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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st July 2026



SPRINGFIELD, NORTON ST. PHILIP, BATH, BA2

TYNINGS Estate Agents

Isabella House, The Avenue, Combe Down, Bath, BA2 5EH

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.14 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,561		
Title Number:	WS71662		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

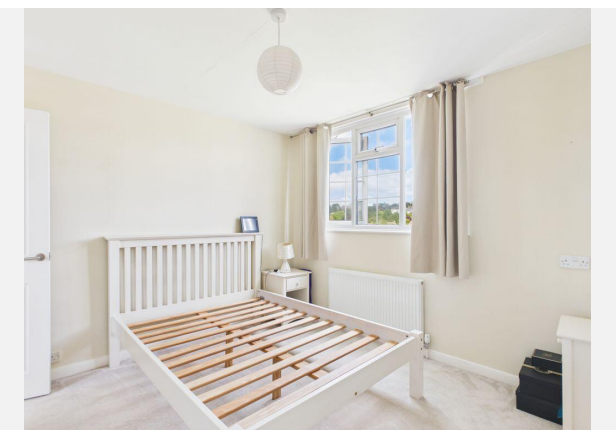
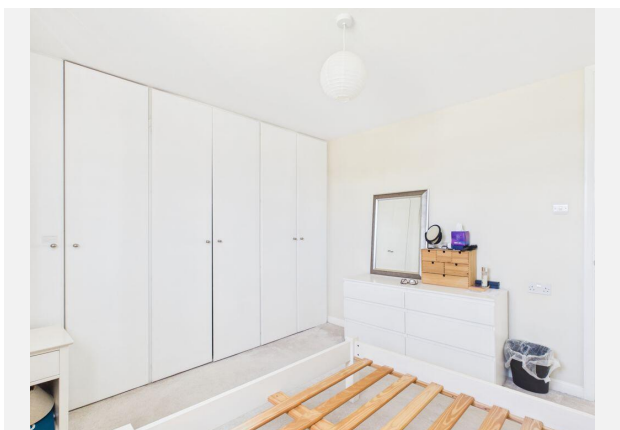
This Address



Planning records for: *Springfield, Norton St. Philip, Bath, BA2*

Reference - 2018/1975/HSE	
Decision:	Decided
Date:	06th August 2018
Description:	Erection of single storey side extension to replace conservatory and one and half storey side extension to replace carport with erection of replacement 1.6m boundary wall, alterations to fenestration and widened car parking access





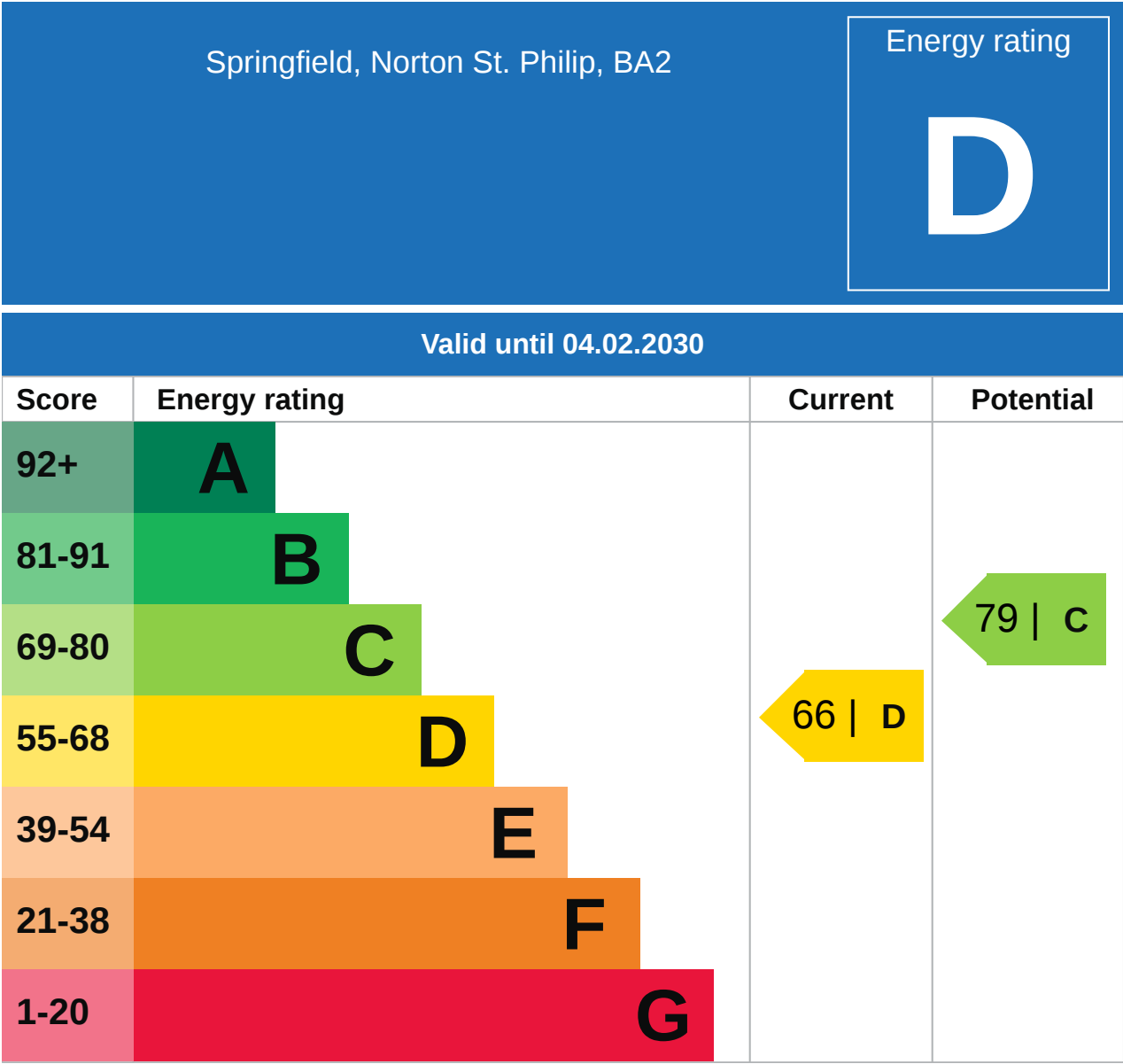




SPRINGFIELD, NORTON ST. PHILIP, BATH, BA2



Property EPC - Certificate



Additional EPC Data

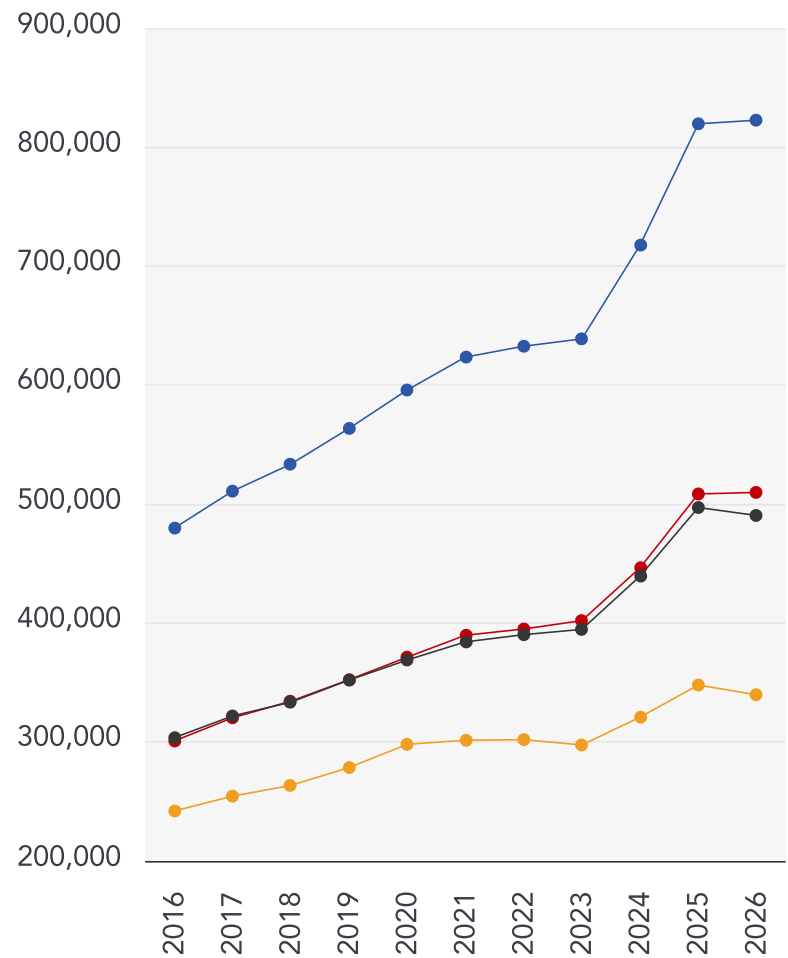
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very Poor
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 94% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	109 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

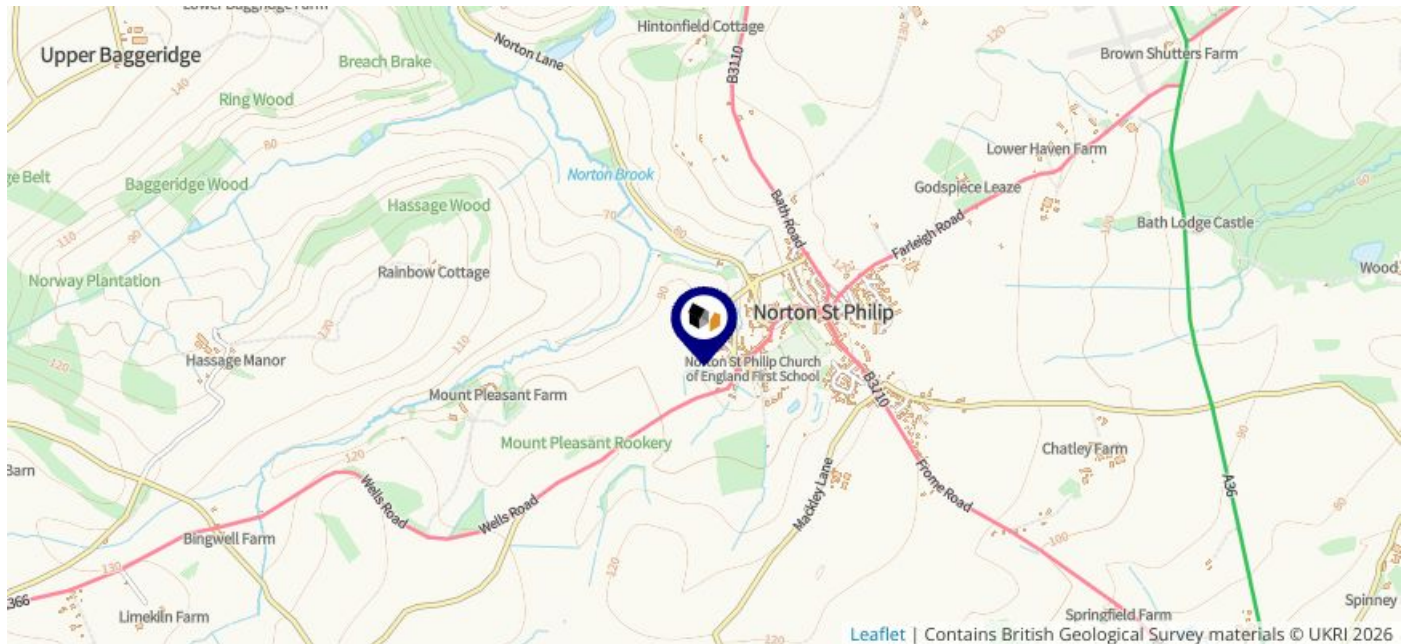
Flat

+40.39%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

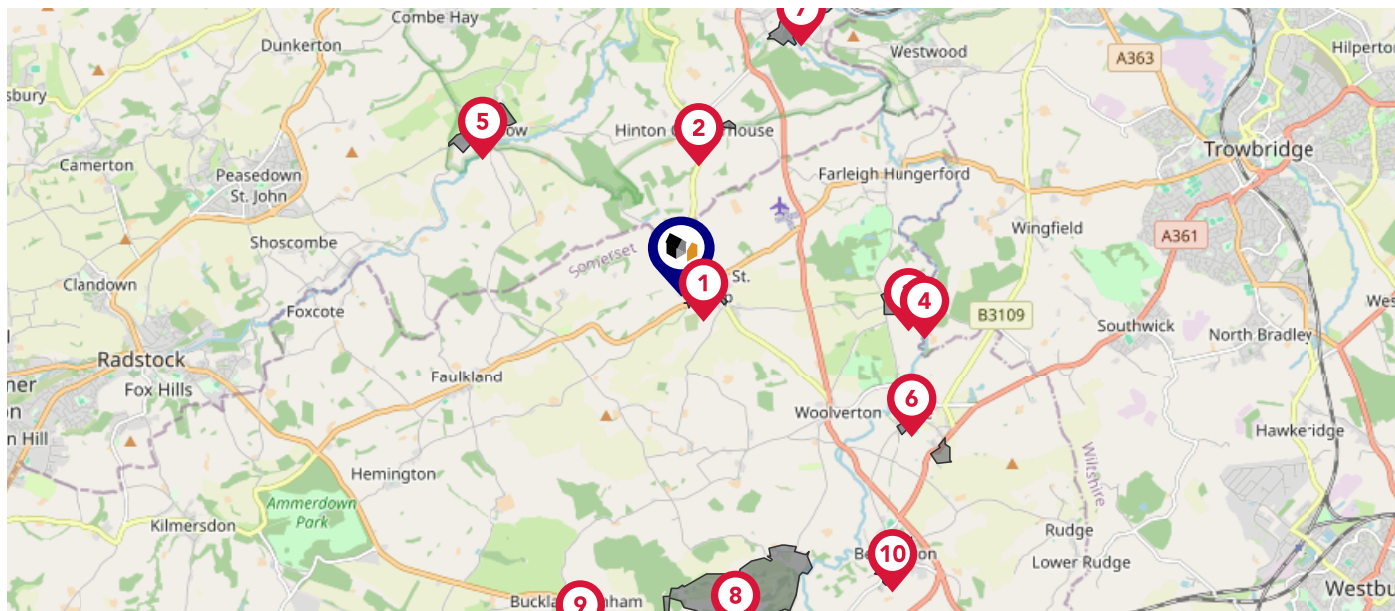
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

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.



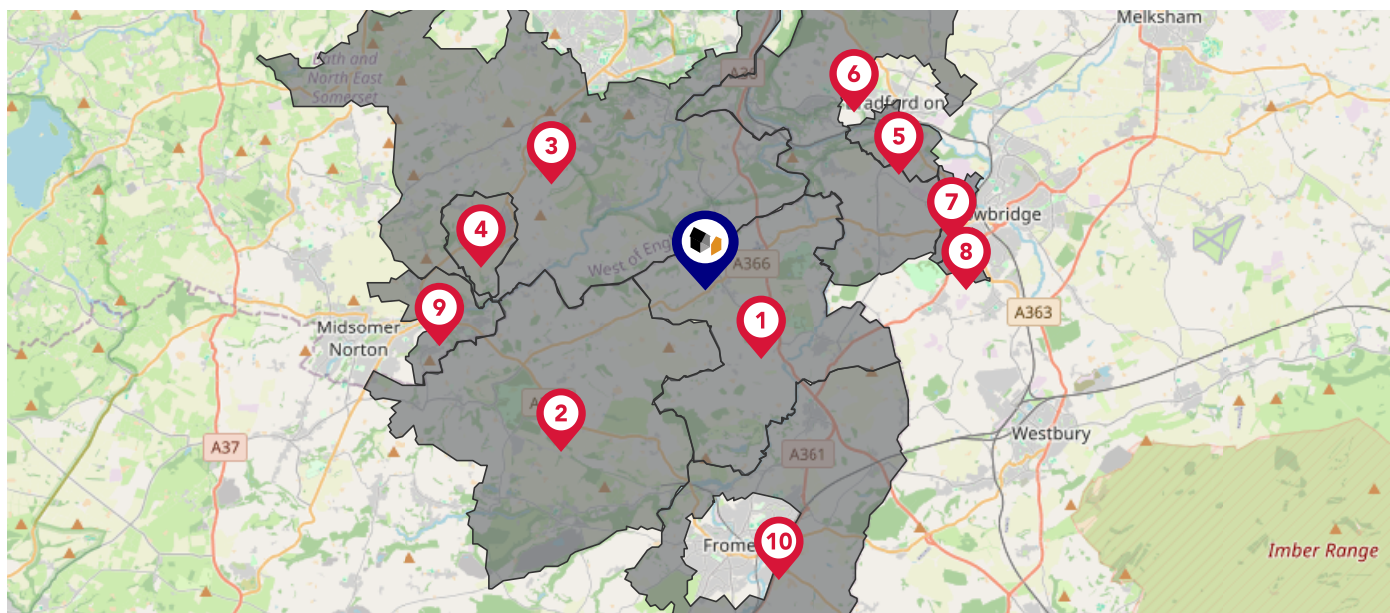
Nearby Conservation Areas

- | | |
|----|-----------------------------|
| 1 | Norton St Philip |
| 2 | Hinton Charterhouse |
| 3 | Tellisford |
| 4 | Tellisford |
| 5 | Wellow |
| 6 | Rode |
| 7 | Freshford |
| 8 | Lullington and Orchardleigh |
| 9 | Buckland Dinham |
| 10 | Beckington |

Maps

Council Wards

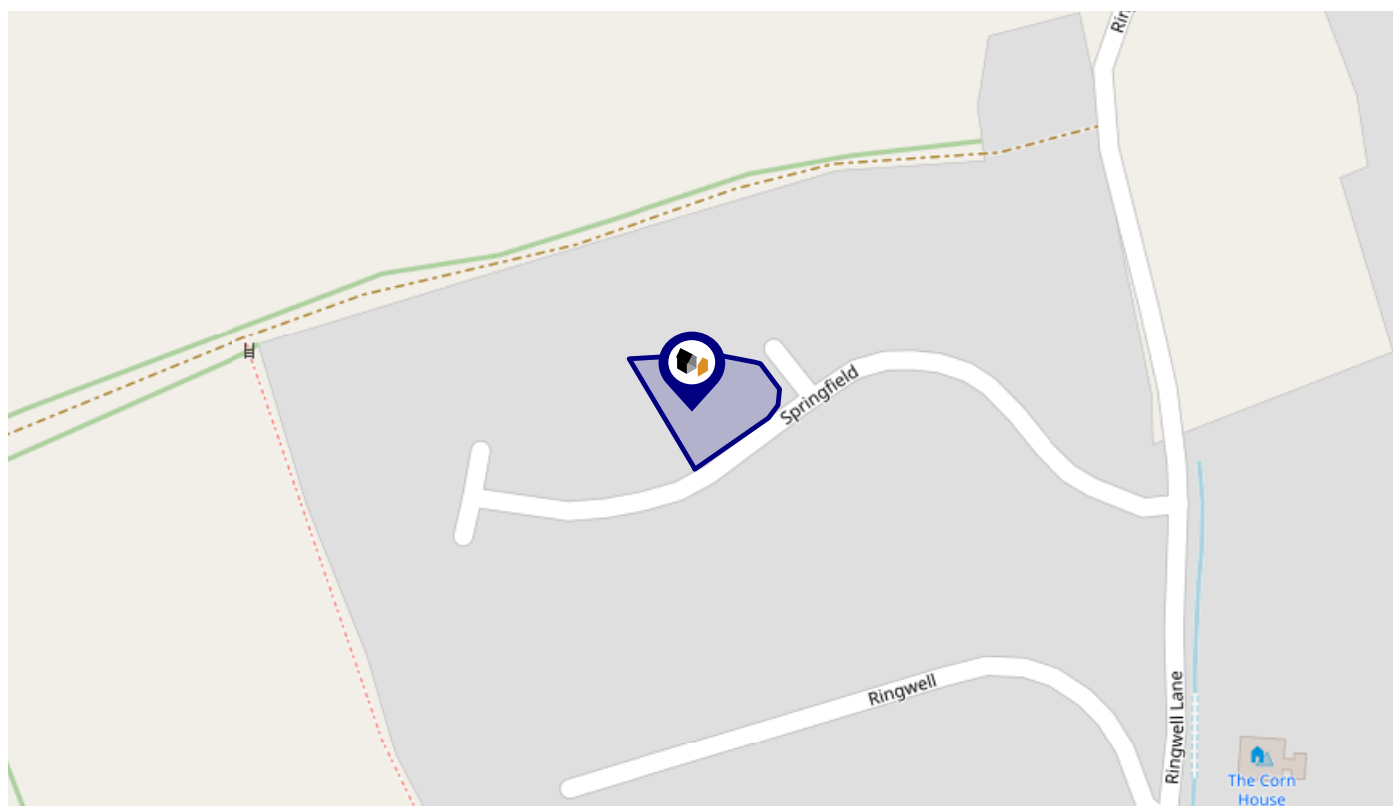
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|---------------------------------|
| 1 | Rode and Norton St. Philip Ward |
| 2 | Ammerdown Ward |
| 3 | Bathavon South Ward |
| 4 | Peasedown Ward |
| 5 | Bradford-on-Avon South ED |
| 6 | Winsley & Westwood ED |
| 7 | Trowbridge Lambrok ED |
| 8 | Trowbridge Grove ED |
| 9 | Radstock Ward |
| 10 | Beckington and Selwood 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:

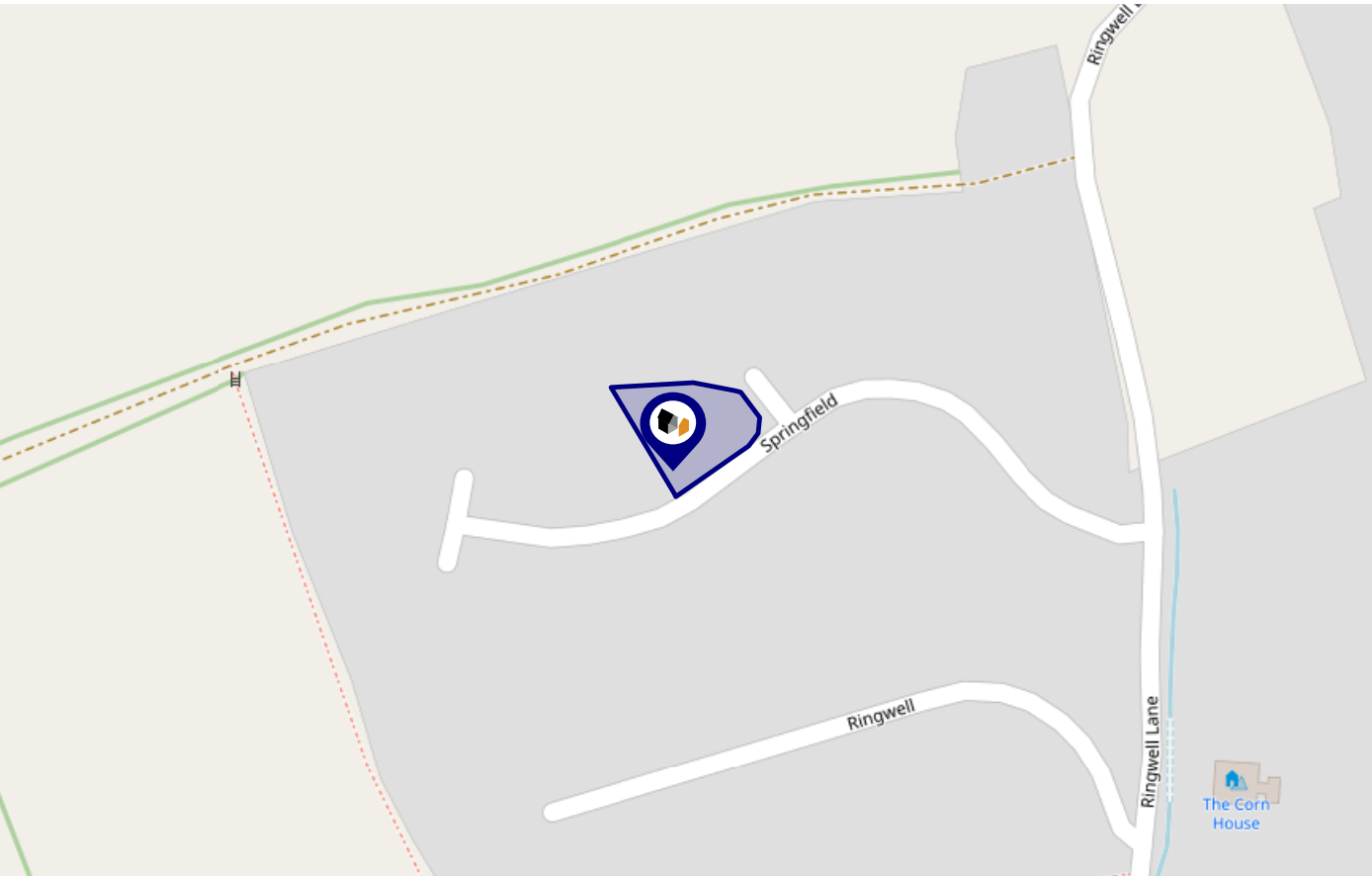
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

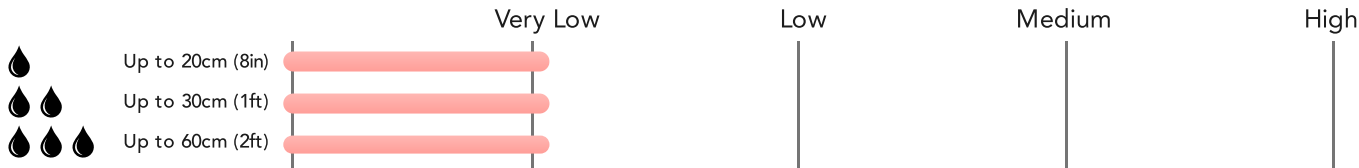


Risk Rating: Very low

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:

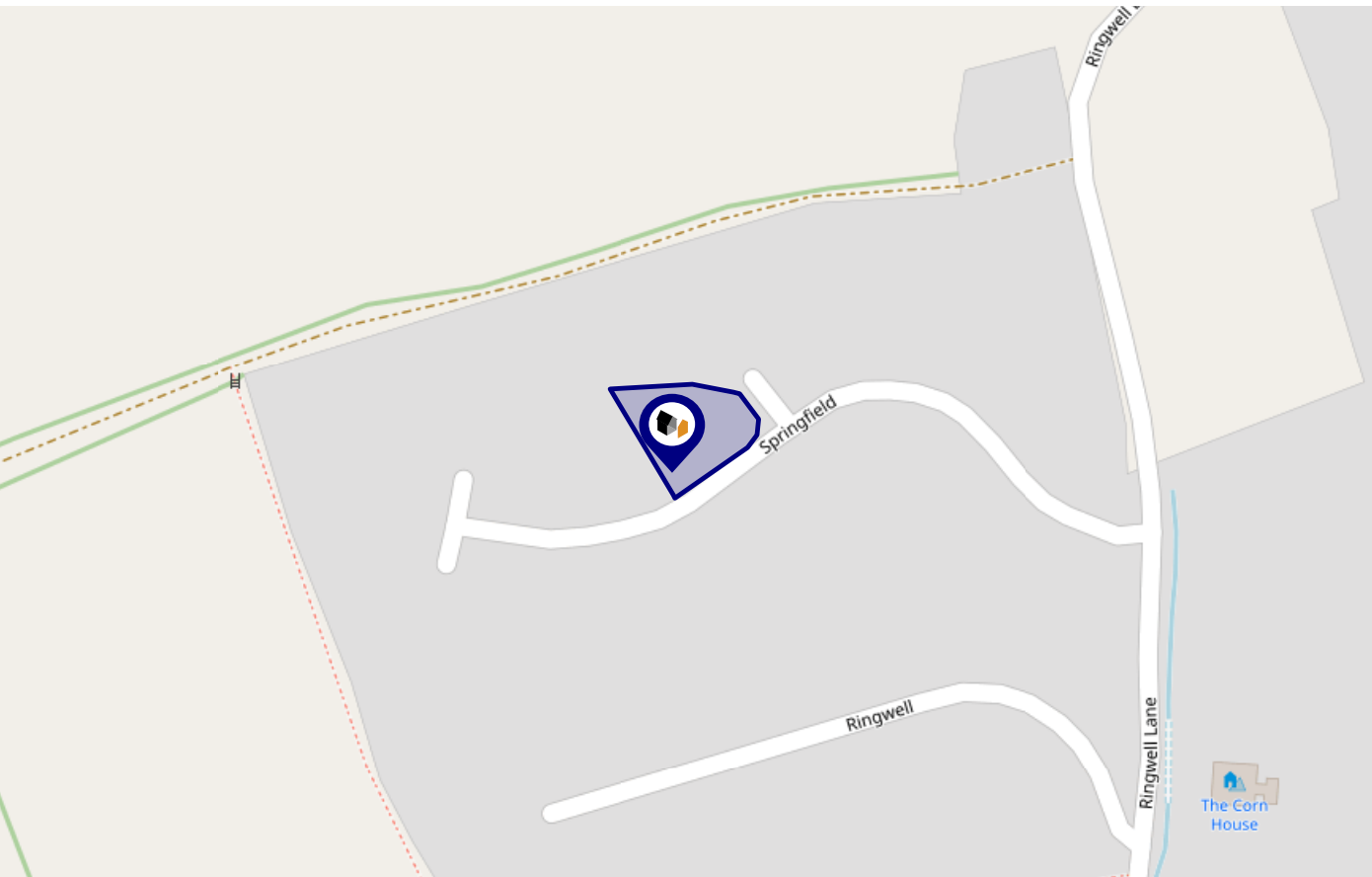


Flood Risk

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.

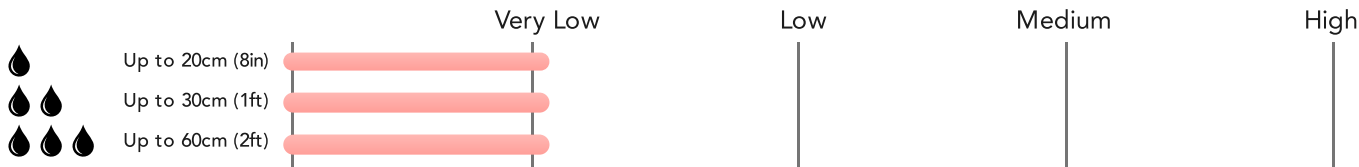


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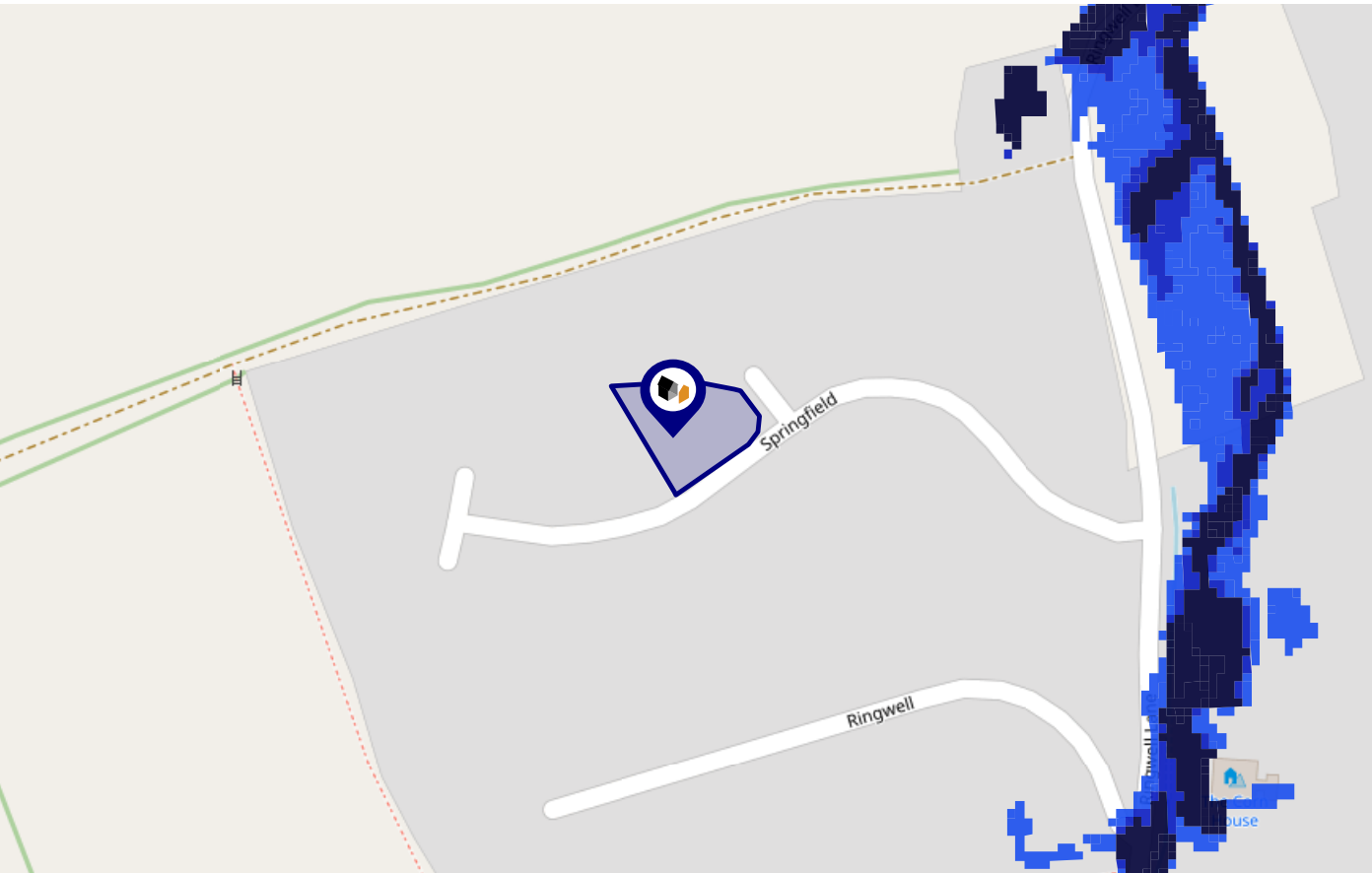


Flood Risk

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.

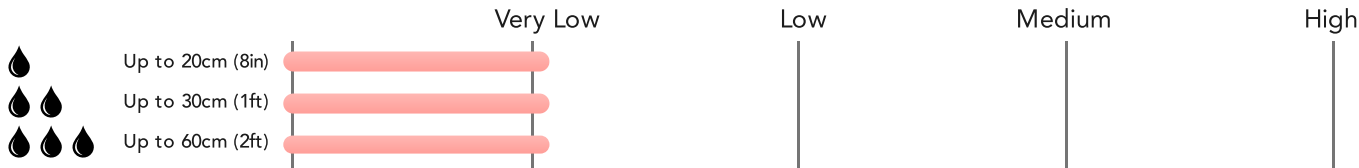


Risk Rating: Very low

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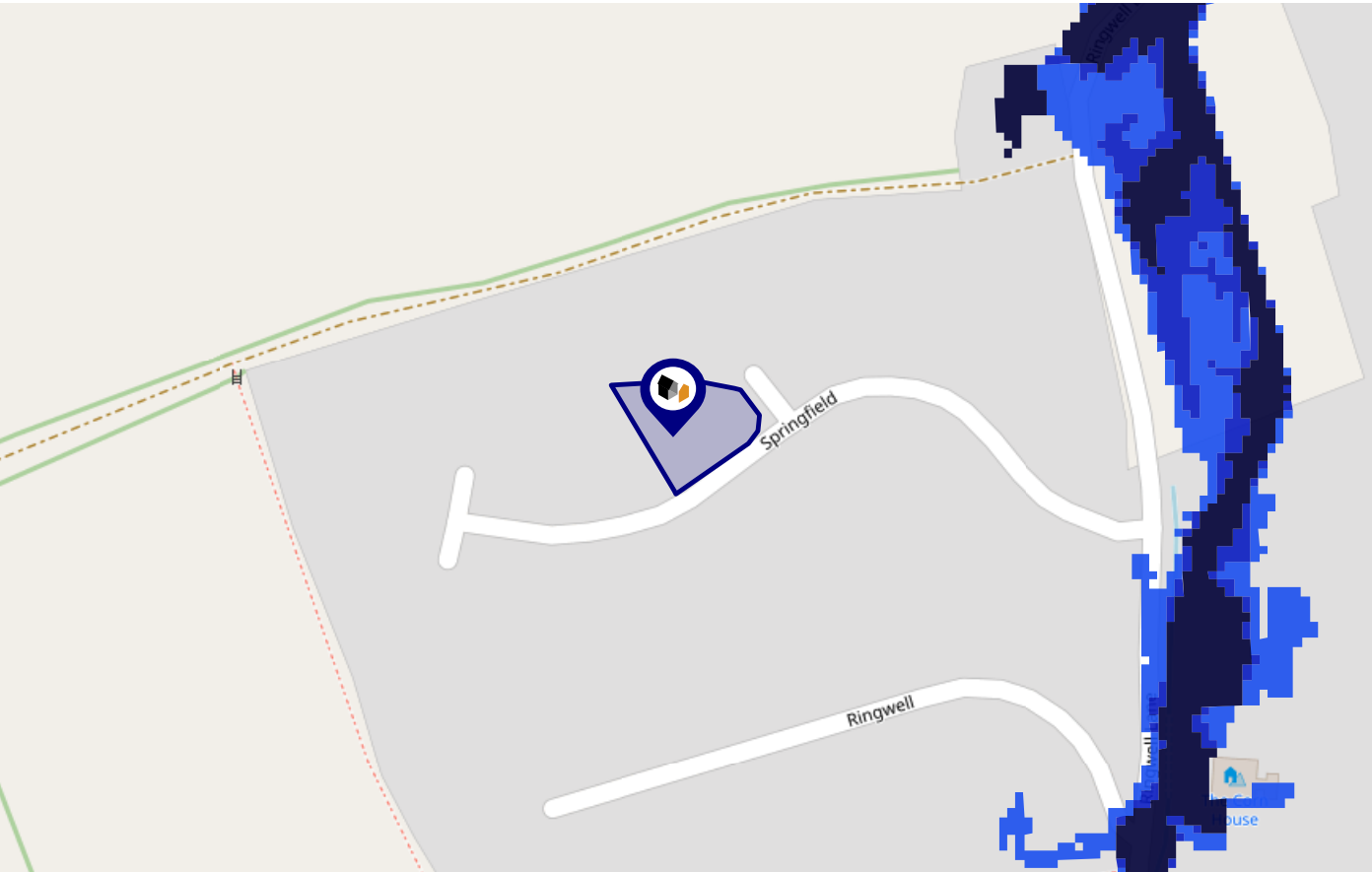


Flood Risk

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.

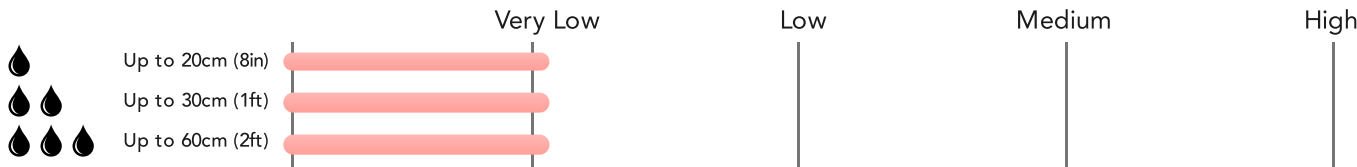


Risk Rating: Very low

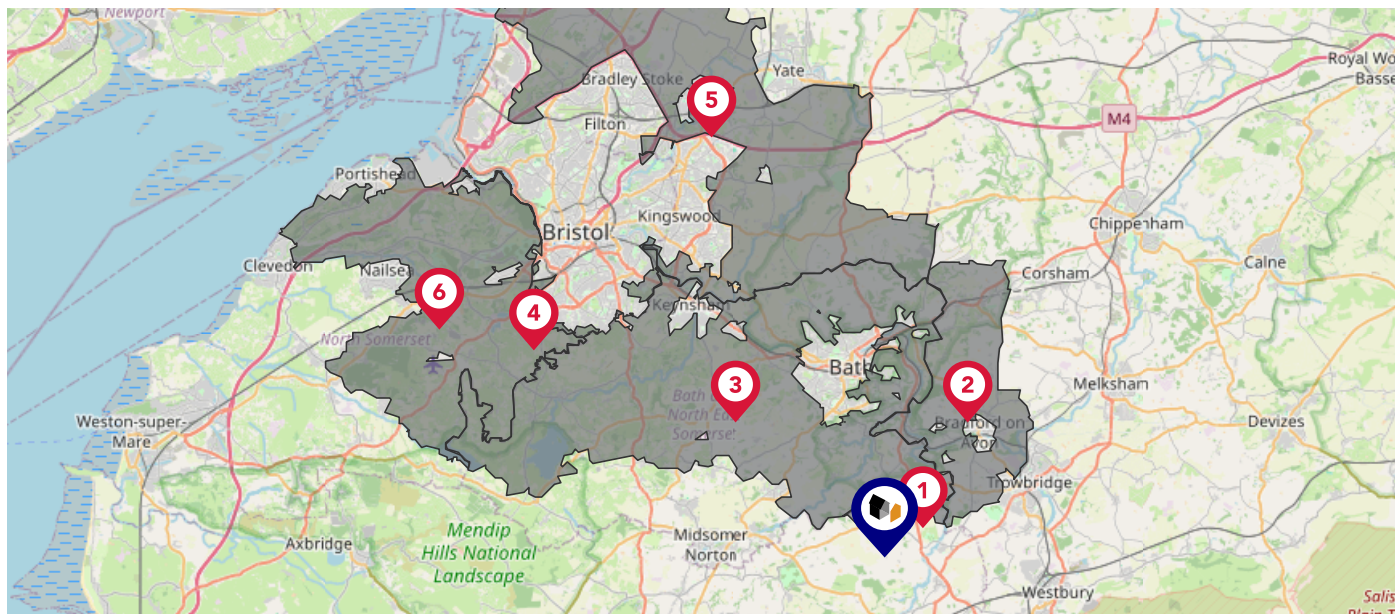
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - South Gloucestershire



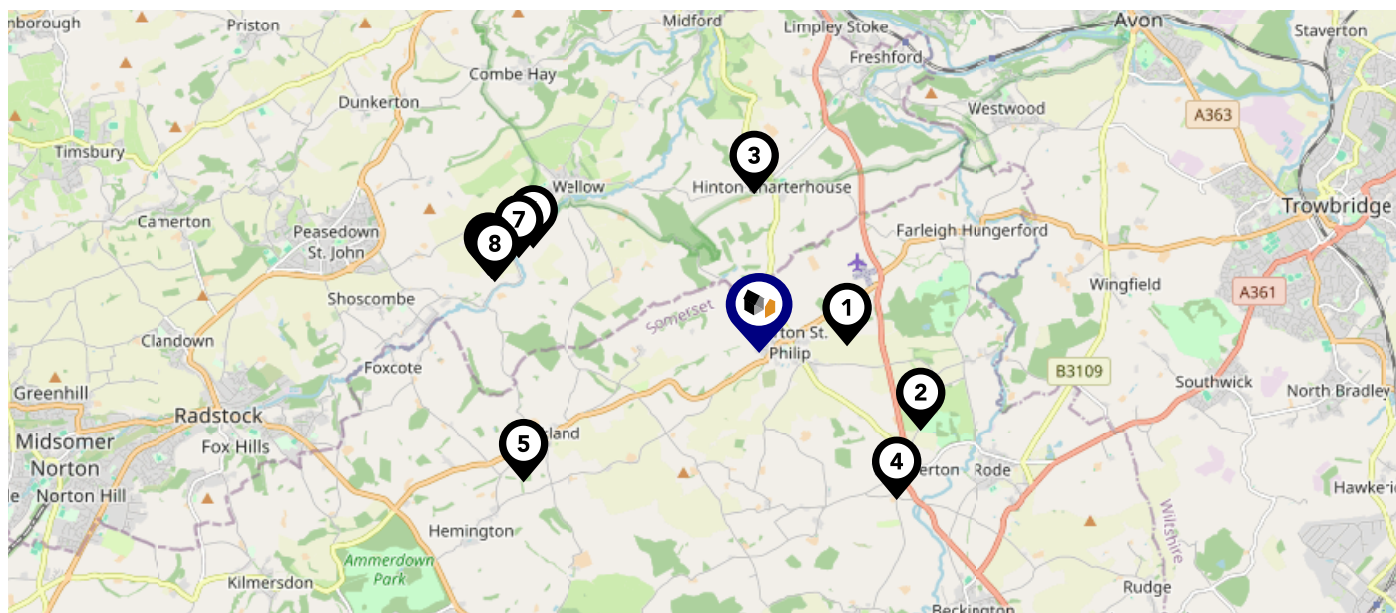
Bath and Bristol Green Belt - North Somerset

Maps

Landfill Sites



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

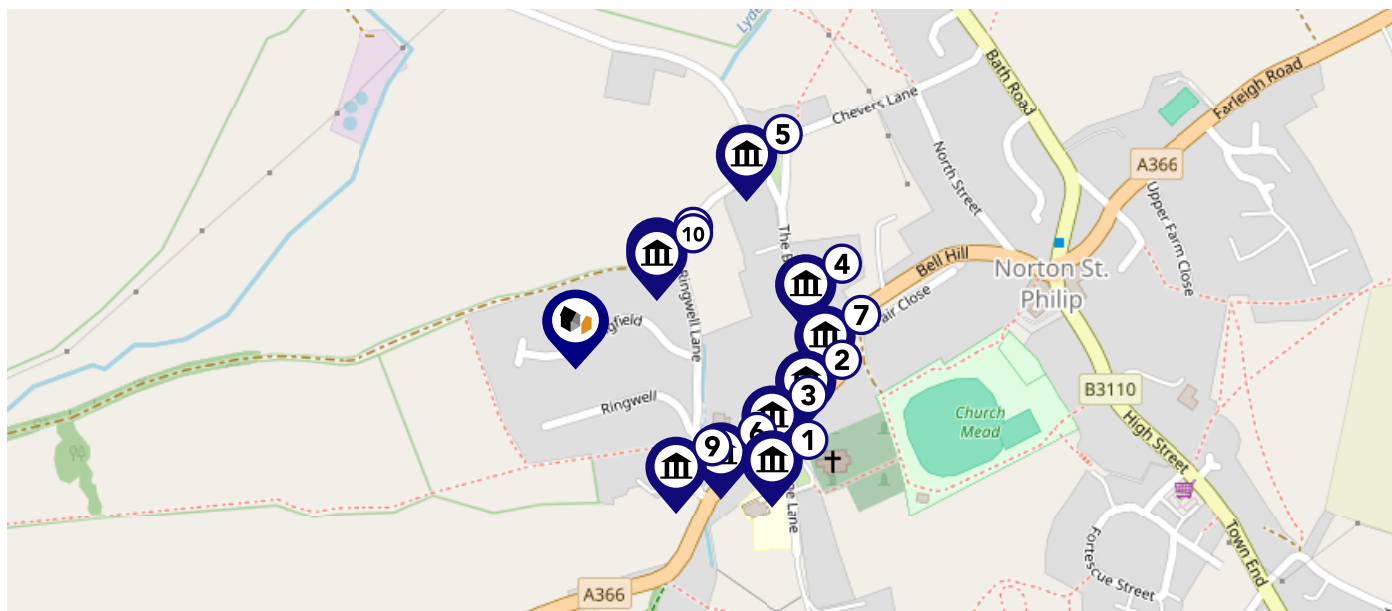
1	Farleigh Road-InNorton St Philip	Historic Landfill	
2	Old Quarry-Tellisford	Historic Landfill	
3	Old Quarry Adjoining Dunnington at Hinton-Hinton Charterhouse	Historic Landfill	
4	Jeltsford Farm-Wodington	Historic Landfill	
5	Faulkland-Tying Hill, Radstock	Historic Landfill	
6	Old Disused Railway Cutting-Wellow, Bath, Avon	Historic Landfill	
7	Littleton Lane-Wellow, Bath	Historic Landfill	
8	Land West Of existing Poultry Houses-Willow Farm, Wellow, Bristol	Historic Landfill	
9	EA/EPR/KP3499FG/A001	Active Landfill	
10	EA/EPR/UP3490FQ/V002 - Willow Farm	Active Landfill	

Maps

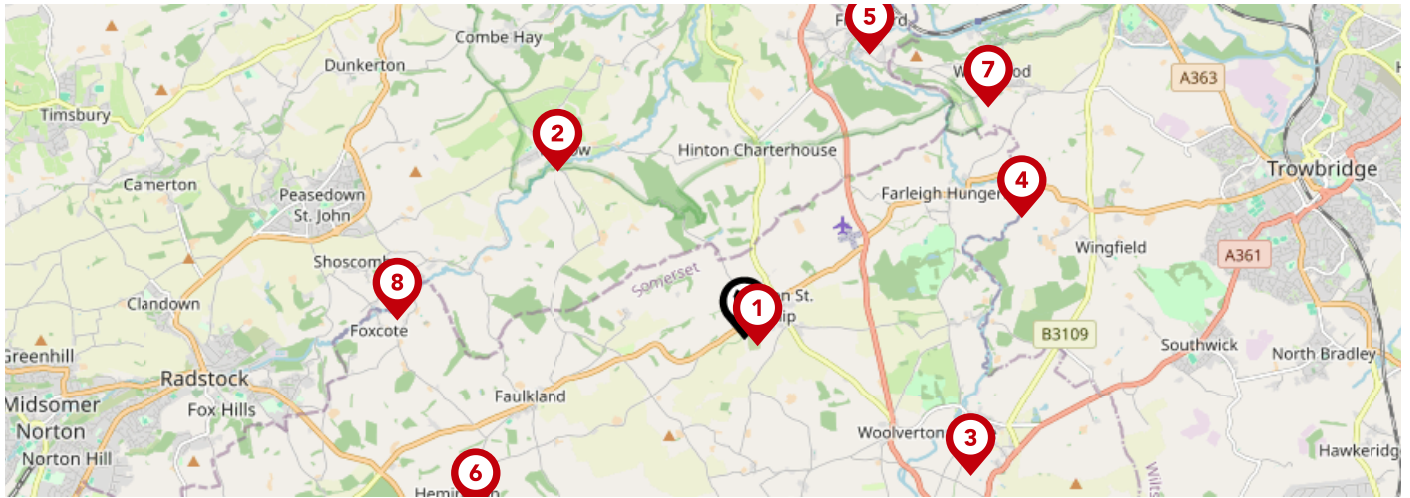
Listed Buildings



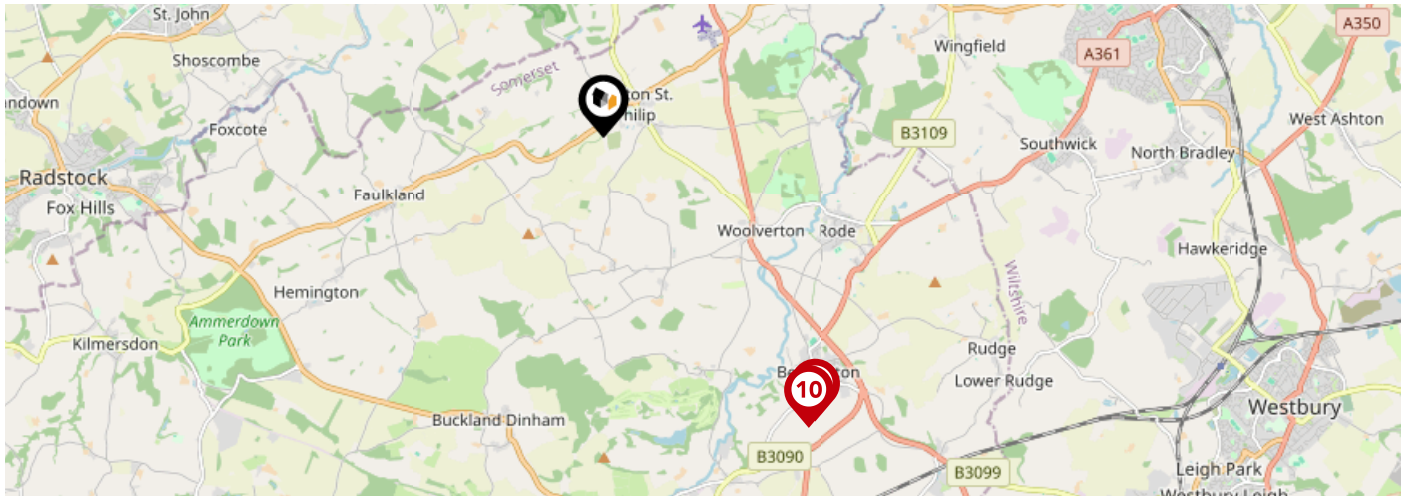
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1058107 - The School	Grade II	0.1 miles
	1366300 - Tudor Cottage	Grade II	0.1 miles
	1295718 - The Cottage	Grade II	0.1 miles
	1345352 - Manor Farmhouse	Grade II	0.1 miles
	1058097 - Old Hopyard	Grade II	0.1 miles
	1058153 - Palaiet Cottage, Screen Wall And Gate Piers	Grade II	0.1 miles
	1174497 - Fairfield Cottage	Grade II	0.1 miles
	1174968 - Cottage Adjoining Ringwell Cottage To The South	Grade II	0.1 miles
	1058154 - Bell Cottage	Grade II	0.1 miles
	1058105 - Burrigate Cottage	Grade II	0.1 miles



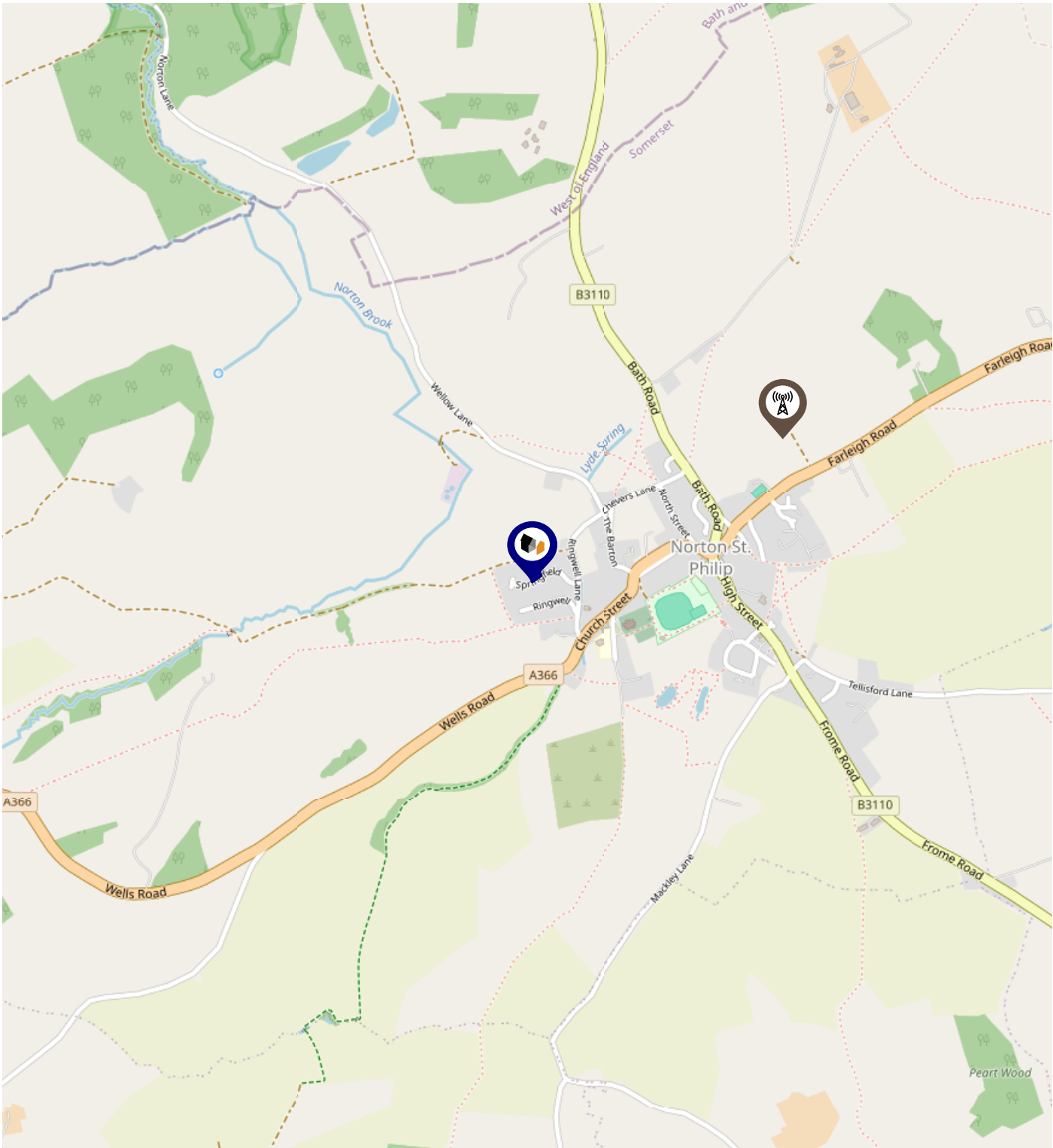
		Nursery	Primary	Secondary	College	Private
1	Norton St Philip Church of England First School Ofsted Rating: Good Pupils: 55 Distance:0.13	☐	☒	☐	☐	☐
2	St Julian's Church School Ofsted Rating: Good Pupils: 106 Distance:2.33	☐	☒	☐	☐	☐
3	Rode Methodist VC First School Ofsted Rating: Good Pupils: 70 Distance:2.44	☐	☒	☐	☐	☐
4	LUMIAR STOWFORD SCHOOL Ofsted Rating: Not Rated Pupils: 40 Distance:2.8	☐	☒	☐	☐	☐
5	Freshford Church School Ofsted Rating: Good Pupils: 153 Distance:2.87	☐	☒	☐	☐	☐
6	Hemington Primary School Ofsted Rating: Good Pupils: 38 Distance:2.97	☐	☒	☐	☐	☐
7	Westwood-with-Iford Primary School Ofsted Rating: Not Rated Pupils: 53 Distance:3.1	☐	☒	☐	☐	☐
8	Shoscombe Church School Ofsted Rating: Good Pupils: 120 Distance:3.24	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:3.28	☐	☒	☐	☐	☐
10	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:3.29	☐	☒	☐	☐	☐
11	Monkton Senior School Ofsted Rating: Not Rated Pupils: 687 Distance:3.88	☐	☐	☒	☐	☐
12	Winsley CoE VC Primary School Ofsted Rating: Outstanding Pupils: 124 Distance:3.96	☐	☒	☐	☐	☐
13	Combe Down CofE Primary School Ofsted Rating: Good Pupils: 406 Distance:4.08	☐	☒	☐	☐	☐
14	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:4.12	☐	☐	☒	☐	☐
15	Aspire Academy Ofsted Rating: Good Pupils: 101 Distance:4.14	☐	☐	☒	☐	☐
16	Three Ways School Ofsted Rating: Good Pupils: 236 Distance:4.14	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

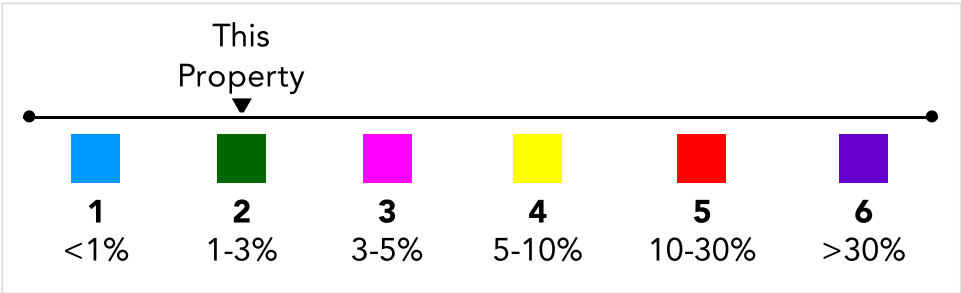
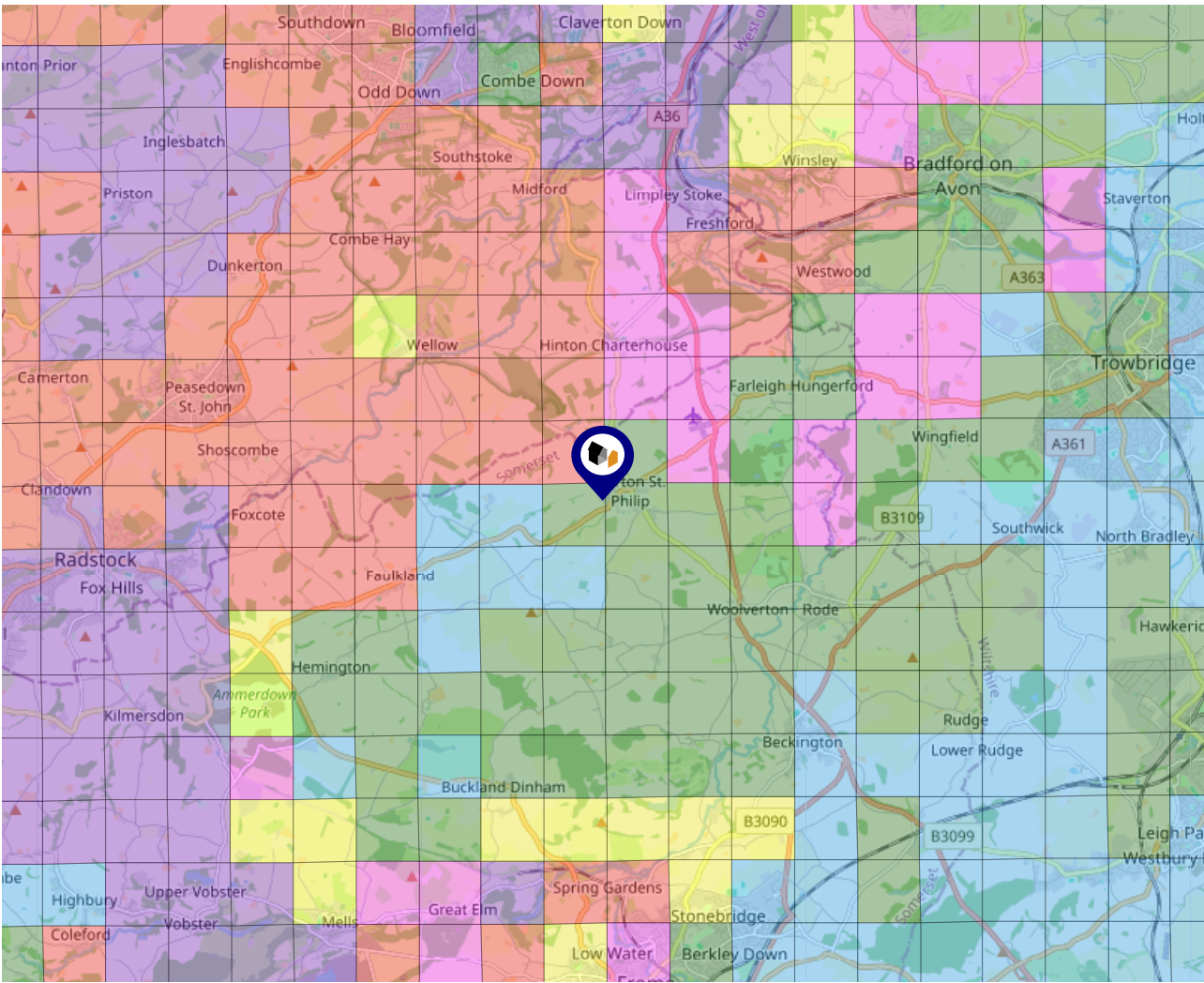


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

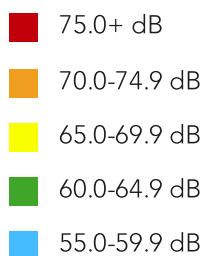
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

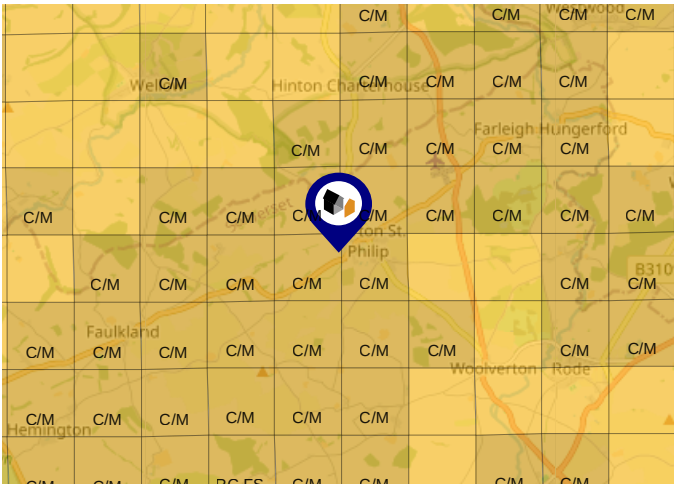


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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		

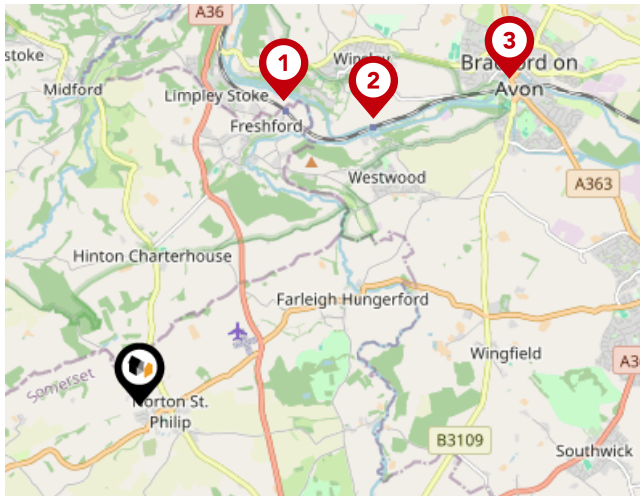


Primary Classifications (Most Common Clay Types)

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

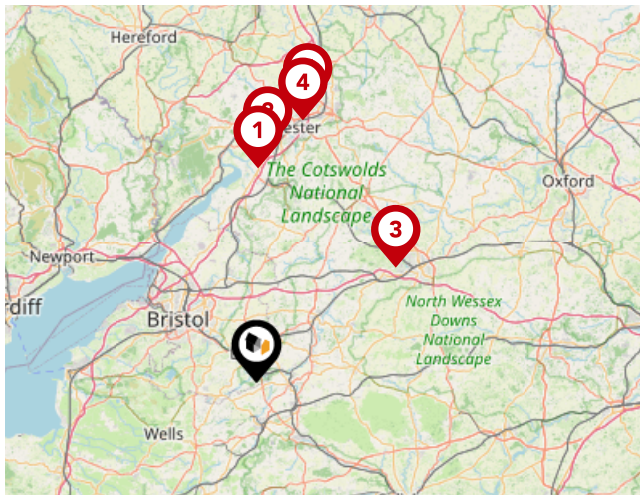
Area

Transport (National)



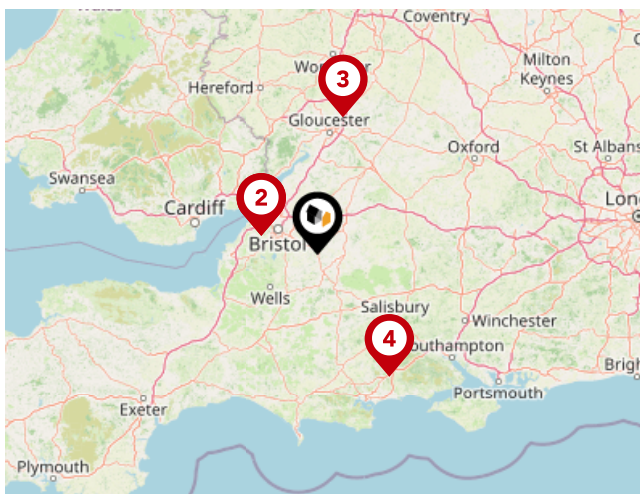
National Rail Stations

Pin	Name	Distance
	Freshford Rail Station	3.11 miles
	Avoncliff Rail Station	3.41 miles
	Bradford-on-Avon Rail Station	4.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	31.67 miles
	M5 J12	34.45 miles
	M4 J16	26.65 miles
	M5 J11A	39.19 miles
	M5 J11	41.44 miles

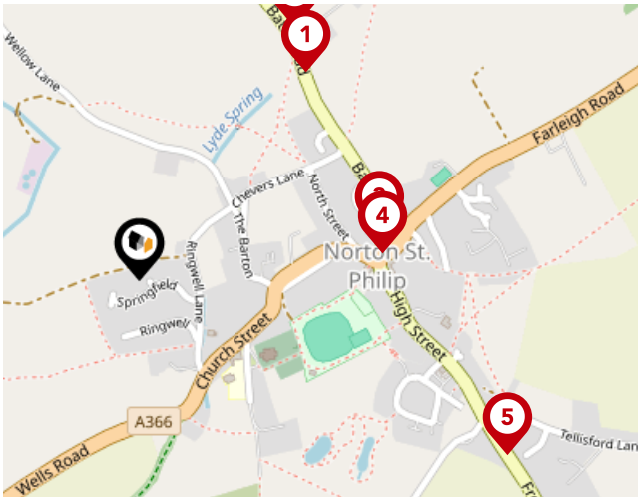


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	17.42 miles
	Felton	17.42 miles
	Staverton	41.6 miles
	Bournemouth International Airport	42.22 miles

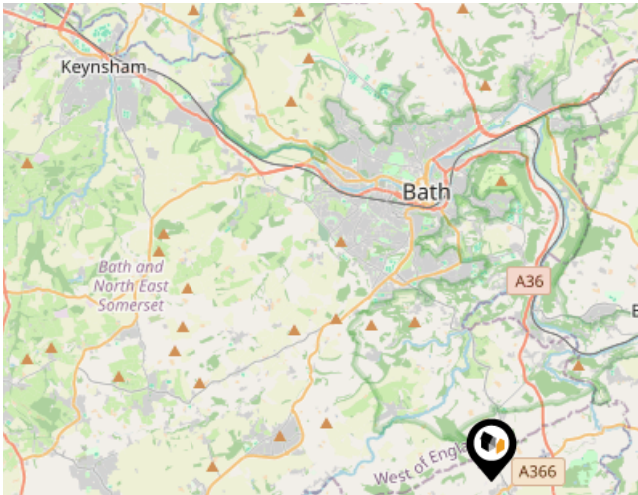
Area

Transport (Local)



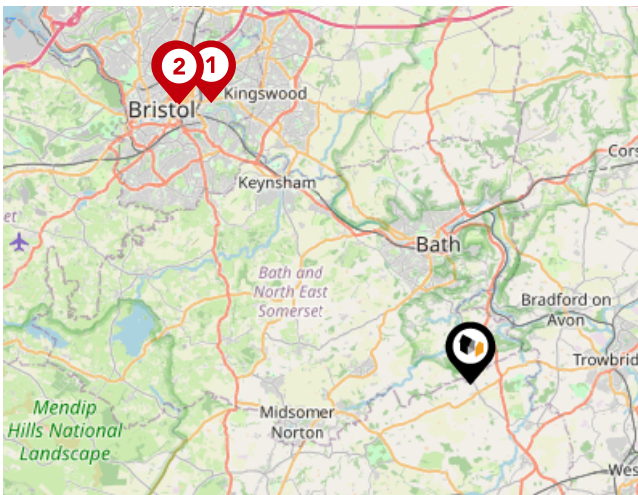
Bus Stops/Stations

Pin	Name	Distance
1	Sands Farm	0.31 miles
2	Norwood Farm	0.34 miles
3	George Inn	0.28 miles
4	Fleur De Lis	0.28 miles
5	Frome Road	0.47 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	10.89 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	14.2 miles
2	Temple Meads Station Ferry Landing	14.97 miles
3	Temple Bridge (Bristol) Ferry Landing	15.1 miles

Testimonial 1



TYNINGS combine unflappable experience and professionalism with a warmth and humanity which really helps reduce the stress of buying a house. Unlike big brand agencies, Nikki and Ben come across as actually caring about all the people involved in the process, not just the ones paying the fee. Their local Bath knowledge and passion is unparalleled, genuinely the best estate agency I've ever worked with.

Testimonial 2



I wasn't looking forward to selling my mother's property. Nikki and Ben were really supportive, they understood how to match buyers with sellers and they sparkled with integrity. They were SO helpful. Thanks SO much.

Testimonial 3



Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

Testimonial 4



An excellent, personable service from Nikki and Ben at TYNINGS. Efficient and friendly, with a depth of local knowledge and connections that appear to be unrivalled. We would certainly come back for repeat business.



/Tynings



/tyningsbath



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TYNINGS Estate Agents

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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