

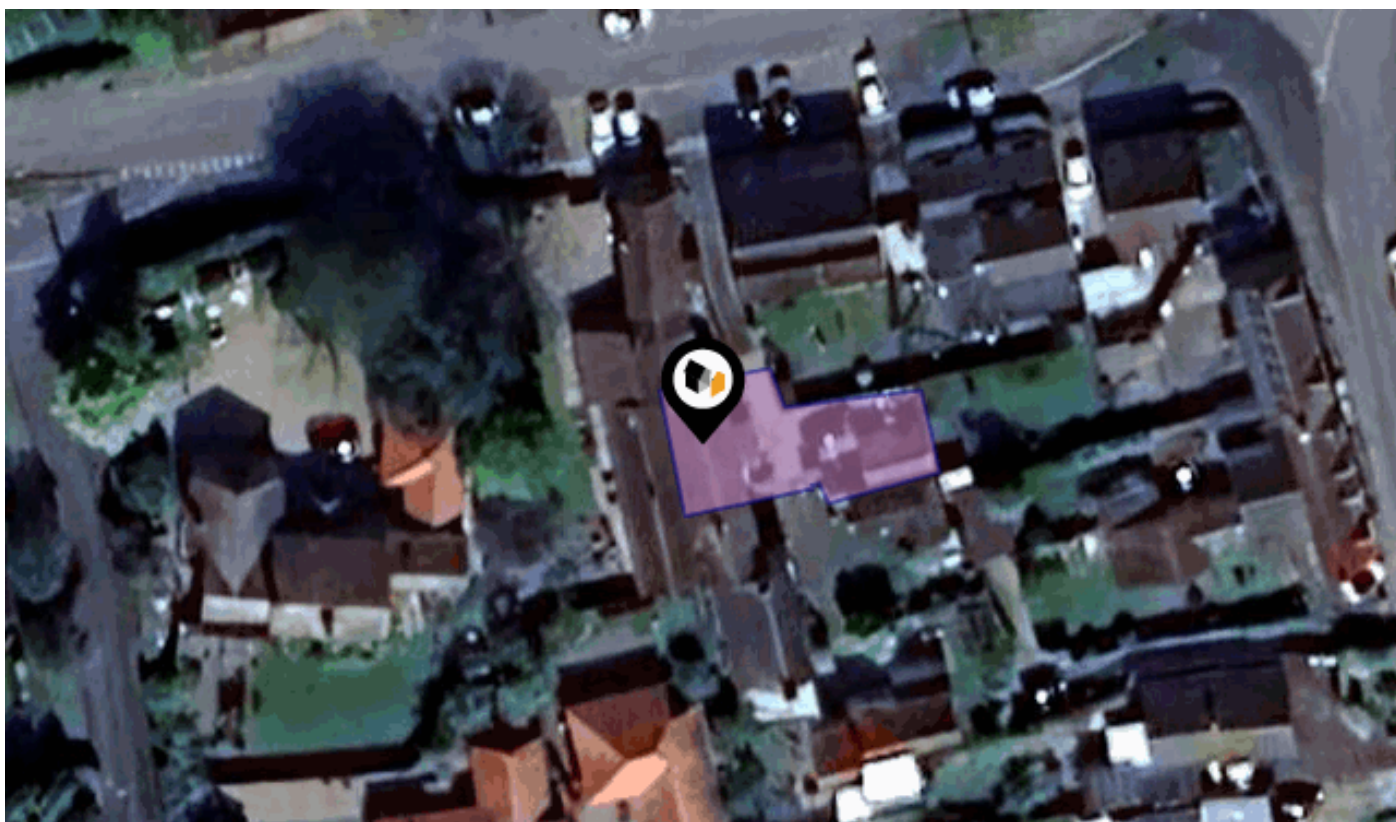


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MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Thursday 22nd January 2026



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

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

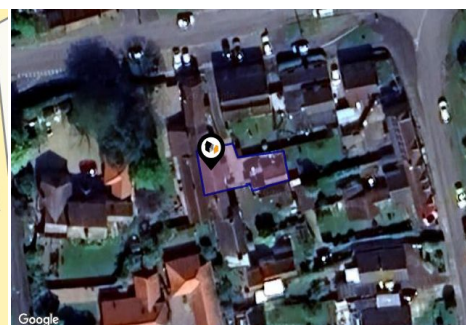
01522 510 044

Alex.Porter@mundys.net

www.mundys.net



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aprift
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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	882 ft ² / 82 m ²
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)

1	80	-
mb/s	mb/s	mb/s
		

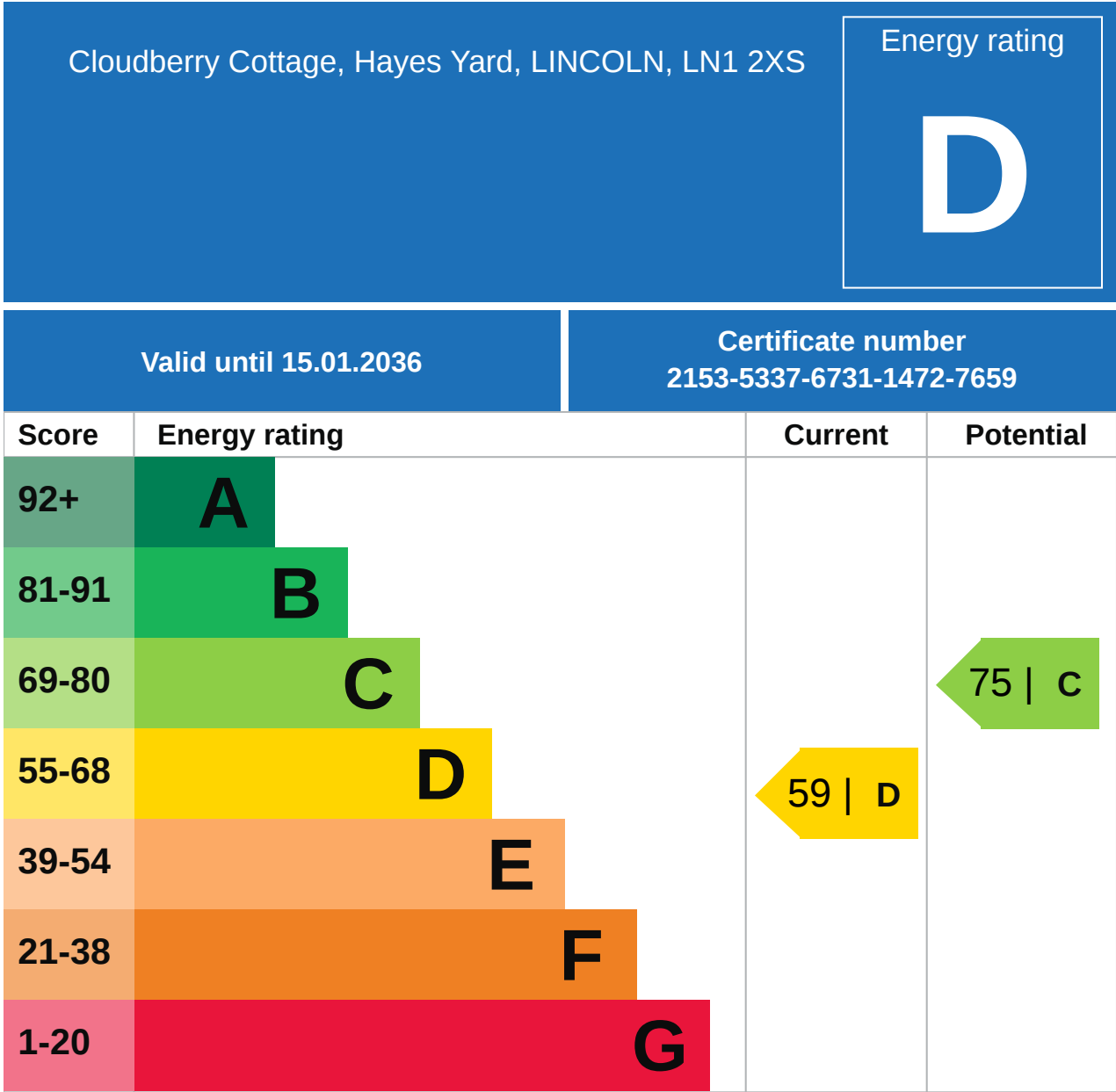
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Additional EPC Data

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

1, Hayes Yard, Lincoln, LN1 2XS

Last Sold Date:	26/02/2021
Last Sold Price:	£295,000

2, Hayes Yard, Lincoln, LN1 2XS

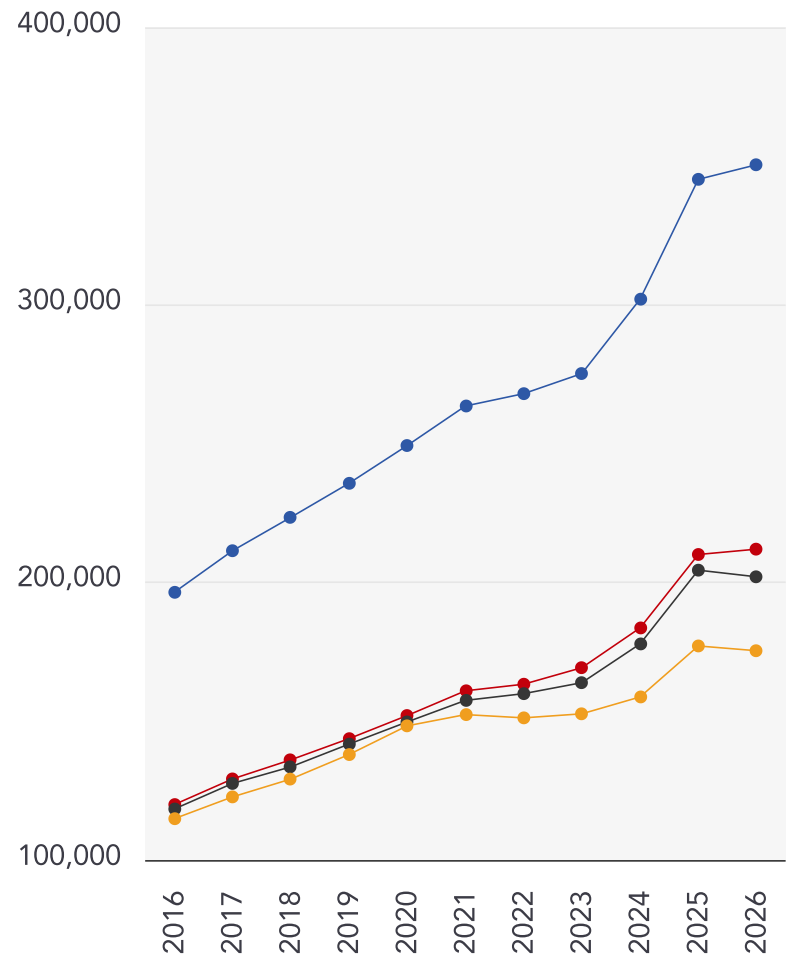
Last Sold Date:	29/06/2006
Last Sold Price:	£213,000

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

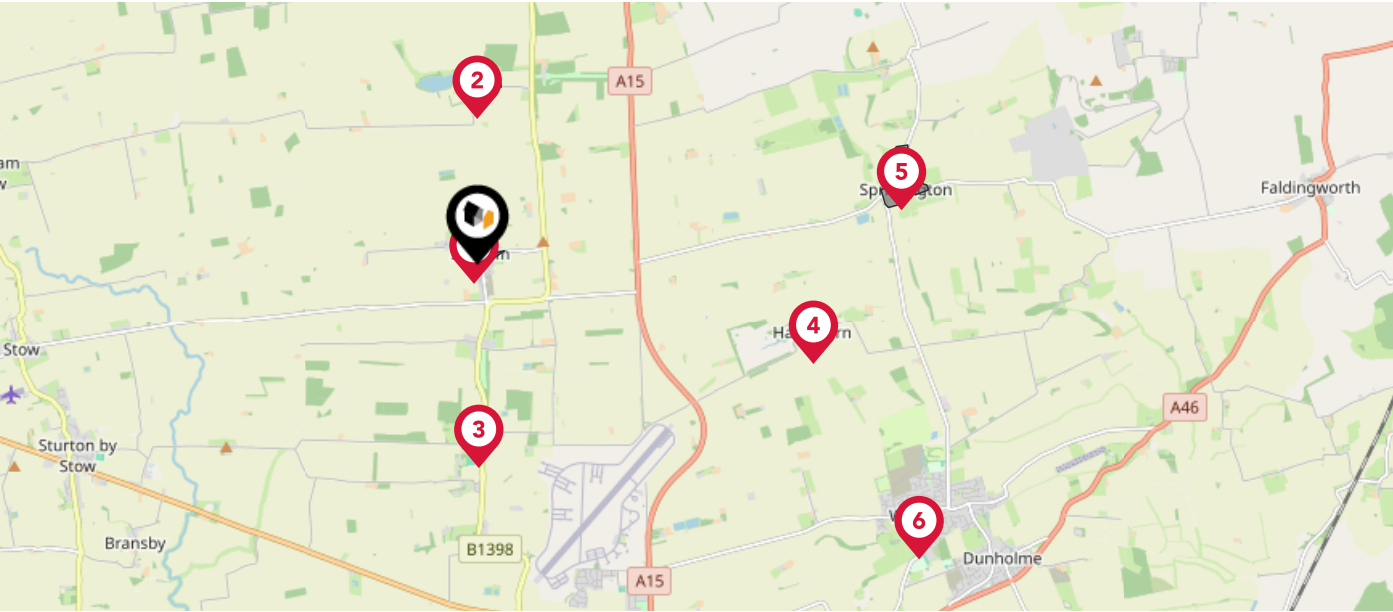
+52.67%

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

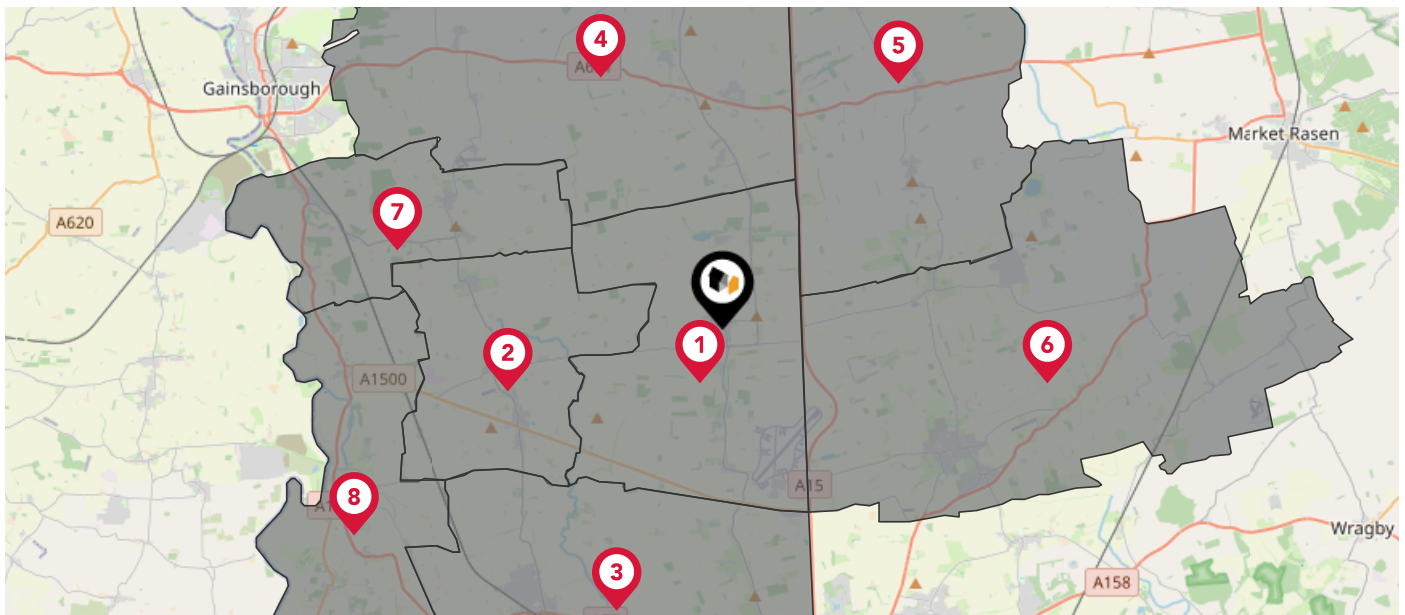
1	Ingham
2	Fillingham
3	Brattleby
4	Hackthorn
5	Spridlington
6	Welton

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



Scampton Ward



Stow Ward



Saxilby Ward



Hemswell Ward



Waddingham and Spital Ward



Dunholme and Welton Ward



Lea Ward



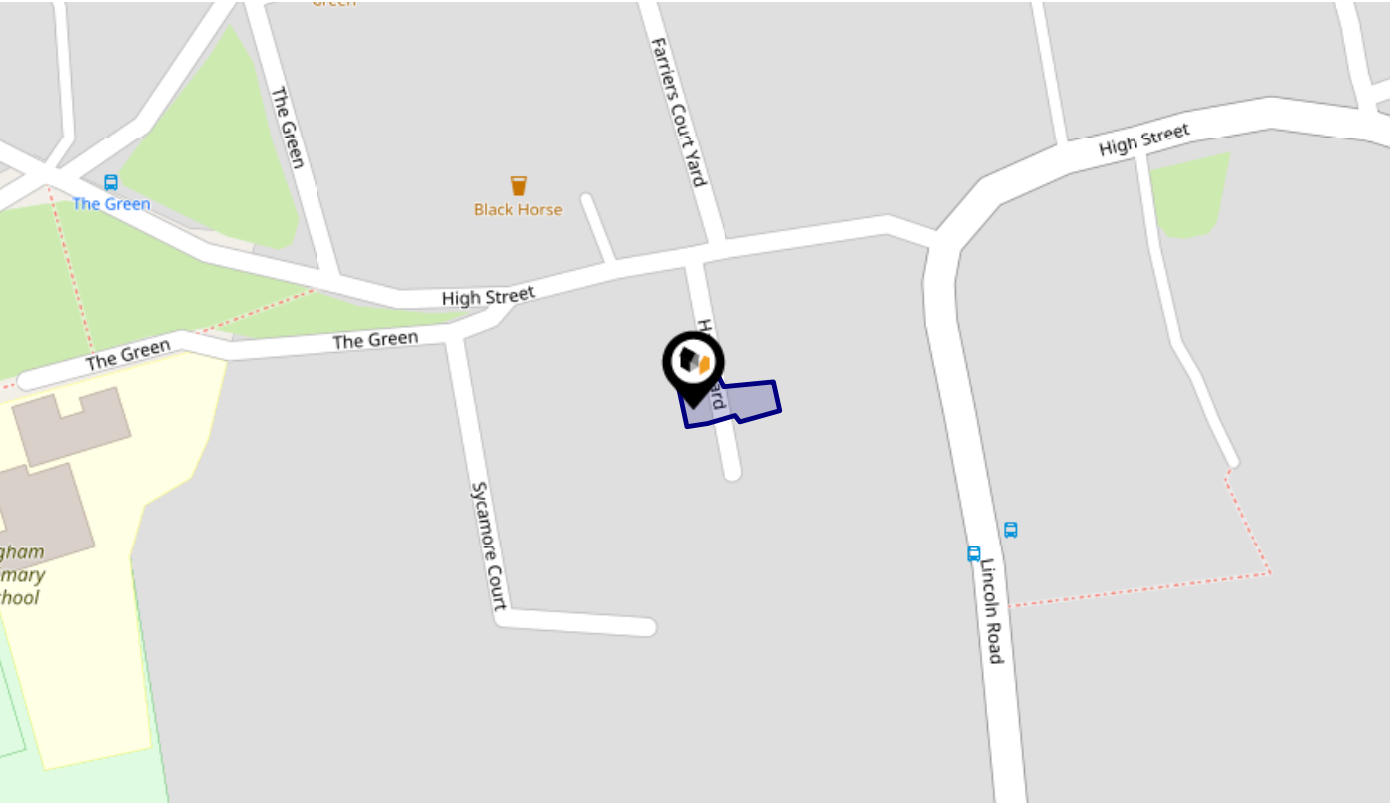
Torksey Ward

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.

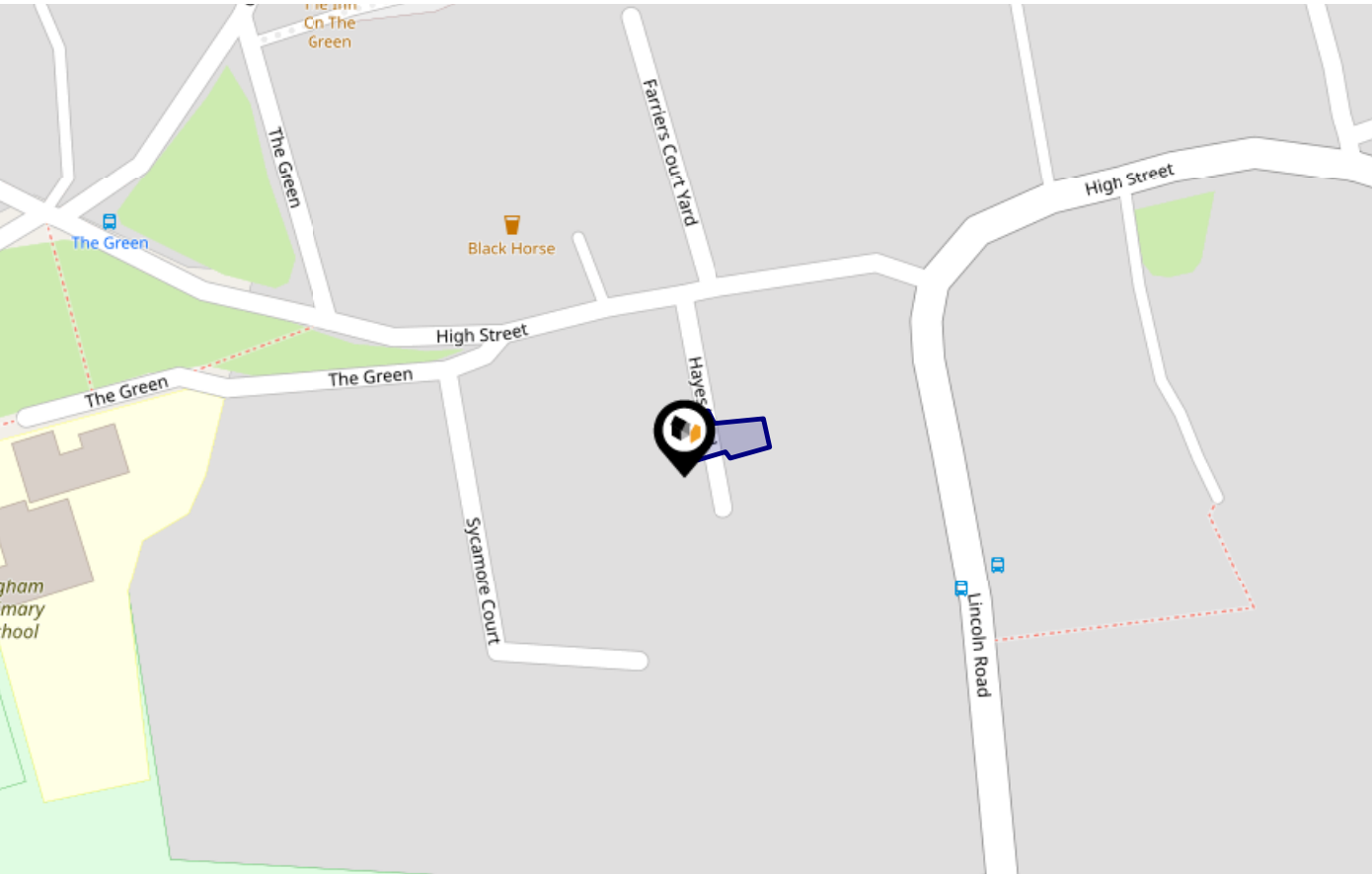
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

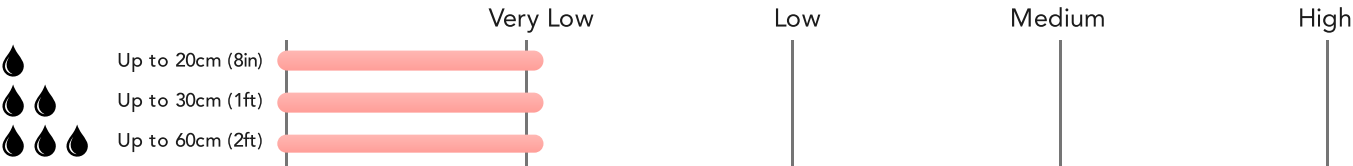


Risk Rating: Very low

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:

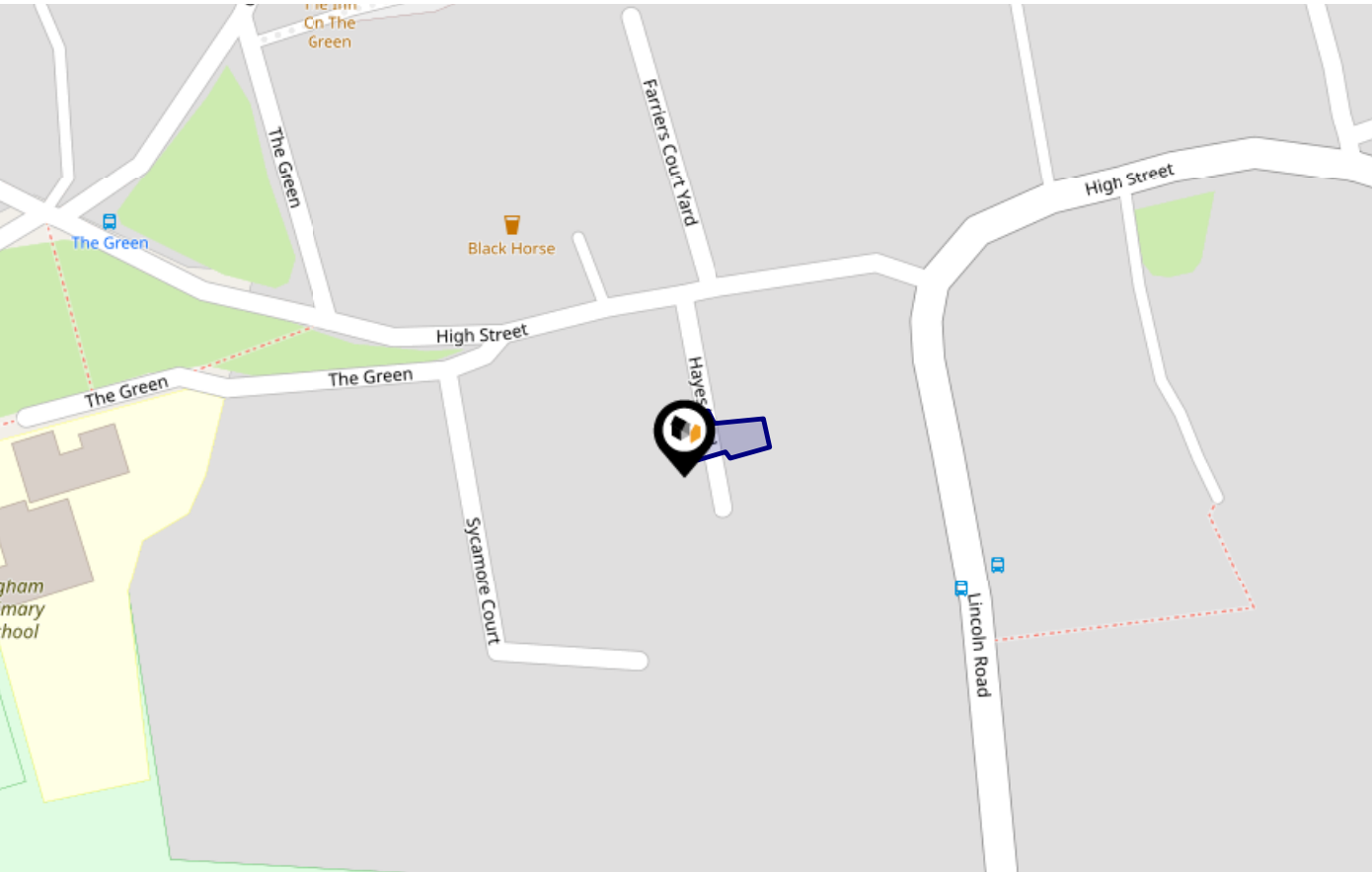


Flood Risk

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.

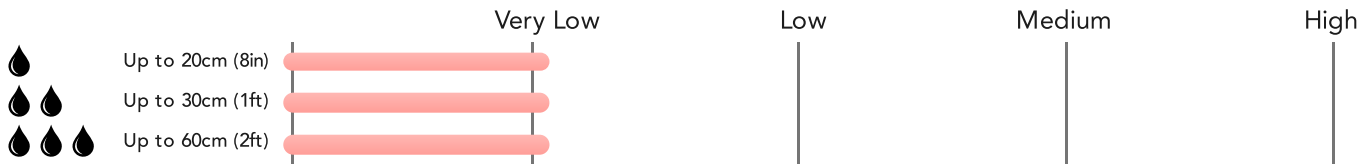


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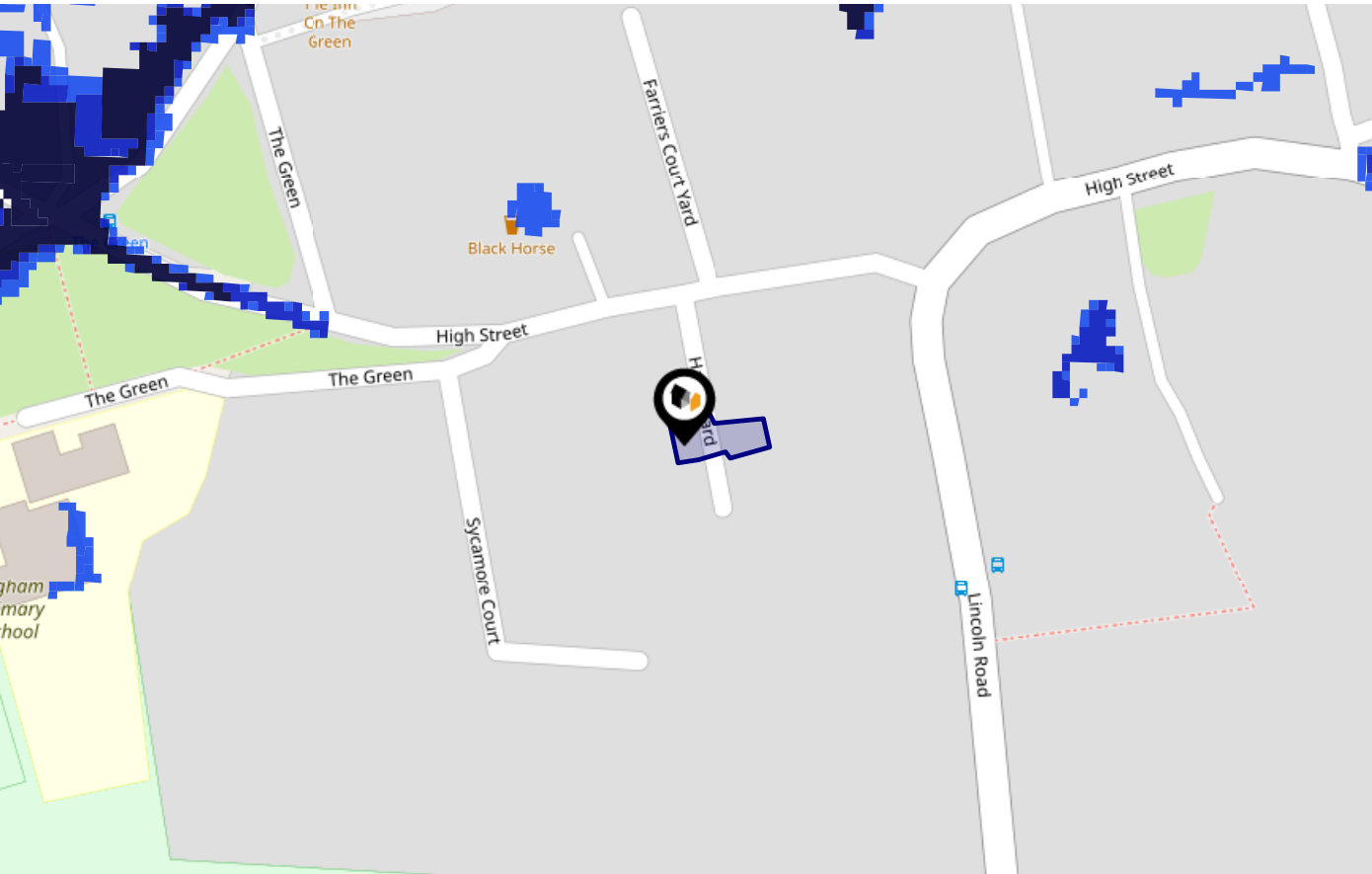
Chance of flooding to the following depths at this property:



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.

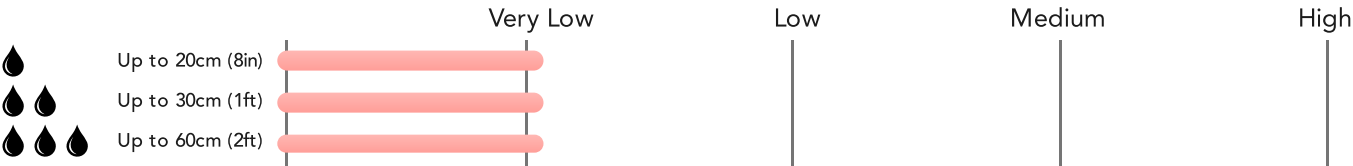


Risk Rating: Very low

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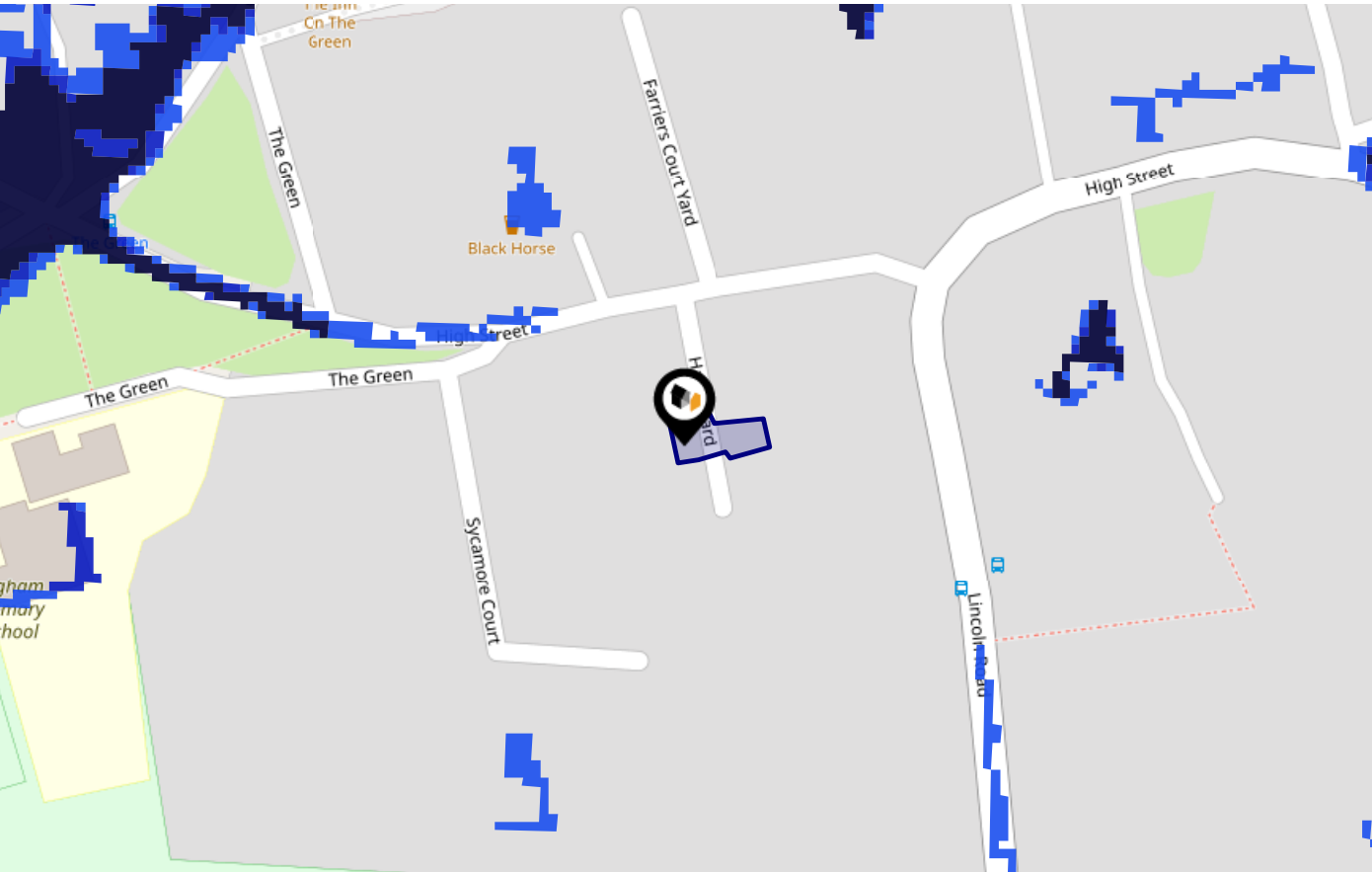
Chance of flooding to the following depths at this property:



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.

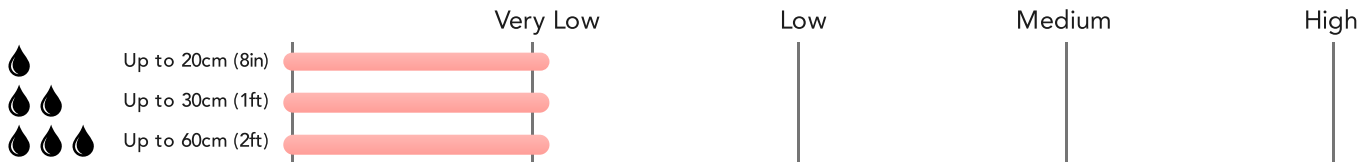


Risk Rating: Very low

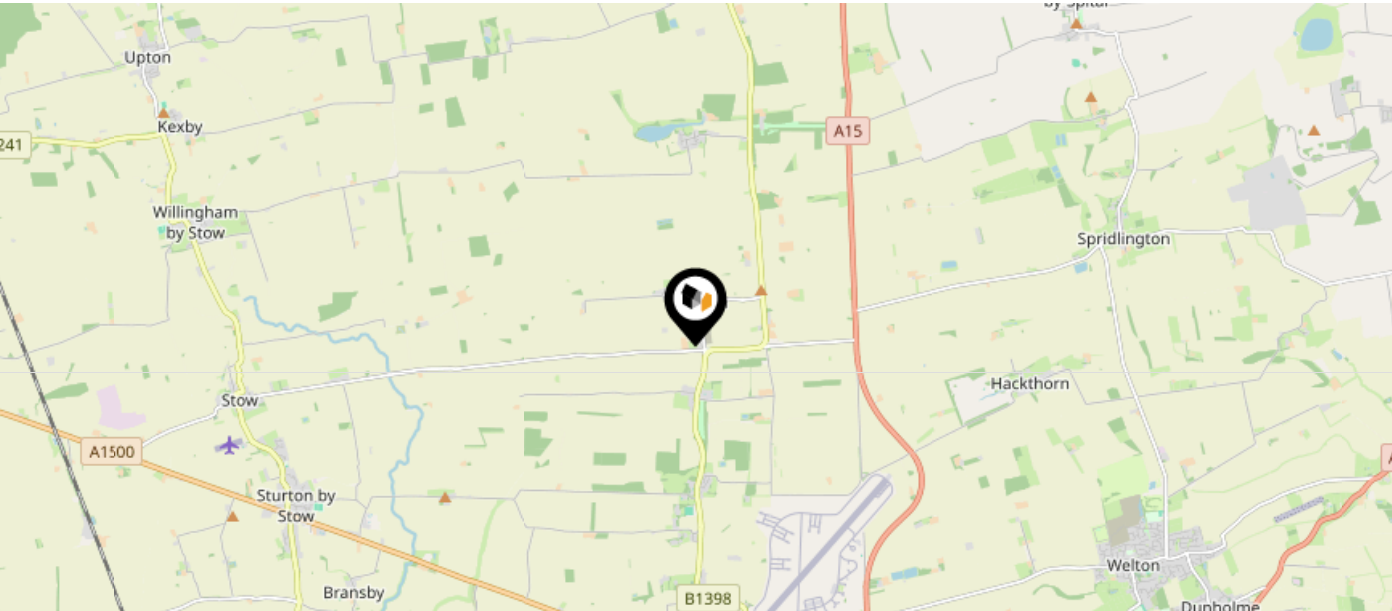
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



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



Nearby Green Belt Land

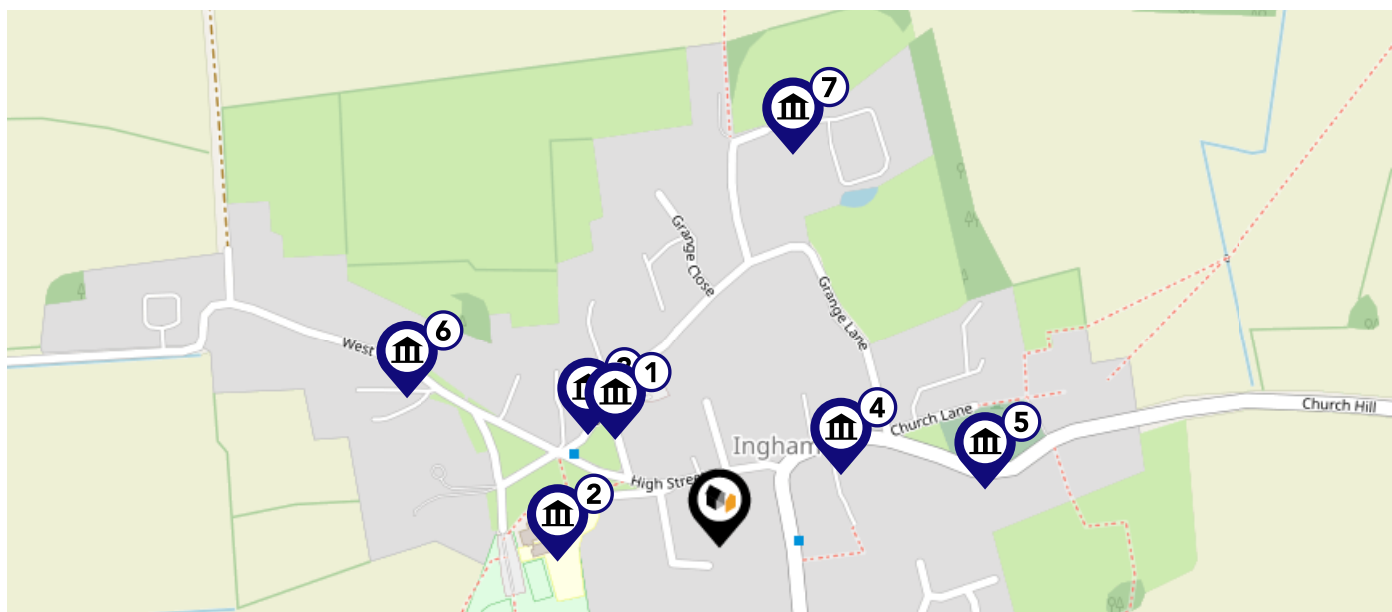
No data available.








Maps

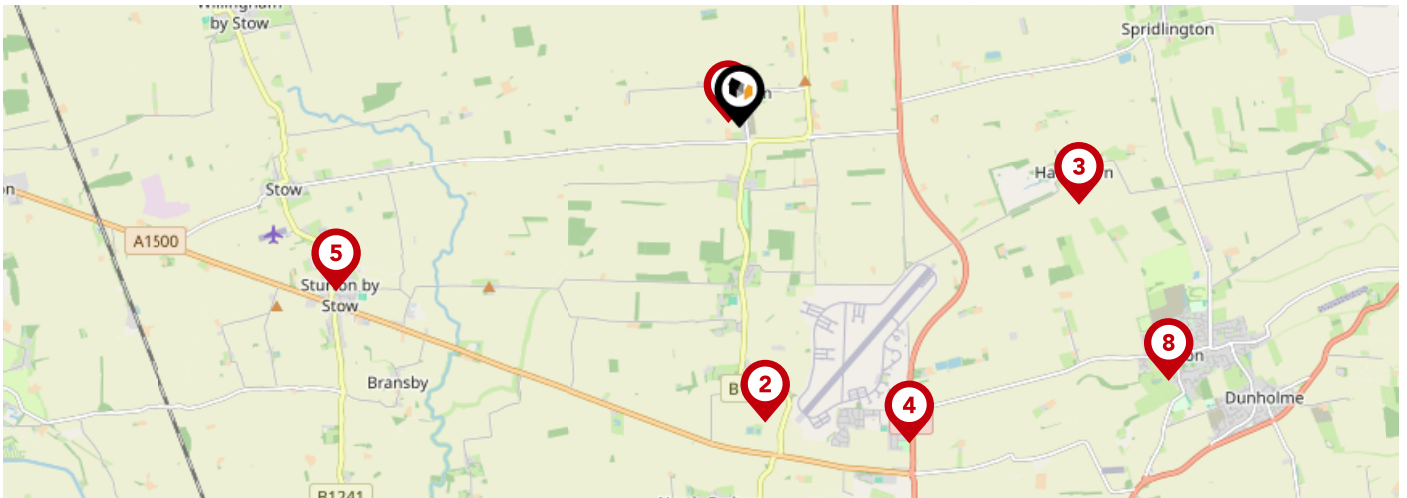
Listed Buildings



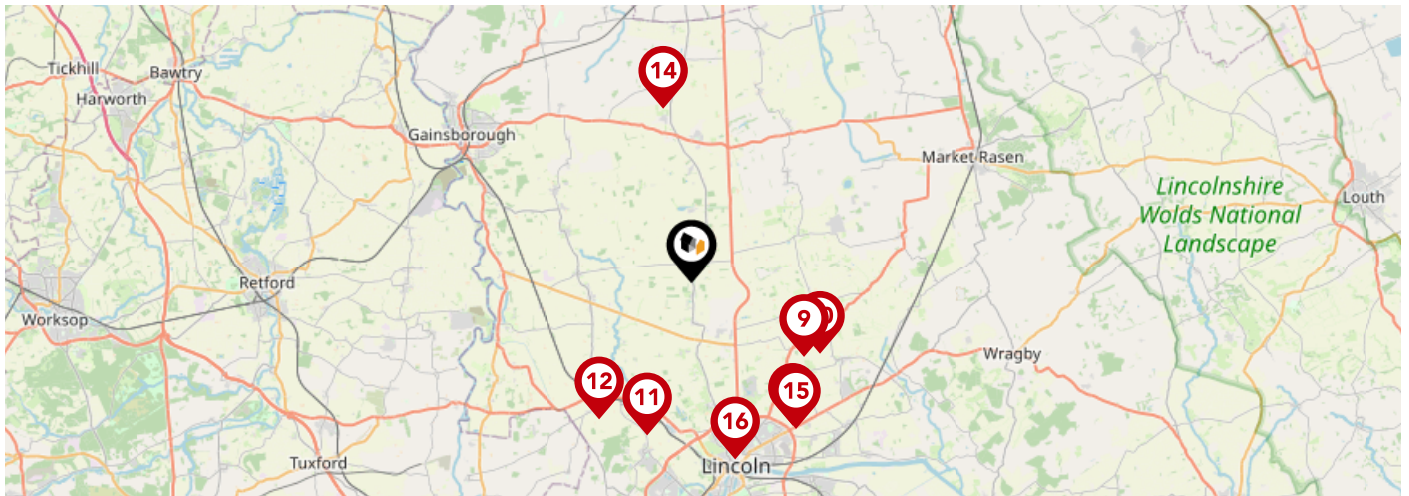
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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

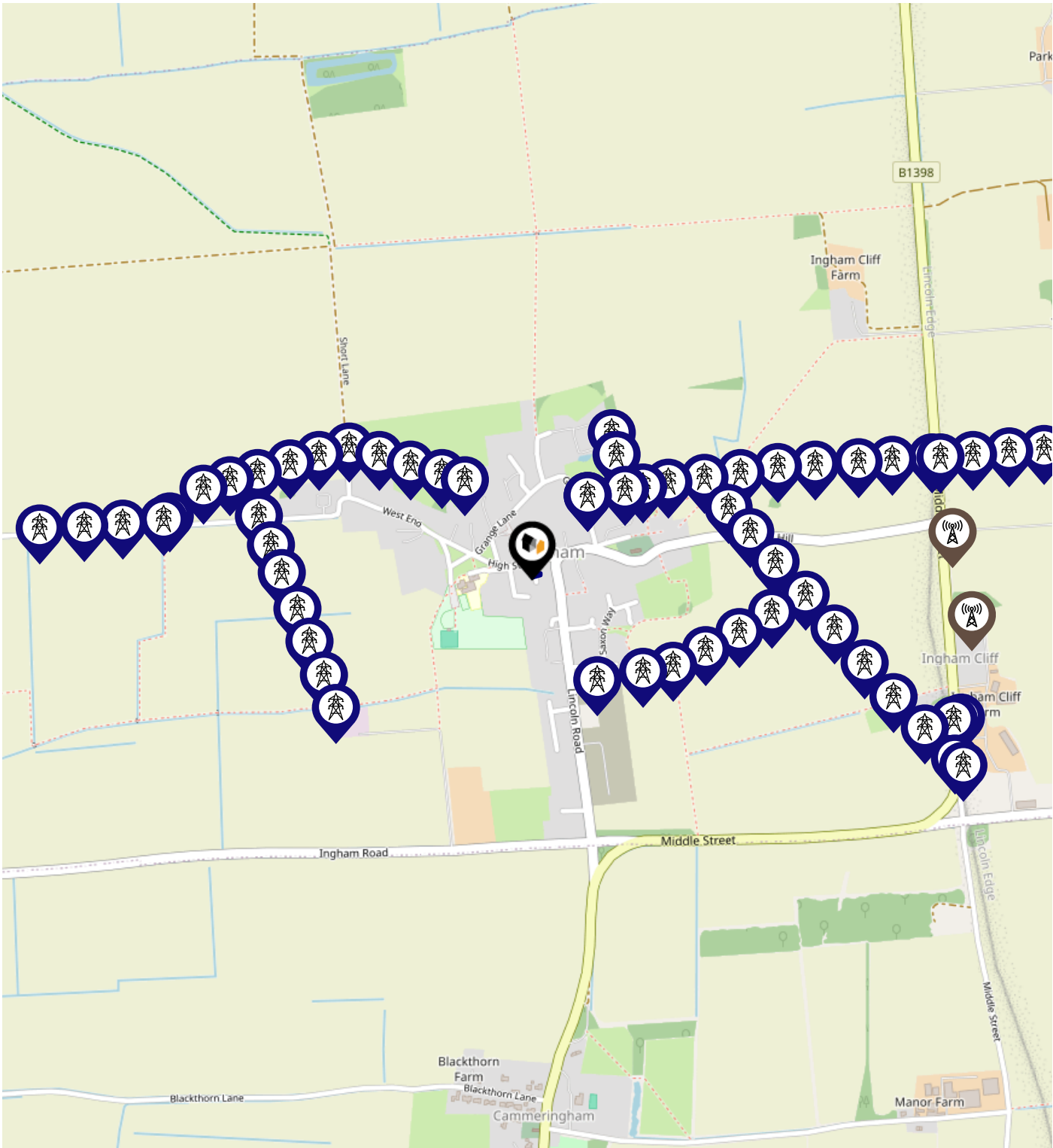


		Nursery	Primary	Secondary	College	Private
1	Ingham Primary School Ofsted Rating: Good Pupils: 81 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Scampton Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Hackthorn Church of England Primary School Ofsted Rating: Outstanding Pupils: 56 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pollyplatt Primary School Ofsted Rating: Good Pupils: 81 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sturton by Stow Primary School Ofsted Rating: Good Pupils: 171 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hemswell Cliff Primary School Ofsted Rating: Good Pupils: 39 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Normanby Primary School Ofsted Rating: Good Pupils: 51 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Welton St Mary's Church of England Primary Academy Ofsted Rating: Good Pupils: 381 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	William Farr CofE Comprehensive School Ofsted Rating: Good Pupils: 1444 Distance:4.79	<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:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton Hathow Preparatory School Ofsted Rating: Not Rated Pupils: 106 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saxilby Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:5.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:6.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willoughton Primary School Ofsted Rating: Good Pupils: 49 Distance:6.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nettleham Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 227 Distance:6.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The St Francis Special School, Lincoln Ofsted Rating: Outstanding Pupils: 161 Distance:6.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

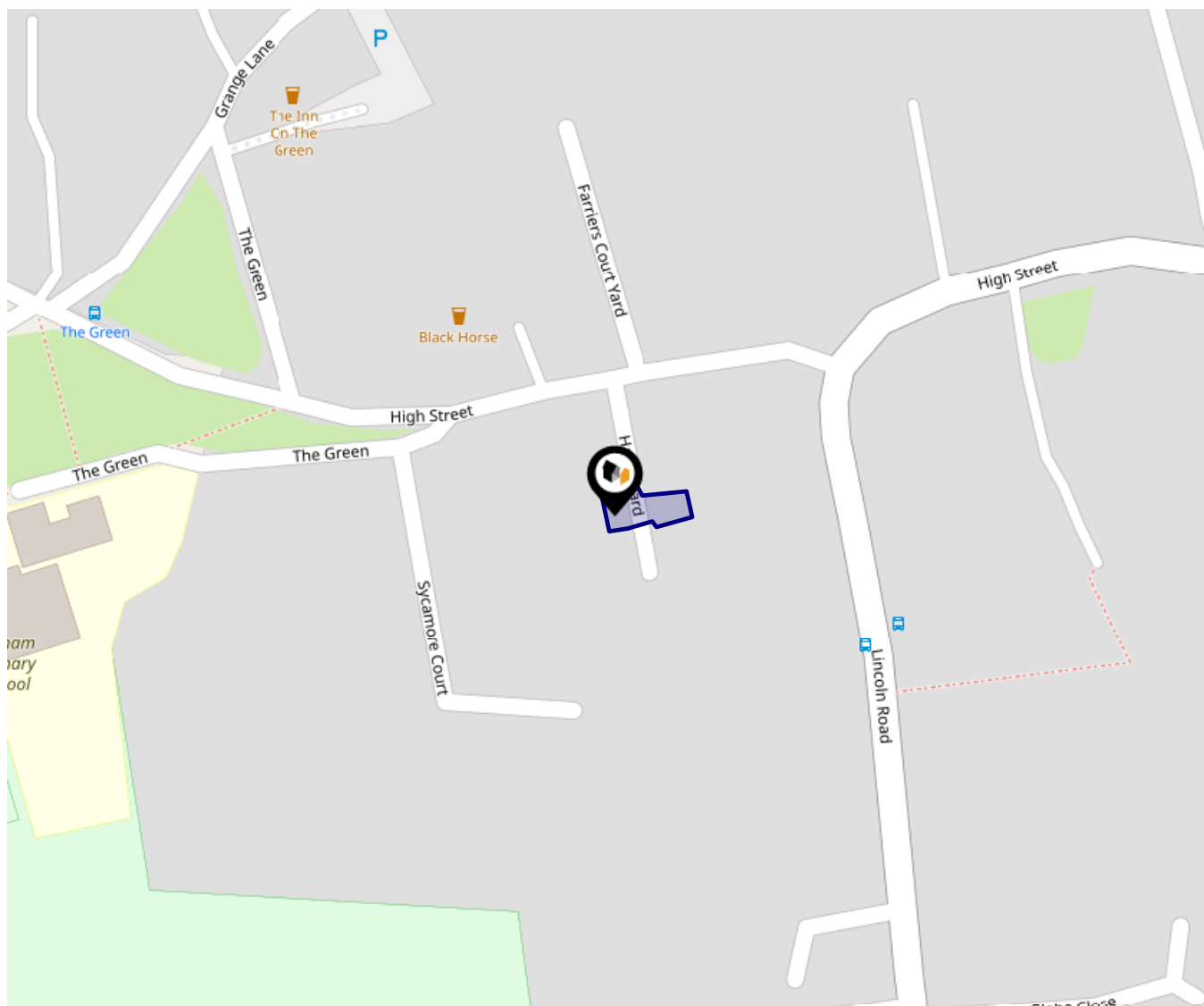
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



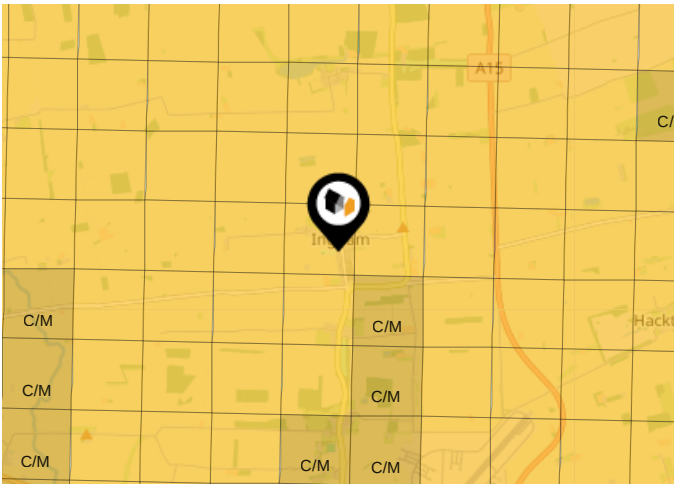
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

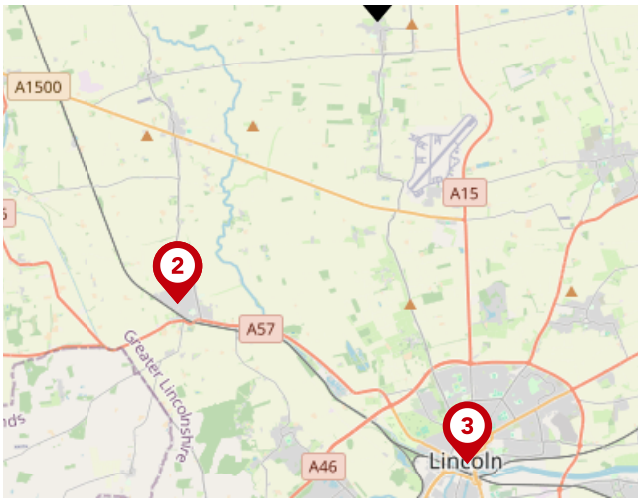
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

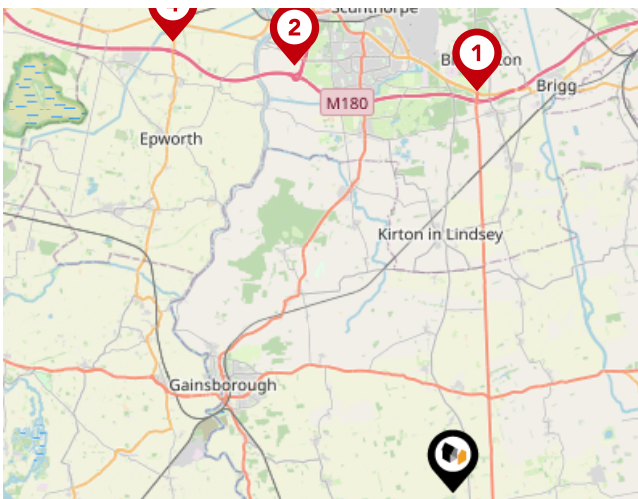
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

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

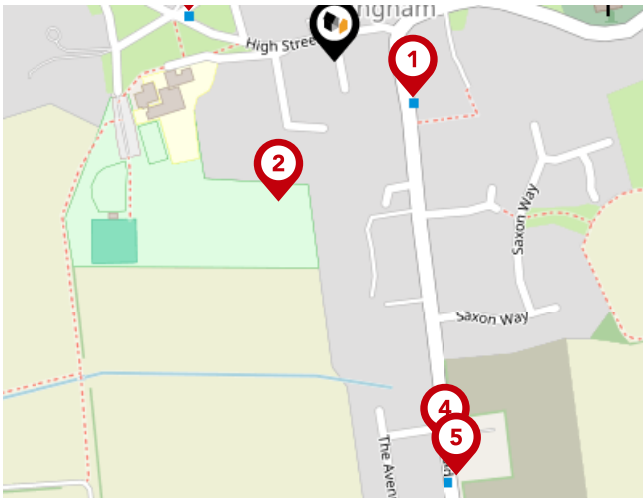


Airports/Helipads

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

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



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



/Mundysuk



/mundysuk



/mundysuk

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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