



MIR: Material Info

The Material Information Affecting this Property

Tuesday 20th October 2026



BATH ROAD, BRADFORD-ON-AVON, BA15

Cooper and Tanner

48/50 Market Place Warminster BA12 9AN

01985 215579

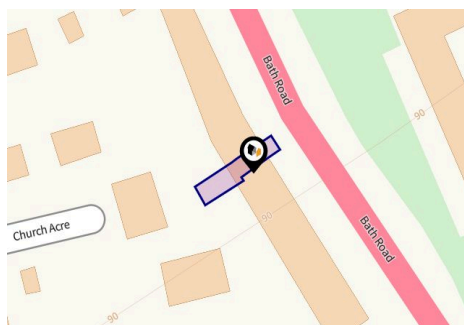
warminster@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

COOPER
AND
TANNER



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	419 ft ² / 39 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,286		
Title Number:	WT123050		

Local Area

Local Authority:	Wiltshire
Conservation Area:	Bradford-on-Avon
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s **80** mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **16 Bath Road, Bradford-on-Avon, Wiltshire, BA15 1SW**

Reference - W/90/00265/FUL	
Decision:	Approve with Conditions
Date:	20th February 1990
Description:	Dormer Windows Extension To Provide A Granny Annexe Double Garage And Vehicular Access To Church Acre

Reference - W/93/01517/FUL	
Decision:	Approve with Conditions
Date:	21st December 1993
Description:	Porch

Planning records for: **17 Bath Road Bradford on Avon Wiltshire BA15 1SW**

Reference - 15/09425/FUL	
Decision:	Approve with Conditions
Date:	01st October 2015
Description:	Formation of dormer window ar rear

Reference - W/75/00543/HIS	
Decision:	Approve with Conditions
Date:	02nd June 1975
Description:	Extension To Existing Dwelling

Planning records for: *17 Bath Road, Bradford-on-Avon, Wiltshire, BA15 1SW*

Reference - W/03/00731/FUL	
Decision:	Approve with Conditions
Date:	24th April 2003
Description:	Single storey rear extension

Planning records for: *18 Bath Road, Bradford On Avon, Wiltshire, BA15 1SW*

Reference - W/05/01209/FUL	
Decision:	Approve with Conditions
Date:	22nd June 2005
Description:	Two storey rear extension

Reference - W/08/02270/FUL	
Decision:	Approved
Date:	01st August 2008
Description:	Construction of two dormer windows in front elevation

Planning records for: *19 Bath Road, Bradford On Avon, Wiltshire, BA15 1SW*

Reference - W/77/00214/HIS	
Decision:	Approve with Conditions
Date:	28th February 1977
Description:	Demolition Of Scullery And Erection Of 2 Storey Extension

Planning records for: *19 Bath Road, Bradford-on-Avon, Wiltshire, BA15 1SW*

Reference - W/89/00311/FUL	
Decision:	-
Date:	20th February 1989
Description:	Single Storey Extension

Planning records for: *20 Bath Road Bradford on Avon Wiltshire BA15 1SW*

Reference - 17/11597/TCA	
Decision:	NOOBJECT
Date:	23rd November 2017
Description:	Holly tree - fell

Planning records for: *21 Bath Road, Bradford On Avon, Wiltshire, BA15 1SW*

Reference - W/80/00304/FUL	
Decision:	Approve with Conditions
Date:	11th March 1980
Description:	Erection Of Kitchen Extension

Planning records for: *26 Bath Road, Bradford On Avon, Wiltshire, BA15 1SW*

Reference - W/09/01351/TCA	
Decision:	Approved
Date:	03rd May 2009
Description:	Removal of Thuja tree

Planning records for: *28 Bath Road, Bradford On Avon, Wiltshire, BA15 1SW*

Reference - W/07/02046/FUL

Decision: Refused

Date: 20th June 2007

Description:

New front porch

Reference - 18/11406/FUL

Decision: Approve with Conditions

Date: 30th November 2018

Description:

Works to the rear of the property to include widening existing single storey extension, replacement of first floor dormer with gable, loft conversion and new dormer.

Reference - W/09/01736/DDD

Decision: Approve with Conditions

Date: 16th June 2009

Description:

Removal of 1no. dying conifer from the rear garden

Reference - W/07/00655/FUL

Decision: Approve with Conditions

Date: 19th March 2007

Description:

Alterations and extension to provide an enlarged kitchen/dining area, a dormer window, erection of front porch and new gate in front boundary wall

Planning records for: *29 Bath Road, Bradford-on-Avon, Wiltshire, BA15 1SW*

Reference - W/86/00581/FUL	
Decision:	Approve with Conditions
Date:	14th May 1986
Description:	Two Storey Extension

Planning records for: *30 Bath Road, Bradford-on-Avon, Wiltshire, BA15 1SW*

Reference - W/97/00545/LBC	
Decision:	Approve with Conditions
Date:	18th April 1997
Description:	Demolition Of Existing Kitchen And Rebuild New Kitchen

Reference - W/89/01465/LBC	
Decision:	Approve with Conditions
Date:	17th August 1989
Description:	Conversion Of Redundant Front Door To Window

Reference - W/97/00914/LBC	
Decision:	-
Date:	15th July 1997
Description:	Replace Two Existing Concrete Lintels Over Ground Windows With Two Sonte (Oolite) Ashlar Lintels

Planning records for: *30 Bath Road, Bradford-on-Avon, Wiltshire, BA15 1SW*

Reference - W/97/00577/LBC	
Decision:	Approve with Conditions
Date:	28th April 1997
Description:	Replace Existing Front Door With Hardwood Door Painted Off-White

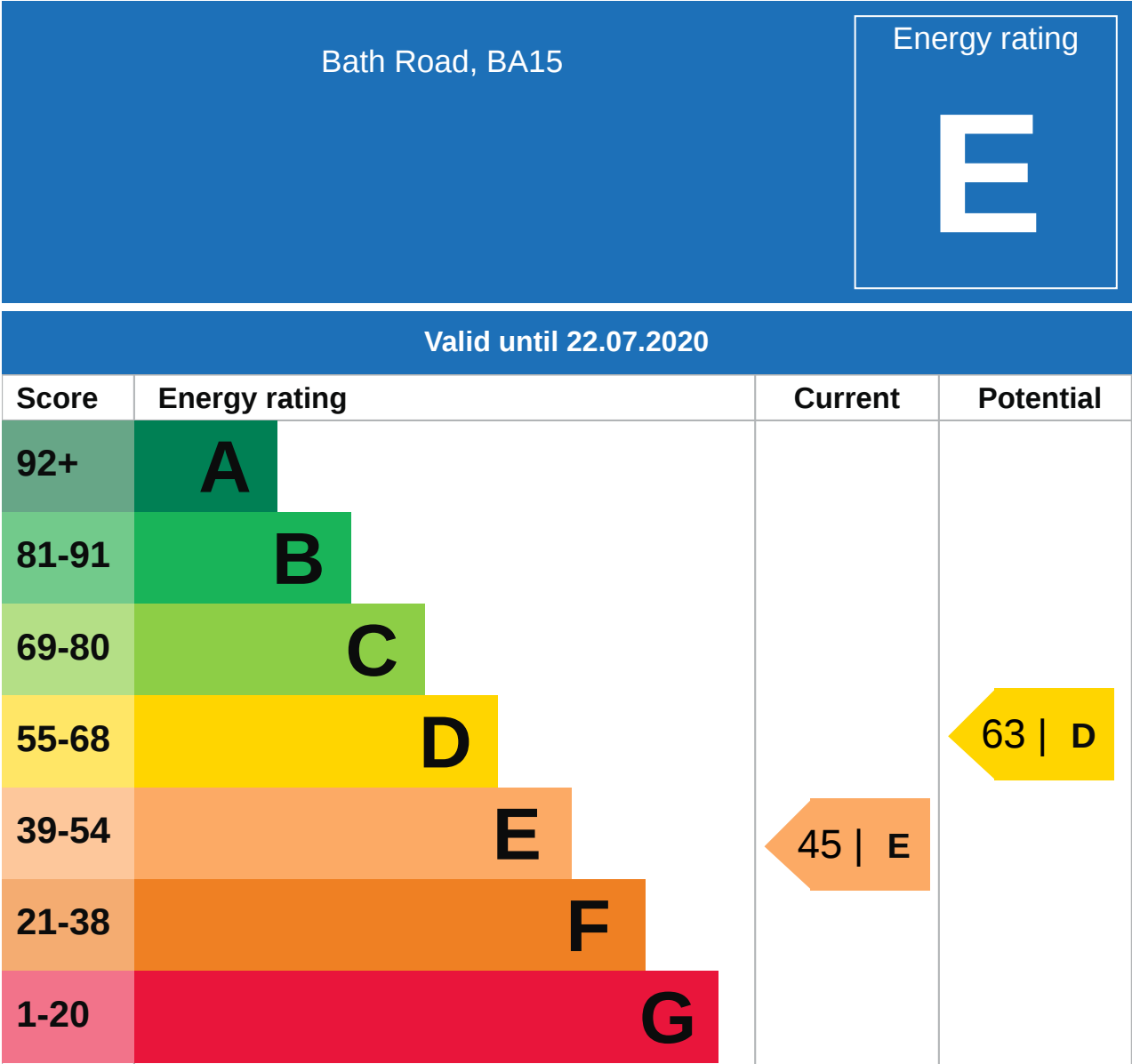
Reference - W/97/00578/LBC	
Decision:	Approved
Date:	28th April 1997
Description:	Remove Existing Paint Finish To Front, Repoint/Replace Eroded Stone, Leave Stonework Exposed

Planning records for: *CHESTNUTS, 164 BATH ROAD, BRADFORD ON AVON, BA15 1SW*

Reference - PL/2026/03312	
Decision:	Under Consultation
Date:	01st July 2026
Description:	Conifer behind garage to dismantle . Cherry/Holly/Sycamore in back garden to shorten overhang back to boundary by no more then 3 meters.

Property
EPC - Certificate

COOPER
AND
TANNER



Property EPC - Additional Data

COOPER
AND
TANNER

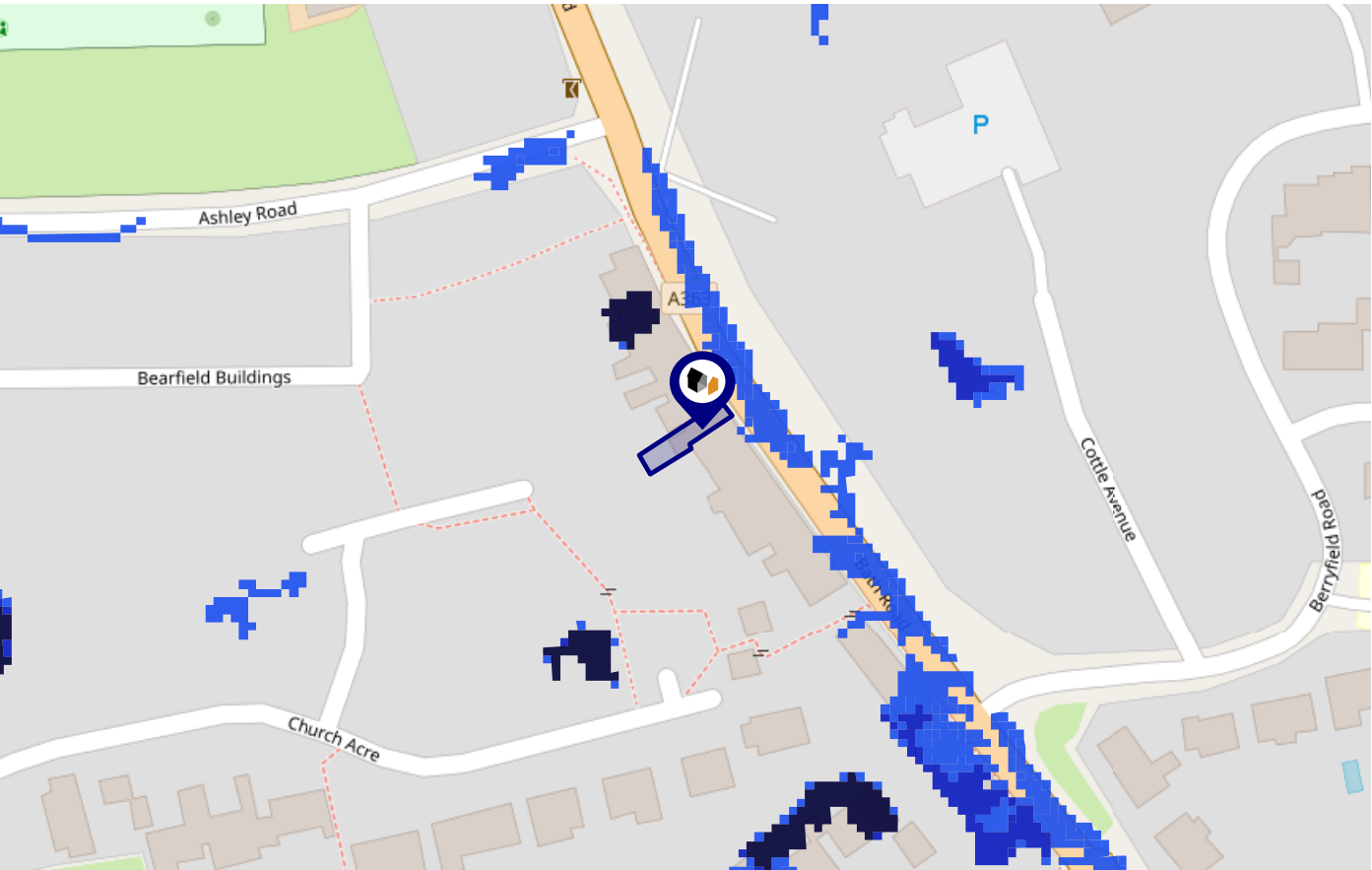
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

Flood Risk

Surface Water - Flood Risk

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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- 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:

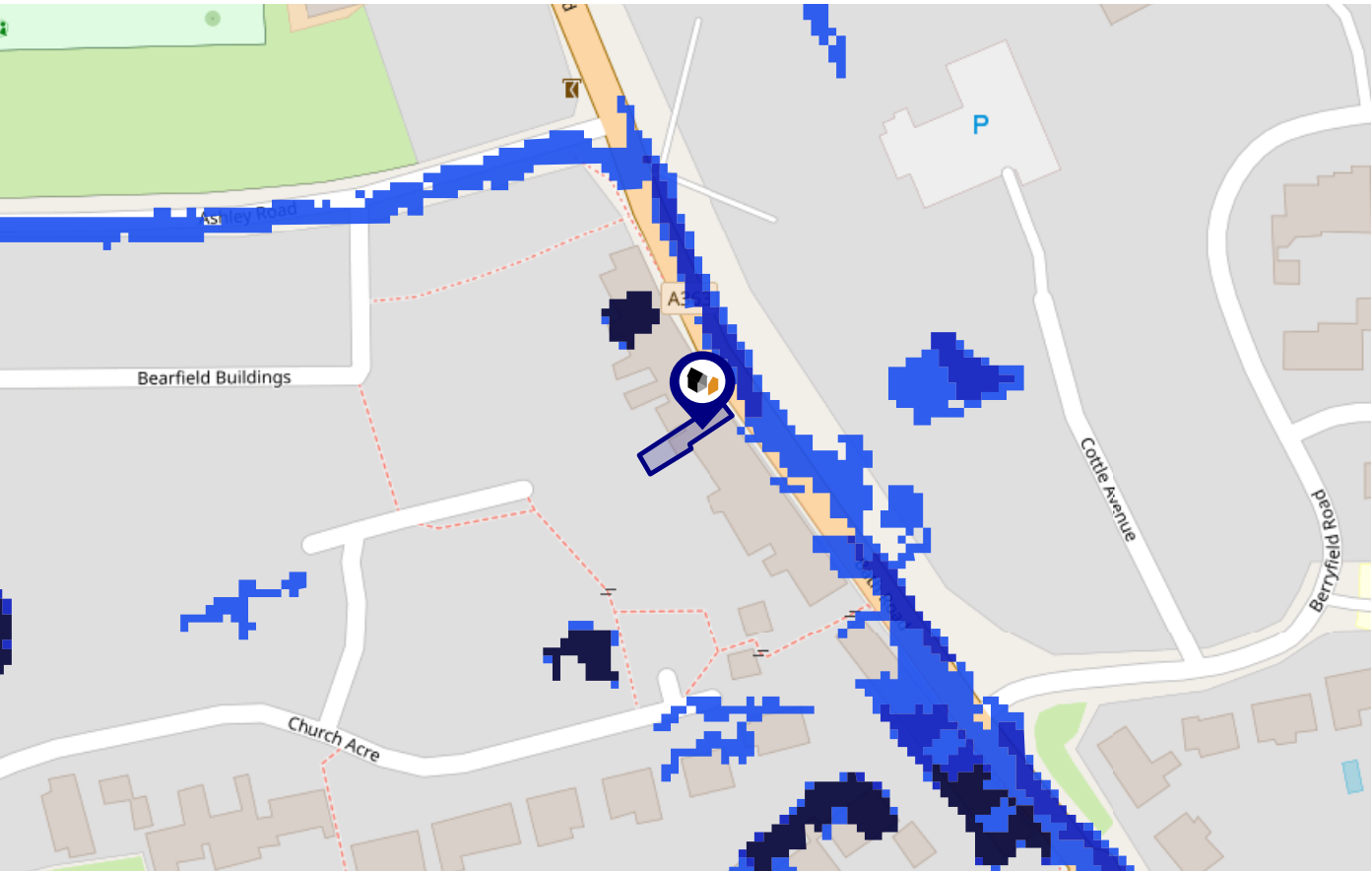


Flood Risk

Surface Water - Climate Change

COOPER
AND
TANNER

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:

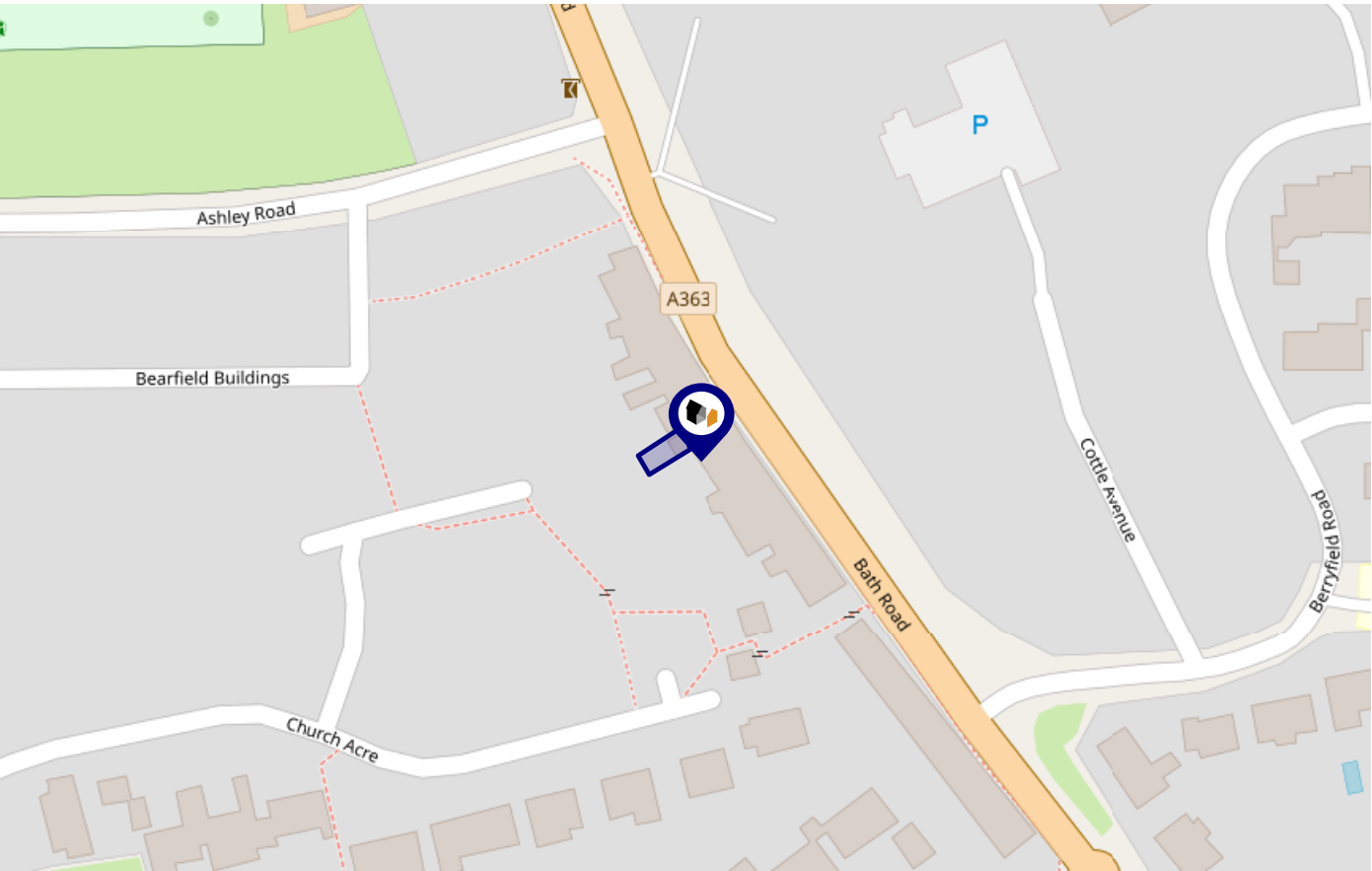


MIR - Material Info

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.

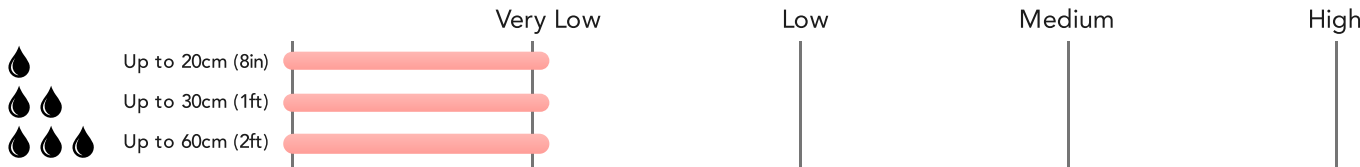


Risk Rating: Very low

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:

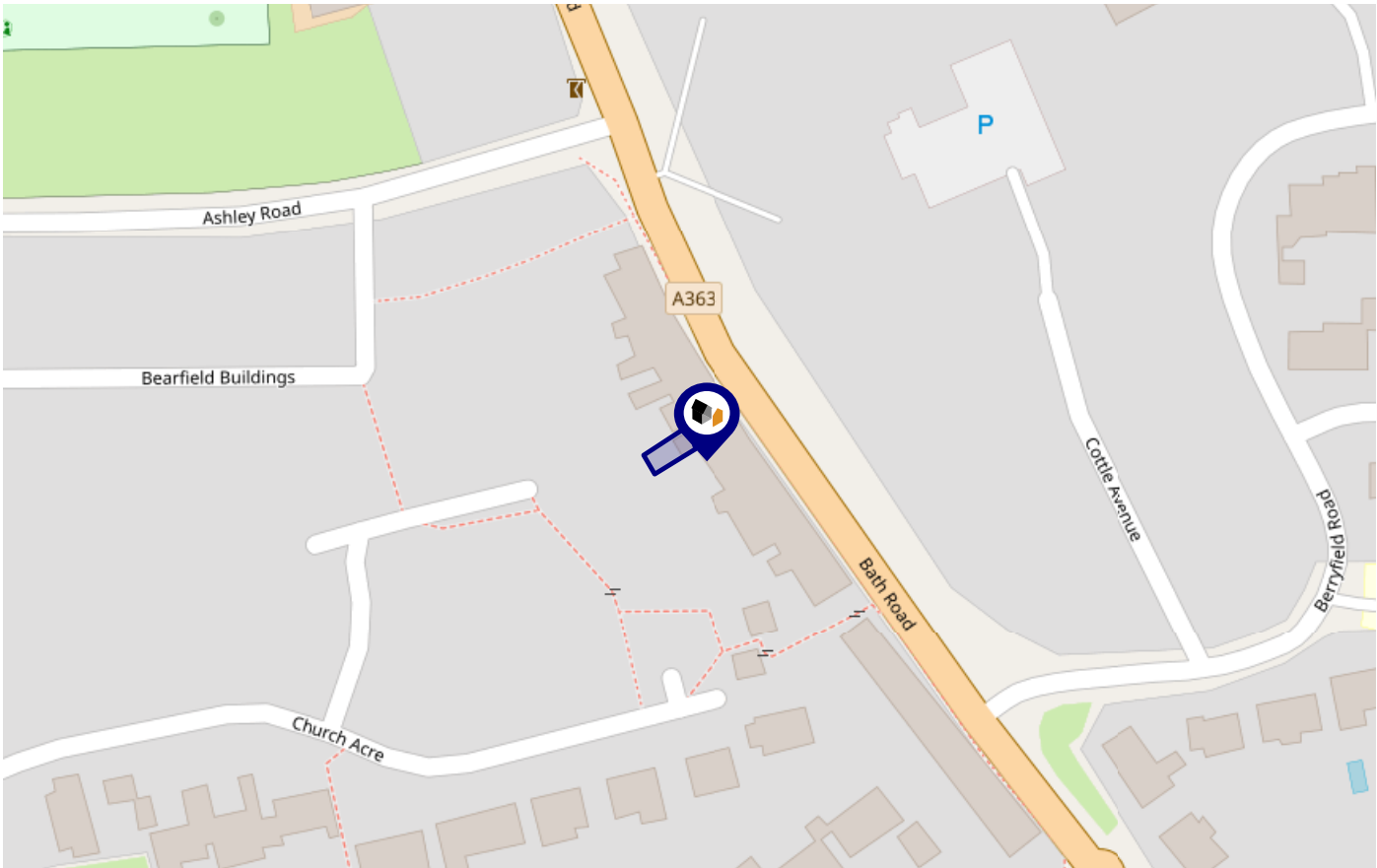


Flood Risk

Rivers & Seas - Climate Change

COOPER
AND
TANNER

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:



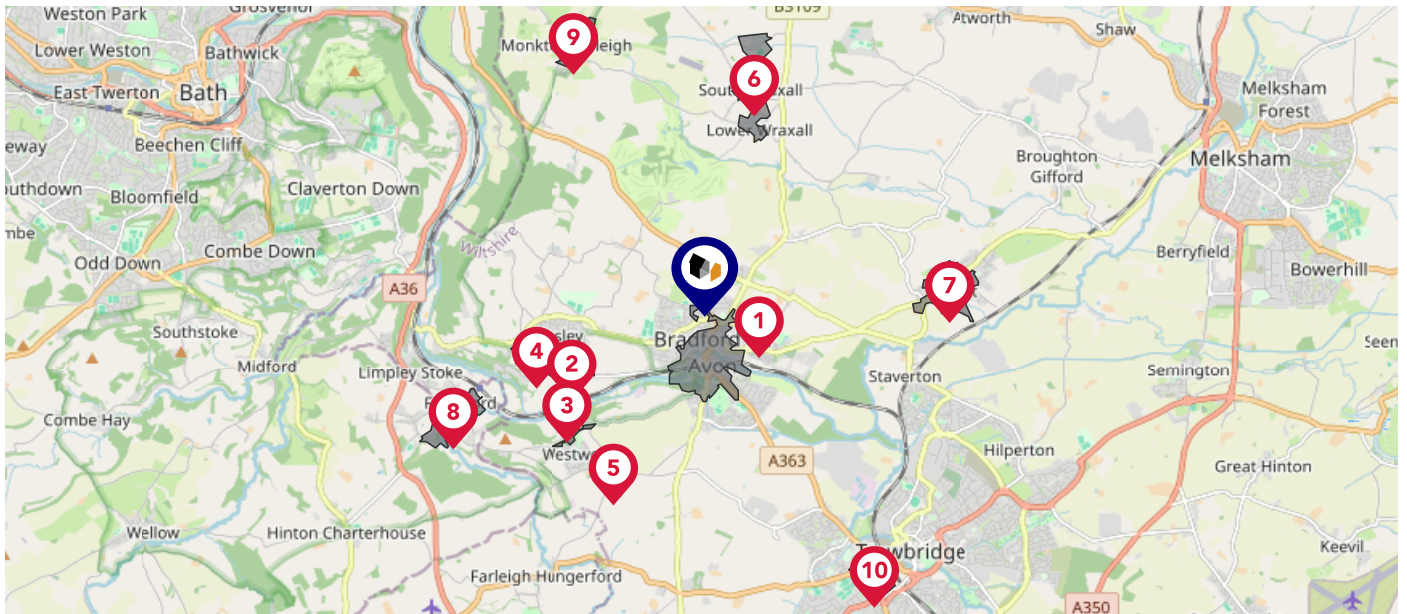
MIR - Material Info

Maps

Conservation Areas

COOPER
AND
TANNER

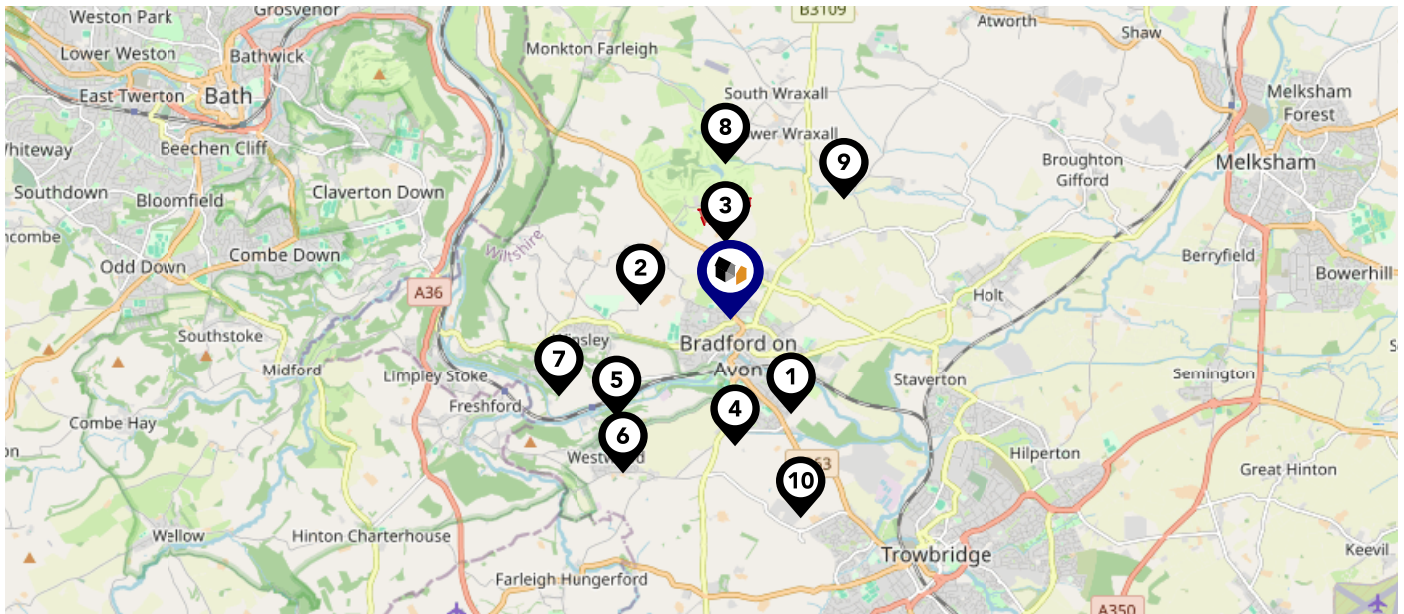
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-------------------------|
| 1 | Bradford-on-Avon |
| 2 | Turleigh |
| 3 | Avoncliff |
| 4 | Winsley |
| 5 | Westwood |
| 6 | South and Lower Wraxall |
| 7 | Holt |
| 8 | Freshford |
| 9 | Monkton Farleigh |
| 10 | Trowbridge, New Town |

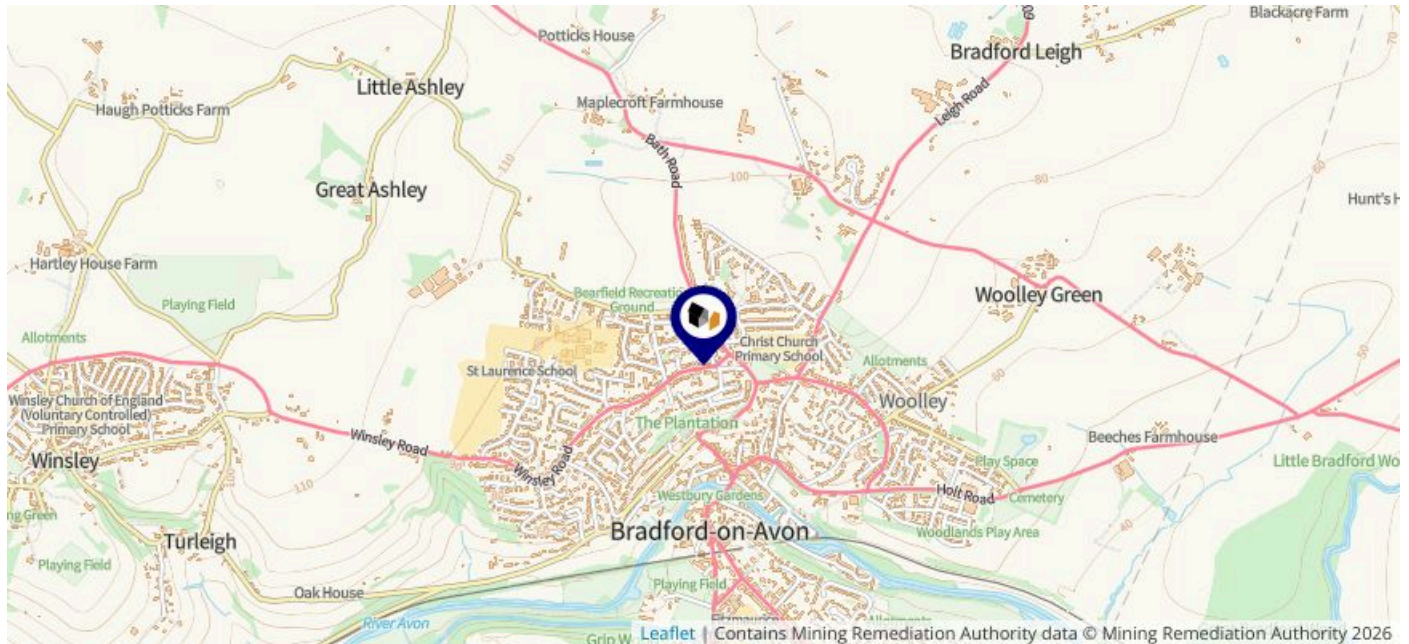
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Land on South Side of River Avon-Bradford-on-Avon, Wiltshire	Historic Landfill
2	Great Ashley Farm-Winsley, Wiltshire	Historic Landfill
3	EA/EPR/AP3790FT/A001 - Great Cumberwell Farm	Active Landfill
4	Docks Clay Pit-Bradford on Avon	Historic Landfill
5	Turrleigh Mill-Bradford-on-Avon, Wiltshire	Historic Landfill
6	Tip (Agaric) by road from Upper to Lower Westwood-Upper Westwood, Wiltshire	Historic Landfill
7	Stone Quarry-The Sutcliffe School, Winsley, Bradford-on-Avon, Wiltshire	Historic Landfill
8	Adams Bros Field at Orchards Farm-South Wraxall, Wiltshire	Historic Landfill
9	Adams Bros Field at Orchard Farm-South Wraxall, Wiltshire	Historic Landfill
10	EA/EPR/RP3390FA/A001 - Manor Farm	Active Landfill

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.

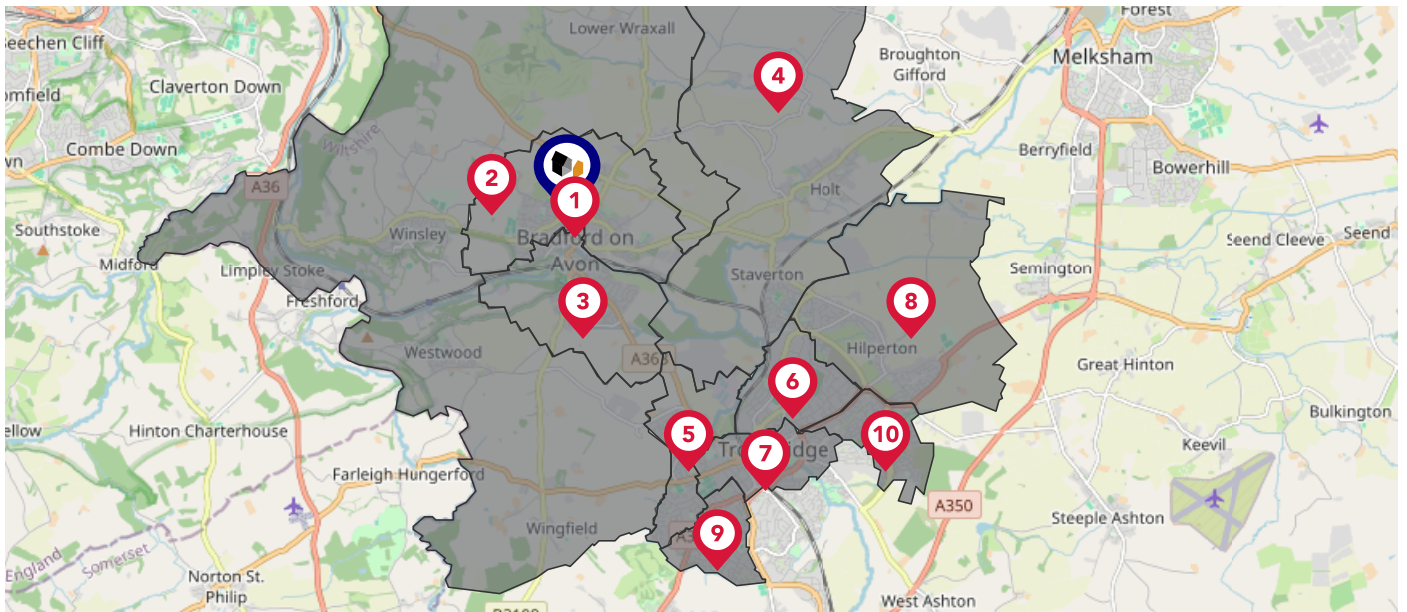
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

COOPER
AND
TANNER

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

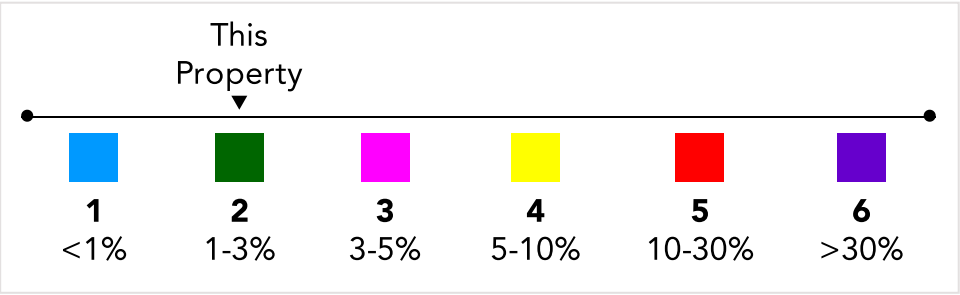
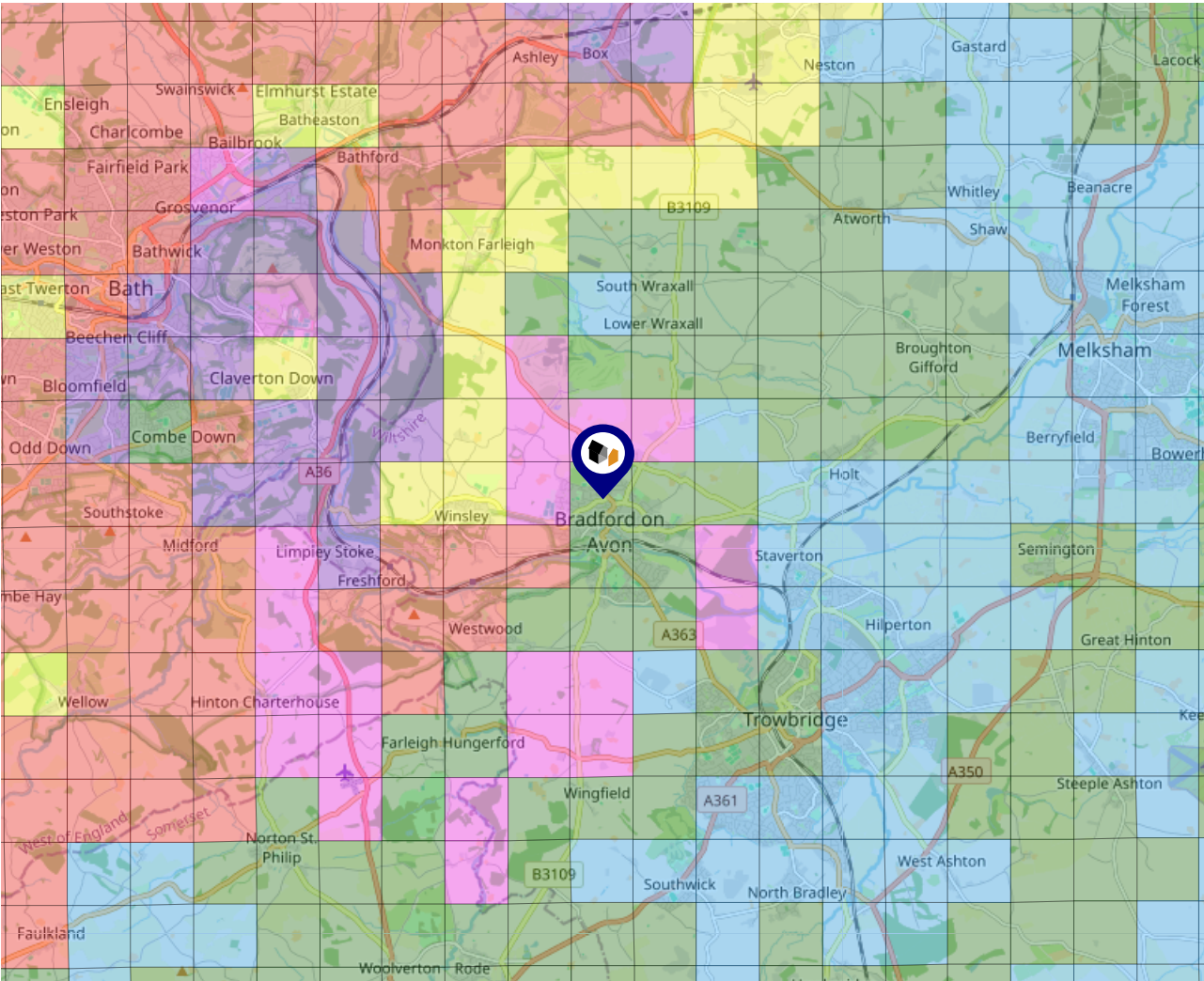


Nearby Council Wards

-  Bradford-on-Avon North ED
-  Winsley & Westwood ED
-  Bradford-on-Avon South ED
-  Holt ED
-  Trowbridge Lambrook ED
-  Trowbridge Adcroft ED
-  Trowbridge Central ED
-  Hilperton ED
-  Trowbridge Grove ED
-  Trowbridge Paxcroft ED

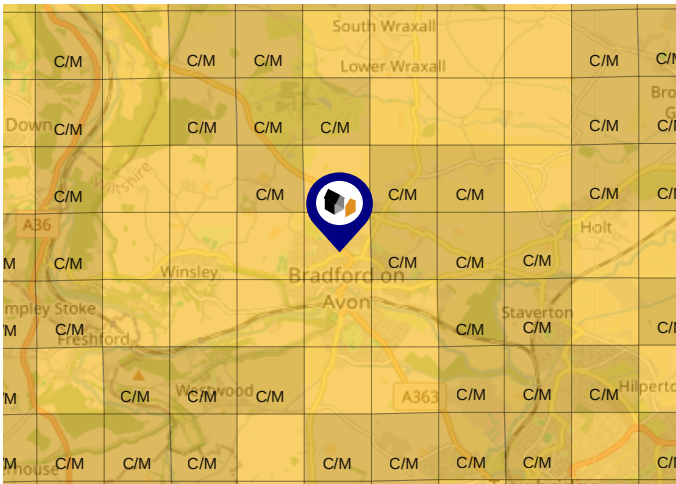
What is Radon?

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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

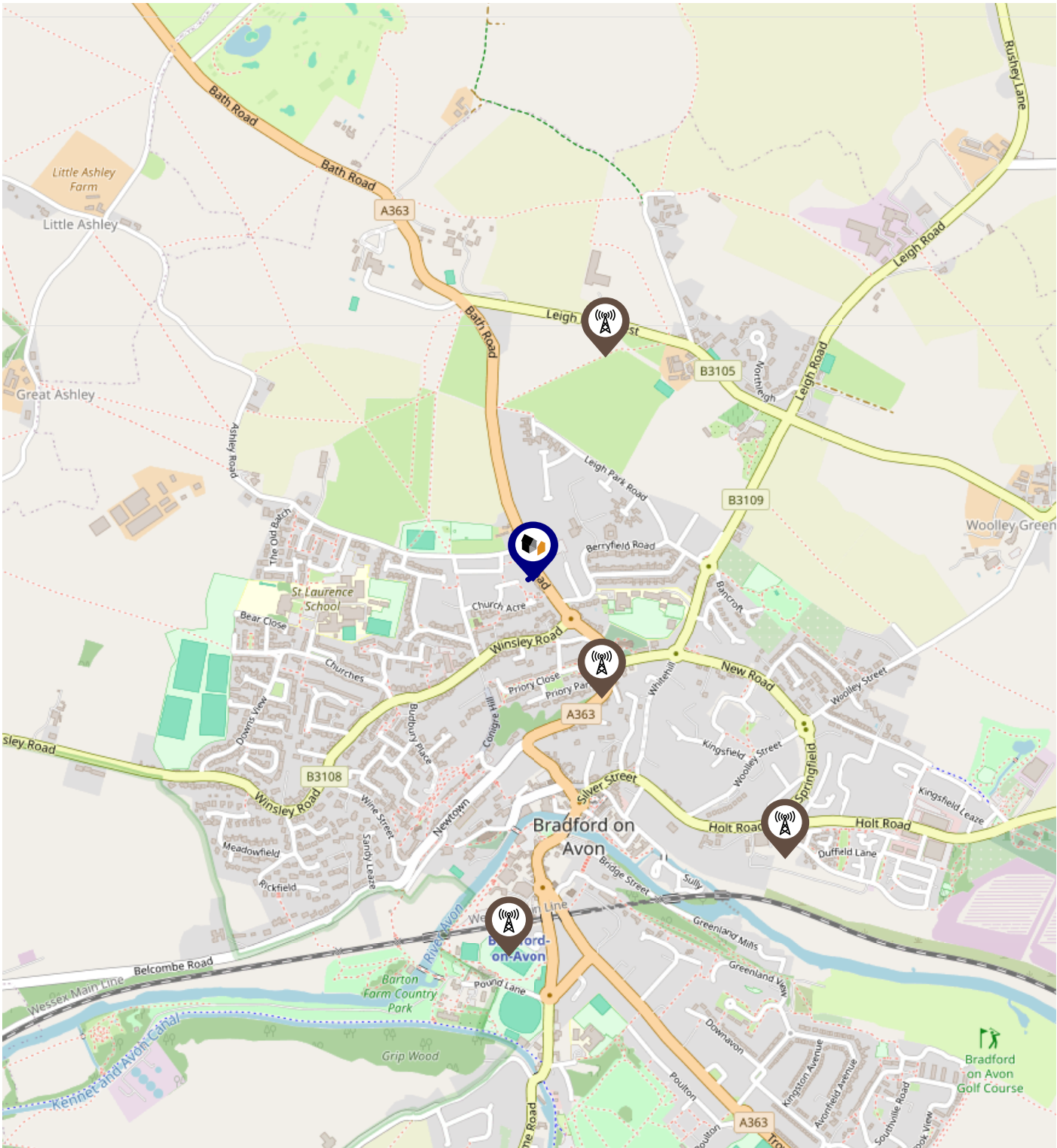


Primary Classifications (Most Common Clay Types)

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

COOPER
AND
TANNER



Key:

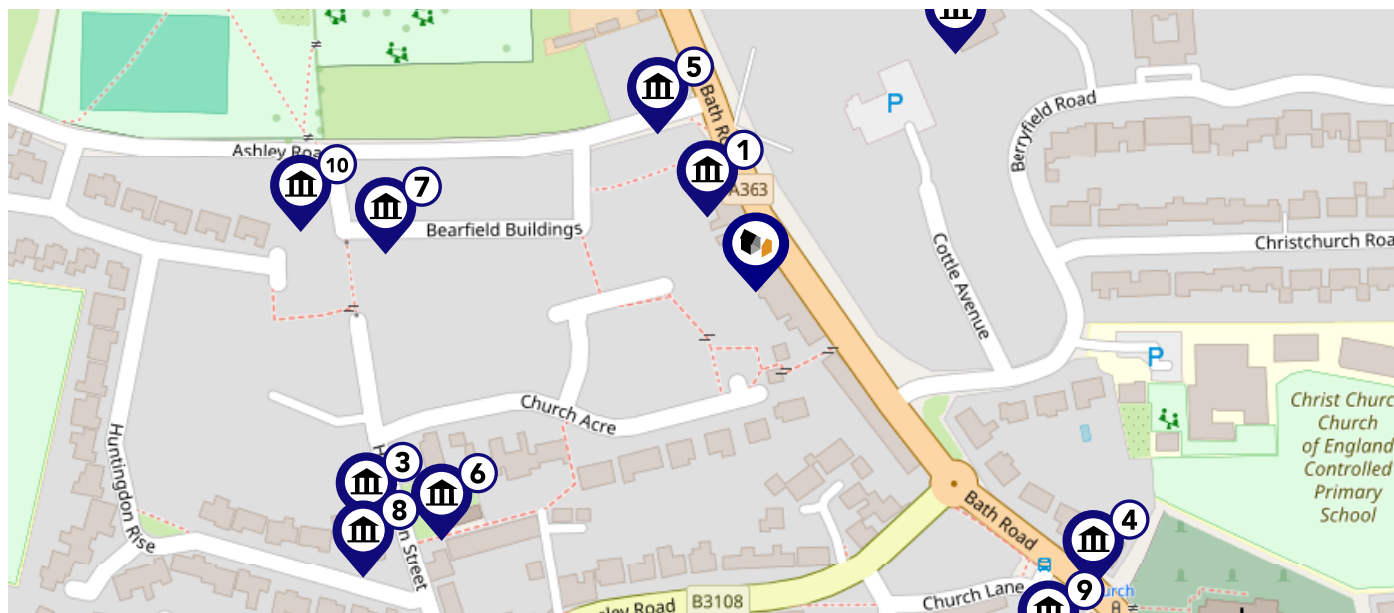
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

COOPER
AND
TANNER

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
	1036014 - Two Gables	Grade II	0.0 miles
	1036016 - Berryfield House (maternity Hospital)	Grade II	0.1 miles
	1364515 - 6, Huntingdon Street	Grade II	0.1 miles
	1364535 - 198, Bath Road	Grade II	0.1 miles
	1300968 - Bath Road Post Office	Grade II	0.1 miles
	1364516 - Bearfield Congregational Chapel	Grade II	0.1 miles
	1200552 - Providence Baptist Chapel, Bearfield Buildings	Grade II	0.1 miles
	1036055 - 2-5, Huntingdon Street	Grade II	0.1 miles
	1036150 - 1 And 2, Winsley Road	Grade II	0.1 miles
	1036056 - 16-20, Huntingdon Street	Grade II	0.1 miles

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The landlord has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

Accessibility / Adaptations

The landlord 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 made aware this property does not contain restrictive covenants - 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)

N/A

Construction Type

Sandstone or Limestone as built

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas Central Heating

Water Supply

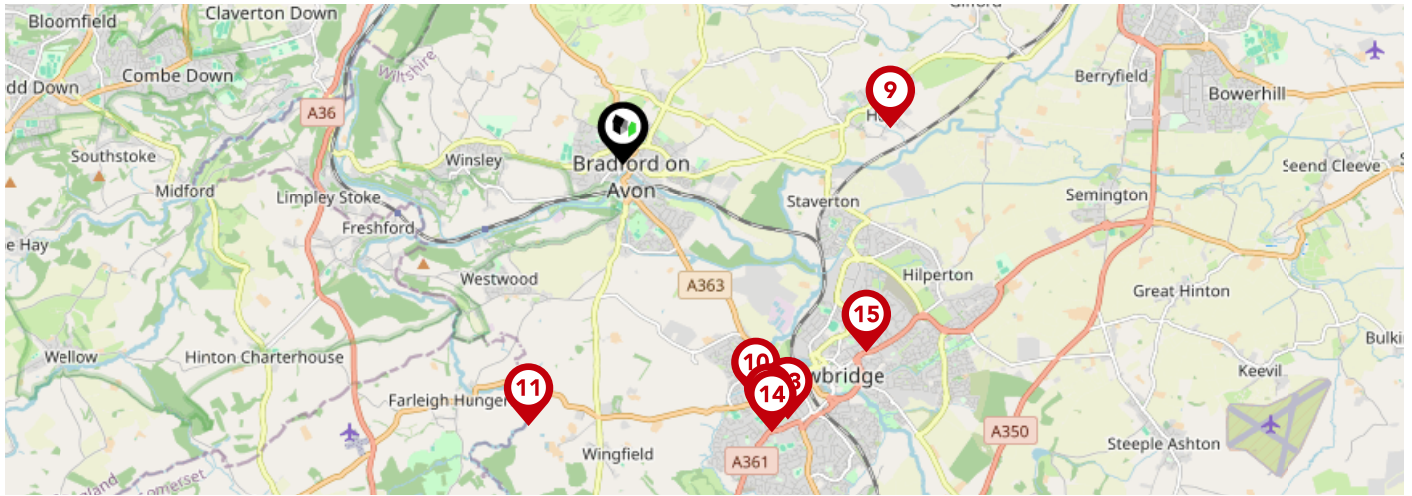
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Christ Church Church of England Controlled Primary School Ofsted Rating: Good Pupils: 432 Distance:0.08	☐	☒	☐	☐	☐
2	St Laurence School Ofsted Rating: Good Pupils: 1374 Distance:0.39	☐	☐	☒	☐	☐
3	Fitzmaurice Primary School Ofsted Rating: Good Pupils: 289 Distance:0.74	☐	☒	☐	☐	☐
4	Winsley CoE VC Primary School Ofsted Rating: Outstanding Pupils: 124 Distance:1.35	☐	☒	☐	☐	☐
5	Westwood-with-Iford Primary School Ofsted Rating: Not Rated Pupils: 53 Distance:1.84	☐	☒	☐	☐	☐
6	Staverton Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 244 Distance:2.01	☐	☒	☐	☐	☐
7	Emmaus School Ofsted Rating: Not Rated Pupils: 62 Distance:2.01	☐	☐	☒	☐	☐
8	Freshford Church School Ofsted Rating: Good Pupils: 153 Distance:2.46	☐	☒	☐	☐	☐

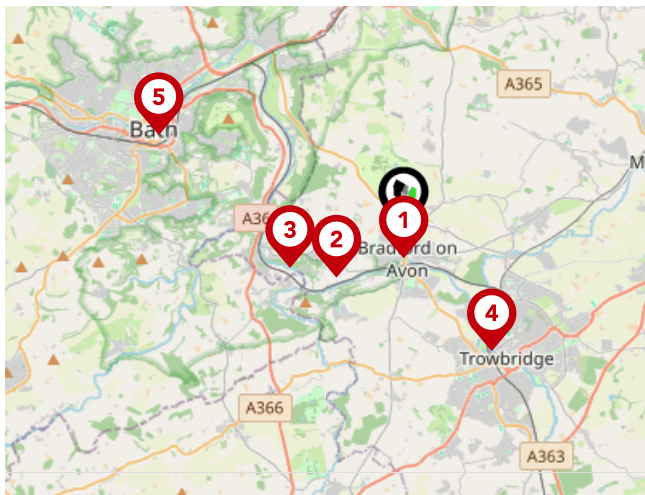


		Nursery	Primary	Secondary	College	Private
9	Holt Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 149 Distance:2.5	☐	☒	☐	☐	☐
10	Walwayne Court School Ofsted Rating: Requires improvement Pupils: 251 Distance:2.51	☐	☒	☐	☐	☐
11	LUMIAR STOWFORD SCHOOL Ofsted Rating: Not Rated Pupils: 40 Distance:2.57	☐	☒	☐	☐	☐
12	St Augustine's Catholic College Ofsted Rating: Good Pupils: 965 Distance:2.77	☐	☐	☒	☐	☐
13	St John's Catholic Primary School, Trowbridge Ofsted Rating: Good Pupils: 299 Distance:2.81	☐	☒	☐	☐	☐
14	The John of Gaunt School Ofsted Rating: Good Pupils: 1260 Distance:2.83	☐	☐	☒	☐	☐
15	Bellefield Primary and Nursery School Ofsted Rating: Good Pupils:0 Distance:2.85	☐	☒	☐	☐	☐
16	Stonar School Ofsted Rating: Not Rated Pupils: 427 Distance:2.92	☐	☐	☒	☐	☐

Area

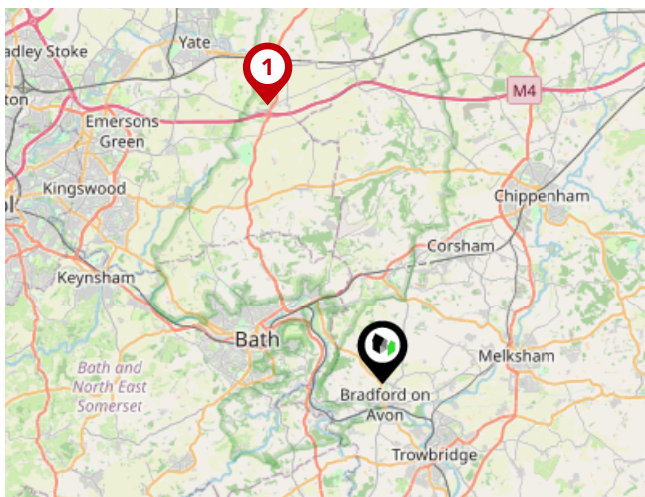
Transport (National)

COOPER
AND
TANNER



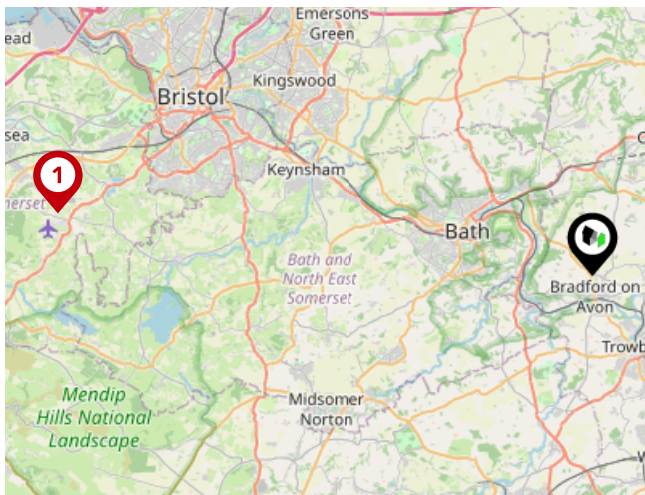
National Rail Stations

Pin	Name	Distance
1	Bradford-on-Avon Rail Station	0.52 miles
2	Avoncliff Rail Station	1.53 miles
3	Freshford Rail Station	2.22 miles
4	Trowbridge Rail Station	2.78 miles
5	Bath Spa Rail Station	4.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	11.16 miles

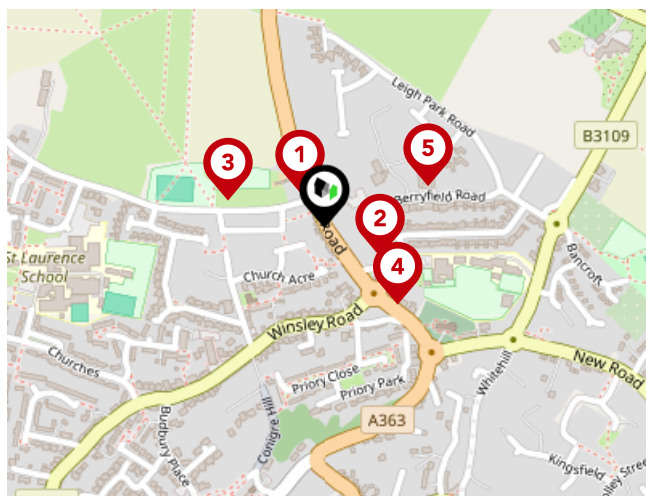


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	19.92 miles

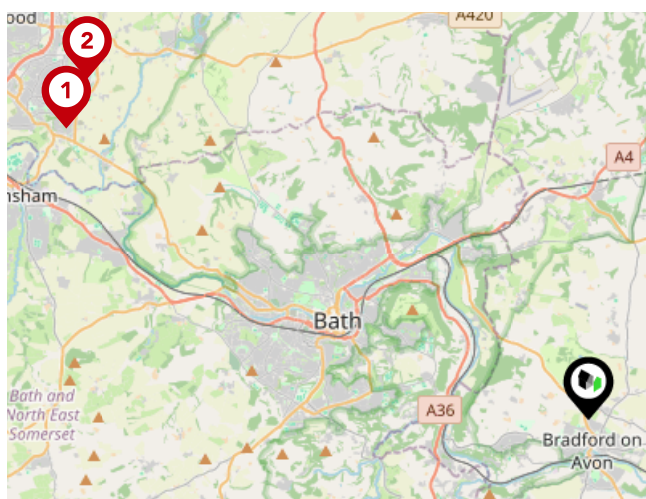
Area Transport (Local)

COOPER
AND
TANNER



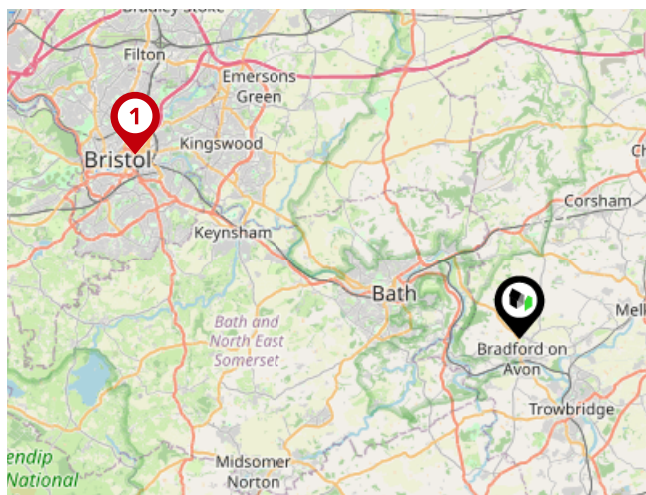
Bus Stops/Stations

Pin	Name	Distance
1	Bath Road	0.05 miles
2	Hospital Entrance	0.07 miles
3	Huntingdon Road	0.11 miles
4	Christchurch	0.12 miles
5	Cedar Court	0.12 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	11.05 miles
2	Oldland (Avon Valley Railway)	11.21 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	15.75 miles

Cooper and Tanner Testimonials

COOPER
AND
TANNER

Testimonial 1



From the initial instruction with Cooper and Tanner right up until when my home completed, the team made sure I was aware of every minor detail affecting the sale. Thank you Ken for your prompt assistance in all the viewings and utmost support throughout. Linda needs a special mention as her kindness, support and overall attitude made the experience so much more comfortable and reduced any levels of worry / stress 6 months into the process.

Testimonial 2



The Lettings Department have managed a property for us for 7 years. They have been consistently professional and knowledgeable about all aspects of letting, and managed some difficult situations calmly, giving us clear information as needed. We highly recommend

Testimonial 3



Would highly recommend Cooper & Tanner, they were amazing with my sale. From the initial valuation, they were the most knowledgeable and gave the best valuation, not over inflated, even though the valuation was more than other valuations given from other companies. My property was unique therefore their guidance was spot on. Would highly recommend them. The whole team is friendly, understanding, knowledgeable, and approachable.

Testimonial 4



Amazing service. Very good customer service. The lady that showed us the property and all the team were amazing. They made getting a home very easy for us and I am grateful to you all.



/cooperandtanner



/cooper_and_tanner/

Important - Please read

Cooper and Tanner

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.



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.



Cooper and Tanner

48/50 Market Place Warminster BA12 9AN

01985 215579

warminster@cooperandtanner.co.uk

cooperandtanner.co.uk

