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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



STYLES CLOSE, FROME, BA11

Martin & Co Westbury

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saleswestbury@martinco.com

www.martinco.com

arla | propertymark PROTECTED

naea | propertymark PROTECTED

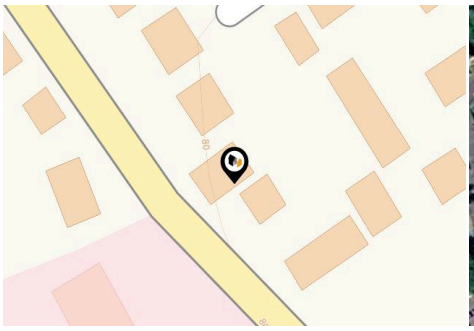
The Property Ombudsman

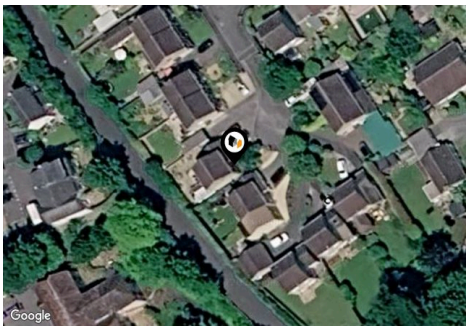
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Property
Overview

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Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band D
Annual Estimate:	£2,561

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s **35** mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

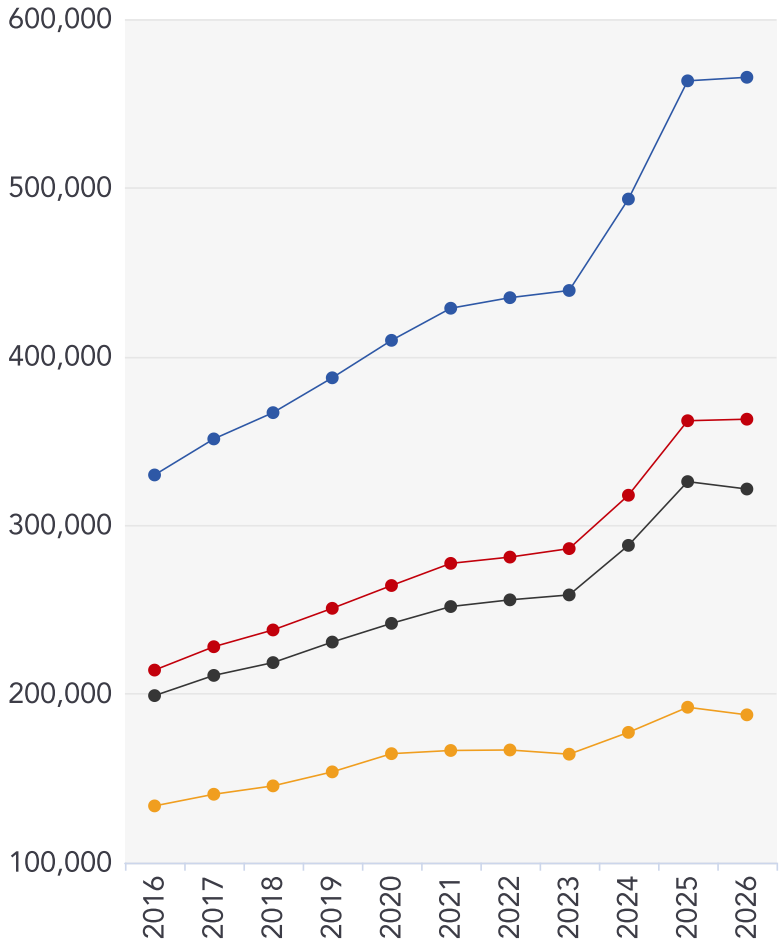
BT sky Virgin media

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House Price Statistics

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10 Year History of Average House Prices by Property Type in BA11



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

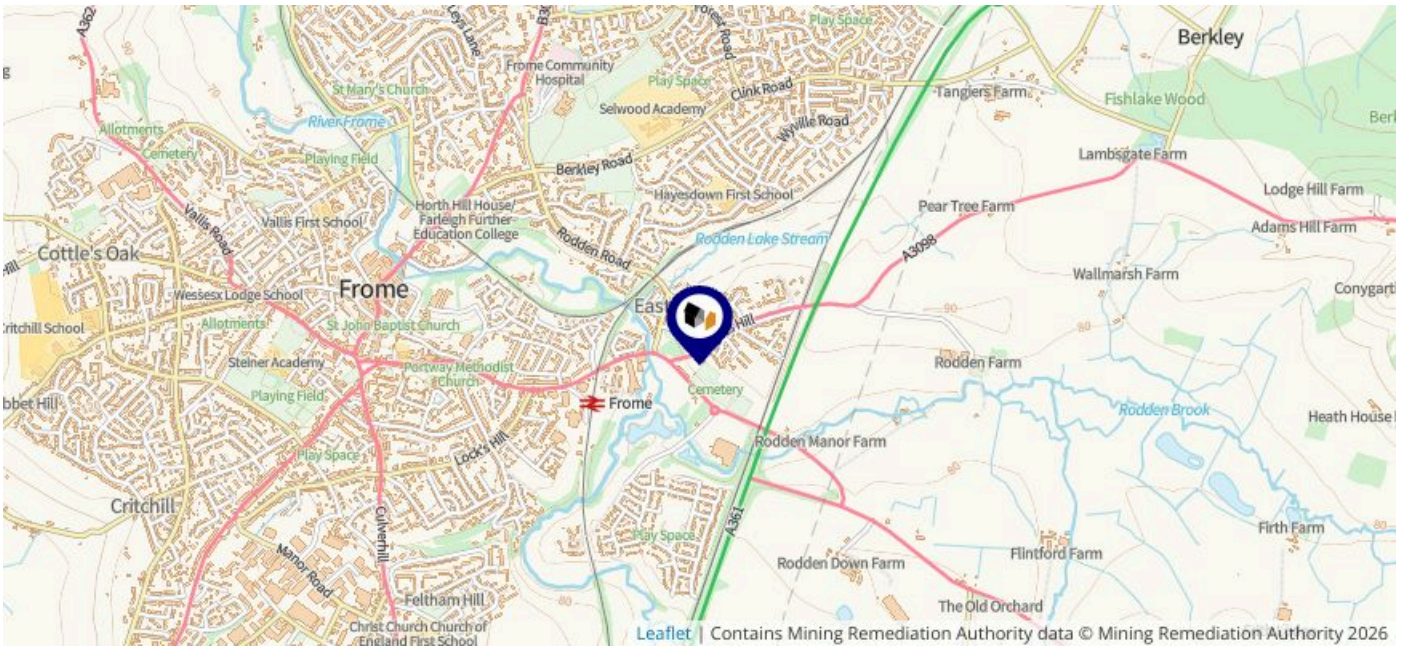
Flat

+40.39%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

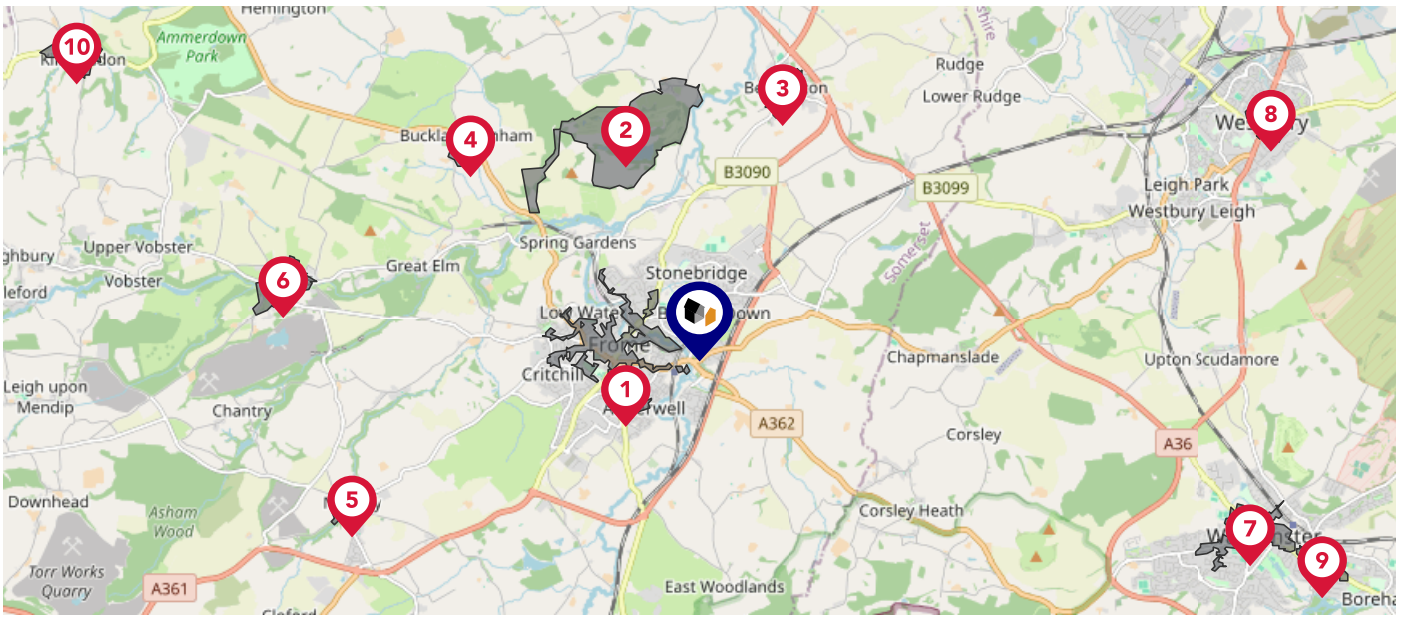
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



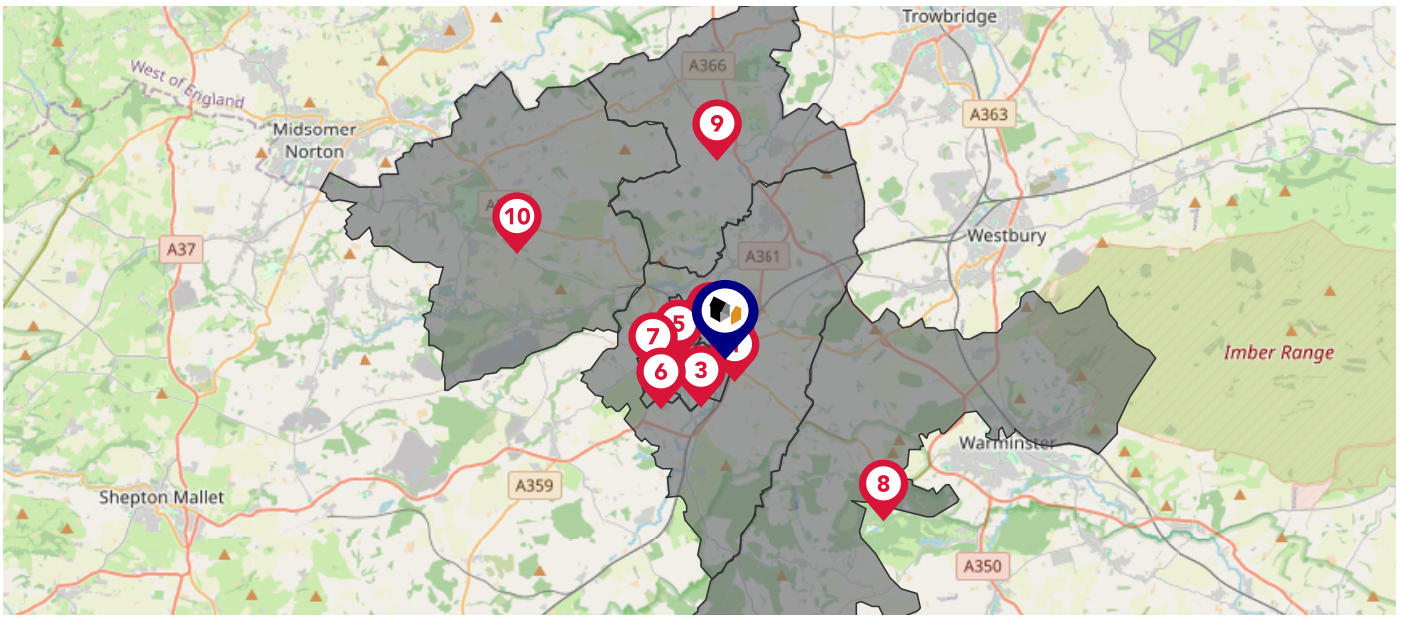
Nearby Conservation Areas

1	Frome
2	Lullington and Orchardleigh
3	Beckington
4	Buckland Dinham
5	Nunney
6	Mells
7	Warminster
8	Westbury
9	Warminster, Boreham Road
10	Kilmersdon

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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

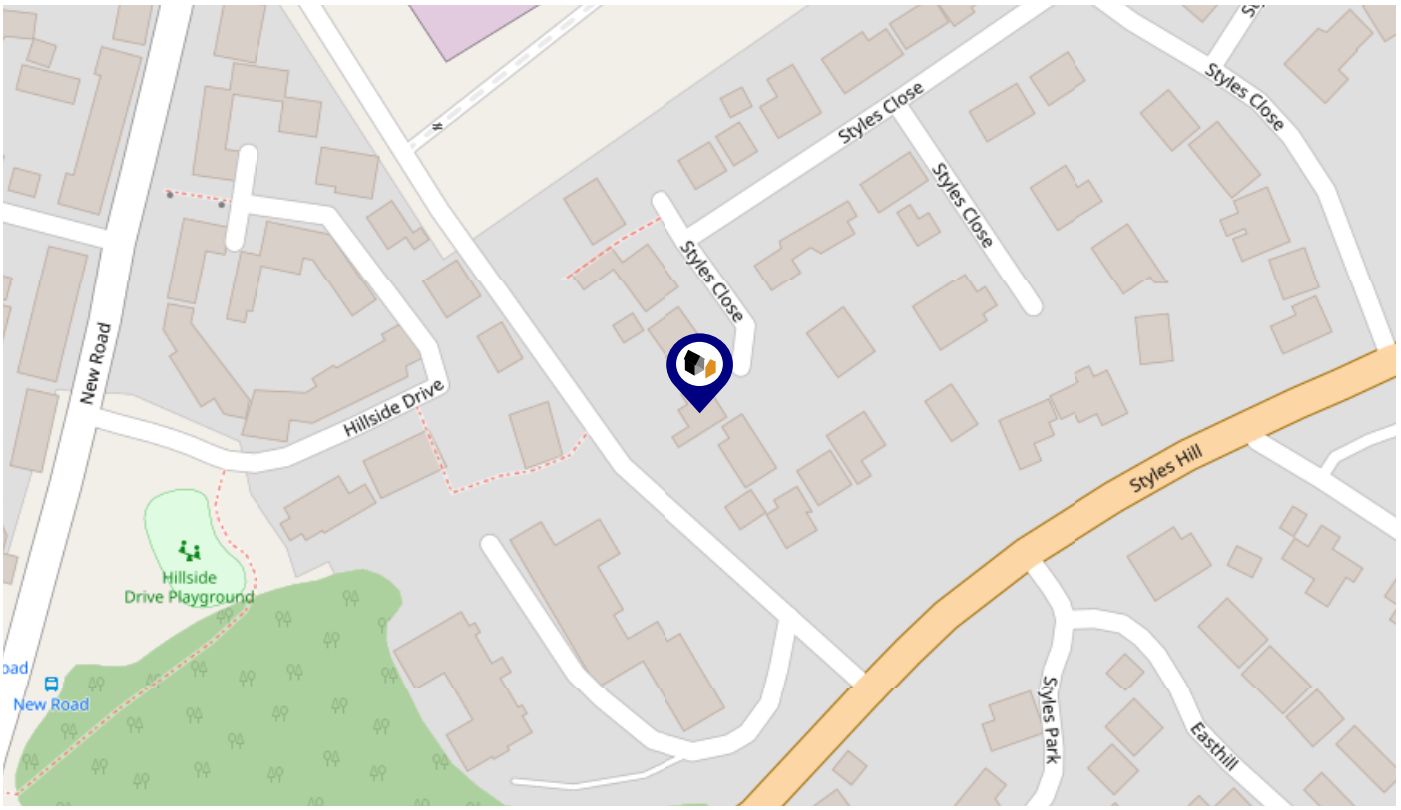
1	Beckington and Selwood Ward
2	Frome Berkley Down Ward
3	Frome Keyford Ward
4	Frome College Ward
5	Frome Market Ward
6	Frome Park Ward
7	Frome Oakfield Ward
8	Warminster North & Rural ED
9	Rode and Norton St. Philip Ward
10	Ammerdown Ward

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Maps
Rail Noise

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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.

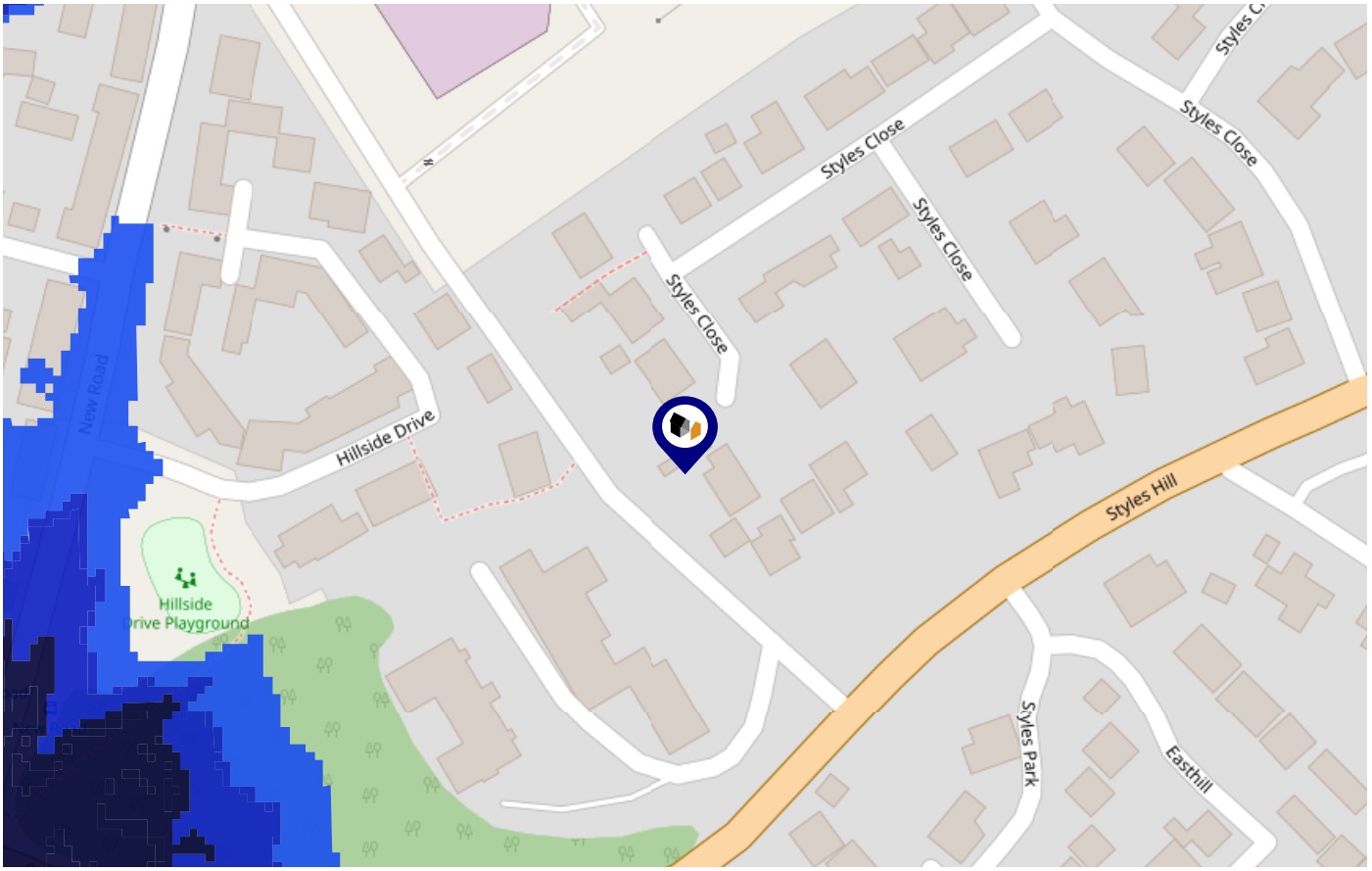
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

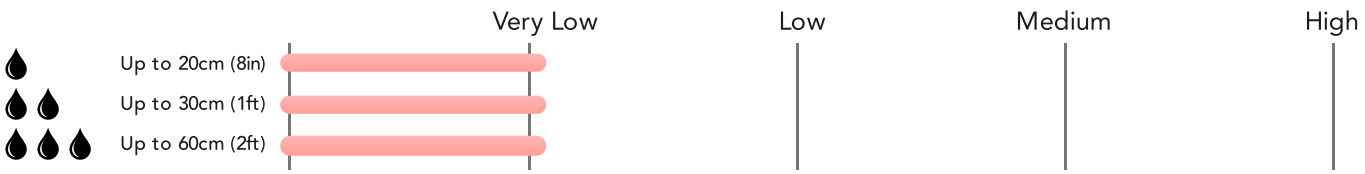


Risk Rating: Very low

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:

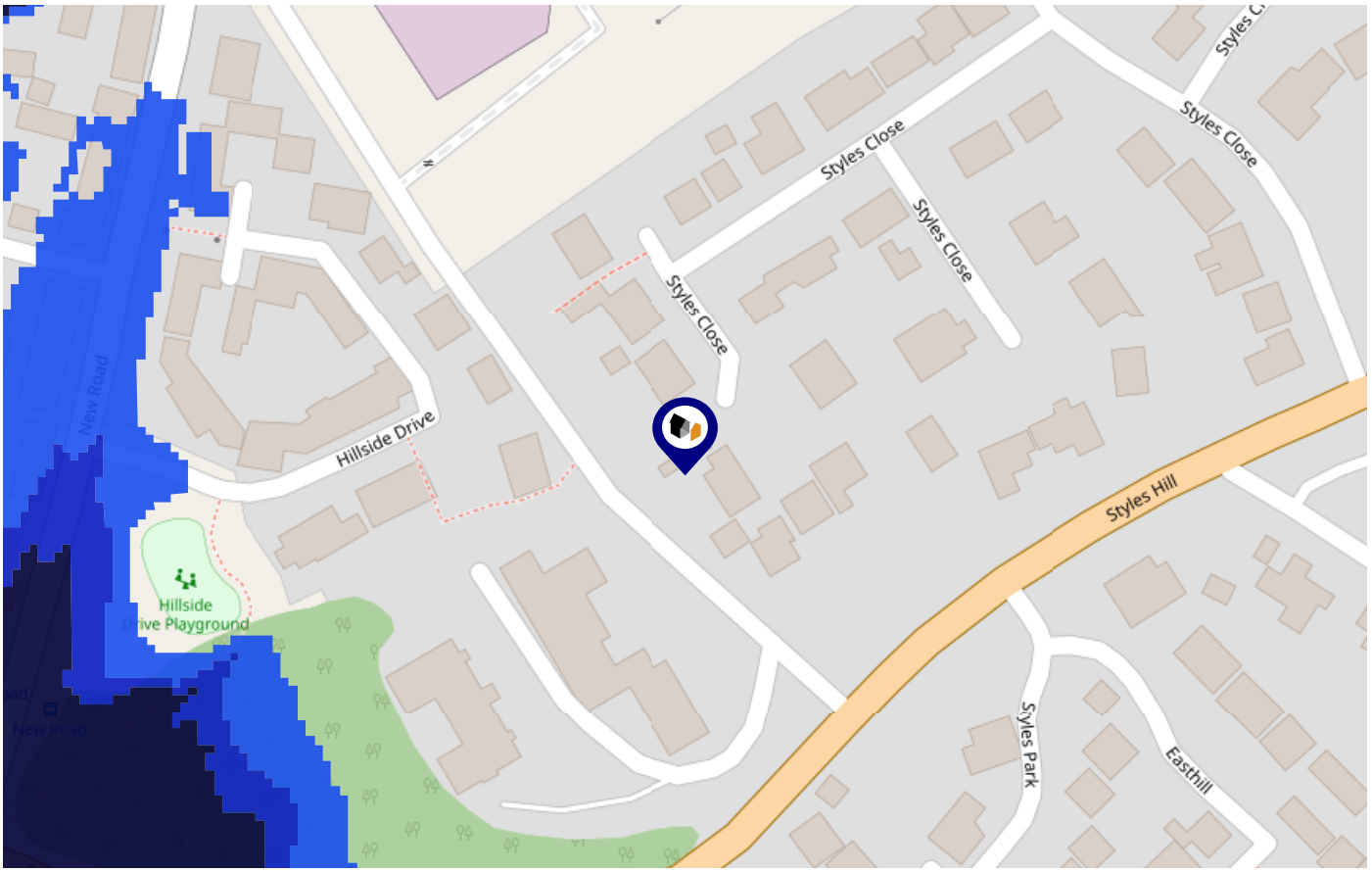


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Flood Risk
Rivers & Seas - Climate Change

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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.

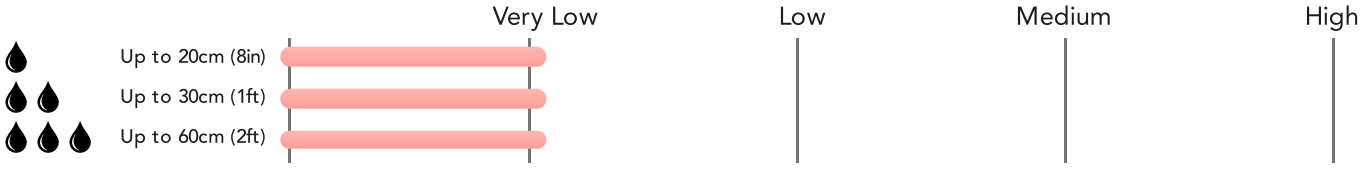


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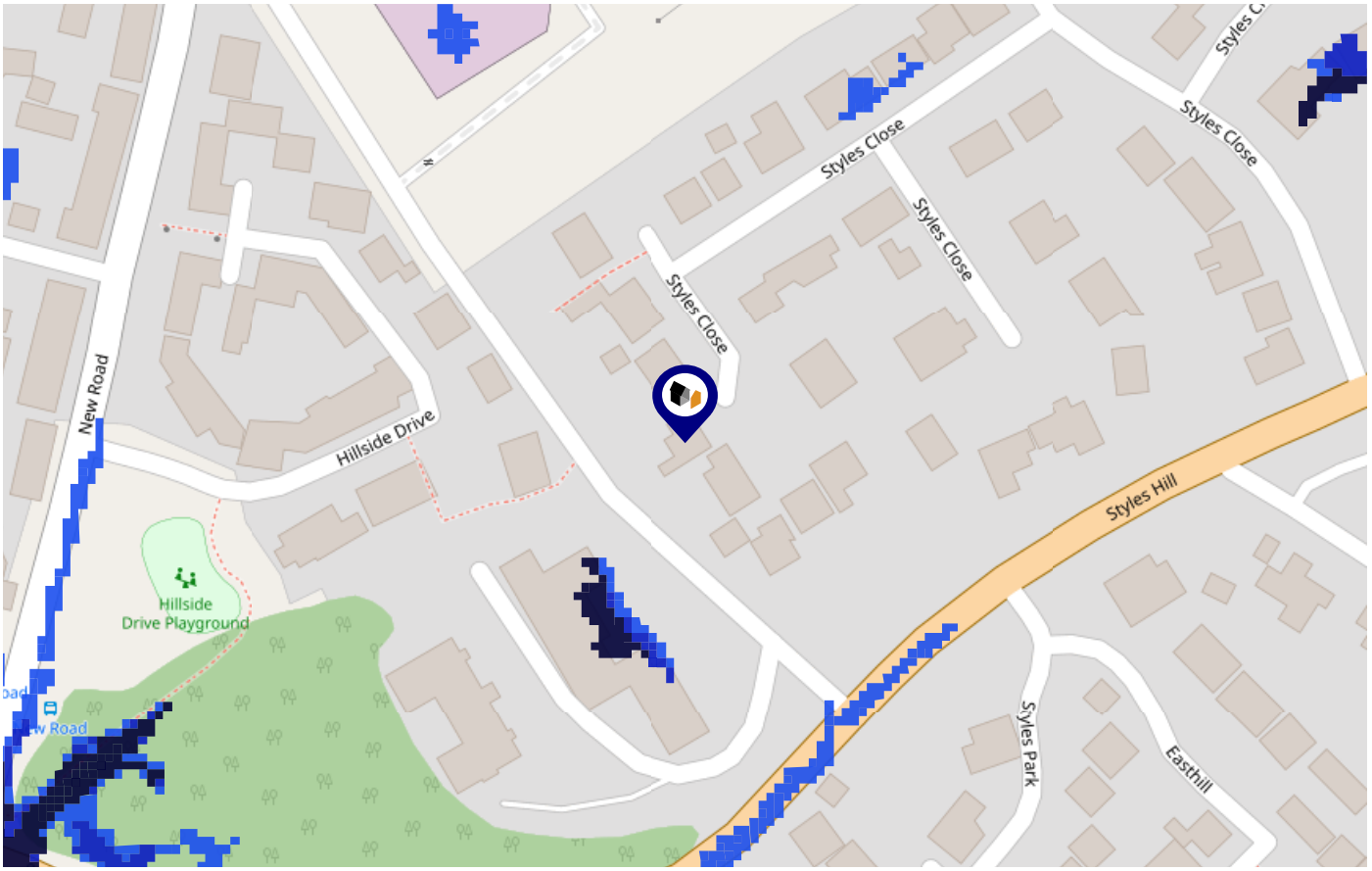


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Flood Risk
Surface Water - Flood Risk

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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.

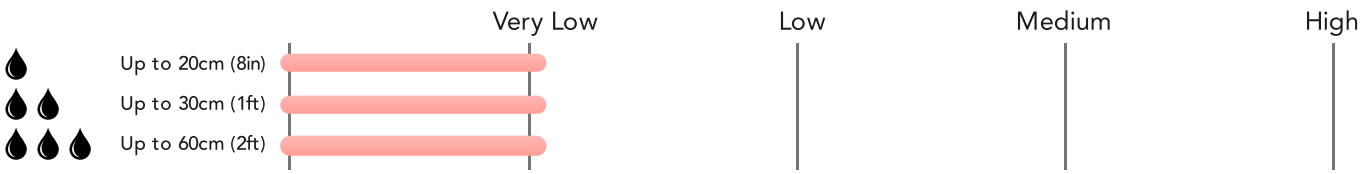


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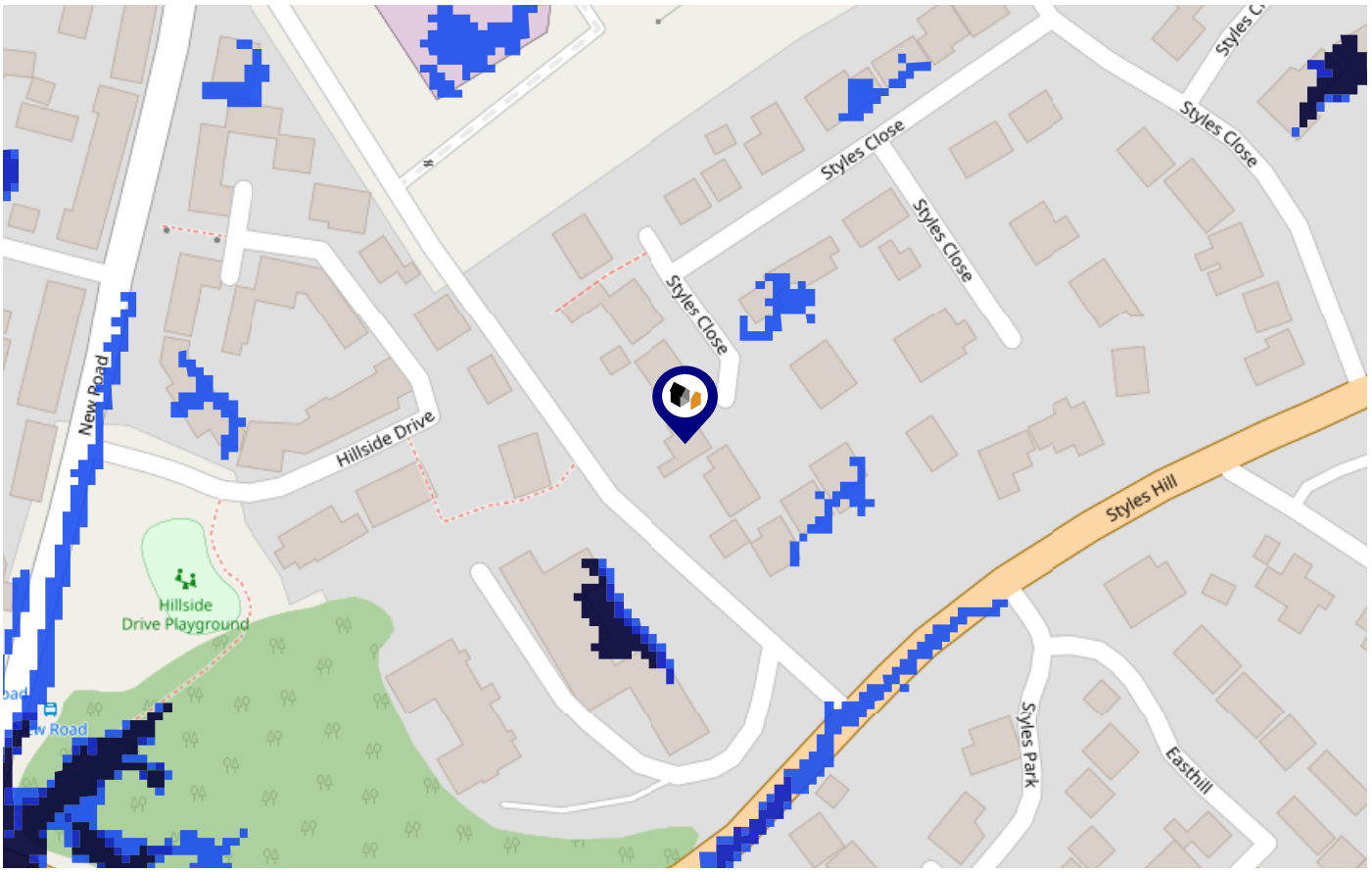


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Flood Risk
Surface Water - Climate Change

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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.

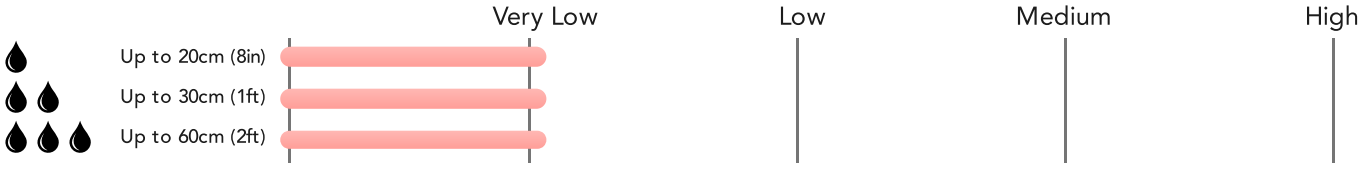


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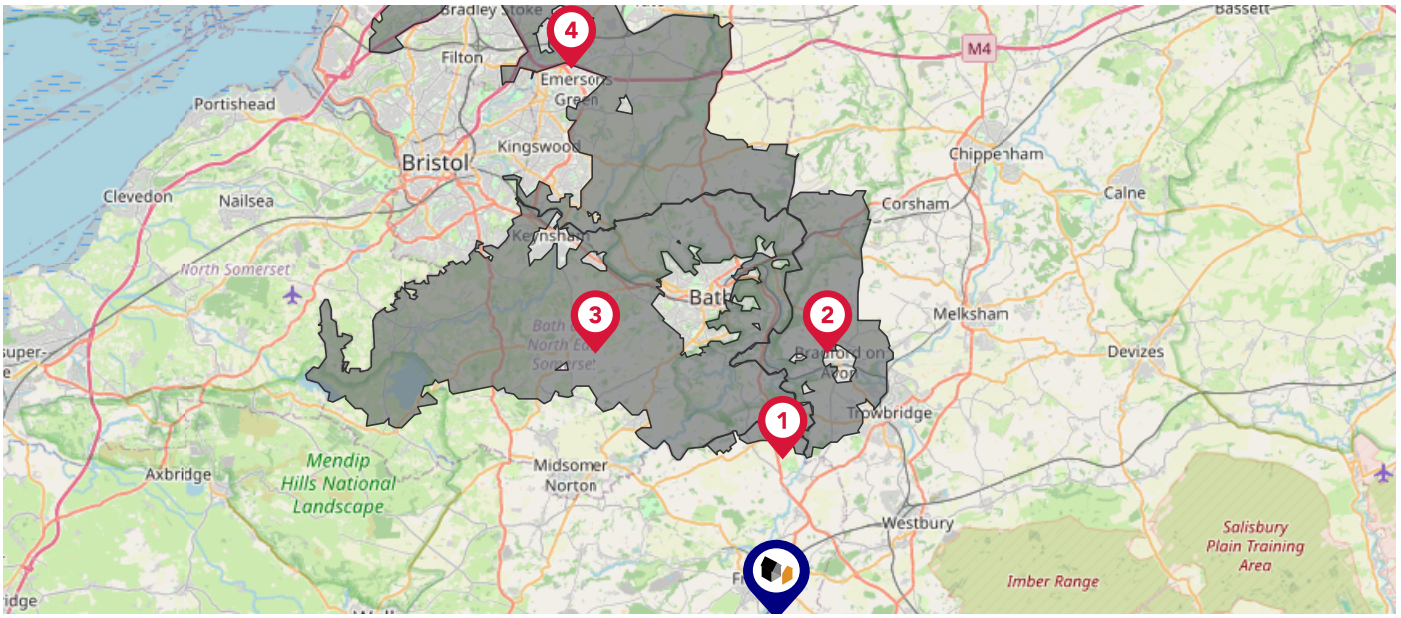


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Maps
Green Belt

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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 - Mendip
2	Bath and Bristol Green Belt - Wiltshire
3	Bath and Bristol Green Belt - Bath and North East Somerset
4	Bath and Bristol Green Belt - South Gloucestershire

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

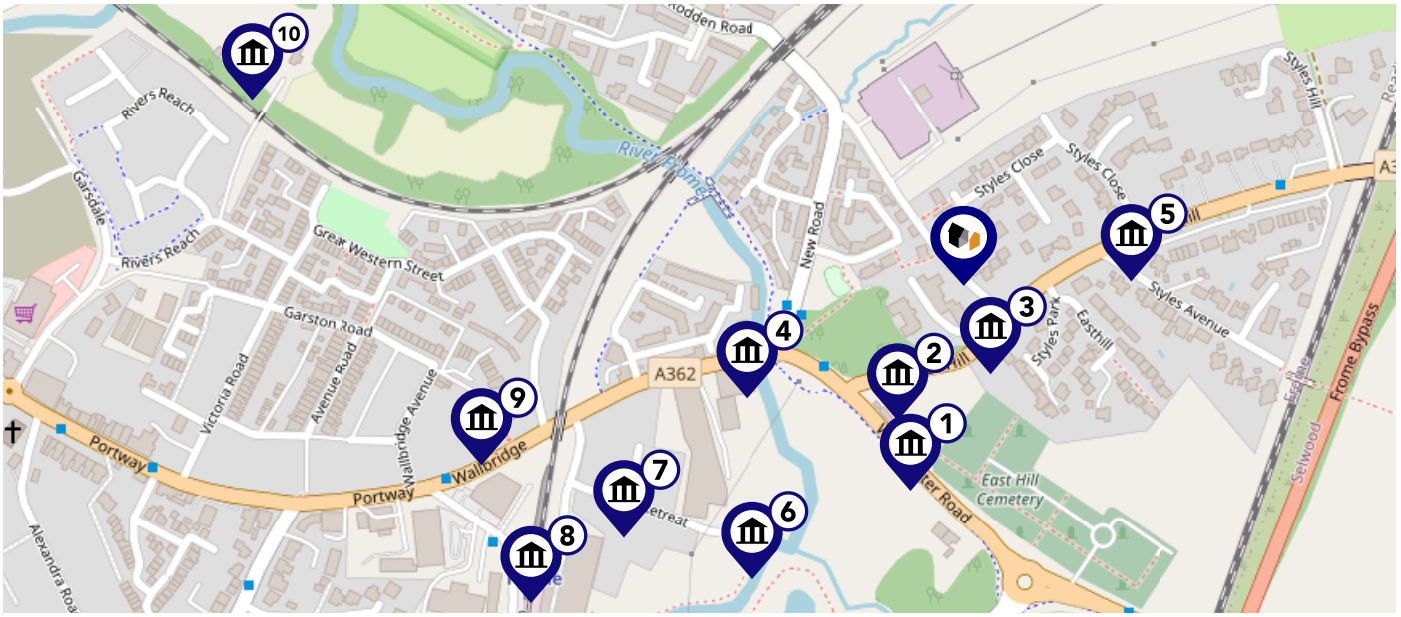
1	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
2	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill
4	Mells River Bank-Frome	Historic Landfill
5	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill
6	Vallis Road-Frome	Historic Landfill
7	Iron Mills Lane-Oldford, Frome	Historic Landfill
8	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill
9	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill
10	Highcroft Farm-West Woodlands, Frome, Somerset	Historic Landfill

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Maps
Listed Buildings

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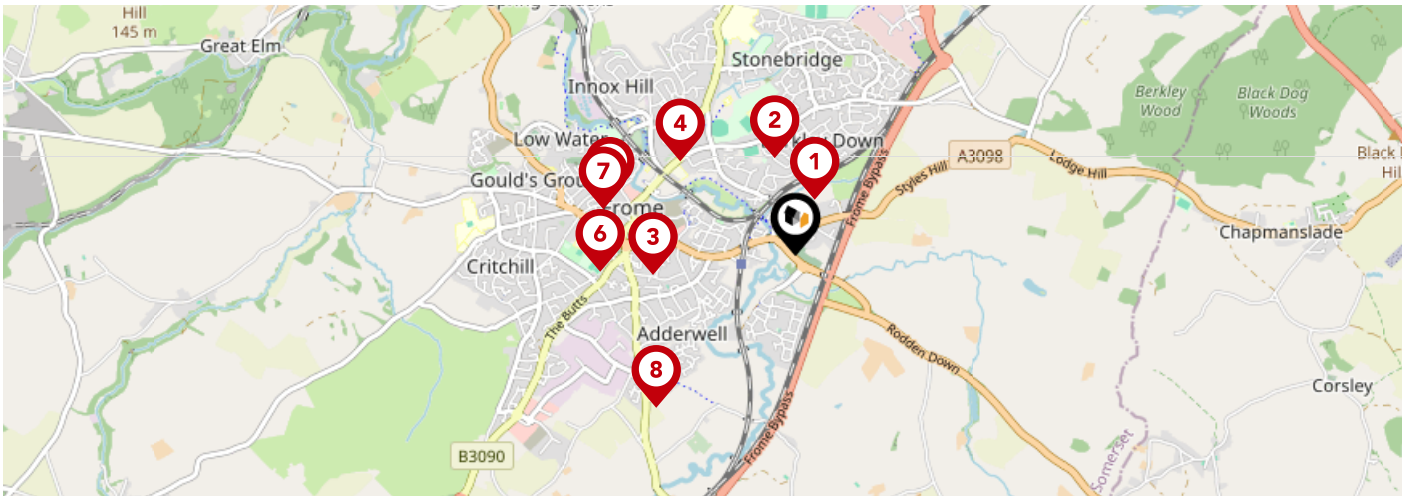
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1058879 - East Hill Cottage	Grade II	0.1 miles
2 1058878 - Wall Adjoining North West And To North Of East Hill Cottage	Grade II	0.1 miles
3 1345008 - Cutting Revetment With Stone Tablet Situated At Ngr 788479	Grade II	0.1 miles
4 1057739 - Wall Bridge	Grade II	0.1 miles
5 1058899 - Milestone At Ngr St 7902 4790	Grade II	0.1 miles
6 1375677 - Wallbridge Mills	Grade II	0.2 miles
7 1375678 - Lamp Post Located Near Number 16	Grade II	0.2 miles
8 1345526 - Frome Station (main Building)	Grade II	0.3 miles
9 1174657 - College Place And Boundary Walls To Nos 7, 8 And 9	Grade II	0.3 miles
10 1057824 - Garston Farmhouse	Grade II	0.4 miles

Area
Schools

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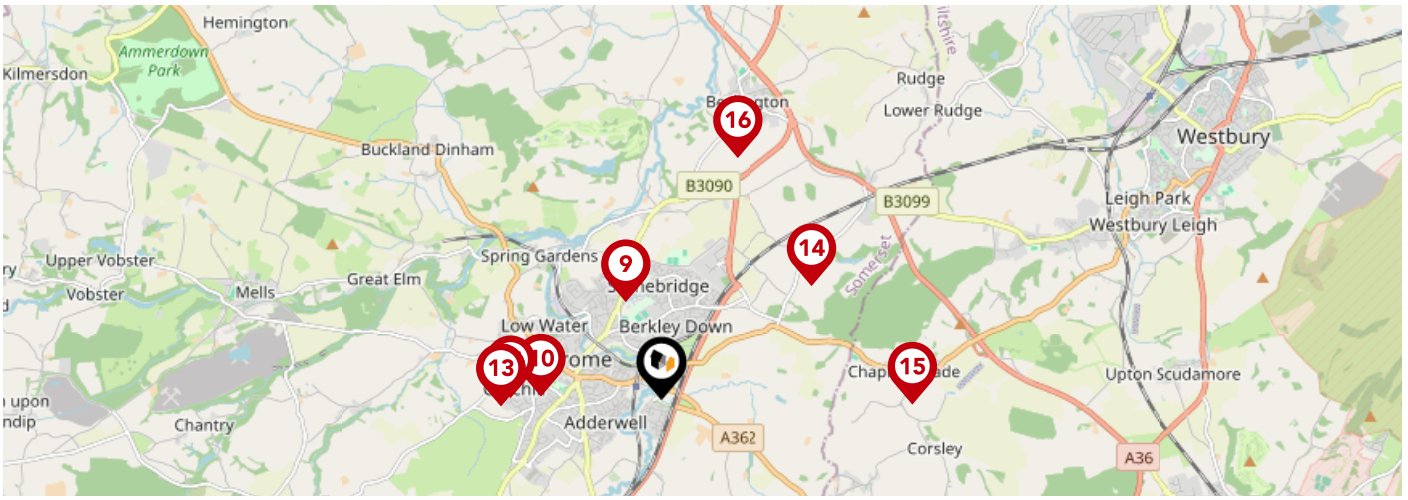


		Nursery	Primary	Secondary	College	Private
1	**Hayesdown First School** Ofsted Rating: Good | Pupils: 300 | Distance:0.28	☐	☑	☐	☐	☐
2	**Selwood Academy** Ofsted Rating: Good | Pupils: 598 | Distance:0.47	☐	☐	☑	☐	☐
3	**St John's Church of England Voluntary Aided First School, Frome** Ofsted Rating: Requires improvement | Pupils: 232 | Distance:0.66	☐	☑	☐	☐	☐
4	**North Hill House** Ofsted Rating: Requires improvement | Pupils: 60 | Distance:0.69	☐	☐	☑	☐	☐
5	**St Louis Catholic Primary School, Frome** Ofsted Rating: Good | Pupils: 179 | Distance:0.9	☐	☑	☐	☐	☐
6	**Avanti Park School** Ofsted Rating: Good | Pupils: 488 | Distance:0.91	☐	☑	☑	☐	☐
7	**Vallis First School** Ofsted Rating: Good | Pupils: 229 | Distance:0.91	☐	☑	☐	☐	☐
8	**Christ Church First School** Ofsted Rating: Not Rated | Pupils: 77 | Distance:0.96	☐	☑	☐	☐	☐

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Area
Schools

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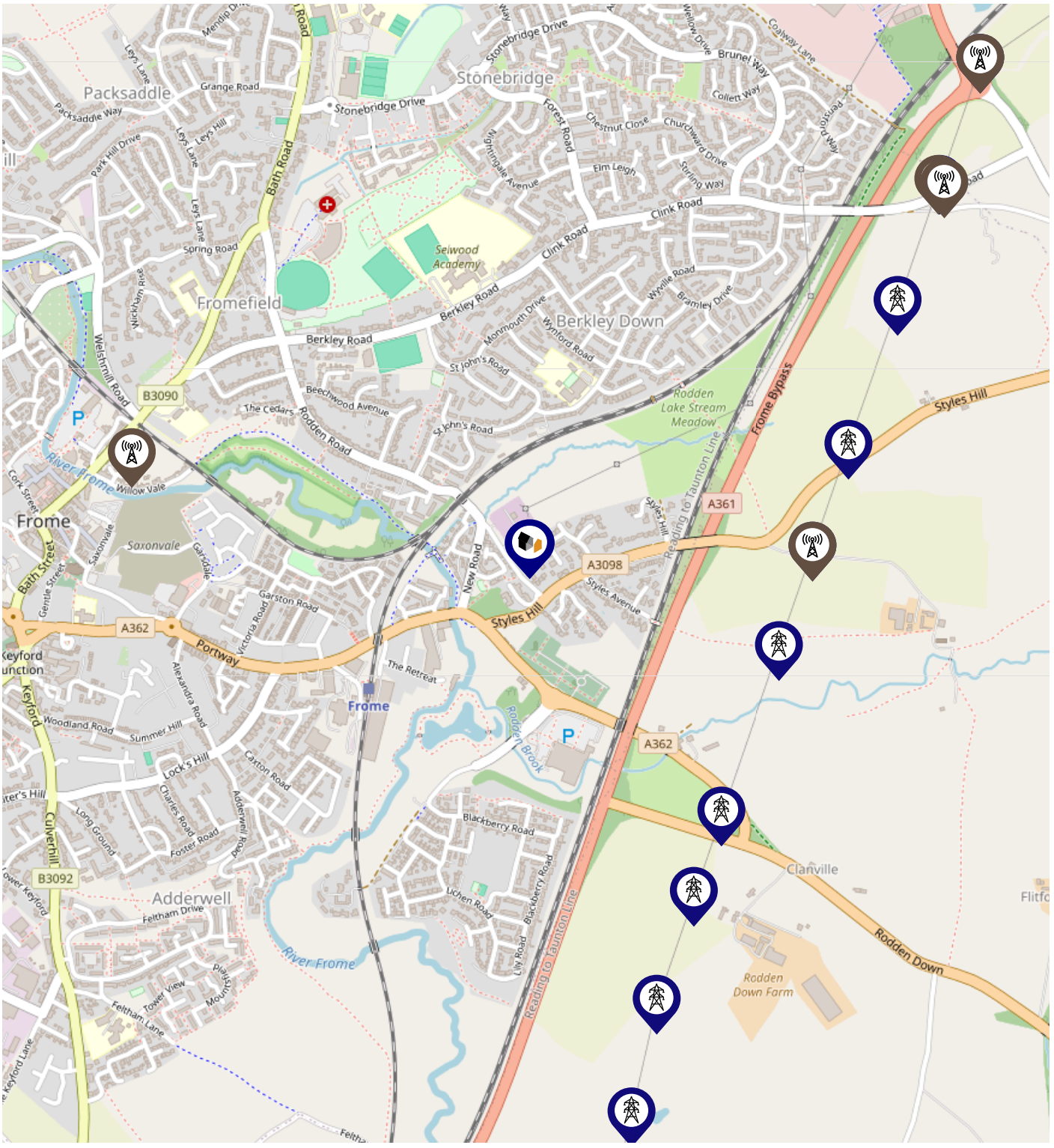


	Nursery	Primary	Secondary	College	Private
9 Frome Community College Ofsted Rating: Not Rated | Pupils:0 | Distance:0.97	☐	☐	☑	☐	☐
10 Wessex Lodge School Ofsted Rating: Good | Pupils: 50 | Distance:1.12	☐	☐	☑	☐	☐
11 Oakfield Academy Ofsted Rating: Requires improvement | Pupils: 557 | Distance:1.41	☐	☐	☑	☐	☐
12 Trinity Church of England First School Ofsted Rating: Good | Pupils: 295 | Distance:1.49	☐	☑	☐	☐	☐
13 Critchill Special School Ofsted Rating: Good | Pupils: 97 | Distance:1.49	☐	☐	☑	☐	☐
14 Berkley Church of England First School Ofsted Rating: Requires improvement | Pupils: 97 | Distance:1.74	☐	☑	☐	☐	☐
15 Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 96 | Distance:2.34	☐	☑	☐	☐	☐
16 Springmead Preparatory School Ofsted Rating: Not Rated | Pupils: 119 | Distance:2.35	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

Power Pylons

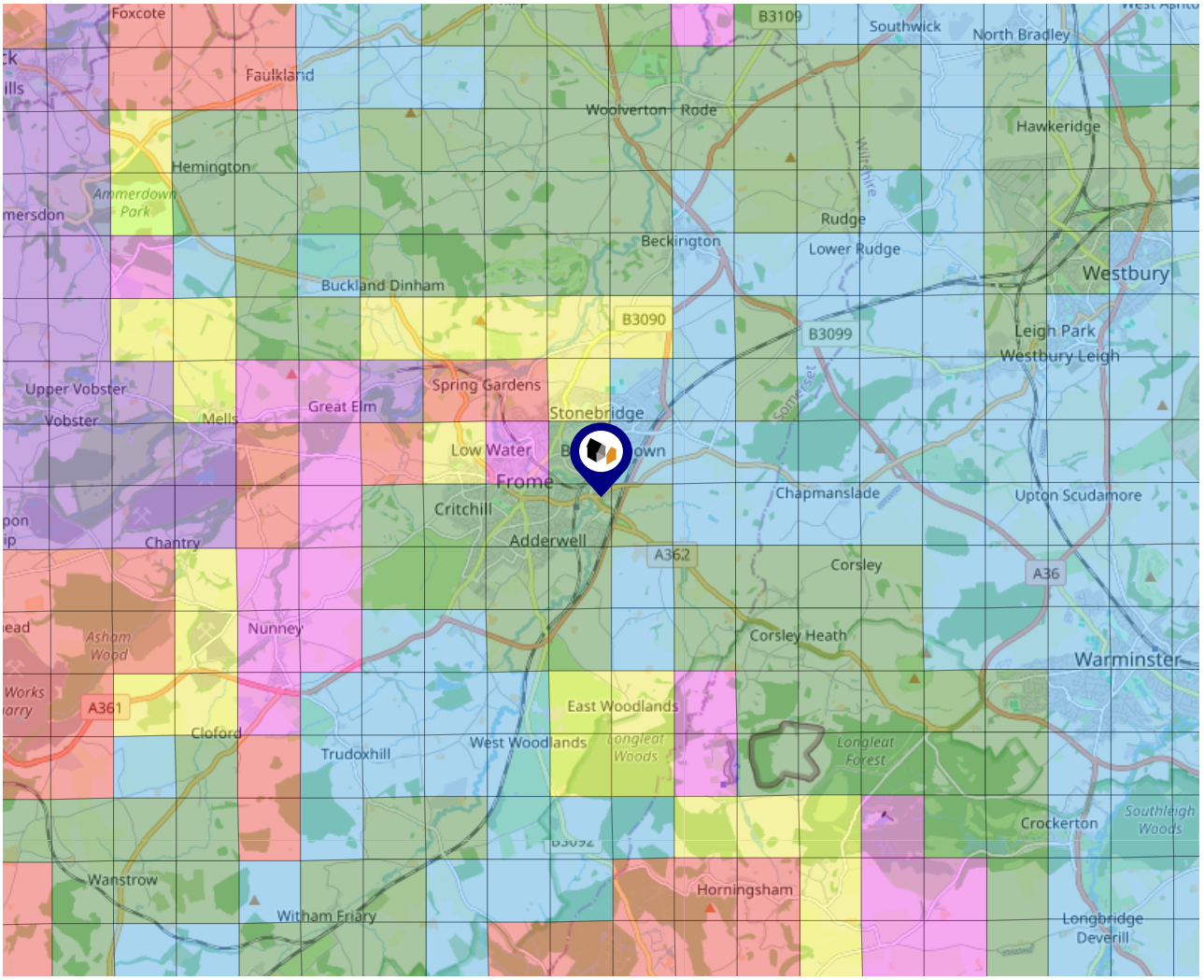
Communication Masts

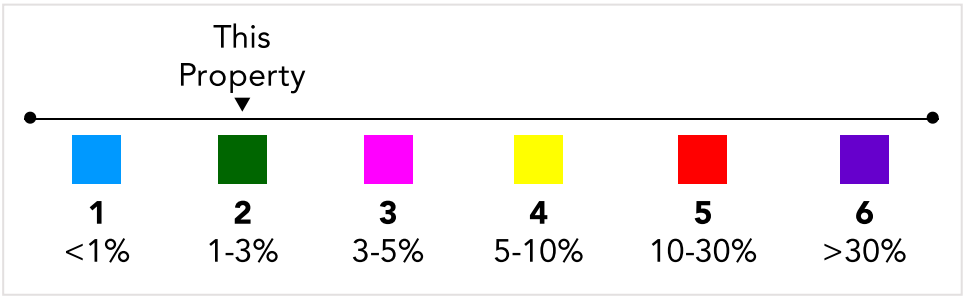
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Radon Gas

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).

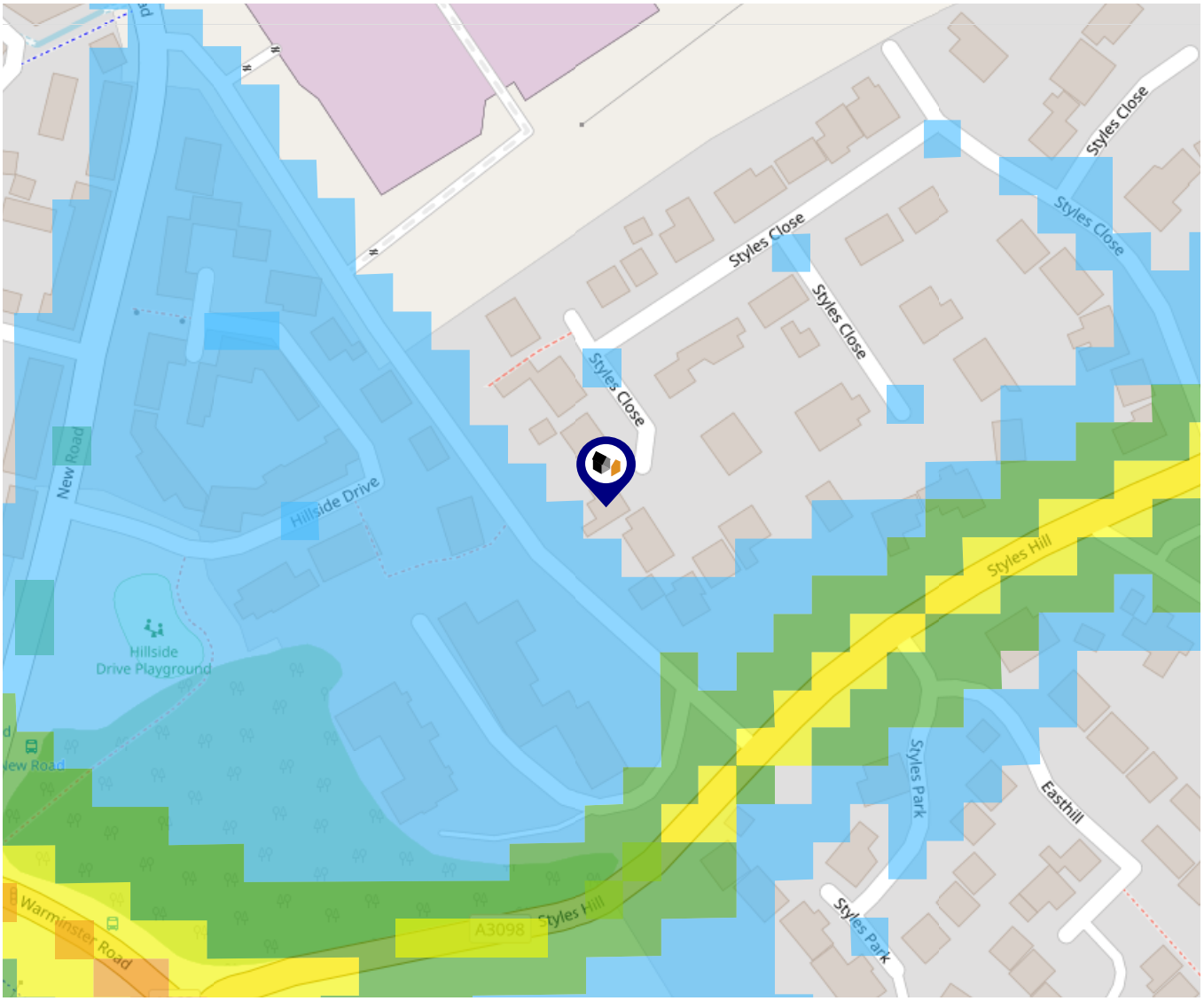




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Local Area
Road Noise

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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.

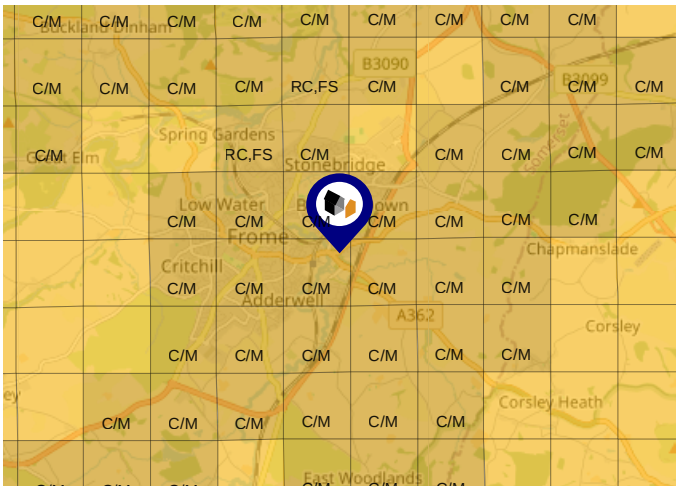
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

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

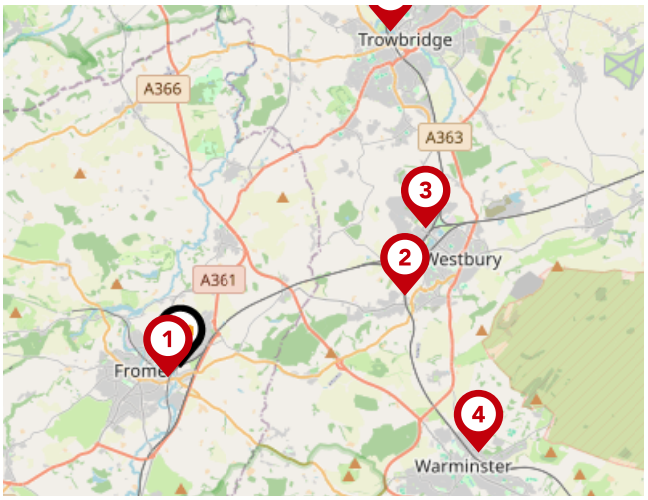


Primary Classifications (Most Common Clay Types)

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

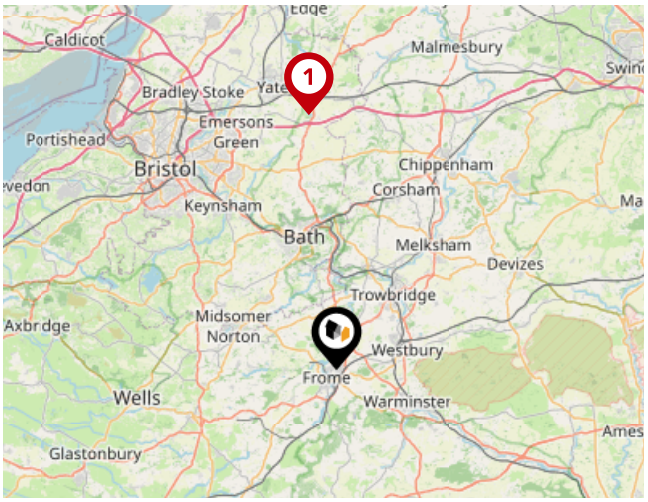
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Transport (National)



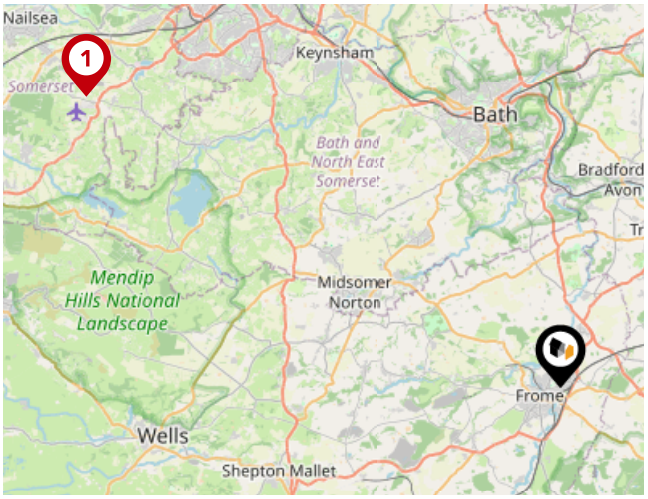
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.3 miles
2	Dilton Marsh Rail Station	4.37 miles
3	Westbury (Wilts) Rail Station	5.21 miles
4	Warminster Rail Station	5.74 miles
5	Trowbridge Rail Station	7.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.9 miles

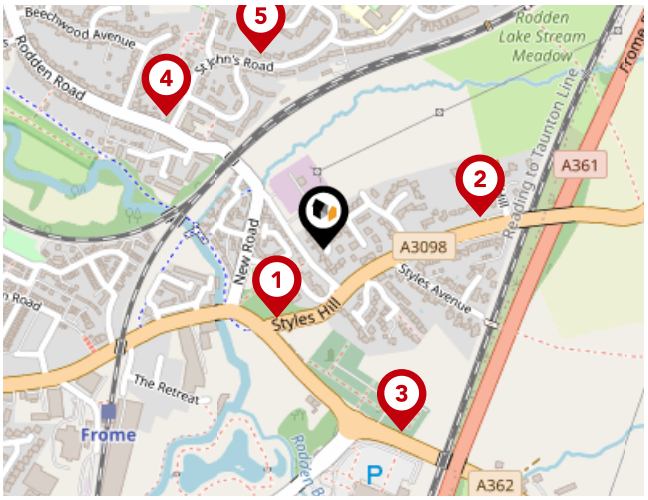


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.63 miles

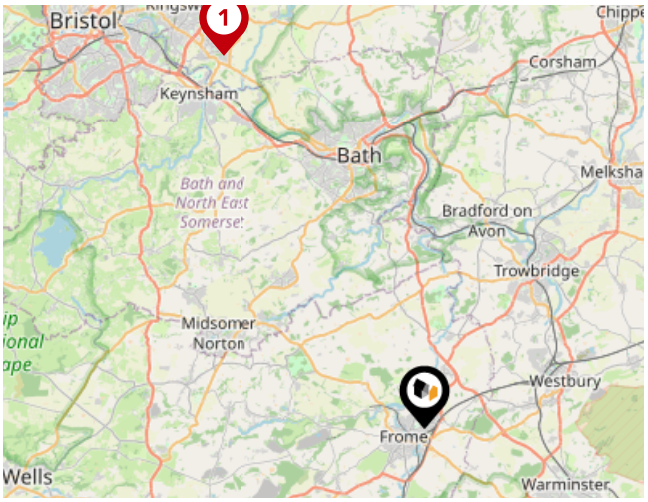
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Transport (Local)



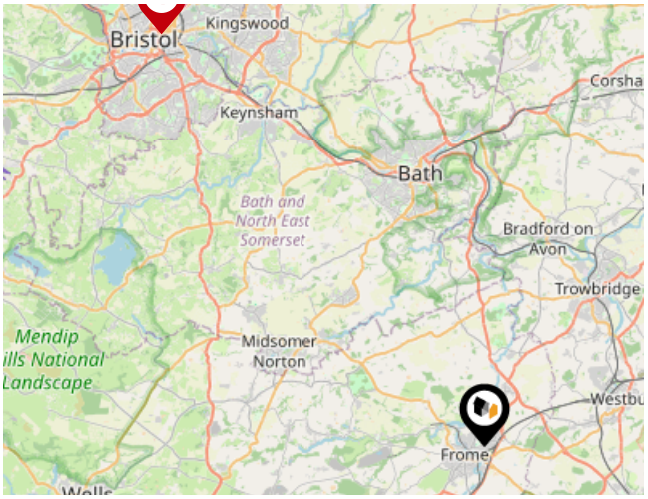
Bus Stops/Stations

Pin	Name	Distance
1	Wallbridge	0.09 miles
2	Styles Close	0.18 miles
3	Asda Superstore	0.23 miles
4	Rodden Road Shops	0.23 miles
5	St Mary's Road	0.23 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	15.71 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	19.43 miles

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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.

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!

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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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MARTIN&CO

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail