COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd November 2026



THE ORCHARD, MARKET PLACE, WARMINSTER, BA12

Cooper and Tanner

48/50 Market Place Warminster BA12 9AN

01985 215579

warminster@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

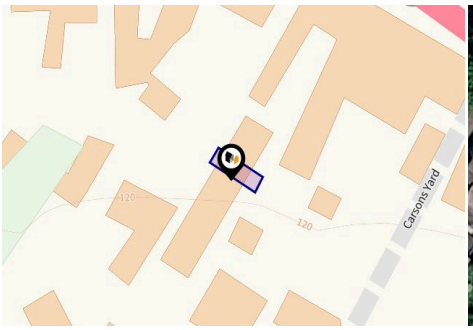
The Property Ombudsman

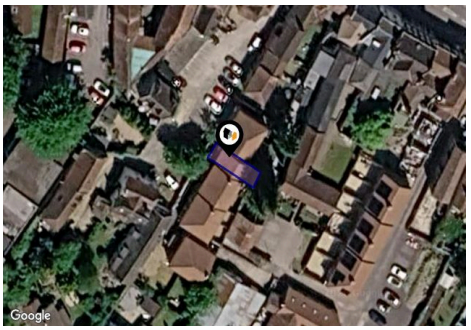
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Property
Overview

COOPER AND TANNER







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	688 ft^2 / 64 m^2		
Plot Area:	0.01 acres		
Council Tax :	Band B		
Annual Estimate:	£2,000		
Title Number:	WT449938		

Local Area

Local Authority: Wiltshire

Conservation Area: Warminster

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **-** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Property
EPC - Certificate

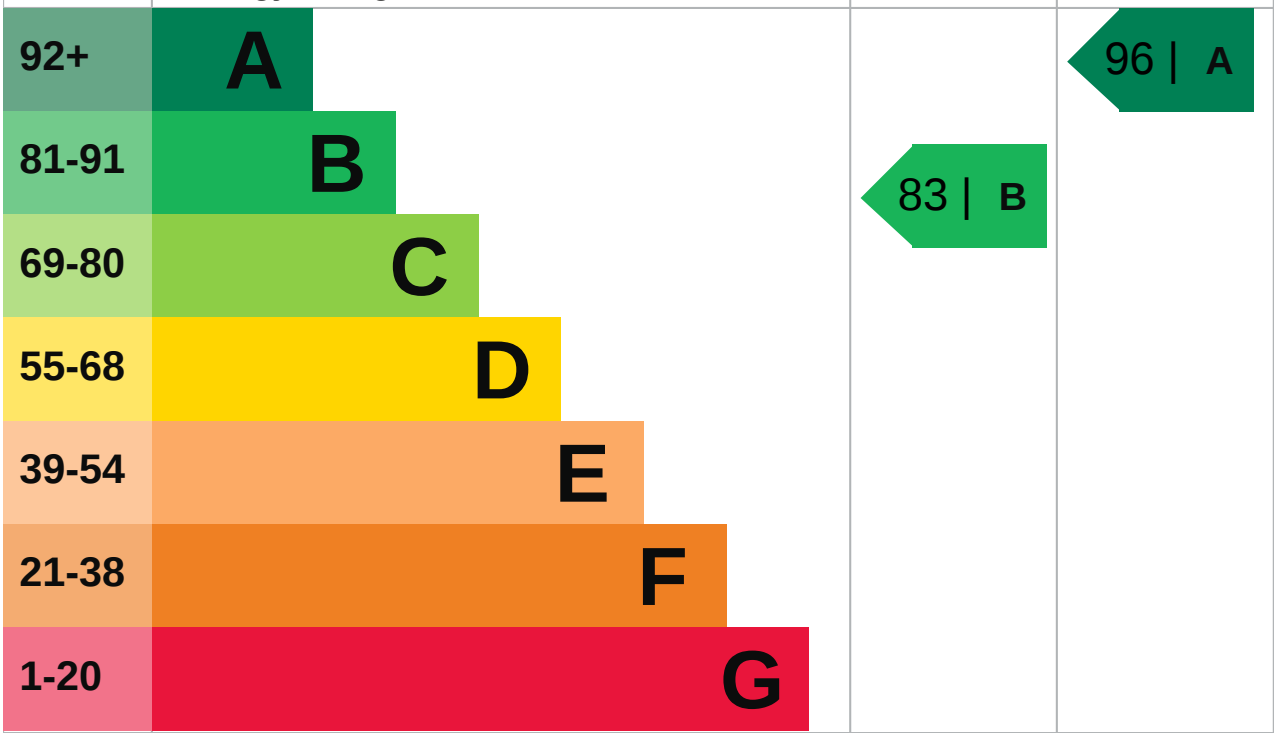
COOPER AND TANNER

Market Place, WARMINSTER, BA12

Energy rating

B

Valid until 06.05.2029



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Property

EPC - Additional Data

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Additional EPC Data

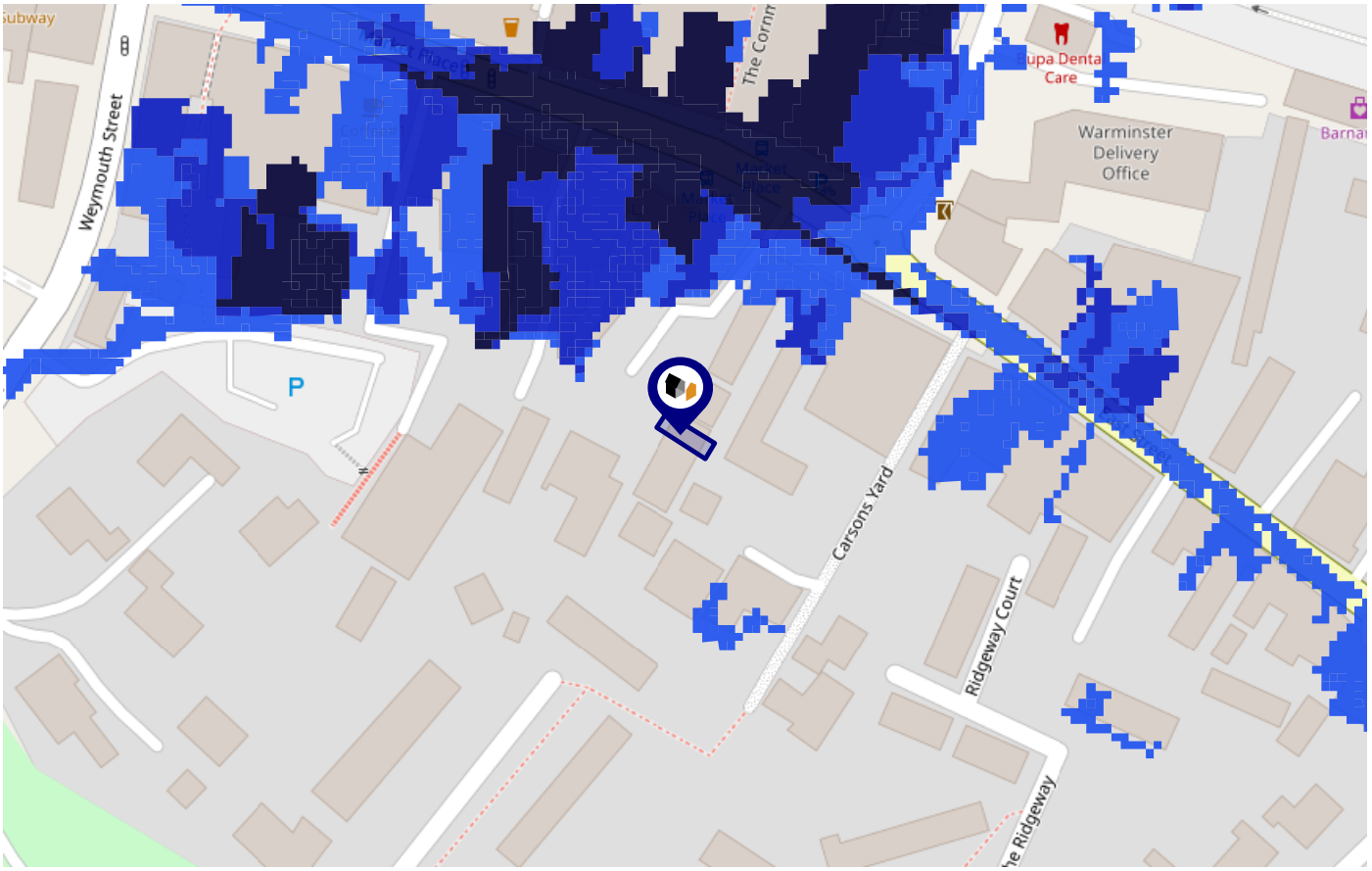
Property Type:	End-terrace house
Walls:	Average thermal transmittance 0.24 W/m²K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.10 W/m²K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.11 W/m²K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 7.0 m³/h.m² (assessed average)
Air Tightness Energy:	Average
Total Floor Area:	64 m^2

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Flood Risk
Surface Water - Flood Risk

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

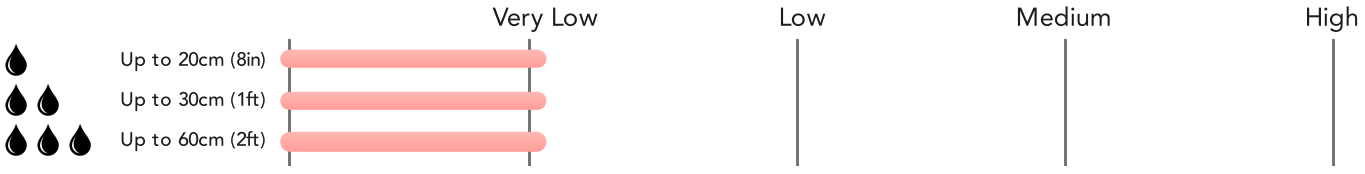


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

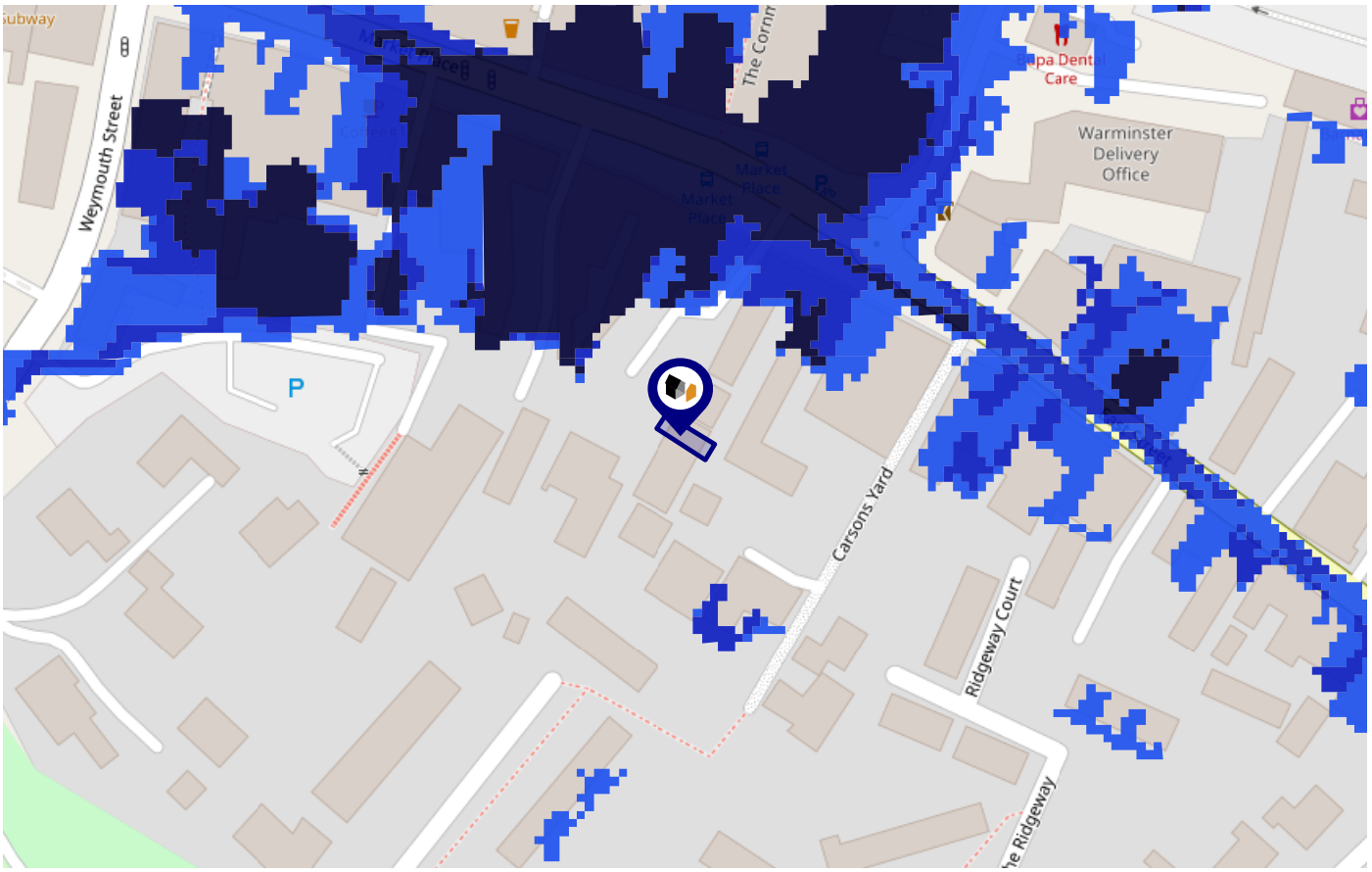


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Flood Risk
Surface Water - Climate Change

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

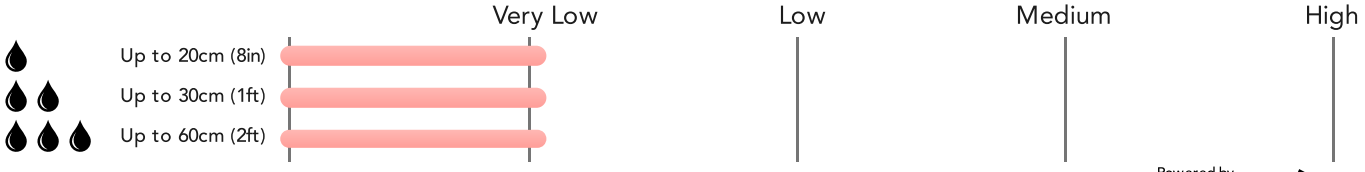


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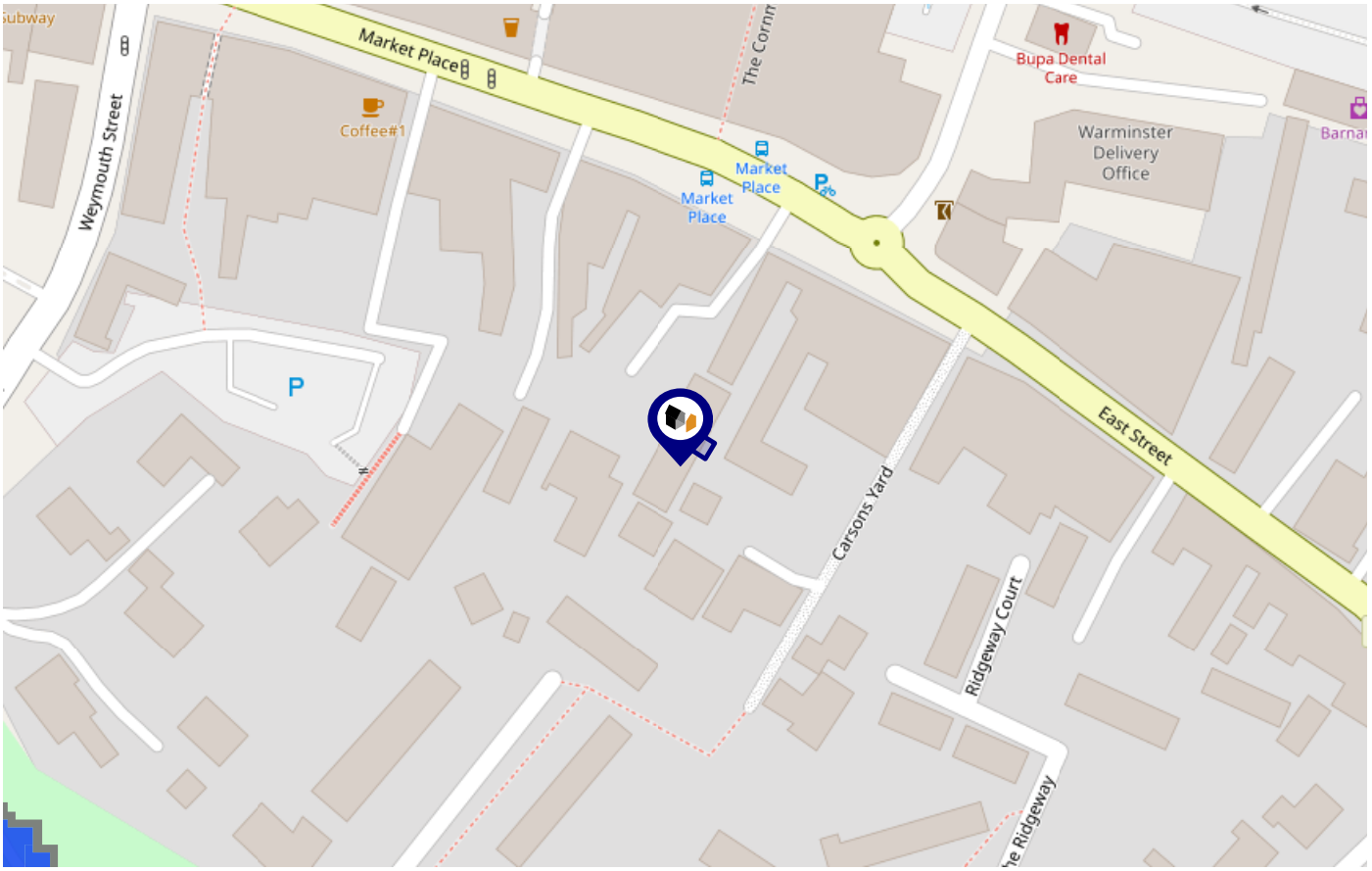
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Flood Risk
Rivers & Seas - Flood Risk

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

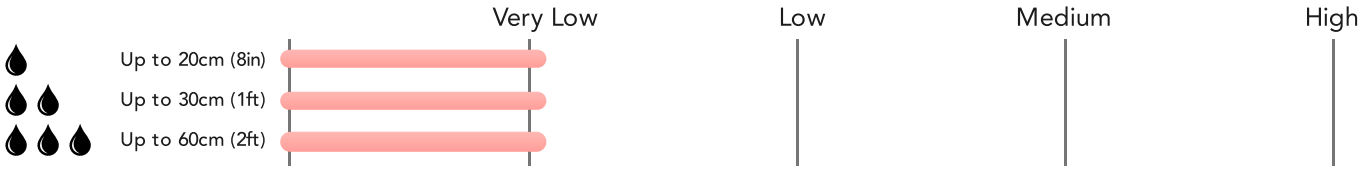


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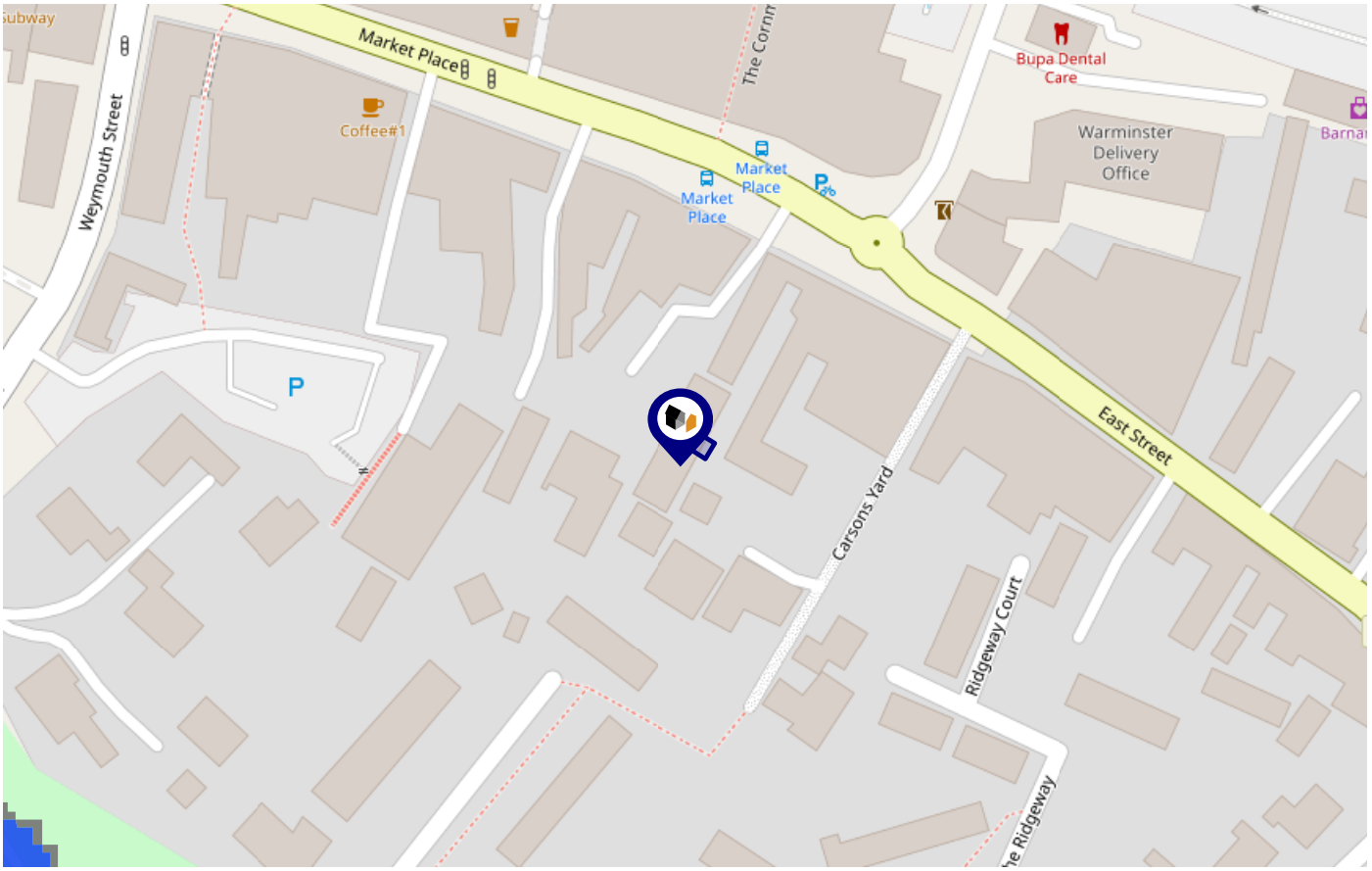


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Flood Risk
Rivers & Seas - Climate Change

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.

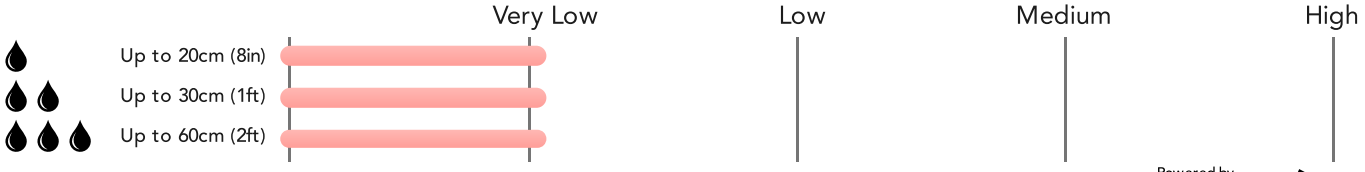


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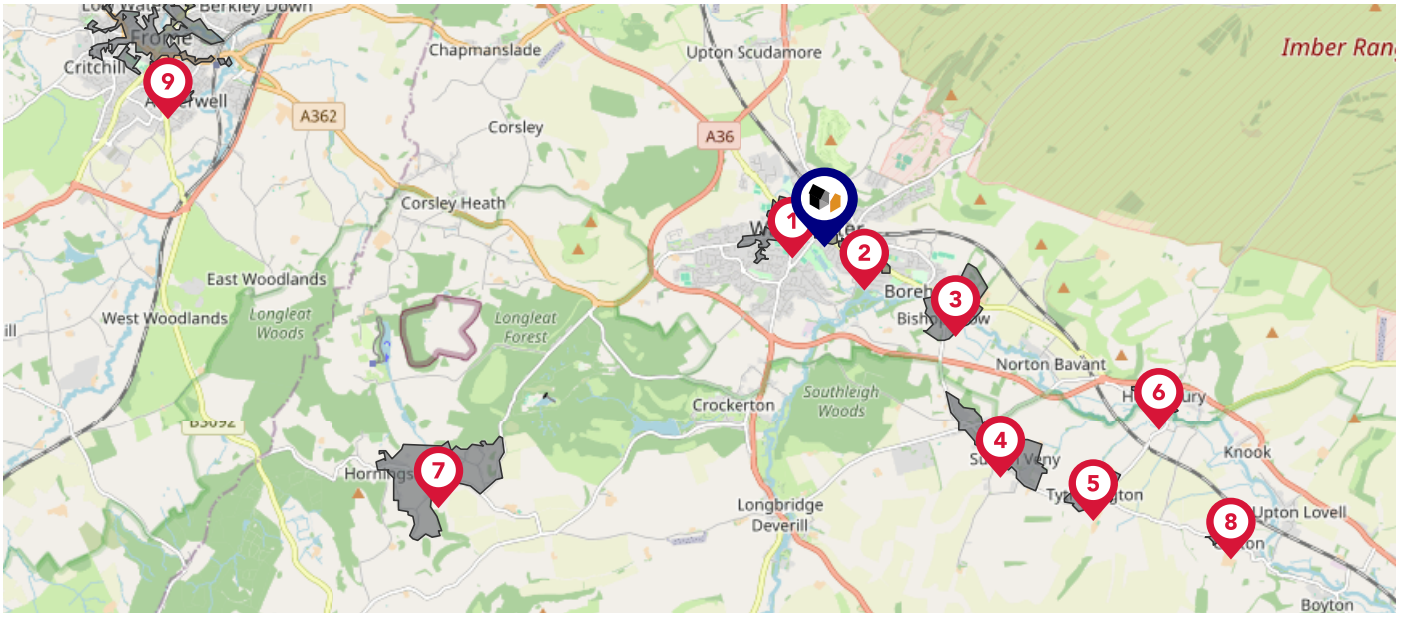
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Maps
Conservation Areas

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



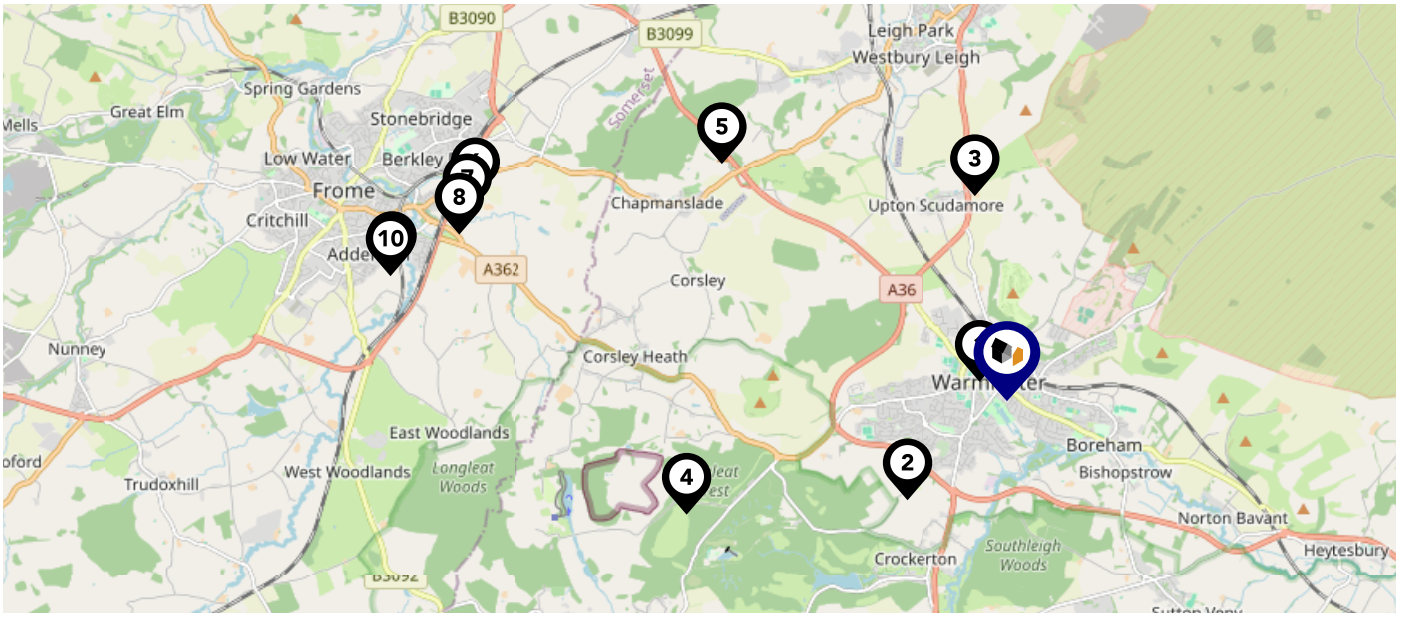
Nearby Conservation Areas

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

Maps
Landfill Sites

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



Nearby Landfill Sites

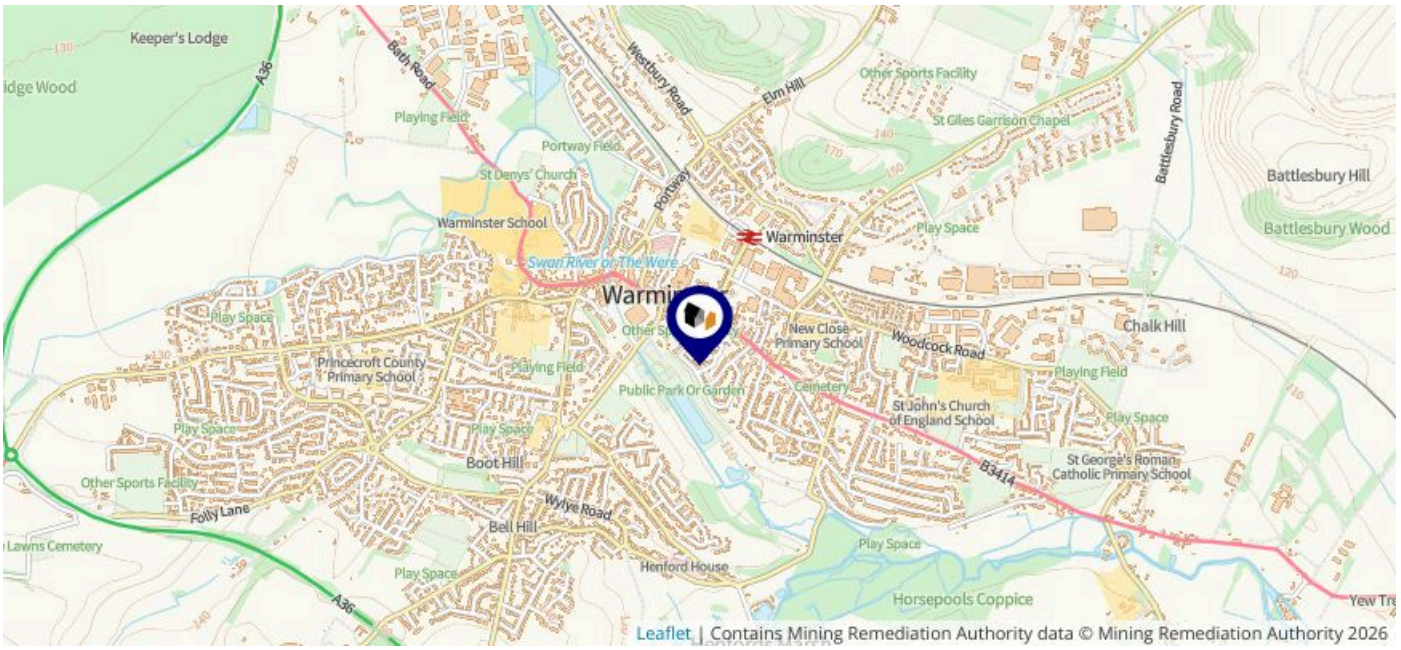
1	Partway Lane Tip-Warminster, Wiltshire	Historic Landfill
2	Ludlow's Farm-Bradley Road, Warminster, Wiltshire	Historic Landfill
3	Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire	Historic Landfill
4	Upper Hares Batch Landfill Site-North Of Longcombe Drive, Longleat, Warminster, Wiltshire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

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Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

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

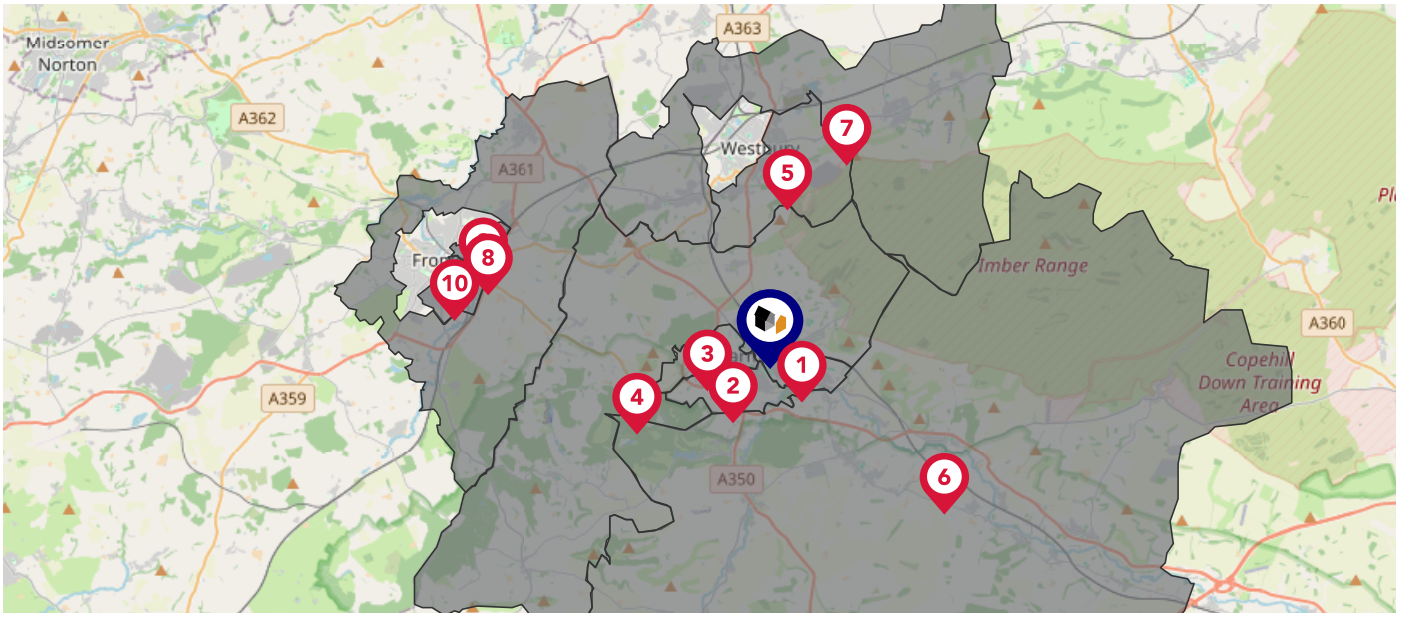
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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Maps
Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

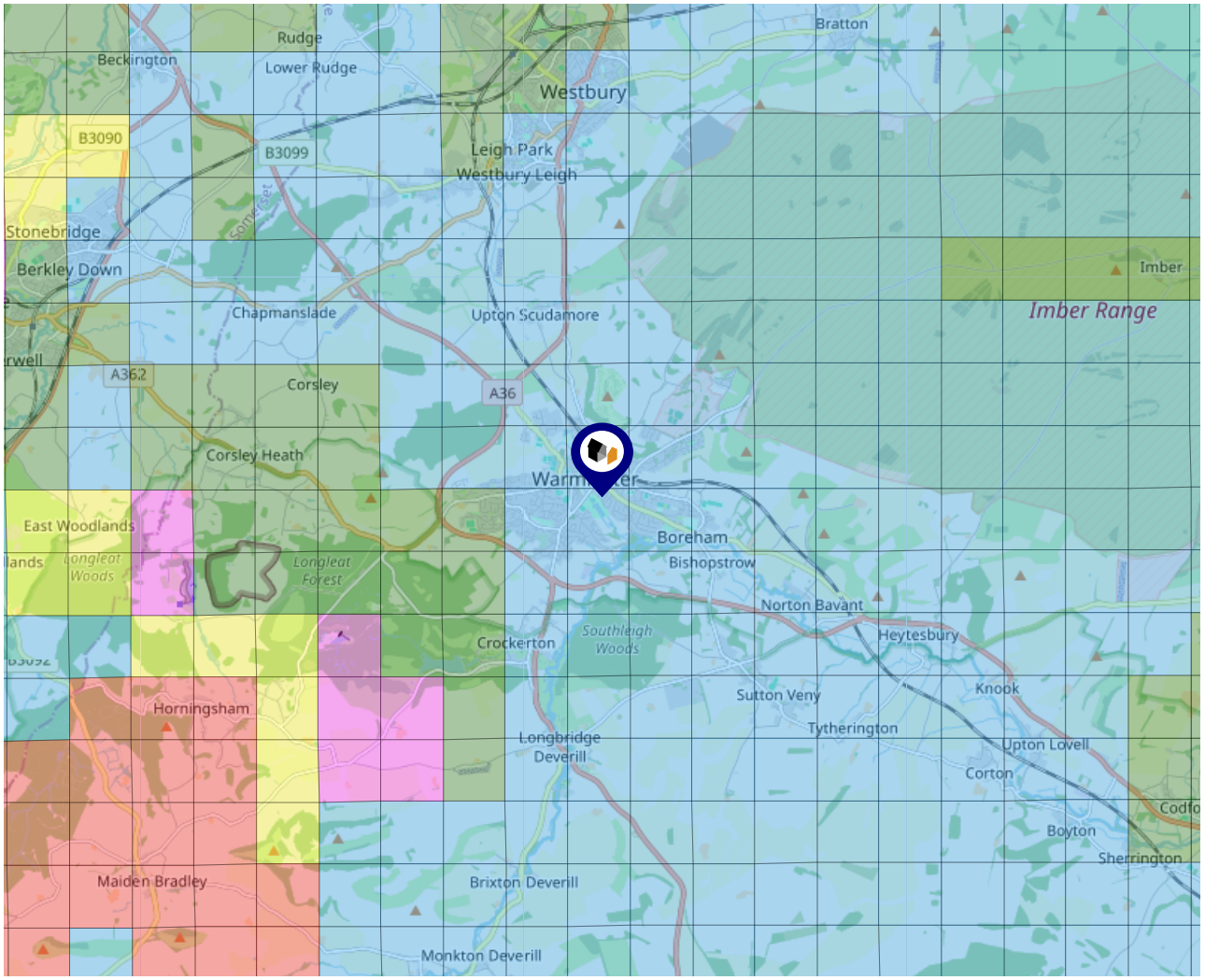
1	Warminster East ED
2	Warminster Broadway ED
3	Warminster West ED
4	Warminster North & Rural ED
5	Westbury East ED
6	Wylye Valley ED
7	Ethandune ED
8	Beckington and Selwood Ward
9	Frome Berkley Down Ward
10	Frome Keyford Ward

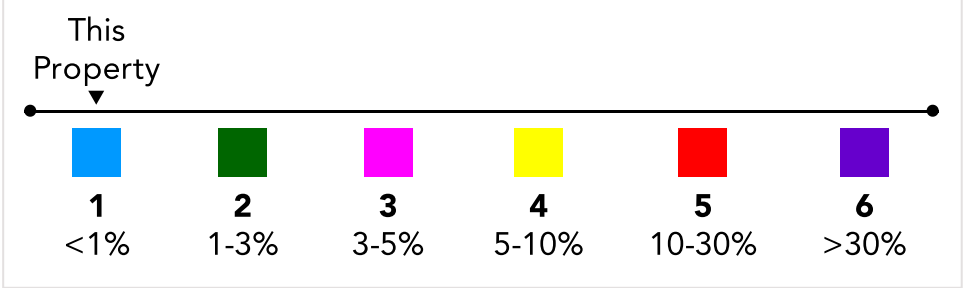
Environment
Radon Gas

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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).





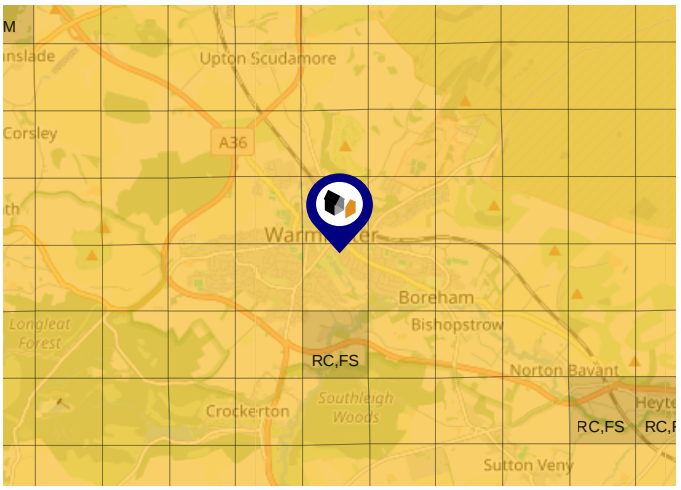
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Environment
Soils & Clay

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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)		



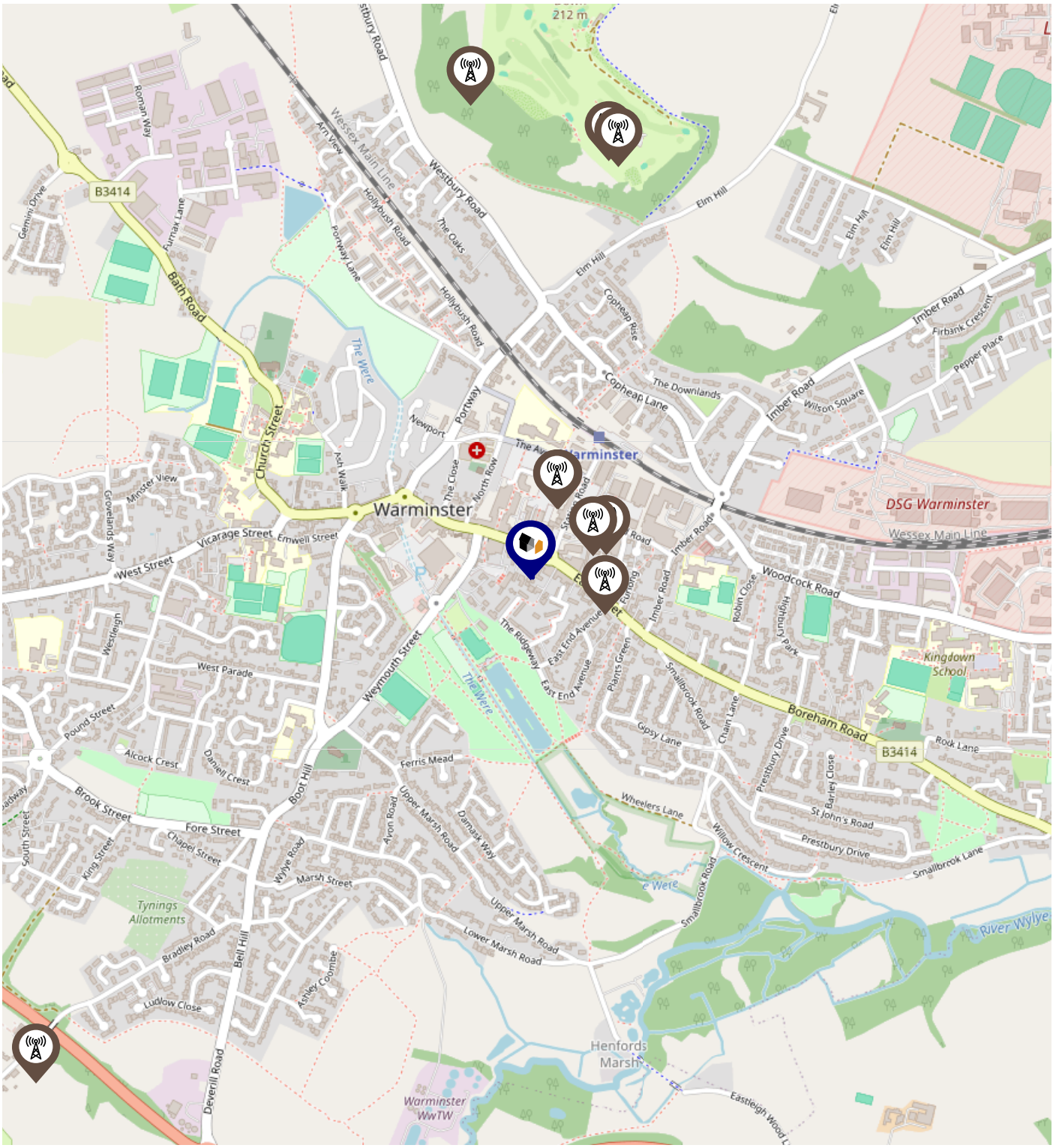
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
1 1194357 - 44-54, Market Place	Grade II	0.0 miles
2 1193821 - 6 And 8, East Street	Grade II	0.0 miles
3 1036228 - 38 40, Market Place	Grade II	0.0 miles
4 1194338 - 36, Market Place	Grade II	0.0 miles
5 1364441 - 76, Market Place	Grade II	0.0 miles
6 1194399 - National Westminster Bank	Grade II	0.0 miles
7 1194370 - 60, Market Place	Grade II	0.0 miles
8 1285720 - 72 And 74, Market Place	Grade II	0.0 miles
9 1036230 - 70a, Market Place (see Details For Further Address Information)	Grade II	0.0 miles
10 1036203 - 10, East Street	Grade II	0.0 miles

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Material Information

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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 as 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 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

Traditional Materials

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas Central Heating

Water Supply

Mains

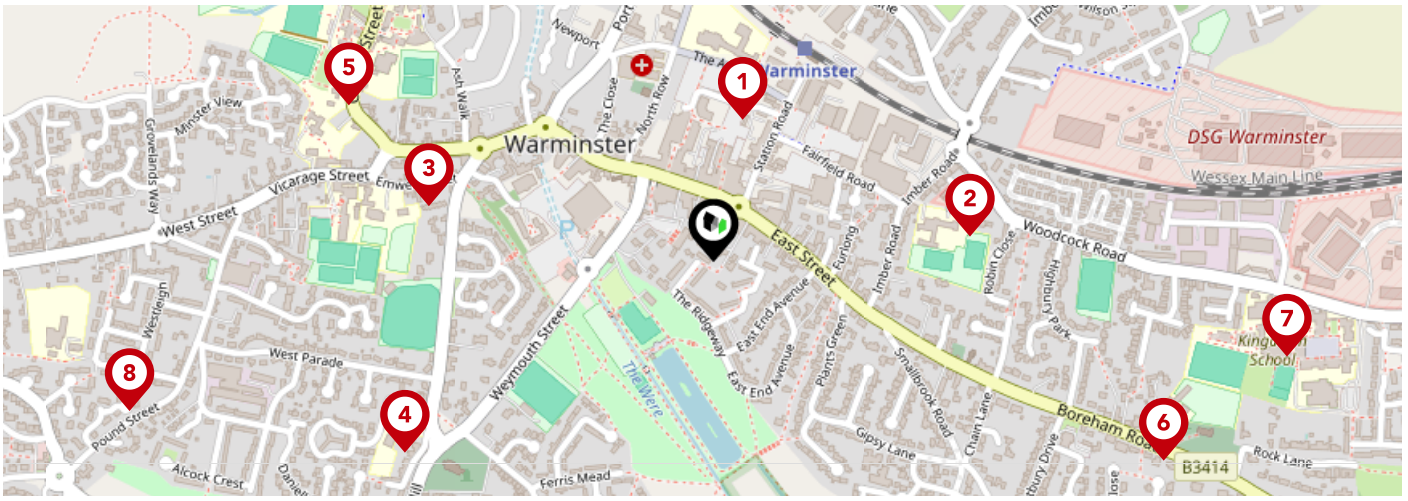
Drainage

Mains

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Area
Schools

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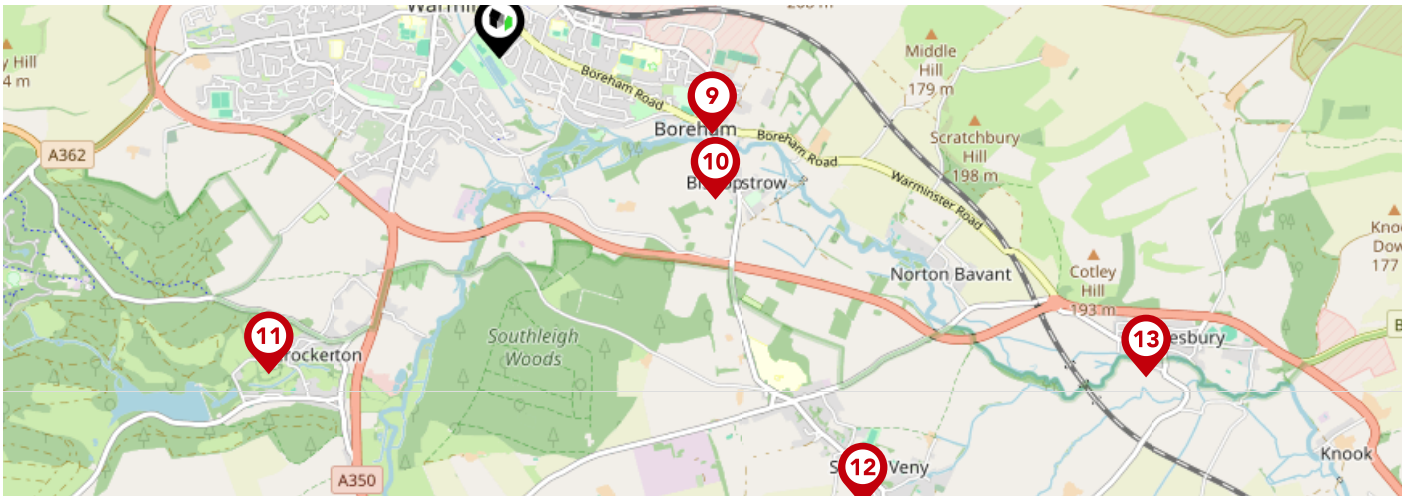


		Nursery	Primary	Secondary	College	Private
1	**The Avenue Primary School and Children's Centre** Ofsted Rating: Good | Pupils: 265 | Distance:0.17	☐	☑	☐	☐	☐
2	**New Close Primary School** Ofsted Rating: Good | Pupils: 136 | Distance:0.3	☐	☑	☐	☐	☐
3	**The Minster CofE Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:0.34	☐	☑	☐	☐	☐
4	**Sambourne Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 119 | Distance:0.42	☐	☑	☐	☐	☐
5	**Warminster School** Ofsted Rating: Not Rated | Pupils: 529 | Distance:0.46	☐	☐	☑	☐	☐
6	**St John's CofE School** Ofsted Rating: Good | Pupils: 117 | Distance:0.57	☐	☑	☐	☐	☐
7	**Kingdown School** Ofsted Rating: Good | Pupils: 1454 | Distance:0.67	☐	☐	☑	☐	☐
8	**Princecroft Primary School** Ofsted Rating: Good | Pupils: 242 | Distance:0.7	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

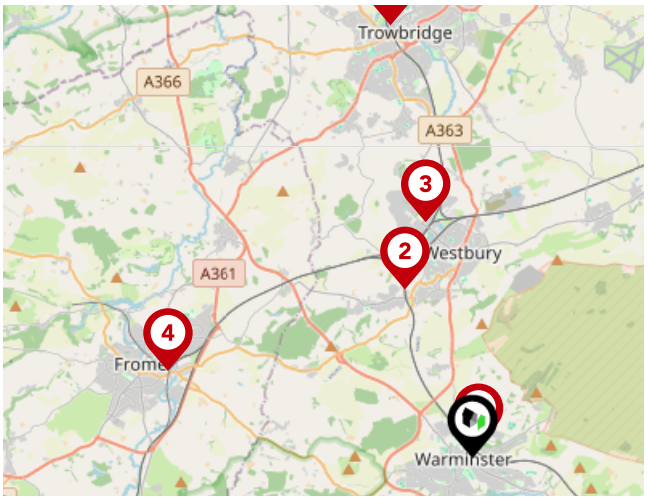


		Nursery	Primary	Secondary	College	Private
9	**St George's Catholic Primary School, Warminster** Ofsted Rating: Requires improvement | Pupils: 102 | Distance:1.05	☐	☑	☐	☐	☐
10	**Bishopstrow College** Ofsted Rating: Not Rated | Pupils: 55 | Distance:1.2	☐	☐	☑	☐	☐
11	**Crockerton CofE Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:1.82	☐	☑	☐	☐	☐
12	**Sutton Veny CofE School** Ofsted Rating: Good | Pupils: 161 | Distance:2.68	☐	☑	☐	☐	☐
13	**Heytesbury Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 49 | Distance:3.35	☐	☑	☐	☐	☐
14	**Fairfield Farm College (Fairfield Farm Trust)** Ofsted Rating: Good | Pupils:0 | Distance:3.39	☐	☐	☑	☐	☐
15	**Dilton Marsh CofE Primary School** Ofsted Rating: Good | Pupils: 174 | Distance:3.46	☐	☑	☐	☐	☐
16	**Chapmanslade Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 96 | Distance:3.54	☐	☑	☐	☐	☐

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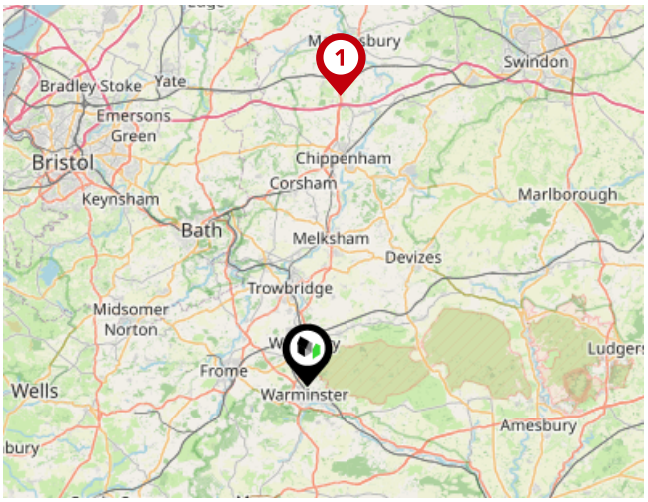
Area
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Warminster Rail Station	0.22 miles
2	Dilton Marsh Rail Station	3.35 miles
3	Westbury (Wilts) Rail Station	4.44 miles
4	Frome Rail Station	5.88 miles
5	Trowbridge Rail Station	8.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	21.64 miles



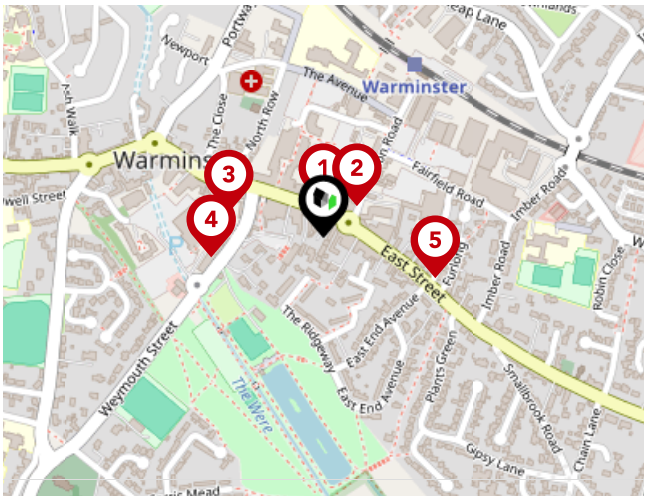
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	26.2 miles

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Area
Transport (Local)

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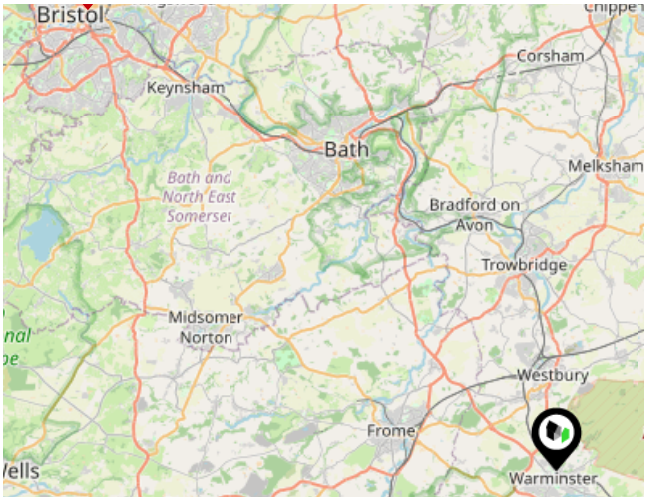


Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.03 miles
2	Station Road	0.05 miles
3	Morrisons	0.11 miles
4	Morrisons	0.13 miles
5	Esso Garage	0.13 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	24.37 miles

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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.

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Disclaimer

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.

Powered by sprift
Know any property instantly

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