



MIR: Material Info

The Material Information Affecting this Property

Tuesday 16th December 2025



ORCHARD ROAD, STREET, BA16

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.08 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,439		
Title Number:	WS34925		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **49 Orchard Road, Street, Somerset, BA16 0BT**

Reference - 2011/2548	
Decision:	Approval with Conditions
Date:	12th October 2011
Description:	Side two storey extension to provide garage and bedroom rear single storey conservatory.

Planning records for: **51 Orchard Road Street Somerset BA16 0BT**

Reference - 2015/1851/HSE	
Decision:	Approval with Conditions
Date:	05th August 2015
Description:	Seeking permission to build a single storey kitchen extension at rear of property.

Planning records for: **Land At 32 Orchard Road Street Somerset BA16 0BT**

Reference - 2015/2907/OTS	
Decision:	Refusal
Date:	04th December 2015
Description:	Outline planning application for residential development with upto 3 single story dwellings.

Planning records for: **14 Orchard Road Street Somerset BA16 0BT**

Reference - 2018/2184/FUL	
Decision:	Decided
Date:	04th September 2018
Description:	Erection of No. two detached, two bedroom dwellings with associated parking.

Planning records for: **14 Orchard Road Street Somerset BA16 0BT**

Reference - 2016/0301/FUL

Decision: Refusal

Date: 11th February 2016

Description:

Erection of two detached, two bedroom dwellings in the former rear gardens of 14 and 16 Orchard Road, including one parking bay per dwelling and two new parking bays for 14 Orchard Road.

Reference - 2010/3128

Decision: Withdrawn

Date: 06th February 2011

Description:

Erection of two pairs of semidetached houses and associated access.

Reference - 2014/2674/FUL

Decision: Refusal

Date: 10th December 2014

Description:

The construction of a terrace of three, two bedroom dwellings.

Planning records for: **18 Orchard Road Street Somerset BA16 0BT**

Reference - 2011/0407

Decision: Approval with Conditions

Date: 01st March 2011

Description:

Demolition of outbuildings and erection of single storey rear extension

Planning records for: **20 Orchard Road Street Somerset BA16 0BT**

Reference - 2023/1019/VRC	
Decision:	Decided
Date:	07th June 2023
Description:	Application to vary condition 2 & 3 (plans list & materials) of planning approval 2021/0520/HSE (Erection of two storey rear extension and garage, and removal of existing garage to create rear access to new garage (revised drawings rec'd 11 May 2021)) to render south west elevation.

Reference - 2021/0520/HSE	
Decision:	Decided
Date:	05th March 2021
Description:	Erection of two storey rear extension and garage, and removal of existing garage to create rear access to new garage (revised drawings rec'd 11 May 2021)

Planning records for: **24 Orchard Road Street Somerset BA16 0BT**

Reference - 2021/0766/HSE	
Decision:	Decided
Date:	06th April 2021
Description:	Erection of single storey rear extension and alterations

Planning records for: **26 Orchard Road Street Somerset BA16 0BT**

Reference - 117596/000	
Decision:	WDT - Withdrawn
Date:	10th May 2004
Description:	Removal of front wall to form a parking bay (CAT A)

Planning records for: **29 Orchard Road, Street, Somerset, BA16 0BT**

Reference - 116523/001	
Decision:	Refusal
Date:	23rd January 2004
Description:	Erection of 3 bedroom house garage, garage and conservatory to existing house (CAT B)

Reference - 116523/002	
Decision:	Approval with Conditions
Date:	04th June 2004
Description:	Erection of dwelling together with alterations to access and creation of garage for Keswick House as amended by plan L1002/A (DEL)

Planning records for: **33 Orchard Road Street Somerset BA16 0BT**

Reference - 100357/004	
Decision:	Approval with Conditions
Date:	04th February 2005
Description:	Erection of single storey extension (DEL)

Planning records for: **35 Orchard Road, Street, Somerset, BA16 0BT**

Reference - 085319/001	
Decision:	Approval with Conditions
Date:	27th January 2004
Description:	Erection of single storey rear extension (CAT A)

Planning records for: **35 Orchard Road, Street, Somerset BA16 0BT**

Reference - 2013/1198	
Decision:	Approval with Conditions
Date:	28th May 2013
Description:	Proposed two storey side extension to replace double garage and porch, conservatory and detached car port.

Planning records for: **41 Orchard Road Street Somerset BA16 0BT**

Reference - 2021/1120/HSE	
Decision:	Decided
Date:	18th May 2021
Description:	Erection of single storey rear extension.

Planning records for: **43 Orchard Road Street Somerset BA16 0BT**

Reference - 2015/0602/OTA	
Decision:	Approval with Conditions
Date:	11th March 2015
Description:	The construction of a dwelling and associated works.

Planning records for: **46 Orchard Road, Street, Somerset BA16 0BT**

Reference - 2013/2097	
Decision:	Prior Approval Not Required
Date:	01st October 2013
Description:	Application for prior notification for proposed rear single storey extension.

Planning records for: **46 Orchard Road Street Somerset BA16 0BT**

Reference - 2013/1377	
Decision:	Development is not Lawful
Date:	25th June 2013
Description:	Demolition of the existing downstairs toilet and construction of a utility room and new second bathroom.

Planning records for: **5 Orchard Road Street BA16 0BT**

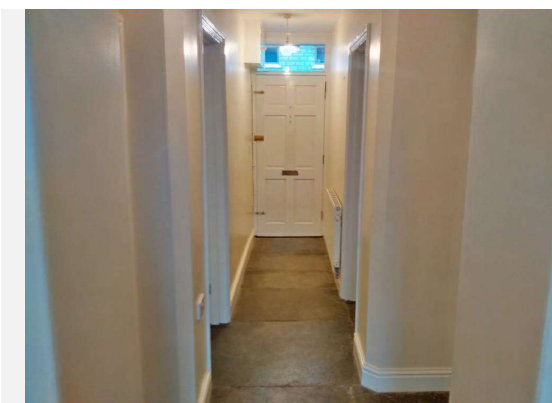
Reference - 2017/1663/HSE	
Decision:	Approval with Conditions
Date:	19th June 2017
Description:	Internal & External Alterations to existing Garage / Studio space to provide additional bedrooms at first floor, shower room and single garage to the ground floor

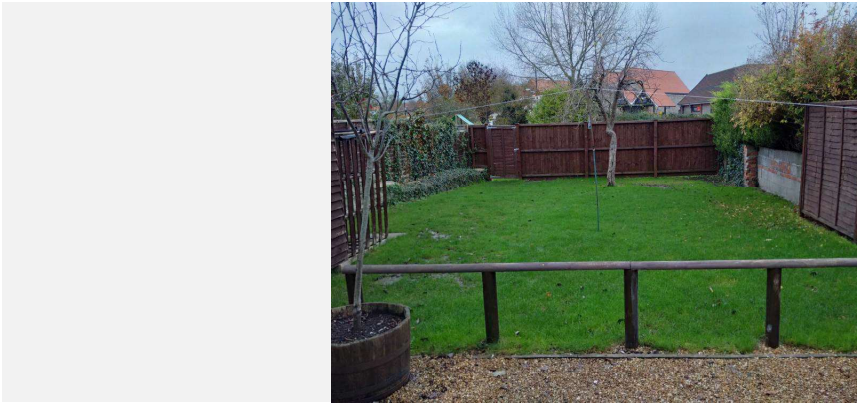
Planning records for: **56 Orchard Road Street Somerset BA16 0BT**

Reference - 119913/000	
Decision:	Approval with Conditions
Date:	19th June 2007
Description:	Retrospective erection of Double Garage to rear of house. (amended description) (DEL)

Planning records for: **9 Orchard Road Street Somerset BA16 0BT**

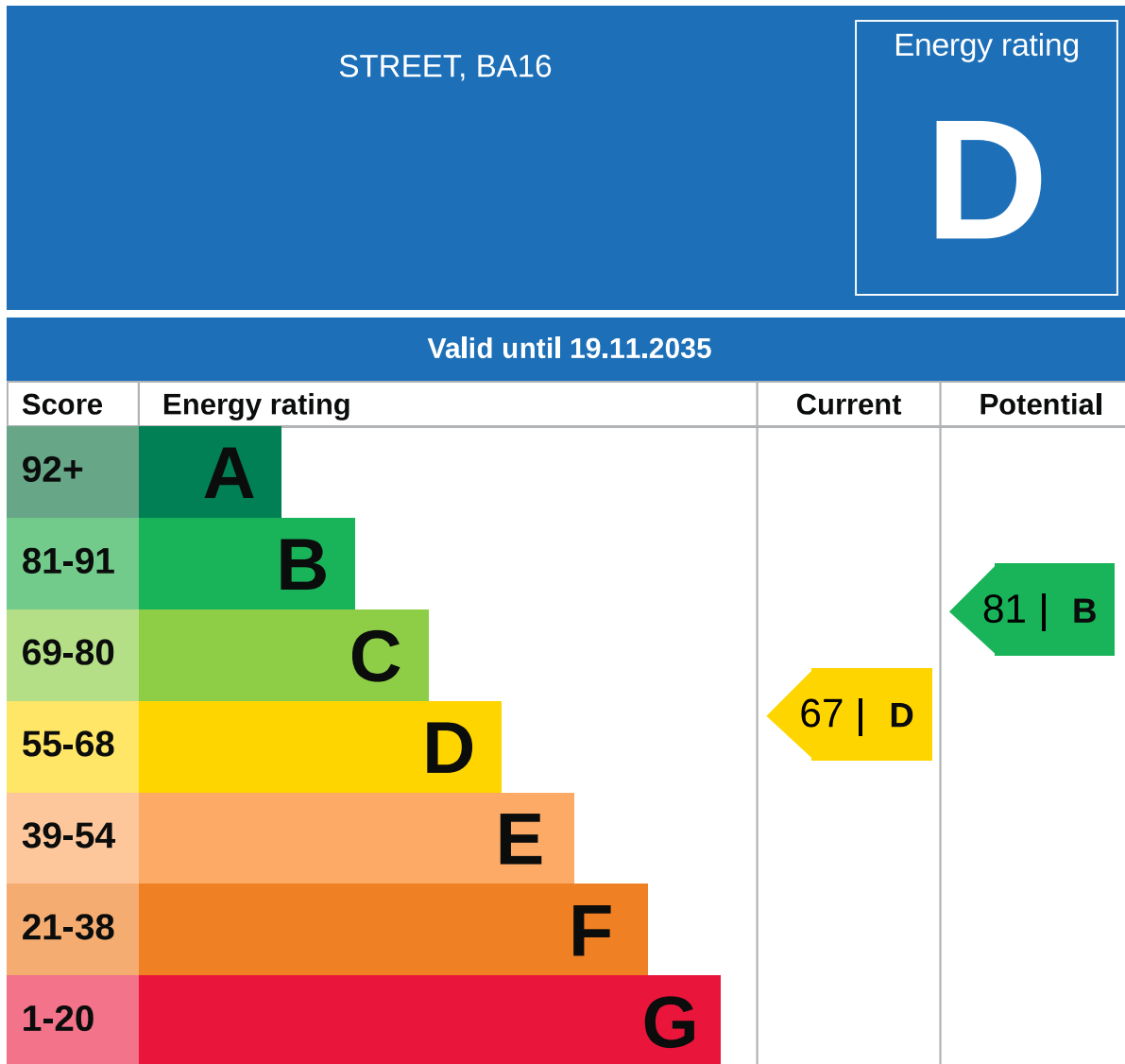
Reference - 2022/0035/FUL	
Decision:	Decided
Date:	11th January 2022
Description:	Erection of 2no holiday let cabins and associated parking





Property EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	End-terrace house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	119 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Cooper and Tanner Testimonials

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Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Important - Please read

Building Safety

The vendor has made us aware that, to the best of their knowledge:-
there is no asbestos present at the property
there is no unsafe cladding present at the property;
there is no invasive plants at the property.
the property is not at risk of collapse.

Accessibility / Adaptions

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been advised there maybe restrictive covenants affecting this property - however please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

There are no rights of way affecting the property.

Construction Type

The vendor has advised the property is of traditional construction

Property Lease Information (if applicable)

Leasehold with 1/6th share of the Freehold.

Lease Term 999 years from 1 January 1989.

We have been advised the annual charges are £550. Full confirmation is awaited.

Listed Building Information (if applicable)

No

Conservation Area

No

Electricity Supply

We have been advised by the seller there is a mains electricity supply to the property.

Water Supply

We have been advised by the seller there is a mains water supply connected to the property

Gas Supply

We have been advised by the seller there is a mains gas supply to the property.

Drainage

We have been advised by the seller the property is mains drainage connected to the property.

Heating System

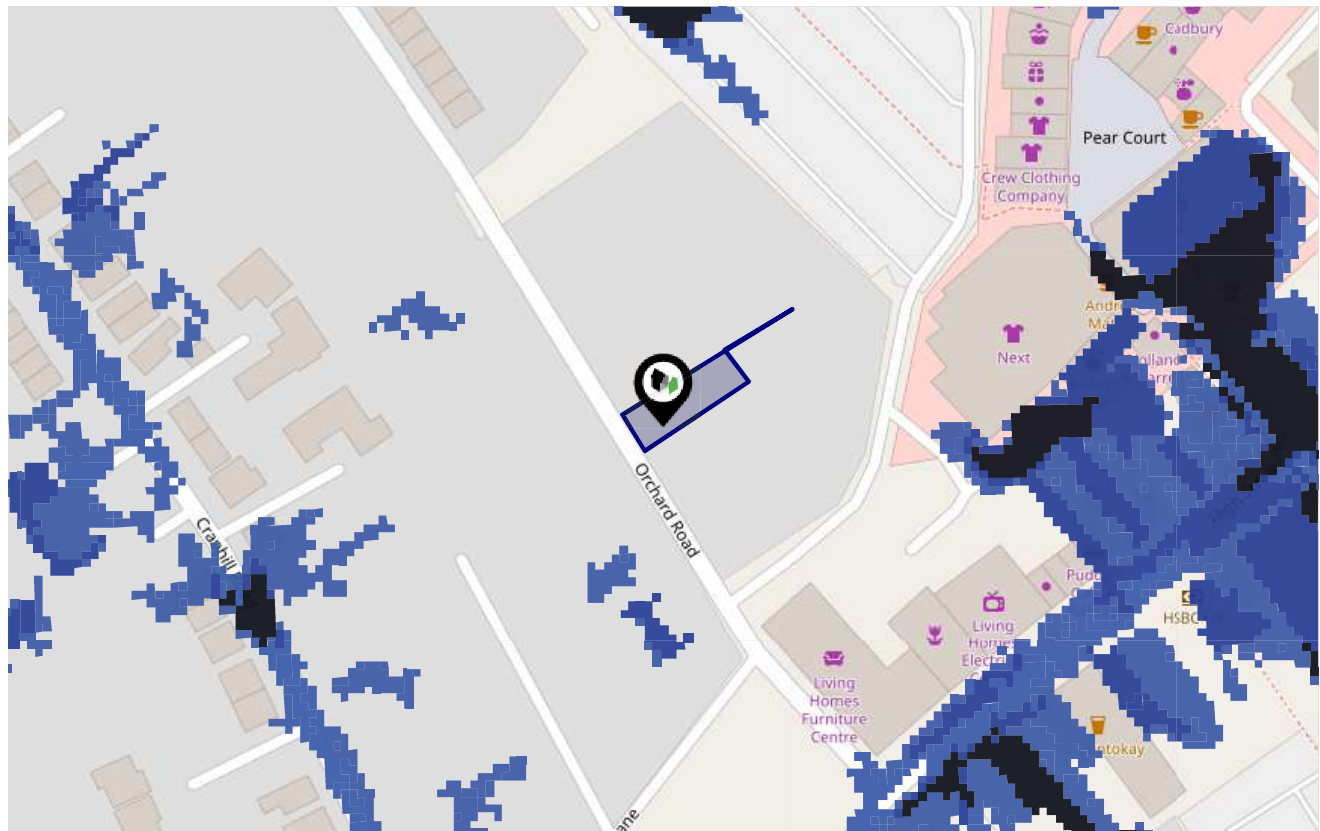
We have been advised by the seller that the heating is provided a gas fired radiator system

Flood Risk

Surface Water - Flood Risk

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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:

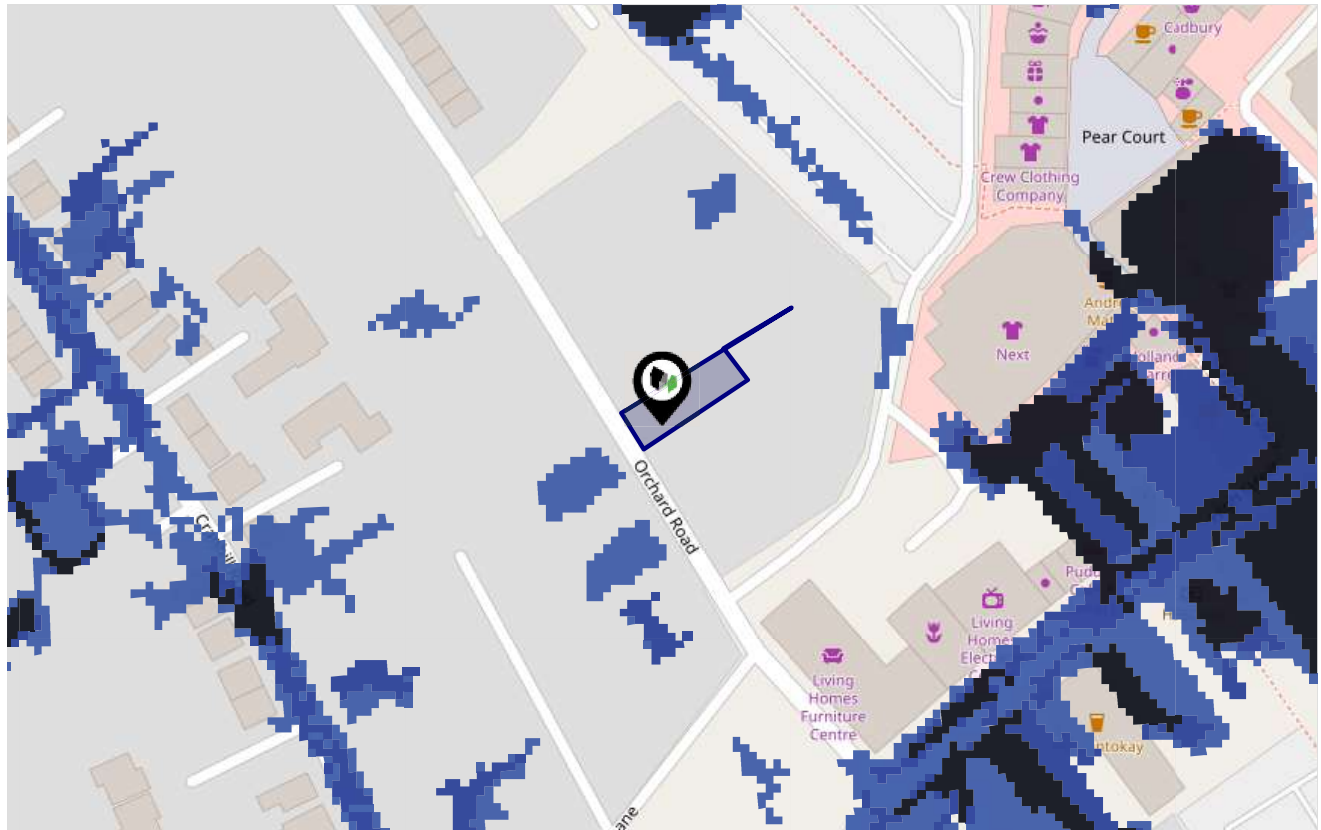


Flood Risk

Surface Water - Climate Change

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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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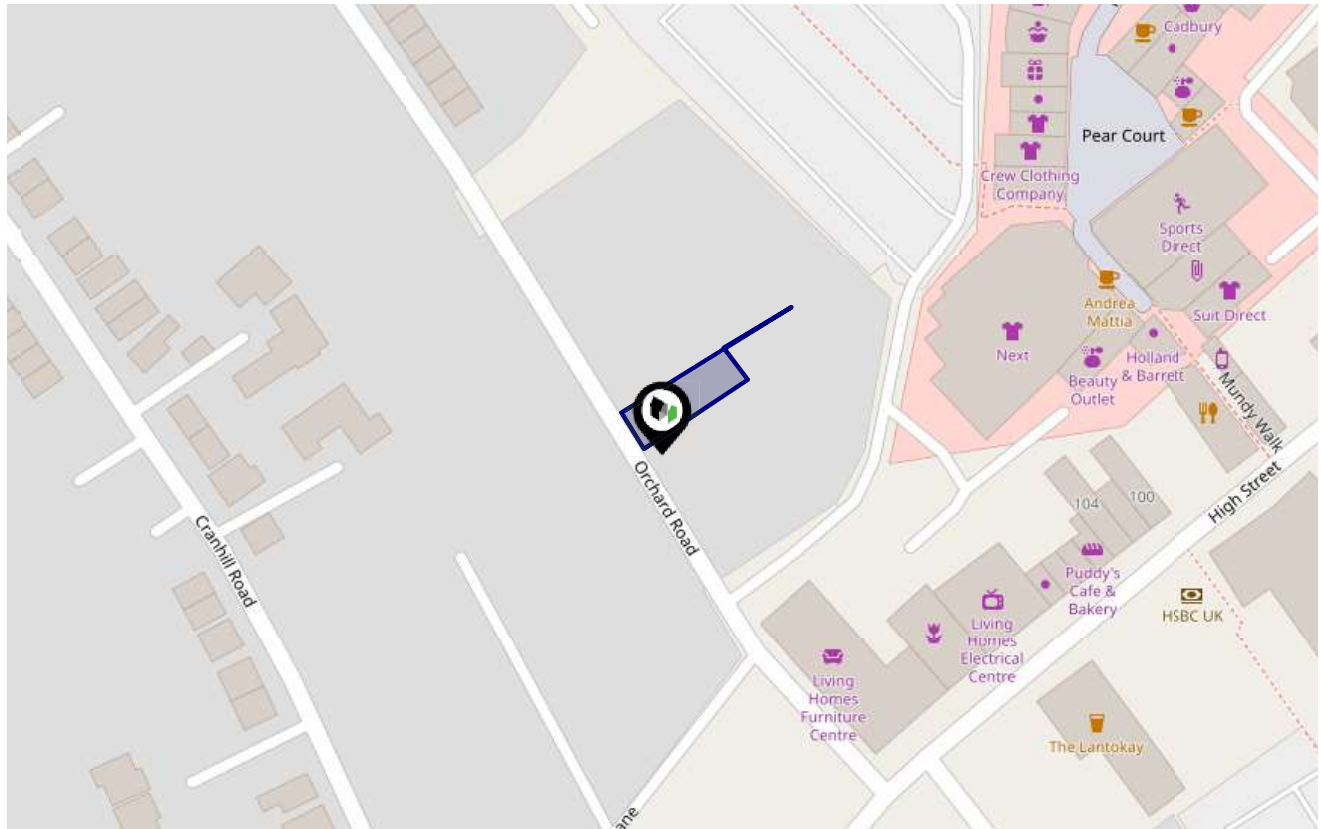
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Flood Risk

Rivers & Seas - Flood Risk

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

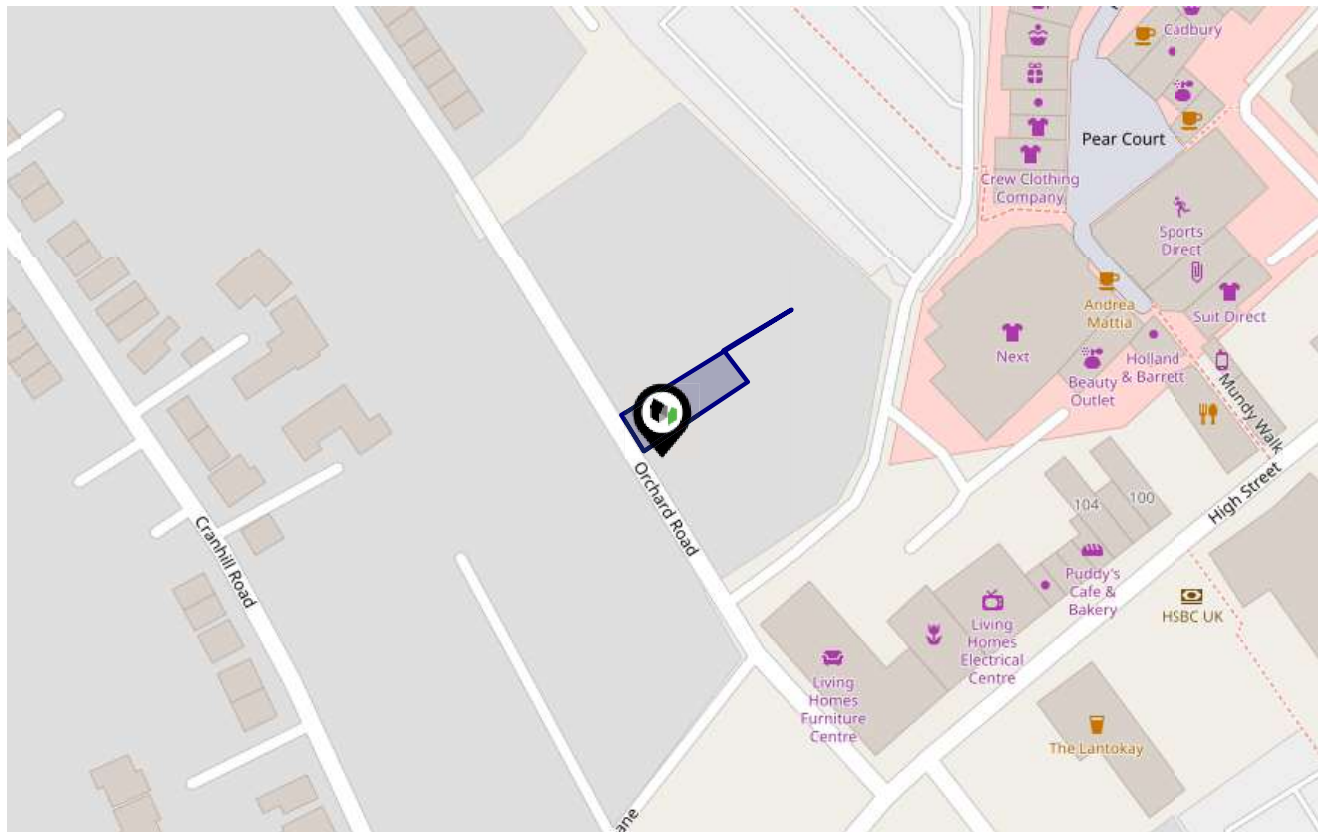


Flood Risk

Rivers & Seas - Climate Change

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



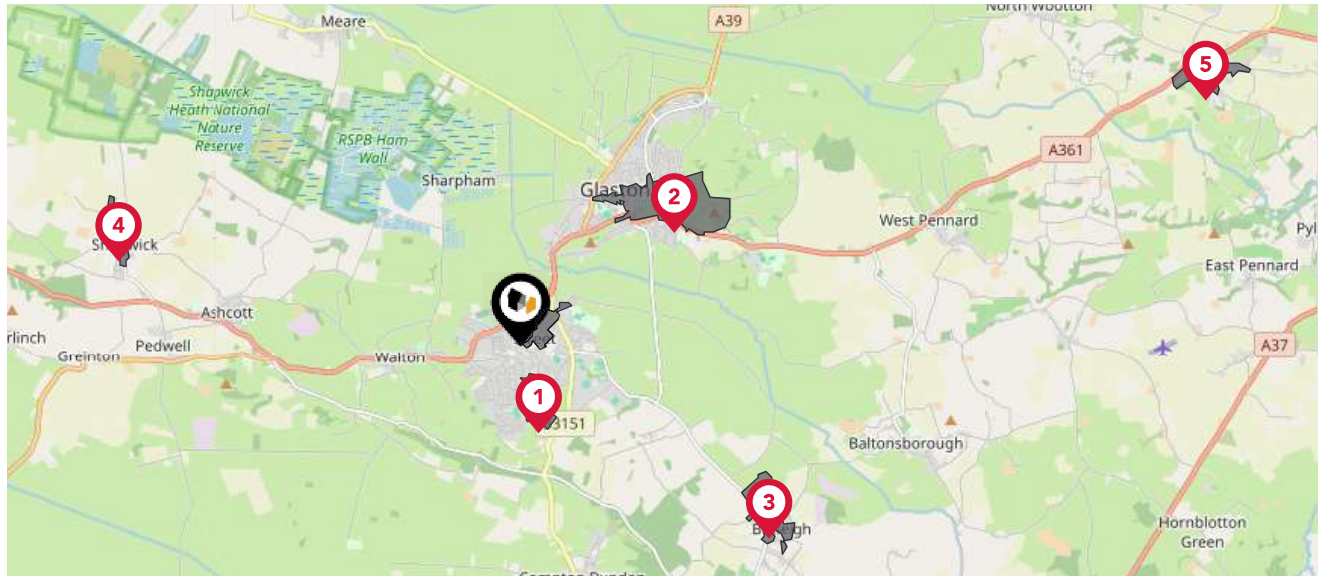
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Maps

Conservation Areas

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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



Street



Glastonbury



Butleigh



Shapwick



Pilton

Maps

Landfill Sites

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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	Corporation Yard-Street	Historic Landfill
2	Adjacent To Football Ground-Street, Somerset	Historic Landfill
3	Overleigh-Street, Somerset	Historic Landfill
4	East Mead Lane-Street, Somerset	Historic Landfill
5	Marshalls Elm-Street, Somerset	Historic Landfill
6	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill
7	Porchestall Drove-Glastonbury, Somerset	Historic Landfill
8	Walton Hill-Street, Somerset	Historic Landfill
9	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill
10	Land at Bails-The Beckery, Glastonbury, Somerset	Historic Landfill

Maps

Coal Mining

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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.

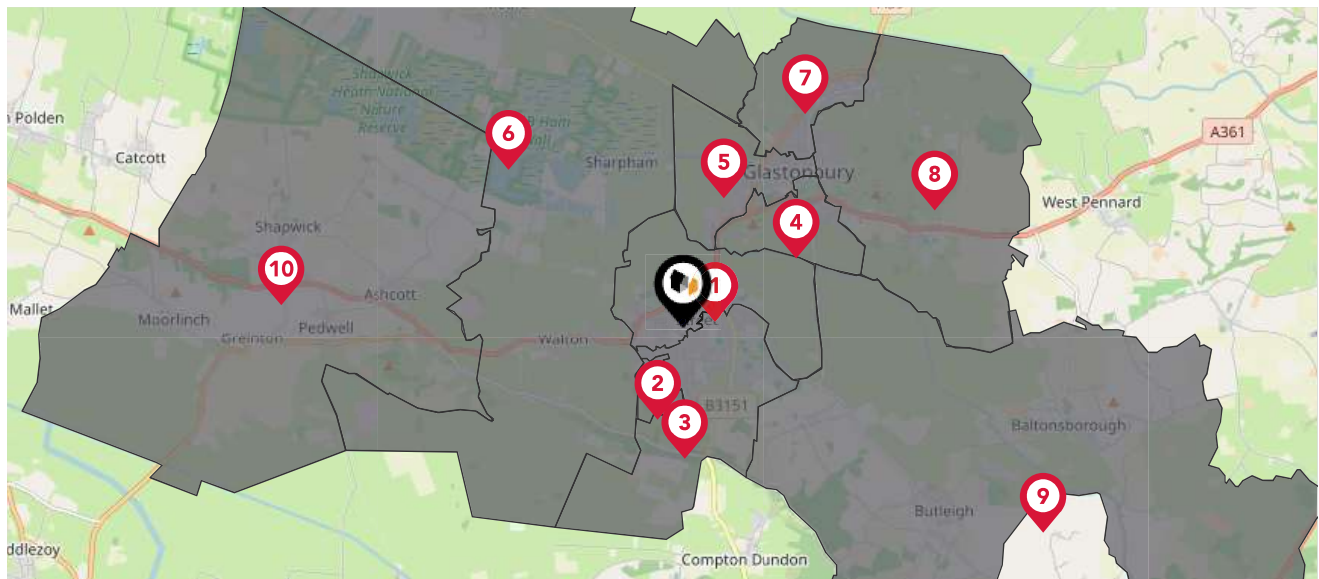
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

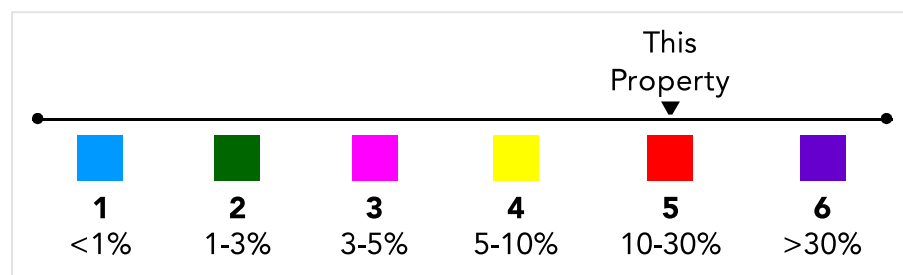
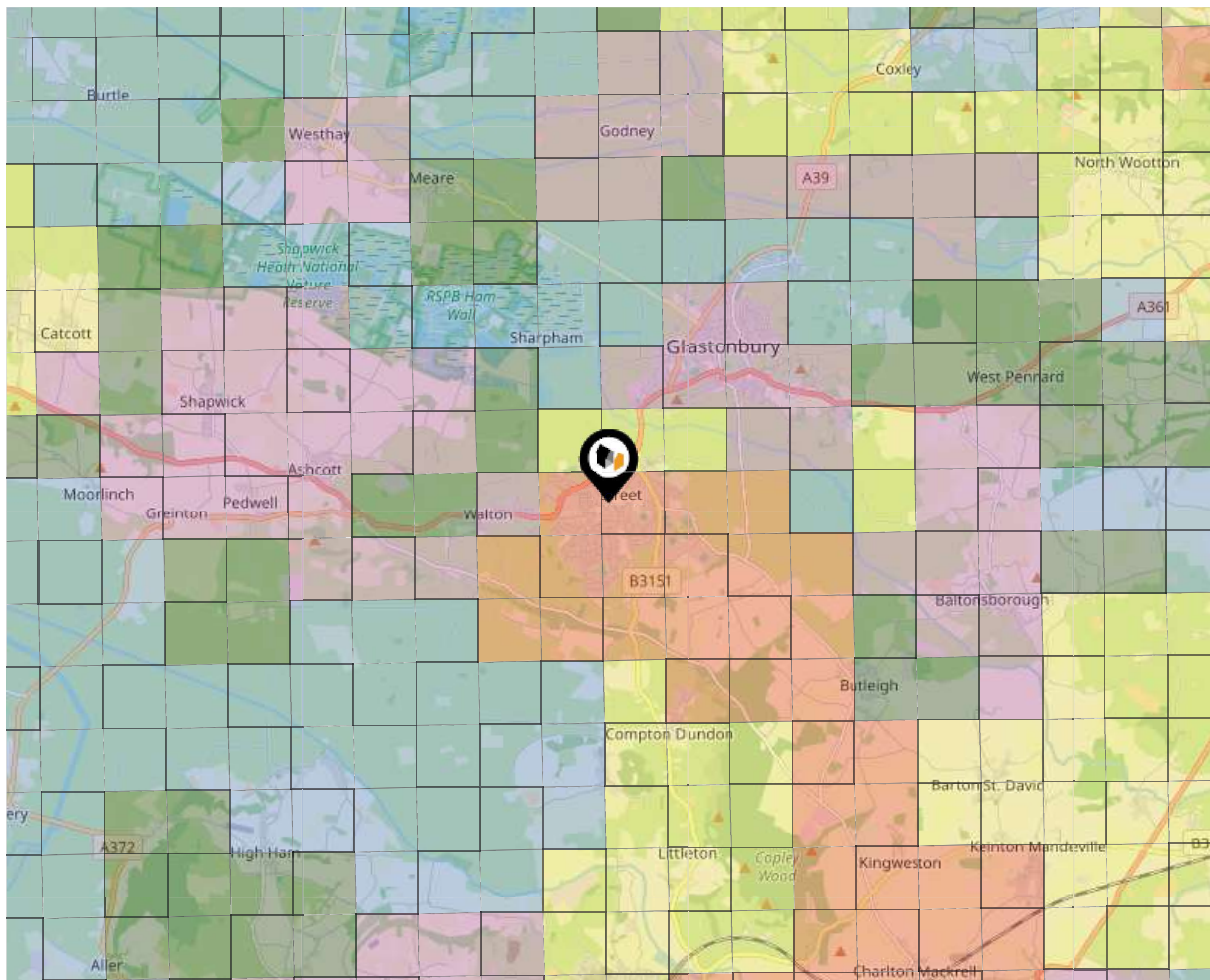


Nearby Council Wards

- 1 Street North Ward
- 2 Street West Ward
- 3 Street South Ward
- 4 Glastonbury St. Mary's Ward
- 5 Glastonbury St. Benedict's Ward
- 6 Moor Ward
- 7 Glastonbury St. John's Ward
- 8 Glastonbury St. Edmund's Ward
- 9 Butleigh and Baltonsborough Ward
- 10 East Polden Ward

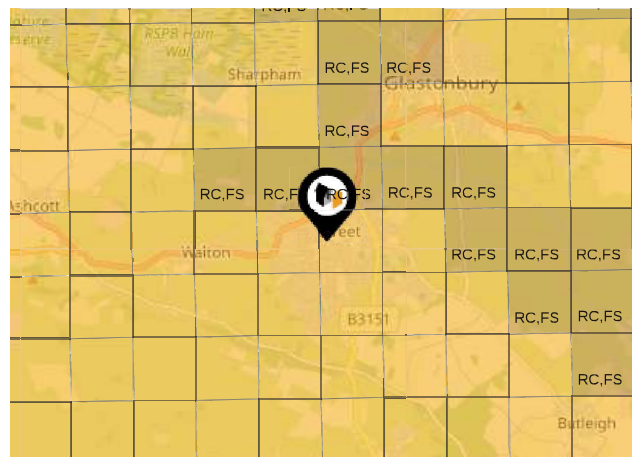
What is Radon?

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(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP

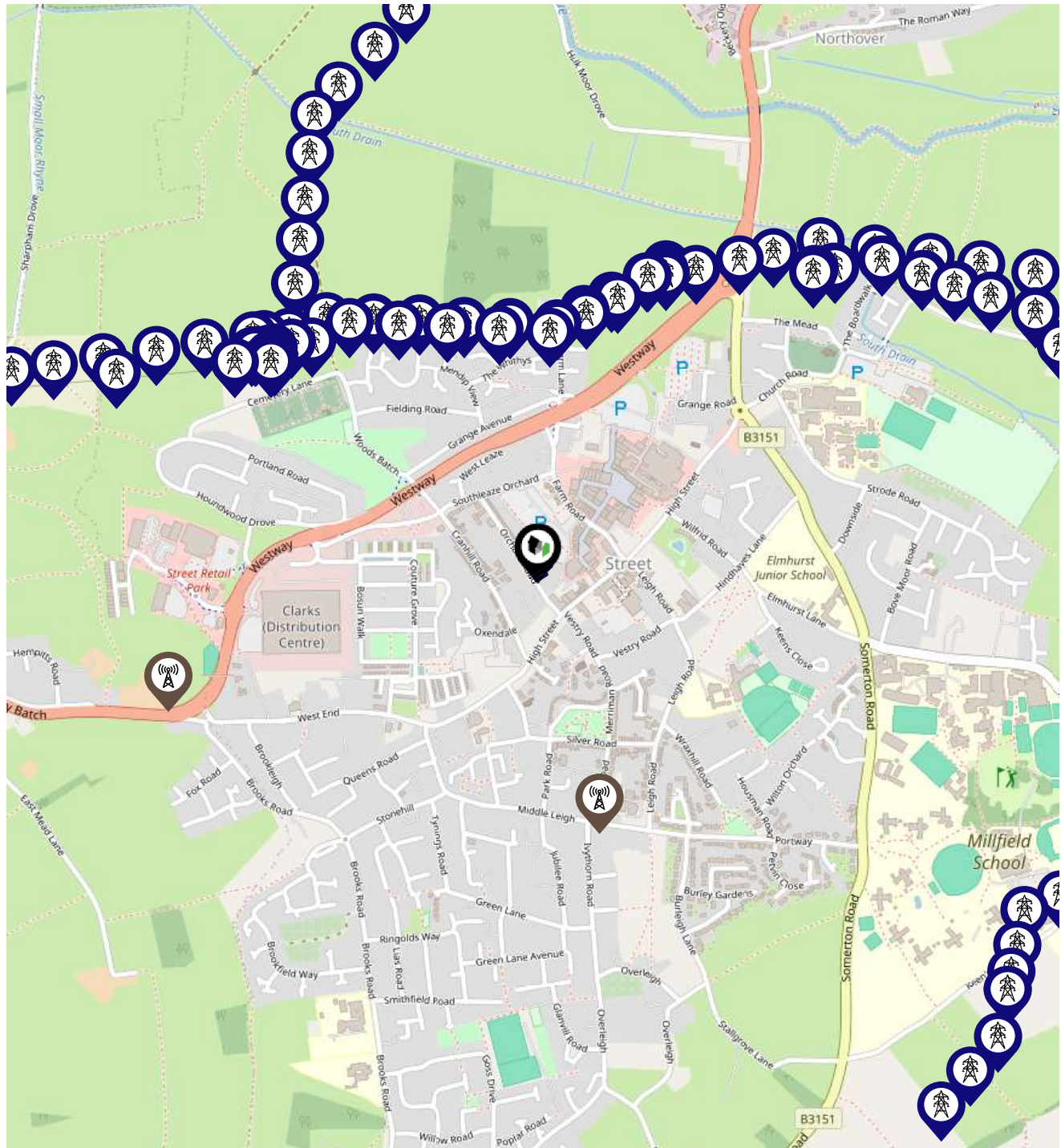


Primary Classifications (Most Common Clay Types)



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

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Key:

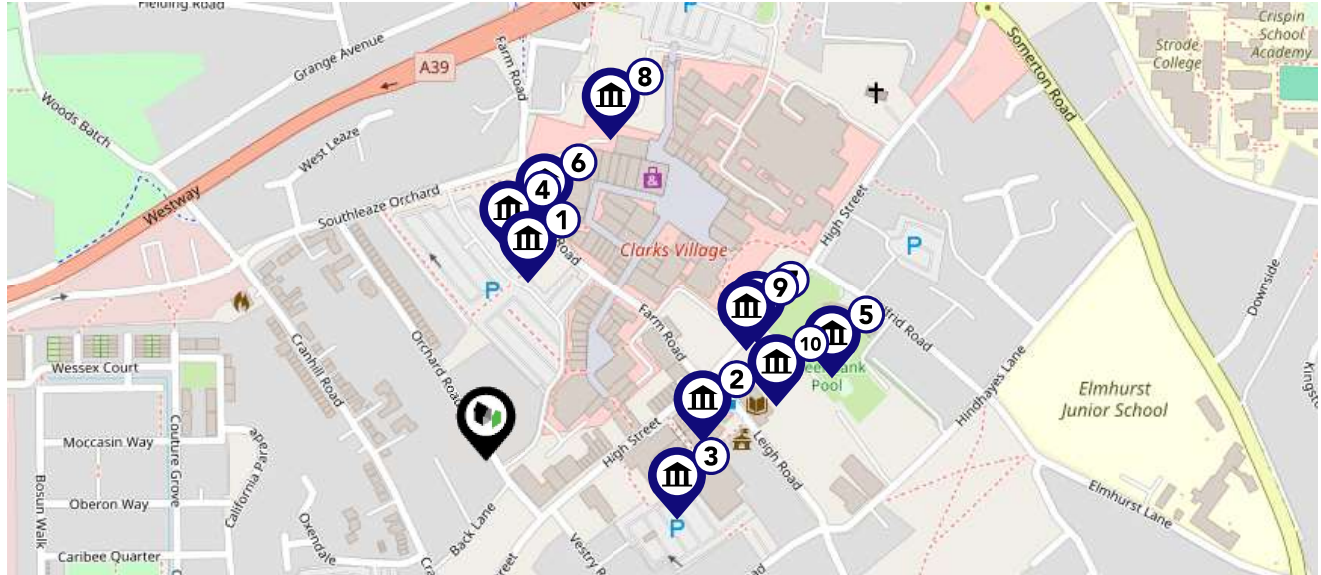
-  Power Pylons
-  Communication Masts










Maps

Listed Buildings

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



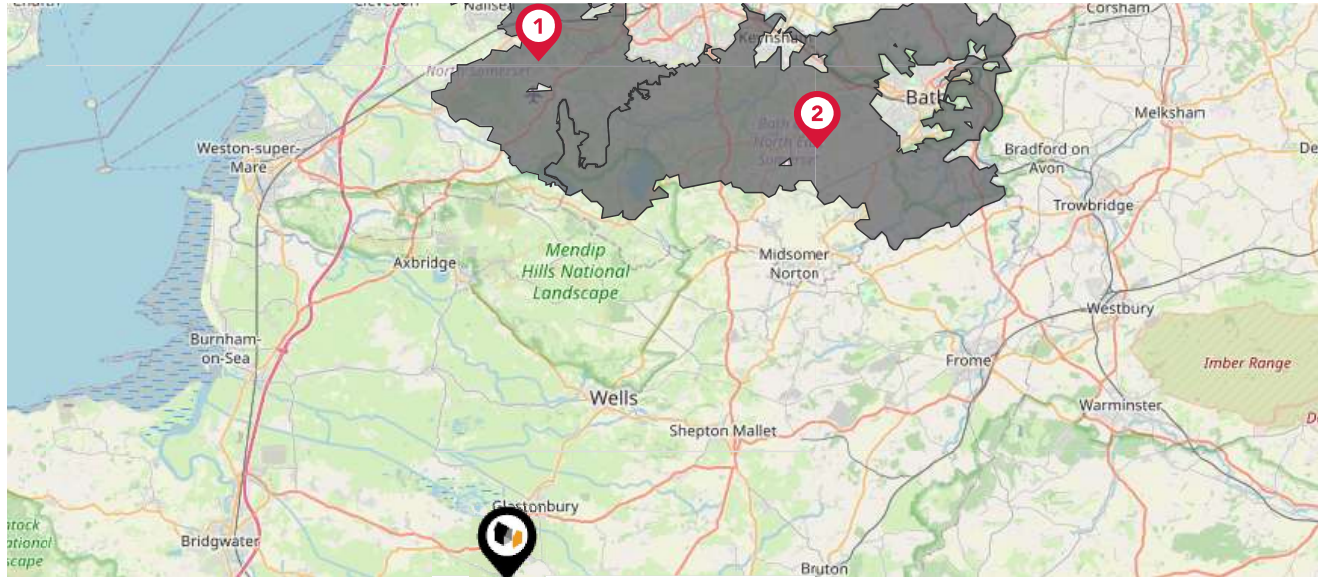
Listed Buildings in the local district		Grade	Distance
	1392561 - 25-29, Farm Road	Grade II	0.1 miles
	1345072 - Crispin Hall	Grade II	0.1 miles
	1442062 - Buildings Of Central Somerset Mural	Grade II	0.1 miles
	1392560 - 31-37, Farm Road	Grade II	0.1 miles
	1390874 - Greenbank Swimming Pool	Grade II	0.2 miles
	1308044 - Street Farmhouse	Grade II	0.2 miles
	1176111 - No 46 And Forecourt Wall	Grade II	0.2 miles
	1176002 - The Grange	Grade II	0.2 miles
	1345071 - Nos 48 And 48a With Forecourt Wall	Grade II	0.2 miles
	1308036 - 63-69, High Street	Grade II	0.2 miles

Maps

Green Belt

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



Nearby Green Belt Land



Bath and Bristol Green Belt - North Somerset



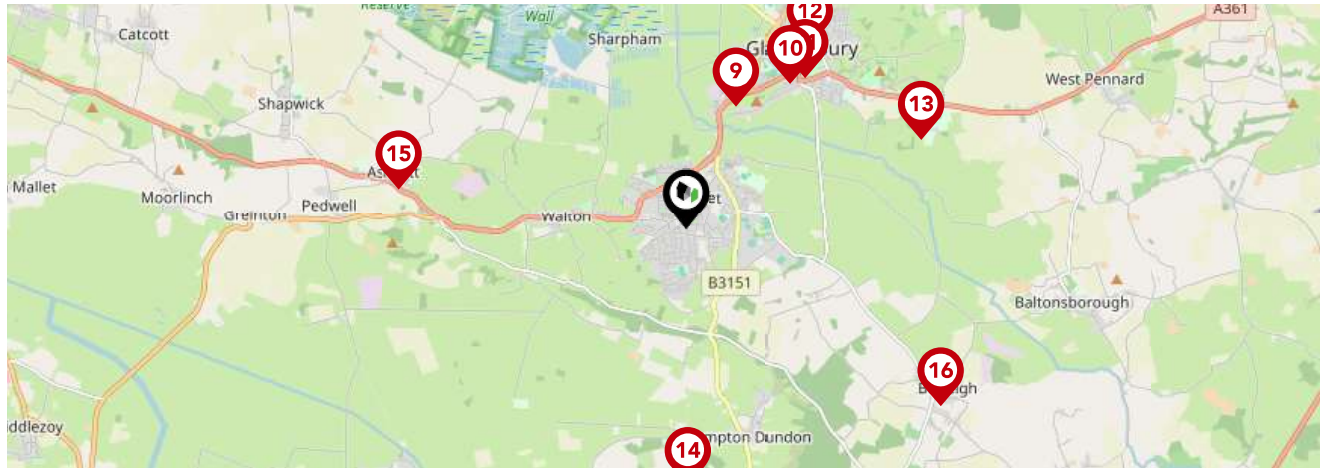
Bath and Bristol Green Belt - Bath and North East Somerset









Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Strode College Ofsted Rating: Good Pupils:0 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.73 miles
2	Highbridge & Burnham-on-Sea Rail Station	11.79 miles
3	Bridgwater Rail Station	10.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.35 miles
2	M5 J12	50.46 miles
3	M5 J29	41.7 miles
4	M5 J30	42.53 miles
5	M5 J31	45.69 miles



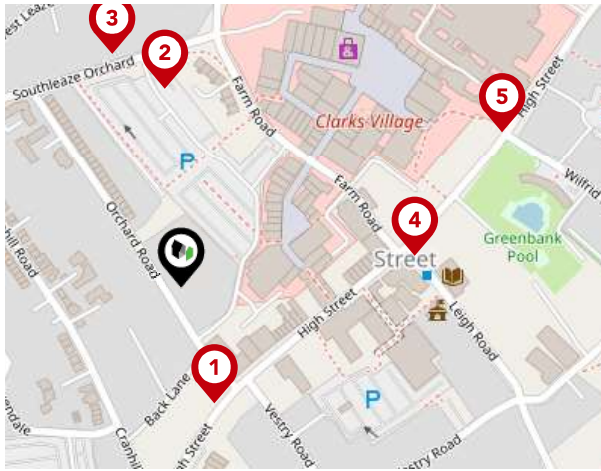
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.05 miles
2	Felton	18.05 miles
3	Cardiff Airport	31.93 miles
4	Exeter Airport	40.13 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Church	0.07 miles
2	Coach Park	0.12 miles
3	Clarks Village	0.15 miles
4	Crispin Hall	0.15 miles
5	Mendip West Slinky - Street DRT	0.22 miles

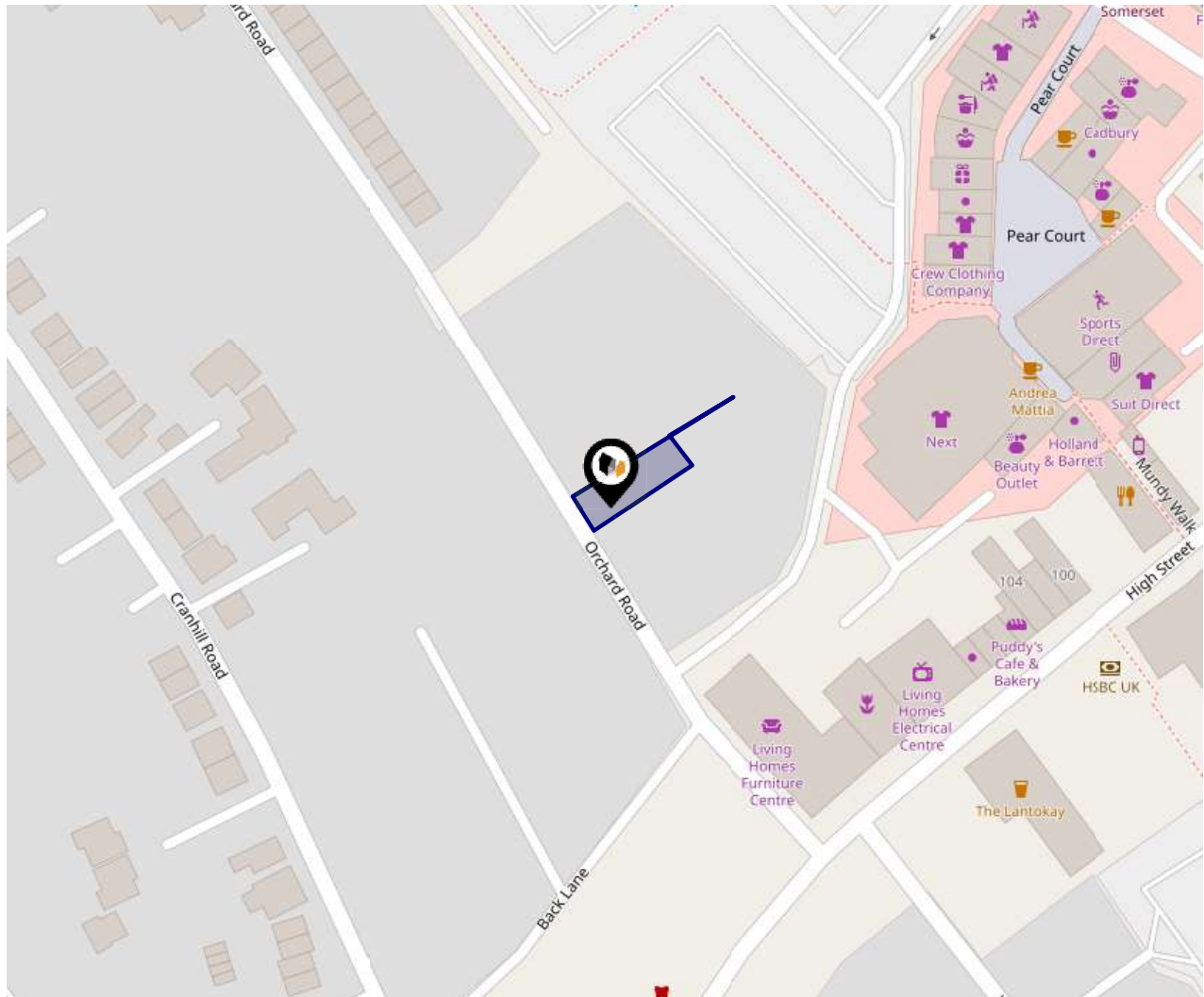


Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.88 miles
2	Weston-super-Mare Knightstone Harbour	18.83 miles
3	Clevedon Pier	22.58 miles

Local Area Road Noise

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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

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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.

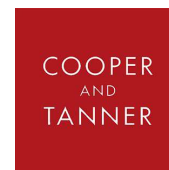


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