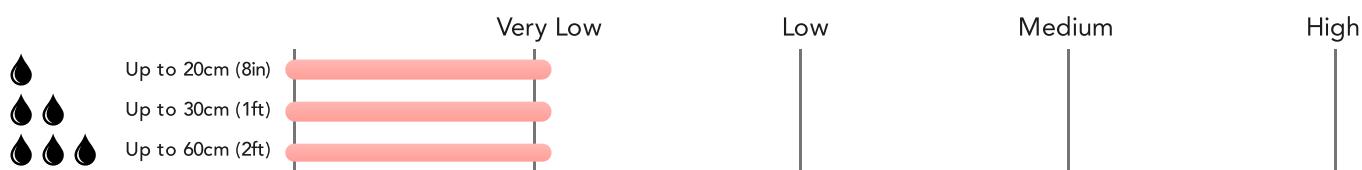


Risk Rating: Very low

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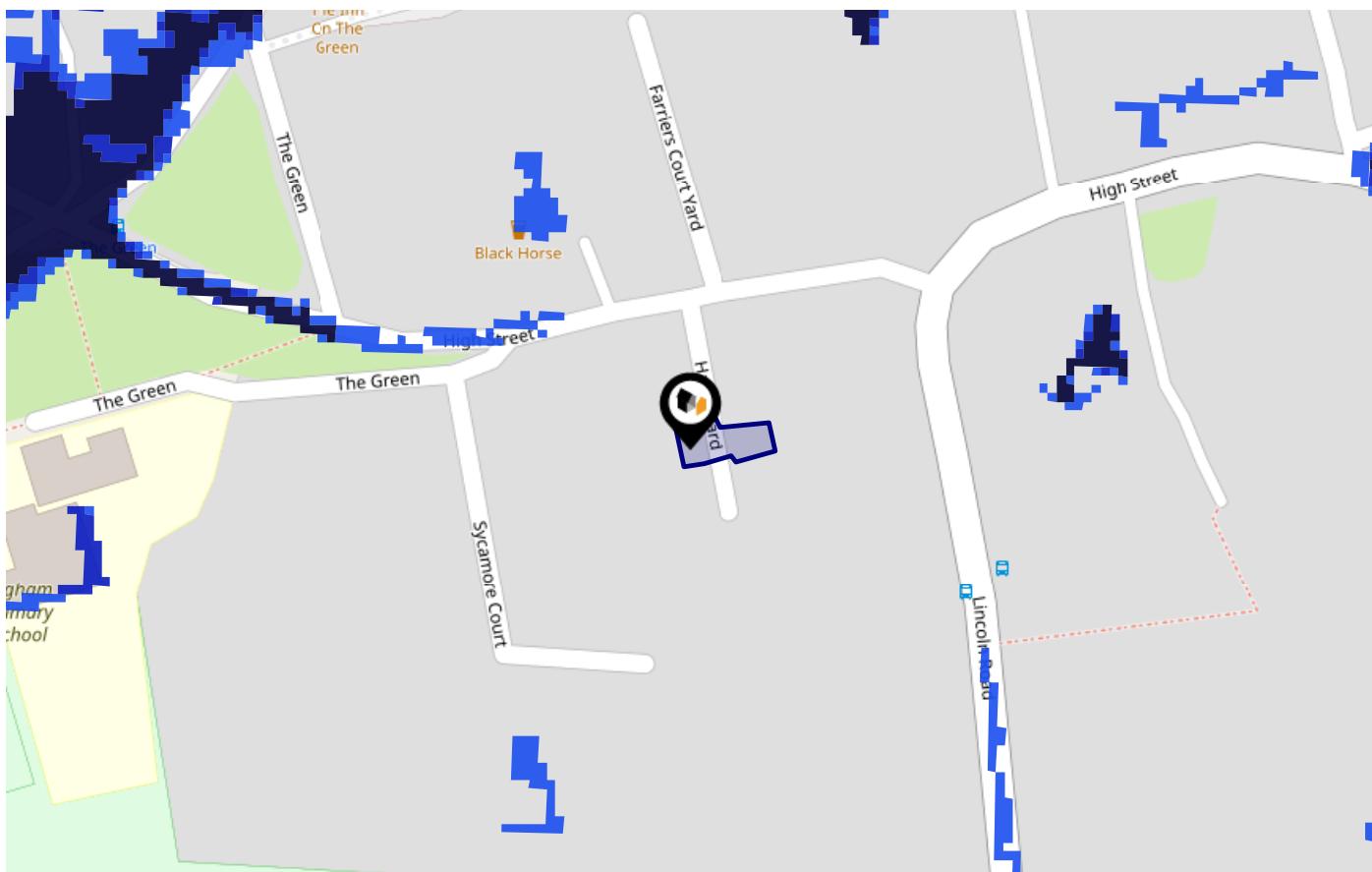
Chance of flooding to the following depths at this property:



# 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.
- 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:

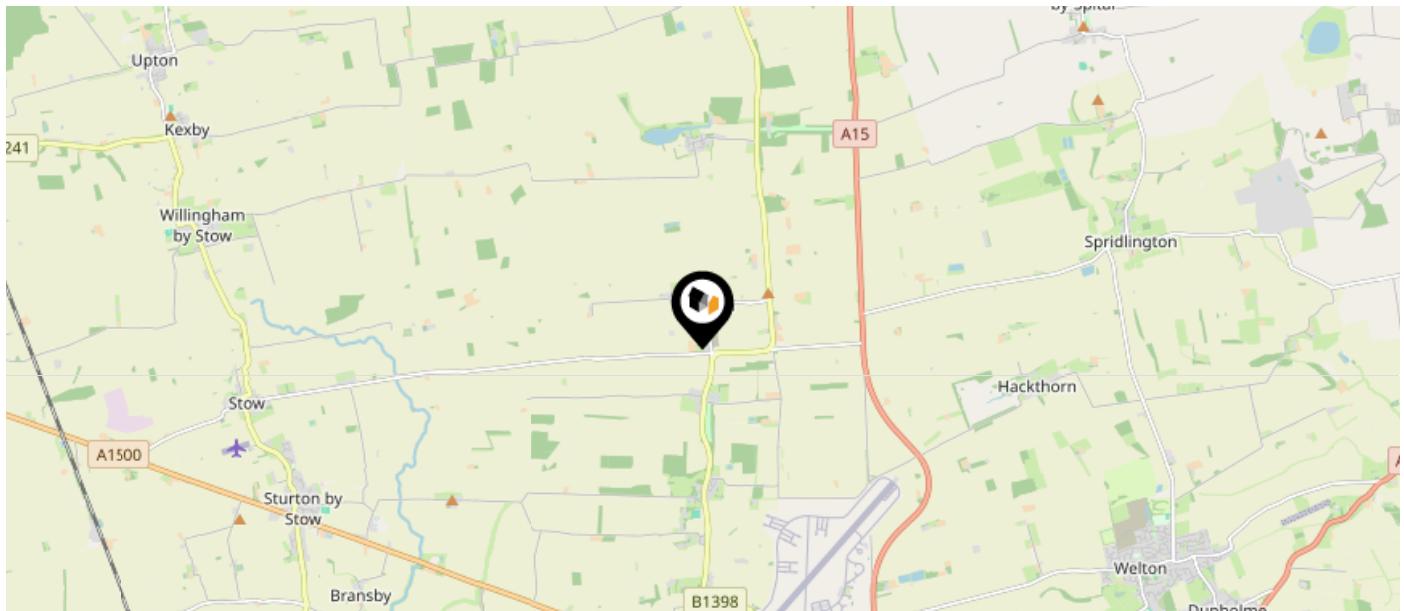


# Maps

## Green Belt



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



### Nearby Green Belt Land

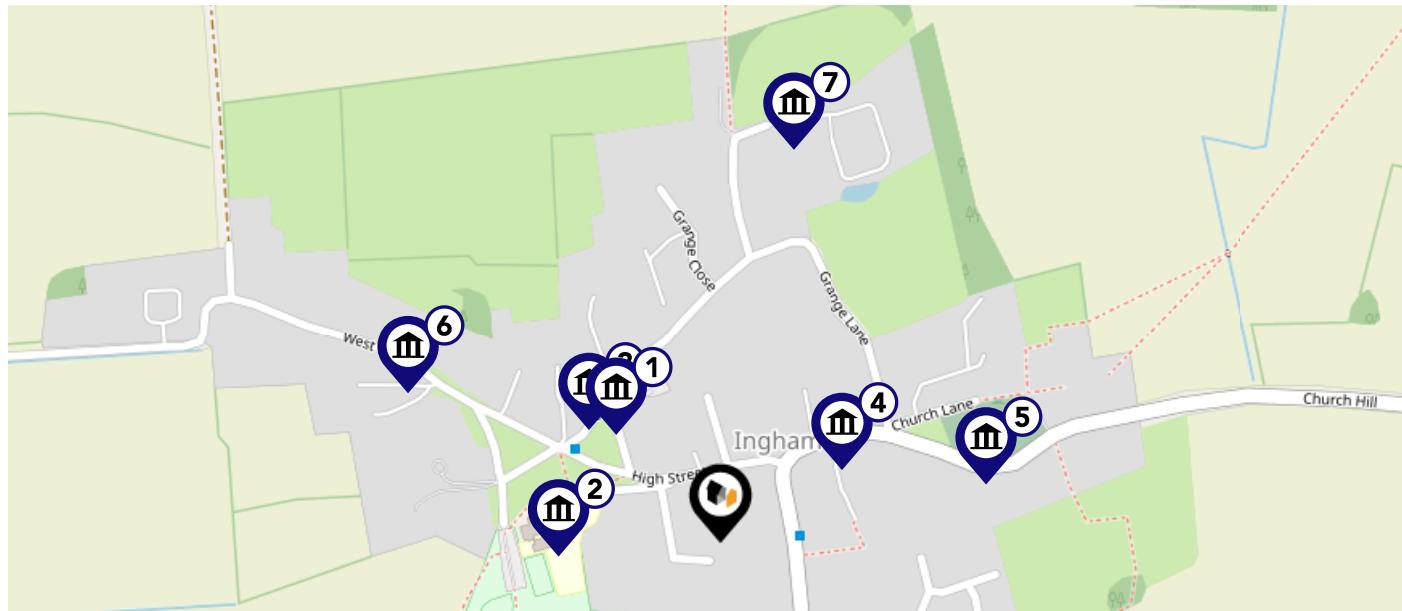
No data available.

# Maps

## Listed Buildings

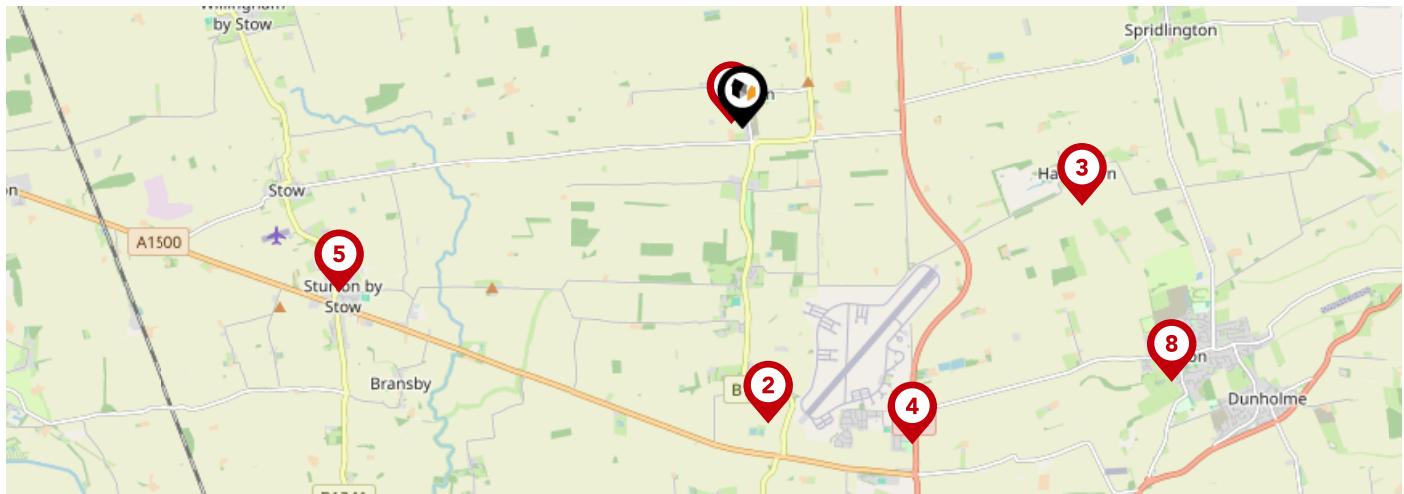


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1308905 - The Generous Britain Public House	Grade II	0.1 miles
	1063356 - School And Attached School House	Grade II	0.1 miles
	1359816 - 33, The Green	Grade II	0.1 miles
	1359422 - Jubilee Terrace Cottages	Grade II	0.1 miles
	1166375 - Church Of All Saints	Grade II	0.2 miles
	1146541 - Applegarth House	Grade II	0.2 miles
	1063355 - Grange Farmhouse	Grade II	0.2 miles

# Area Schools



Nursery Primary Secondary College Private



## Ingham Primary School

Ofsted Rating: Good | Pupils: 81 | Distance:0.1



## Scampton Church of England Primary School

Ofsted Rating: Good | Pupils: 57 | Distance:2.62



## The Hackthorn Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 56 | Distance:3.09



## Pollyplatt Primary School

Ofsted Rating: Good | Pupils: 81 | Distance:3.18



## Sturton by Stow Primary School

Ofsted Rating: Good | Pupils: 171 | Distance:3.86



## Hemswell Cliff Primary School

Ofsted Rating: Good | Pupils: 39 | Distance:4.01



## Normanby Primary School

Ofsted Rating: Good | Pupils: 51 | Distance:4.36

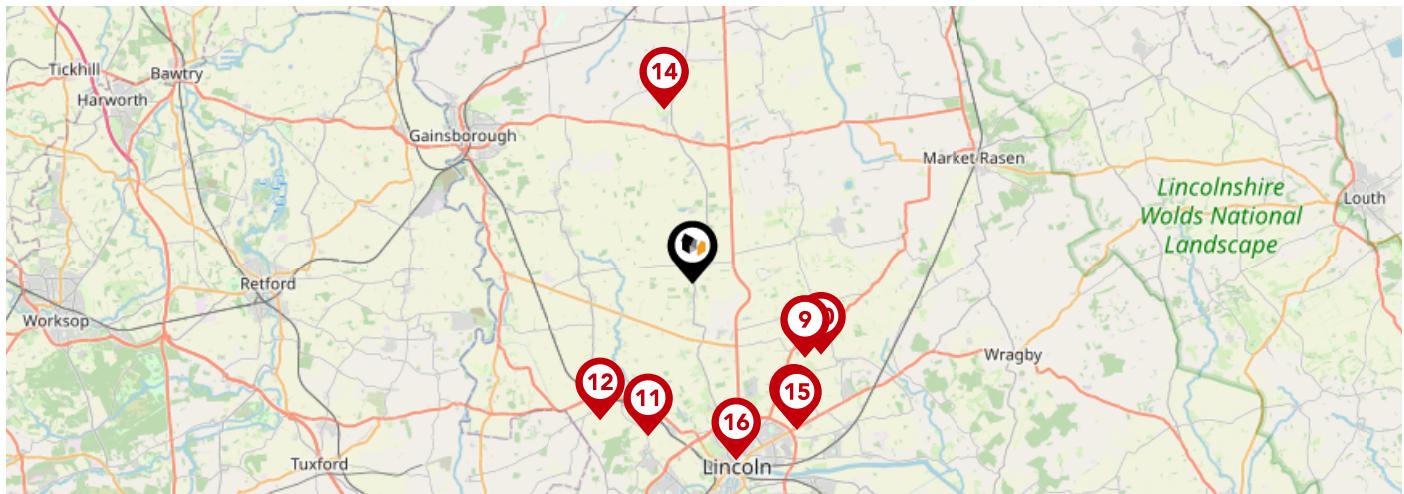


## Welton St Mary's Church of England Primary Academy

Ofsted Rating: Good | Pupils: 381 | Distance:4.43



# Area Schools



Nursery Primary Secondary College Private



## William Farr CofE Comprehensive School

Ofsted Rating: Good | Pupils: 1444 | Distance: 4.79



## Dunholme St Chad's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 212 | Distance: 5.18



## Burton Hathow Preparatory School

Ofsted Rating: Not Rated | Pupils: 106 | Distance: 5.62



## Saxilby Church of England Primary School

Ofsted Rating: Good | Pupils: 378 | Distance: 5.84



## The Nettleham Infant and Nursery School

Ofsted Rating: Good | Pupils: 210 | Distance: 6.21



## Willoughton Primary School

Ofsted Rating: Good | Pupils: 49 | Distance: 6.26



## The Nettleham Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 227 | Distance: 6.35

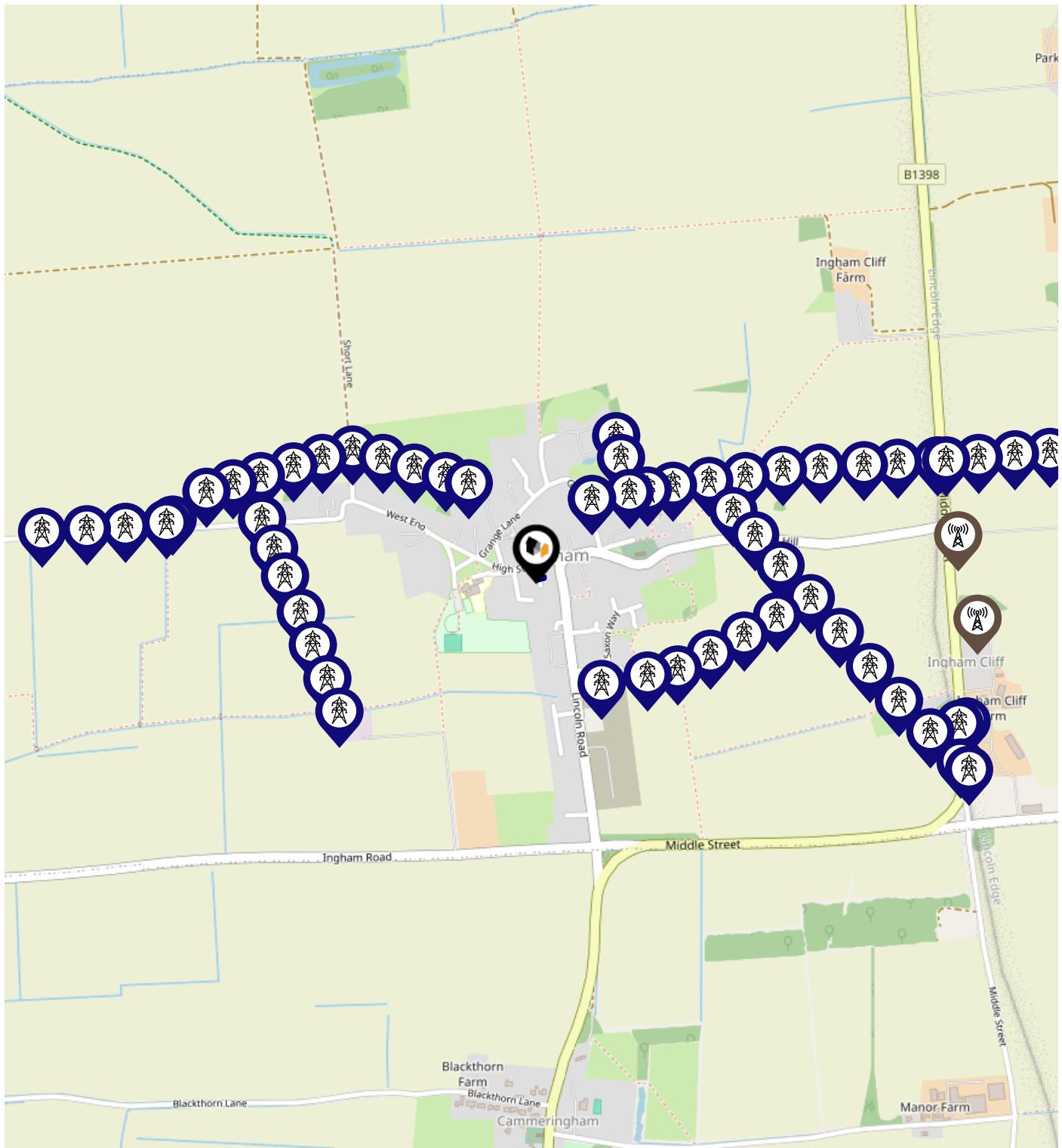


## The St Francis Special School, Lincoln

Ofsted Rating: Outstanding | Pupils: 161 | Distance: 6.46



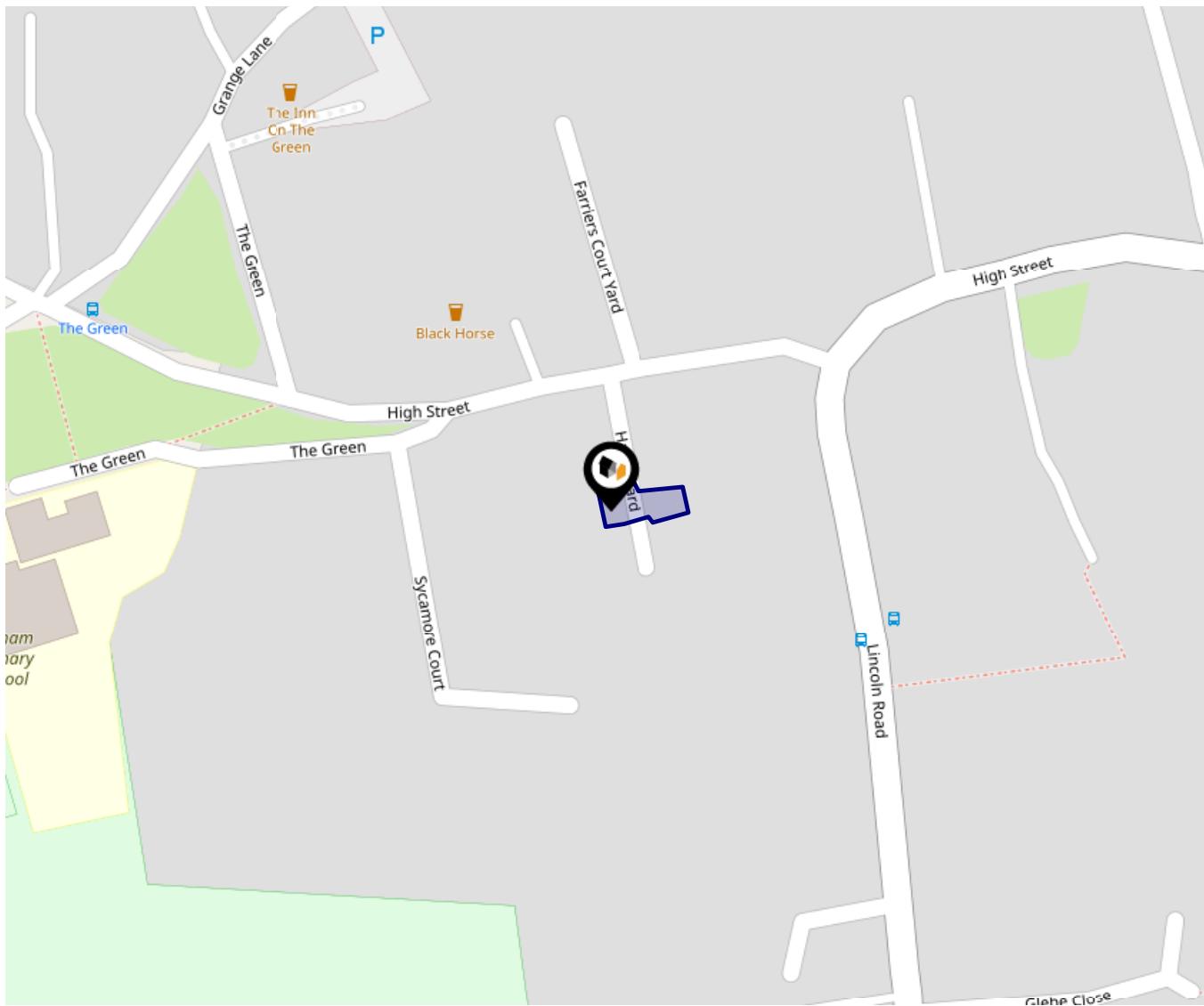
# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

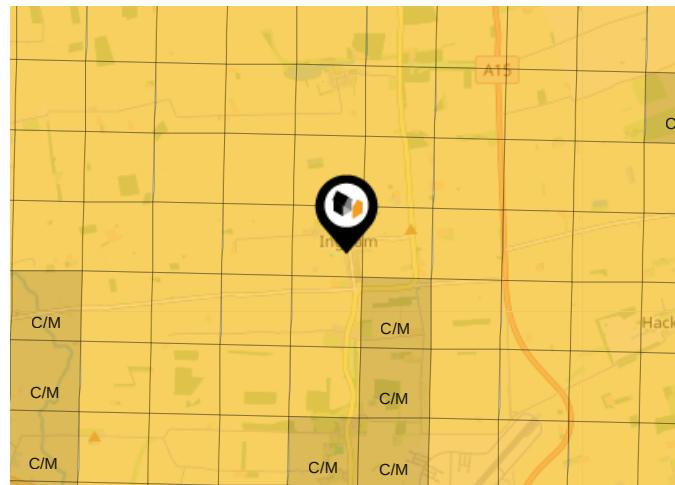
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

# Environment Soils & Clay



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

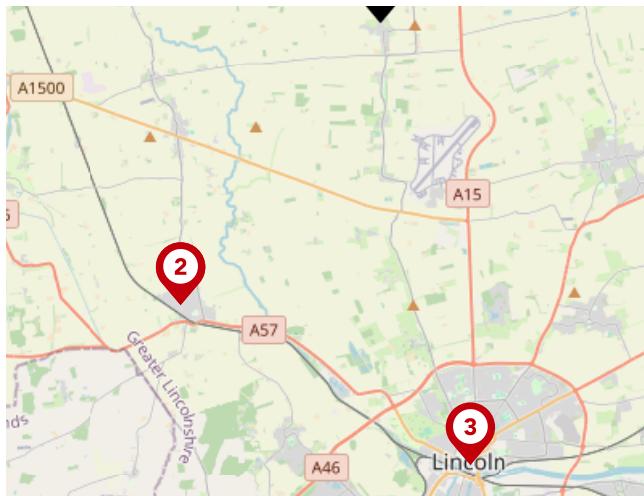
**Carbon Content:** VARIABLE      **Soil Texture:** LOAM TO CLAYEY LOAM  
**Parent Material Grain:** MIXED (ARGILLIC-RUDACEOUS)      **Soil Depth:** DEEP  
**Soil Group:** MEDIUM TO HEAVY



## Primary Classifications (Most Common Clay Types)

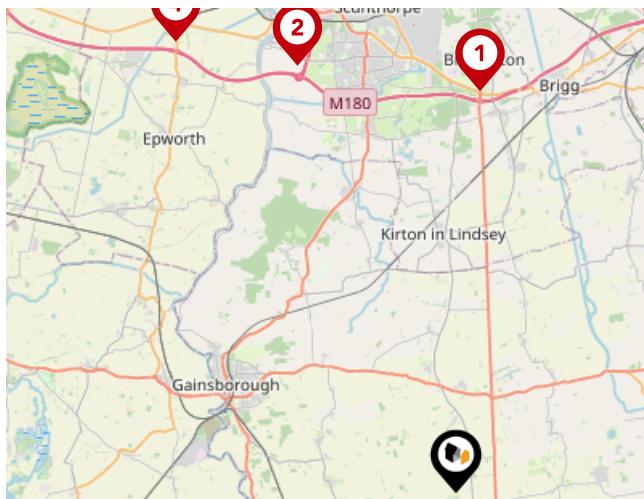
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Saxilby Rail Station	6.12 miles
2	Saxilby Rail Station	6.12 miles
3	Lincoln Central Rail Station	7.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	14.2 miles
2	M180 J3	16.09 miles
3	M180 J5	18.31 miles
4	M180 J2	18.74 miles
5	M180 J1	23.6 miles



## Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	19.35 miles
2	Finningley	20.34 miles
3	East Mids Airport	47.25 miles
4	Leeds Bradford Airport	57.55 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Churchfield	0.05 miles
2	Demand Responsive Area	0.08 miles
3	The Green	0.09 miles
4	Surgery	0.22 miles
5	Surgery	0.24 miles

# Mundys

## About Us



### 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
- Surveys and Professional Valuations
- Commercial Sales and Rentals
- New Homes
- Development Proposals
- Mortgage Advice



### Alex Porter - Trainee Sales Negotiator

Alex joined Mundys in 2024 and is currently working towards the CELA Level 3 in Estate Agency. He has passion for property and loves selling houses. In his spare time, he enjoys hitting the gym, going to gigs and supporting The Imps

# 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



# 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.

Powered by



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Land Registry



**Ofcom**

