



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd October 2026



25, SHEPHERDS MEAD, DILTON MARSH, WESTBURY, BA13 4DX

Martin & Co Westbury

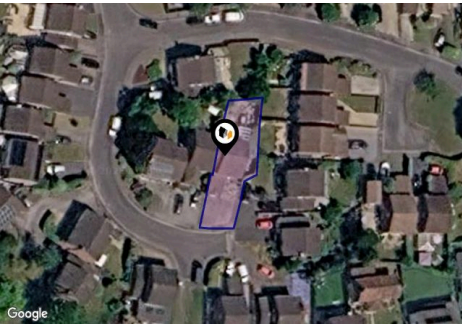
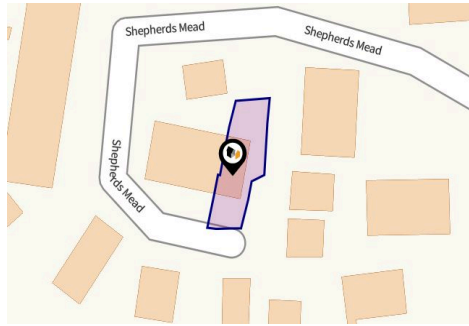
7 Palomino Place, Westbury, Wiltshire, BA13 3SD

01373 866686

saleswestbury@martinco.com

www.martinco.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,572		
Title Number:	WT35048		
UPRN:	100121107424		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3	43	1000
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning History

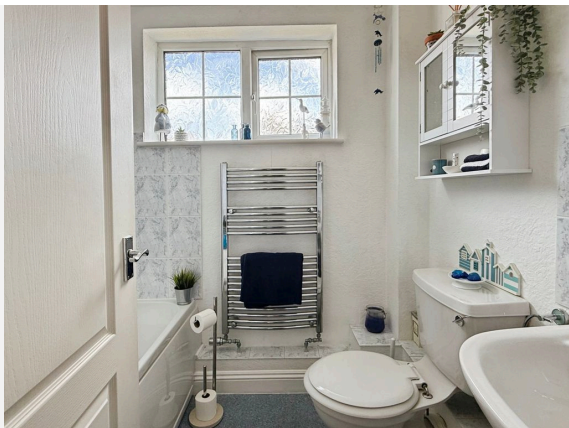
This Address

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Planning records for: *25, Shepherds Mead, Dilton Marsh, Westbury, BA13 4DX*

Reference - W/87/00247/FUL	
Decision:	Approve with Conditions
Date:	26th February 1987
Description:	Single Storey Extension

Reference - W/88/00726/FUL	
Decision:	Approve with Conditions
Date:	25th April 1988
Description:	Single Storey Extension







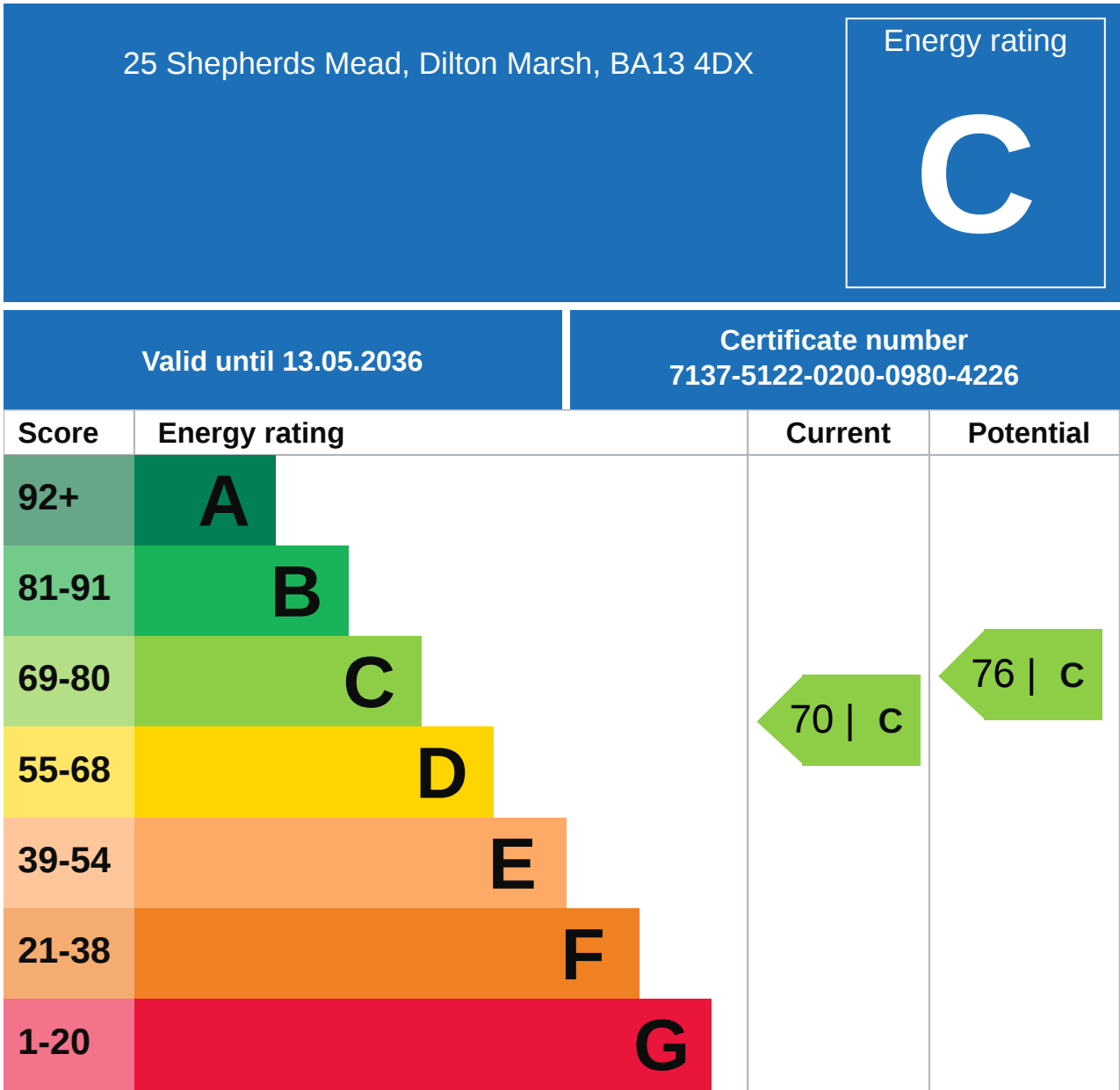
25, SHEPHERDS MEAD, DILTON MARSH, WESTBURY, BA13
4DX



TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Meepleo (2020)



Additional EPC Data

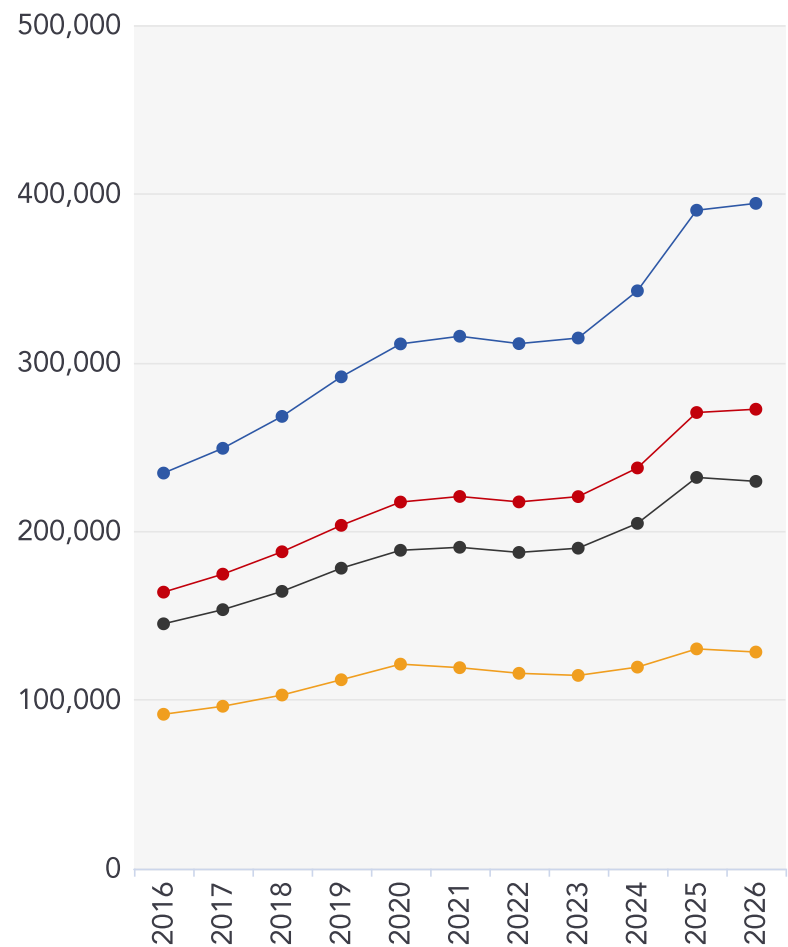
Property Type:	House
Build Form:	Detached
Transaction Type:	Non-marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	113 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in BA13



Detached

+68.17%

Semi-Detached

+66.14%

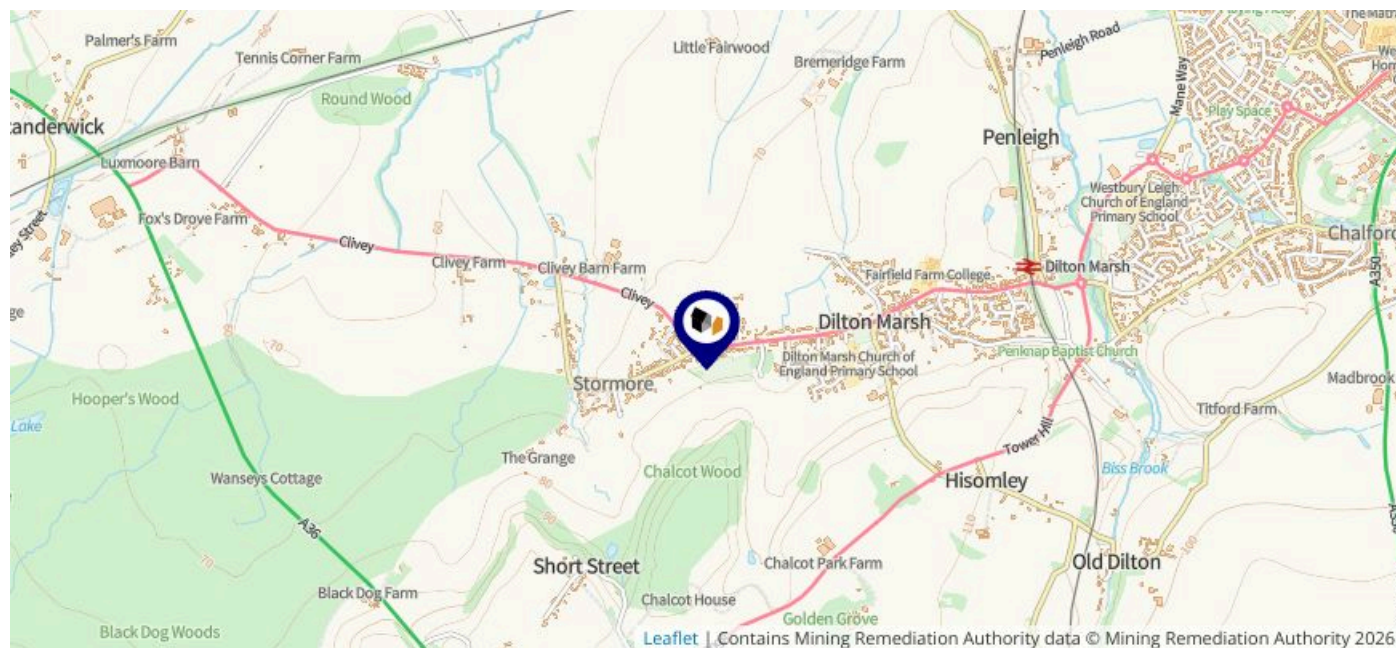
Terraced

+58.17%

Flat

+40.31%

This map displays nearby coal mine entrances and their classifications.



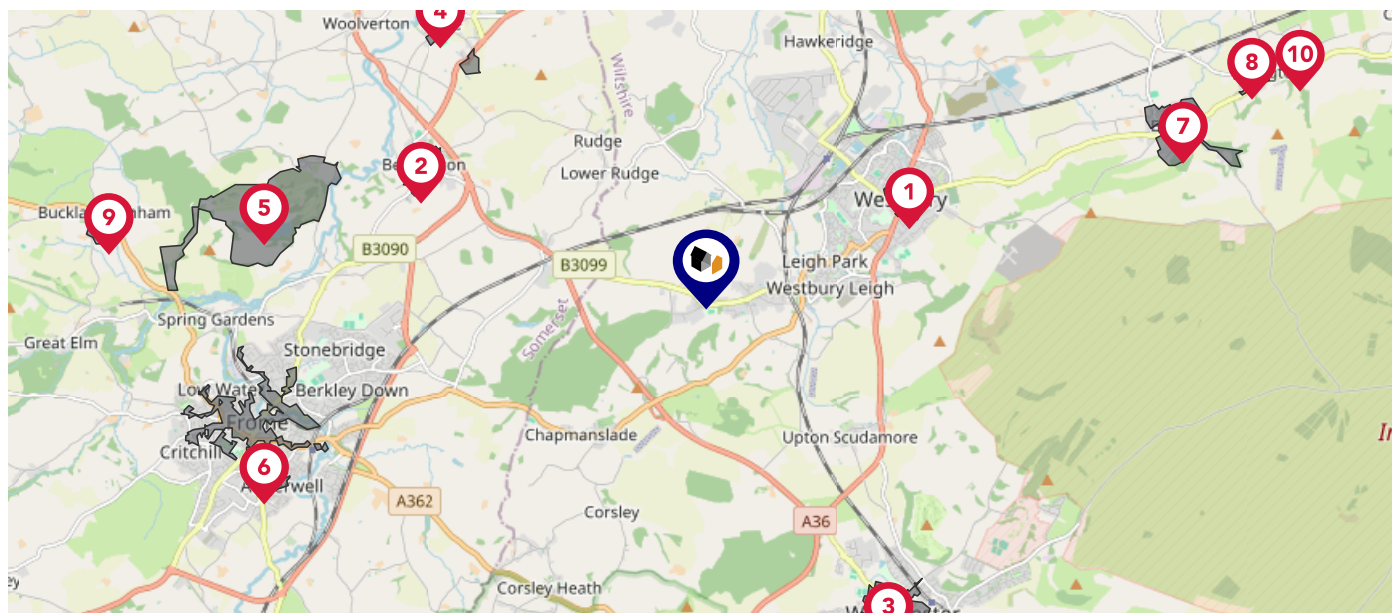
Mine Entry

- ✕ 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.

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



Westbury



Beckington



Warminster



Rode



Lullington and Orchardleigh



Frome



Bratton



Edington

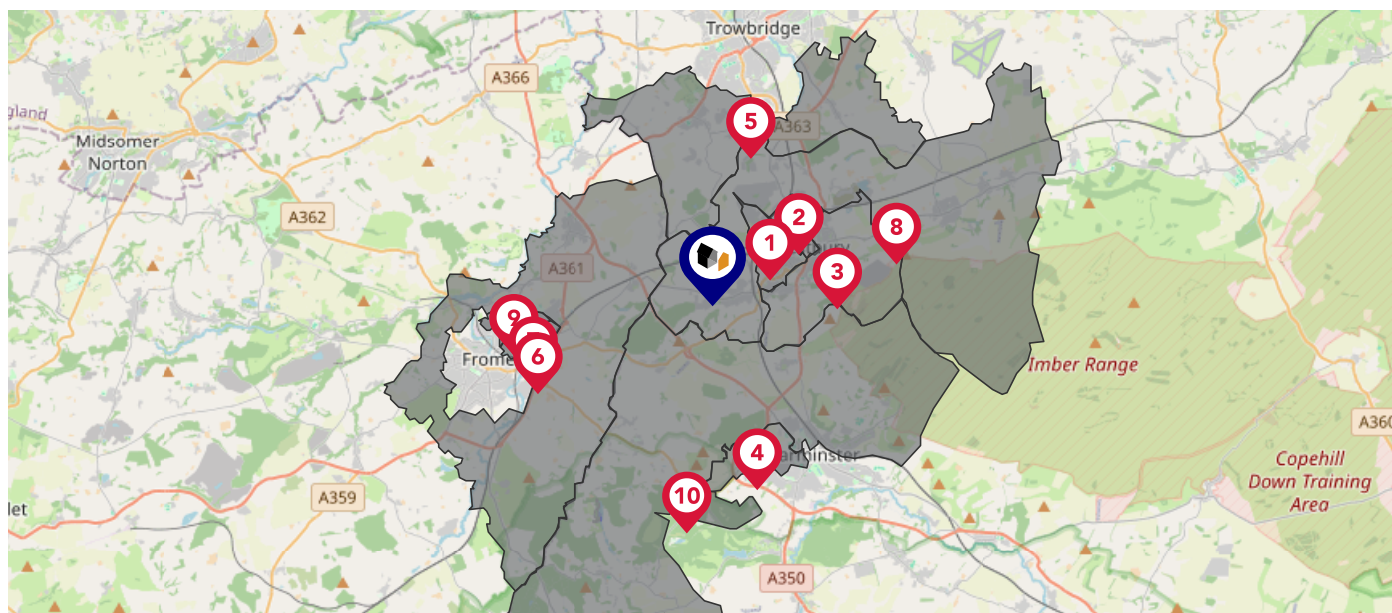


Buckland Dinham



Edington, Tinhead

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

Westbury West ED

2

Westbury North ED

3

Westbury East ED

4

Warminster West ED

5

Southwick ED

6

Beckington and Selwood Ward

7

Frome Berkley Down Ward

8

Ethandune ED

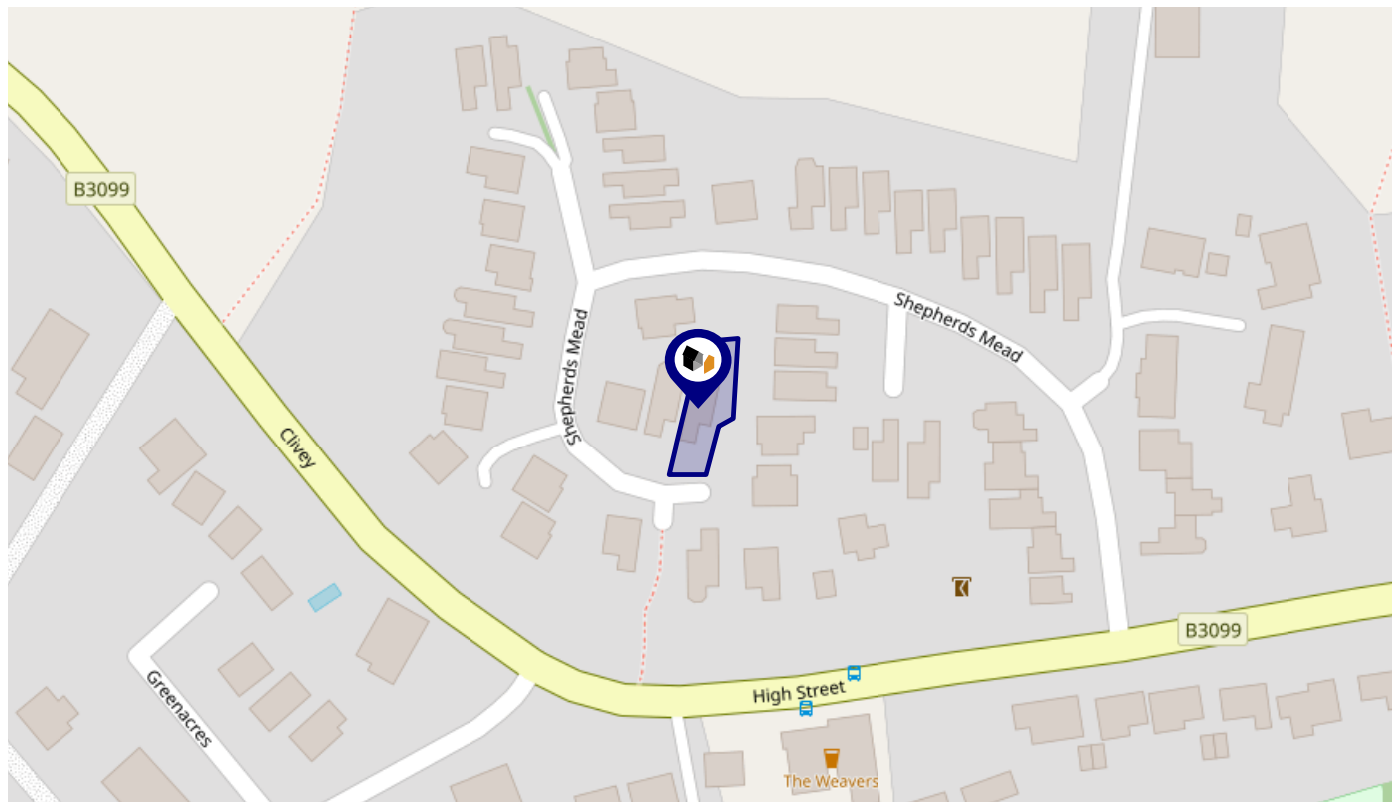
9

Frome College Ward

10

Warminster North & Rural ED

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.

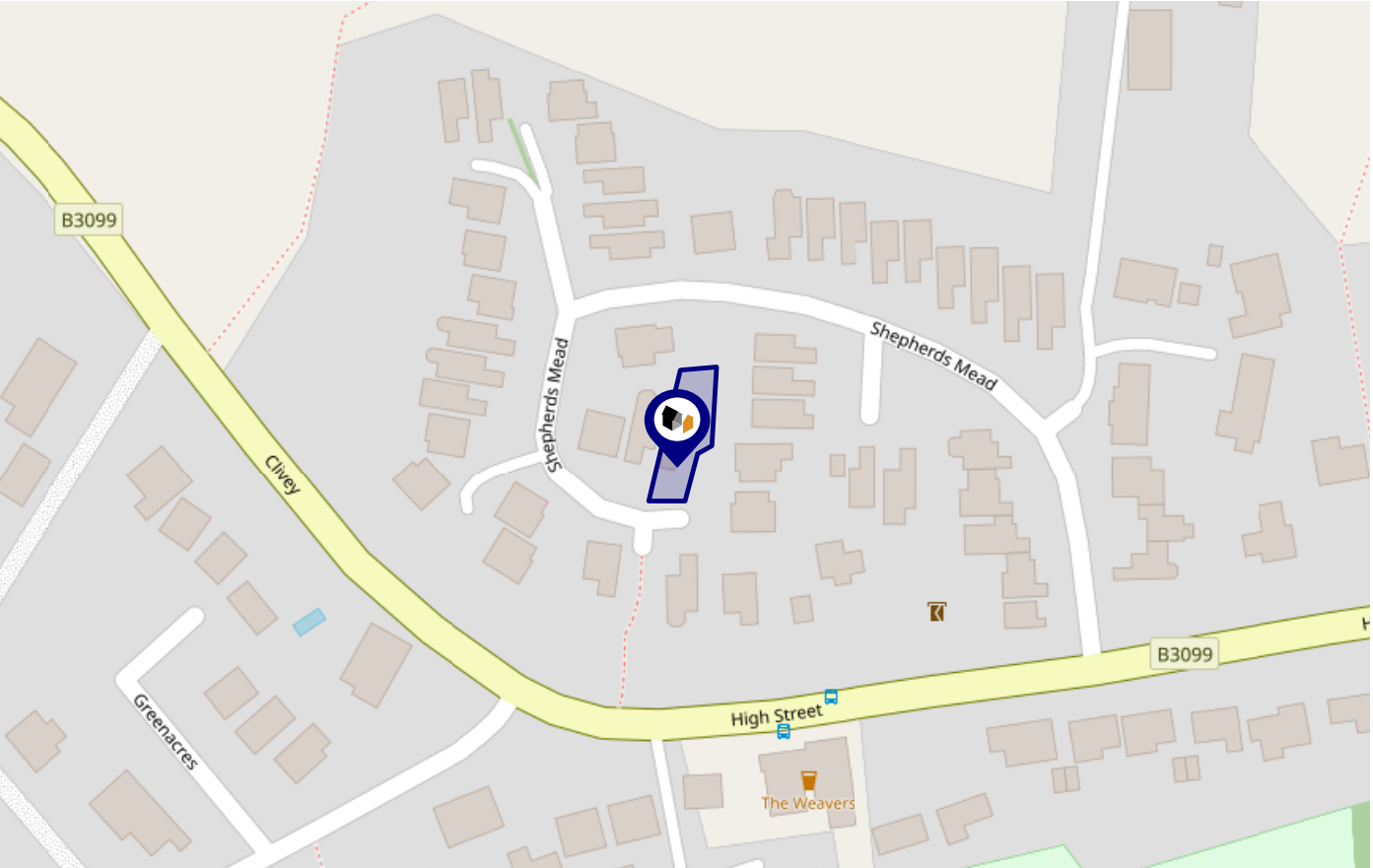
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

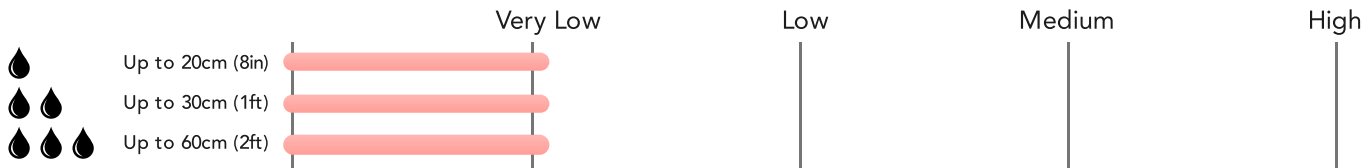


Risk Rating: Very low

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.

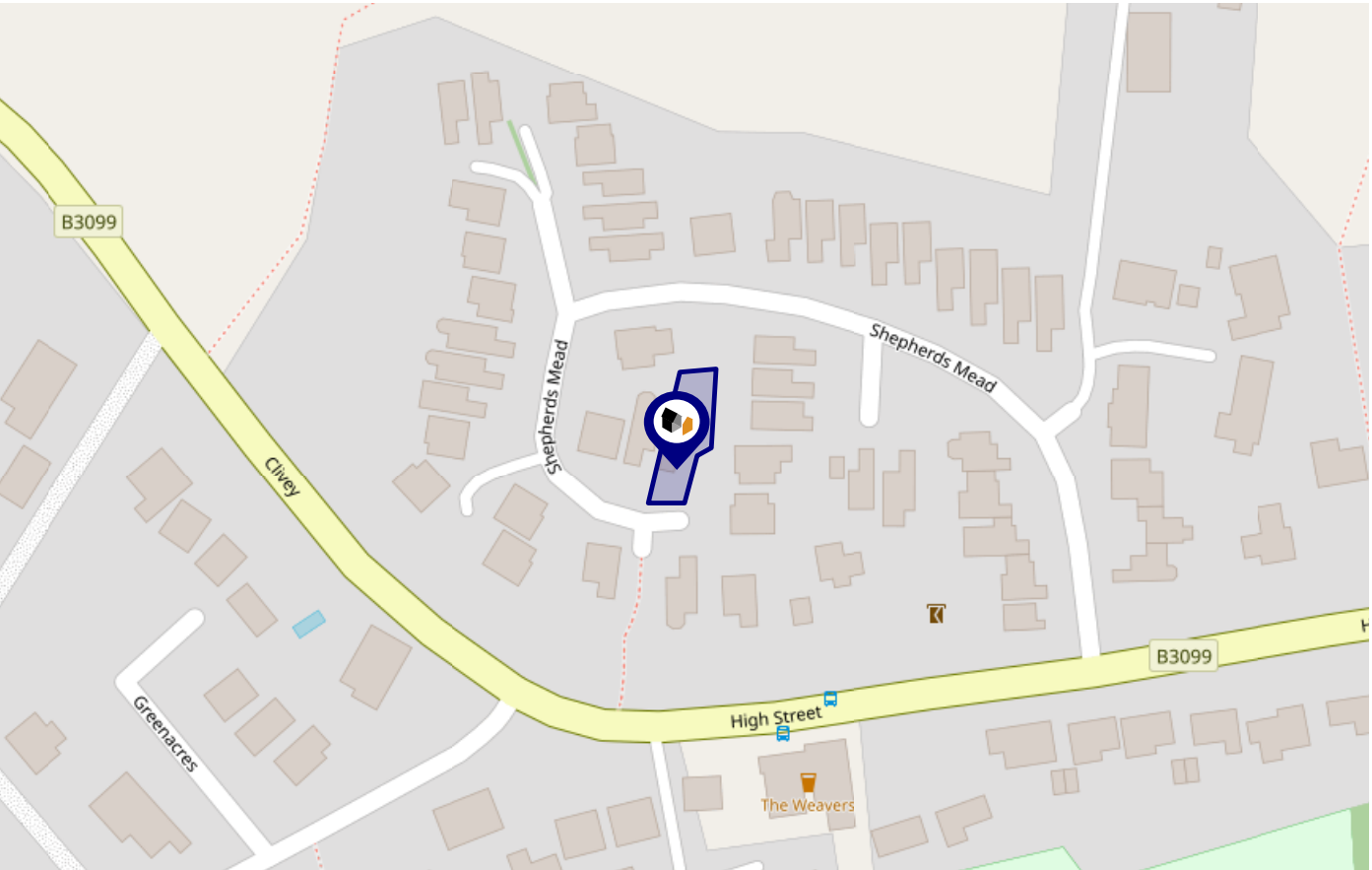
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

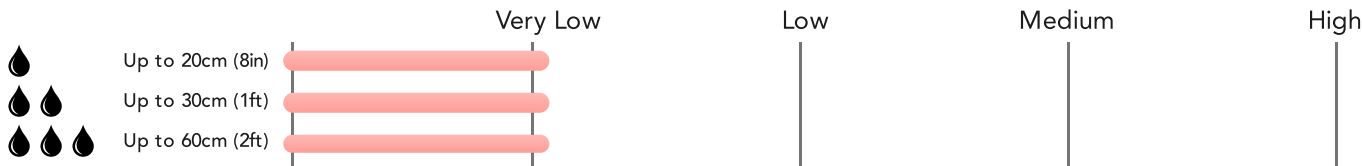


Risk Rating: Very low

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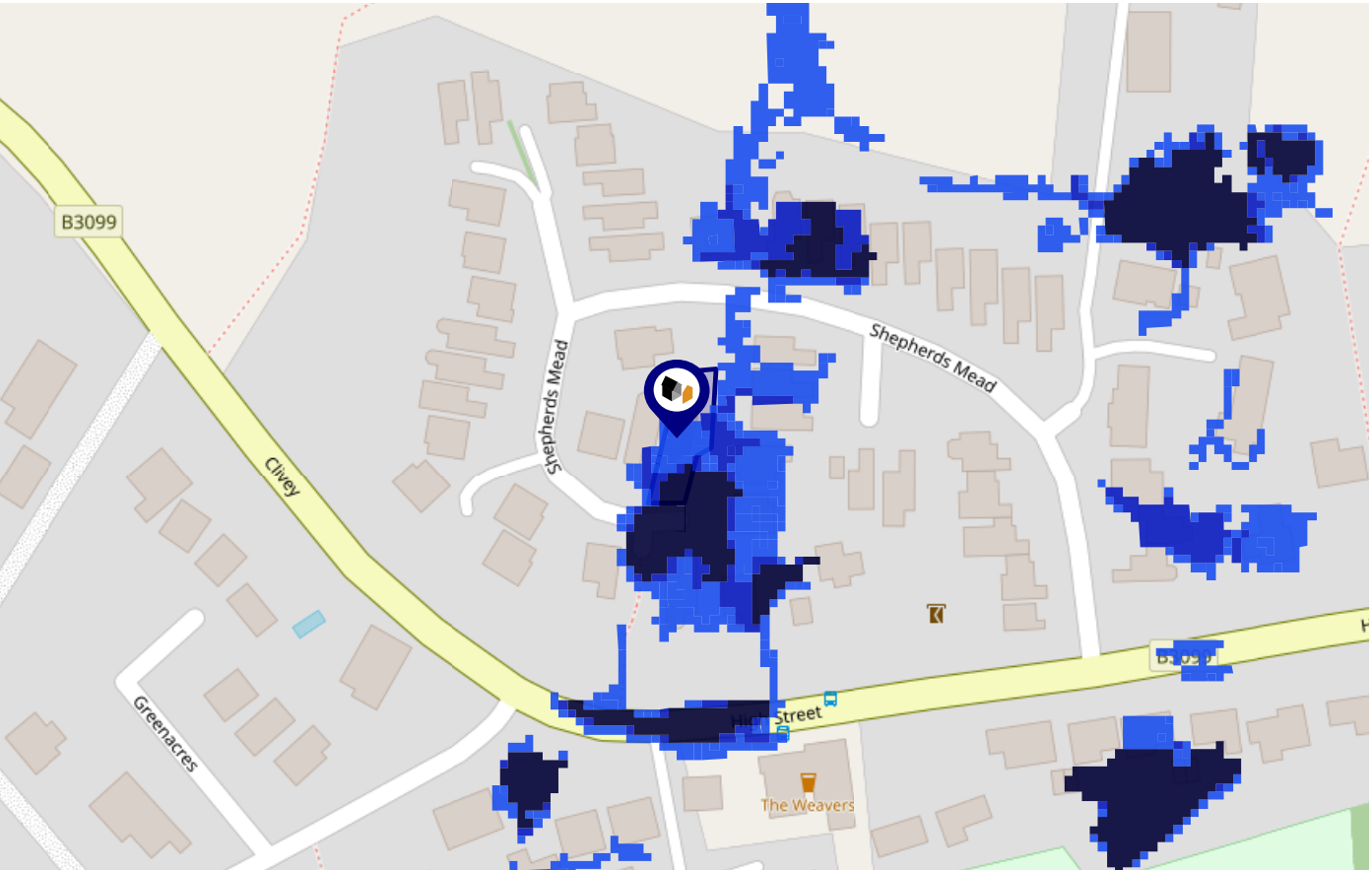
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

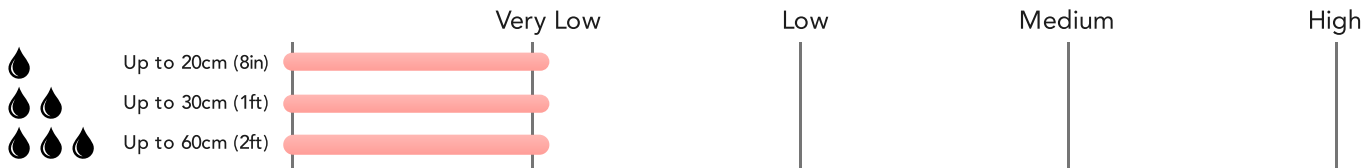


Risk Rating: Low

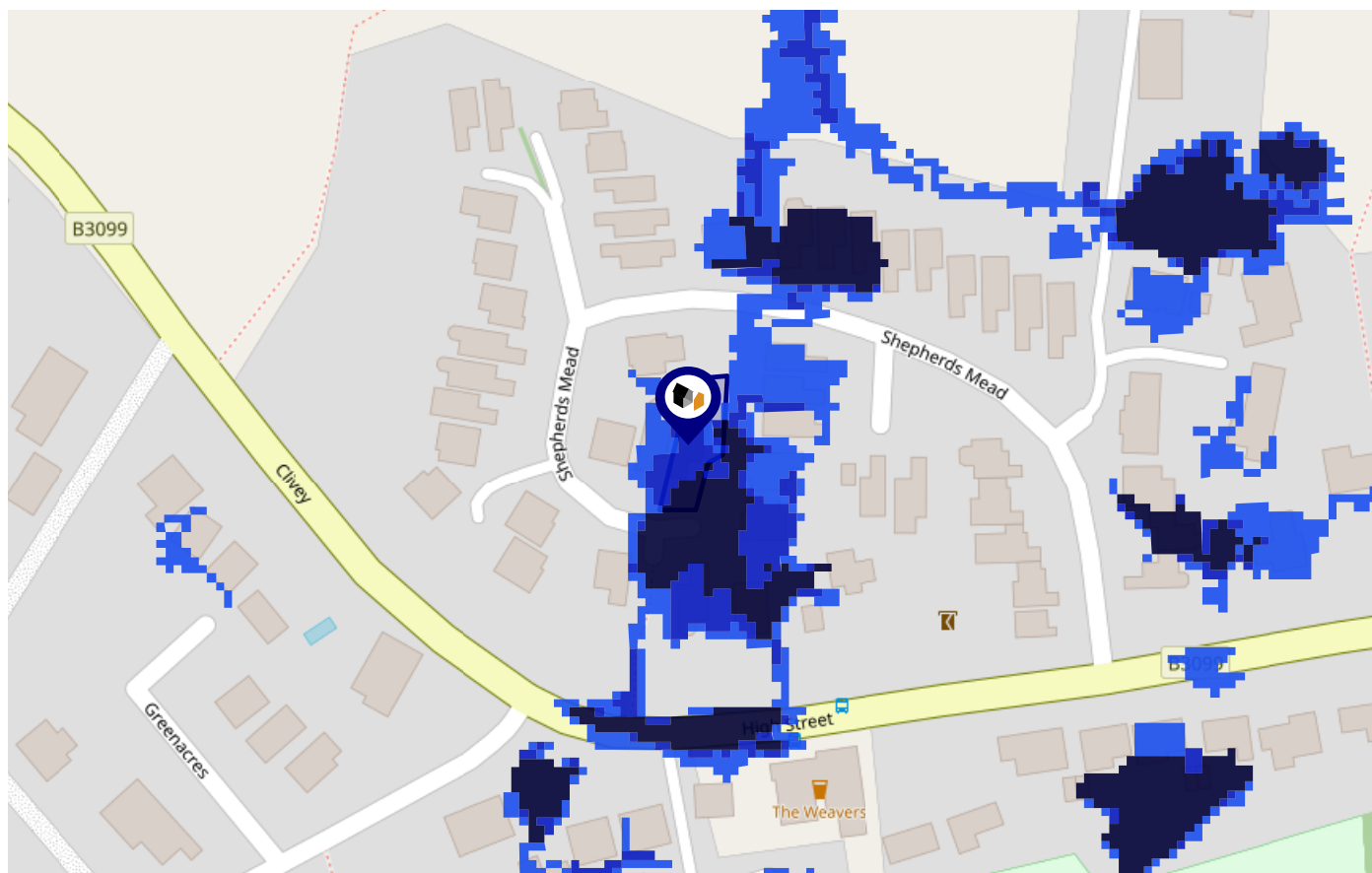
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

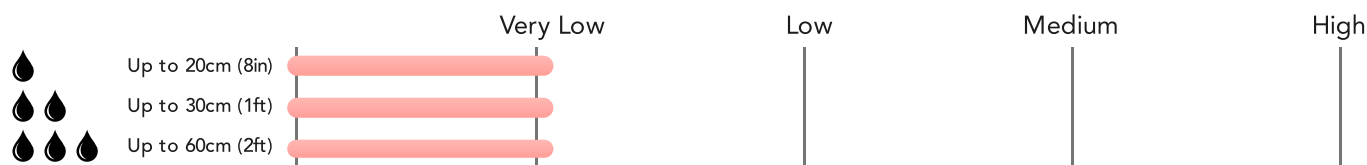


Risk Rating: Medium

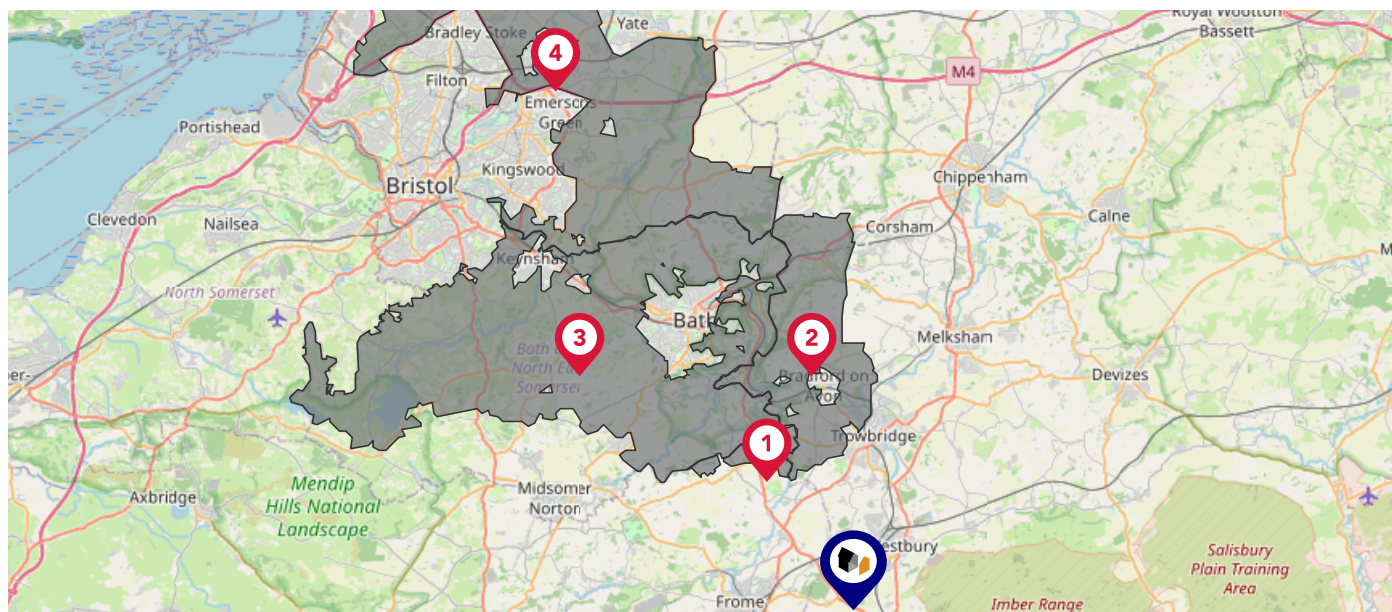
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Wiltshire

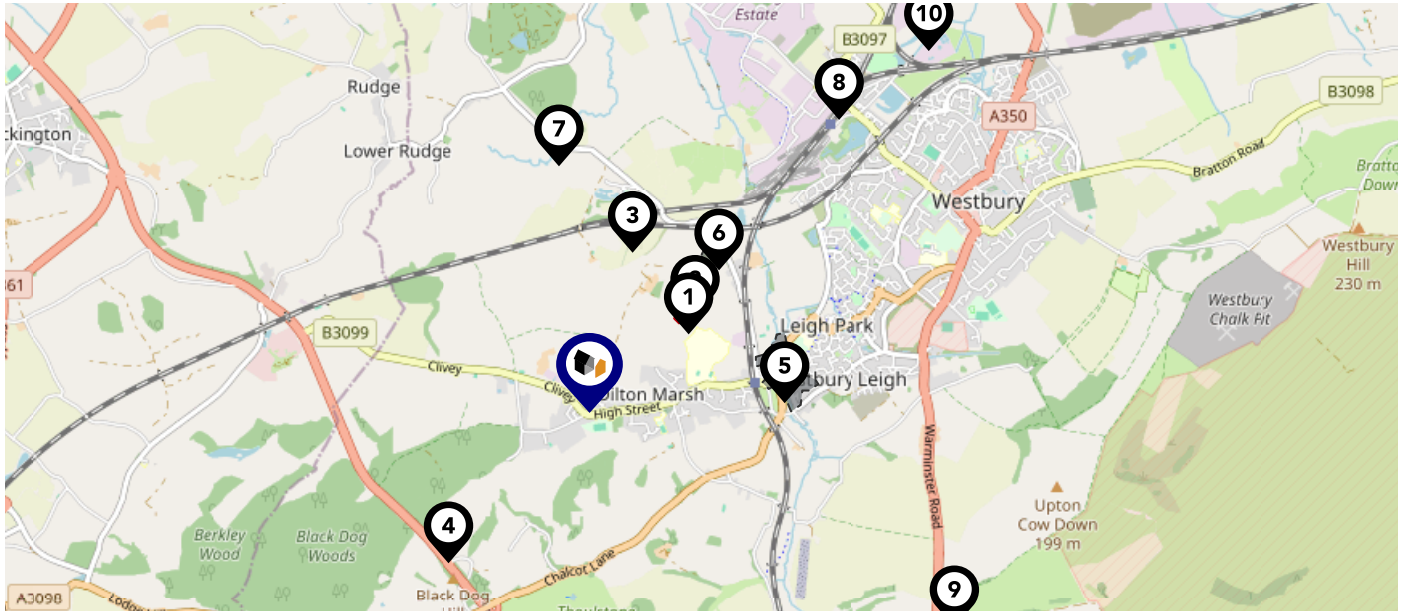


Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - South Gloucestershire

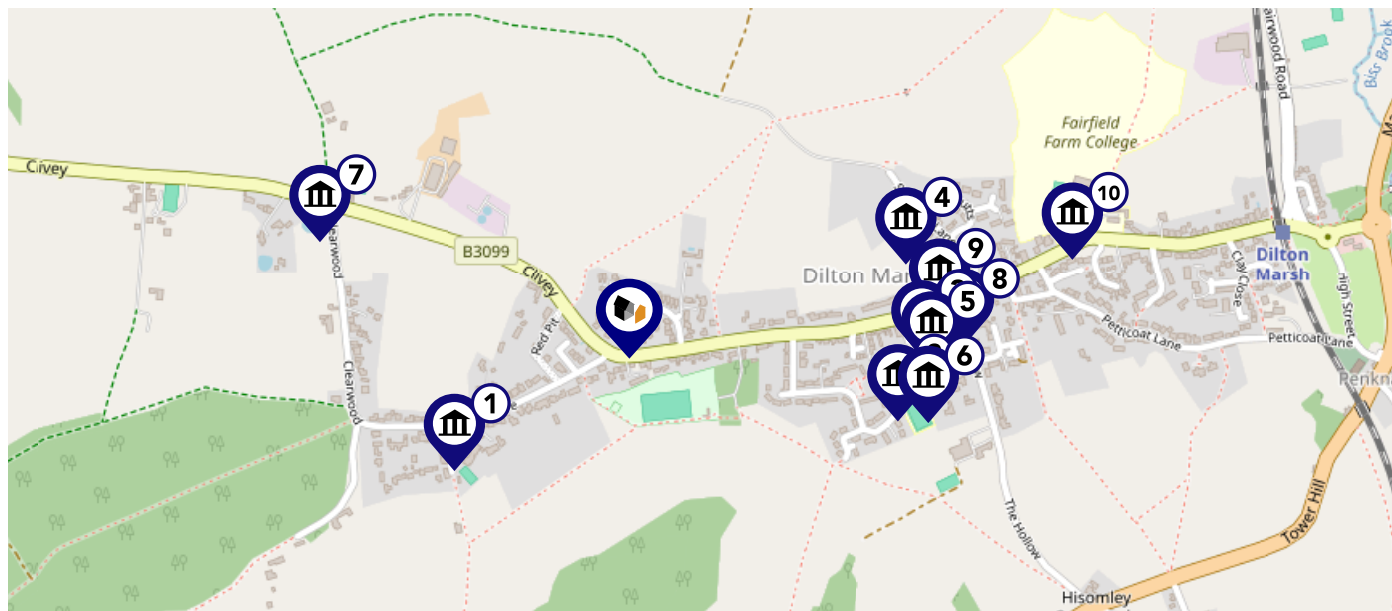
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



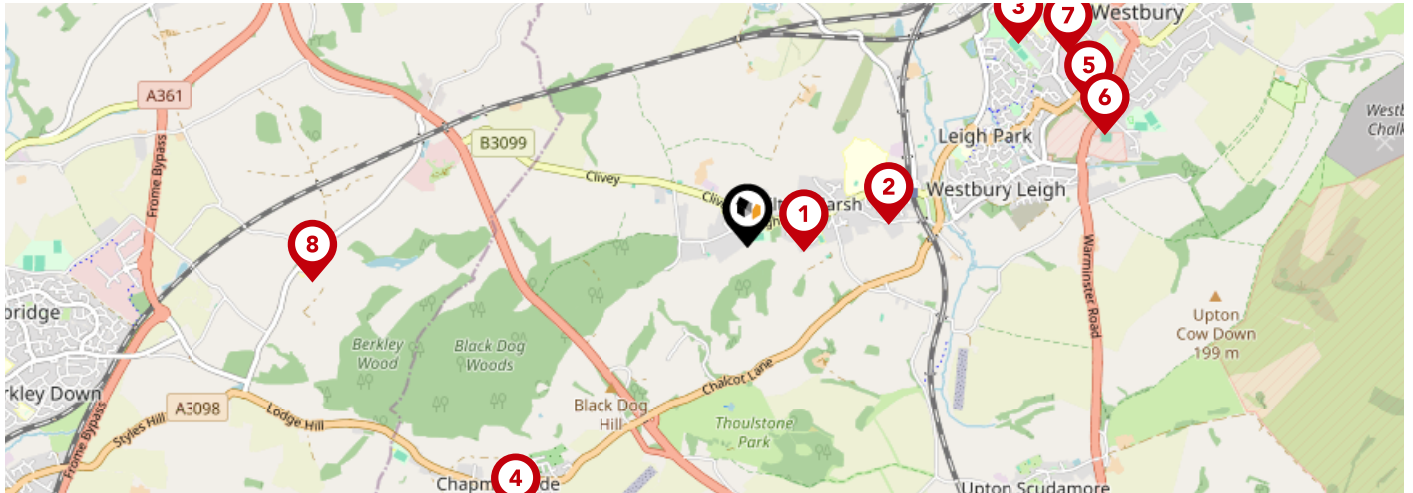
Nearby Landfill Sites

1	EA/EPR/MP3790FY/A001 - Penleigh Tip No 3	Active Landfill
2	Fairwood Road-Fairwood Road, Dilton Marsh, Wiltshire	Historic Landfill
3	Lamberts Bridge Farm-Dilton Marsh, Westbury, Wiltshire	Historic Landfill
4	Tip at Blackdog Farm-Blackdog Farm, Chapmanslade	Historic Landfill
5	Effluent Ponds-On premises of Charles Case and Son Limited, Dilton Marsh, Westbury, Wiltshire	Historic Landfill
6	Penleigh Tips-Dilton Marsh, Westbury, Wiltshire	Historic Landfill
7	Field No 0095, Opposite Fairwood House-Brokers Wood, North Bradley, Trowbridge, Wiltshire	Historic Landfill
8	Site Adjoining Railway Station-Westbury, Bristol, Avon	Historic Landfill
9	Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire	Historic Landfill
10	Builders Tip at Slag Lane-Slag Lane, Westbury, Wiltshire	Historic Landfill

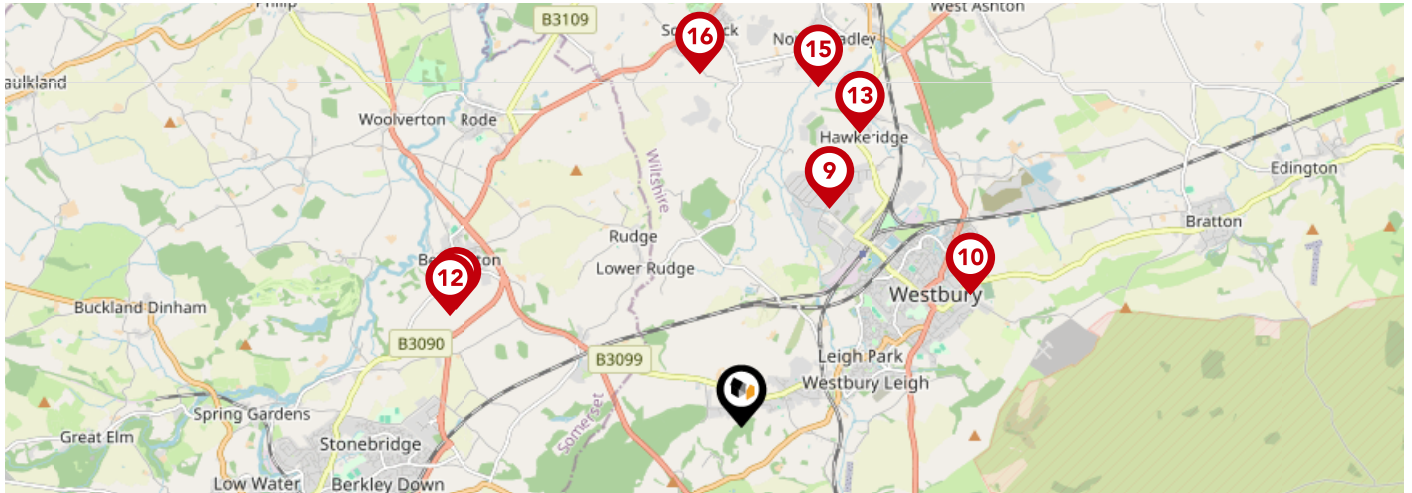
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1180776 - 34 Stormore	Grade II	0.2 miles
	1180679 - Dilton Marsh Junior School	Grade II	0.3 miles
	1180697 - Gate Piers And Gate To Main Entrance To Church Of Holy Trinity	Grade II	0.3 miles
	1180739 - 6 And 8, St Marys Lane	Grade II	0.4 miles
	1021473 - Church Of Holy Trinity	Grade II	0.4 miles
	1021474 - The Old Vicarage	Grade II	0.4 miles
	1364289 - Clivey Gate Cottage	Grade II	0.4 miles
	1451712 - Dilton Marsh War Memorial	Grade II	0.4 miles
	1364253 - 73 And 75, St Marys Lane	Grade II	0.4 miles
	1285341 - Fairfield Opportunity Farmhouse	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Dilton Marsh CofE Primary School Ofsted Rating: Good Pupils: 174 Distance:0.26	☐	☒	☐	☐	☐
2	Fairfield Farm College (Fairfield Farm Trust) Ofsted Rating: Good Pupils:0 Distance:0.66	☐	☐	☒	☐	☐
3	Westbury Church of England Junior School Ofsted Rating: Requires improvement Pupils: 262 Distance:1.57	☐	☒	☐	☐	☐
4	Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:1.65	☐	☒	☐	☐	☐
5	Matravers School Ofsted Rating: Good Pupils: 915 Distance:1.71	☐	☐	☒	☐	☐
6	Compass Community School Athelstan Park Ofsted Rating: Requires improvement Pupils: 12 Distance:1.74	☐	☐	☒	☐	☐
7	Westbury Infant School Ofsted Rating: Good Pupils: 213 Distance:1.74	☐	☒	☐	☐	☐
8	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:2.03	☐	☒	☐	☐	☐

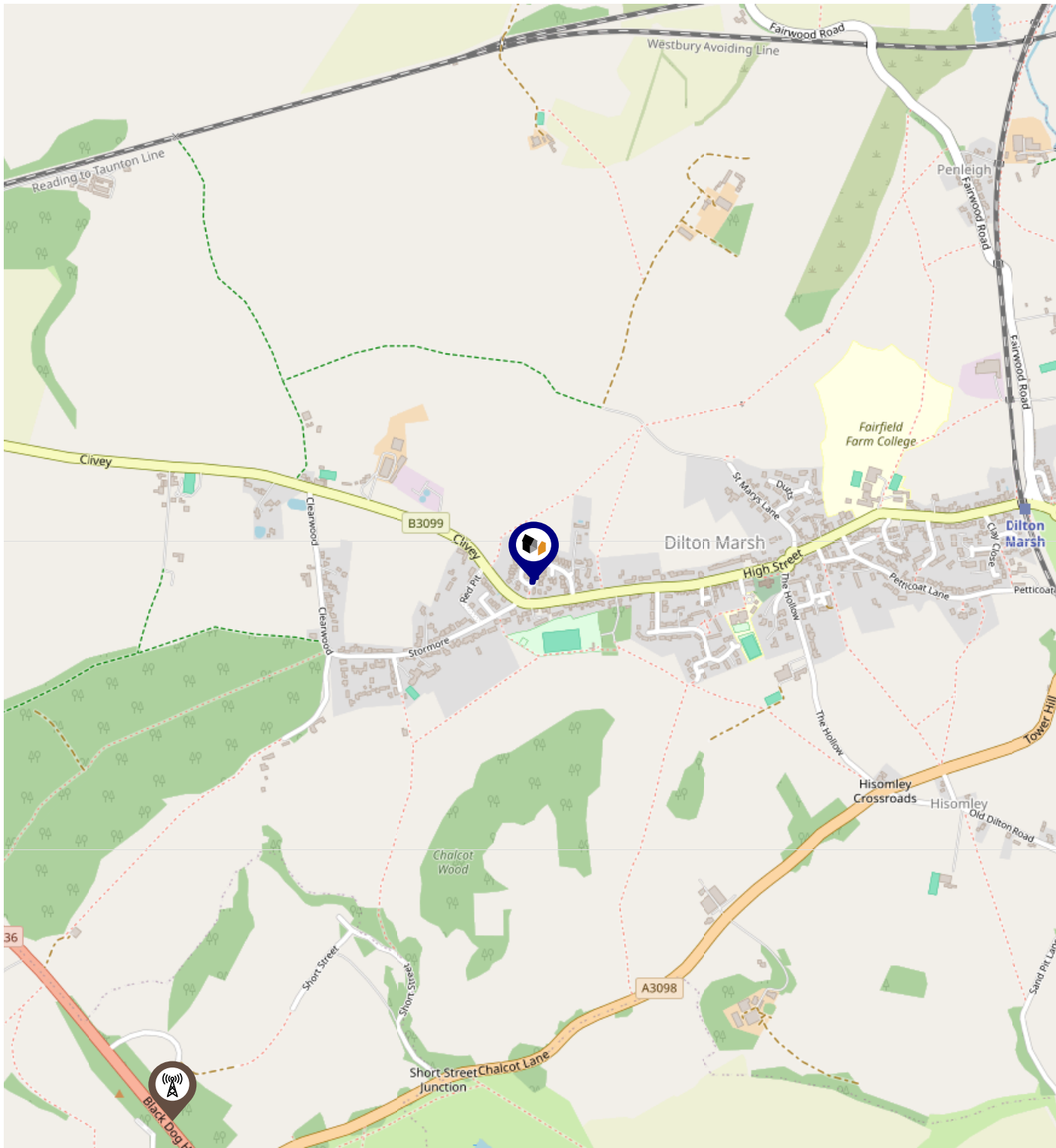


		Nursery	Primary	Secondary	College	Private
	On Track Education Centre Westbury Ofsted Rating: Good Pupils: 32 Distance:2.19	☐	☐	☒	☐	☐
	Bitham Brook Primary School Ofsted Rating: Good Pupils: 399 Distance:2.45	☐	☒	☐	☐	☐
	Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:2.87	☐	☒	☐	☐	☐
	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.9	☐	☒	☐	☐	☐
	The Eaves Learning Centre Ofsted Rating: Good Pupils: 17 Distance:2.94	☐	☐	☒	☐	☐
	Warminster School Ofsted Rating: Not Rated Pupils: 529 Distance:3.23	☐	☐	☒	☐	☐
	North Bradley CofE Primary School Ofsted Rating: Good Pupils:0 Distance:3.24	☐	☒	☐	☐	☐
	Southwick Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:3.3	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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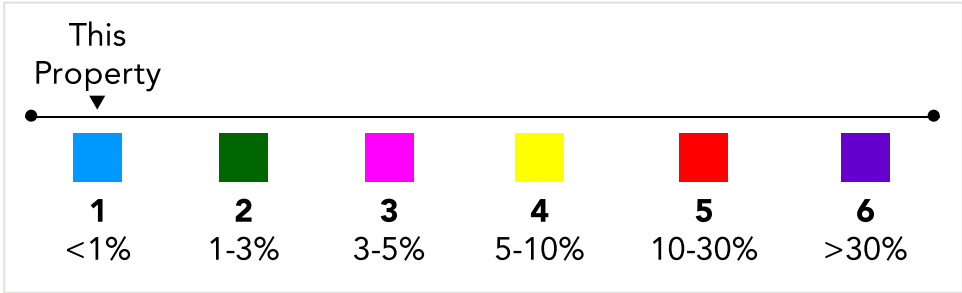
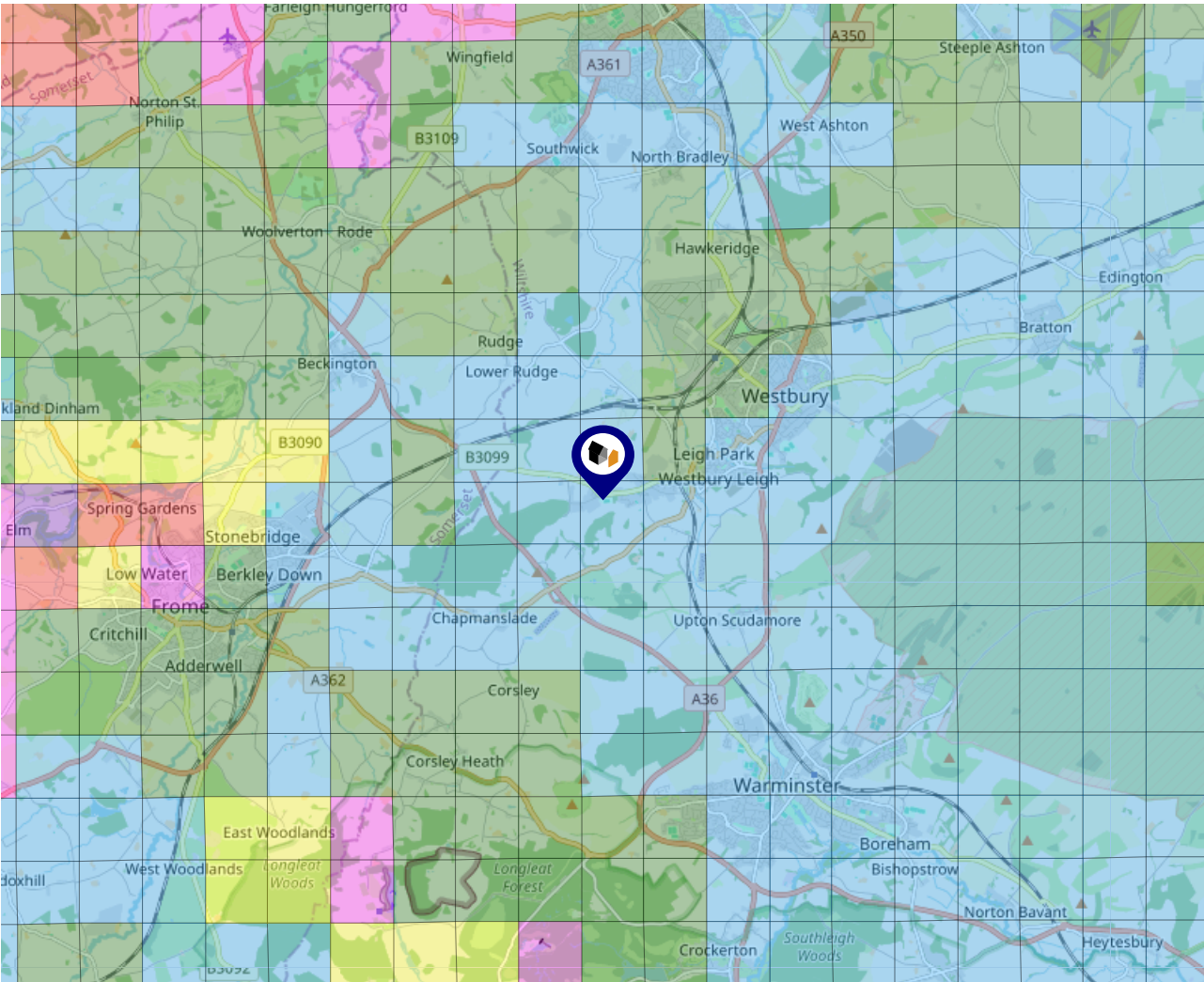


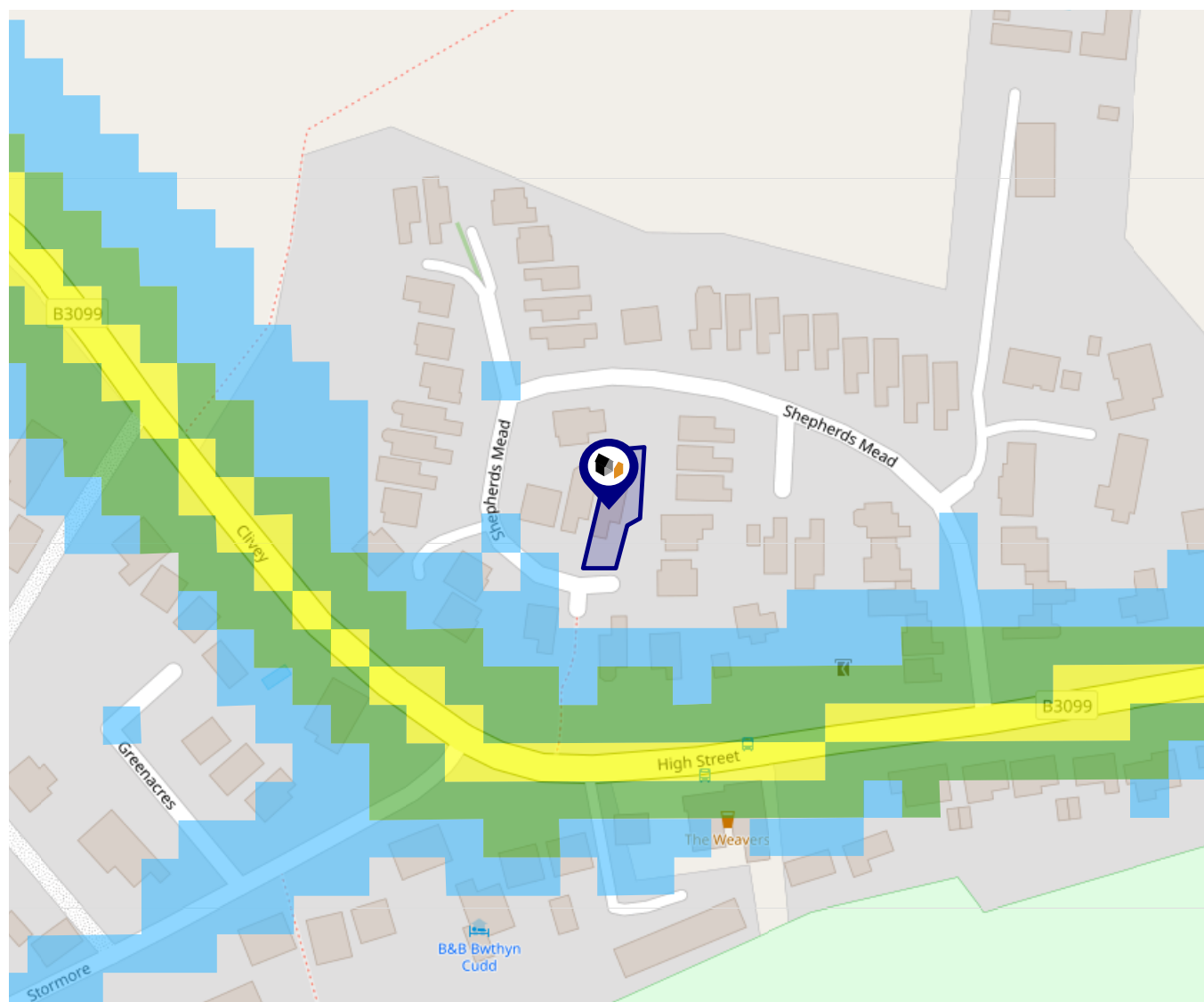
Key:

-  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).



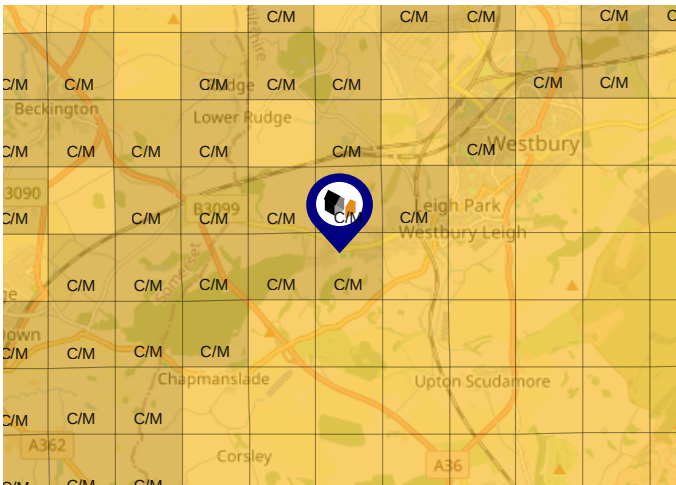


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

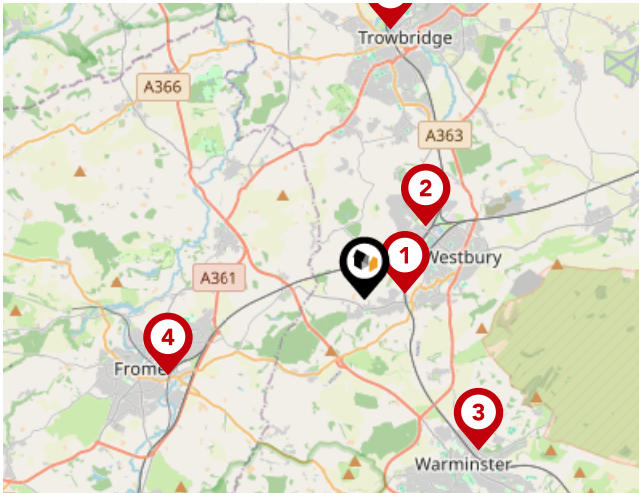
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
		Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



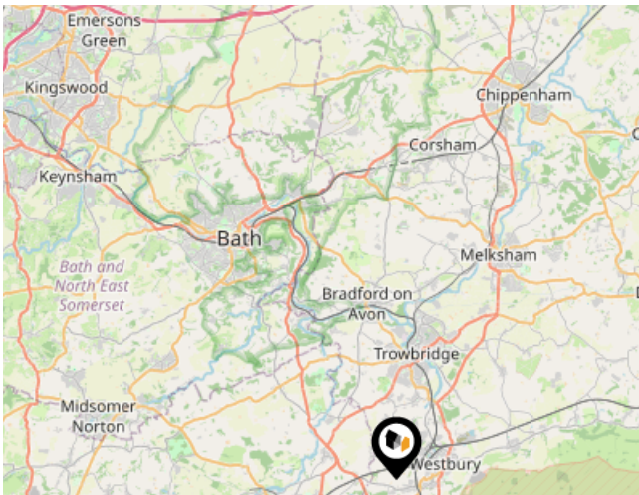
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



National Rail Stations

Pin	Name	Distance
1	Dilton Marsh Rail Station	0.76 miles
2	Westbury (Wilts) Rail Station	1.76 miles
3	Warminster Rail Station	3.5 miles
4	Frome Rail Station	3.91 miles
5	Trowbridge Rail Station	5.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.39 miles

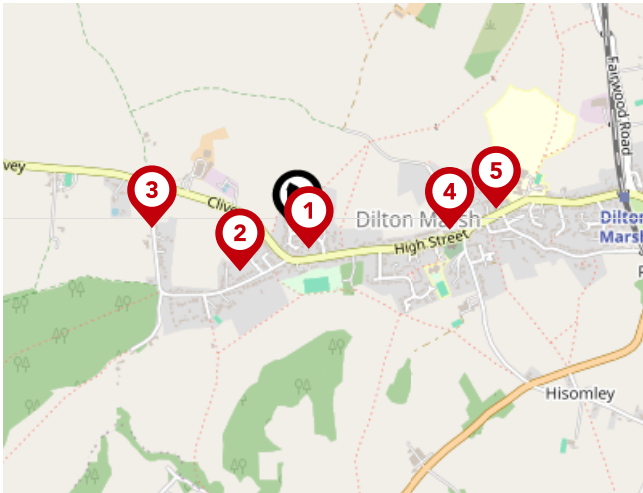


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	23.07 miles

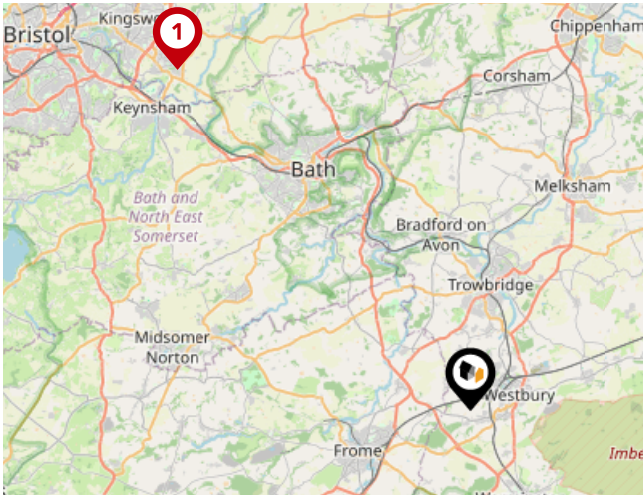
Area

Transport (Local)



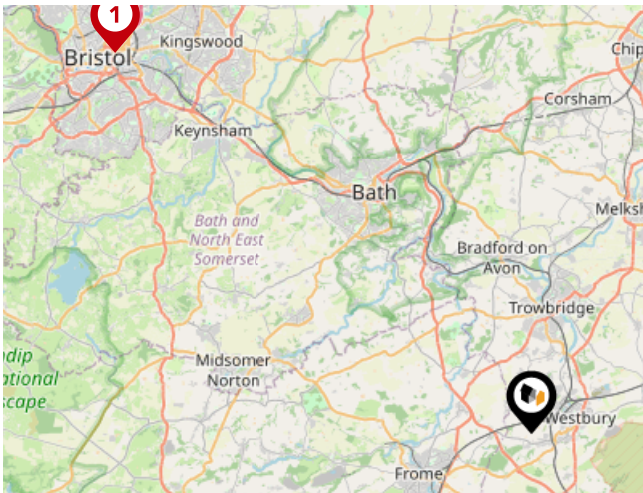
Bus Stops/Stations

Pin	Name	Distance
	Prince of Wales	0.04 miles
	Baptist Chapel	0.15 miles
	Clearwood Farm	0.33 miles
	Holy Trinity Church	0.35 miles
	Memorial Hall	0.46 miles



Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	16.64 miles



Ferry Terminals

Pin	Name	Distance
	Temple Meads Station Ferry Landing	20.85 miles



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.

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



/martinco_uk/



/martincouk



/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.



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