MARTIN&CO

See More Online

# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Wednesday 11th November 2026**



## SATURN CLOSE, WARMINSTER, BA12


**Martin & Co Westbury**

7 Palomino Place, Westbury, Wiltshire, BA13 3SD

01373 866686

saleswestbury@martinco.com

www.martinco.com



arla | propertymark PROTECTED

naea | propertymark PROTECTED

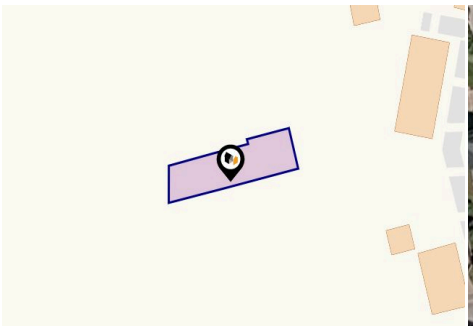
The Property Ombudsman

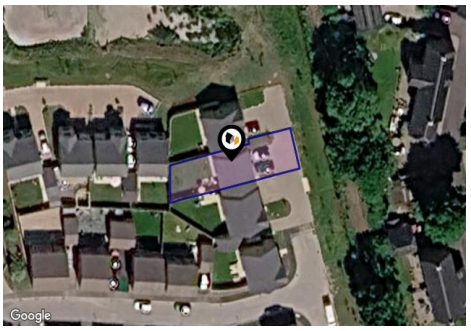
Powered by sprift Know any property instantly

# Property
# Overview

MARTIN&CO






## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 4 | | |
| **Floor Area:** | 1,323 $ft^2$ / 123 $m^2$ | | |
| **Plot Area:** | 0.08 acres | | |
| **Council Tax :** | Band E | | |
| **Annual Estimate:** | £3,143 | | |
| **Title Number:** | WT480005 | | |

## Local Area

**Local Authority:** Wiltshire

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

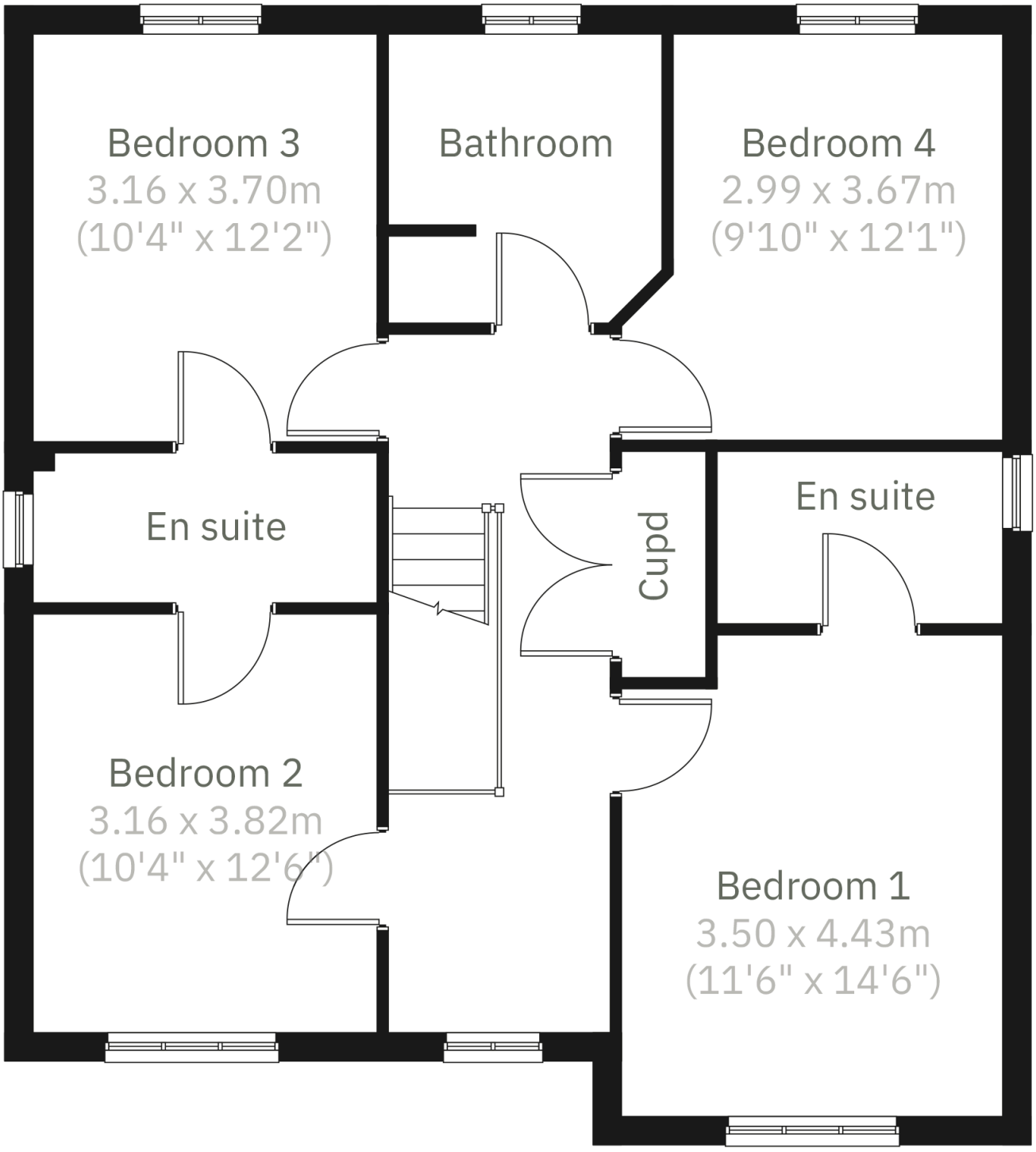
**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 6 mb/s | 36 mb/s | 5500 mb/s |
|---|---|---|

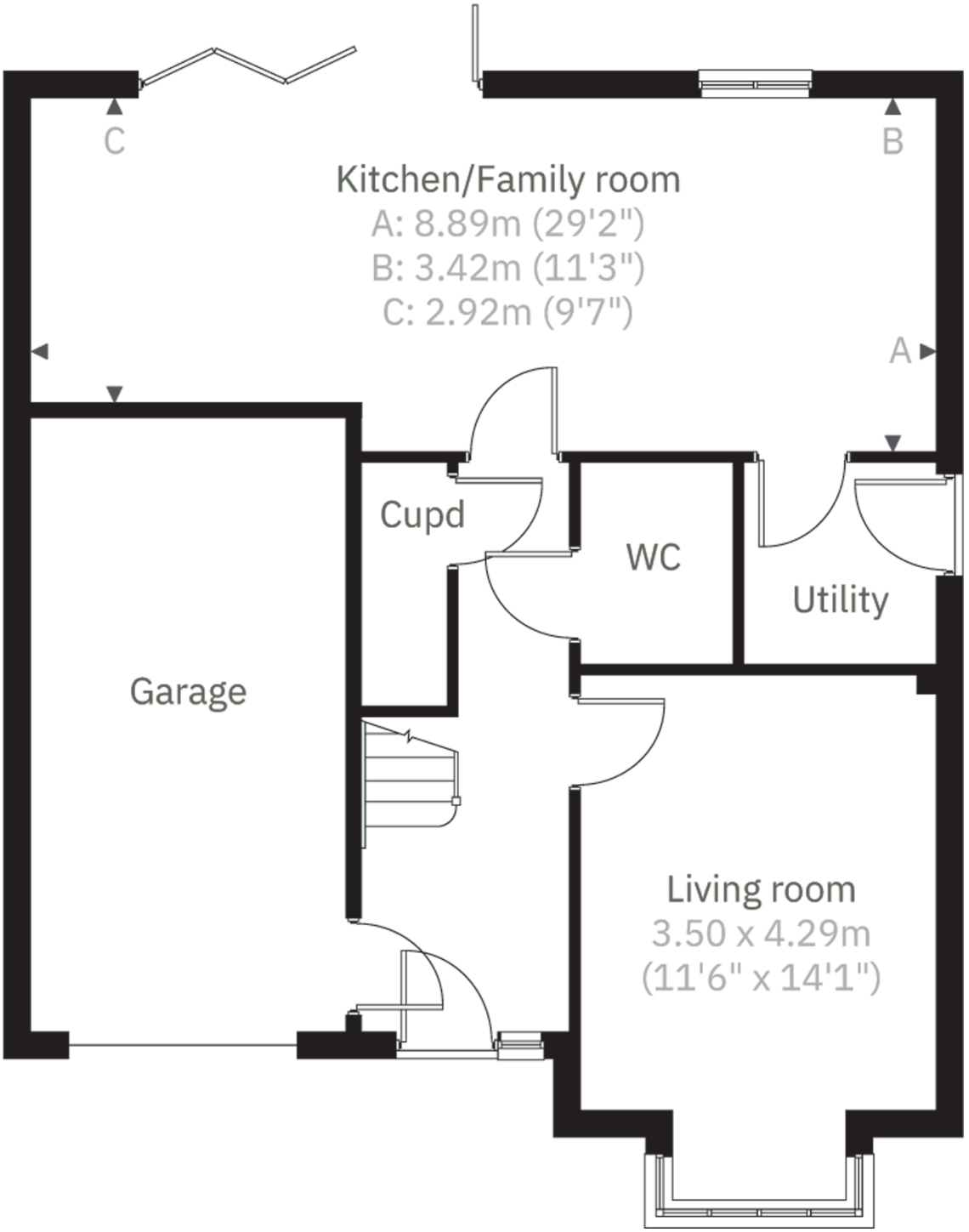
**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

## SATURN CLOSE, WARMINSTER, BA12



# SATURN CLOSE, WARMINSTER, BA12



# EPC - Certificate

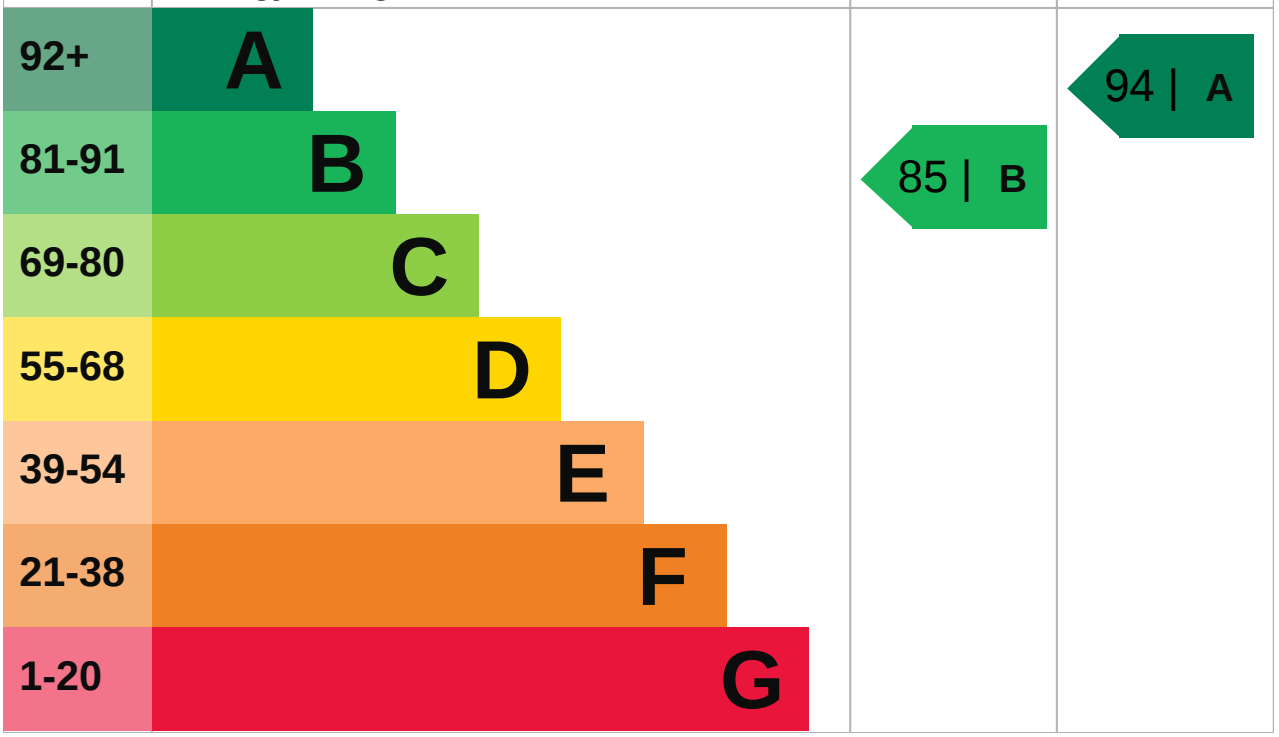
MARTIN&CO

BA12

Energy rating

B

Valid until 02.10.2034






Powered by sprift
Know any property instantly

# EPC - Additional Data

MARTIN&CO

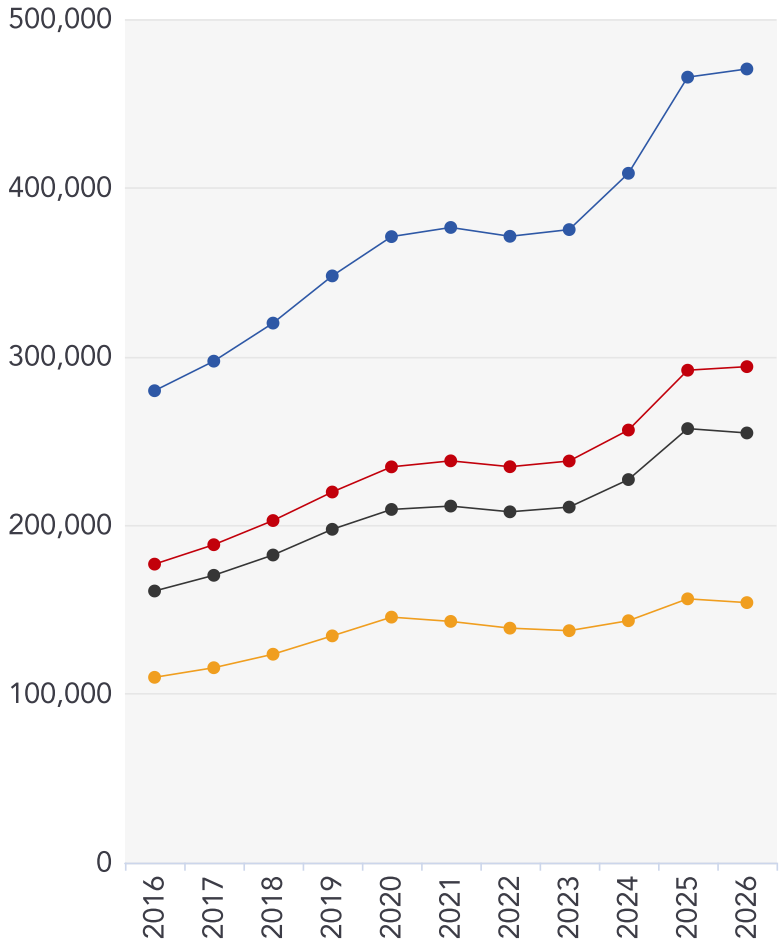
## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Detached |
| **Transaction Type:** | New dwelling |
| **Energy Tariff:** | Standard tariff |
| **Main Fuel:** | Gas: mains gas |
| **Flat Top Storey:** | No |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Average thermal transmittance 0.28 W/mÂ²K |
| **Walls Energy:** | Very Good |
| **Roof:** | Average thermal transmittance 0.11 W/mÂ²K |
| **Roof Energy:** | Very Good |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Time and temperature zone control |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Floors:** | Average thermal transmittance 0.20 W/mÂ²K |
| **Total Floor Area:** | 123 $m^2$ |

# House Price Statistics

MARTIN&CO

10 Year History of Average House Prices by Property Type in BA12




Detached

**+68.17%**

Semi-Detached

**+66.14%**

Terraced

**+58.17%**

Flat

**+40.31%**

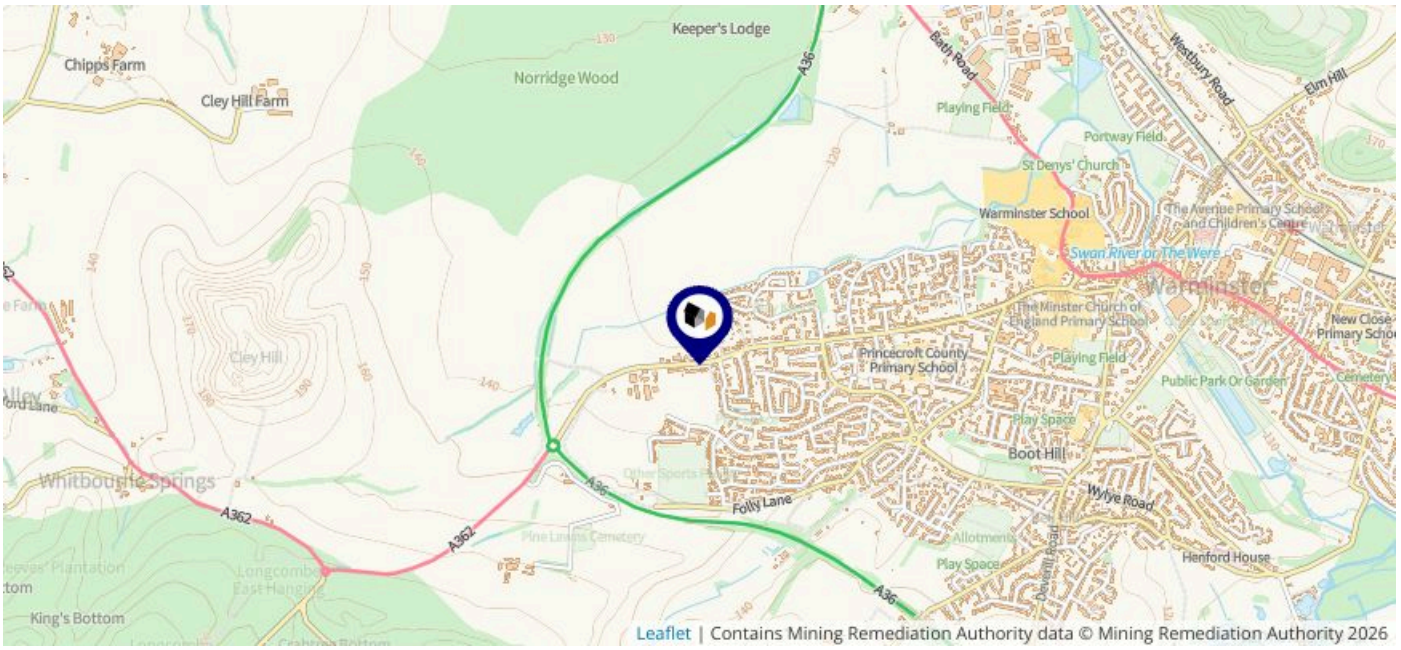


Powered by sprift
Know any property instantly

# Maps
# Coal Mining

MARTIN&CO

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

- Adit
- Gutter Pit
- Shaft

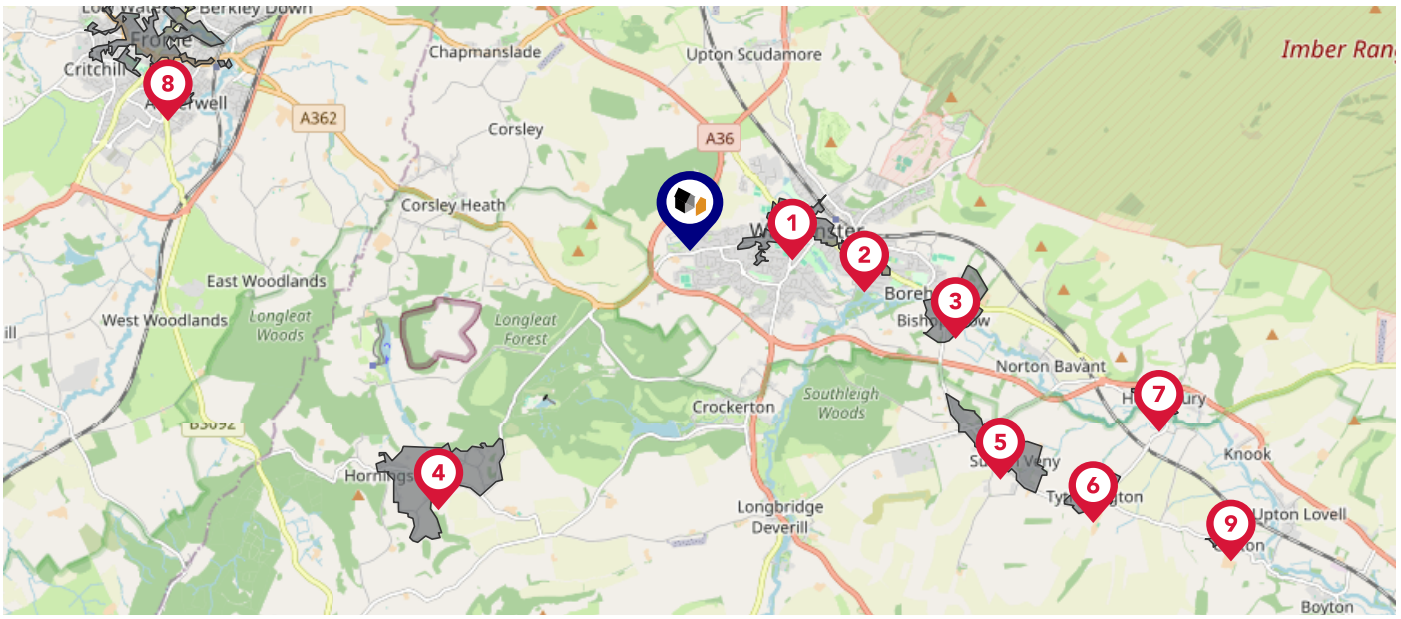
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

MARTIN&CO

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.

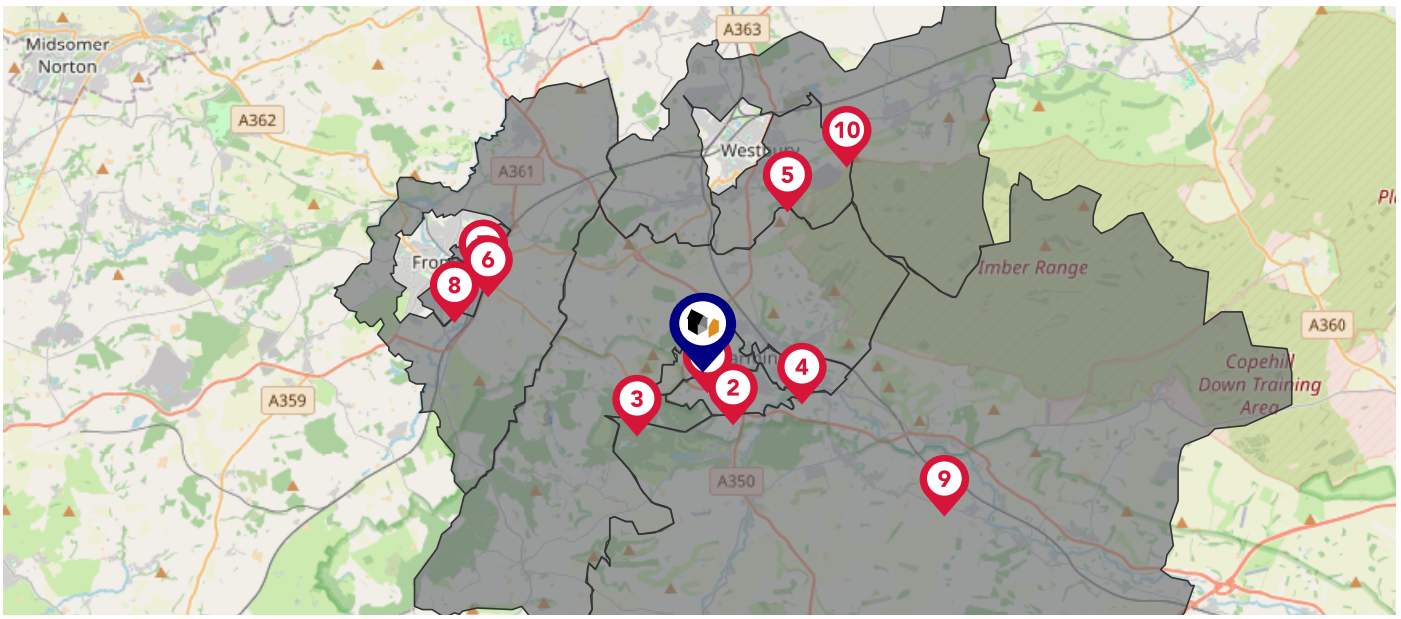



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Warminster |
| 2 | Warminster, Boreham Road |
| 3 | Bishopstrow |
| 4 | Horningsham |
| 5 | Sutton Veny |
| 6 | Tytherington |
| 7 | Heytesbury |
| 8 | Frome |
| 9 | Corton |

# 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 | |
|---|---|
| 1 | Warminster West ED |
| 2 | Warminster Broadway ED |
| 3 | Warminster North & Rural ED |
| 4 | Warminster East ED |
| 5 | Westbury East ED |
| 6 | Beckington and Selwood Ward |
| 7 | Frome Berkley Down Ward |
| 8 | Frome Keyford Ward |
| 9 | Wylye Valley ED |
| 10 | Ethandune ED |

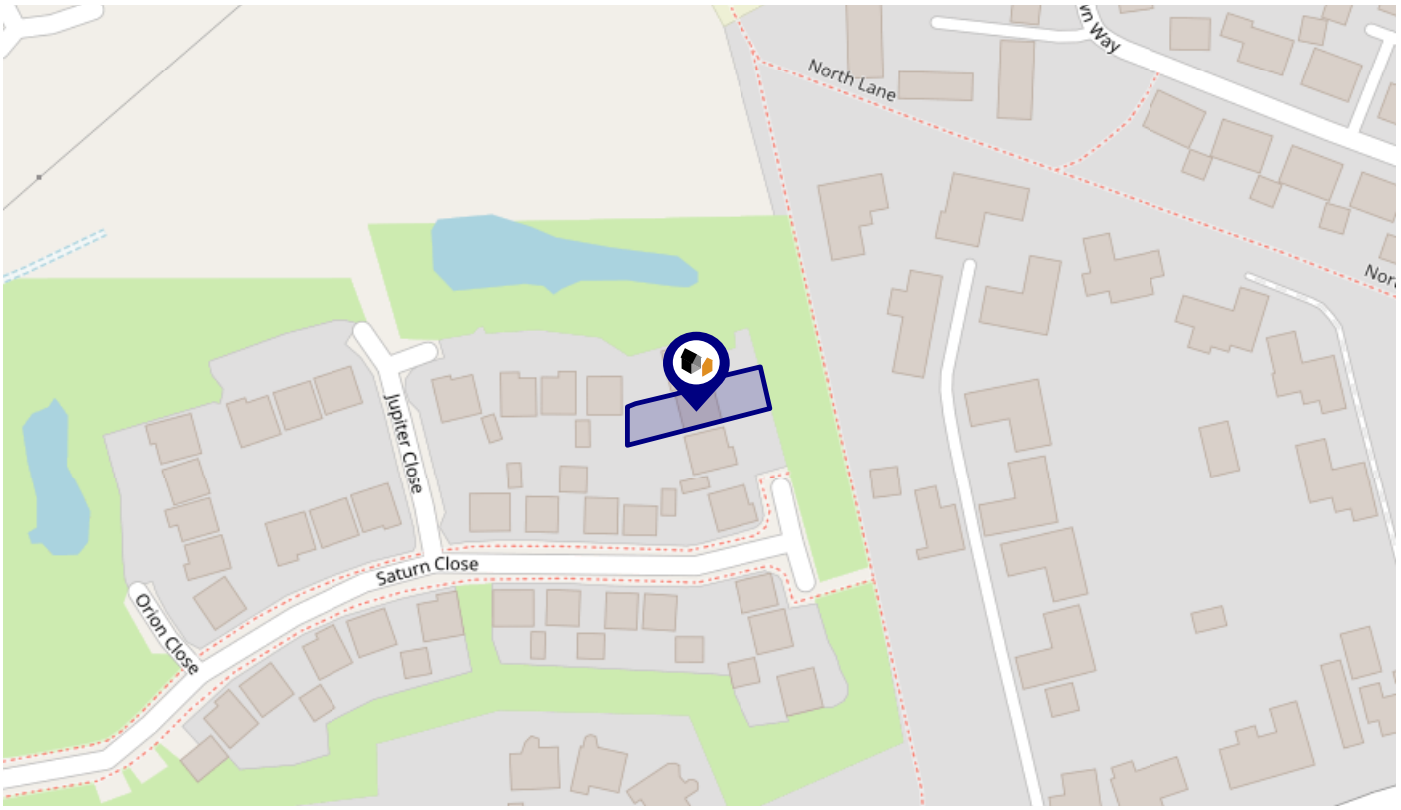


Powered by sprift
Know any property instantly

# Maps
# Rail Noise

MARTIN&CO

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.

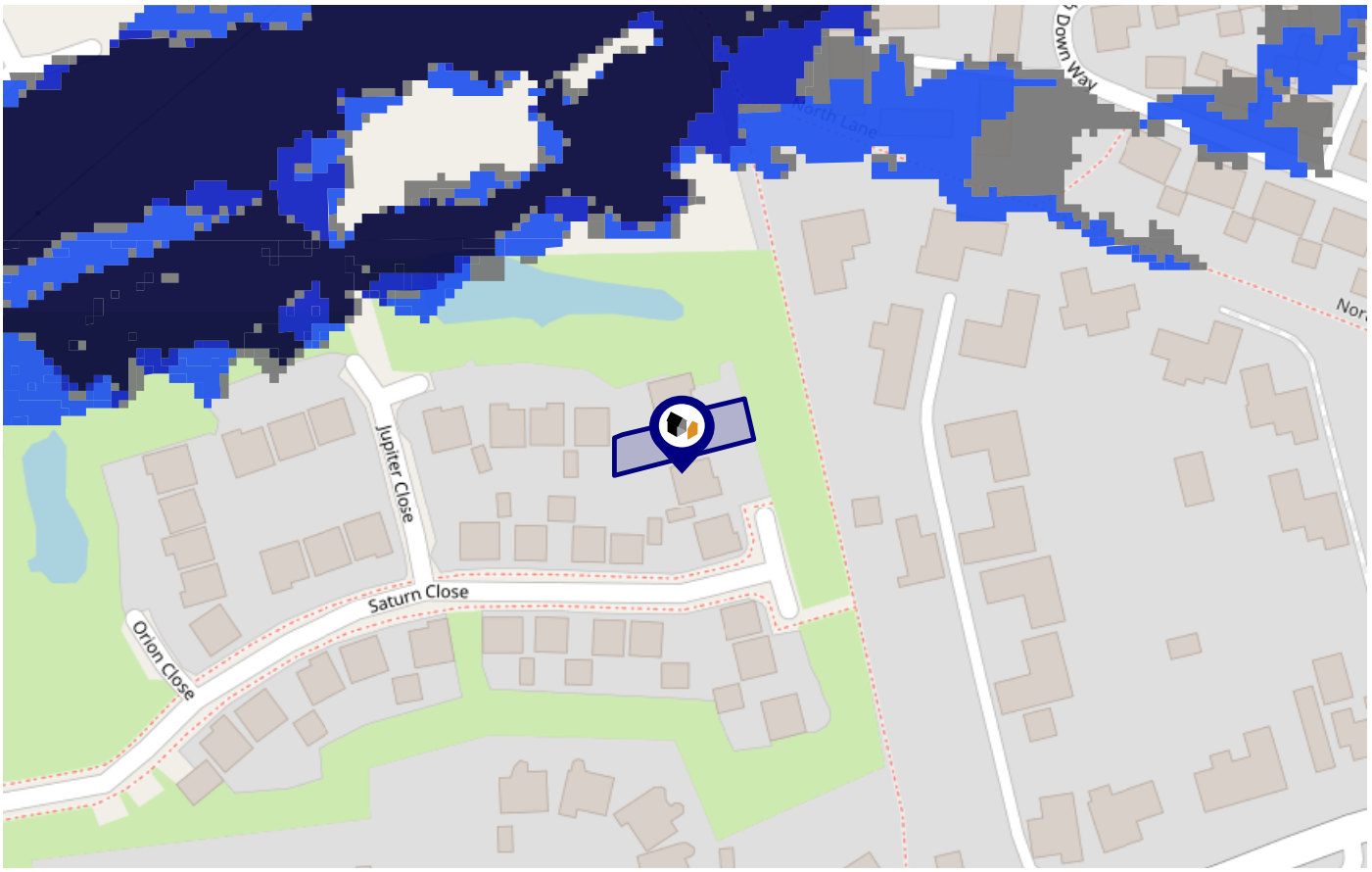
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | |
|---|---|
| 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 |

# Flood Risk
# Rivers & Seas - Flood Risk

MARTIN&CO

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

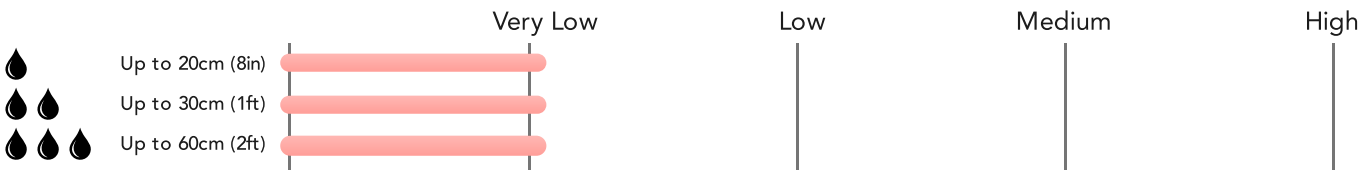



Risk Rating: Very low

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:



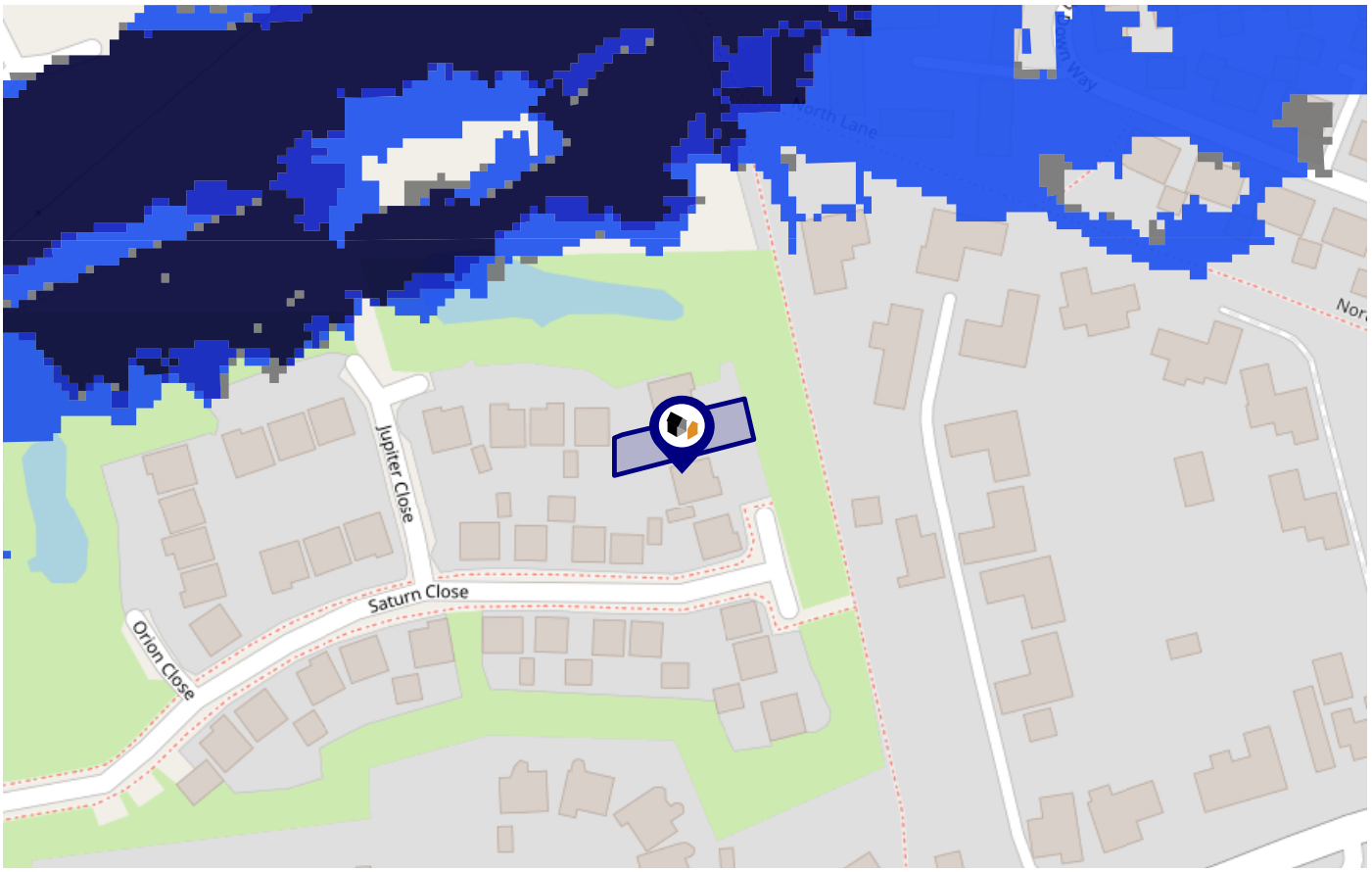



Powered by sprift
Know any property instantly

# Flood Risk
# Rivers & Seas - Climate Change

MARTIN&CO

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.

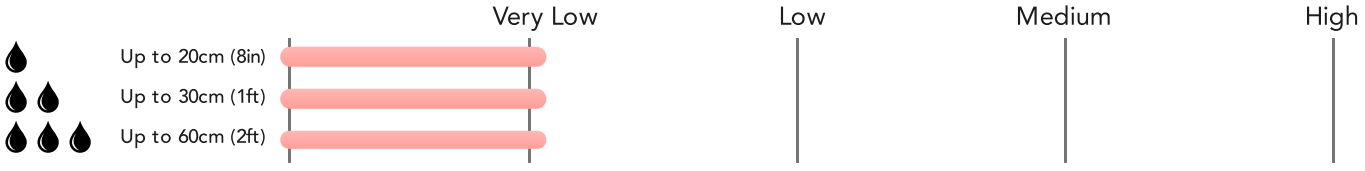



Risk Rating: Very low

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:



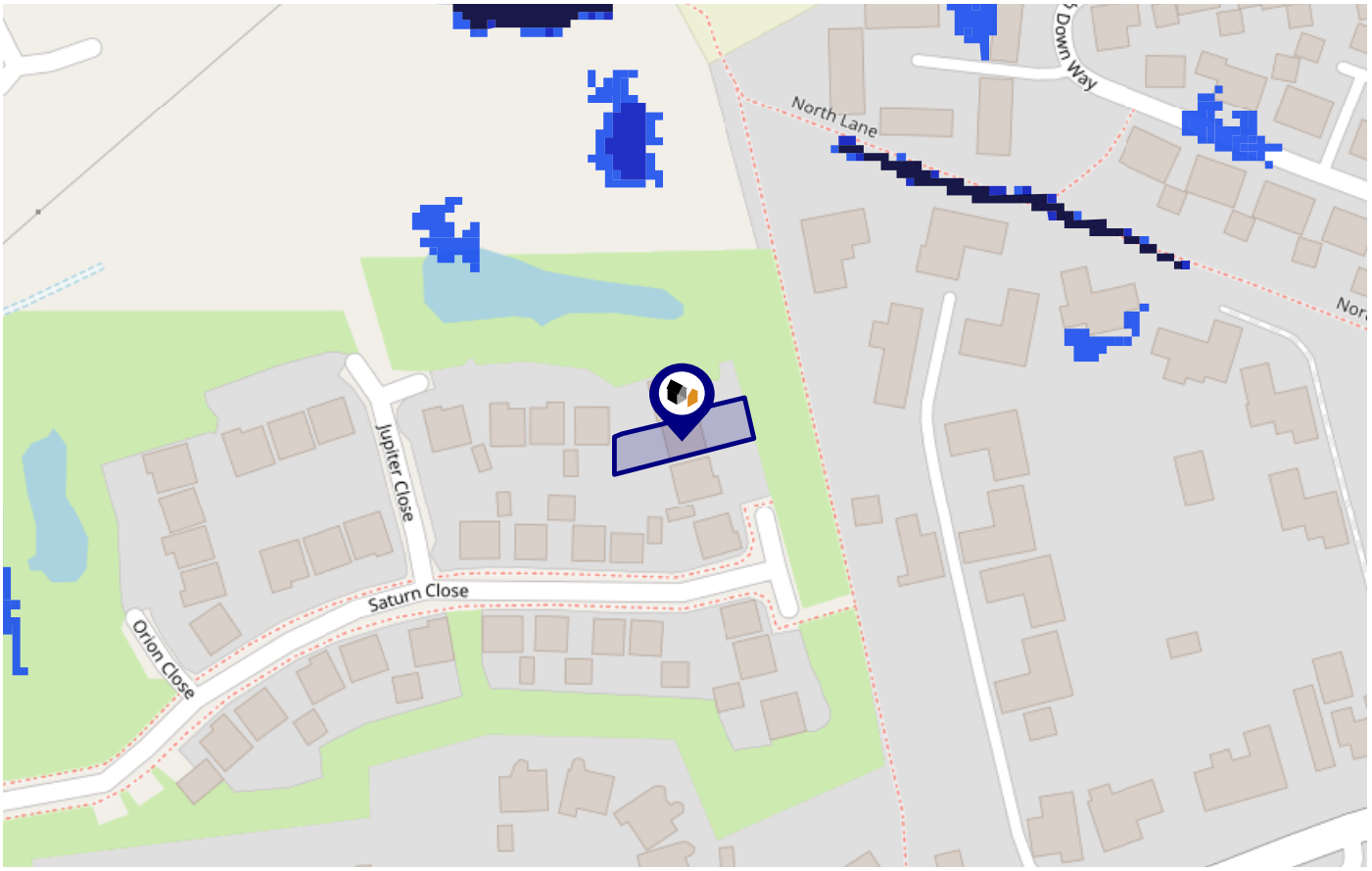



Powered by sprift
Know any property instantly

# Flood Risk
# Surface Water - Flood Risk

MARTIN&CO

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

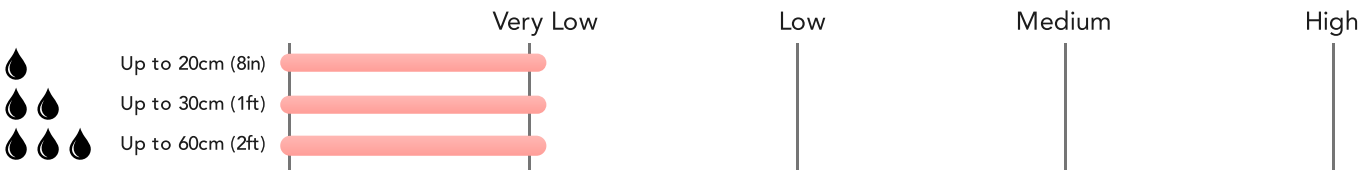



Risk Rating: Very low

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:



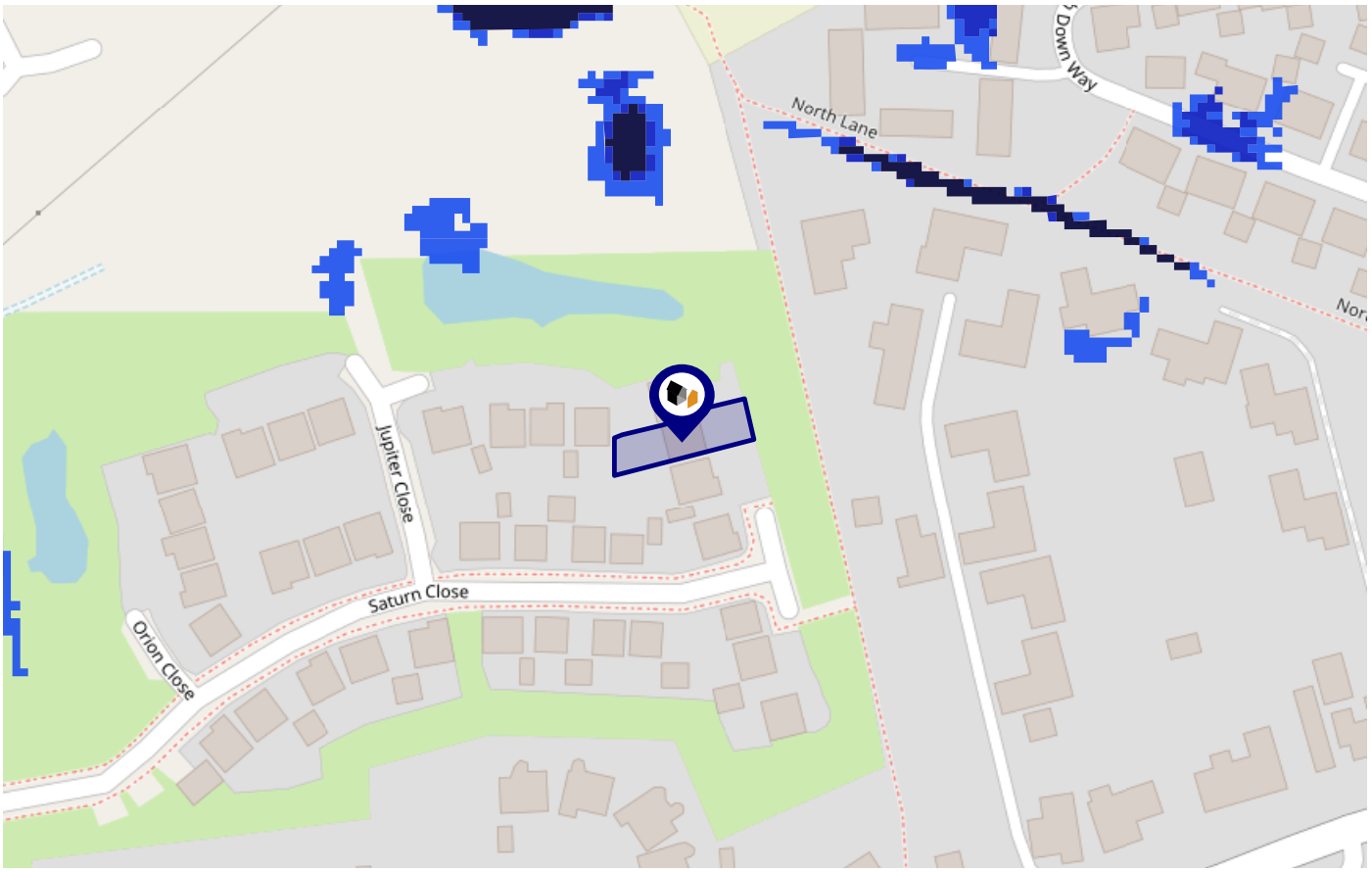



Powered by sprift
Know any property instantly

# Flood Risk
# Surface Water - Climate Change

MARTIN&CO

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.

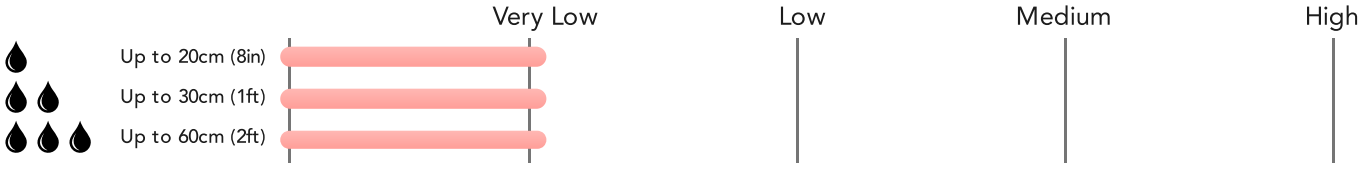



Risk Rating: Very low

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:



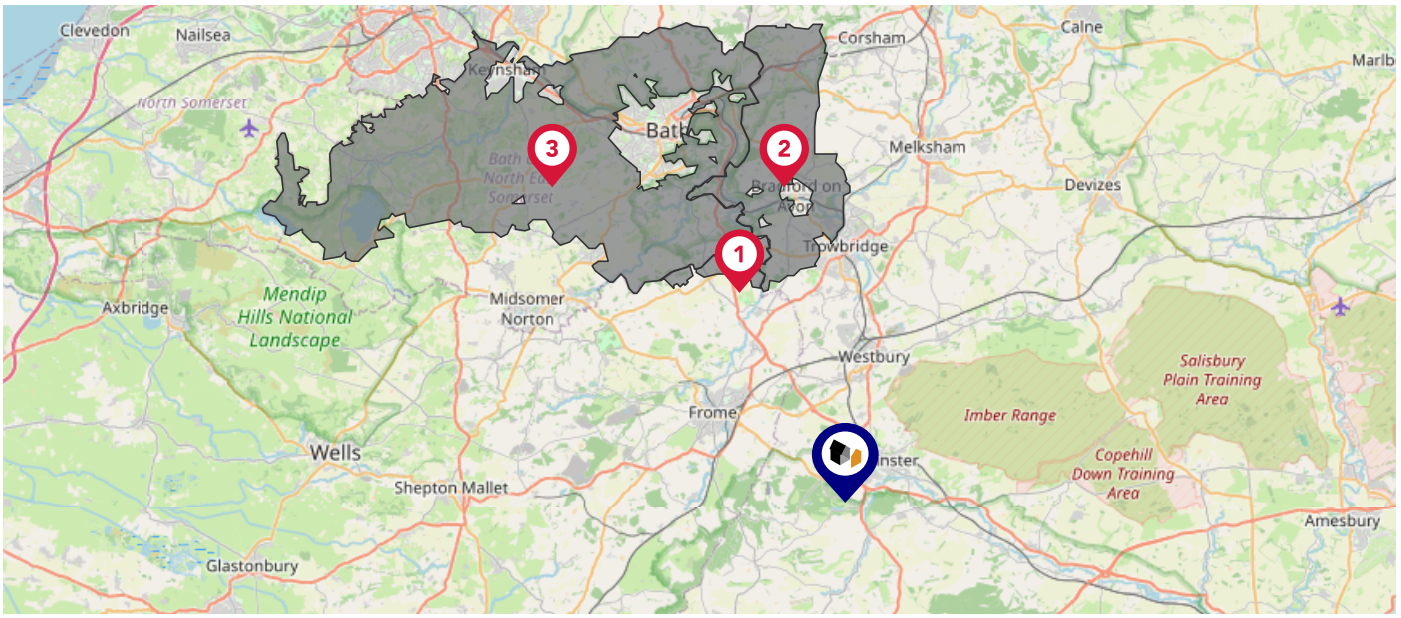



Powered by sprift
Know any property instantly

# Maps
# Green Belt

MARTIN&CO

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



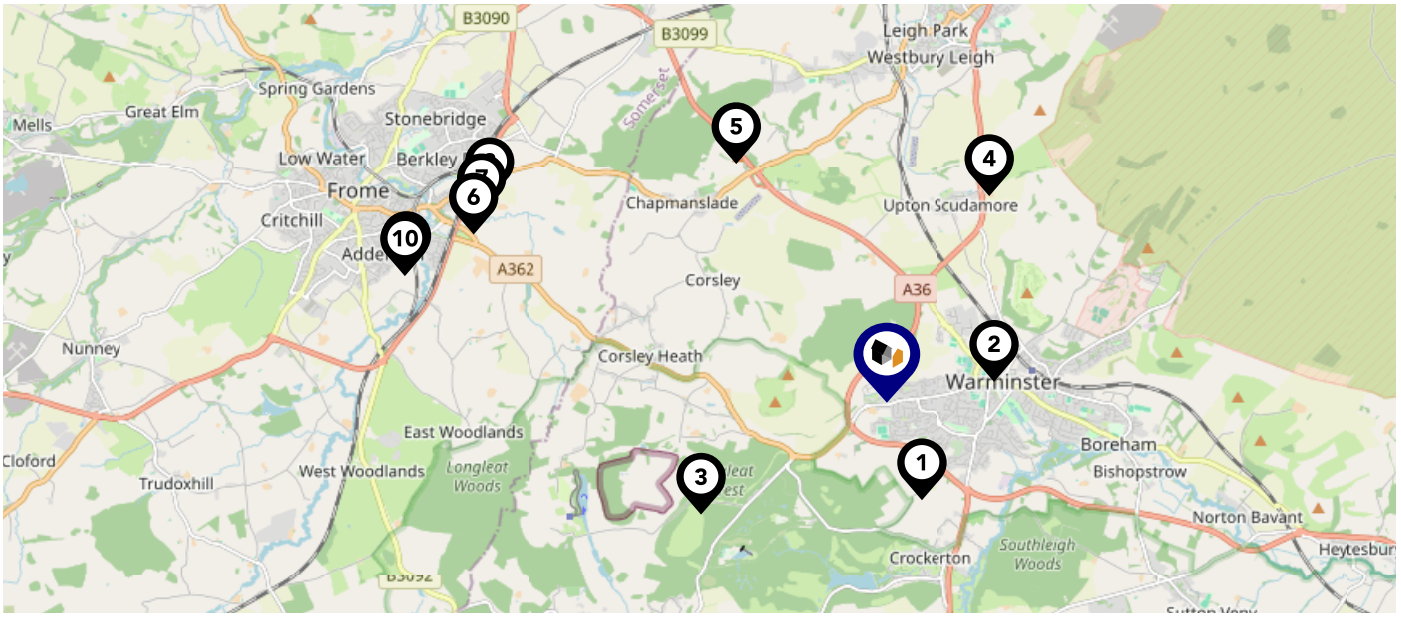

## Nearby Green Belt Land

| | |
|---|---|
| 1 | Bath and Bristol Green Belt - Mendip |
| 2 | Bath and Bristol Green Belt - Wiltshire |
| 3 | Bath and Bristol Green Belt - Bath and North East Somerset |

# Maps
# Landfill Sites

MARTIN&CO

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.



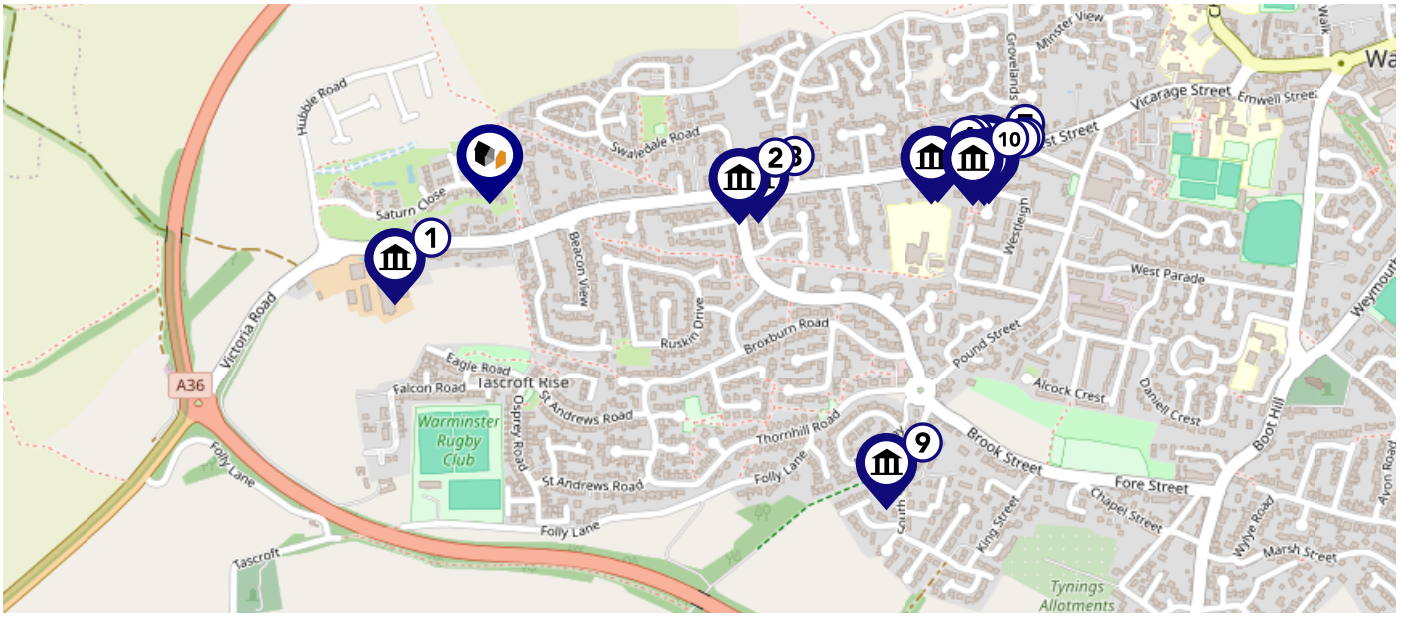

## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Ludlow's Farm-Bradley Road, Warminster, Wiltshire | Historic Landfill |
| 2 | Partway Lane Tip-Warminster, Wiltshire | Historic Landfill |
| 3 | Upper Hares Batch Landfill Site-North Of Longcombe Drive, Longleat, Warminster, Wiltshire | Historic Landfill |
| 4 | Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire | Historic Landfill |
| 5 | Tip at Blackdog Farm-Blackdog Farm, Chapmanslade | Historic Landfill |
| 6 | Styles Hill Site B-Styles Hill, Frome | Historic Landfill |
| 7 | Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome | Historic Landfill |
| 8 | Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome | Historic Landfill |
| 9 | Butler and Tanner Limited-Frome, Somerset | Historic Landfill |
| 10 | Mells River Bank-Frome | Historic Landfill |

# Maps
# Listed Buildings

MARTIN&CO

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



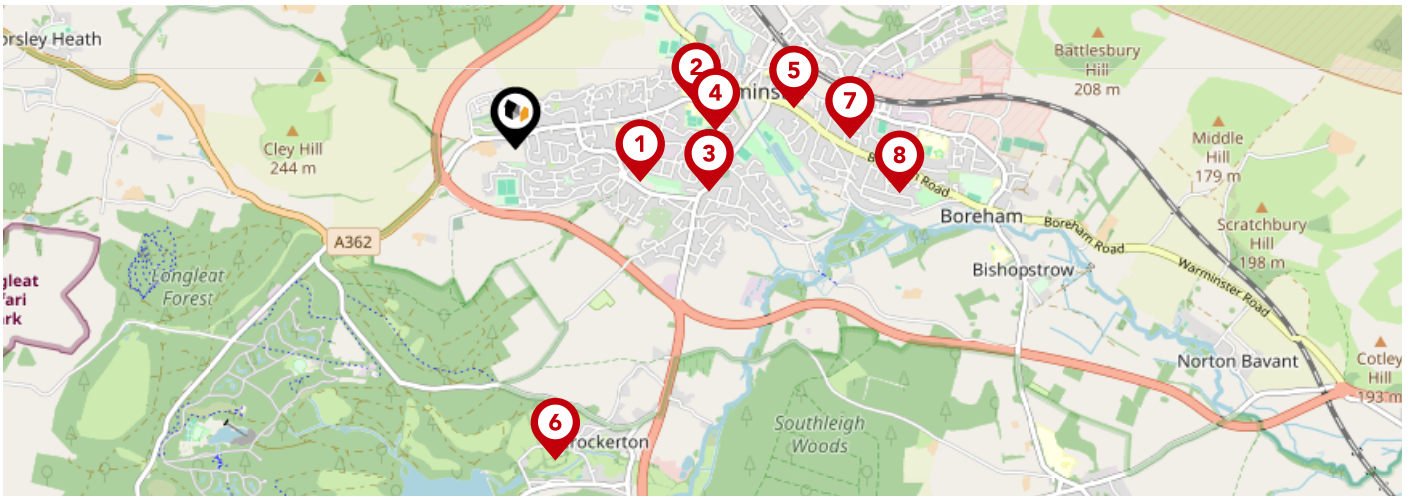

| Listed Buildings in the local district | | Grade | Distance |
|---|---|---|---|
| 1 | 1036256 - Bugley Barton Farmhouse | Grade II | 0.2 miles |
| 2 | 1036259 - 64 And 66, Victoria Road | Grade II | 0.3 miles |
| 3 | 1036258 - 54a, Victoria Road (see Details For Further Address Information) | Grade II | 0.3 miles |
| 4 | 1036265 - 94-100, West Street | Grade II | 0.5 miles |
| 5 | 1364417 - 90 And 92, West Street | Grade II | 0.5 miles |
| 6 | 1036261 - 29 And 31, West Street | Grade II | 0.6 miles |
| 7 | 1285542 - 44-48, West Street | Grade II | 0.6 miles |
| 8 | 1364415 - 33 And 35, West Street | Grade II | 0.6 miles |
| 9 | 1036250 - The Old School House | Grade II | 0.6 miles |
| 10 | 1036262 - Cock Inn | Grade II | 0.6 miles |



Powered by sprift
Know any property instantly

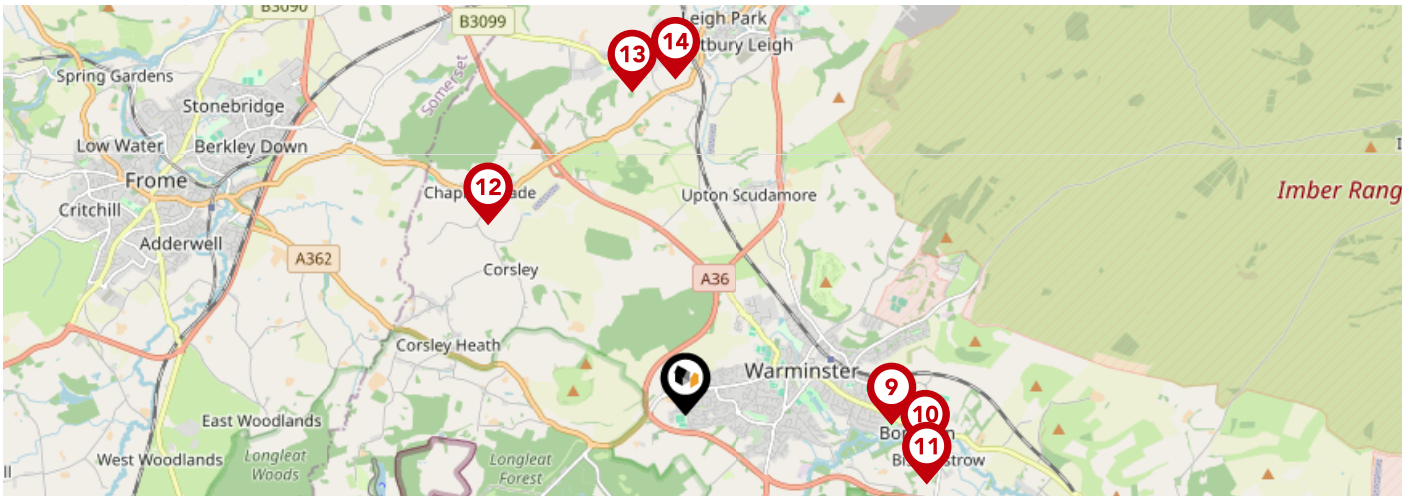
# Area
# Schools

MARTIN&CO




| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1** Princecroft Primary School<br>Ofsted Rating: Good \| Pupils: 242 \| Distance:0.6 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2** Warminster School<br>Ofsted Rating: Not Rated \| Pupils: 529 \| Distance:0.86 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **3** Sambourne Church of England Voluntary Controlled Primary School<br>Ofsted Rating: Good \| Pupils: 119 \| Distance:0.92 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **4** The Minster CofE Primary School<br>Ofsted Rating: Good \| Pupils: 210 \| Distance:0.93 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5** The Avenue Primary School and Children's Centre<br>Ofsted Rating: Good \| Pupils: 265 \| Distance:1.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **6** Crockerton CofE Primary School<br>Ofsted Rating: Good \| Pupils: 82 \| Distance:1.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** New Close Primary School<br>Ofsted Rating: Good \| Pupils: 136 \| Distance:1.56 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8** St John's CofE School<br>Ofsted Rating: Good \| Pupils: 117 \| Distance:1.8 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Area
# Schools



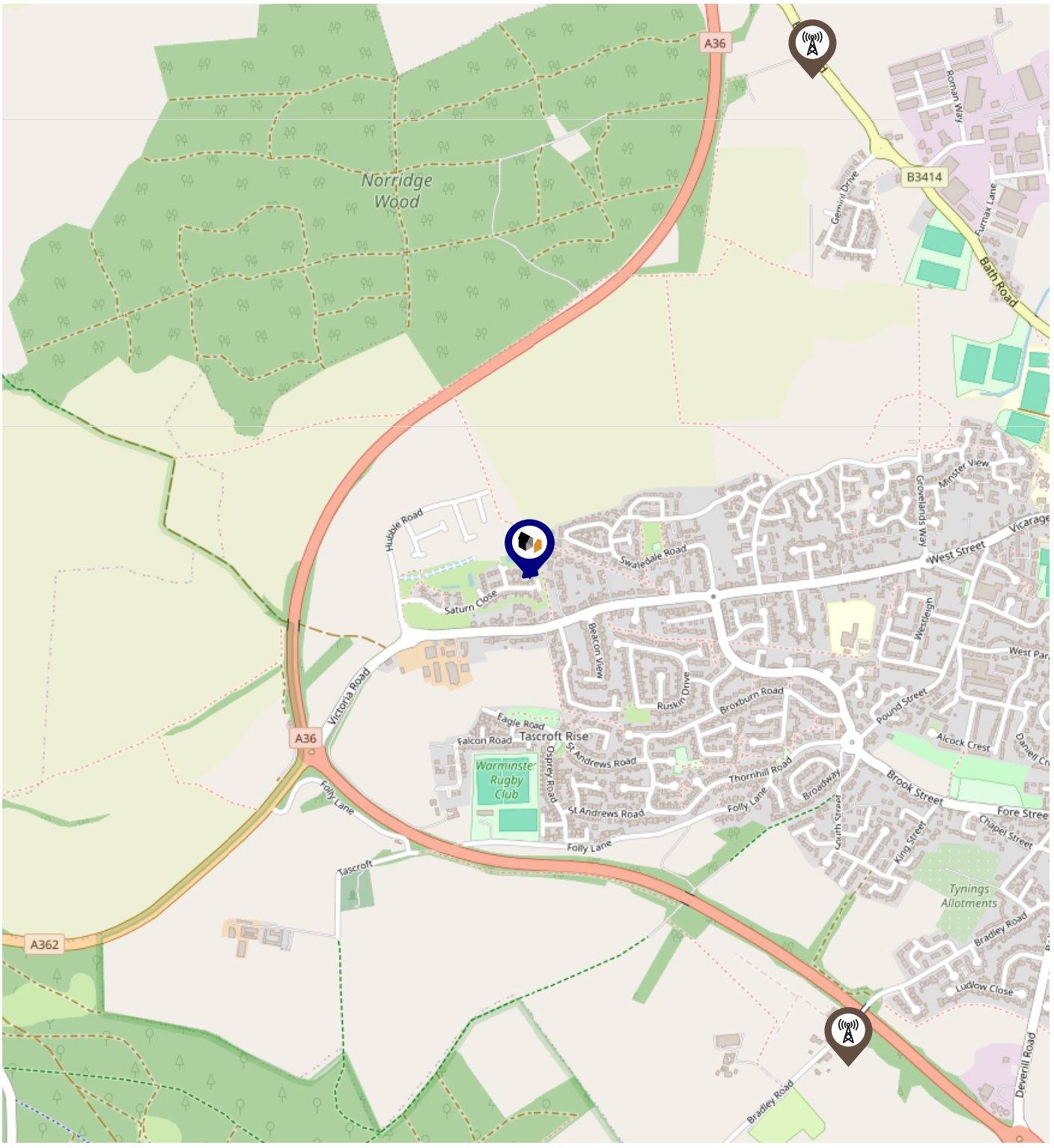

| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **Kingdown School**<br>Ofsted Rating: Good \| Pupils: 1454 \| Distance:1.93 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 10 | **St George's Catholic Primary School, Warminster**<br>Ofsted Rating: Requires improvement \| Pupils: 102 \| Distance:2.27 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 | **Bishopstrow College**<br>Ofsted Rating: Not Rated \| Pupils: 55 \| Distance:2.35 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 12 | **Chapmanslade Church of England Voluntary Aided Primary School**<br>Ofsted Rating: Good \| Pupils: 96 \| Distance:2.54 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 | **Dilton Marsh CofE Primary School**<br>Ofsted Rating: Good \| Pupils: 174 \| Distance:3.05 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | **Fairfield Farm College (Fairfield Farm Trust)**<br>Ofsted Rating: Good \| Pupils:0 \| Distance:3.13 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 15 | **Horningsham Primary School**<br>Ofsted Rating: Good \| Pupils: 72 \| Distance:3.21 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | **Sutton Veny CofE School**<br>Ofsted Rating: Good \| Pupils: 161 \| Distance:3.6 | ☐ | ☑ | ☐ | ☐ | ☐ |



Powered by sprift
Know any property instantly

# Local Area
# Masts & Pylons

MARTIN&CO




**Key:**

Power Pylons

Communication Masts



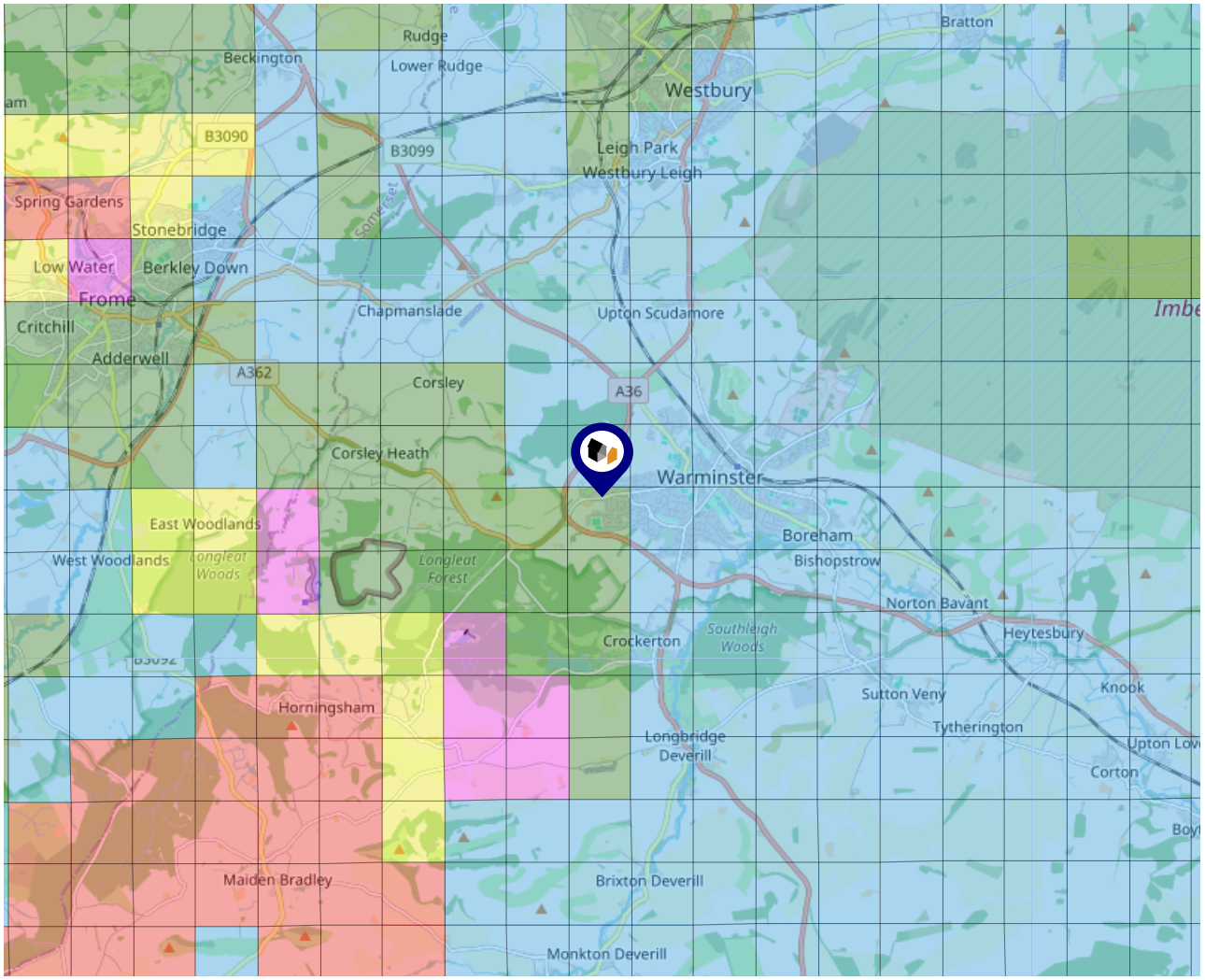
Powered by sprift
Know any property instantly

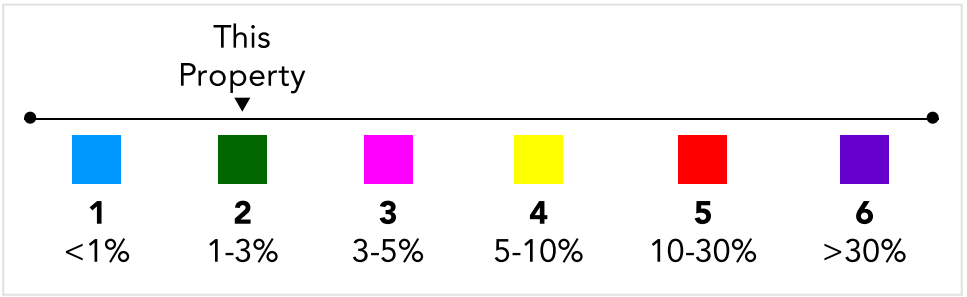
# Radon Gas

MARTIN&CO

## 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).

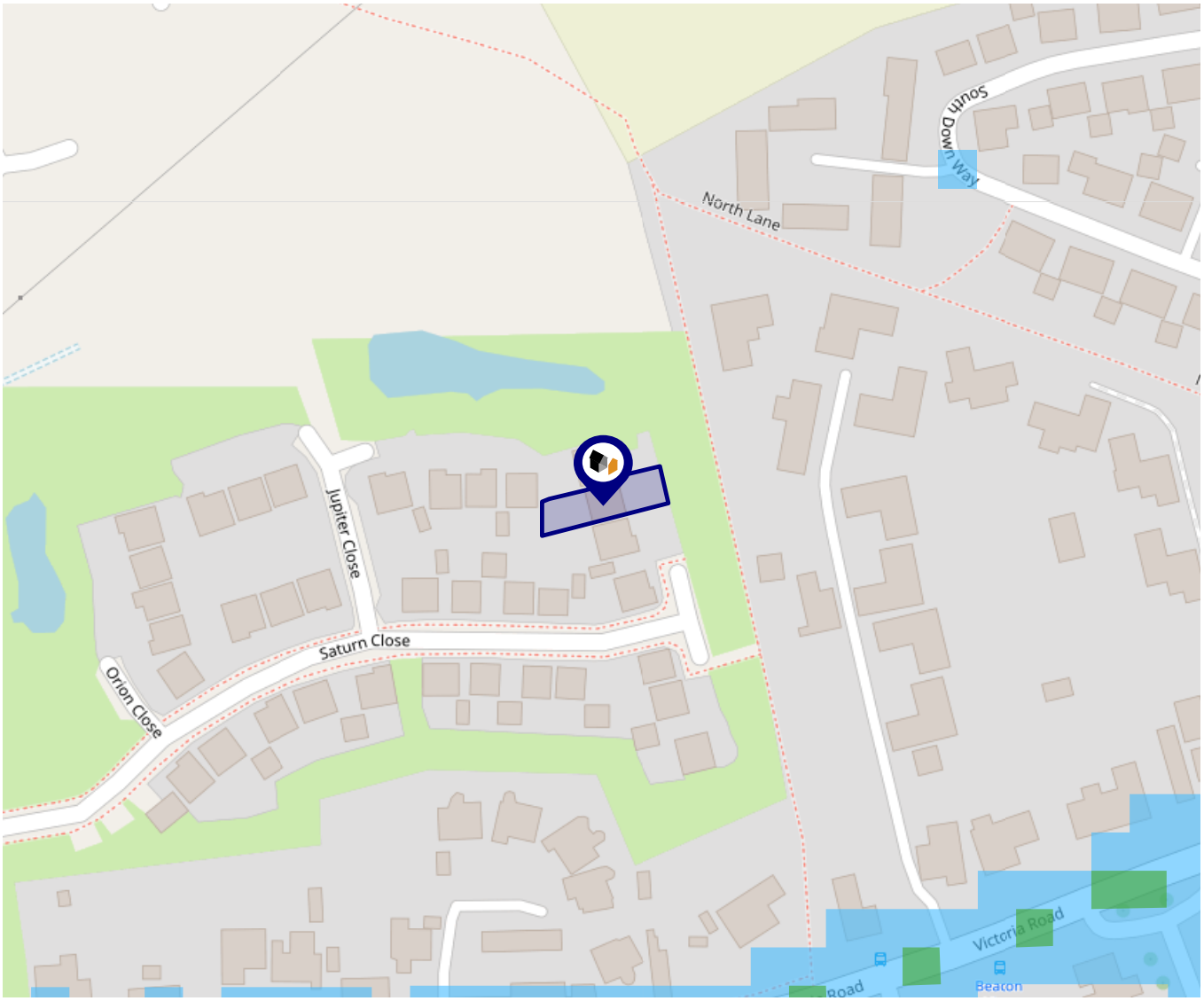





Powered by sprift
Know any property instantly

# Road Noise

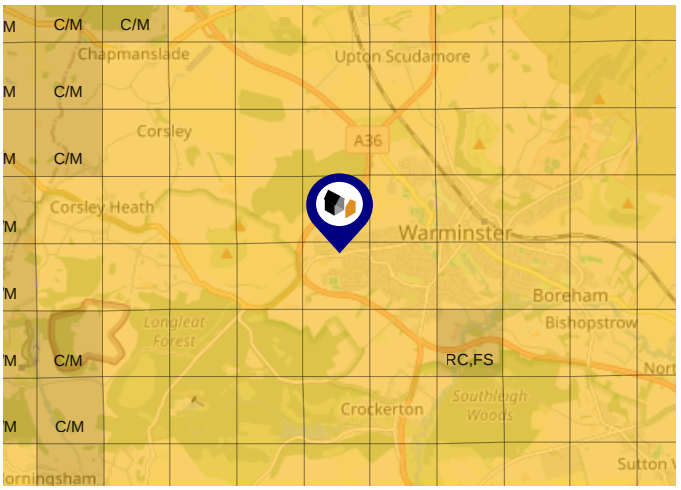



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

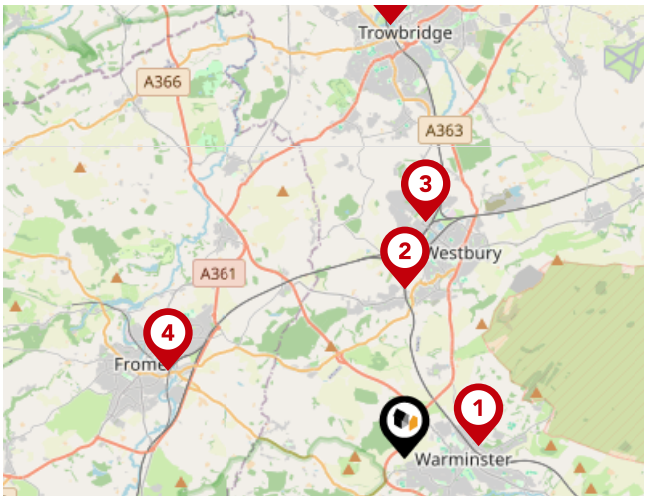
| | | | |
|---|---|---|---|
| **Carbon Content:** | NONE | **Soil Texture:** | SAND TO SANDY LOAM |
| **Parent Material Grain:** | ARENACEOUS | **Soil Depth:** | DEEP-INTERMEDIATE |
| **Soil Group:** | LIGHT(SANDY) TO MEDIUM(SANDY) | | |




## Primary Classifications (Most Common Clay Types)

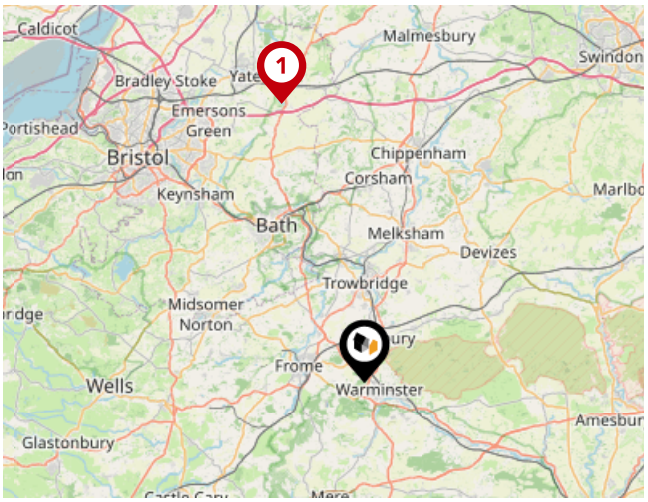
| | |
|---|---|
| **C/M** | Claystone / Mudstone |
| **FPC,S** | Floodplain Clay, Sand / Gravel |
| **FC,S** | Fluvial Clays & Silts |
| **FC,S,G** | Fluvial Clays, Silts, Sands & Gravel |
| **PM/EC** | Prequaternary Marine / Estuarine Clay / Silt |
| **QM/EC** | Quaternary Marine / Estuarine Clay / 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 |

# Transport (National)




## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Warminster Rail Station | 1.38 miles |
| 2 | Dilton Marsh Rail Station | 3.13 miles |
| 3 | Westbury (Wilts) Rail Station | 4.39 miles |
| 4 | Frome Rail Station | 4.69 miles |
| 5 | Trowbridge Rail Station | 8.03 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M4 J18 | 21.5 miles |



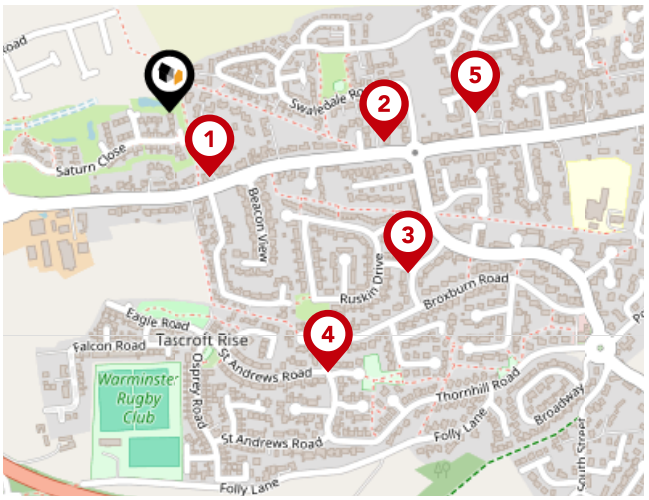

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Bristol International Airport | 25.12 miles |



Powered by sprift

# Transport (Local)

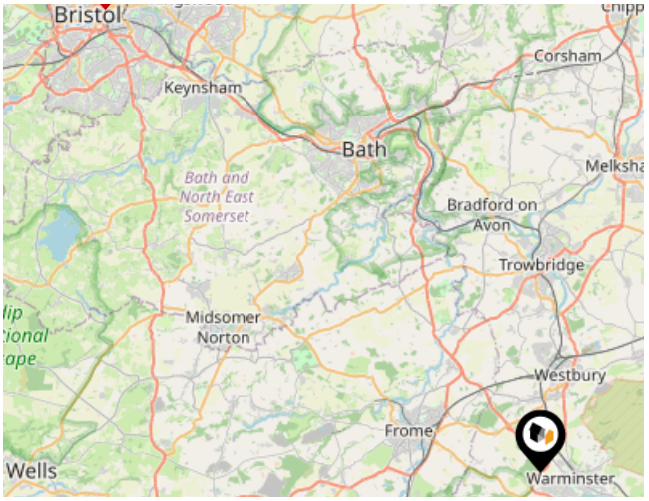



## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Beacon View | 0.08 miles |
| 2 | Masefield Road | 0.25 miles |
| 3 | Broxburn Road | 0.33 miles |
| 4 | St Andrews Road | 0.35 miles |
| 5 | Northfield Garage | 0.35 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Temple Meads Station Ferry Landing | 23.5 miles |



Powered by sprift

## Martin & Co Westbury

Martin & Co are a multi-award-winning agency and what that means for you is that when you choose us, you know you'll be looked after by caring, honest and expert agents. Our 150-strong branch network forms part of a national family, and we have intimate local knowledge and a deep understanding of and connection with the community around us.

We have a wonderful and extensive selection of properties for sale in Westbury, Warminster, and Trowbridge and work closely with our Bath and Salisbury offices.

# Martin & Co Westbury
# Testimonials

MARTIN&CO

### Testimonial 1

Everyone at Martin & Co was courteous and polite, and gave excellent professional support throughout the selling procedure. They hold regular meetings with the solicitors to keep things rolling along, and our sale went through in around 2 months!

### Testimonial 2

A well equipped and professional agent for letting. The team communicate very well and are nothing if not honest. Expertise is very high and as a landlord who is not an oligarch well judged and fair. Based on my own experience this is an outstanding agent with great people very well set to serve needs of landlords and renters alike.

### Testimonial 3

Kerri showed us around some of the available properties today, she was so kind and friendly, she made it such an enjoyable experience and was very knowledgeable too. Kerri was able to point us in the direction of further mortgage advice as first time buyers and also discussed other properties on the market that may be of interest in line with our budget, which was very helpful!

/martincouk

/martincouk

/martinco_uk/

/company/martin-&-co-/

# Martin & Co Westbury
# 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.

MARTIN&CO

**Martin & Co Westbury**

7 Palomino Place, Westbury, Wiltshire,
BA13 3SD
01373 866686
saleswestbury@martinco.com
www.martinco.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail