COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 16th November 2026



WOODCOCK ROAD, 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:	592 ft^2 / 55 m^2		
Plot Area:	0.06 acres		
Year Built :	After 2007		
Council Tax :	Band B		
Annual Estimate:	£2,000		
Title Number:	WT66962		

Local Area

Local Authority: Wiltshire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	42 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT · sky · Virgin media

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Planning
In Street

COOPER AND TANNER

Planning records for: ***52A WOODCOCK ROAD, WARMINSTER, BA12 9DQ***

Reference - PL/2025/05790

Decision: Under Consultation

Date: 08th July 2025

Description:

Ash tree - Fell.

Reference - PL/2024/11147

Decision: Closed

Date: 05th December 2024

Description:

T1- Mature Ash tree located on boundary line of property. Large limb failed on this tree within th elast 6 months. Reduce canopy by up to 50% to significantly reduce the chances of future limb failure.

Planning records for: ***35 Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/81/00964/HIS

Decision: Approved

Date: 17th August 1981

Description:

Access And Hardstanding

Planning records for: ***40 Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/91/00248/FUL

Decision: Refused

Date: 28th February 1991

Description:

Construction Of Vehicle Access

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Planning
In Street

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Planning records for: ***43 Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/01/02003/FUL	
Decision:	Approve with Conditions
Date:	10th December 2001
Description:	
Vehicular access	

Planning records for: ***47A Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/86/01312/FUL	
Decision:	Approved
Date:	16th October 1986
Description:	
Garage	

Planning records for: ***47 Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/87/00926/REM	
Decision:	Withdrawn
Date:	22nd June 1987
Description:	
Erection Of Dwelling	

Reference - W/87/00395/OUT	
Decision:	Approve with Conditions
Date:	23rd March 1987
Description:	
Erection Of Single Dwelling	

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Planning
In Street

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Planning records for: ***47 Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/87/01168/FUL	
Decision:	Approve with Conditions
Date:	04th August 1987
Description:	
Two Starter Homes	

Planning records for: ***50 Woodcock Road Warminster Wiltshire BA12 9DQ***

Reference - 16/01624/FUL	
Decision:	Approve with Conditions
Date:	23rd February 2016
Description:	
Erection of detached garage and conversion of integral garage to study	

Reference - 16/02231/TPO	
Decision:	Approve with Conditions
Date:	04th March 2016
Description:	
T1 Ash tree - reduce lateral growth by up to 20% removing up to 3.5 m from extremities to leave a balanced crown	

Reference - 16/05517/FUL	
Decision:	Approve with Conditions
Date:	27th May 2016
Description:	
Single storey front dining room extension	

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Planning
In Street

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Planning records for: ***Kingdown School Bungalow, 46B Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/11/01926/FUL	
Decision:	Approve with Conditions
Date:	17th August 2011
Description:	
Additional parking and access for a single user	

Planning records for: ***Warminster Sports Centre, Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/84/01481/R3F	
Decision:	Approved
Date:	07th December 1984
Description:	
Squash Courts And Activity Rooms	

Reference - W/04/00951/FUL	
Decision:	Approve with Conditions
Date:	26th May 2004
Description:	
Installation of new black painted steel flue serving gas boilers	

Reference - W/89/00815/FUL	
Decision:	Approved
Date:	02nd May 1989
Description:	
Improvements To Entrance Foyer And Additional Staff Offices	

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Warminster Sports Centre, Woodcock Road, Warminster, Wiltshire, BA12 9DQ***

Reference - W/04/00263/FUL

Decision: Approve with Conditions

Date: 17th February 2004

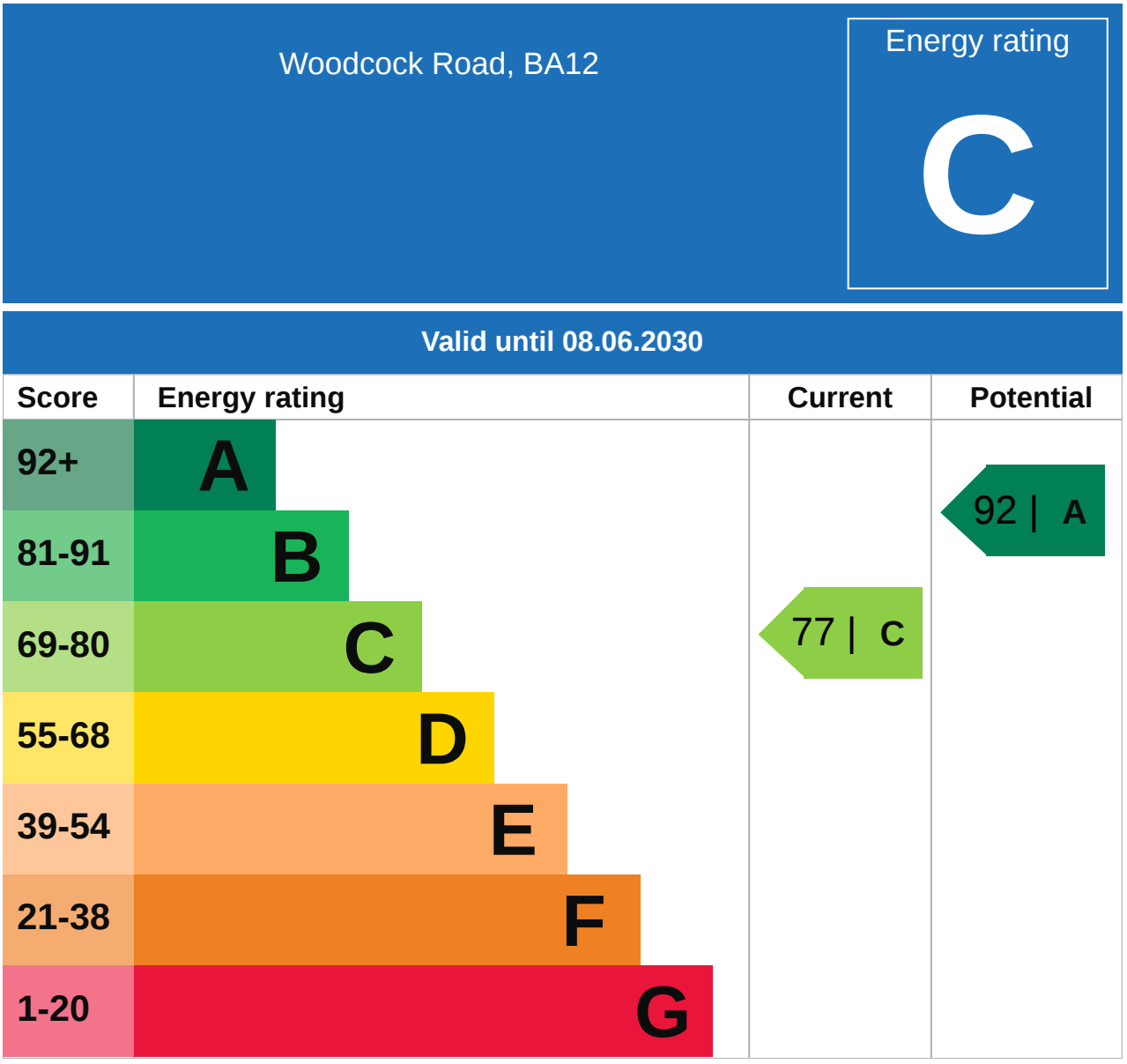
Description:

Installation of heat recovery unit on the existing plant room roof and replacement of existing rooflight to swimming pool hall

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Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

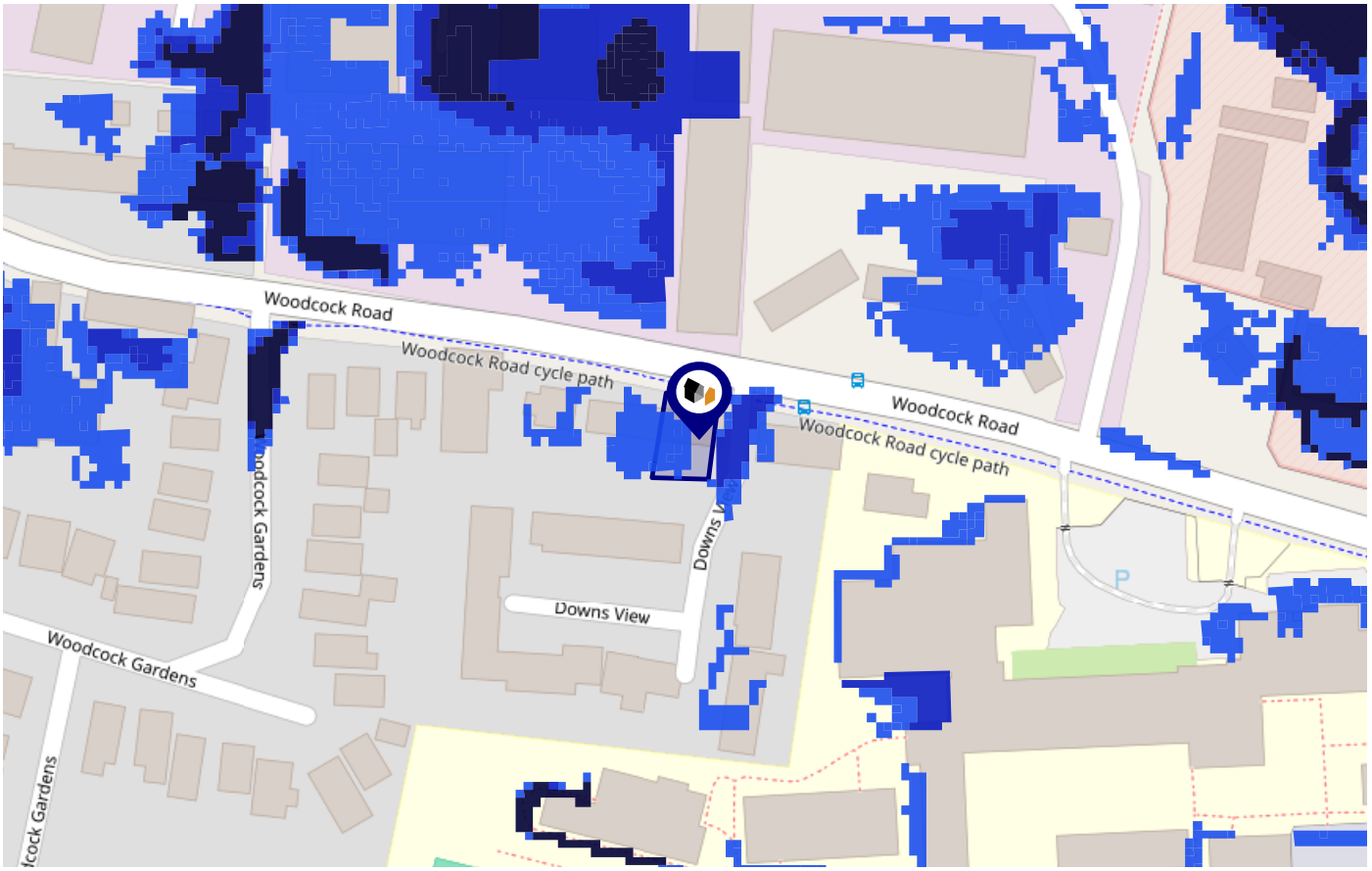
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	55 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.

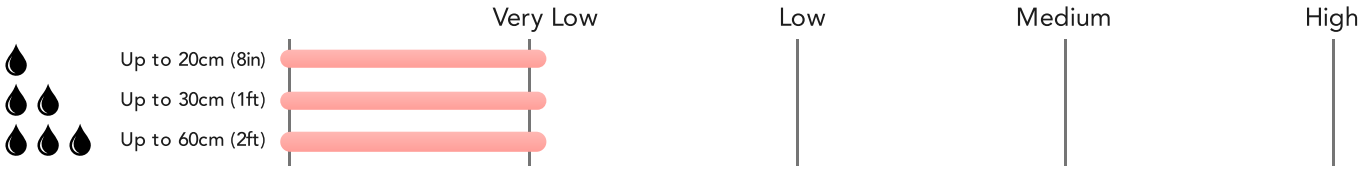


Risk Rating: Very low

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:

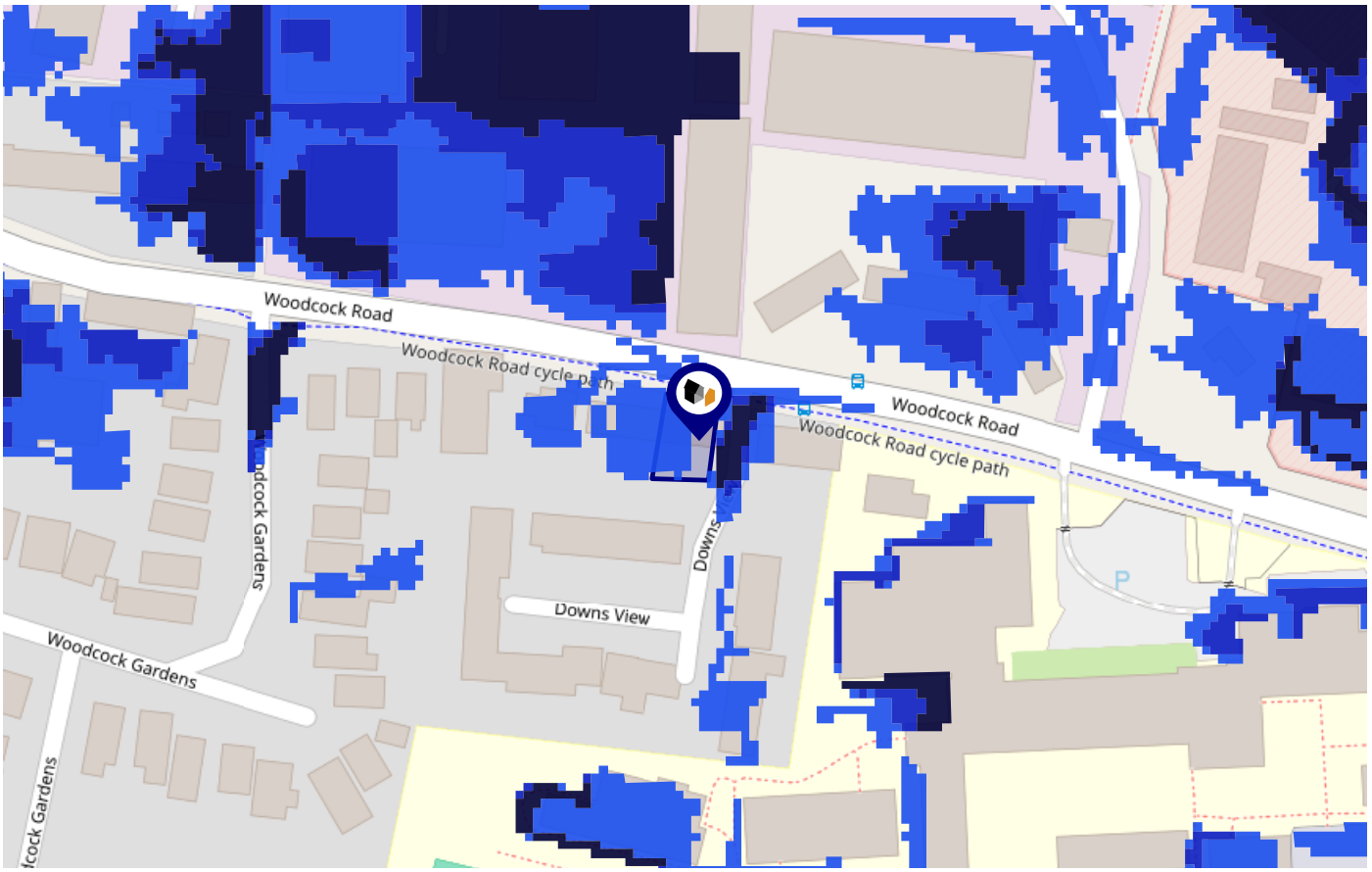


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Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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.

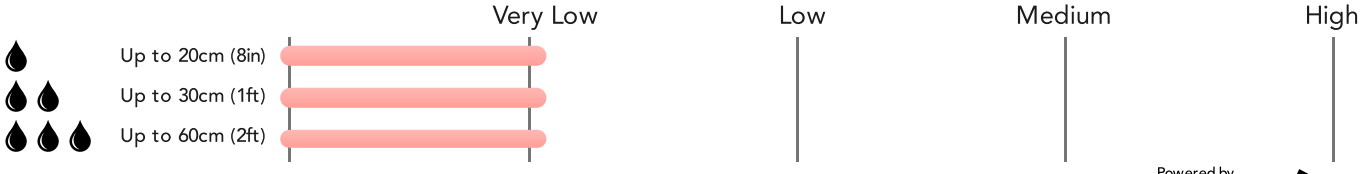


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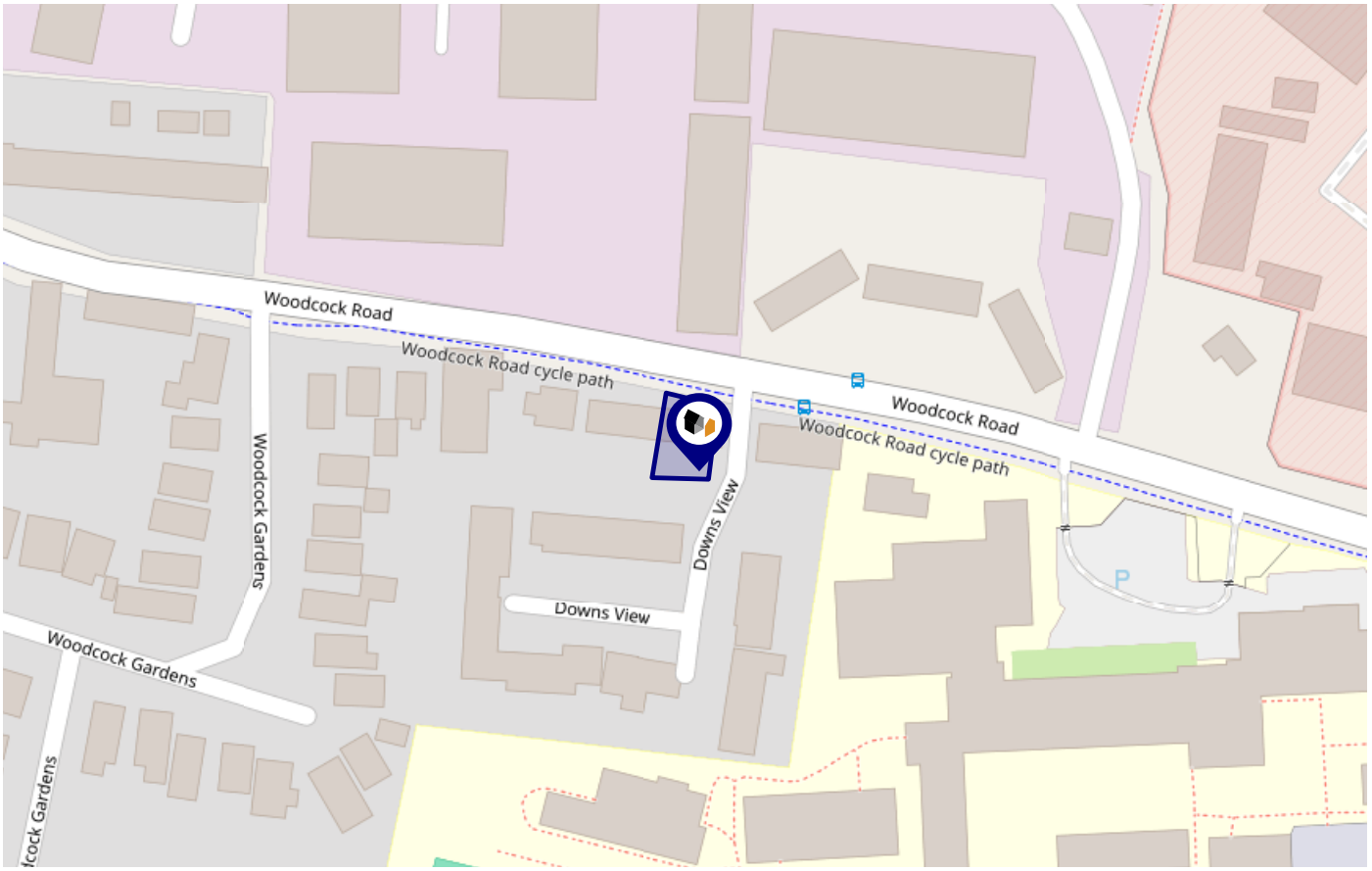
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Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

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

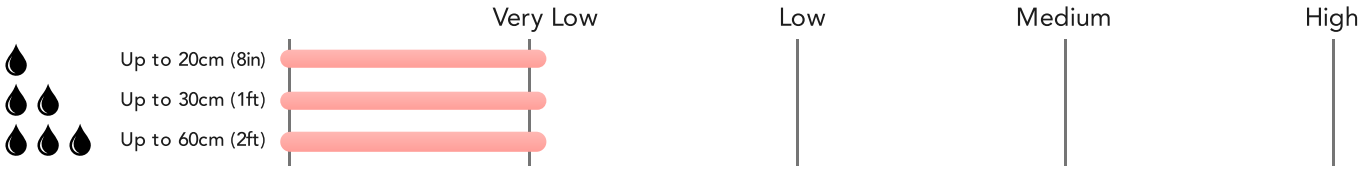


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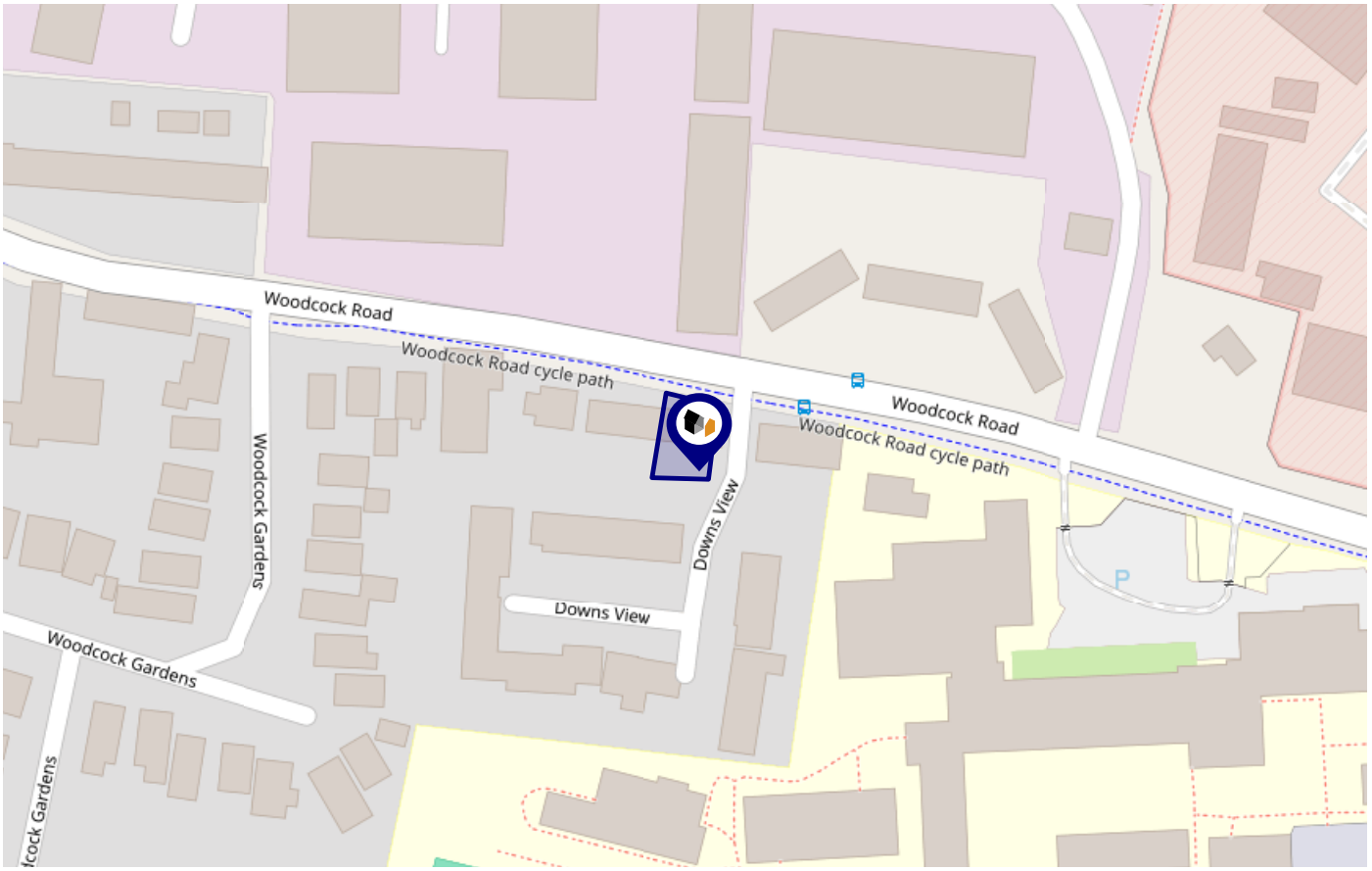


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Flood Risk
Rivers & Seas - Climate Change

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.

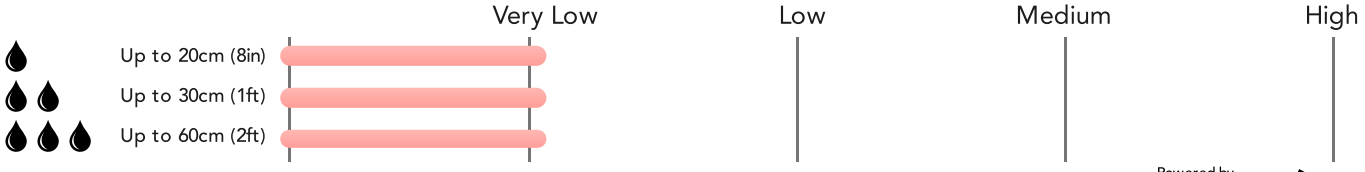


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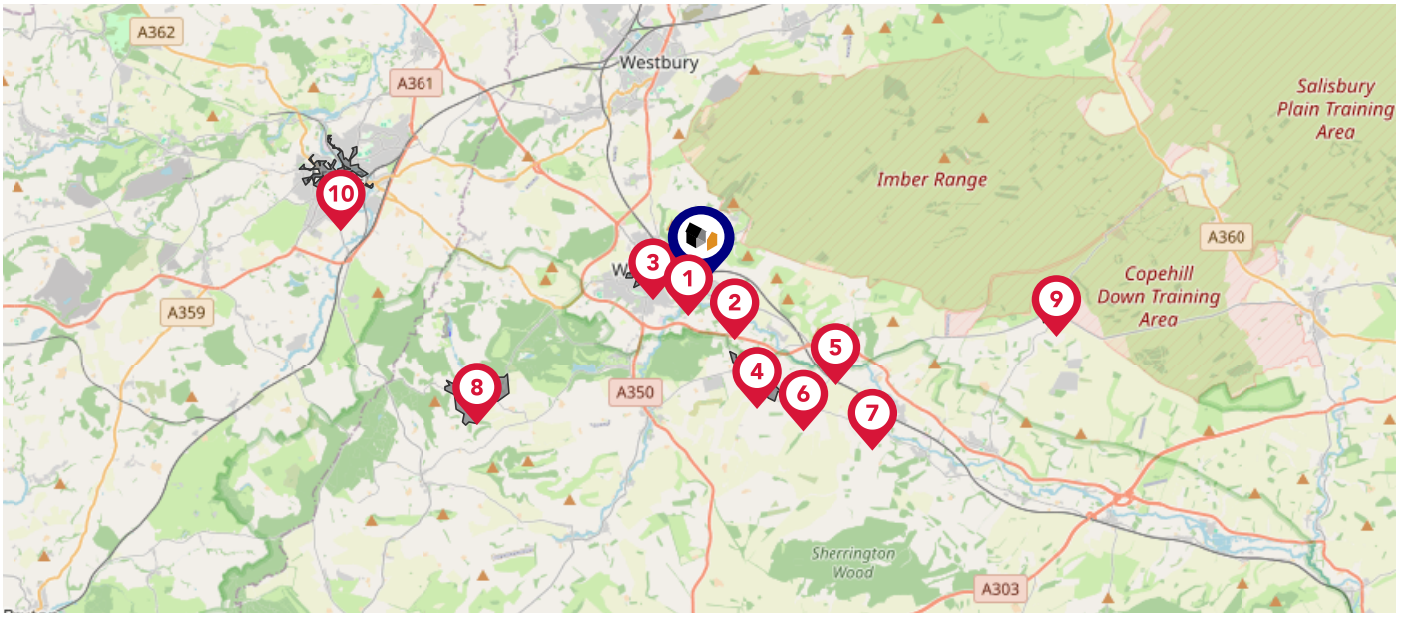
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Maps
Conservation Areas

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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

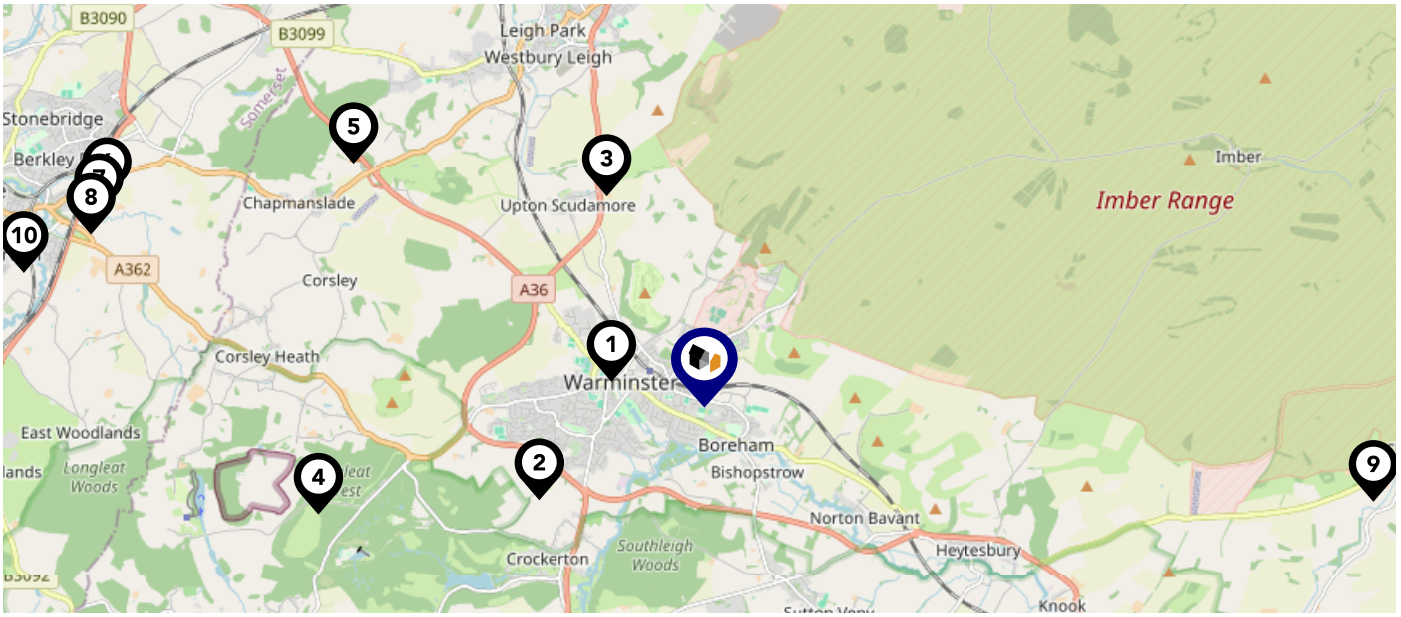
1	Warminster, Boreham Road
2	Bishopstrow
3	Warminster
4	Sutton Veny
5	Heytesbury
6	Tytherington
7	Corton
8	Horningsham
9	Chitterne
10	Frome

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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

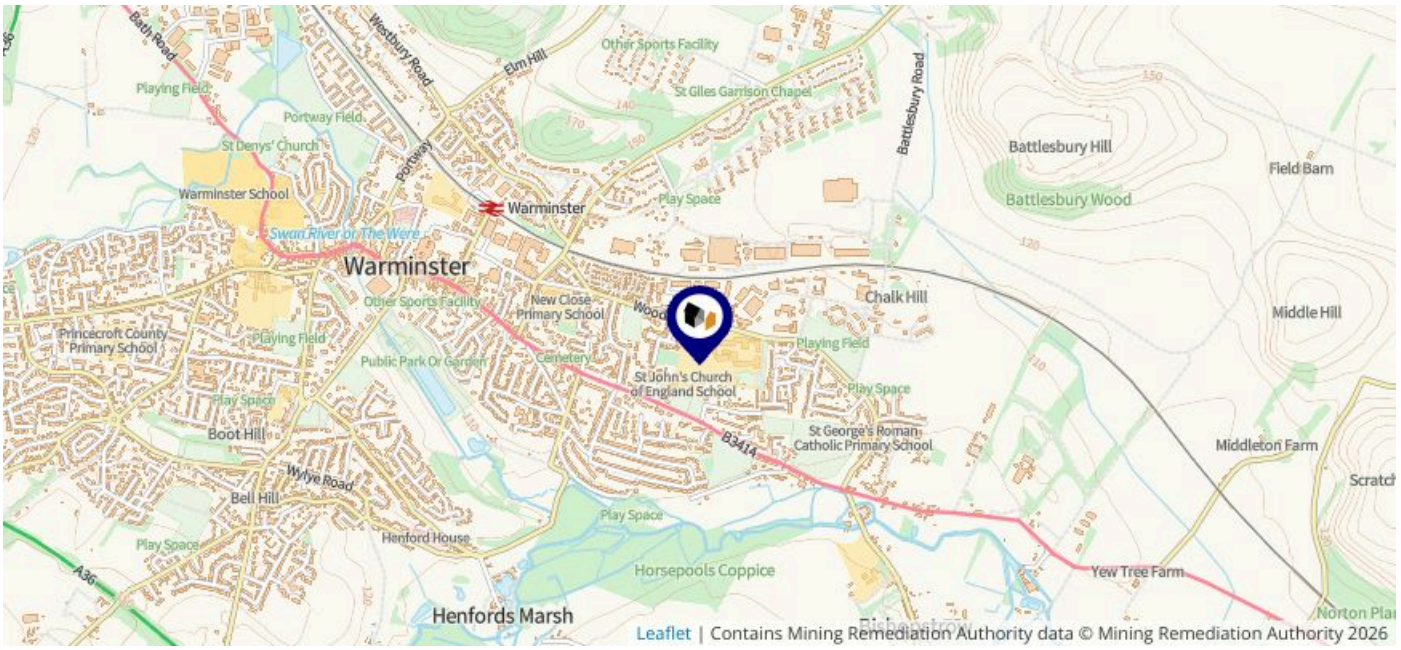
1	Partway Lane Tip-Warminster, Wiltshire	Historic Landfill
2	Ludlow's Farm-Bradley Road, Warminster, Wiltshire	Historic Landfill
3	Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire	Historic Landfill
4	Upper Hares Batch Landfill Site-North Of Longcombe Drive, Longleat, Warminster, Wiltshire	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	EA/EPR/BB3305KM/T001	Active Landfill
10	Butler and Tanner Limited-Frome, Somerset	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.

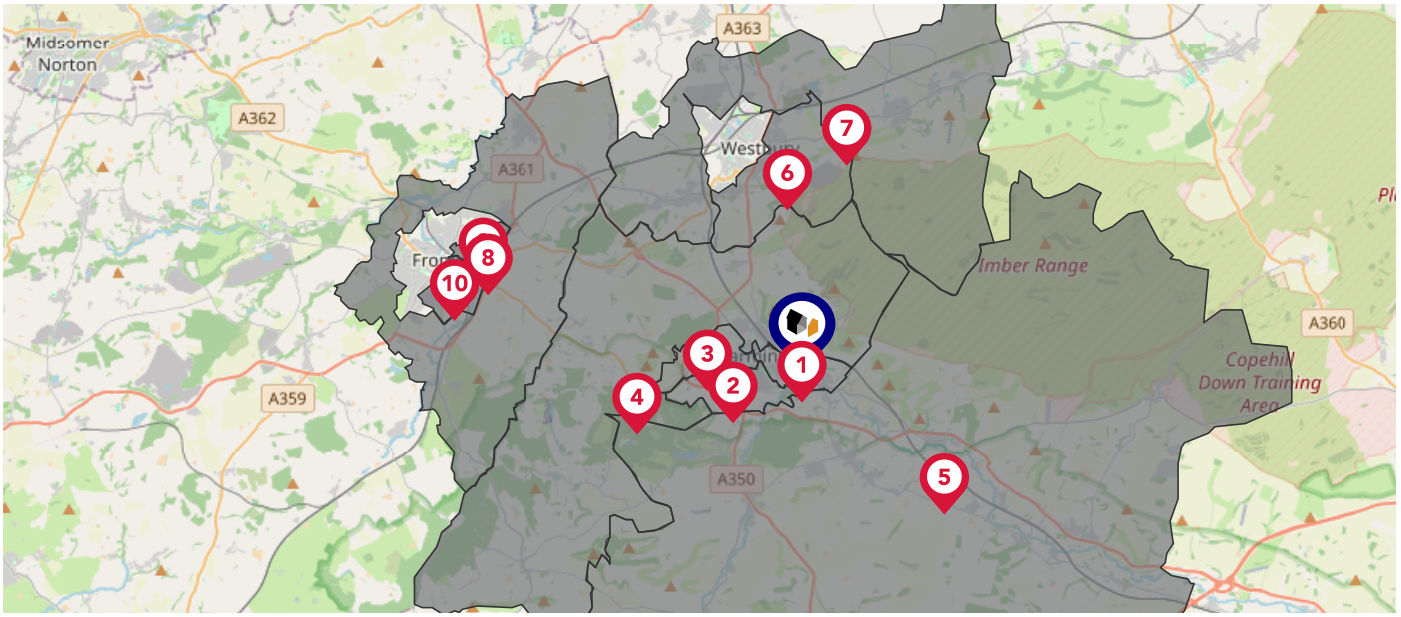
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Wylye Valley ED
6	Westbury East ED
7	Ethandune ED
8	Beckington and Selwood Ward
9	Frome Berkley Down Ward
10	Frome Keyford Ward

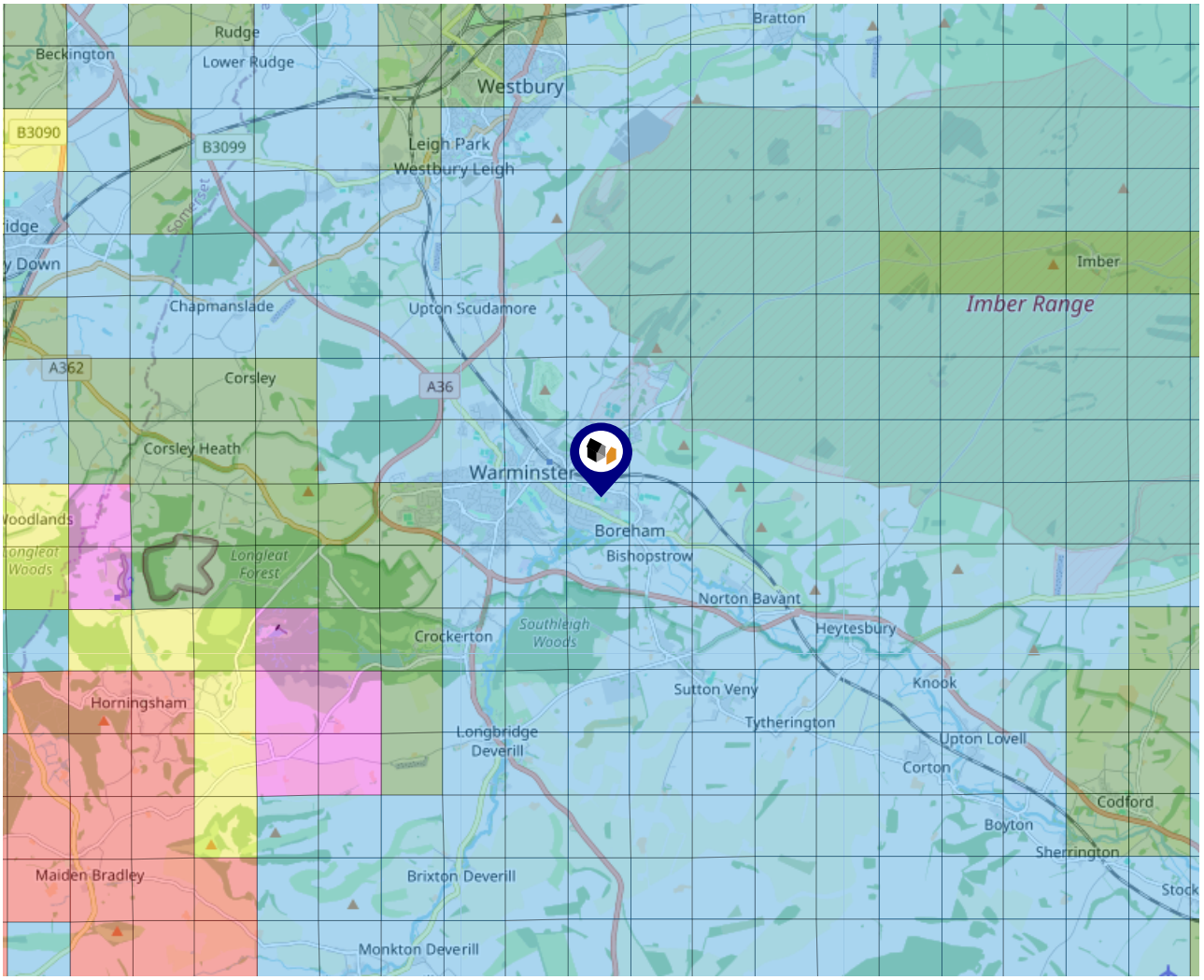
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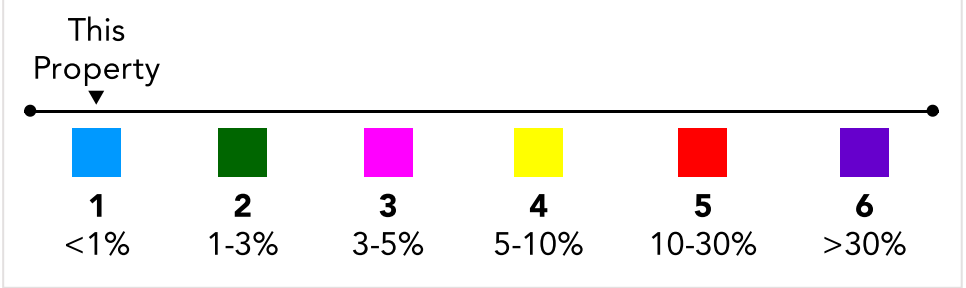
Environment
Radon Gas

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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).





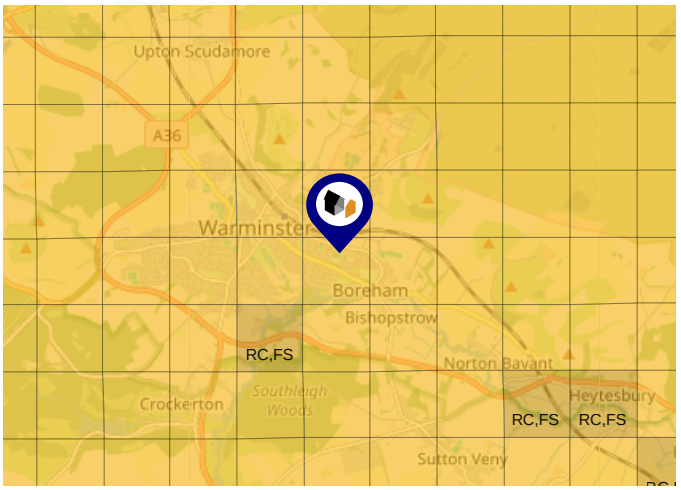
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Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	CHALKY CLAY TO CHALKY LOAM
Parent Material Grain:	ARGILLIC		
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP-INTERMEDIATE



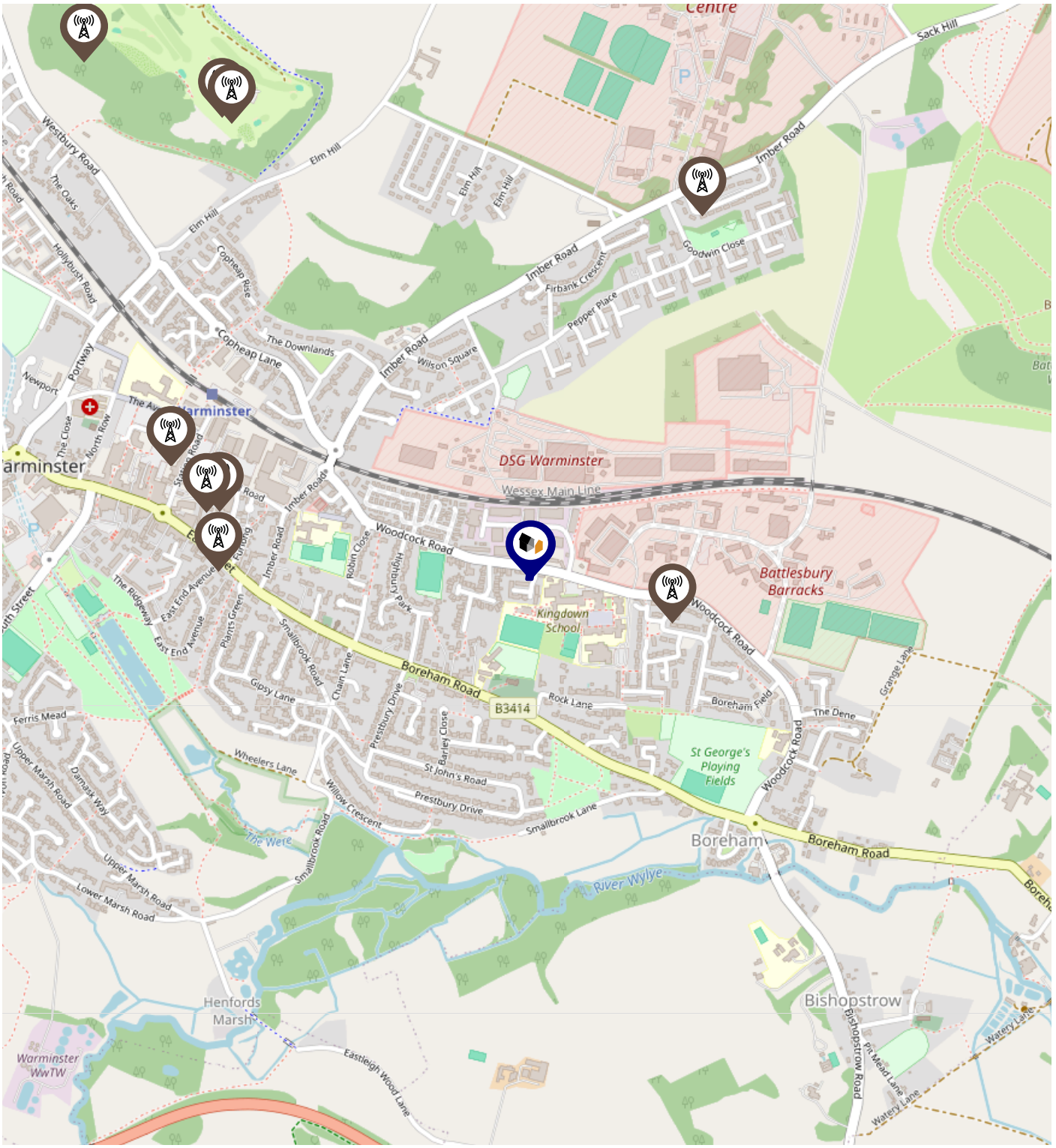
Primary Classifications (Most Common Clay Types)

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:

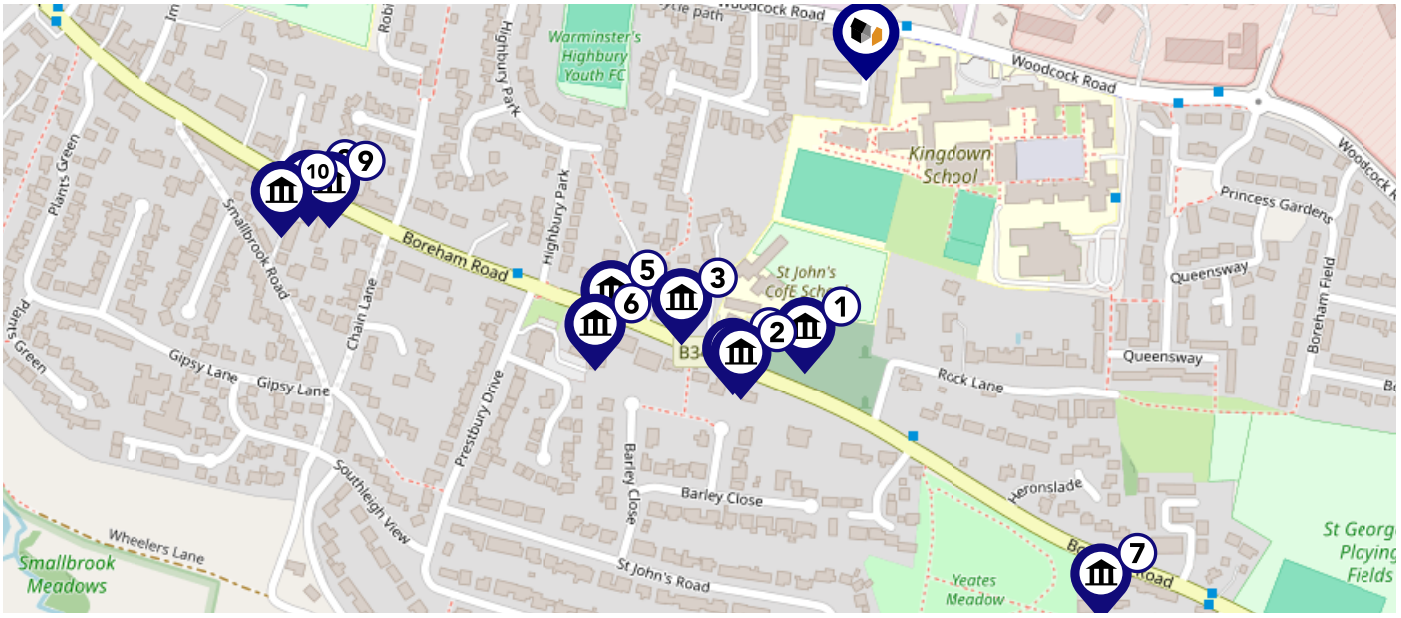
- Power Pylons
- Communication Masts

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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 1193567 - Church Of St John The Evangelist	Grade II	0.2 miles
2 1036181 - Lychgate To Church Of St John	Grade II	0.2 miles
3 1036180 - 85 And 87, Boreham Road	Grade II	0.2 miles
4 1193541 - 95 Boreham Road Part Of St John's Church Of England Primary School	Grade II	0.2 miles
5 1193531 - 57-61, Boreham Road (see Details For Further Address Information)	Grade II	0.2 miles
6 1036184 - Holly Lodge	Grade II	0.2 miles
7 1193618 - Chatley	Grade II	0.3 miles
8 1036178 - Gates And Railings With Dwarf Wall And Piers At Non Conformist Burial Ground	Grade II	0.3 miles
9 1364453 - 27, Boreham Road	Grade II	0.3 miles
10 1193598 - 36, Boreham Road	Grade II	0.3 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 not 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)

There is a private right of way across the back of the garden.

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

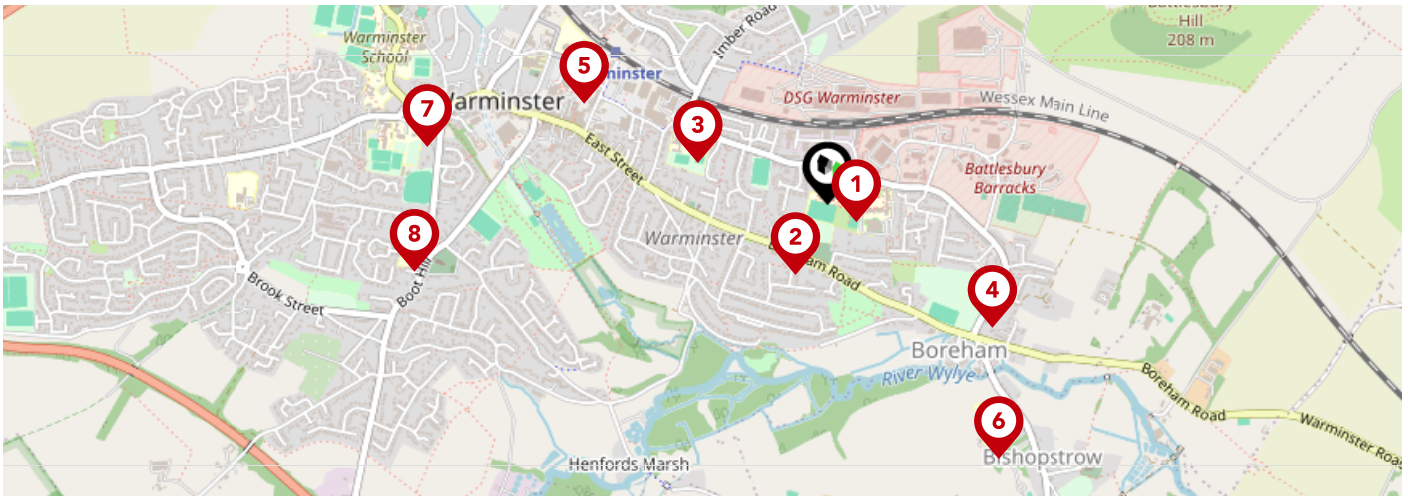
Drainage

Mains

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Area
Schools

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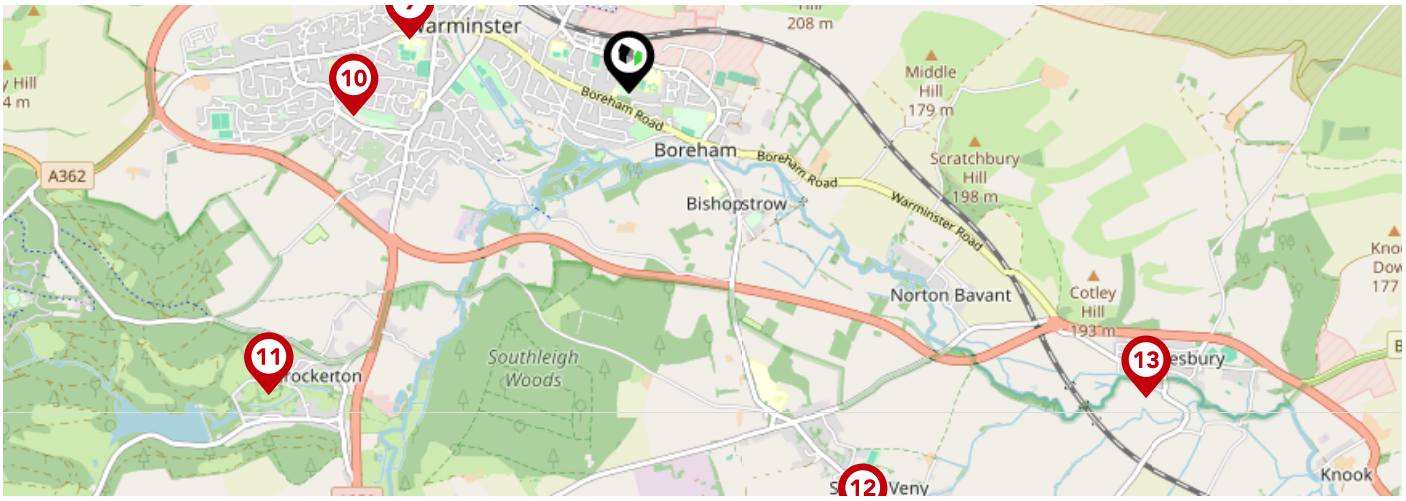


		Nursery	Primary	Secondary	College	Private
1	**Kingdown School** Ofsted Rating: Good | Pupils: 1454 | Distance:0.08	☐	☐	☑	☐	☐
2	**St John's CofE School** Ofsted Rating: Good | Pupils: 117 | Distance:0.18	☐	☑	☐	☐	☐
3	**New Close Primary School** Ofsted Rating: Good | Pupils: 136 | Distance:0.32	☐	☑	☐	☐	☐
4	**St George's Catholic Primary School, Warminster** Ofsted Rating: Requires improvement | Pupils: 102 | Distance:0.48	☐	☑	☐	☐	☐
5	**The Avenue Primary School and Children's Centre** Ofsted Rating: Good | Pupils: 265 | Distance:0.61	☐	☑	☐	☐	☐
6	**Bishopstrow College** Ofsted Rating: Not Rated | Pupils: 55 | Distance:0.71	☐	☐	☑	☐	☐
7	**The Minster CofE Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:0.94	☐	☑	☐	☐	☐
8	**Sambourne Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 119 | Distance:0.97	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

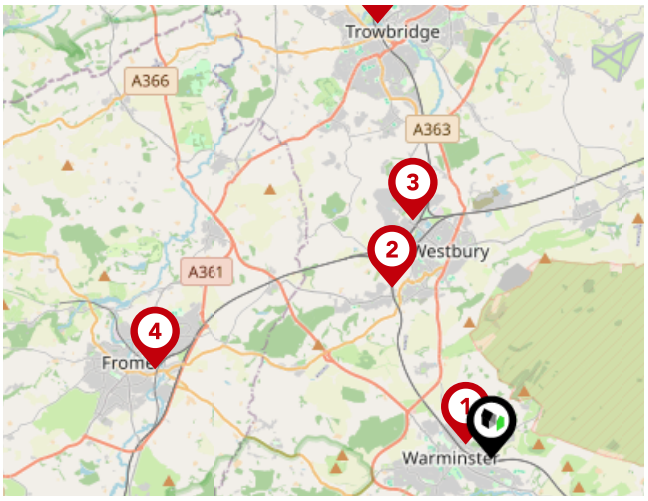


	Nursery	Primary	Secondary	College	Private
9 Warminster School Ofsted Rating: Not Rated | Pupils: 529 | Distance:1.05	☐	☐	☑	☐	☐
10 Princecroft Primary School Ofsted Rating: Good | Pupils: 242 | Distance:1.28	☐	☑	☐	☐	☐
11 Crockerton CofE Primary School Ofsted Rating: Good | Pupils: 82 | Distance:2.18	☐	☑	☐	☐	☐
12 Sutton Veny CofE School Ofsted Rating: Good | Pupils: 161 | Distance:2.29	☐	☑	☐	☐	☐
13 Heytesbury Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 49 | Distance:2.79	☐	☑	☐	☐	☐
14 Compass Community School Athelstan Park Ofsted Rating: Requires improvement | Pupils: 12 | Distance:3.72	☐	☐	☑	☐	☐
15 Fairfield Farm College (Fairfield Farm Trust) Ofsted Rating: Good | Pupils:0 | Distance:3.72	☐	☐	☑	☐	☐
16 Dilton Marsh CofE Primary School Ofsted Rating: Good | Pupils: 174 | Distance:3.85	☐	☑	☐	☐	☐

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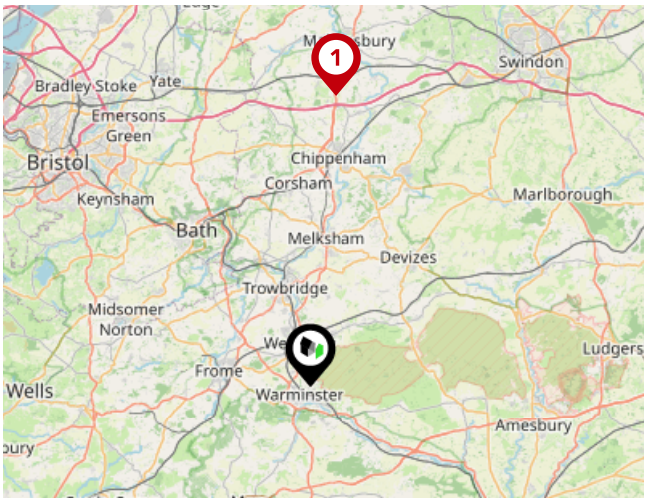
Area
Transport (National)

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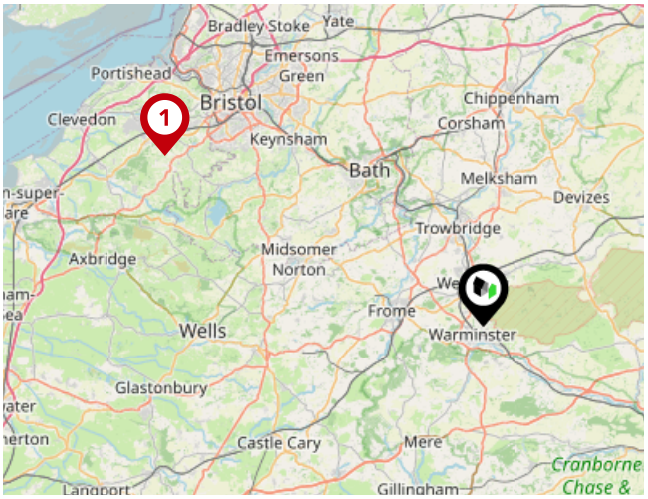
National Rail Stations

Pin	Name	Distance
1	Warminster Rail Station	0.55 miles
2	Dilton Marsh Rail Station	3.67 miles
3	Westbury (Wilts) Rail Station	4.65 miles
4	Frome Rail Station	6.47 miles
5	Trowbridge Rail Station	8.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	21.64 miles

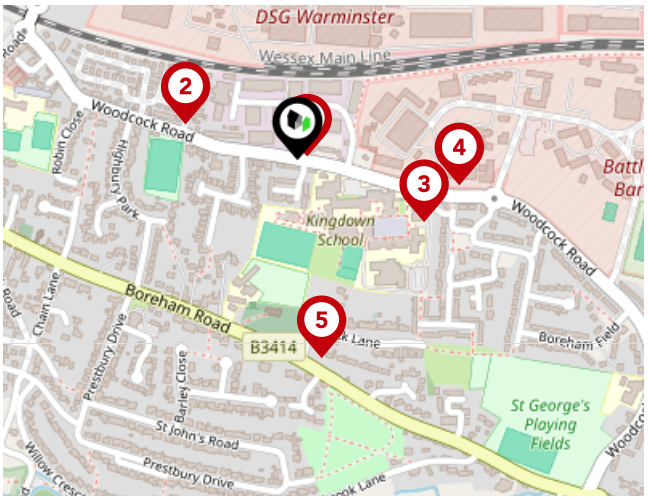


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	26.76 miles

Area
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Woodcock Industrial Estate	0.01 miles
2	Woodcock Park	0.13 miles
3	Kingdown School	0.16 miles
4	Queensway	0.18 miles
5	Bradfield Close	0.23 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	24.84 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.

/cooperandtanner

/cooper_and_tanner/

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.

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COOPER AND TANNER

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