See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th February 2026

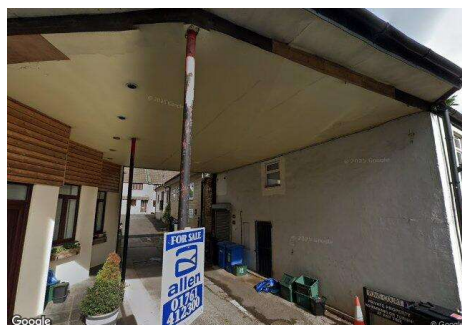## 10 POWS COURT, HIGH STREET, MIDSOMER NORTON, RADSTOCK, BA3 2LE

Property

Type:	Flat / Maisonette	**Last Sold Date:**	31/07/2020
Bedrooms:	2	**Last Sold Price:**	£110,000
Floor Area:	548 ft^2 / 51 m^2	**Last Sold £/ft^2:**	£200
Plot Area:	0.16 acres	**Tenure:**	Leasehold
Council Tax :	Band A	**Start Date:**	23/07/2015
Annual Estimate:	£1,511	**End Date:**	25/04/2137
Title Number:	ST322320	**Lease Term:**	125 years commencing on 25 April 2012
UPRN:	10093713736		
		Term Remaining:	111 years

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Midsomer Norton and Welton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

23 mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3$^×$ Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✗ Virgin media

Freehold Title Plan
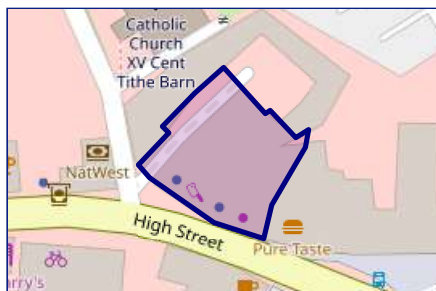
ST336155

Leasehold Title Plan

ST322320

Start Date:	23/07/2015
End Date:	25/04/2137
Lease Term:	125 years commencing on 25 April 2012
Term Remaining:	111 years

Property
EPC - Certificate

10 Pows Court, High Street, Midsomer Norton, BA3 2LE

Energy rating
D

Valid until 02.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 | D	63 | D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Top floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-¦K
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-¦K
Total Floor Area:	51 m^2

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.

Conservation Areas

LANDWOOD GROUP

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.
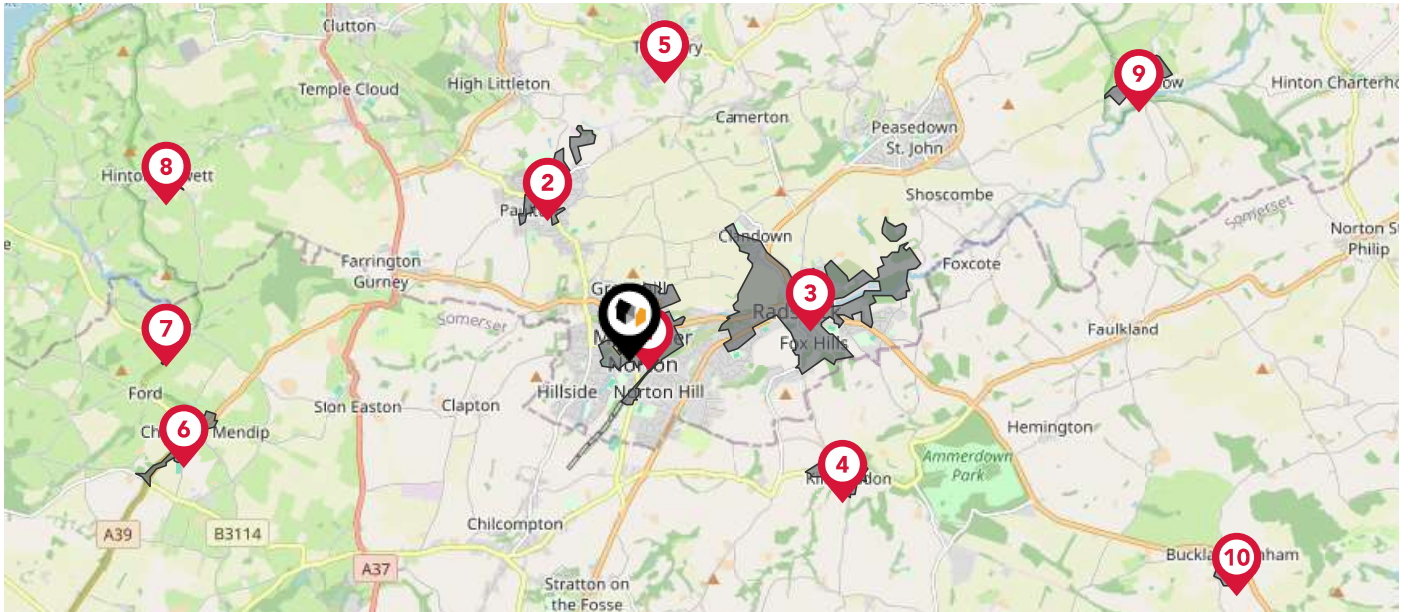

Nearby Conservation Areas	
1	Midsomer Norton and Welton
2	Paulton
3	Radstock
4	Kilmersdon
5	Timsbury
6	Chewton Mendip
7	Litton
8	Hinton Blewett
9	Wellow
10	Buckland Dinham

Powered by
sprift
Know any property instantly

Council Wards

LANDWOOD GROUP

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
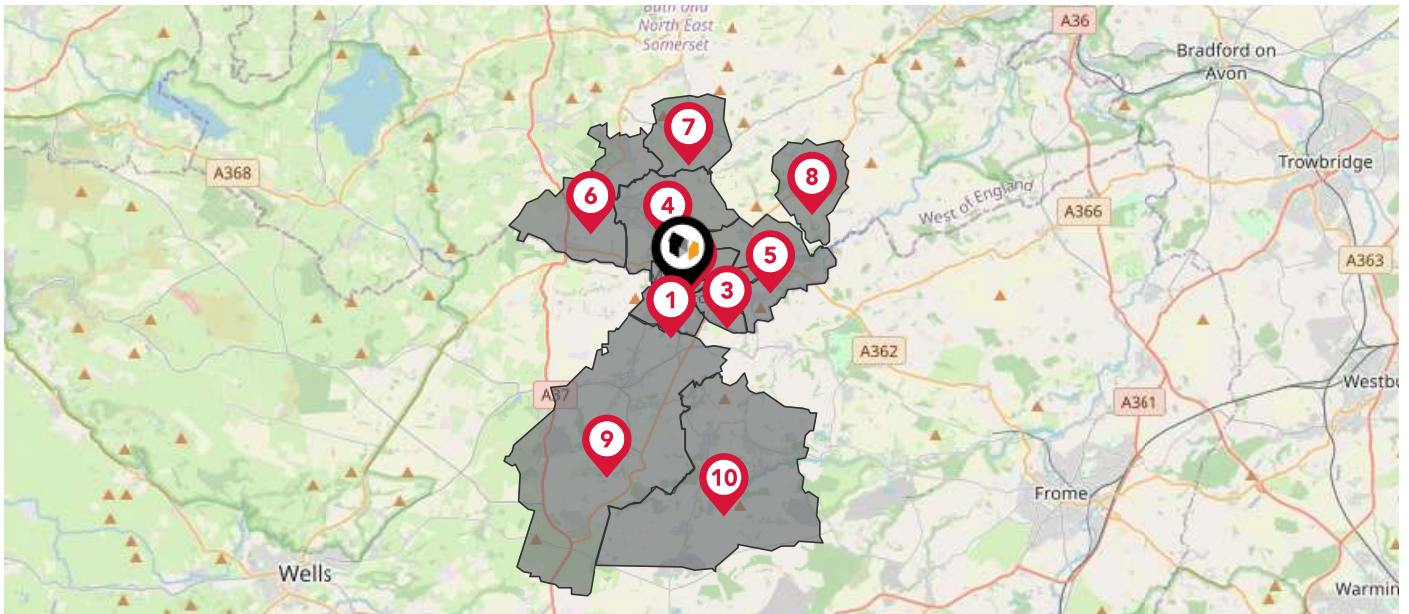
Nearby Council Wards	
1	Midsomer Norton Redfield Ward
2	Midsomer Norton North Ward
3	Westfield Ward
4	Paulton Ward
5	Radstock Ward
6	High Littleton Ward
7	Timsbury Ward
8	Peasedown Ward
9	Ashwick, Chilcompton and Stratton Ward
10	Coleford and Holcombe Ward

Powered by
sprift
Know any property instantly

Maps
Rail Noise

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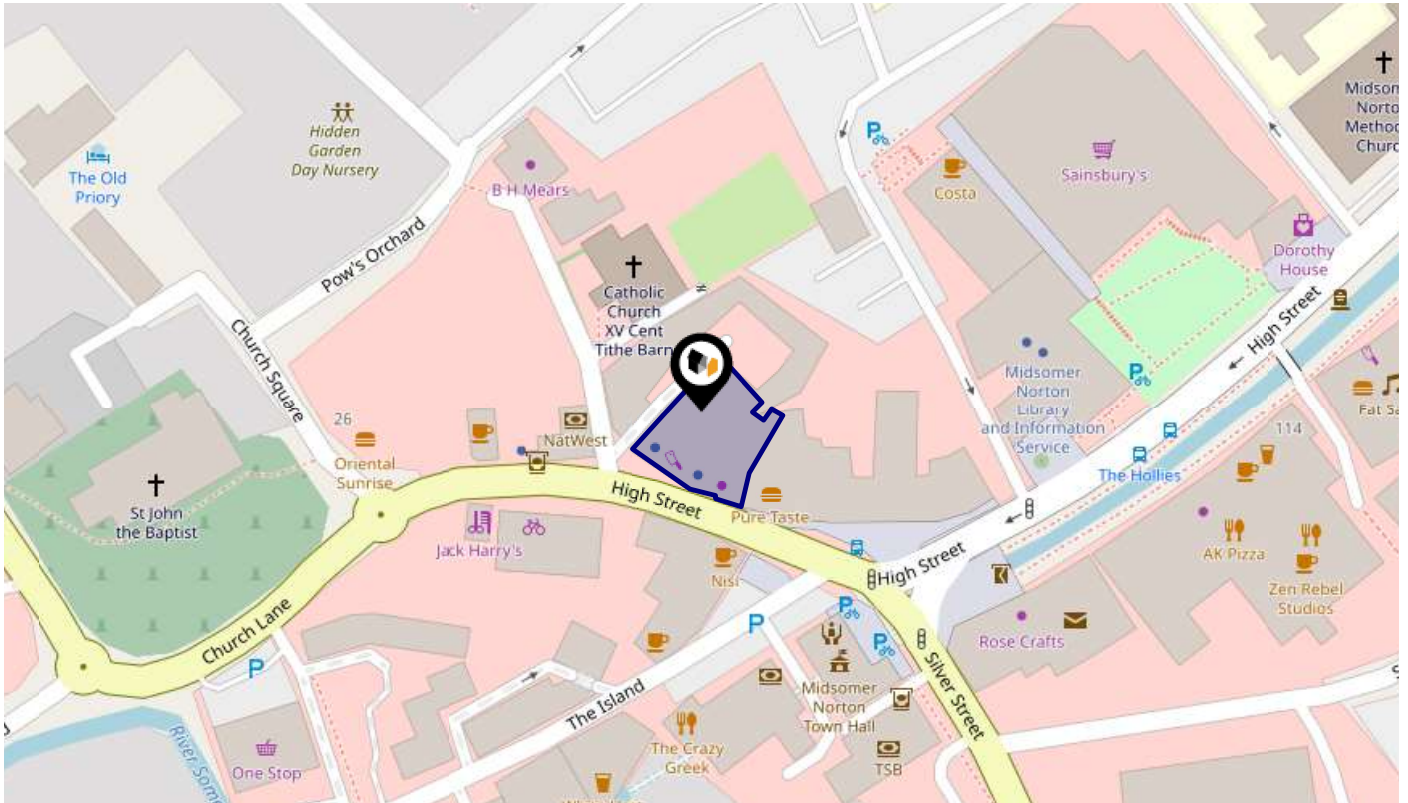
Rail Noise Data

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

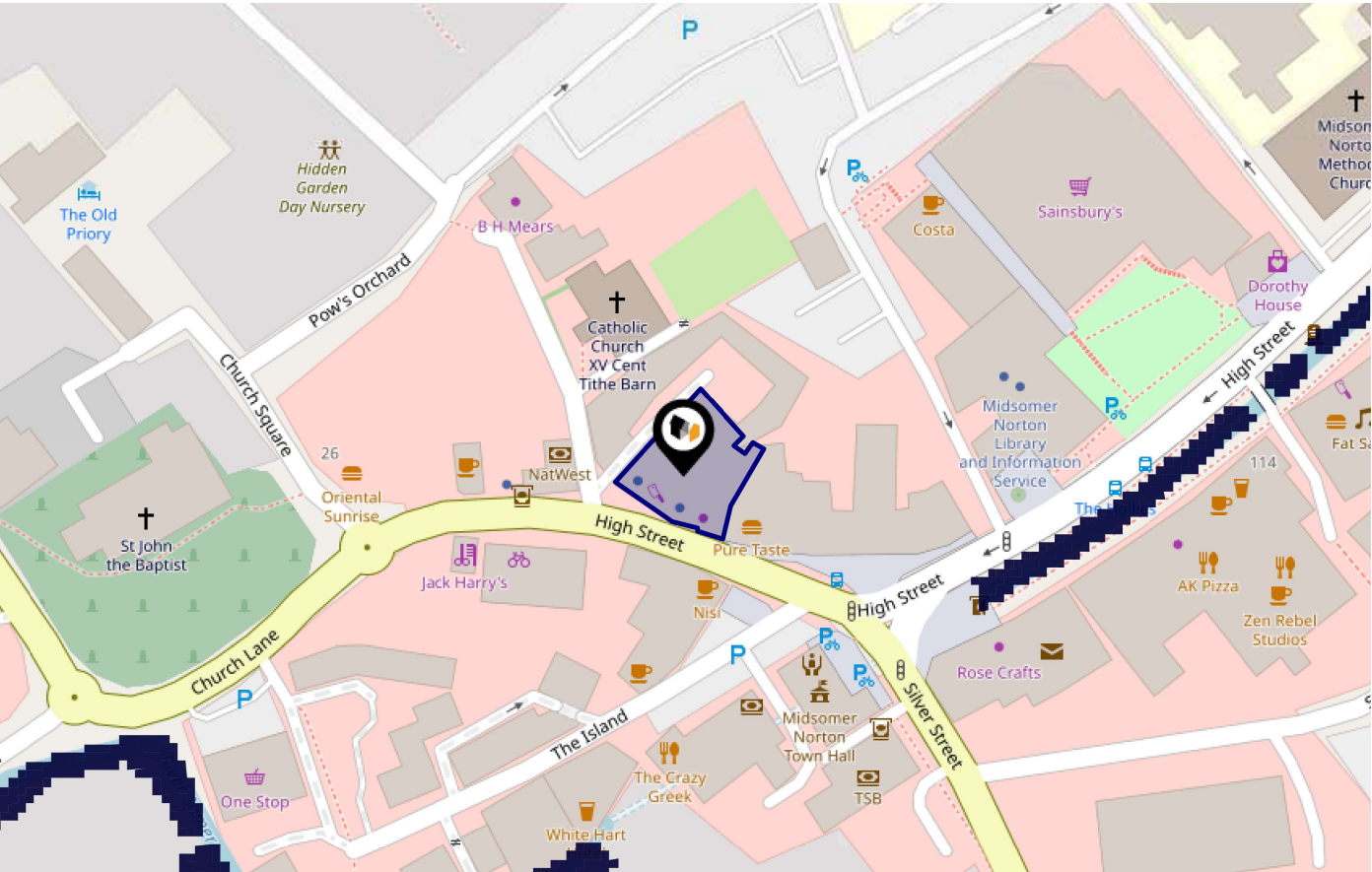The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

Risk Rating: Very low

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

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

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

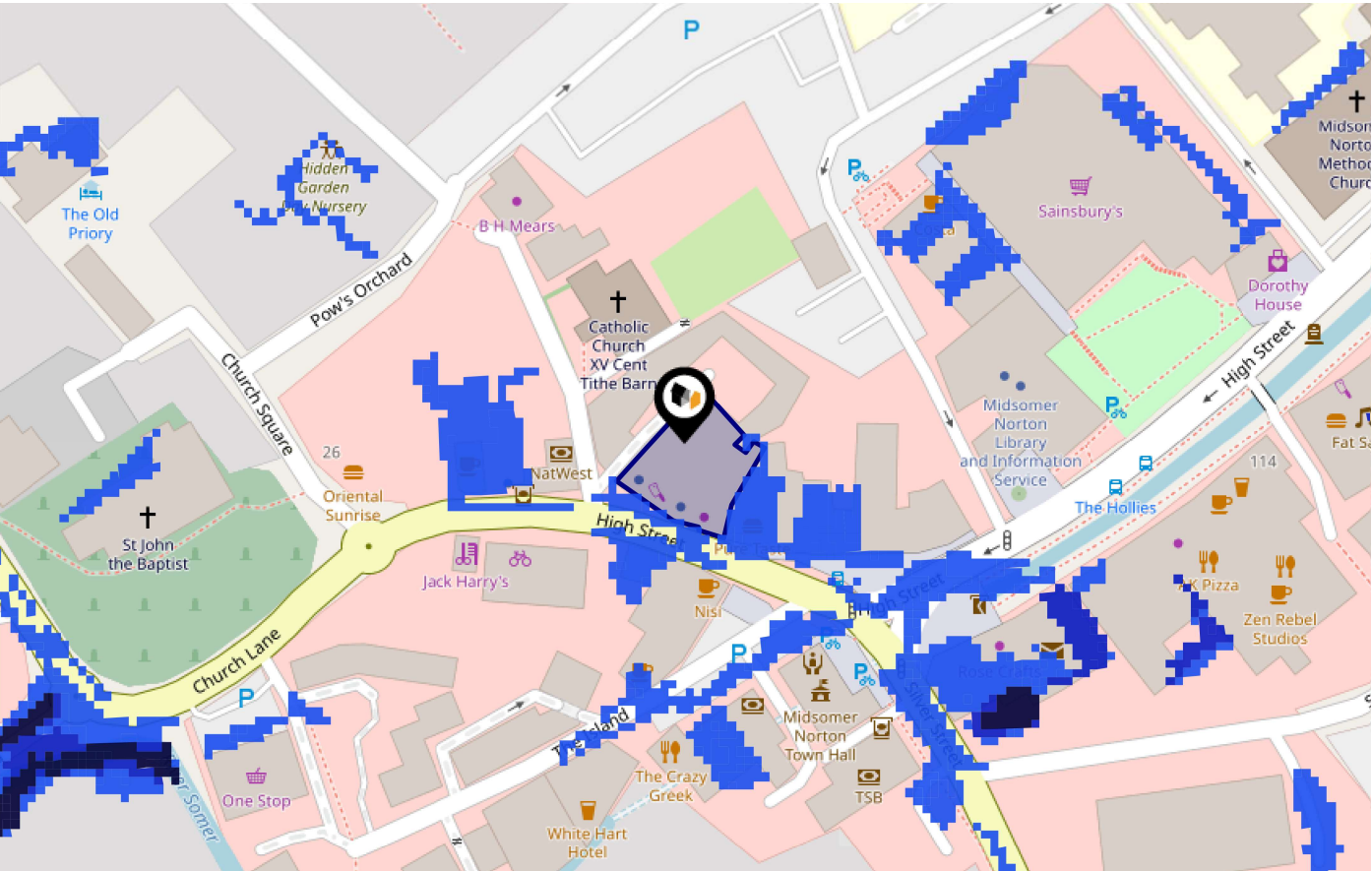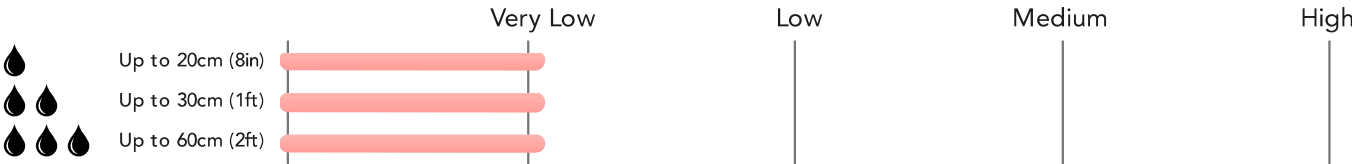Chance of flooding to the following depths at this property:

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

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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

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

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

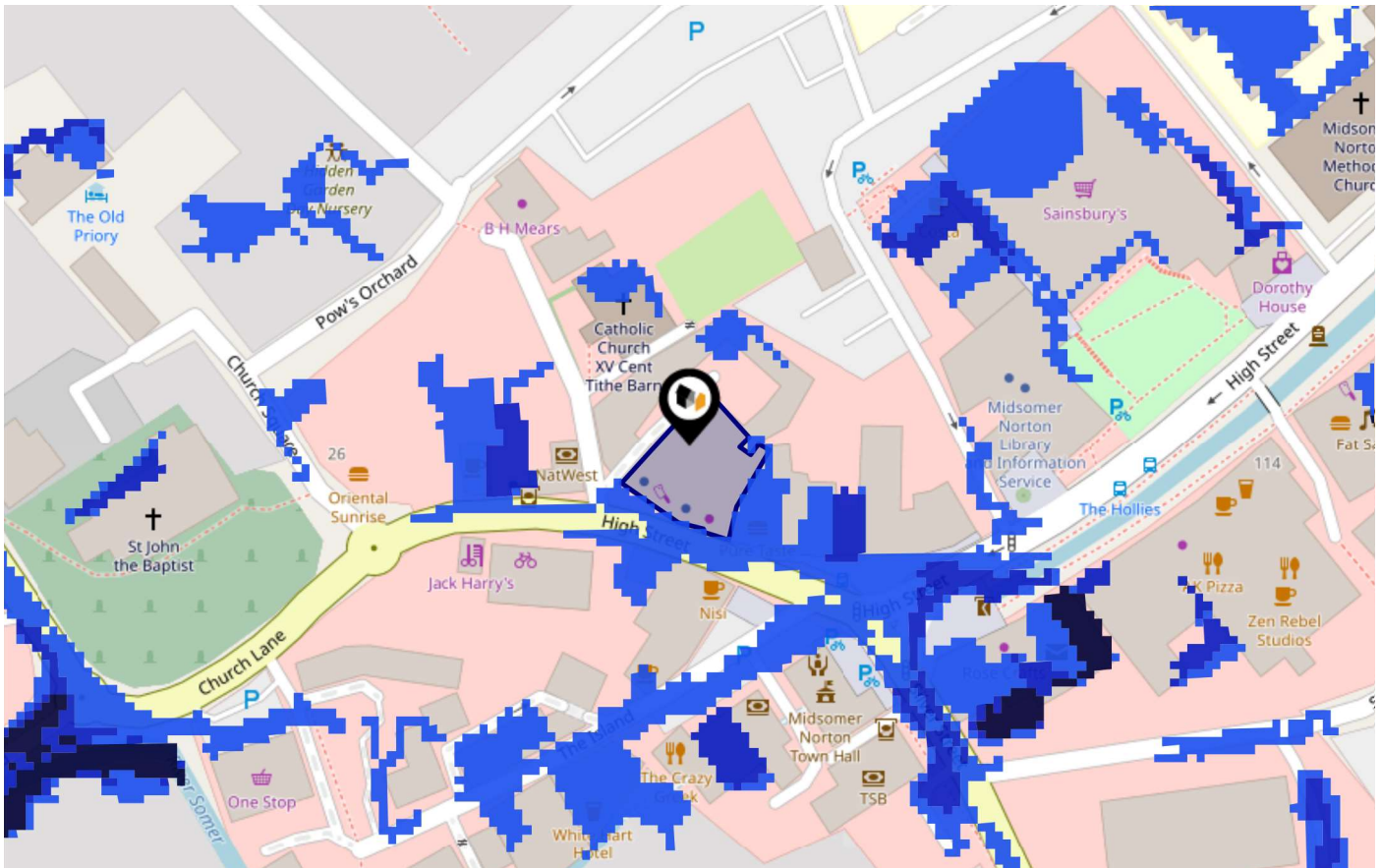Chance of flooding to the following depths at this property:

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

KPF - Key Property Facts

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

Risk Rating: Very low

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

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

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

Powered by
sprift
Know any property instantly

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

Powered by
sprift
Know any property instantly

LANDWOOD
GROUP

This map displays nearby areas that have been designated as Green Belt...
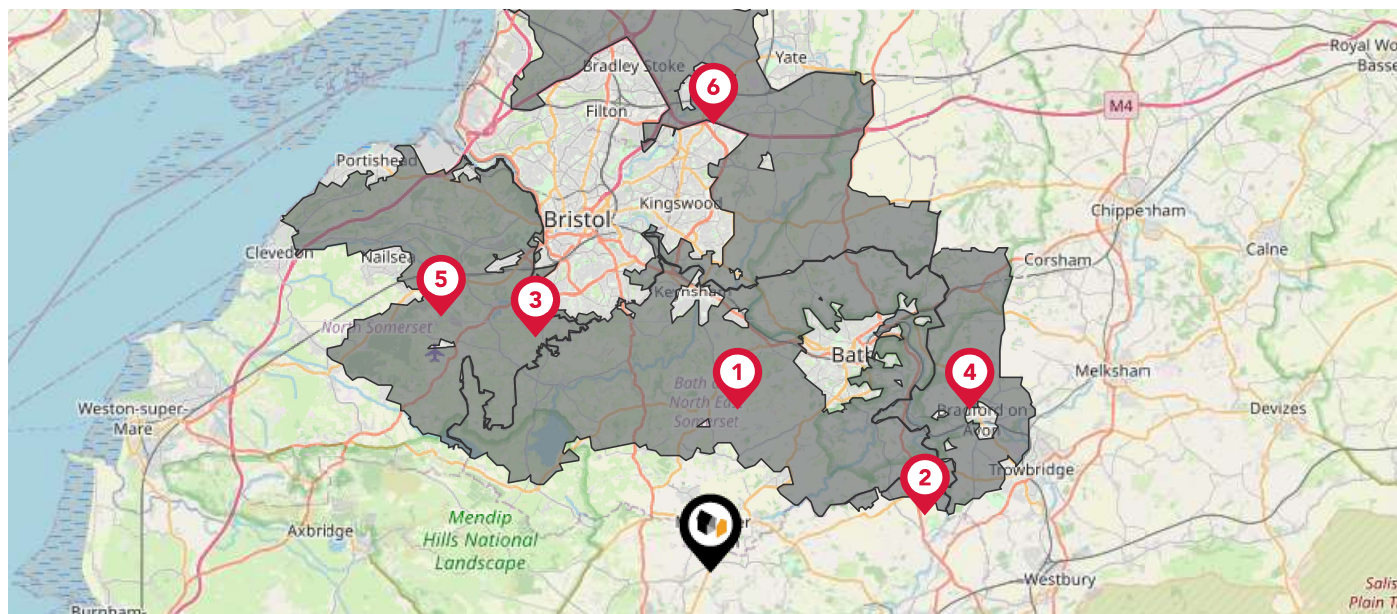
Nearby Green Belt Land
1   Bath and Bristol Green Belt - Bath and North East Somerset
2   Bath and Bristol Green Belt - Mendip
3   Bath and Bristol Green Belt - Bristol, City of
4   Bath and Bristol Green Belt - Wiltshire
5   Bath and Bristol Green Belt - North Somerset
6   Bath and Bristol Green Belt - South Gloucestershire

Powered by
sprift
Know any property instantly

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	Land South of Long Barnaby-Midsomer Norton, North Somerset	Historic Landfill
2	Land Near Ham Gardens-Rackvernal Road, Midsomer Norton	Historic Landfill
3	Land Sout East of Old Mills-Old Mills, Paulton, North East Somerset	Historic Landfill
4	Waterside Tip-Charlton Lane, Midsomer Norton, Avon	Historic Landfill
5	Land Near Pillsbridge Cottages-Old Mills, Bristol	Historic Landfill
6	Tunnel Lane-Chilcompton, Near Bath, Somerset	Historic Landfill
7	Killings Knapp-Stratton on the Fosse, Radstock	Historic Landfill
8	Killous Knapp-Stratton-on-the-fosse, Bath, Avon	Historic Landfill
9	Disused Railway Cutting-Farrington Gurney, Near Bath	Historic Landfill
10	Disused Railway Cutting-East of Bakers Lane, The Parish, Chilcompton	Historic Landfill

Powered by
sprift
Know any property instantly

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
① 1115168 - 128 High Street	Grade II	0.0 miles
② 1136755 - 26 And 26a Church Square	Grade II	0.0 miles
③ 1115203 - 10 And 11 High Street	Grade II	0.0 miles
④ 1115167 - Town Hall	Grade II	0.0 miles
⑤ 1320540 - 12 And 13 High Street	Grade II	0.0 miles
⑥ 1115202 - Church Of The Holy Ghost	Grade II	0.0 miles
⑦ 1312558 - Silva House	Grade II	0.1 miles
⑧ 1320562 - 12, Church Square	Grade II	0.1 miles
⑨ 1115158 - 5, Church Square	Grade II	0.1 miles
⑩ 1115169 - Island House	Grade II	0.1 miles

LANDWOOD
GROUP
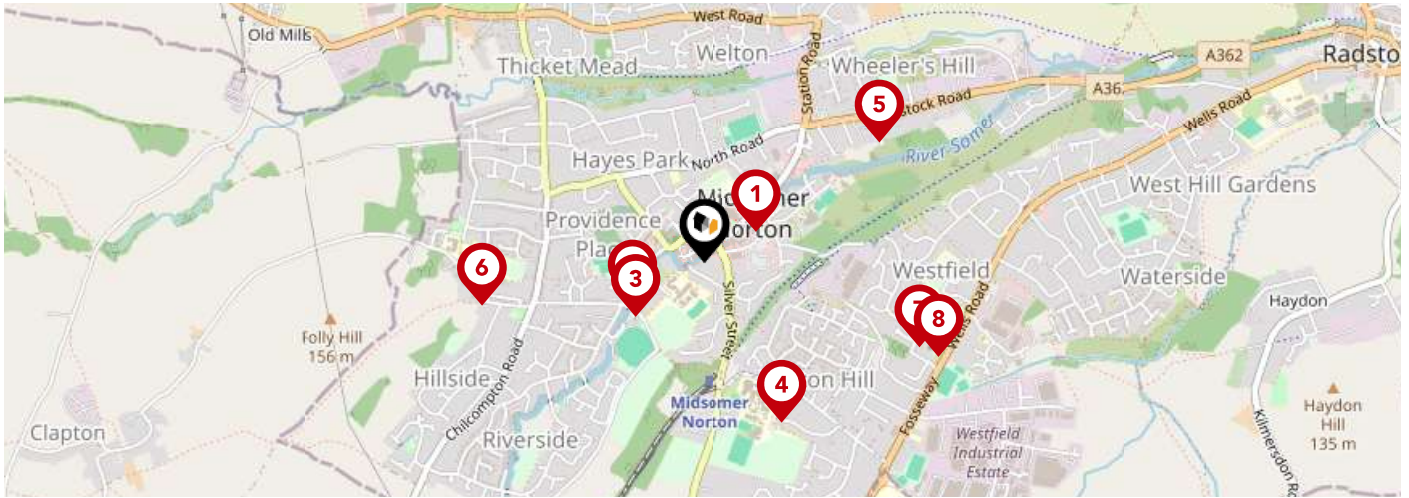
	Nursery	Primary	Secondary	College	Private
1 **Midsomer Norton Primary School** Ofsted Rating: Good | Pupils: 267 | Distance:0.14	☐	☑	☐	☐	☐
2 **St John's CofE Primary School** Ofsted Rating: Good | Pupils: 401 | Distance:0.19	☐	☑	☐	☐	☐
3 **Somervale Secondary School** Ofsted Rating: Good | Pupils: 773 | Distance:0.2	☐	☐	☑	☐	☐
4 **Norton Hill Academy** Ofsted Rating: Good | Pupils: 1827 | Distance:0.41	☐	☐	☑	☐	☐
5 **Welton Primary School** Ofsted Rating: Good | Pupils: 167 | Distance:0.49	☐	☑	☐	☐	☐
6 **Longvernal Primary School** Ofsted Rating: Good | Pupils: 200 | Distance:0.53	☐	☑	☐	☐	☐
7 **Fosse Way School** Ofsted Rating: Good | Pupils: 226 | Distance:0.54	☐	☐	☑	☐	☐
8 **Westfield Primary School** Ofsted Rating: Good | Pupils: 385 | Distance:0.58	☐	☑	☐	☐	☐

Powered by
sprift
Know any property instantly

	Nursery	Primary	Secondary	College	Private
9 Norton Hill Primary School Ofsted Rating: Outstanding | Pupils: 205 | Distance:0.62	☐	☑	☐	☐	☐
10 St Benedict's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 172 | Distance:0.82	☐	☑	☐	☐	☐
11 Paulton Junior School Ofsted Rating: Outstanding | Pupils: 267 | Distance:1.44	☐	☑	☐	☐	☐
12 Paulton Infant School Ofsted Rating: Good | Pupils: 183 | Distance:1.44	☐	☑	☐	☐	☐
13 St Nicholas Church School Ofsted Rating: Good | Pupils: 189 | Distance:1.67	☐	☑	☐	☐	☐
14 Trinity Church School Ofsted Rating: Good | Pupils: 191 | Distance:1.97	☐	☑	☐	☐	☐
15 St Vigor & St John Church School Ofsted Rating: Good | Pupils: 215 | Distance:1.97	☐	☑	☐	☐	☐
16 Kilmersdon Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 148 | Distance:2.08	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
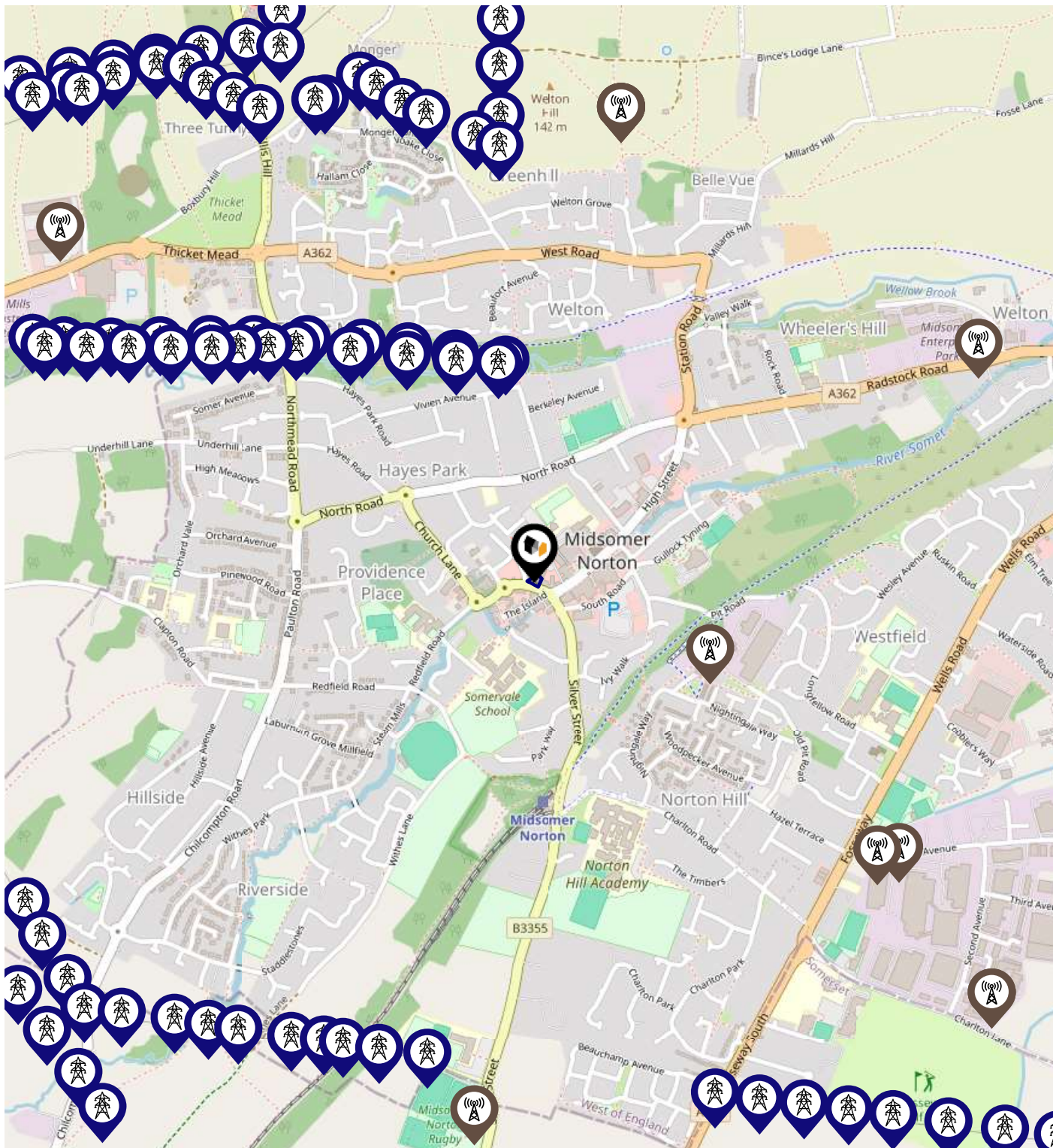
Key:

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).

This Property

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

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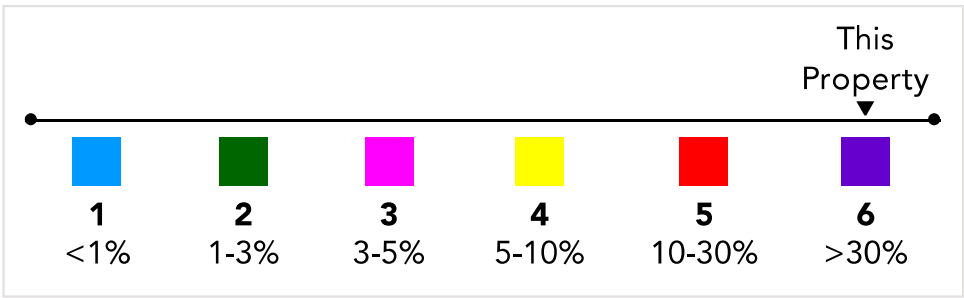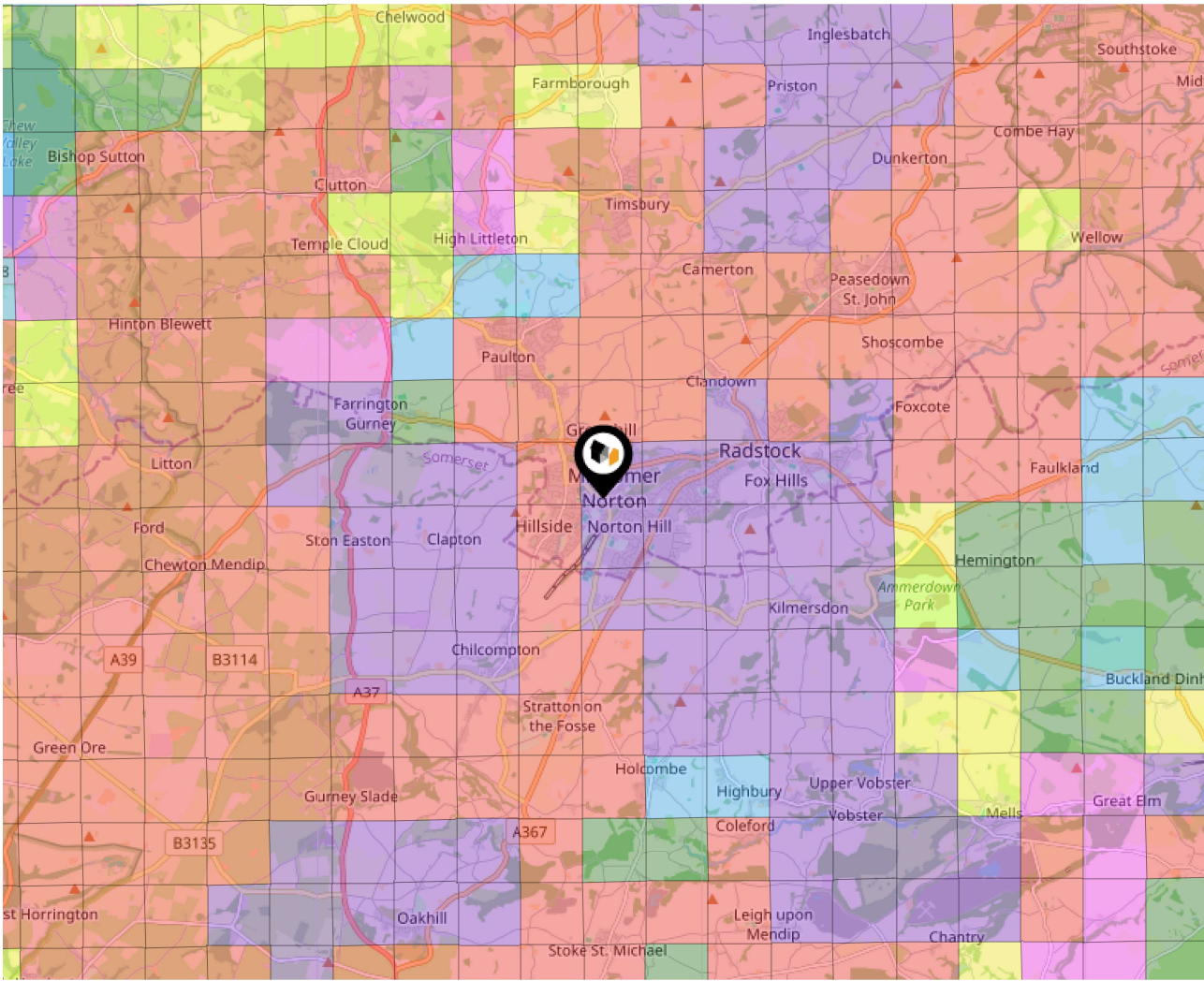
LANDWOOD GROUP
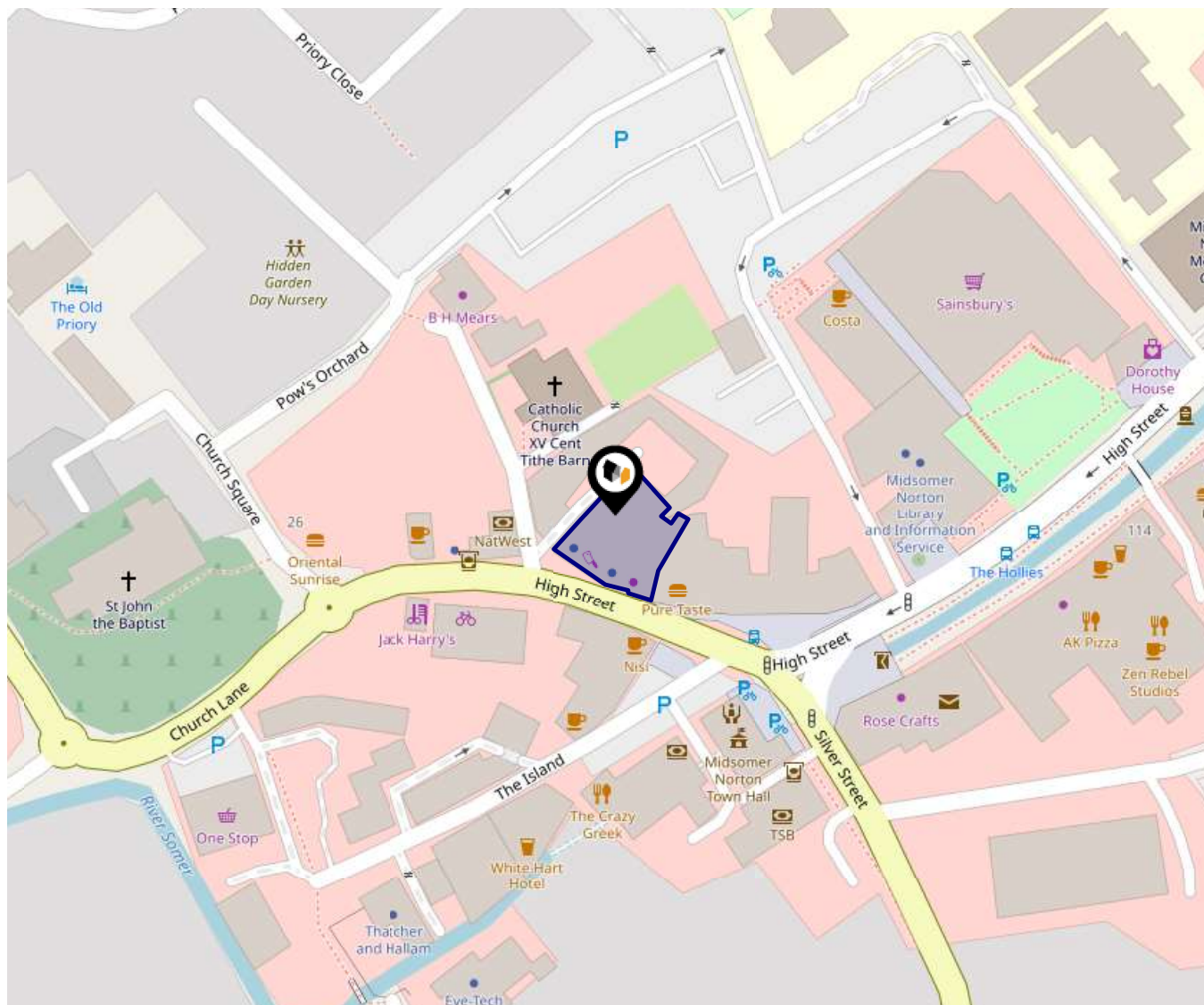
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Powered by
sprift
Know any property instantly

LANDWOOD GROUP

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

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
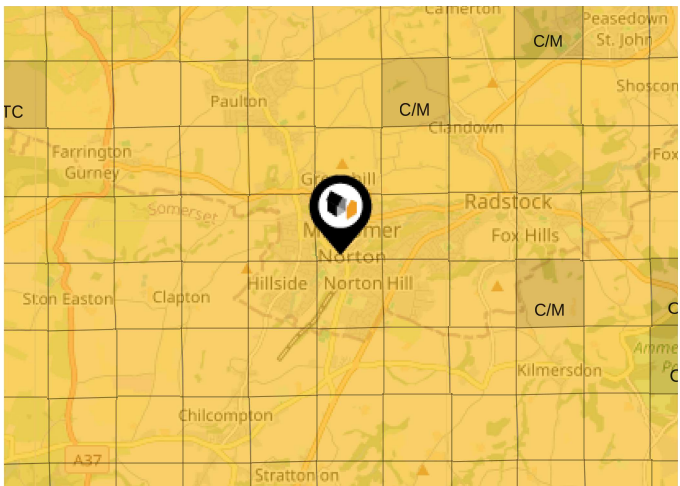
Primary Classifications (Most Common Clay Types)

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

Powered by **prift**
Know any property instantly

LANDWOOD GROUP
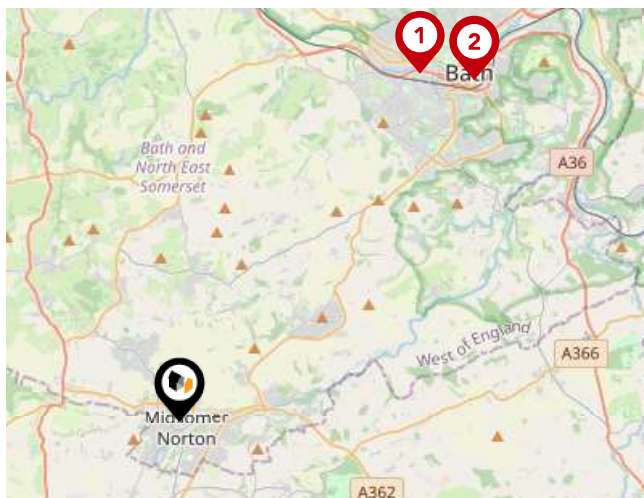
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	7.83 miles
2	Bath Spa Rail Station	8.36 miles
3	Bath Spa Rail Station	8.37 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	33.44 miles
2	M5 J12	36.44 miles
3	M5 J11A	41.85 miles
4	M4 J16	32.56 miles
5	M5 J11	44.14 miles

Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.05 miles
2	Felton	12.05 miles
3	Staverton	44.25 miles
4	Cardiff Airport	37.77 miles

Transport (Local)
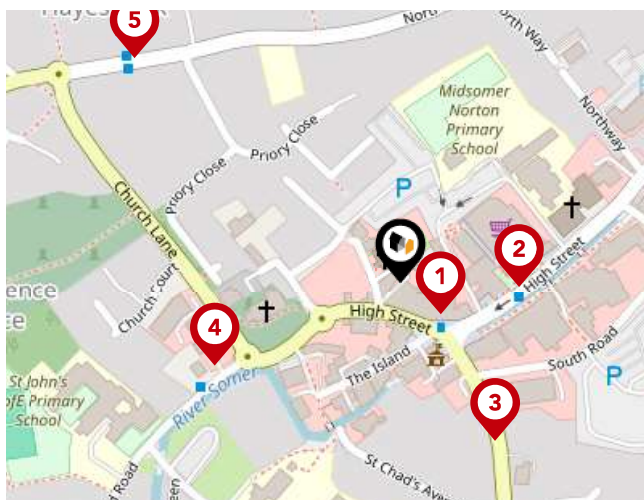
Bus Stops/Stations

Pin	Name	Distance
1	Town Hall	0.03 miles
2	The Hollies	0.07 miles
3	Town Hall	0.11 miles
4	Somervale School	0.12 miles
5	Church Lane	0.2 miles

Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	9.99 miles

Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	11.9 miles
2	Bathurst Basin Ferry Landing	12.19 miles
3	The Ostrich	12.2 miles

Landwood Group
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

sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Emma.judge@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail