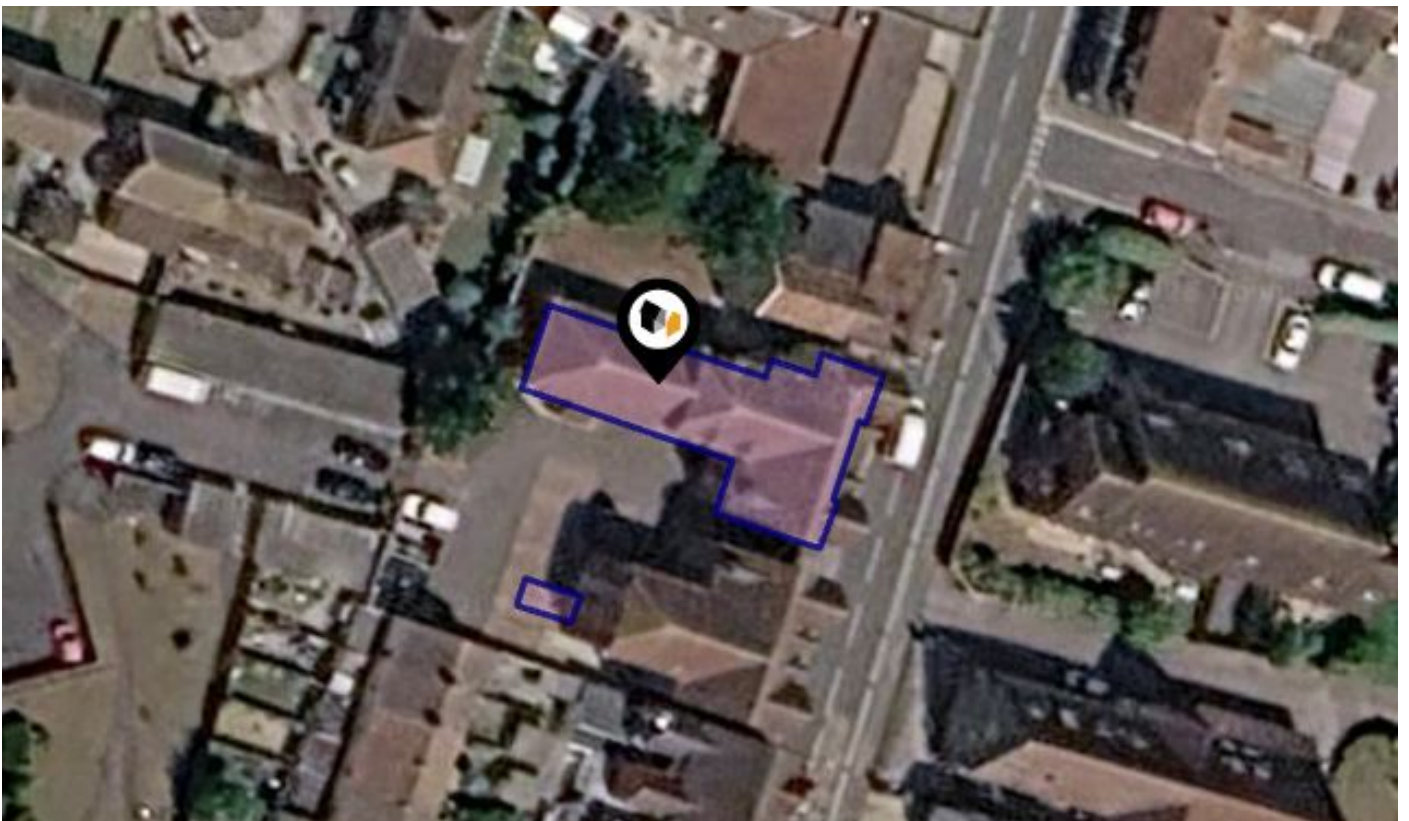




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 02nd July 2026



**FLAT 11, WESSEX HOUSE, 99, CHURCH STREET,
HIGHBRIDGE, TA9 3HP**

Landwood Group

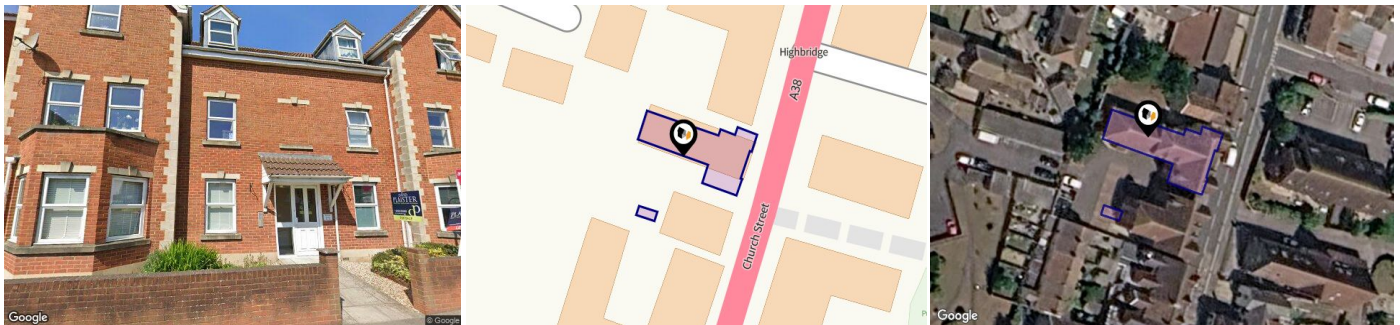
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	31/05/2006
Bedrooms:	2	Last Sold Price:	£149,950
Floor Area:	581 ft ² / 54 m ²	Last Sold £/ft²:	£257
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2006		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	ST247425		
UPRN:	10013409692		
Restrictive Covenants:	No		

Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



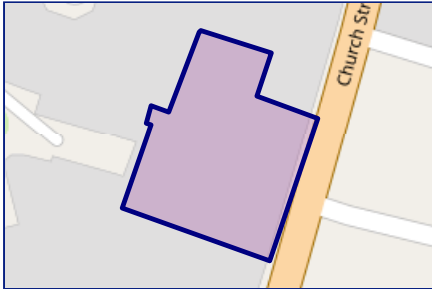
Satellite/Fibre TV Availability:



Property Multiple Title Plans

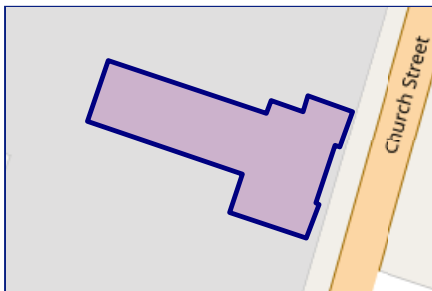
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Freehold Title Plan



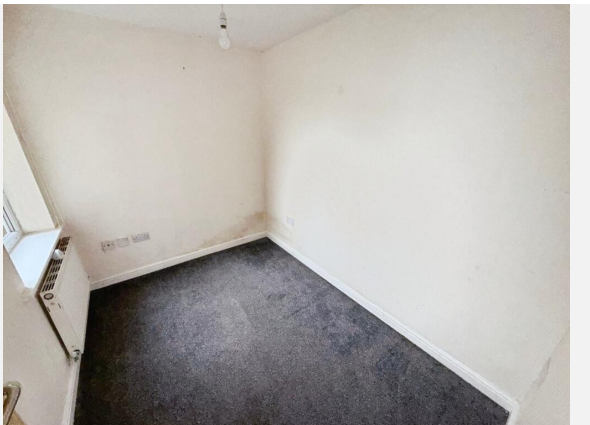
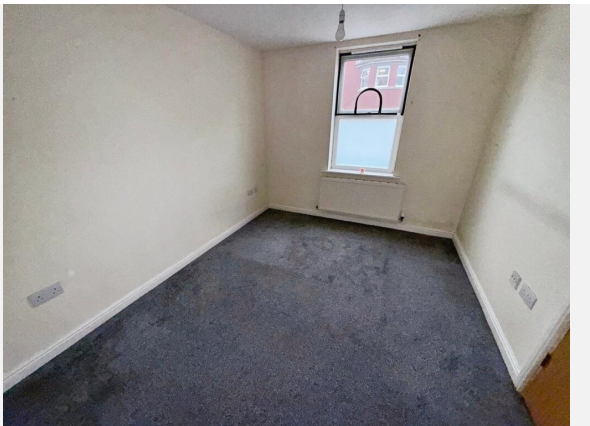
ST108184

Leasehold Title Plan



ST247425

Start Date: 30/05/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 978 years



**FLAT 11, WESSEX HOUSE, 99, CHURCH STREET,
 HIGHBRIDGE, TA9 3HP**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FLAT 11, WESSEX HOUSE, 99, CHURCH STREET,
HIGHBRIDGE, TA9 3HP**



Property EPC - Certificate

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Flat 11 Wessex House, 99, Church Street, TA9 3HP

Energy rating

C

Valid until 08.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Suspended, insulated (assumed)
Total Floor Area:	54 m ²

Market Sold in Street

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Flat 10, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	13/02/2026	10/11/2006	15/05/2006	
Last Sold Price:	£112,500	£149,950	£144,950	
Flat 22, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	29/04/2025	02/06/2006		
Last Sold Price:	£50,000	£124,950		
Flat 19, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	29/04/2025			
Last Sold Price:	£50,000			
Flat 20, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	29/04/2025	02/06/2006		
Last Sold Price:	£50,000	£129,950		
Flat 8, Dorset House, 100, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	28/04/2023	09/01/2007	31/05/2006	
Last Sold Price:	£120,000	£140,000	£130,000	
Flat 4, Dorset House, 100, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	18/10/2022	09/01/2007	31/05/2006	
Last Sold Price:	£121,950	£149,950	£130,000	
Flat 2, Dorset House, 100, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	10/01/2007	31/05/2006		
Last Sold Price:	£149,950	£130,000		
Flat 5, Dorset House, 100, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	09/01/2007	31/05/2006		
Last Sold Price:	£150,000	£130,000		
Flat 1, Dorset House, 100, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	21/11/2006	15/05/2006		
Last Sold Price:	£139,950	£139,950		
Flat 17, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	10/11/2006	15/05/2006		
Last Sold Price:	£149,950	£149,950		
Flat 13, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	16/06/2006			
Last Sold Price:	£141,505			
Flat 18, Wessex House, 99, Church Street, Highbridge, TA9 3HP				Flat-maisonette House
Last Sold Date:	01/06/2006			
Last Sold Price:	£149,950			

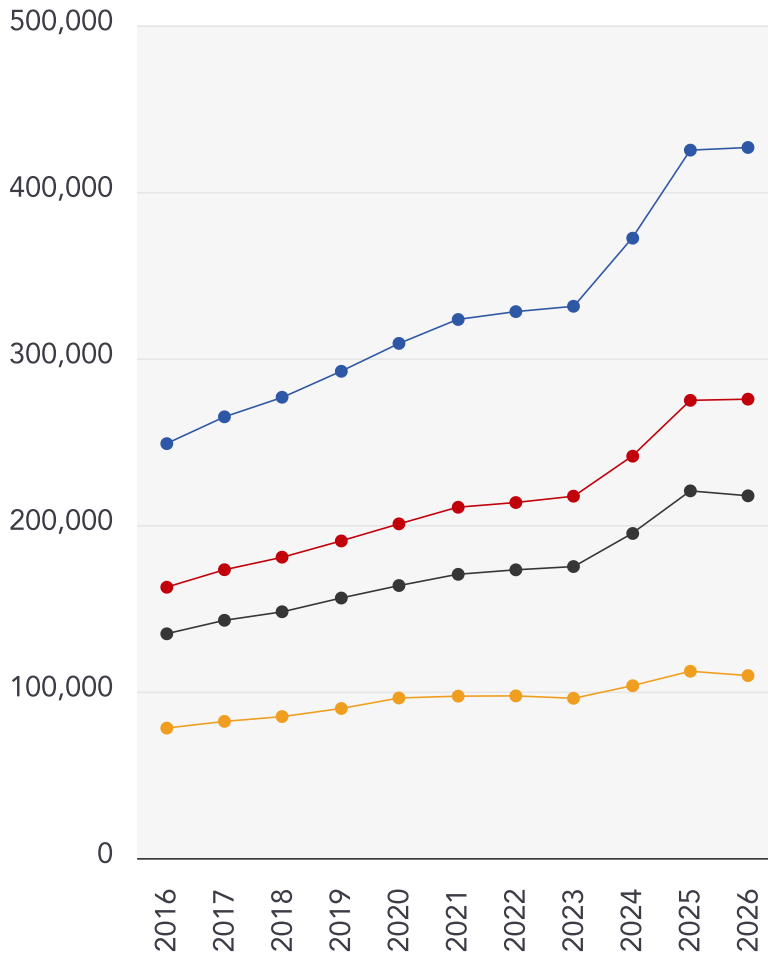
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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GROUP

10 Year History of Average House Prices by Property Type in TA9



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

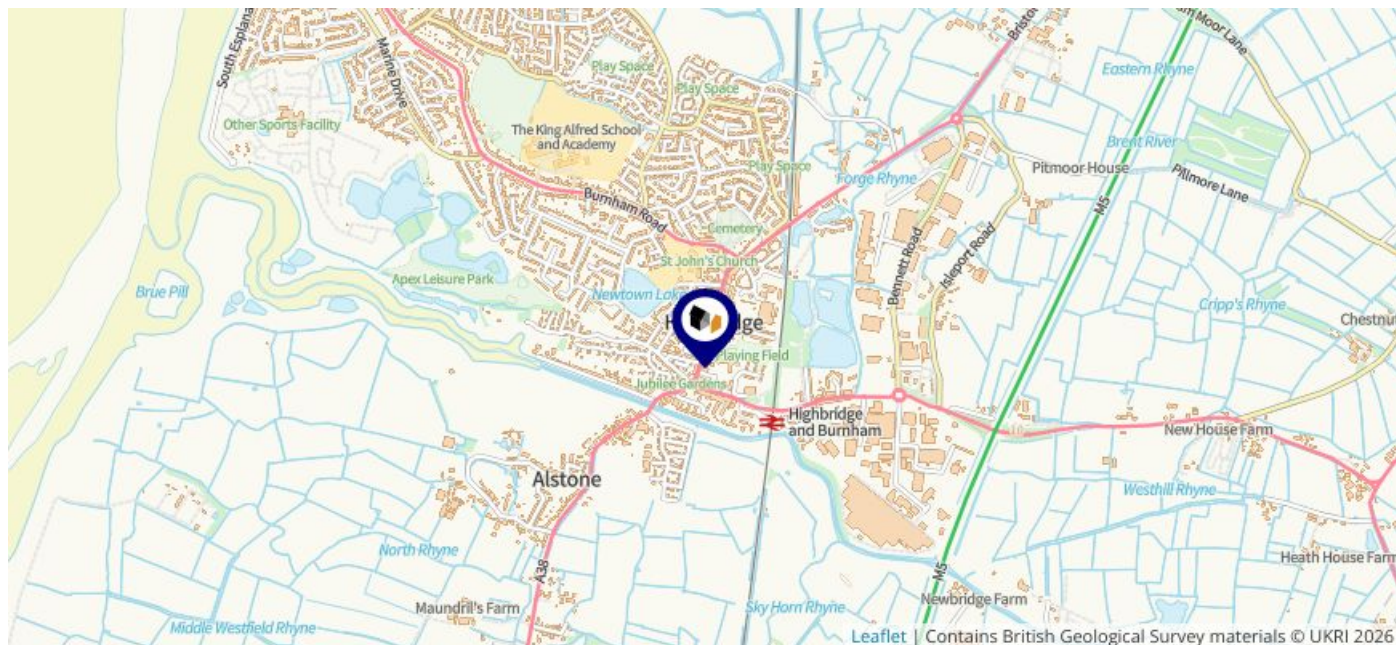
Flat

+40.39%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



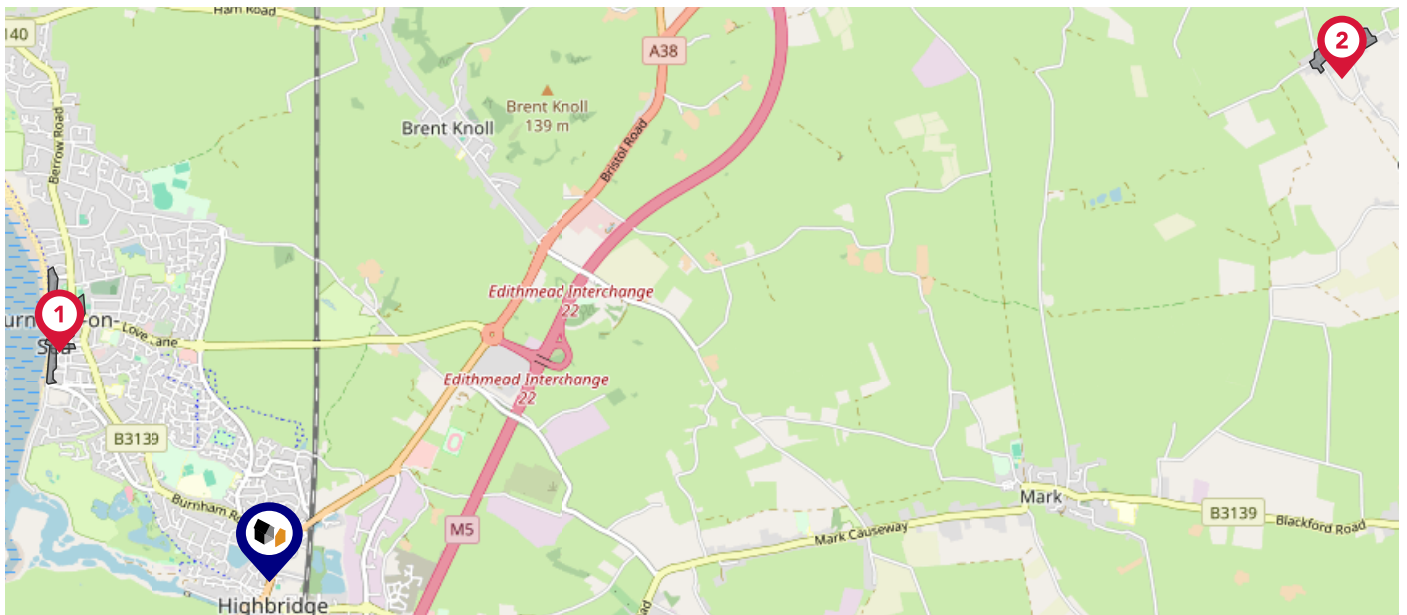
Mine Entry

- ✕ 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



Burnham-on-Sea

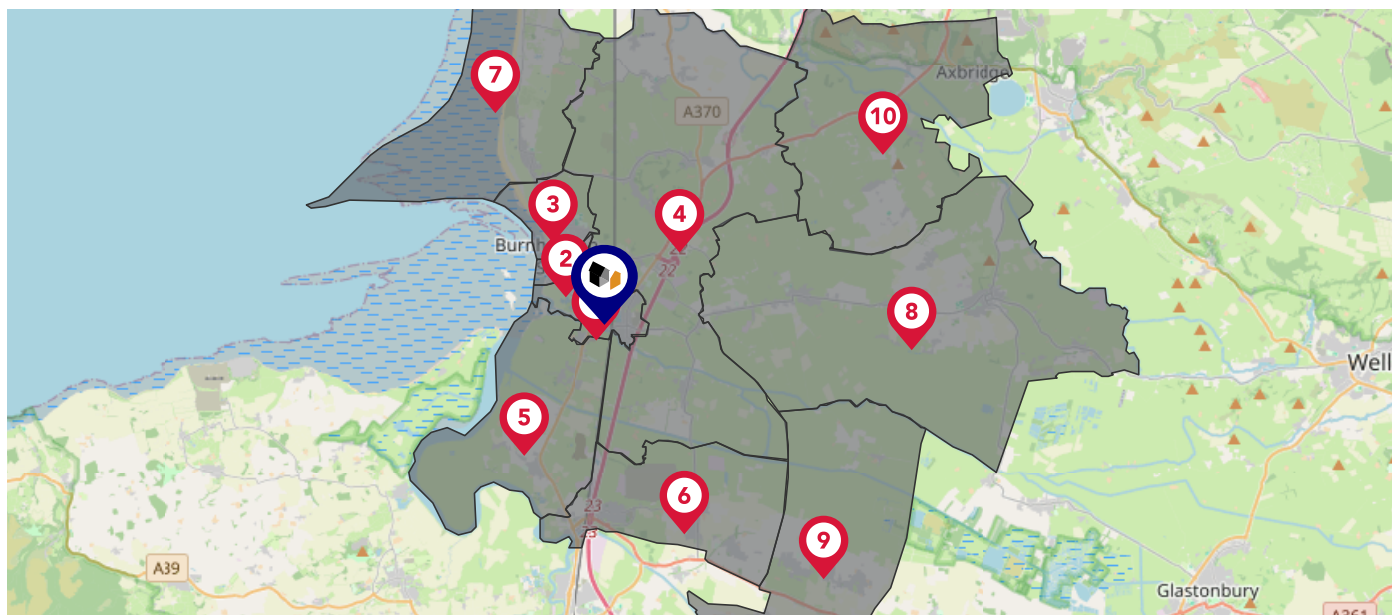


Stone Allerton

Maps

Council Wards

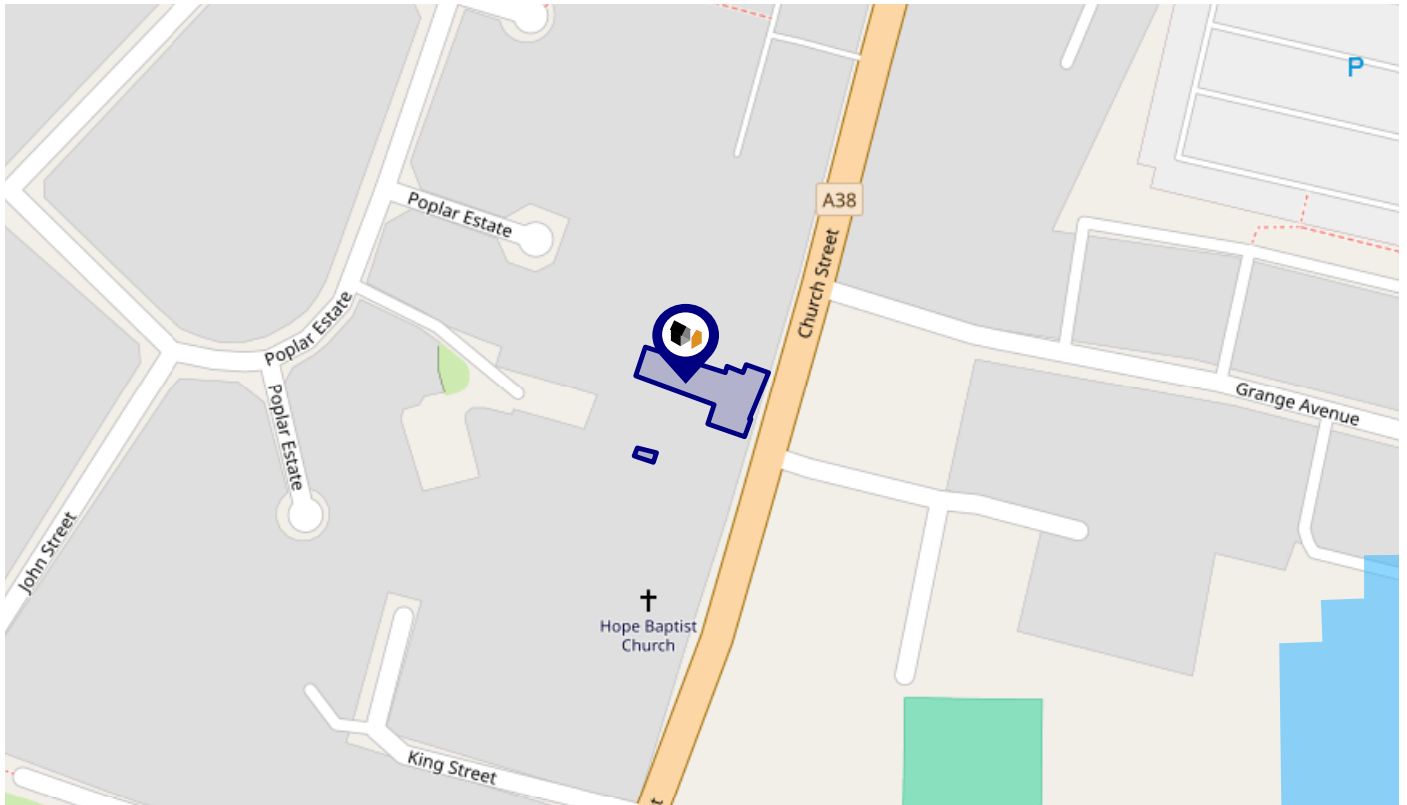
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Highbridge and Burnham Marine Ward
- 2 Burnham Central Ward
- 3 Burnham North Ward
- 4 Knoll Ward
- 5 Huntspill and Pawlett Ward
- 6 Puriton and Woolavington Ward
- 7 Berrow Ward
- 8 Wedmore and Mark Ward
- 9 West Polden Ward
- 10 Axevale Ward

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.

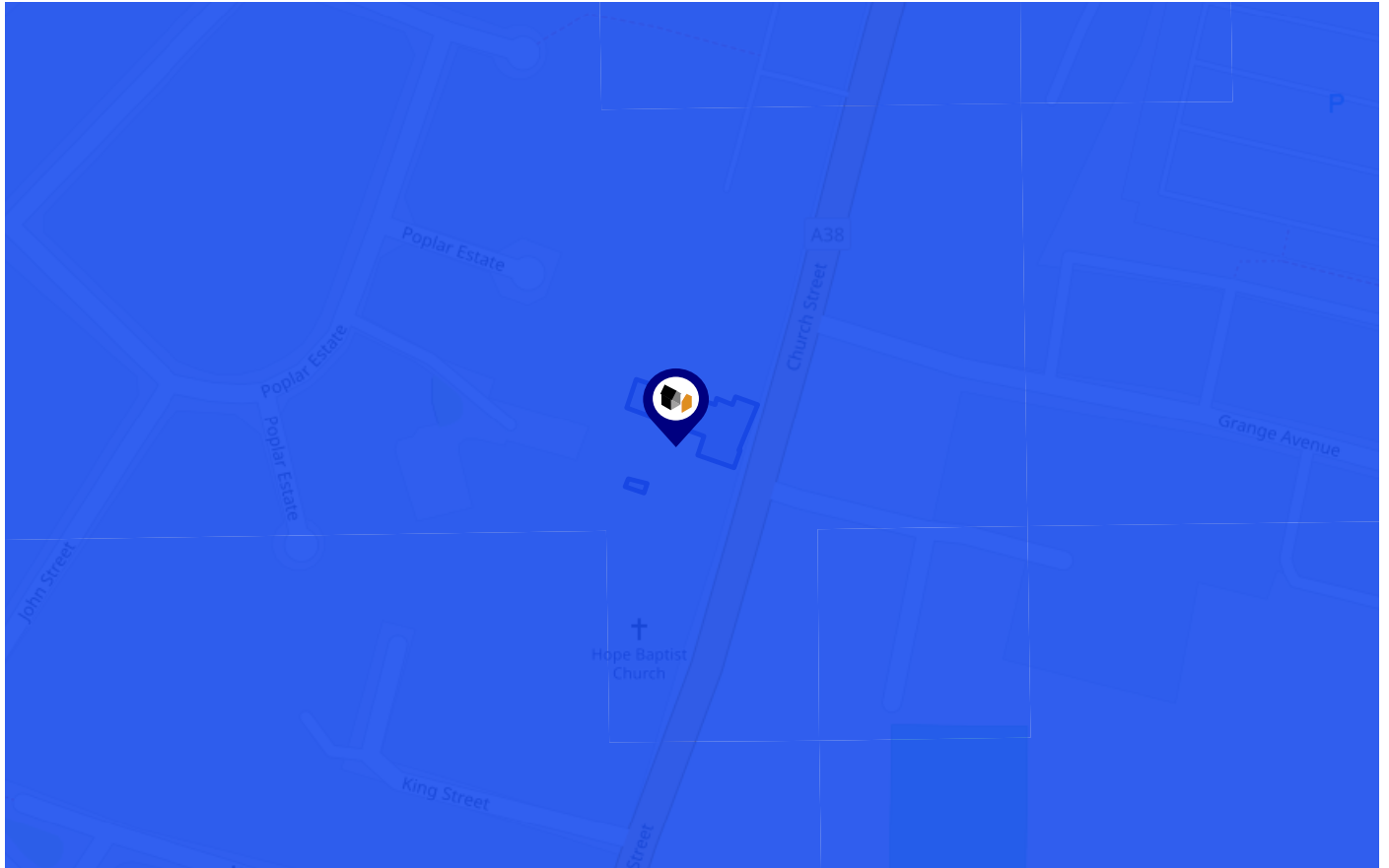
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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: **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.

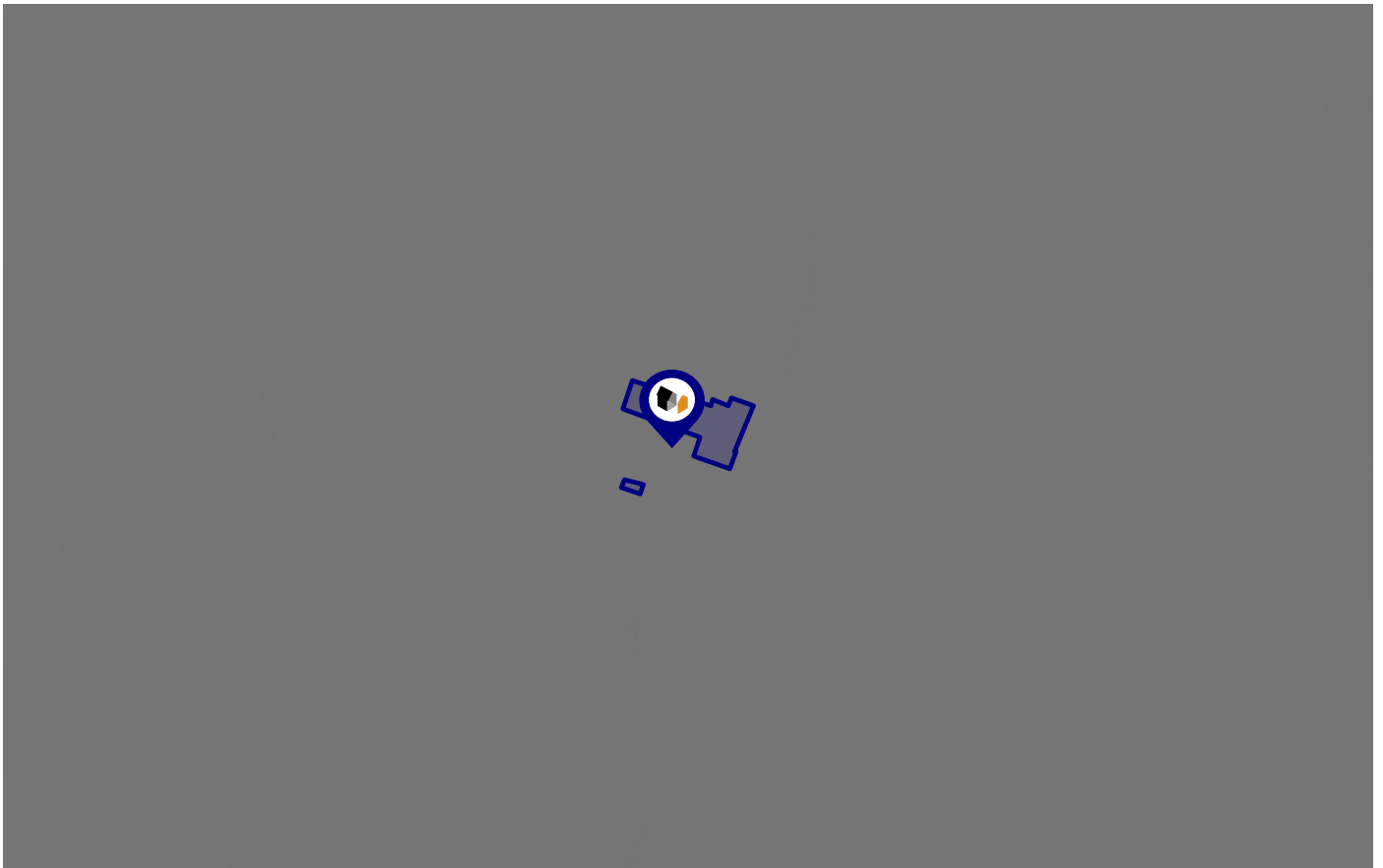
Chance of flooding to the following depths at this property:



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.

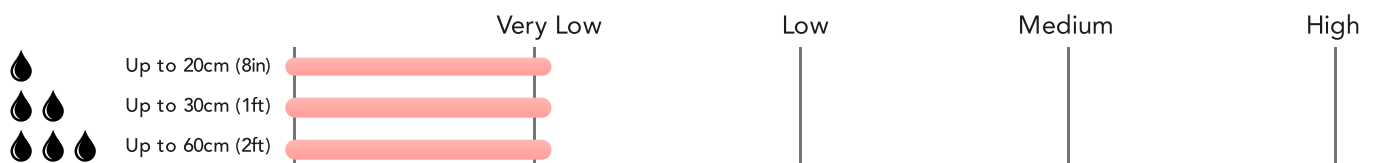


Risk Rating: Very low

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.

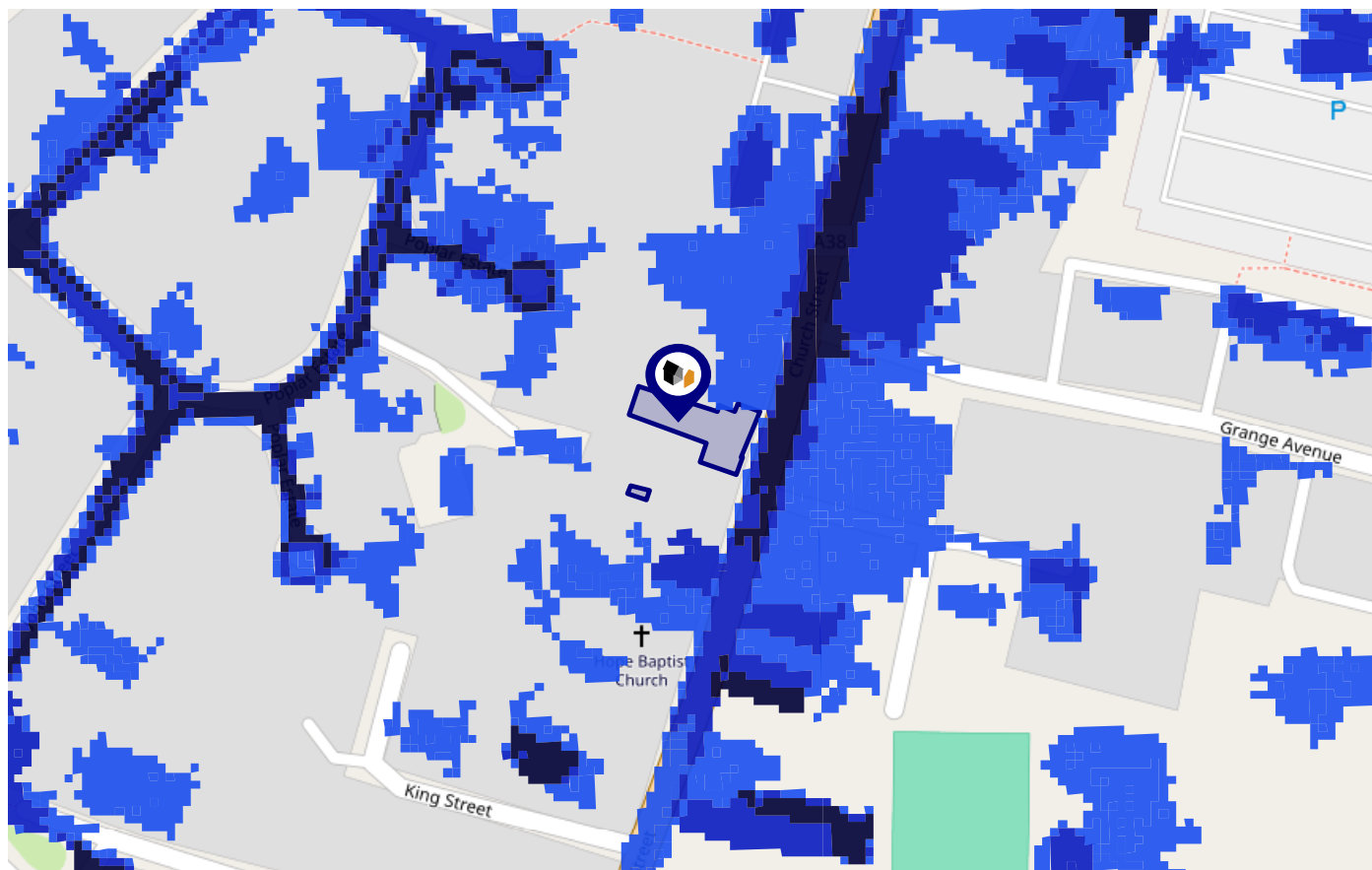
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

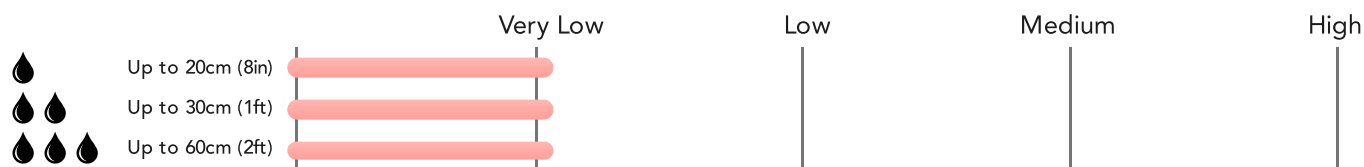


Risk Rating: Very low

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.

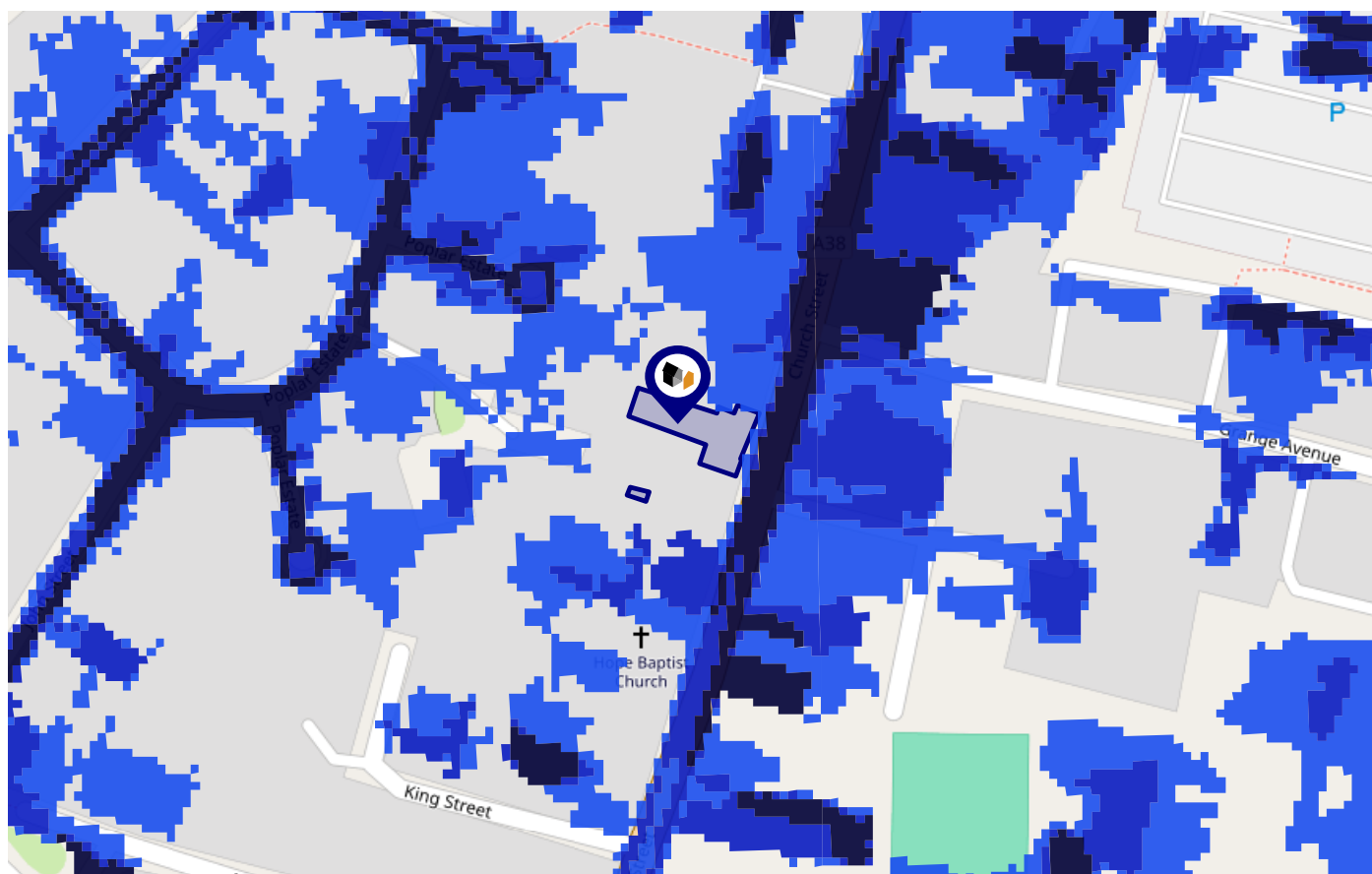
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

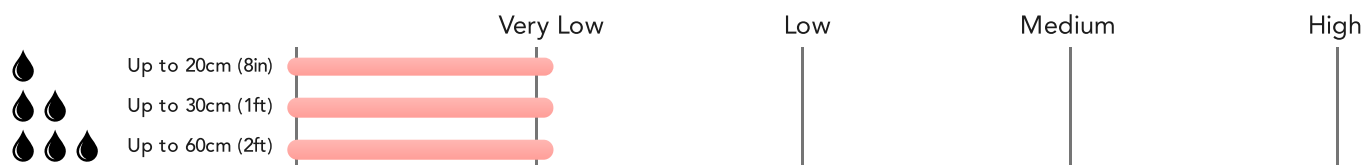


Risk Rating: Very low

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:

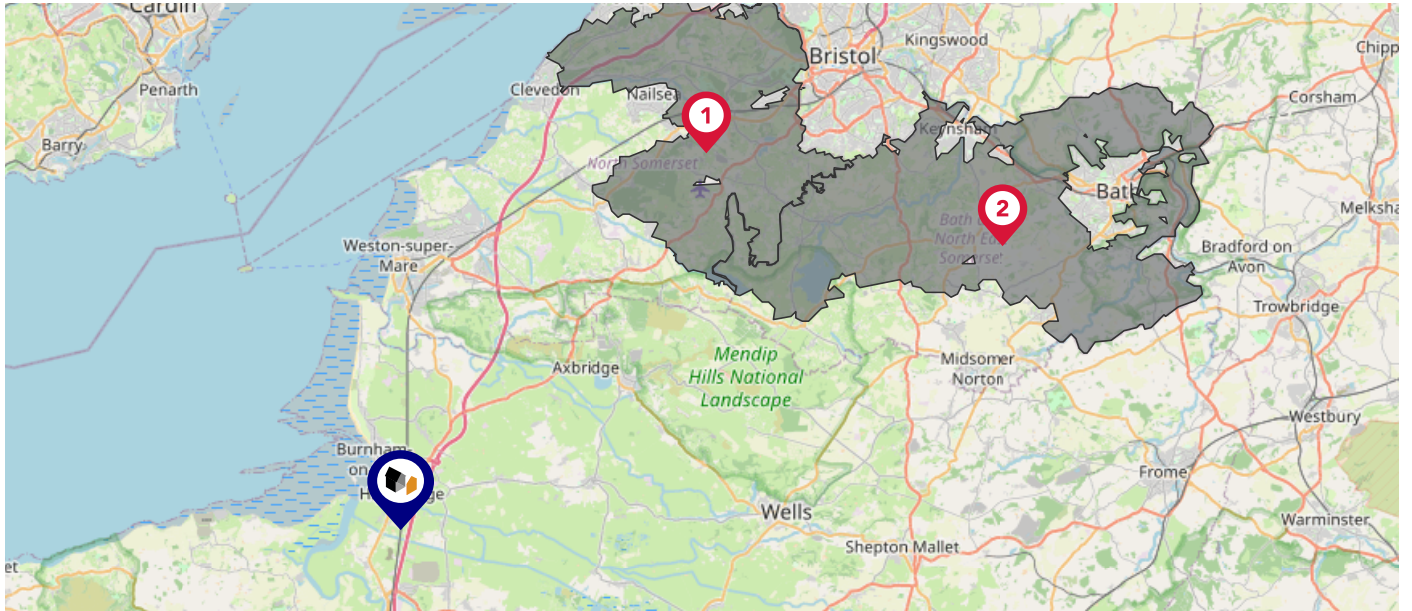


Maps

Green Belt

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



Nearby Green Belt Land

1

Bath and Bristol Green Belt - North Somerset

2

Bath and Bristol Green Belt - Bath and North East Somerset

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	Newtown-Highbridge	Historic Landfill
2	Highbridge Railway Station-Highbridge	Historic Landfill
3	Old River Brue-Highbridge, Somerset	Historic Landfill
4	Worston Lane-Burnham-on-Sea	Historic Landfill
5	Edithmead Bridge Railway-Burnham, Stodden's Lane, Burnham On Sea, Somerset	Historic Landfill
6	No name provided by source	Active Landfill
7	EA/EPR/GB3533DU/V002 - Old Brick Works	Active Landfill
8	Royal Ordnance Factory-Puriton, Bridgwater, Somerset	Historic Landfill
9	Royal Ordnance Factory-Puriton, Bridgwater, Somerset	Historic Landfill
10	OS Plot 0001-Chapel Allerton, Axbridge, Somerset	Historic Landfill

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



1251105 - 82 Church Street

Grade II

0.1 miles



1251106 - Stable Adjacent To Number 82 Church Street

Grade II

0.1 miles



1439184 - Highbridge War Memorial

Grade II

0.1 miles



1441003 - Somerset And Dorset Joint Railway War Memorial

Grade II

0.1 miles



1251104 - 81, Church Street

Grade II

0.1 miles



1251109 - Highbridge Hotel

Grade II

0.2 miles



1251110 - Huish

Grade II

0.3 miles



1344665 - 1, Alstone Lane

Grade II

0.6 miles



1060141 - Holcroft

Grade II

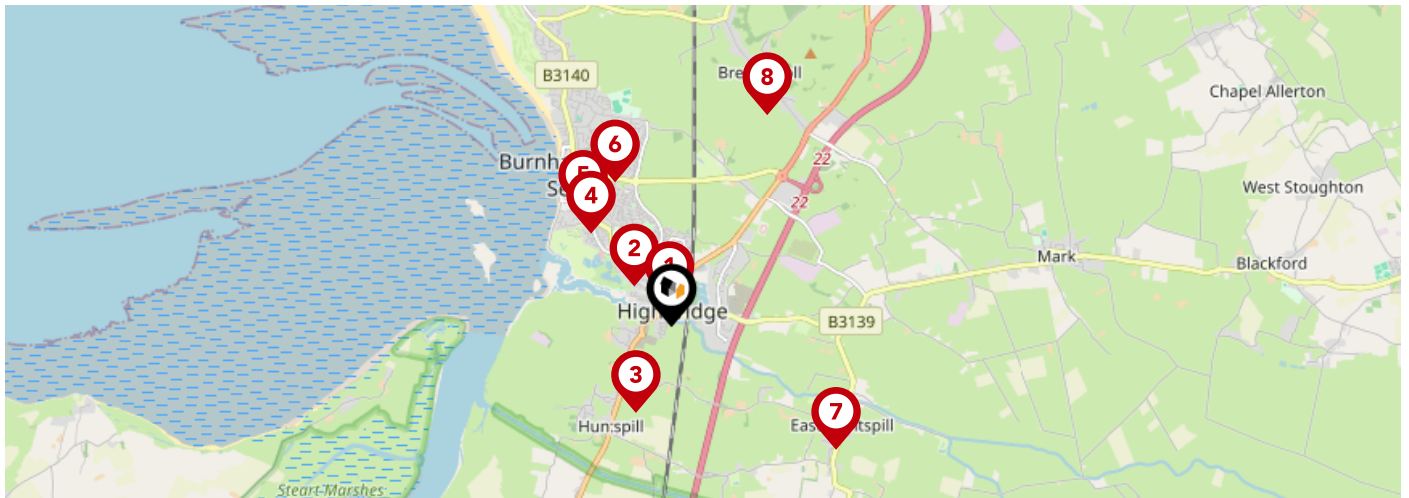
0.6 miles



1296190 - Alstone Court Farmhouse And Outbuildings

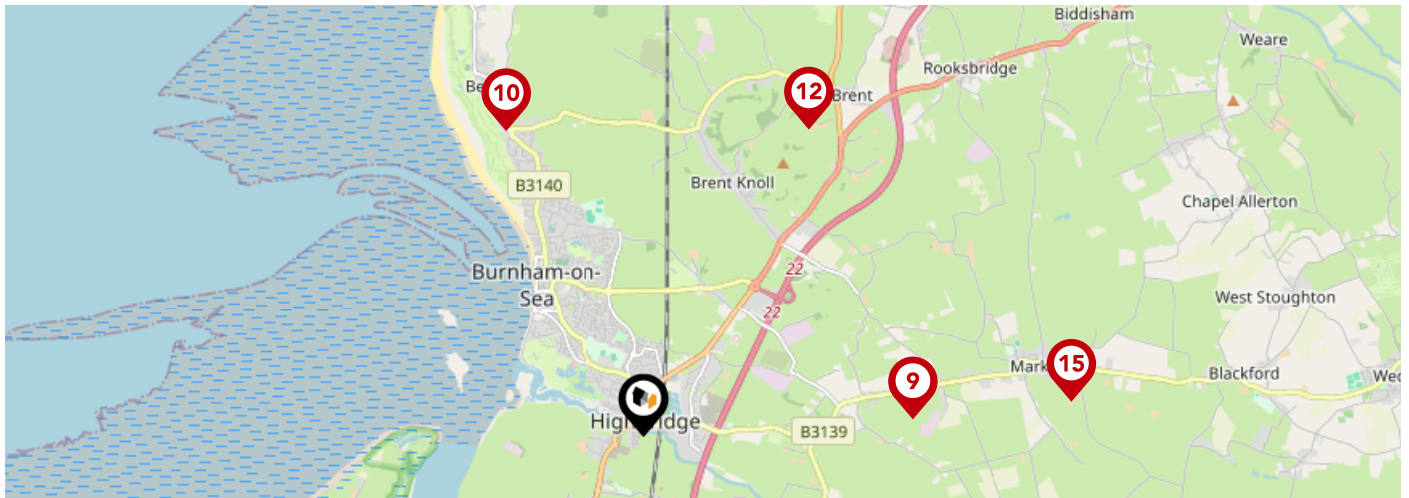
Grade II









0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Churchfield Church School Ofsted Rating: Good Pupils: 445 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The King Alfred School an Academy Ofsted Rating: Good Pupils: 1336 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Huntspill Primary Academy Ofsted Rating: Good Pupils: 101 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary and Nursery School Ofsted Rating: Outstanding Pupils: 272 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Controlled Junior School Ofsted Rating: Good Pupils: 332 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Burnham-On-Sea Community Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brent Knoll Church of England Primary School Ofsted Rating: Good Pupils: 182 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

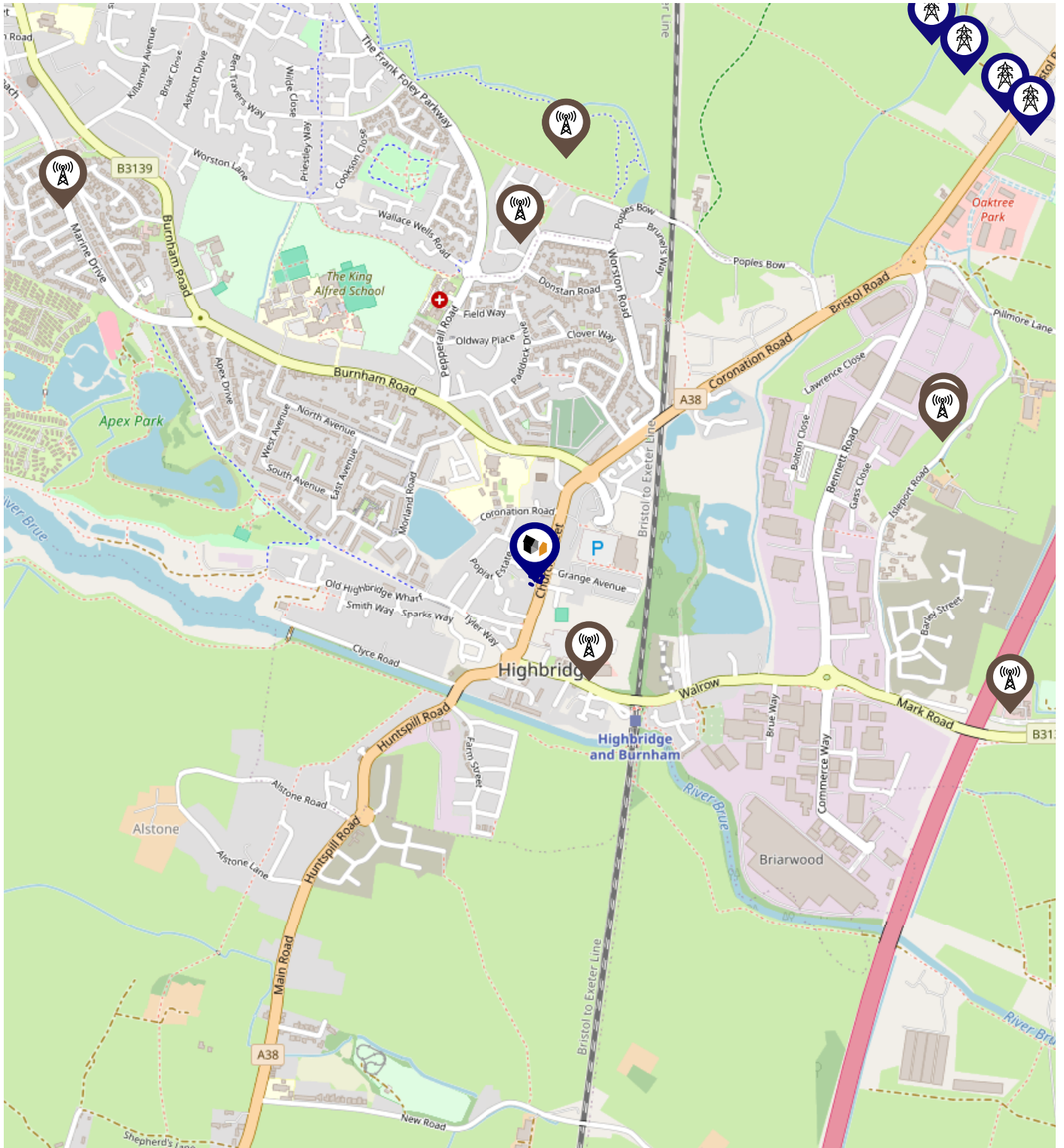
Area Schools





		Nursery	Primary	Secondary	College	Private
	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Berrow Primary Church Academy Ofsted Rating: Not Rated Pupils: 151 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pawlett Primary School Academy Ofsted Rating: Good Pupils: 66 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Brent Church of England First School Ofsted Rating: Good Pupils: 75 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Puriton Primary School Ofsted Rating: Good Pupils: 208 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woolavington Village Primary School Ofsted Rating: Good Pupils: 170 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lympsham Church of England Academy Ofsted Rating: Good Pupils: 143 Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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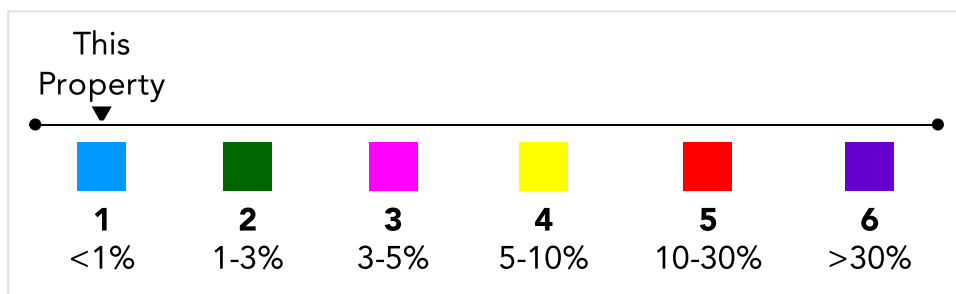
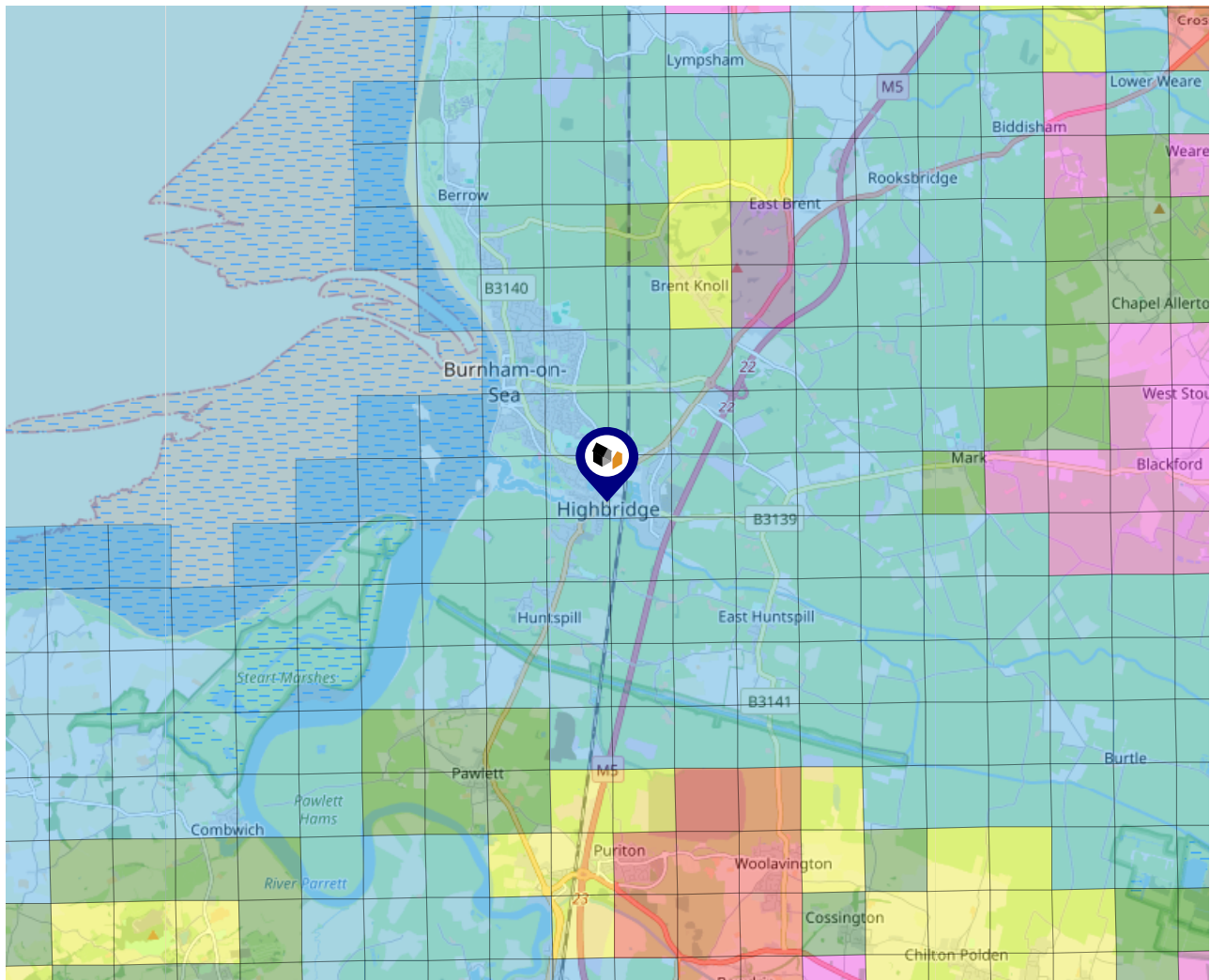


Key:

-  Power Pylons
-  Communication Masts

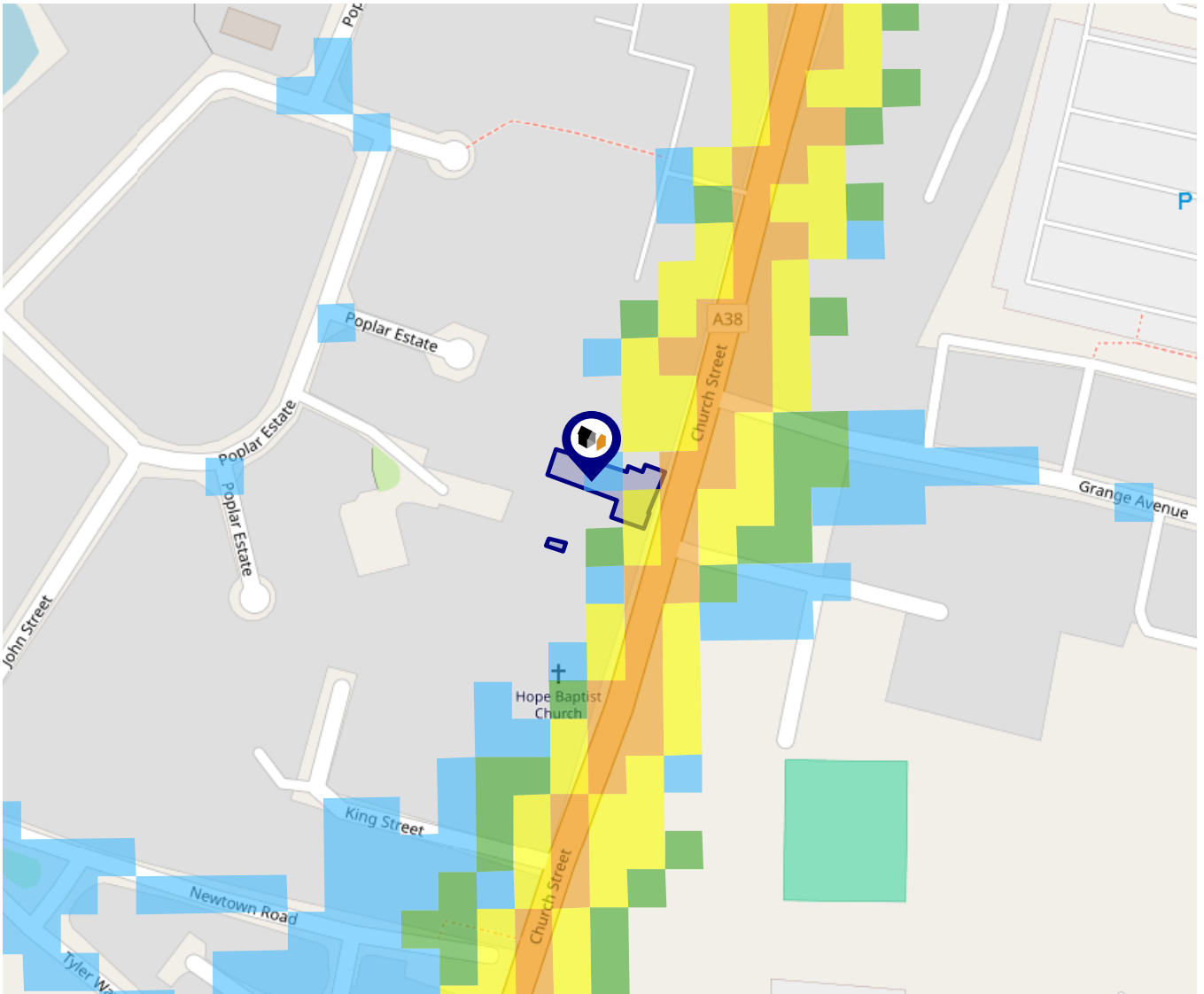
What is Radon?

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).



Local Area Road Noise

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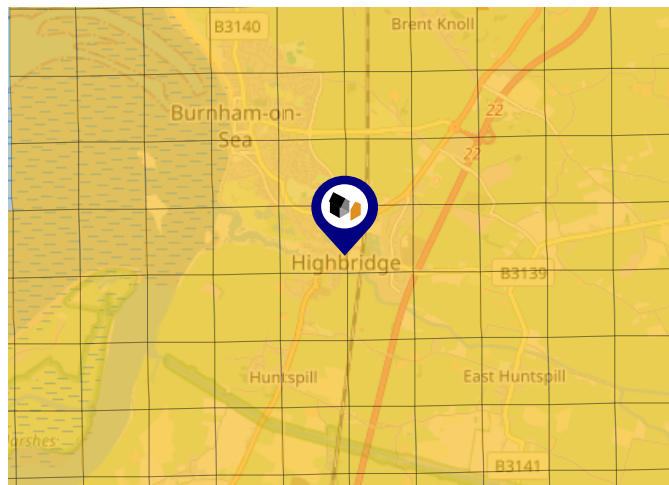


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

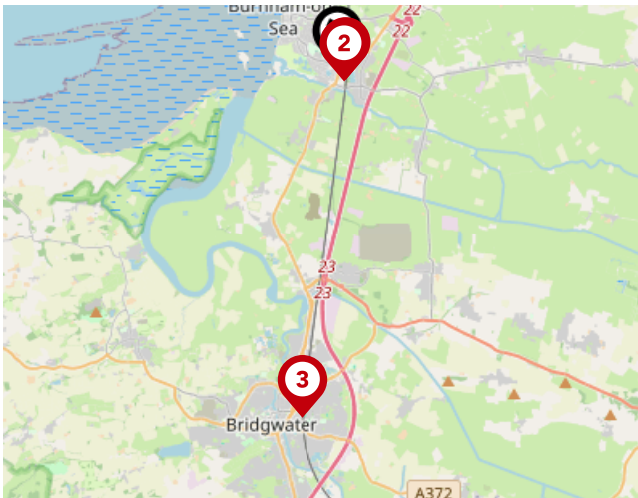
Carbon Content:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



Primary Classifications (Most Common Clay Types)

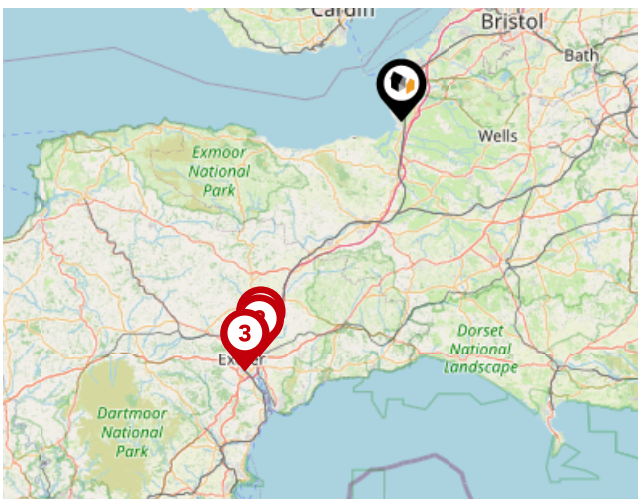
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



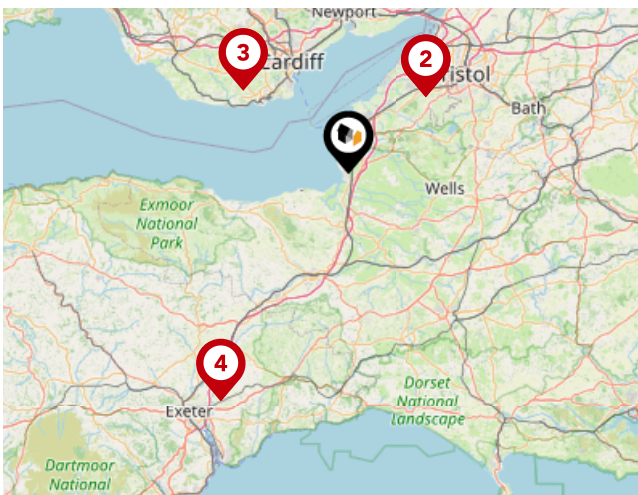
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	0.26 miles
2	Highbridge & Burnham-on-Sea Rail Station	0.28 miles
3	Bridgwater Rail Station	6.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	40.11 miles
2	M5 J30	41.14 miles
3	M5 J31	44.21 miles

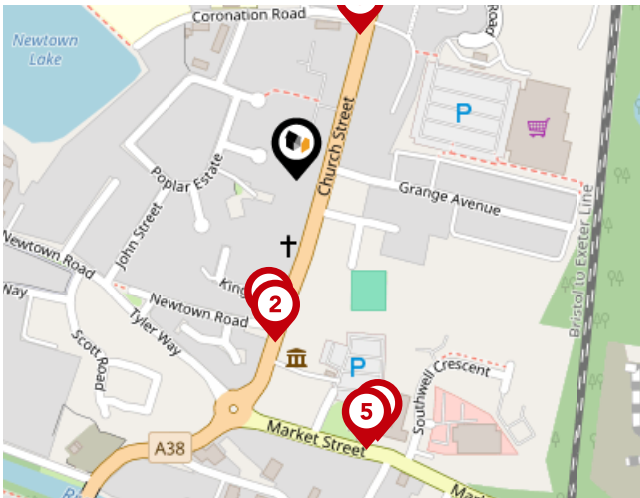


Airports/Helipads

Pin	Name	Distance
1	Felton	16.17 miles
2	Bristol Airport	16.17 miles
3	Cardiff Airport	19.91 miles
4	Exeter Airport	38.99 miles

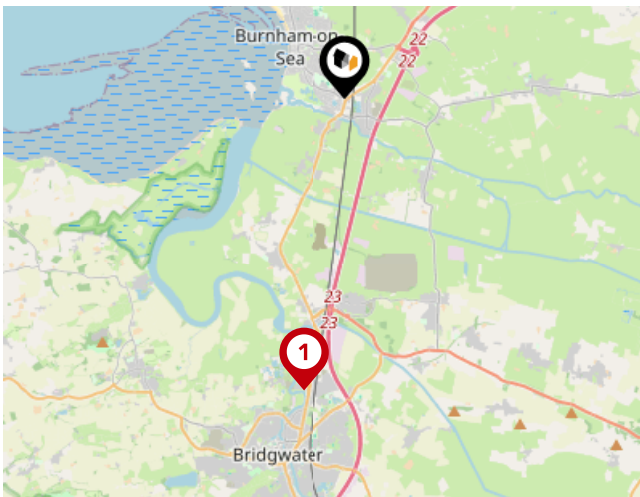
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The George Hotel	0.09 miles
2	The George Hotel	0.09 miles
3	Sedgemoor North Slinky - Highbridge DRT	0.09 miles
4	Community Hall	0.16 miles
5	Community Hall	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	5.48 miles

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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