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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th April 2025



PRIORY CLOSE, BATH, BA2

TYNINGS Estate Agents

Isabella House, The Avenue, Combe Down, Bath, BA2 5EH

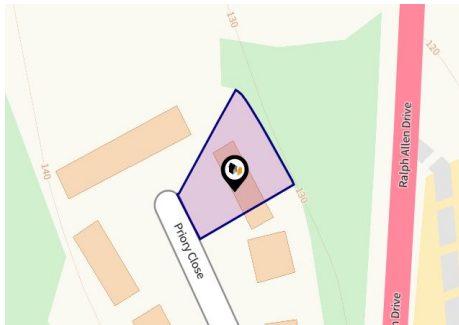
01225 833899

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,518 ft ² / 141 m ²		
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,273		
Title Number:	ST333001		

Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	13	60	1000
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning History

This Address



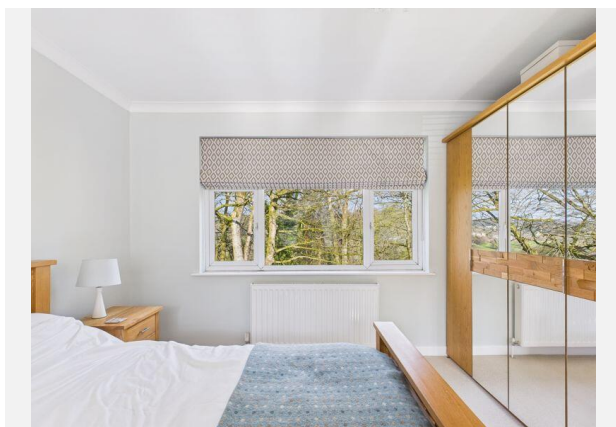
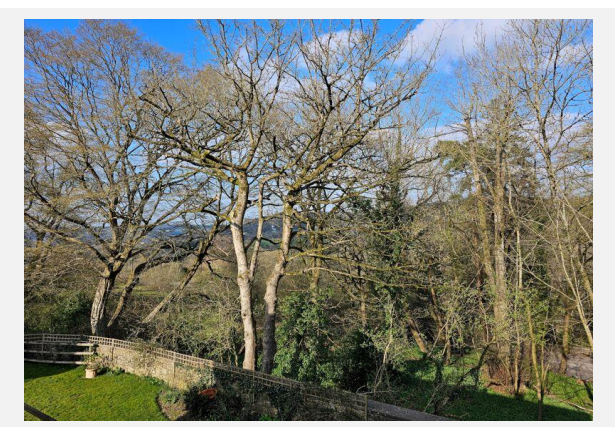
Planning records for: **Priory Close, Bath, BA2**

Reference - 18/01203/FUL	
Decision:	Application Permitted
Date:	15th March 2018
Description:	Erection of Rear Patio

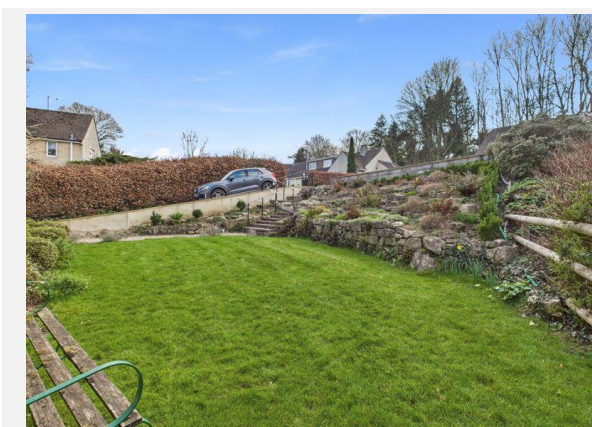
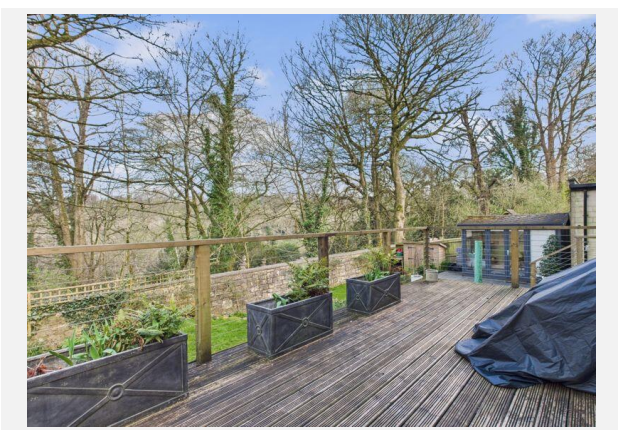
Reference - 16/01296/FUL	
Decision:	Application Permitted
Date:	18th March 2016
Description:	Renovation to existing lean to including replacement roof, erection of porch, removal of chimney and replacement fenestration.







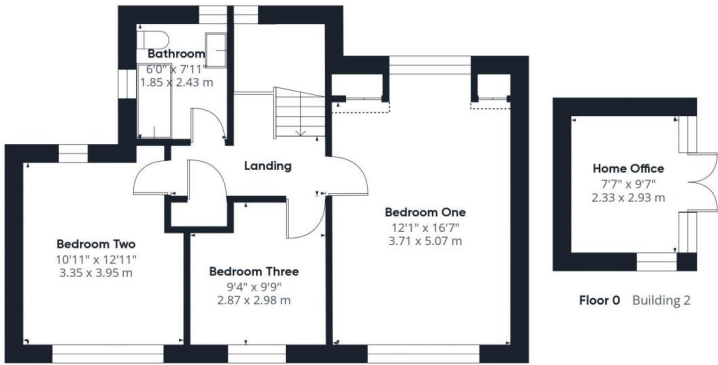




PRIORY CLOSE, BATH, BA2



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1529.43 ft²
142.09 m²

Balconies and terraces

238.1 ft²
22.12 m²

Reduced headroom

3.59 ft²
0.33 m²

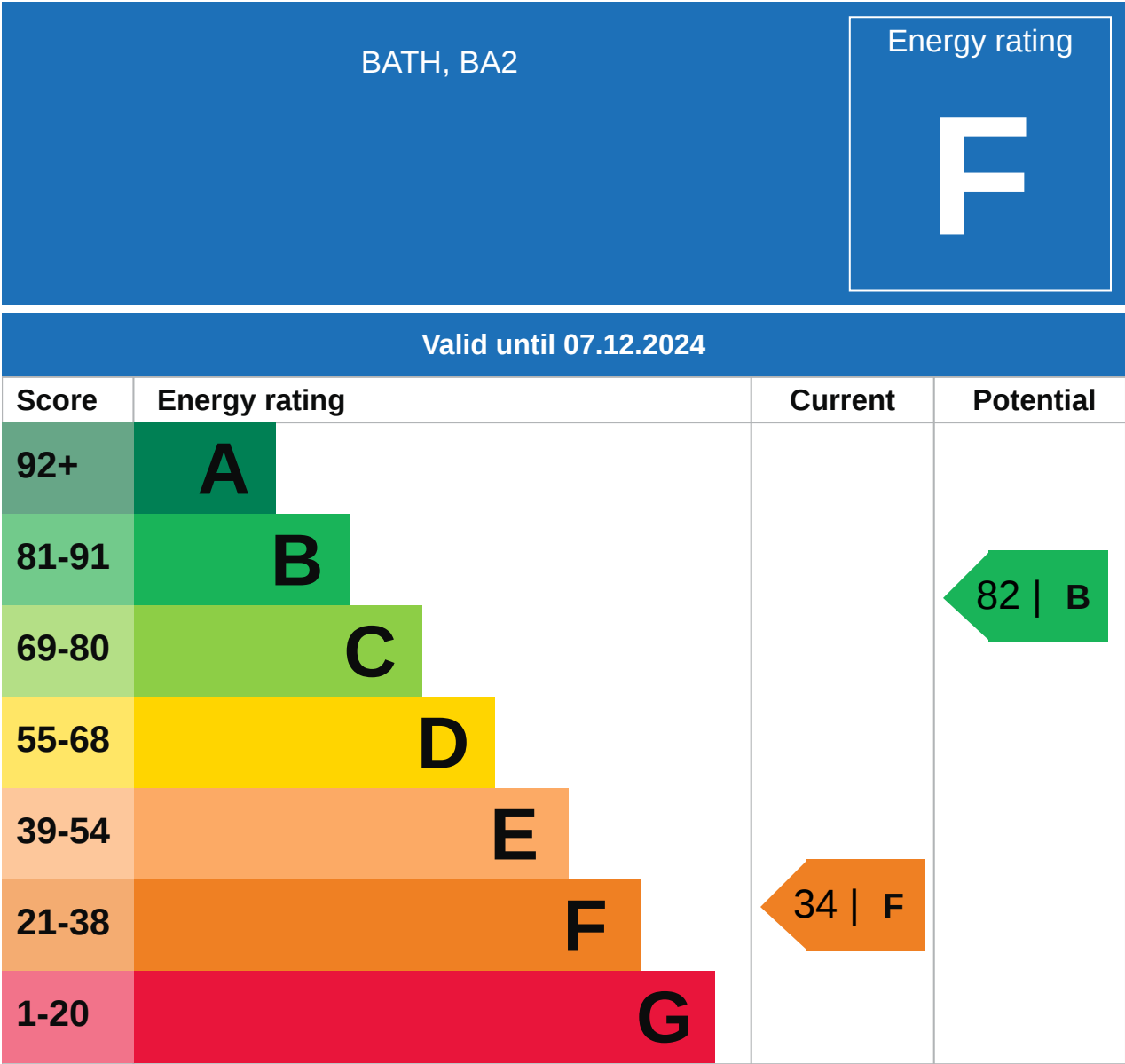
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Additional EPC Data

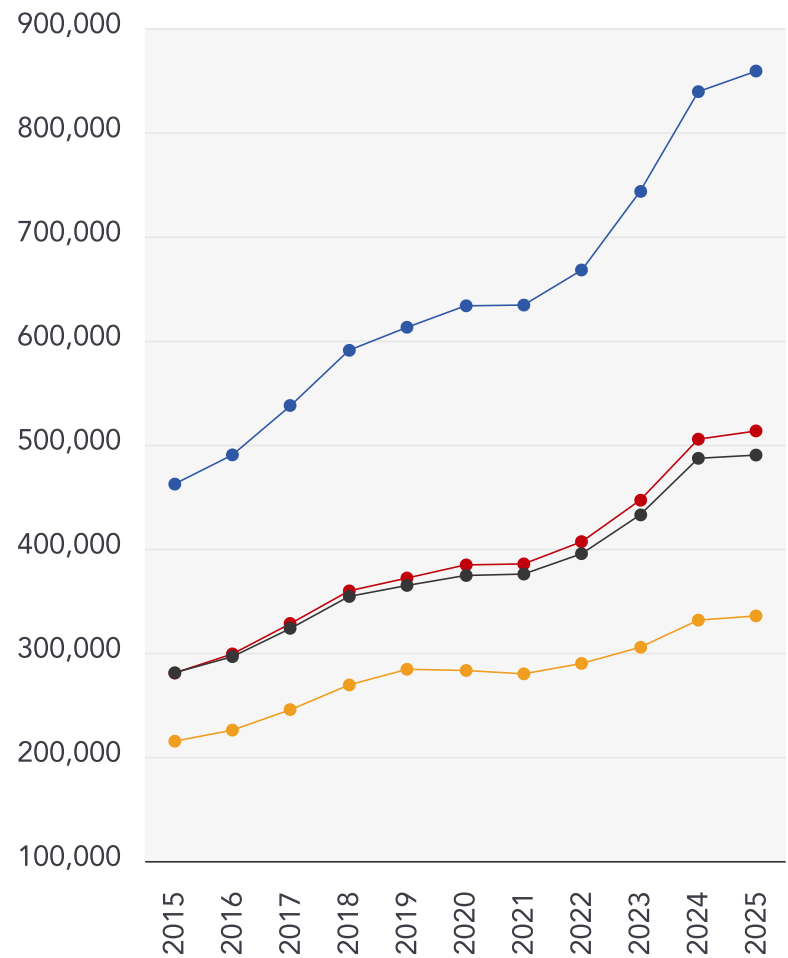
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 20% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	115 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+85.88%

Semi-Detached

+82.93%

Terraced

+74.5%

Flat

+56%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

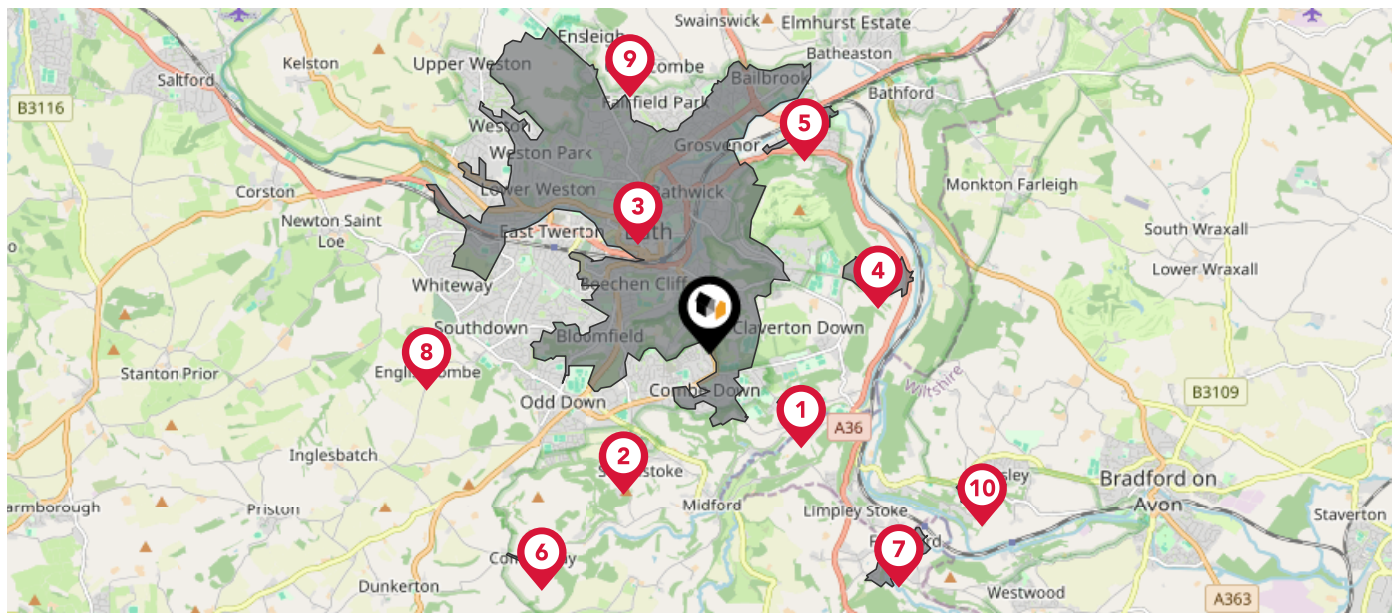
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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.



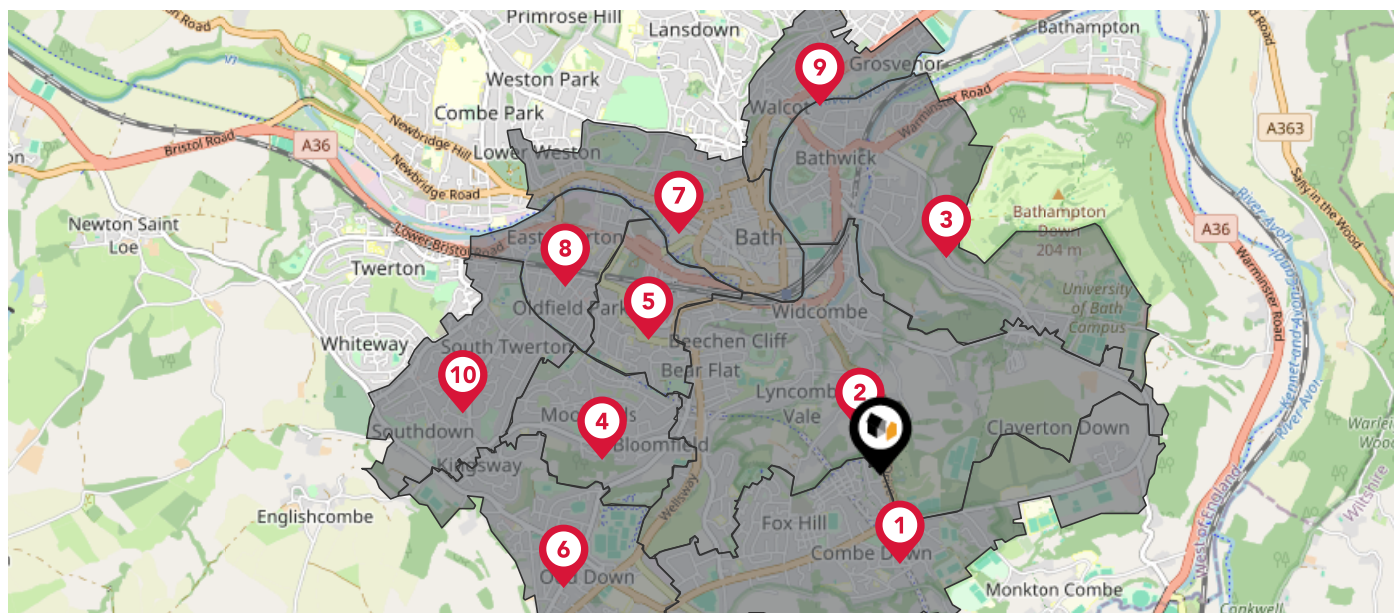
Nearby Conservation Areas

- 1 Monkton Combe
- 2 Southstoke
- 3 Bath
- 4 Claverton
- 5 Bathampton
- 6 Combe Hay
- 7 Freshford
- 8 Englishcombe
- 9 Charlcombe
- 10 Winsley

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



Combe Down Ward



Widcombe & Lyncombe Ward



Bathwick Ward



Moorlands Ward



Oldfield Park Ward



Odd Down Ward



Kingsmead Ward



Westmoreland Ward



Walcot Ward

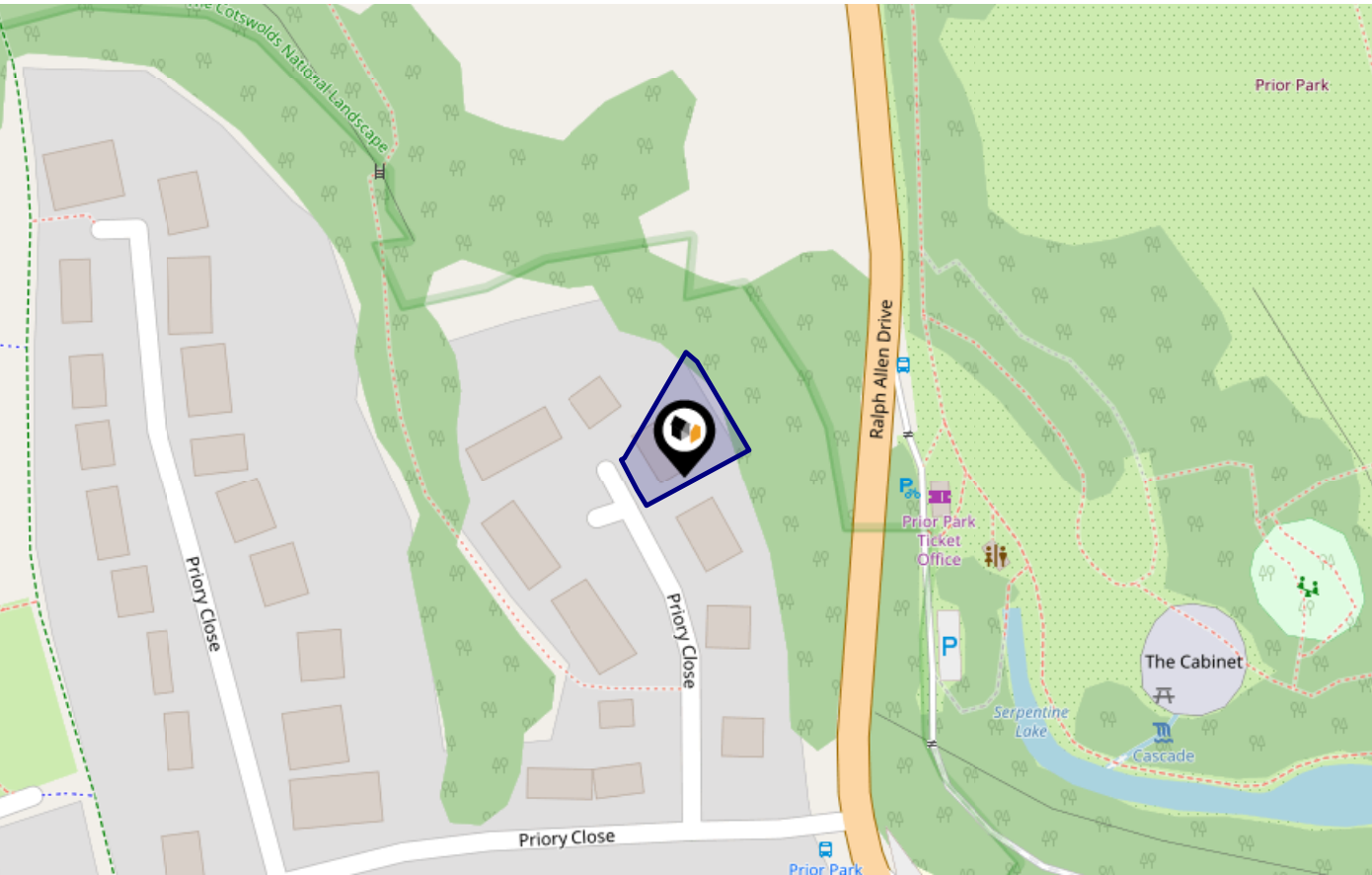


Southdown Ward

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.

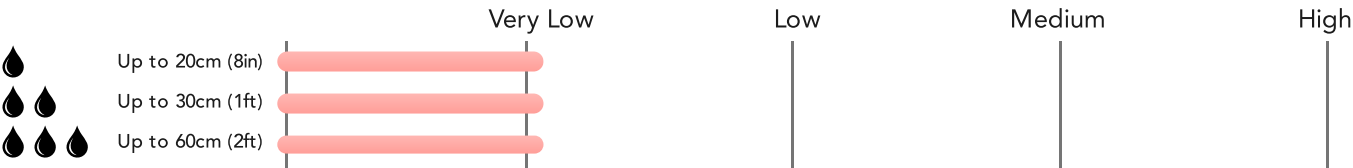


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

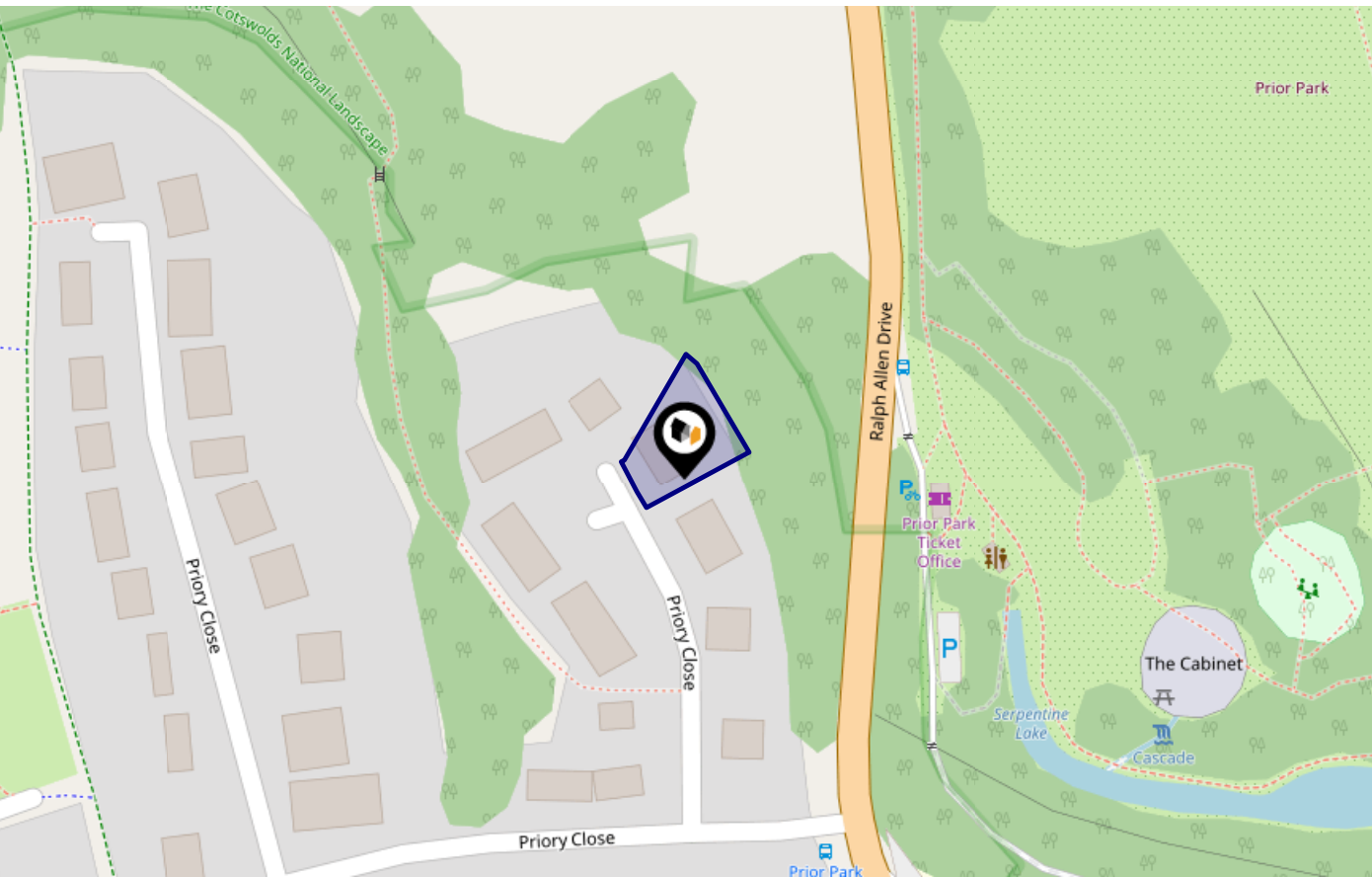
Chance of flooding to the following depths at this property:



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.

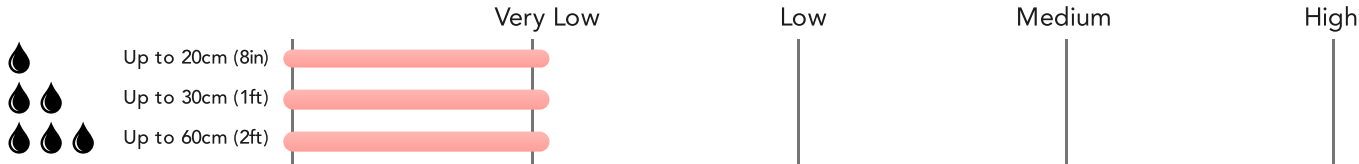


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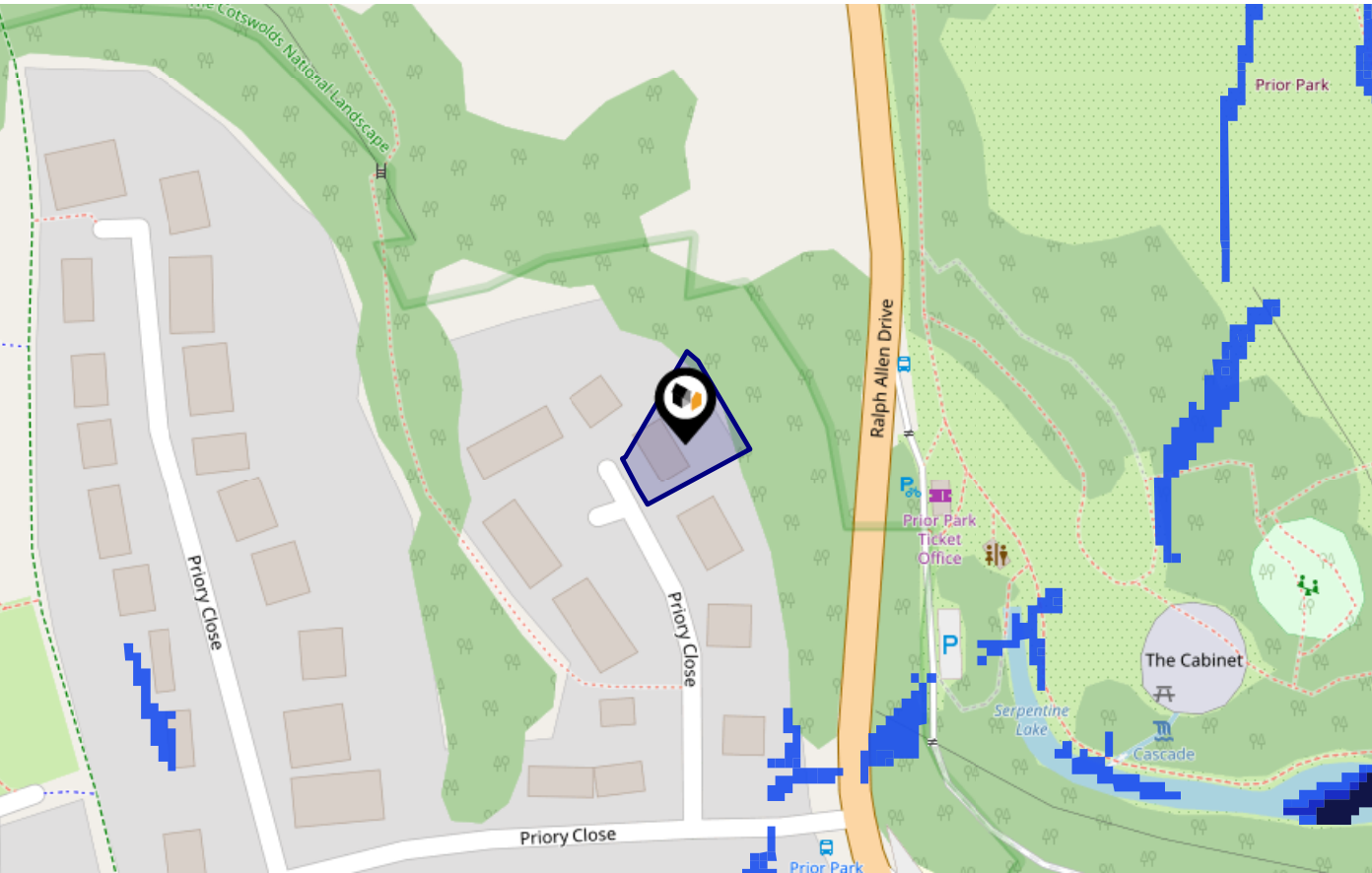
Chance of flooding to the following depths at this property:



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.

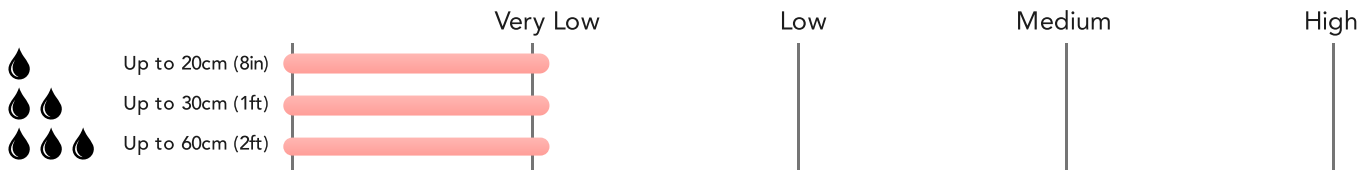


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

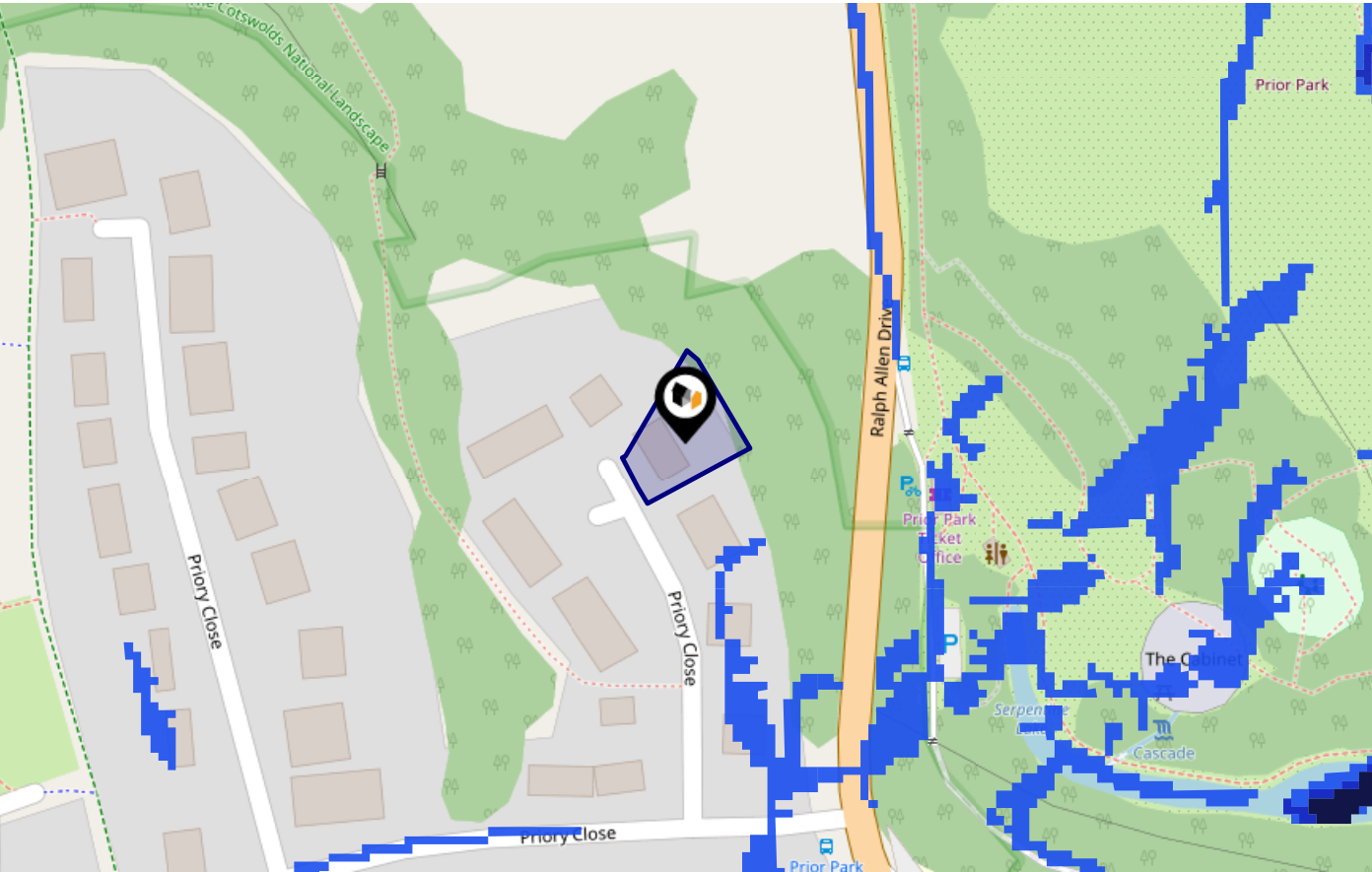


Flood Risk

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.

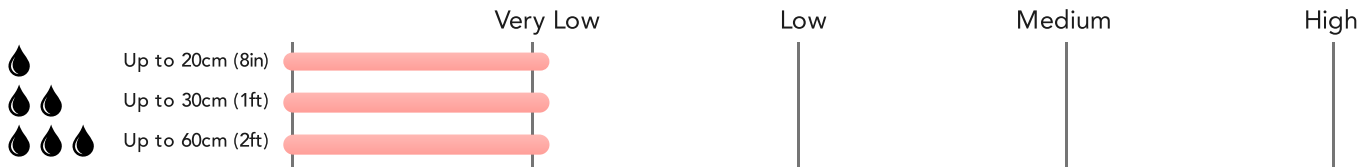


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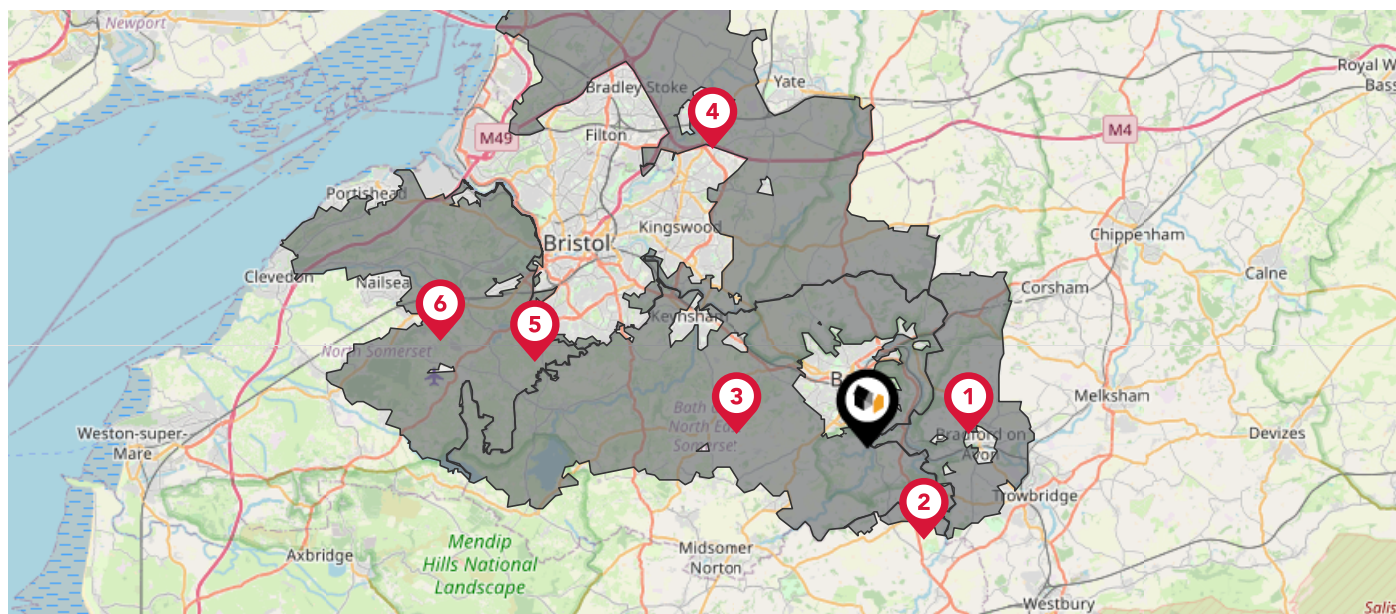
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



Nearby Green Belt Land



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - South Gloucestershire



Bath and Bristol Green Belt - Bristol, City of

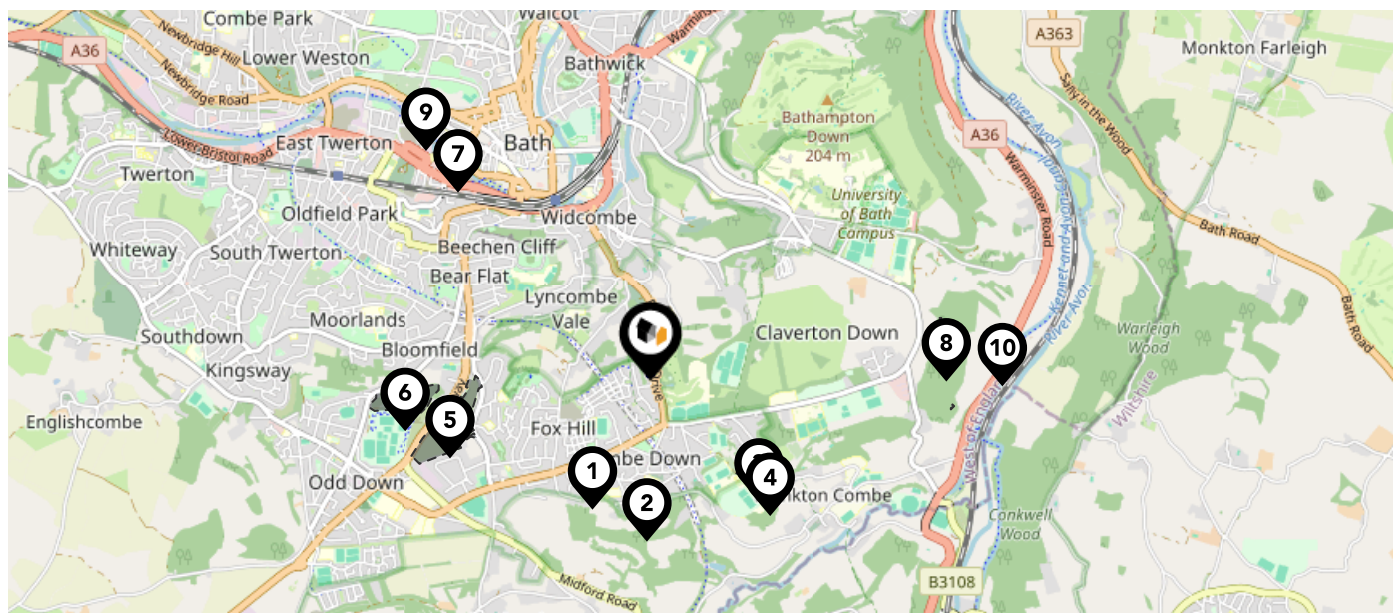


Bath and Bristol Green Belt - North Somerset

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

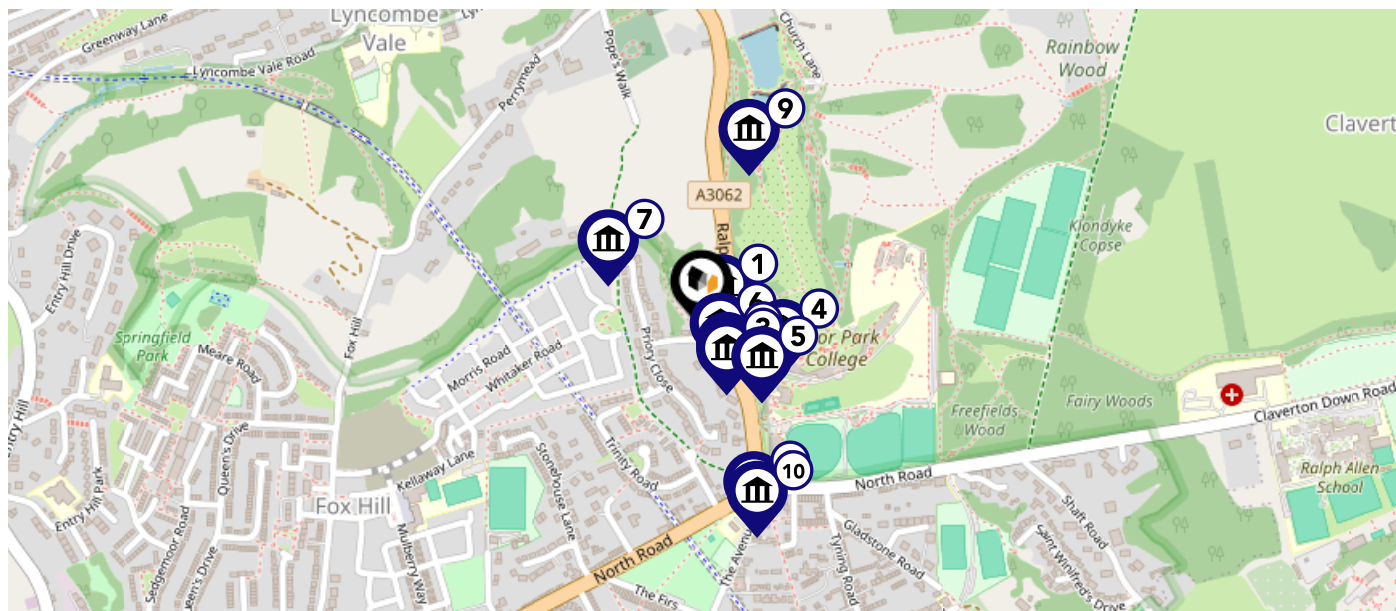
1	The Old Quarry, Rear of Combe Road-Combe Down, Bath	Historic Landfill	
2	Old Quarry-Land Adjacent to 1 Beechwood Road, Coombe Road, Combe Down, Bath, Avon	Historic Landfill	
3	Land adjoining Shaft Road-Shaft Road, Combe Down, Bath, Avon	Historic Landfill	
4	Old Quarry adjoining Shaft Road-Combe Down, Bath, Avon	Historic Landfill	
5	Lower Barrack Farm-Wellsway, Bath, Avon	Historic Landfill	
6	Bloomfield Road Tip-Bath, Avon	Historic Landfill	
7	Green Park-Adjacent To River Avon, Kingsmead	Historic Landfill	
8	Claverton Wood-3 plots, Claverton Wood, Claverton	Historic Landfill	
9	Norfolk Crescent-Adjacent To River Avon, Bath	Historic Landfill	
10	Bassett Farm-Claverton, Bath	Historic Landfill	











Maps

Listed Buildings

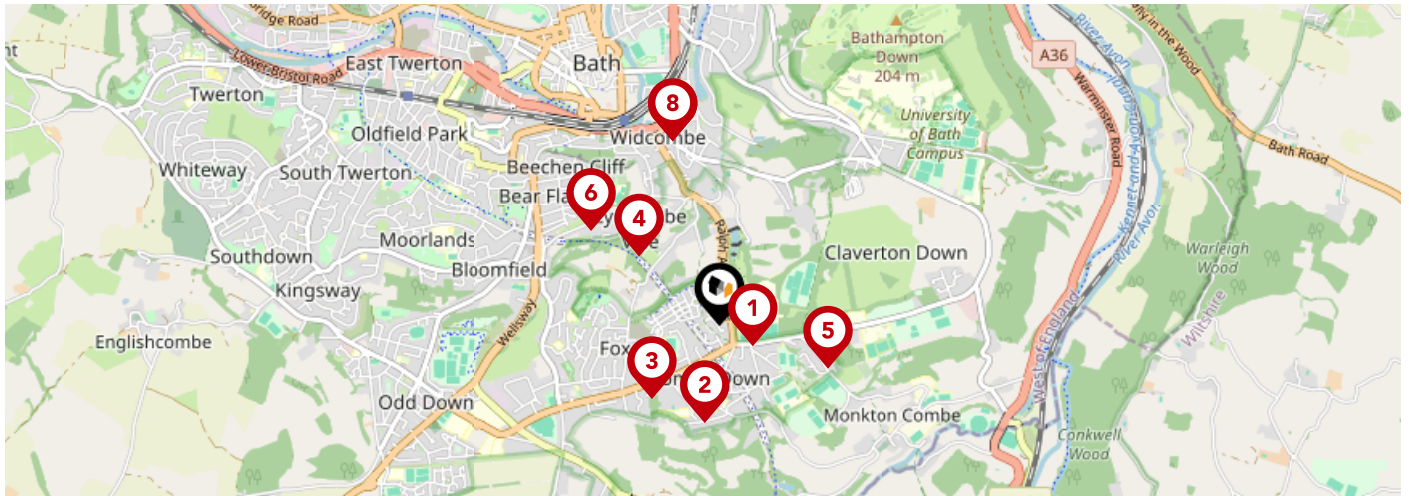


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



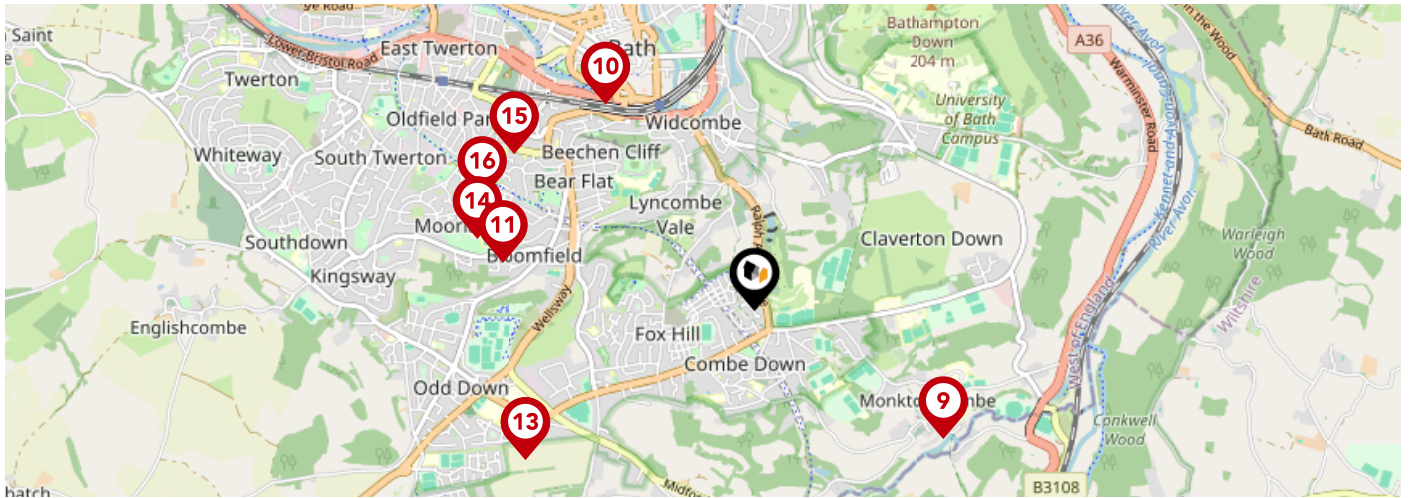
Listed Buildings in the local district		Grade	Distance
	1394606 - Gate Piers And Gates To Drive At Prior Park	Grade II	0.0 miles
	1394608 - Prior Park Lodge	Grade II	0.1 miles
	1394605 - Gate Piers And Gate At Main Entrance To Prior Park	Grade II	0.1 miles
	1394450 - Bridge To Pool Approx 50m N Of The Church Of St Paul	Grade II	0.1 miles
	1394459 - Church Of St Paul, With West Wing	Grade I	0.1 miles
	1394467 - Grotto Approx 30m N Of Lower Lodge To Prior Park	Grade II	0.1 miles
	1394397 - Bridge Over Footpath Between Fersfield And Prior Park Farm Woods	Grade II	0.1 miles
	1394607 - Gate Piers At South End Of Ralph Allen Drive	Grade II	0.2 miles
	1394463 - Palladian Bridge In Grounds Of Prior Park	Grade I	0.2 miles
	1395853 - Telephone Box At Junction With The Avenue	Grade II	0.2 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Prior Park College Ofsted Rating: Not Rated Pupils: 600 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Combe Down CofE Primary School Ofsted Rating: Good Pupils: 406 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mulberry Park Educate Together Primary Academy Ofsted Rating: Good Pupils: 161 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 252 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ralph Allen School Ofsted Rating: Good Pupils: 1380 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

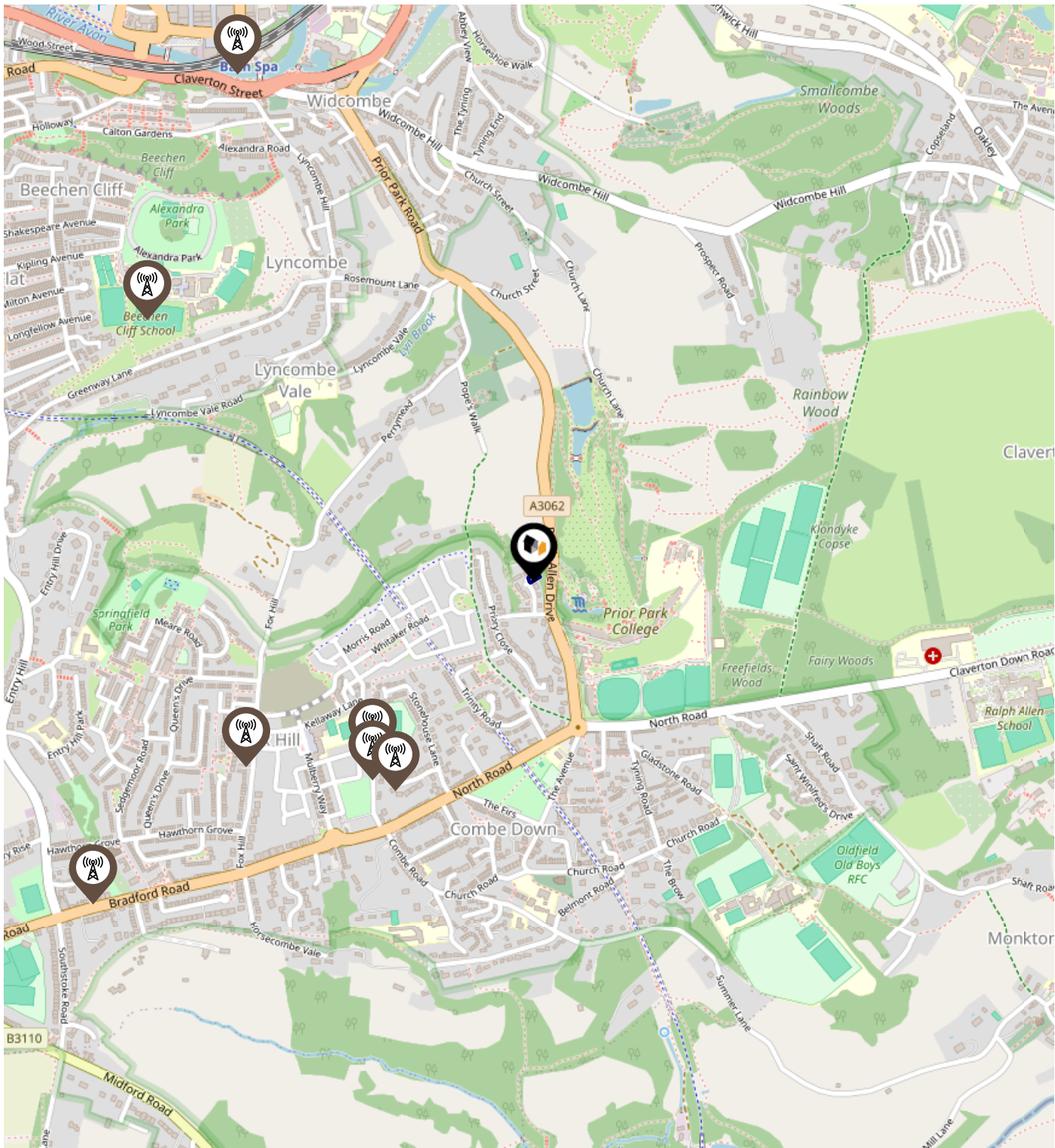
Area Schools





		Nursery	Primary	Secondary	College	Private
	Monkton Senior School Ofsted Rating: Not Rated Pupils: 687 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Junior School Ofsted Rating: Good Pupils: 230 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Three Ways School Ofsted Rating: Good Pupils: 236 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aspire Academy Ofsted Rating: Good Pupils: 101 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Infant School Ofsted Rating: Good Pupils: 177 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 323 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

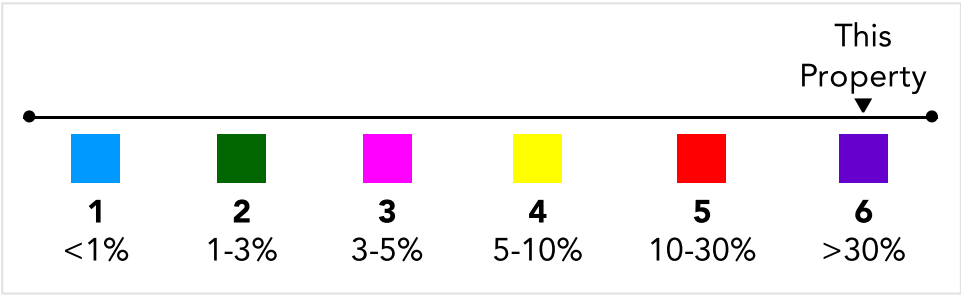
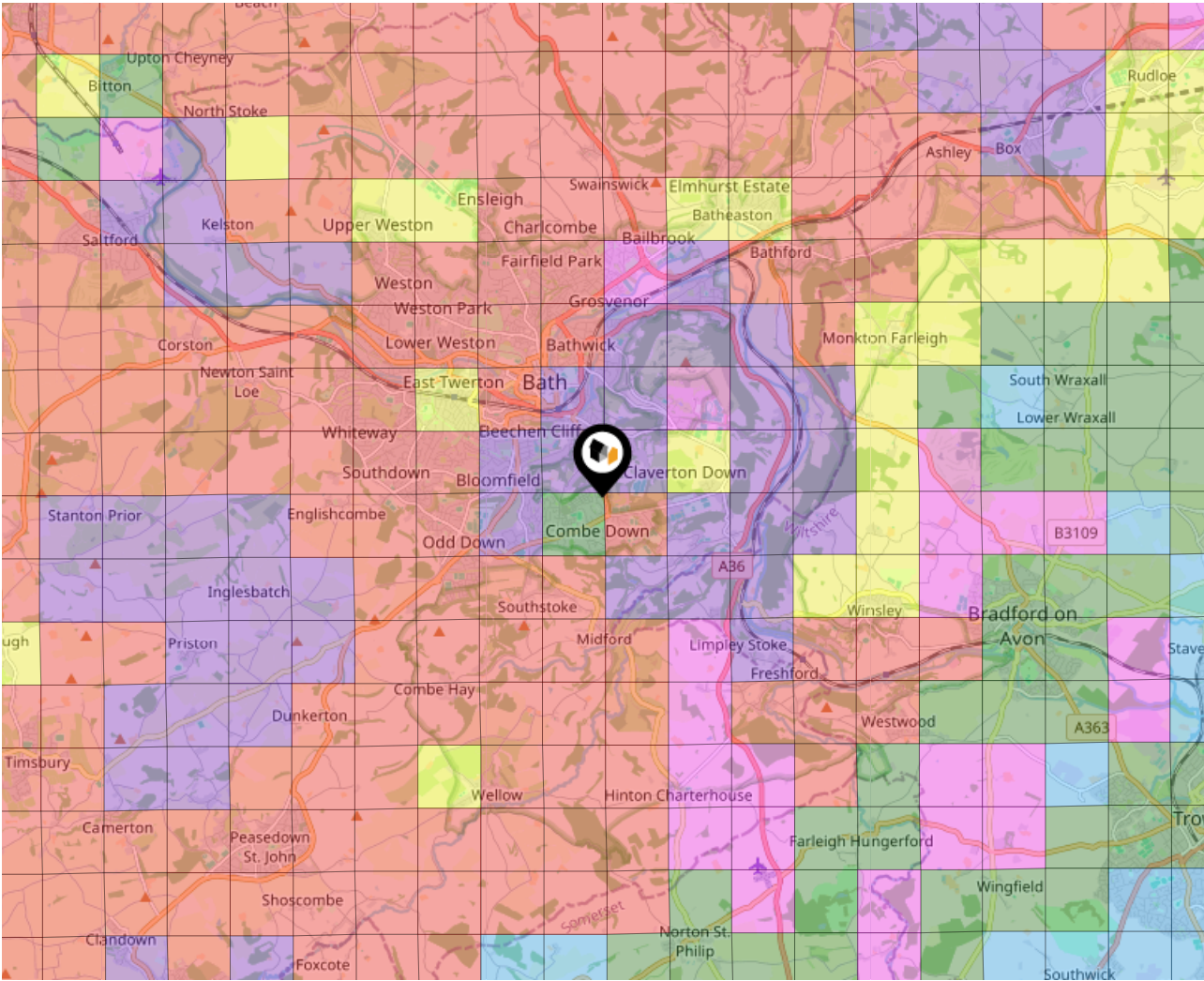


Key:

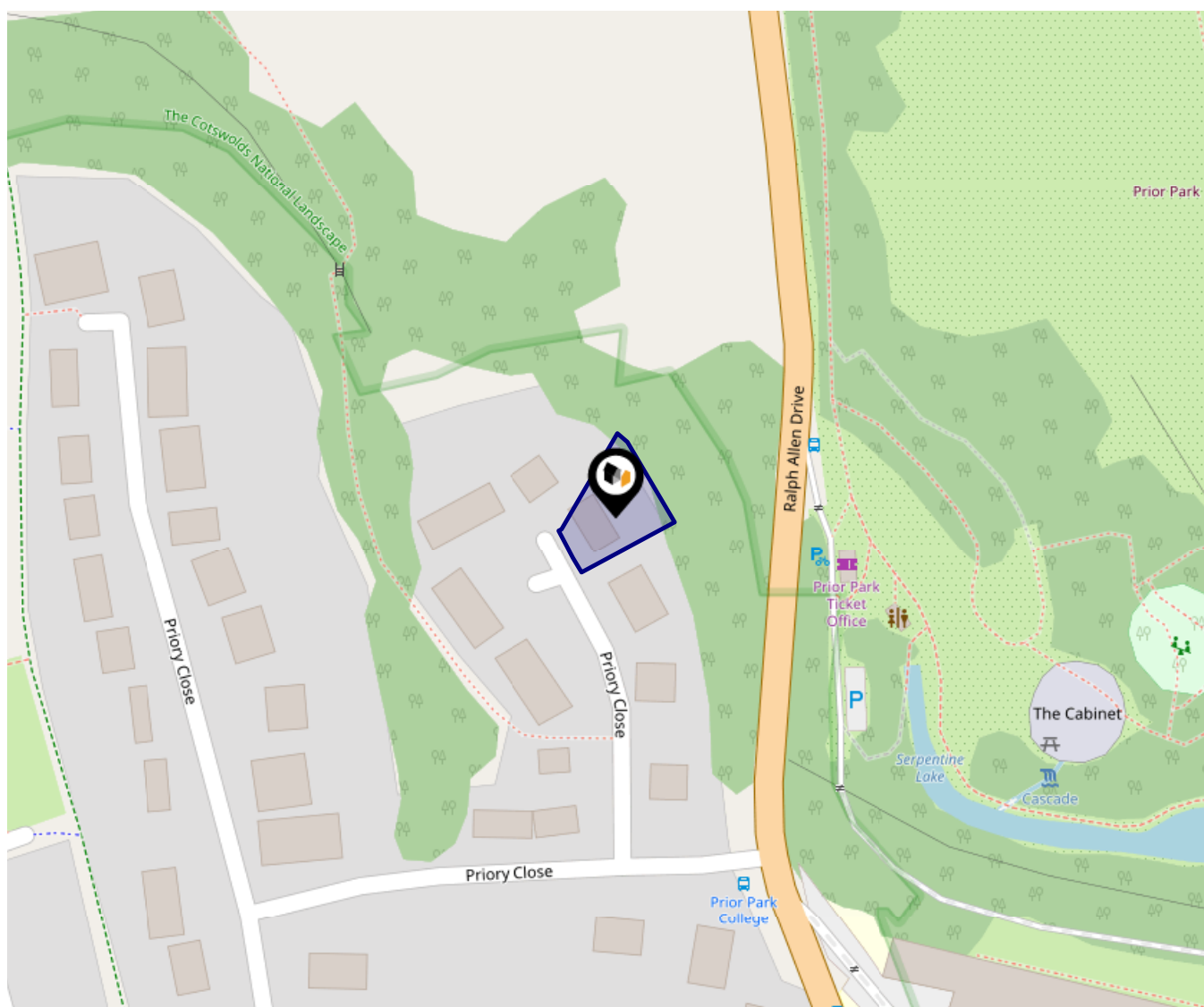
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



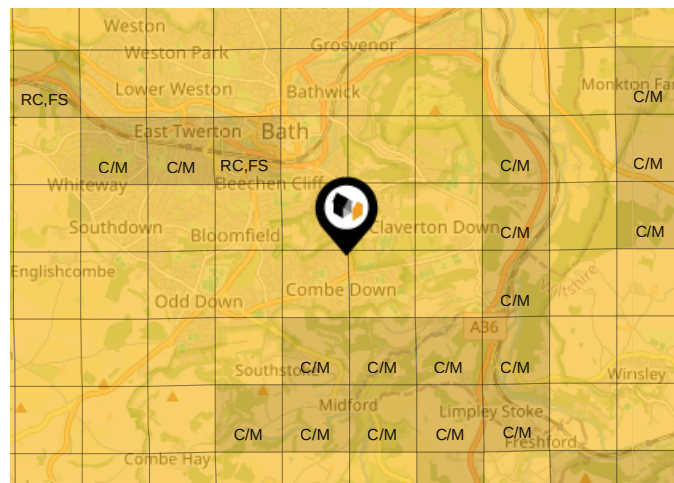
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

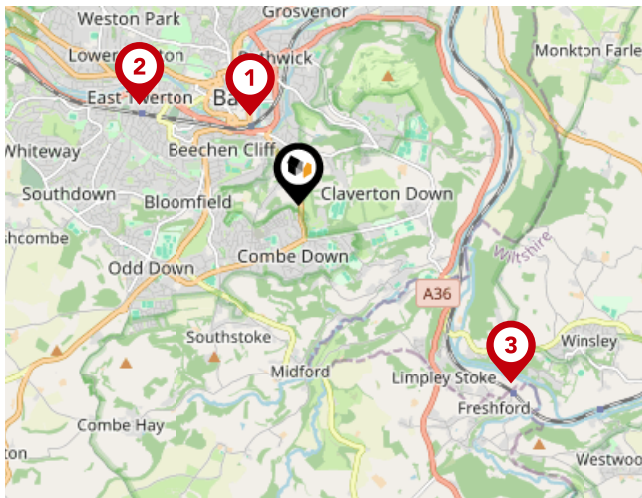


Primary Classifications (Most Common Clay Types)

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

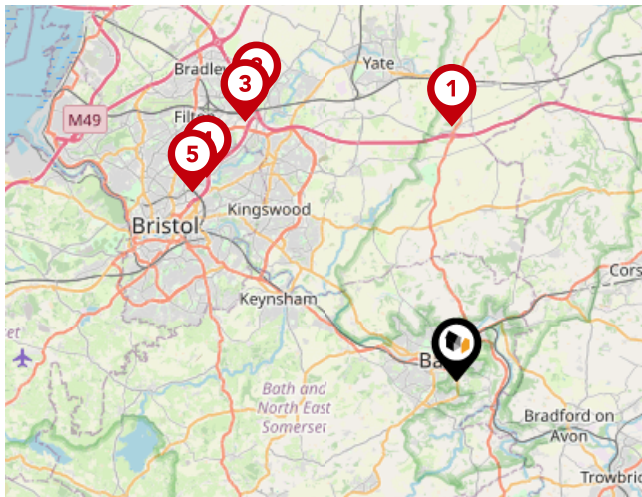
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.94 miles
	Oldfield Park Rail Station	1.74 miles
	Freshford Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	9.41 miles
	M4 J19	12.63 miles
	M32 J1	12.38 miles
	M32 J2	11.92 miles
	M32 J3	12.03 miles

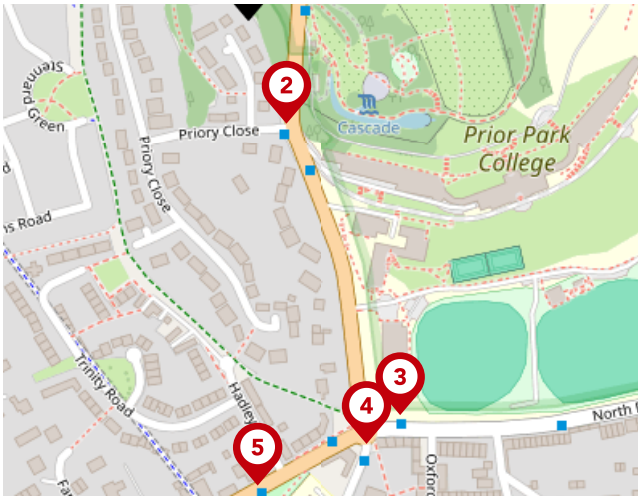


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	15.8 miles
	Felton	15.8 miles
	Staverton	37.42 miles
	Cardiff Airport	42.9 miles

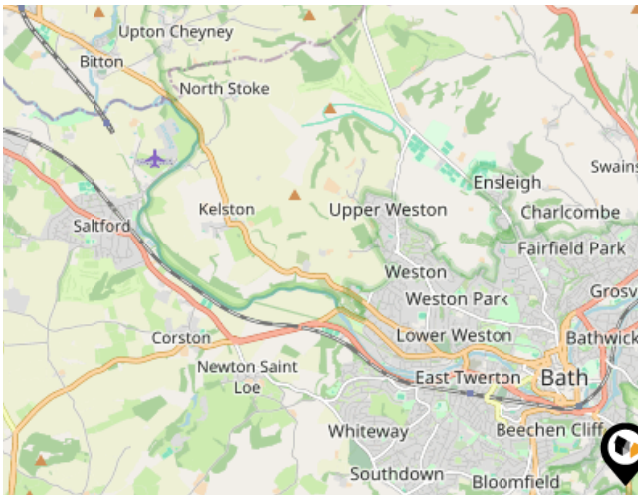
Area

Transport (Local)



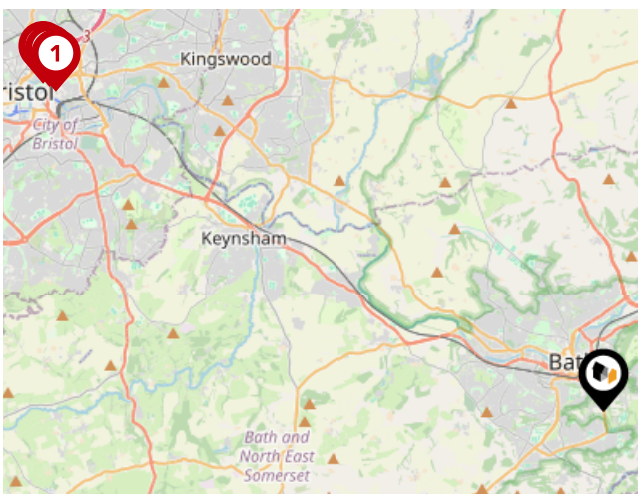
Bus Stops/Stations

Pin	Name	Distance
	Prior Park Gardens	0.03 miles
	Prior Park College	0.06 miles
	Tynning Road	0.24 miles
	Hadley Arms	0.25 miles
	Hadley Arms	0.27 miles



Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	7.16 miles



Ferry Terminals

Pin	Name	Distance
	Temple Meads Station Ferry Landing	11.74 miles
	Temple Bridge (Bristol) Ferry Landing	11.87 miles
	St Philip's Bridge	12 miles

Testimonial 1



TYNINGS combine unflappable experience and professionalism with a warmth and humanity which really helps reduce the stress of buying a house. Unlike big brand agencies, Nikki and Ben come across as actually caring about all the people involved in the process, not just the ones paying the fee. Their local Bath knowledge and passion is unparalleled, genuinely the best estate agency I've ever worked with.

Testimonial 2



I wasn't looking forward to selling my mother's property. Nikki and Ben were really supportive, they understood how to match buyers with sellers and they sparkled with integrity. They were SO helpful. Thanks SO much.

Testimonial 3

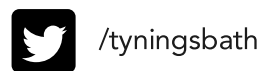


Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

Testimonial 4



An excellent, personable service from Nikki and Ben at TYNINGS. Efficient and friendly, with a depth of local knowledge and connections that appear to be unrivalled. We would certainly come back for repeat business.



company/tynings-independent-estate-agents/about/

TYNINGS Estate Agents

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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