COOPER AND TANNER

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MIR: Material Info

The Material Information Affecting this Property

Friday 30th October 2026



TINHEAD ROAD, EDINGTON, WESTBURY, BA13

Cooper and Tanner

Fore Street Castle Cary BA7 7BG

01963 350327

castlecary@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

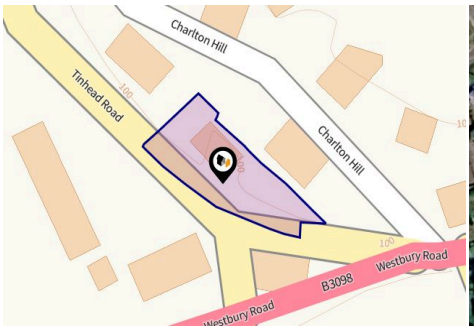
The Property Ombudsman

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Property
Overview

COOPER AND TANNER







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft^2 / 99 m^2		
Plot Area:	0.16 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,572		
Title Number:	WT216902		

Local Area

Local Authority: Wiltshire

Conservation Area: Edington, Tinhead

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s | **80** 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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Planning History
This Address

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Planning records for: ***Tinhead Road, Edington, Westbury, BA13***

Reference - W/03/00034/FUL

Decision:	Approve with Conditions
Date:	13th January 2003

Description:

Demolition of single storey side extension and building of two storey extension

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Lambourne Cottage, 2 Tinhead Road, Edington, Wiltshire, BA13 4PH***

Reference - W/10/03375/TCA	
Decision:	Approved
Date:	17th October 2010
Description:	
Removal of Maple tree	

Planning records for: ***3 Tinhead Road, Edington, Wiltshire, BA13 4PH***

Reference - W/97/01117/FUL	
Decision:	-
Date:	26th August 1997
Description:	
Ground Floor Extensions	

Planning records for: ***4 Tinhead Road Edington Westbury Wiltshire BA13 4PH***

Reference - 19/05102/CLP	
Decision:	-
Date:	27th May 2019
Description:	
Proposed rear dormer window, roof lights on front and rear roof planes and flue on front elevation to serve log burner	

Planning records for: ***4A Tinhead Road Edington Wiltshire BA13 4PH***

Reference - 16/02361/FUL	
Decision:	Approve with Conditions
Date:	15th March 2016
Description:	
Rear single storey extension (resubmission of W/12/01954/FUL)	

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Planning
In Street

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Planning records for: ***Birdhurst, 4A Tinhead Road, Edington, Wiltshire, BA13 4PH***

Reference - W/12/01954/FUL

Decision: Approved

Date: 05th November 2012

Description:

Rear single story extension

Planning records for: ***BOX COTTAGE, 5 TINHEAD ROAD, EDINGTON, WESTBURY, BA13 4PH***

Reference - PL/2026/02334

Decision: Closed

Date: 10th April 2026

Description:

TA Beech - Remove. TB Beech - Reduce to previous reduced height. Circa 1.5m to 2.0m reduction. Reshape crown. TC Beech - Reduce to previous reduced height. Circa 1.5m to 2.0m reduction. Remove branch over summerhouse. Reshape crown. TE Beech - Reduce

Reference - W/11/01225/FUL

Decision: -

Date: 04th April 2011

Description:

Rebuilding of fire damaged cottage and alterations and extensions to accommodation to south of main building

Reference - PL/2026/01358

Decision: Under Consultation

Date: 26th February 2026

Description:

Tree A Beech - Remove. Tree B Beech - Remove. Tree C Beech - Reduce by 50%. Tree D Beech - Remove branches overhanging garden room.

Planning
In Street

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Planning records for: ***5 Tinhead Road Edington Westbury BA13 4PH***

Reference - 14/01170/TCA

Decision: NOOBJECT

Date: 03rd February 2014

Description:

T1 Beech - Fell T2 Beech - Crown reduce by 30%, remove deadwood and crossing branches T3 Beech - Crown reduce by 30%, remove deadwood and crossing branches T4 Beech - Fell T5 Beech - Crown reduce by 30%, remove deadwood and crossing branches T6 Beech - Crown reduce by 30%, remove deadwood and crossing branches T7 Beech - Crown reduce by 30%, remove deadwood and crossing branches & remove Ivy from the crown, lift and reduce crown away from Low Voltage (LV) overhead line (OHL)

Reference - W/11/00303/FUL

Decision: Withdrawn

Date: 31st January 2011

Description:

Rebuilding of first floor and new extension to west

Reference - W/08/01688/FUL

Decision: Approve with Conditions

Date: 05th June 2008

Description:

Extensions

Reference - 13/05366/TCA

Decision: NOOBJECT

Date: 17th October 2013

Description:

Six Beech Trees - Lift crown and thin by a third to a half of volume .

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Planning
In Street

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Planning records for: ***BOX COTTAGE, 5 TINHEAD ROAD, EDINGTON, WESTBURY, BA13 4PH***

Reference - PL/2024/08569

Decision: Closed

Date: 17th September 2024

Description:

T1 (Yew) - Remove.

Reference - PL/2026/03860

Decision: Closed

Date: 18th June 2026

Description:

All trees are beech. Tree A: Remove. Adjacent tree B is very close and will minimise the gap created by removal of tree A. Tree B: Reduce to previous reduced height. Circa 1.5m to 2.0m reduction. Reshape crown. Tree C: Reduce to previous reduced height

Reference - W/11/00497/TCA

Decision: Approved

Date: 09th February 2011

Description:

Crown lift one Yew tree

Planning records for: ***Beech House, 6 Tinhead Road, Edington, Wiltshire, BA13 4PH***

Reference - W/78/00153/HIS

Decision: Approved

Date: 10th February 1978

Description:

Replacement Of Existing Garage

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Planning
In Street

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Planning records for: ***Beech House, 6 Tinhead Road, Edington, Wiltshire, BA13 4PH***

Reference - W/08/01586/TCA

Decision: Refused

Date: 29th May 2008

Description:

Fell Hornbeam, Cherry and Beech Trees

Reference - PL/2023/04838

Decision: Closed

Date: 15th June 2023

Description:

T1 (Copper Beech) - Target reduction of three to four meters on the branches growing on the south side of the tree, we shall also reduce the low branch growing over the garden shrubs by three to four meters.

Reference - W/05/00866/FUL

Decision: Approve with Conditions

Date: 09th May 2005

Description:

Single storey extension to kitchen

Reference - PL/2023/04896

Decision: Closed

Date: 19th June 2023

Description:

Hornbeam tree - overall reduction of 35%

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Planning
In Street

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Planning records for: ***BEECH HOUSE, 6 TINHEAD ROAD, EDINGTON, WESTBURY, BA13 4PH***

Reference - PL/2024/10165

Decision: Closed

Date: 11th November 2024

Description:

T1 T2 Hornbeam - Reduce the height by three meters, prune the west side back by two to three meters and prune the south side over the garden by two meters.

Planning records for: ***Pond House, Tinhead Road, Edington, Wiltshire, BA13 4PH***

Reference - W/03/00684/TCA

Decision: Approved

Date: 16th April 2003

Description:

Felling of Conifer tree

Reference - W/74/00004/HIS

Decision: Approved

Date: 19th December 1973

Description:

Bedroom And Conservatory Extension

Reference - PL/2021/09113

Decision: Closed

Date: 23rd September 2021

Description:

Up to 30% reduction of canopy of Beech tree in hedge line of Pond House, Edington. The tree overhangs the village pond .

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Pond House Tinhead Road Edington Westbury BA13 4PH***

Reference - 15/08338/TCA	
Decision:	NOOBJECT
Date:	20th August 2015
Description:	
Fell one leylandii.	

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Property
EPC - Certificate

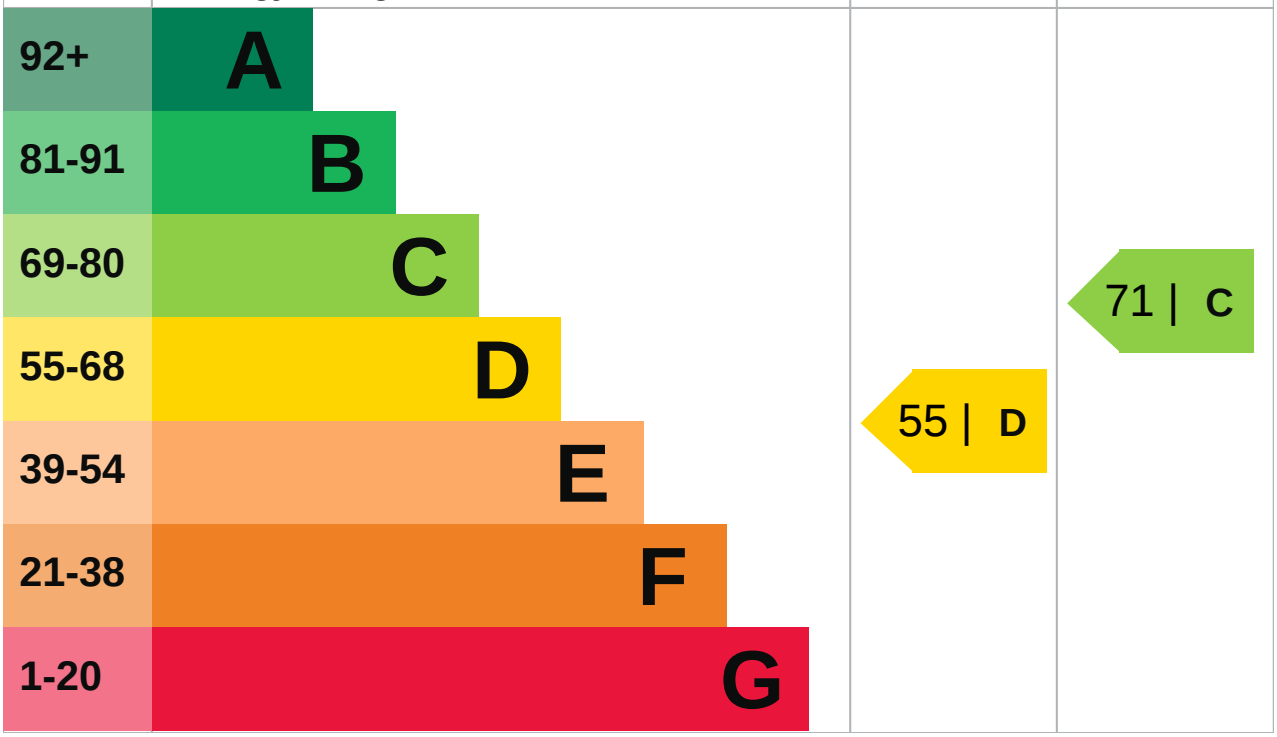
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Tinhead Road, Edington, BA13

Energy rating

D

Valid until 21.11.2029



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Property

EPC - Additional Data

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Additional EPC Data

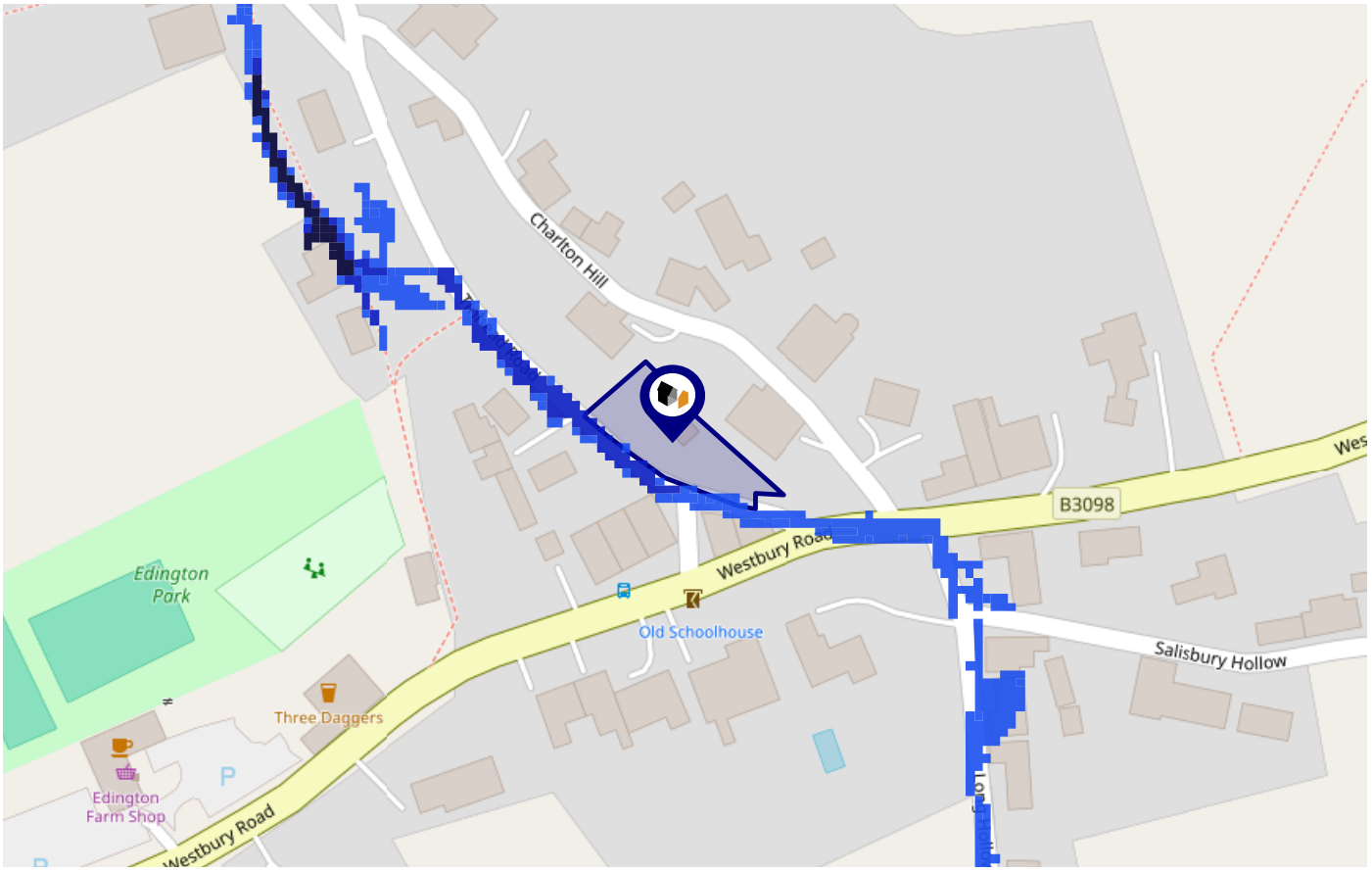
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Thatched, with additional insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 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.

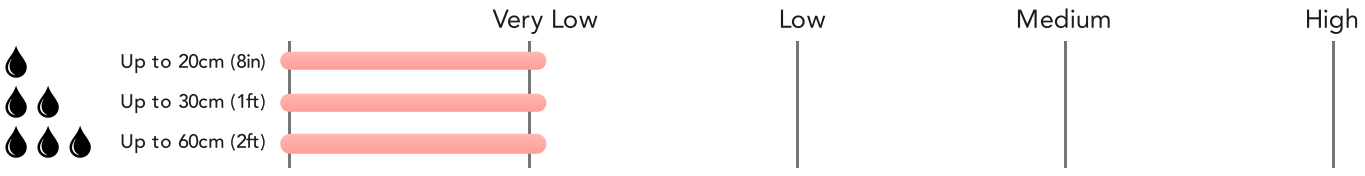


Risk Rating: Very low

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:

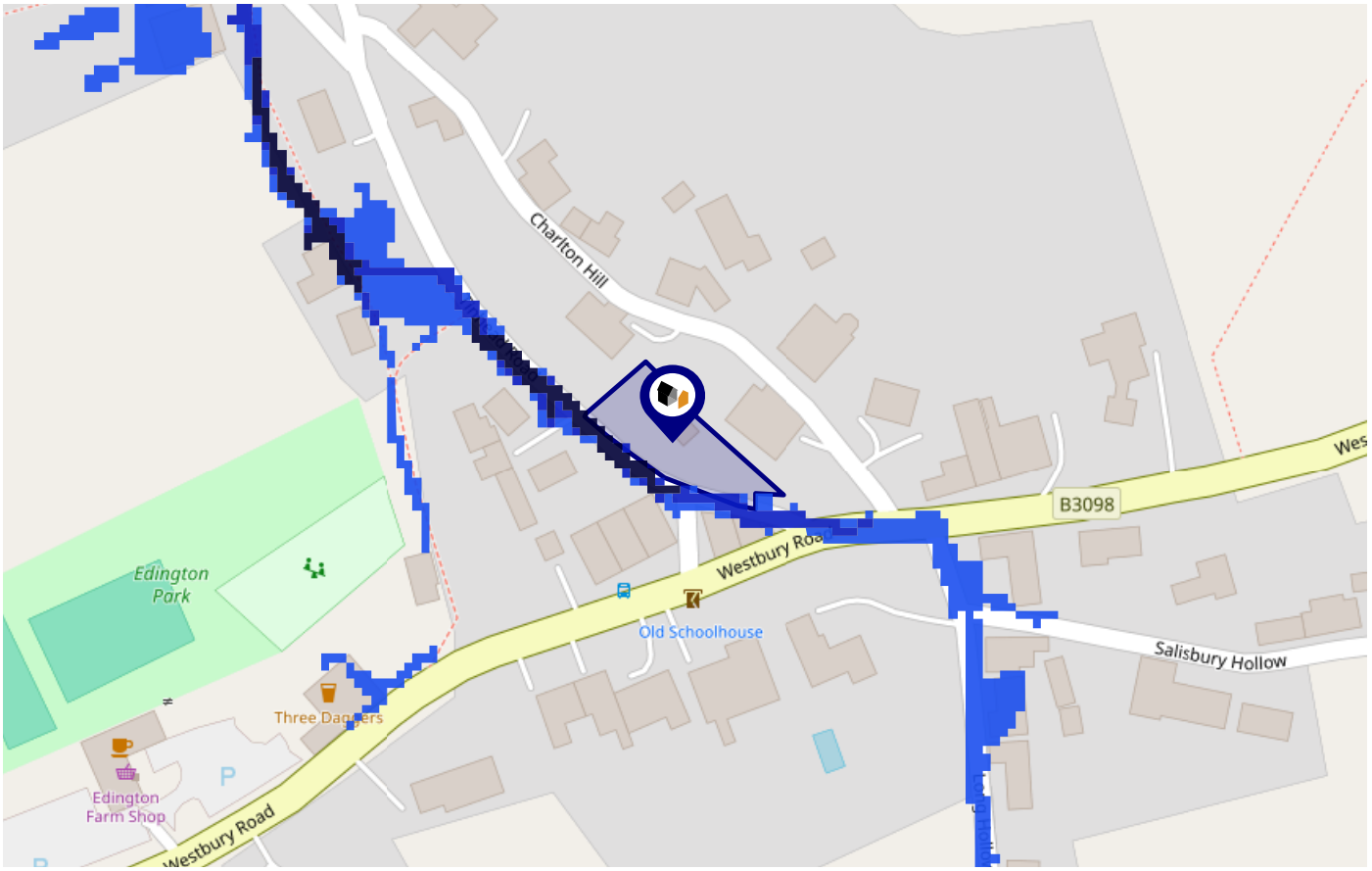


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Flood Risk
Surface Water - Climate Change

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.

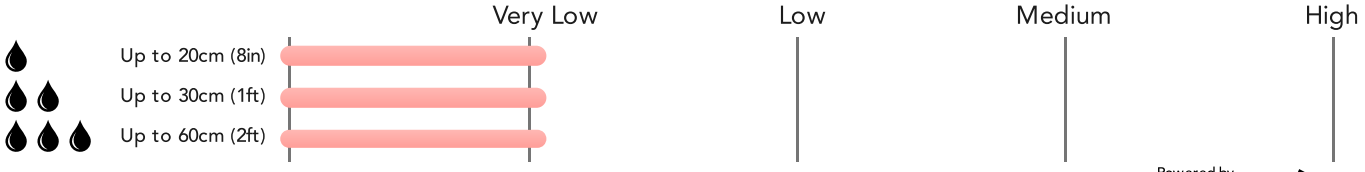


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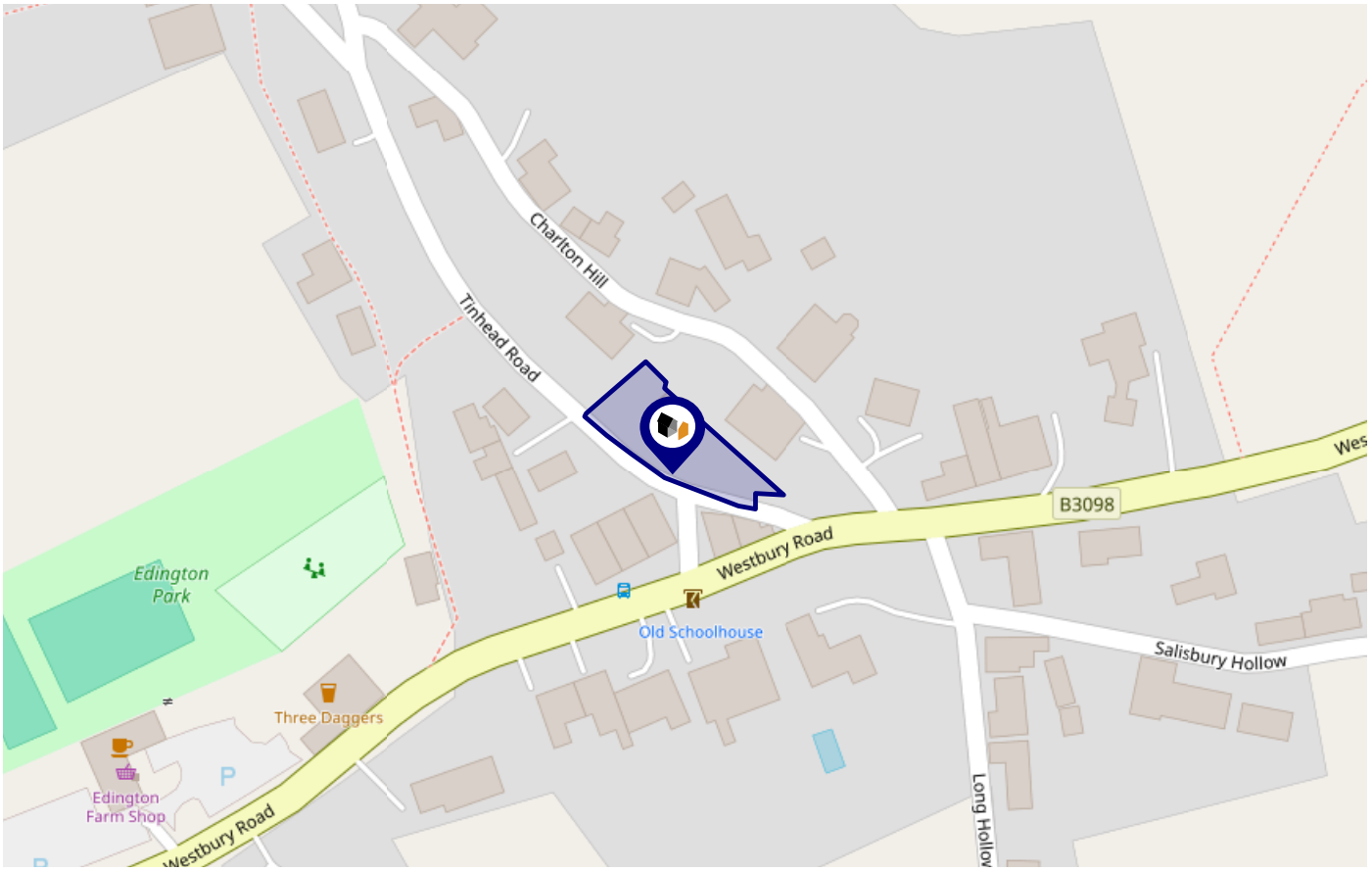
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Flood Risk
Rivers & Seas - Flood Risk

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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.

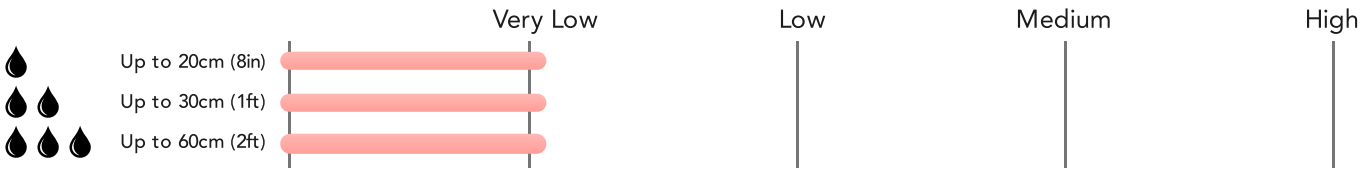


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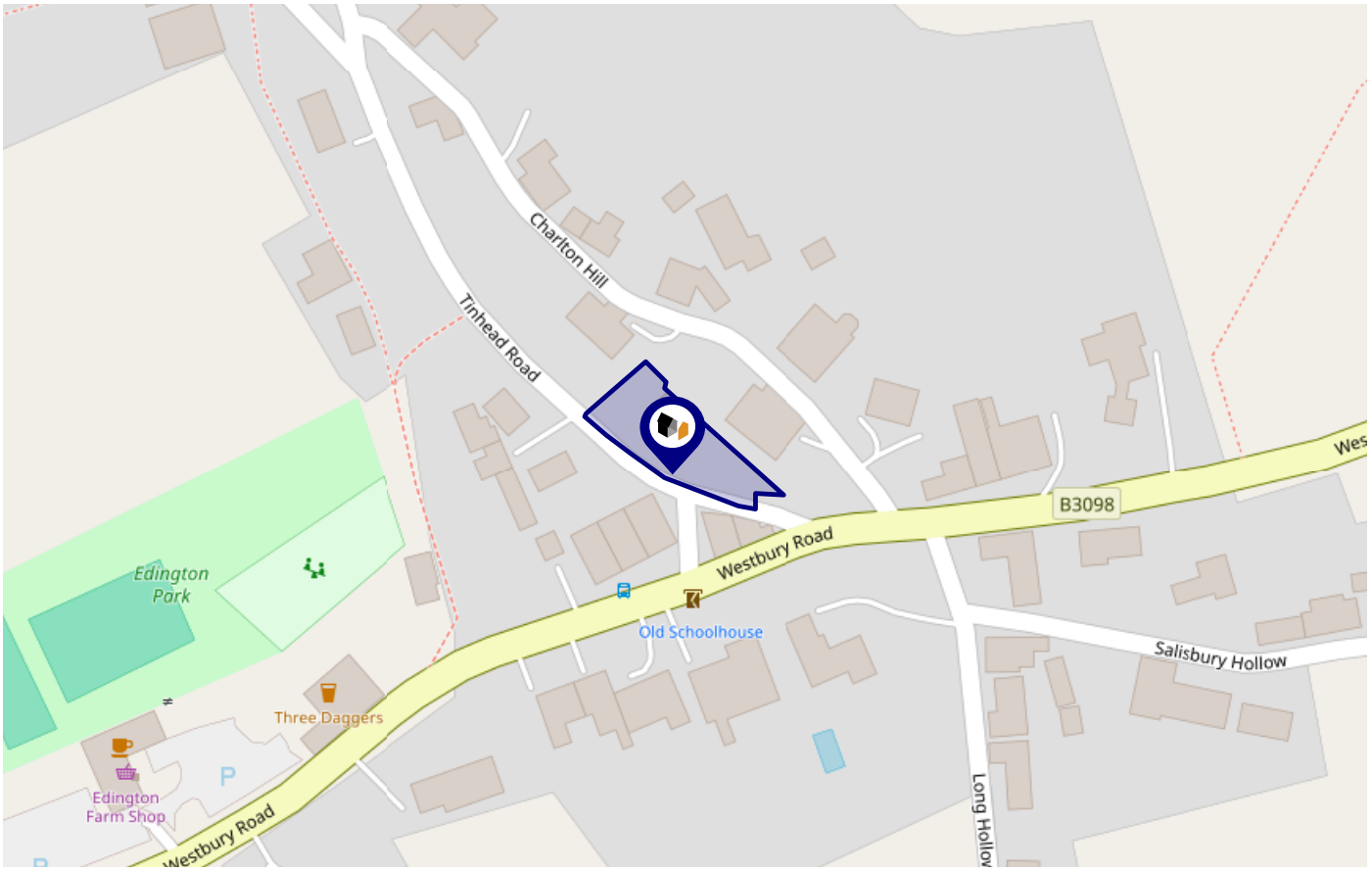


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Flood Risk
Rivers & Seas - Climate Change

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.

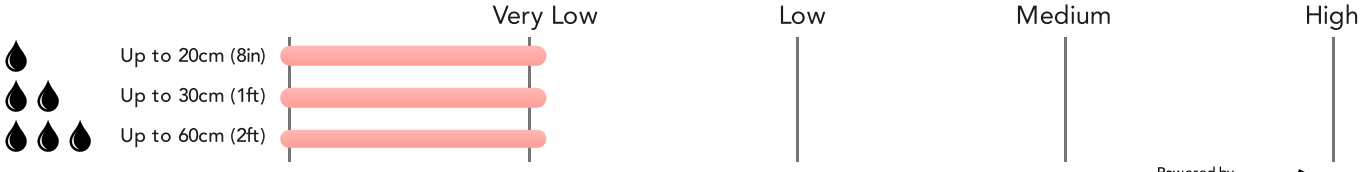


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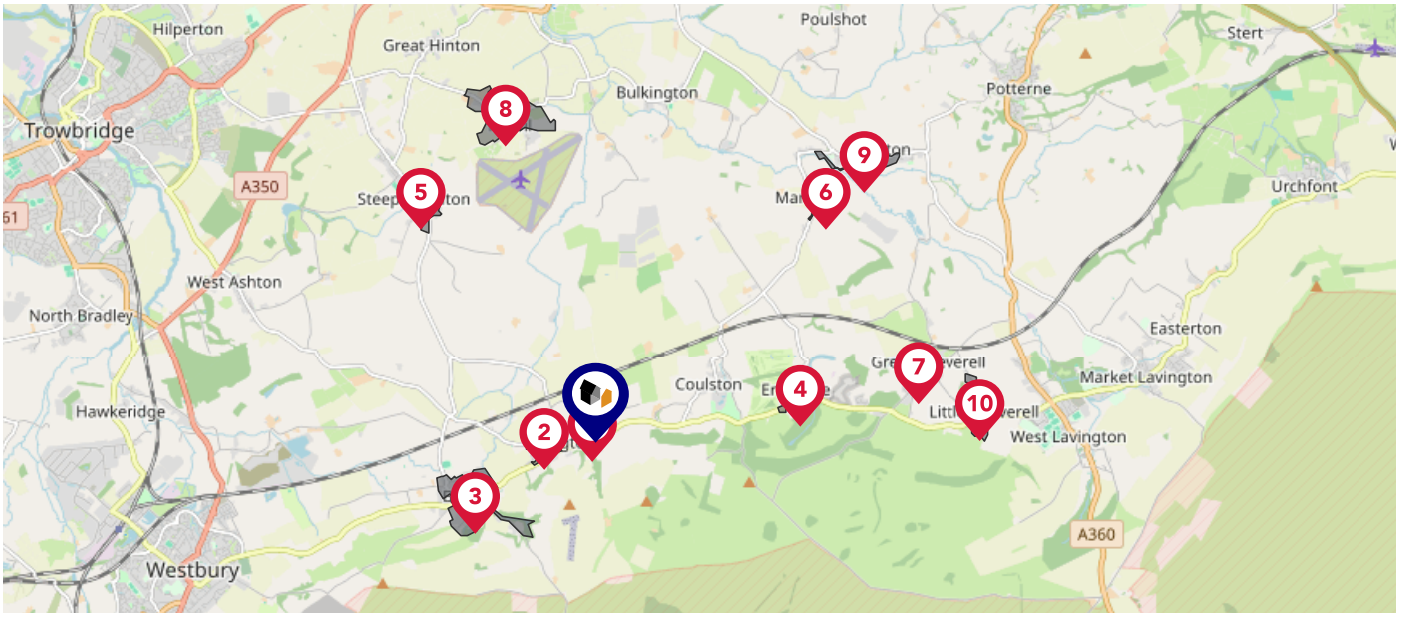
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Maps
Conservation Areas

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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.



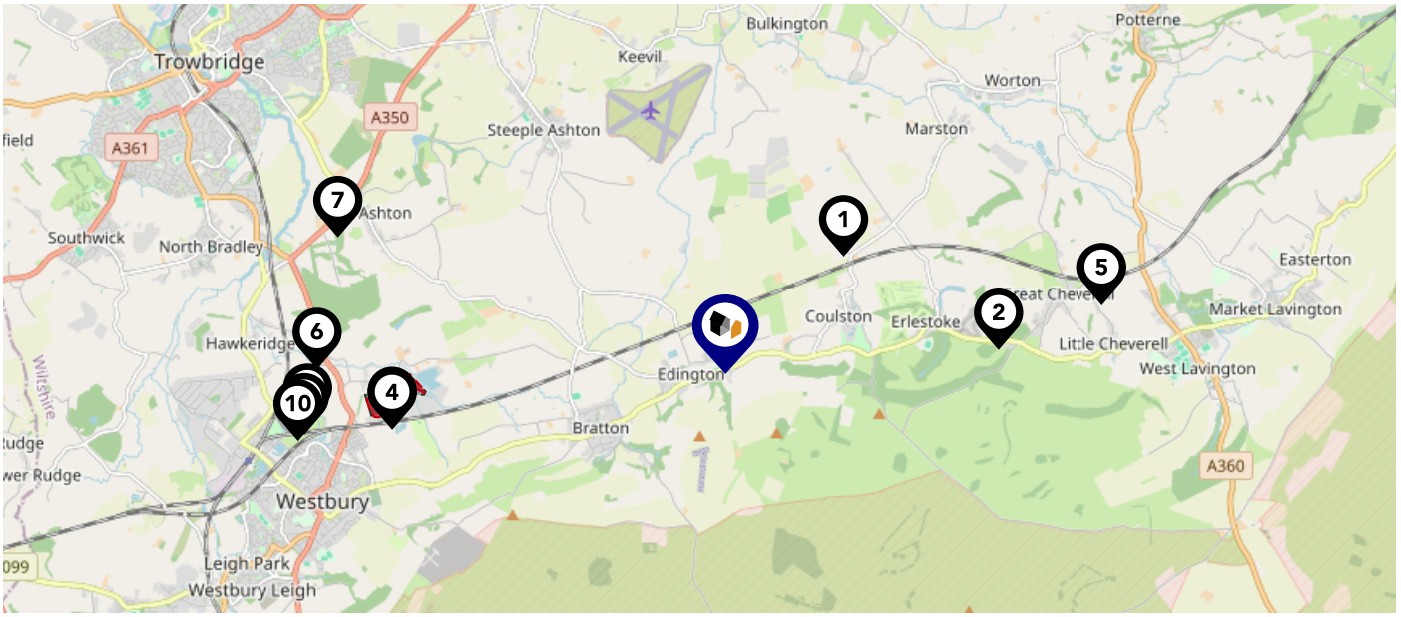
Nearby Conservation Areas

1	Edington, Tinhead
2	Edington
3	Bratton
4	Erlestoke
5	Steeple Ashton
6	Marston
7	Great Cheverell
8	Keevil
9	Worton
10	Little Cheverell

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.



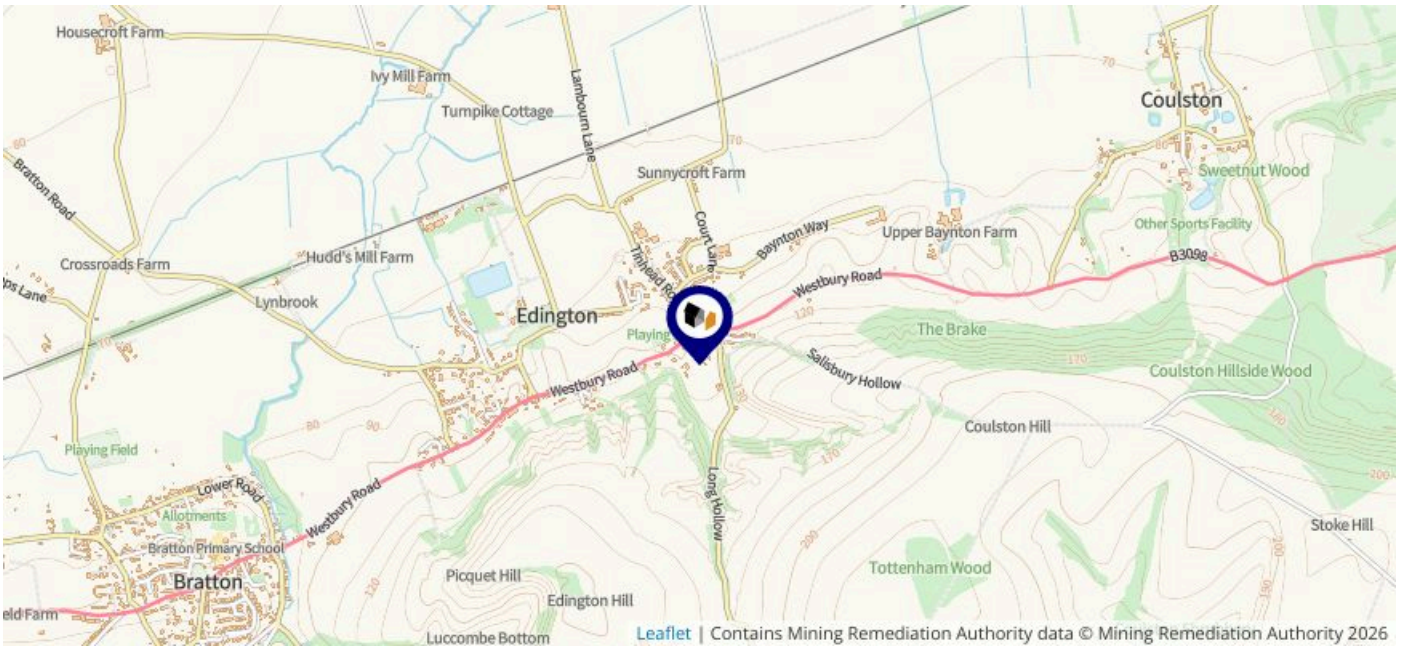
Nearby Landfill Sites

1	Disused Clay Pit-Rear of Brickfield Farm, East Coulston, Westbury, Wiltshire	Historic Landfill
2	Witchcombe Hollow Landfill Site-Witchcombe Hollow, Cheverell Magna, Wiltshire	Historic Landfill
3	Westbury Cement Works-Trowbridge Road, Westbury, Wiltshire	Historic Landfill
4	EA/EPR/WP3090FW/V002 - Westbury Landfill	Active Landfill
5	Furzehill Farm-Cheverell, Devizes, Wiltshire	Historic Landfill
6	Riding School-Heywood Riding Stables, Westbury, Wiltshire	Historic Landfill
7	Land at Sandlewood-Yarnbrook Road, West Ashton, Trowbridge, Wiltshire	Historic Landfill
8	Land at Slag Lane-Westbury	Historic Landfill
9	Land at Slag Lane-Westbury, Wiltshire	Historic Landfill
10	Builders Tip at Slag Lane-Slag Lane, Westbury, Wiltshire	Historic Landfill

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.

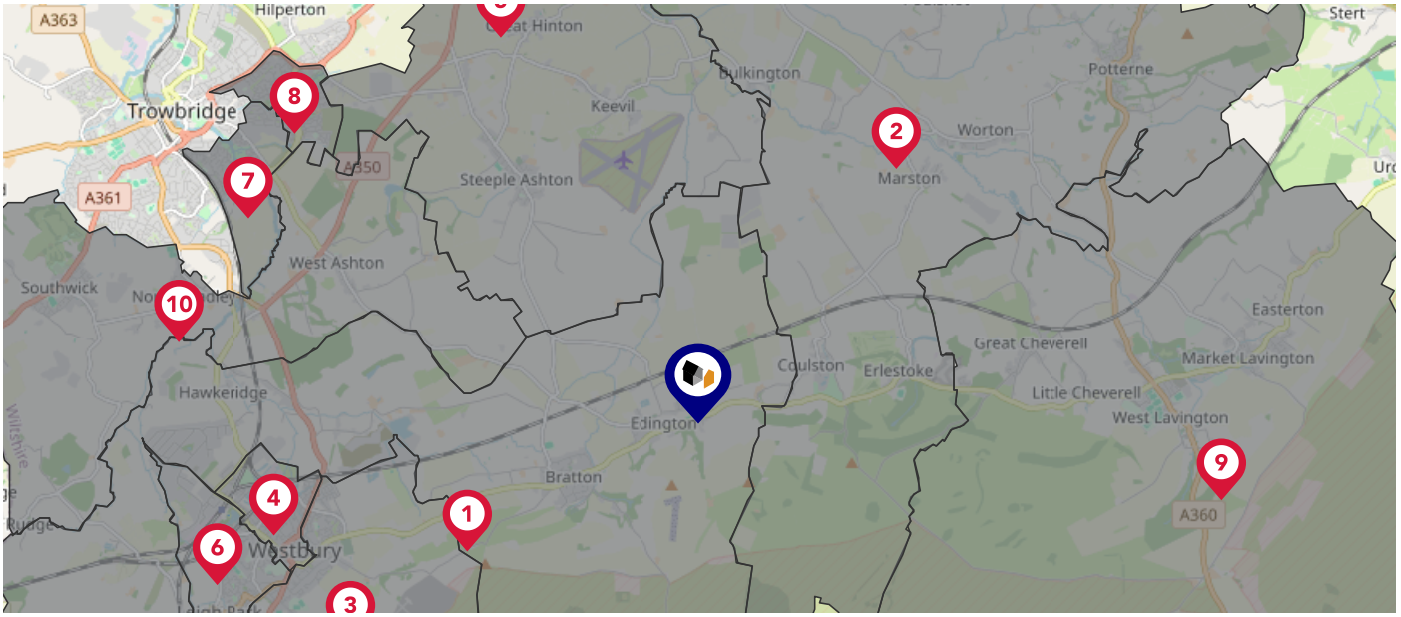
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Ethandune ED
2	Devizes Rural West ED
3	Westbury East ED
4	Westbury North ED
5	Melksham Without West & Rural ED
6	Westbury West ED
7	Trowbridge Park ED
8	Trowbridge Paxcroft ED
9	The Lavingtons ED
10	Southwick ED

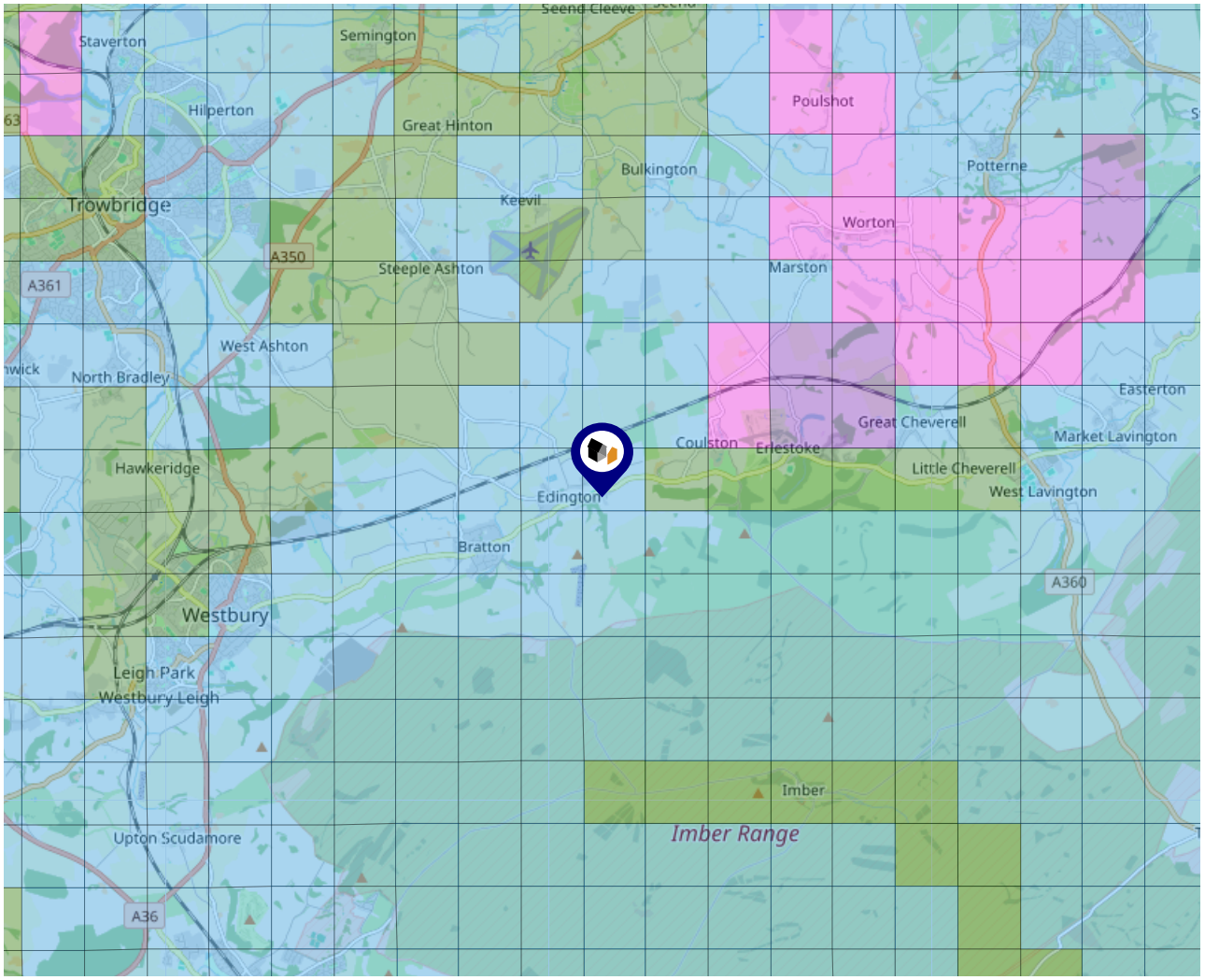
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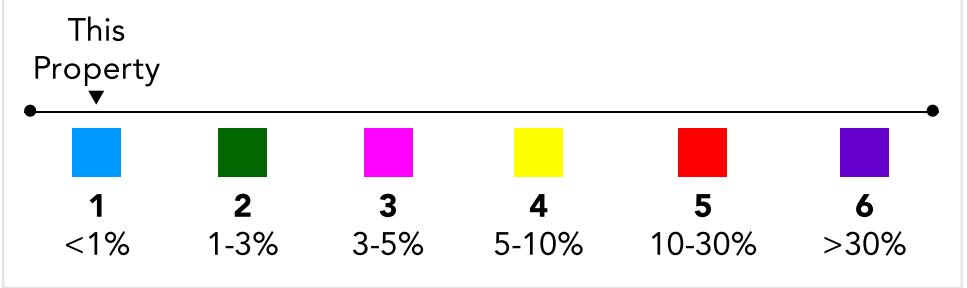
Environment
Radon Gas

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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).





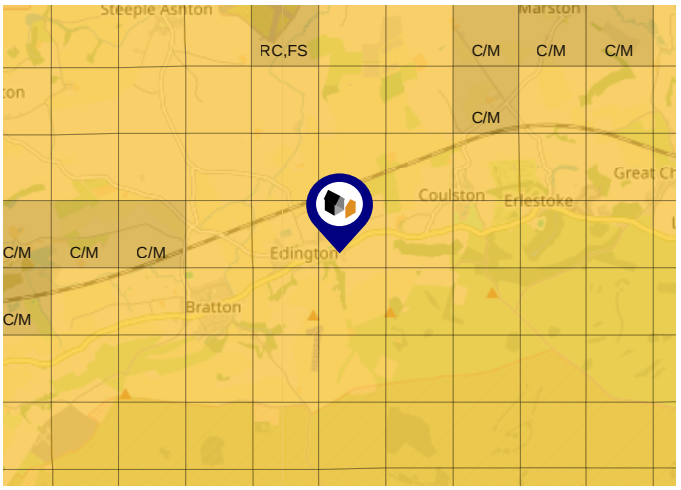
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Environment
Soils & Clay

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

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



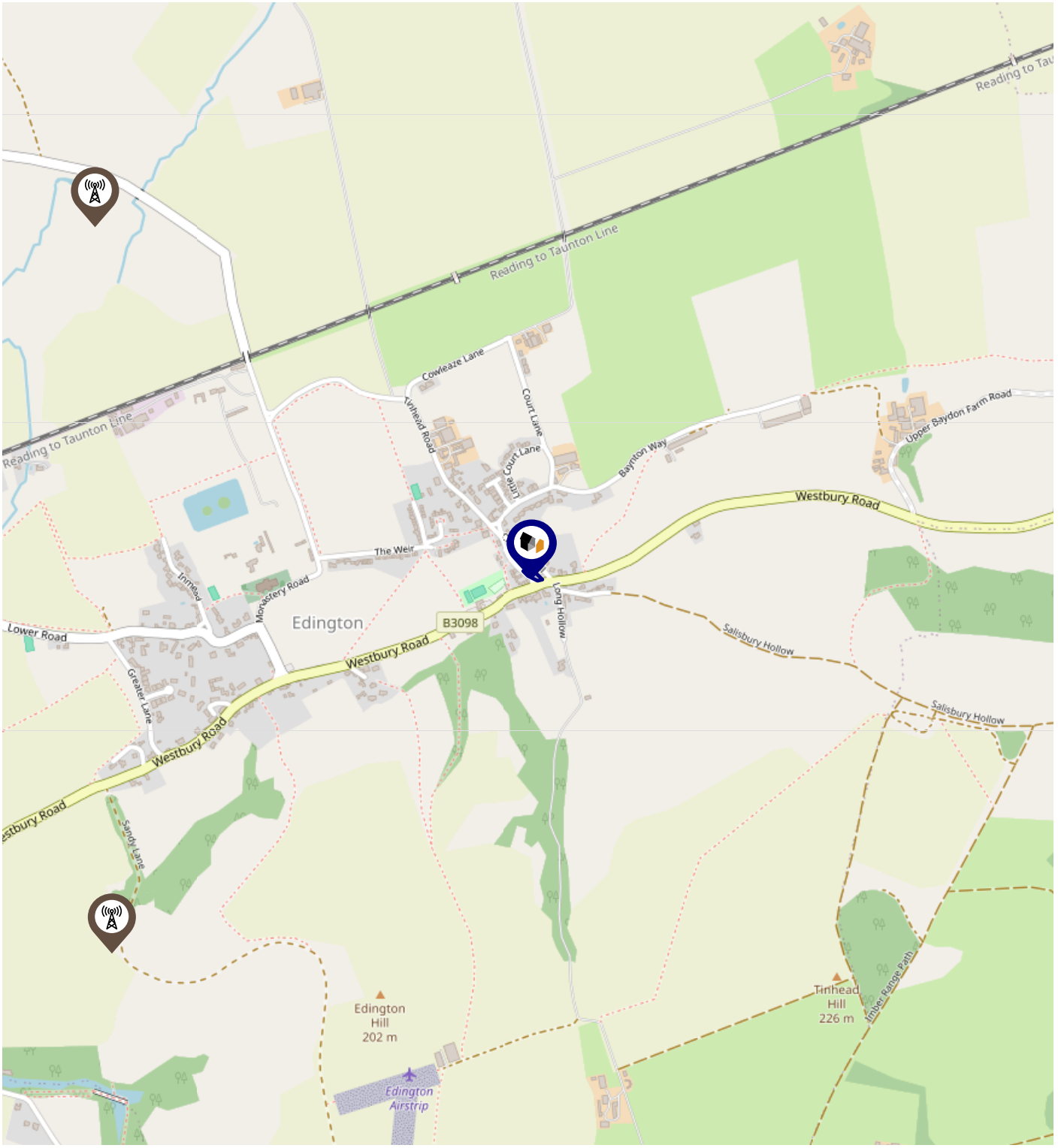
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

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Key:

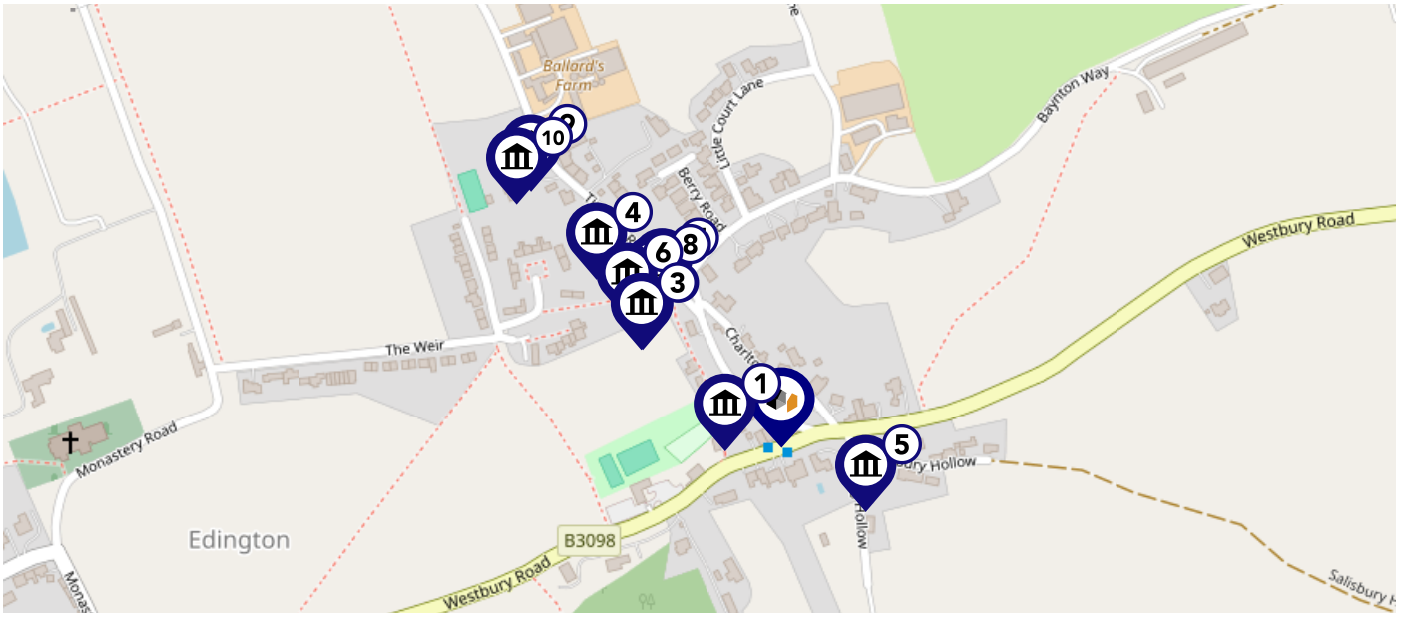
- Power Pylons
- Communication Masts

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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 1021497 - Lambourne Cottage	Grade II	0.0 miles
2 1181371 - No 10 With Attached Railings And Gates	Grade II	0.1 miles
3 1021498 - Stable At No 10	Grade II	0.1 miles
4 1181386 - May Cottage	Grade II	0.1 miles
5 1181348 - 3, Salisbury Hollow	Grade II	0.1 miles
6 1021499 - The George Inn	Grade II	0.1 miles
7 1021496 - Shore House	Grade II	0.1 miles
8 1181359 - Wall To Road Front Of Shore House	Grade II	0.1 miles
9 1181408 - Wall And Gate To Front Of Becketts House	Grade II	0.2 miles
10 1364264 - Becketts House	Grade II	0.2 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 not been made aware if this property contains 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)

We have not been made aware of any public or private right of ways.

Construction Type

Traditional Materials

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Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

The landlord has made us aware that to the best of their knowledge there are no known Planning Considerations

Other

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Oil

Water Supply

Mains

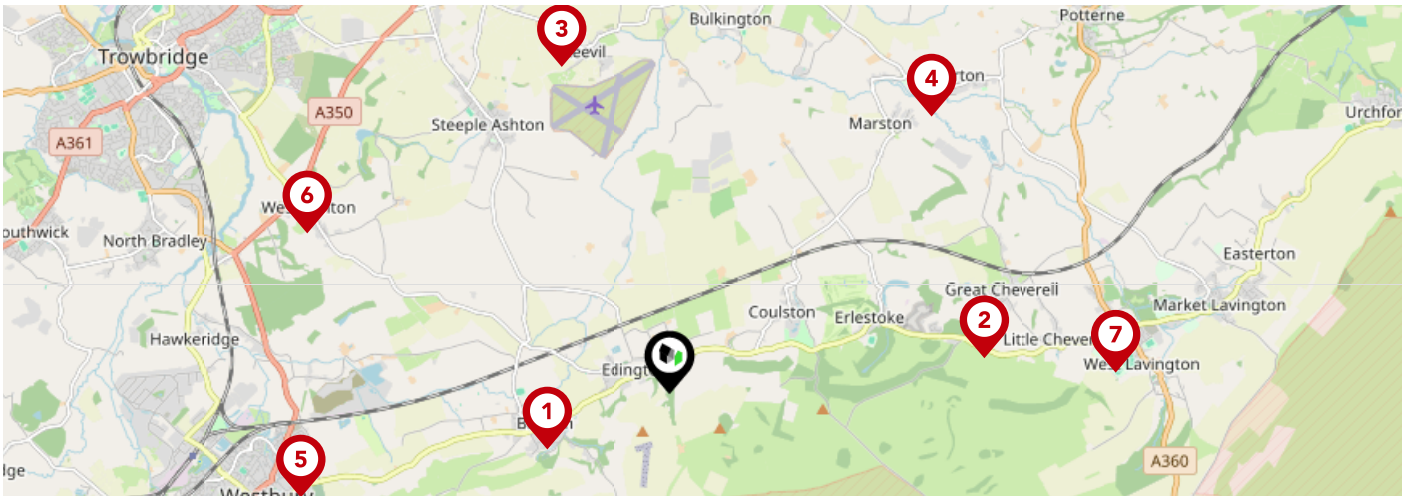
Drainage

Mains

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Area
Schools

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		Nursery	Primary	Secondary	College	Private
1	**Bratton Primary School** Ofsted Rating: Good | Pupils: 153 | Distance:1.25	☐	☑	☐	☐	☐
2	**The Holy Trinity Church of England Primary Academy** Ofsted Rating: Outstanding | Pupils: 153 | Distance:2.94	☐	☑	☐	☐	☐
3	**Keevil CofE Primary School** Ofsted Rating: Good | Pupils: 93 | Distance:3.18	☐	☑	☐	☐	☐
4	**Five Lanes CofE VC Primary School** Ofsted Rating: Requires improvement | Pupils: 43 | Distance:3.54	☐	☑	☐	☐	☐
5	**Bitham Brook Primary School** Ofsted Rating: Good | Pupils: 399 | Distance:3.55	☐	☑	☐	☐	☐
6	**West Ashton Church of England Primary School** Ofsted Rating: Good | Pupils: 80 | Distance:3.66	☐	☑	☐	☐	☐
7	**Dauntsey's School** Ofsted Rating: Not Rated | Pupils: 854 | Distance:4.14	☐	☐	☑	☐	☐
8	**Compass Community School Athelstan Park** Ofsted Rating: Requires improvement | Pupils: 12 | Distance:4.23	☐	☐	☑	☐	☐

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Area
Schools

COOPER AND TANNER

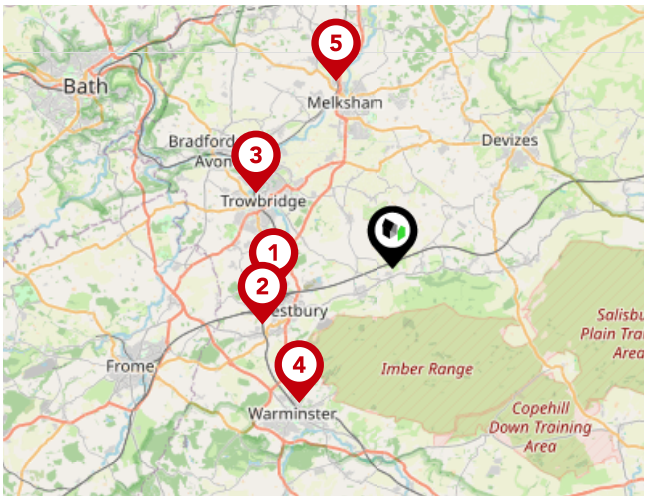


		Nursery	Primary	Secondary	College	Private
9	**Matravers School** Ofsted Rating: Good | Pupils: 915 | Distance:4.25	☐	☐	☑	☐	☐
10	**Westbury Infant School** Ofsted Rating: Good | Pupils: 213 | Distance:4.25	☐	☑	☐	☐	☐
11	**Westbury Church of England Junior School** Ofsted Rating: Requires improvement | Pupils: 262 | Distance:4.46	☐	☑	☐	☐	☐
12	**The Eaves Learning Centre** Ofsted Rating: Good | Pupils: 17 | Distance:4.47	☐	☐	☑	☐	☐
13	**Castle Mead School** Ofsted Rating: Good | Pupils: 391 | Distance:4.5	☐	☑	☐	☐	☐
14	**Dauntsey Academy Primary School** Ofsted Rating: Good | Pupils: 197 | Distance:4.53	☐	☑	☐	☐	☐
15	**On Track Education Centre Westbury** Ofsted Rating: Good | Pupils: 32 | Distance:4.73	☐	☐	☑	☐	☐
16	**Lavington School** Ofsted Rating: Good | Pupils: 886 | Distance:4.76	☐	☐	☑	☐	☐

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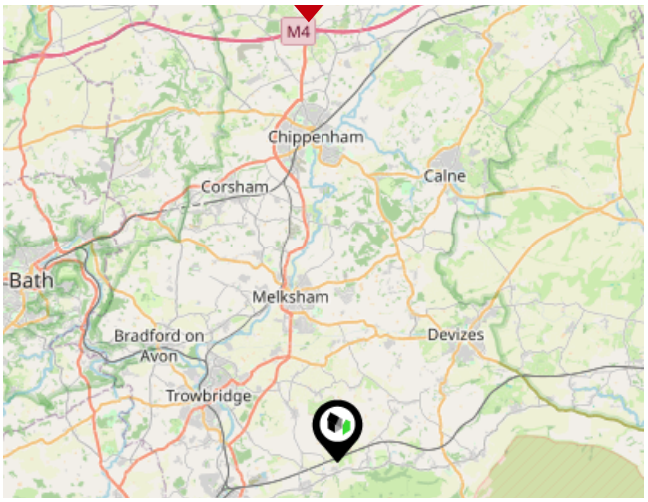
Area
Transport (National)

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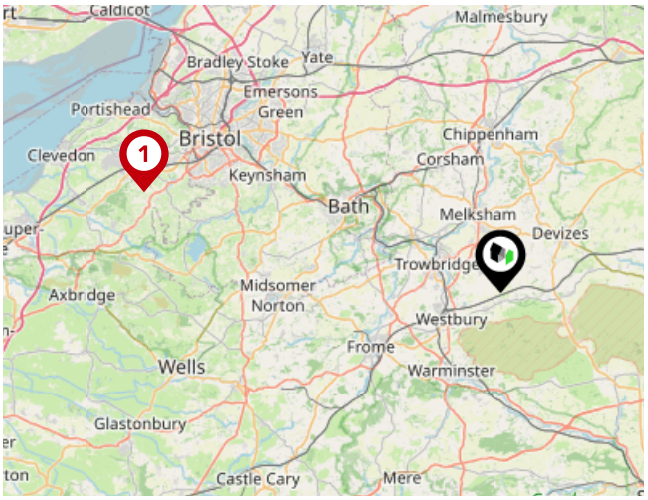
National Rail Stations

Pin	Name	Distance
1	Westbury (Wilts) Rail Station	4.47 miles
2	Dilton Marsh Rail Station	5.21 miles
3	Trowbridge Rail Station	5.77 miles
4	Warminster Rail Station	6.06 miles
5	Melksham Rail Station	7.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	16.32 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	27.5 miles

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Area
Transport (Local)

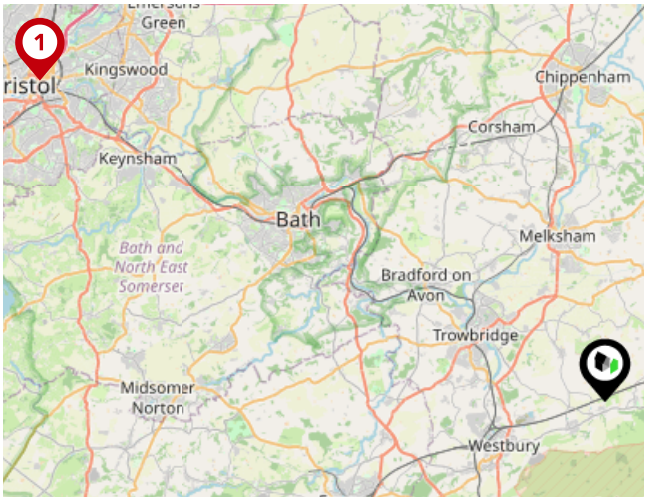


Bus Stops/Stations

Pin	Name	Distance
1	Old Schoolhouse	0.02 miles
2	Tinhead Road	0.17 miles
3	Parish Church	0.4 miles
4	Monastery Road	0.41 miles
5	Old Station	0.5 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	24.03 miles

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Cooper and Tanner
Testimonials

Testimonial 1

I cannot express enough gratitude for the exceptional service provided by Cooper and Tanner Castle Cary estate agents throughout my recent house purchase. I was met with professionalism, expertise, and genuine care for my needs as a buyer. Their team went above and beyond to guide me through every step of the process, ensuring that I felt informed and supported at all times. They were always available to answer any questions or concerns.

Testimonial 2

The office staff at Castle Cary were exceptionally professional, helpful and friendly throughout the sale of my late fathers property. They were always on hand to assist and guide with the sale process and went the extra mile to ensure everything went Smoothly. Their communication skills were excellent and I was always kept informed of progress. I have no hesitation in recommending Cooper and Tanner and would certainly use their services again.

Testimonial 3

We found the ladies in the office in Castle Cary extremely helpful and friendly. They couldn't do enough for us, bearing in mind we were buying through them and not selling. They made the whole experience much smoother for us. We loved the present and card they gave us when we got the keys. We would willingly recommend them to anyone buying or selling with them.

Testimonial 4

The team at Cooper & Tanner are brilliant, kept us in the loop all the way through the process. Highly recommend them.

/cooperandtanner

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Disclaimer

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Important - Please read

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail