



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th February 2026



**FLAT 3, 9A, HIGH STREET, MIDSOMER NORTON,
RADSTOCK, BA3 2LE**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	28/08/2012
Bedrooms:	2	Last Sold Price:	£124,999
Floor Area:	936 ft ² / 87 m ²	Last Sold £/ft²:	£133
Plot Area:	0.15 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	30/03/2016
Annual Estimate:	£1,511	End Date:	25/04/2137
Title Number:	ST330288	Lease Term:	125 years commencing on 25 April 2012
UPRN:	10093713742	Term Remaining:	111 years

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Midsomer Norton and Welton
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



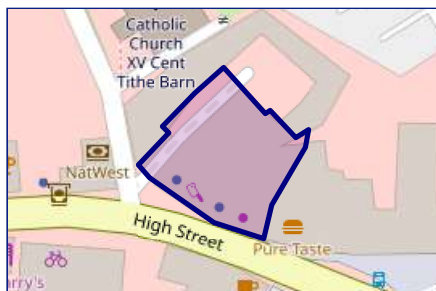
Satellite/Fibre TV Availability:



Property Multiple Title Plans

LANDWOOD
GROUP

Freehold Title Plan



ST336155

Leasehold Title Plan



ST330288

Start Date: 30/03/2016
End Date: 25/04/2137
Lease Term: 125 years commencing on 25 April 2012
Term Remaining: 111 years

Property
EPC - Certificate

LANDWOOD
GROUP

Flat 3, 9a, High Street, Midsomer Norton, BA3 2LE

Energy rating

E

Valid until 02.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	87 m ²

This map displays nearby coal mine entrances and their classifications.



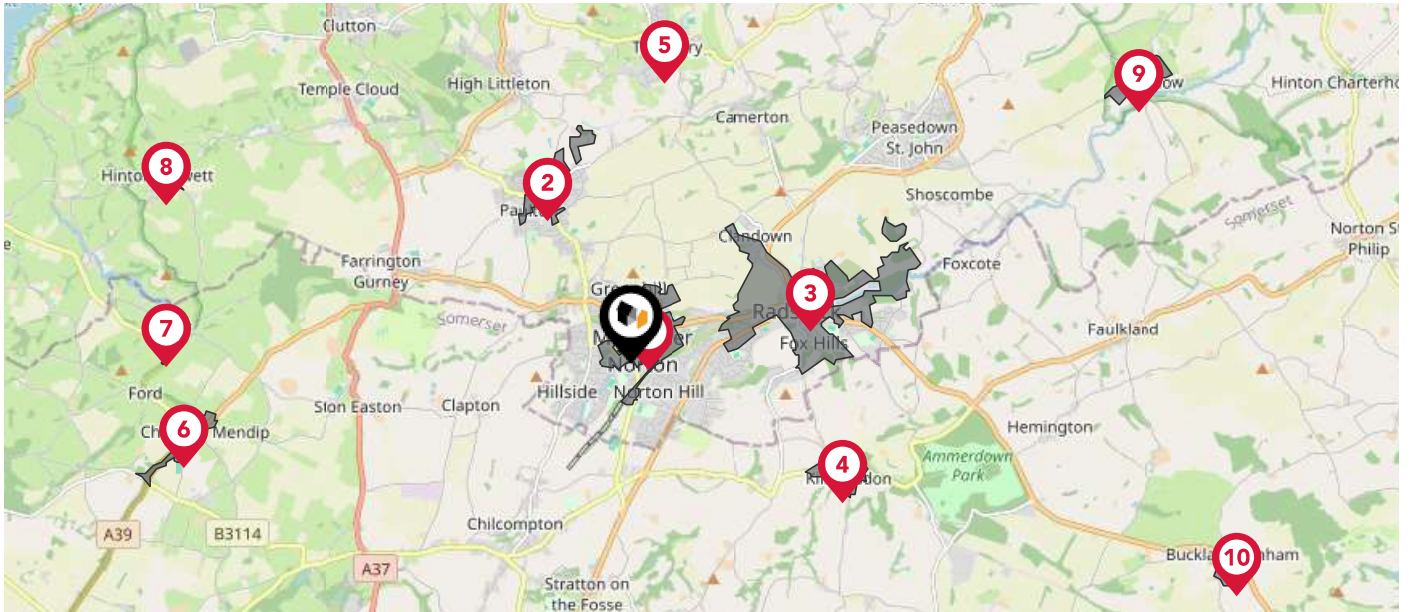
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

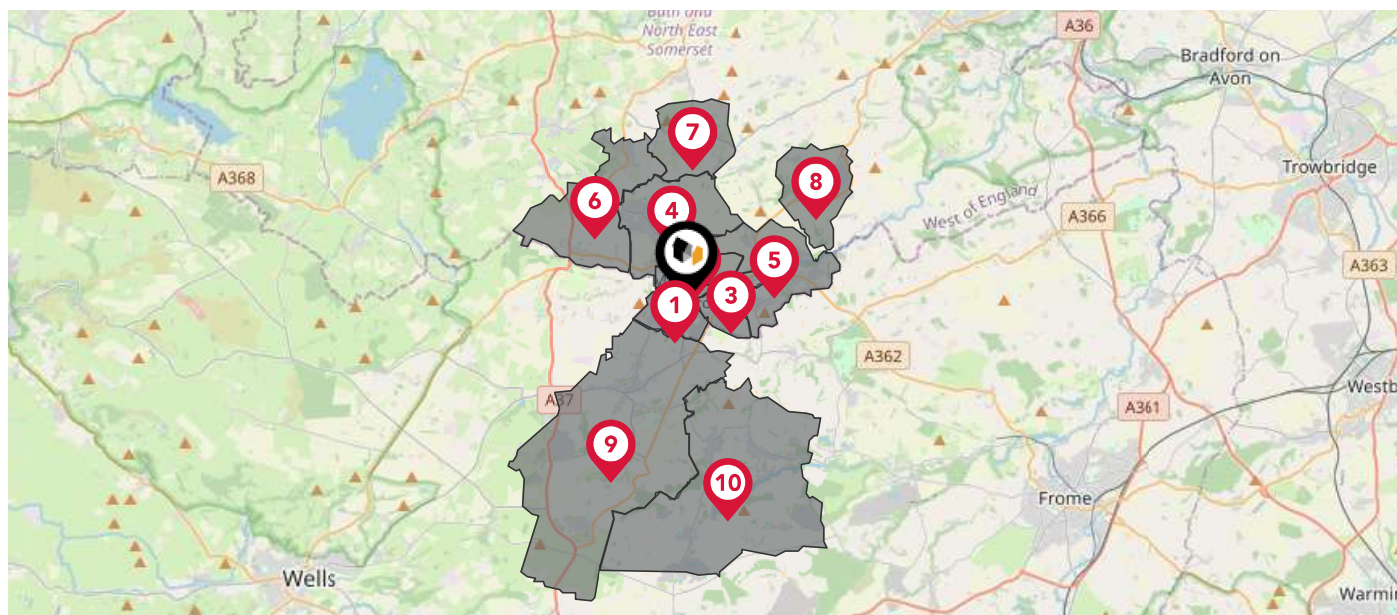
- 1 Midsomer Norton and Welton
- 2 Paulton
- 3 Radstock
- 4 Kilmersdon
- 5 Timsbury
- 6 Chewton Mendip
- 7 Litton
- 8 Hinton Blewett
- 9 Wellow
- 10 Buckland Dinham

Maps

Council Wards

LANDWOOD
GROUP

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 Midsomer Norton Redfield Ward
- 2 Midsomer Norton North Ward
- 3 Westfield Ward
- 4 Paulton Ward
- 5 Radstock Ward
- 6 High Littleton Ward
- 7 Timsbury Ward
- 8 Peasedown Ward
- 9 Ashwick, Chilcompton and Stratton Ward
- 10 Coleford and Holcombe 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:

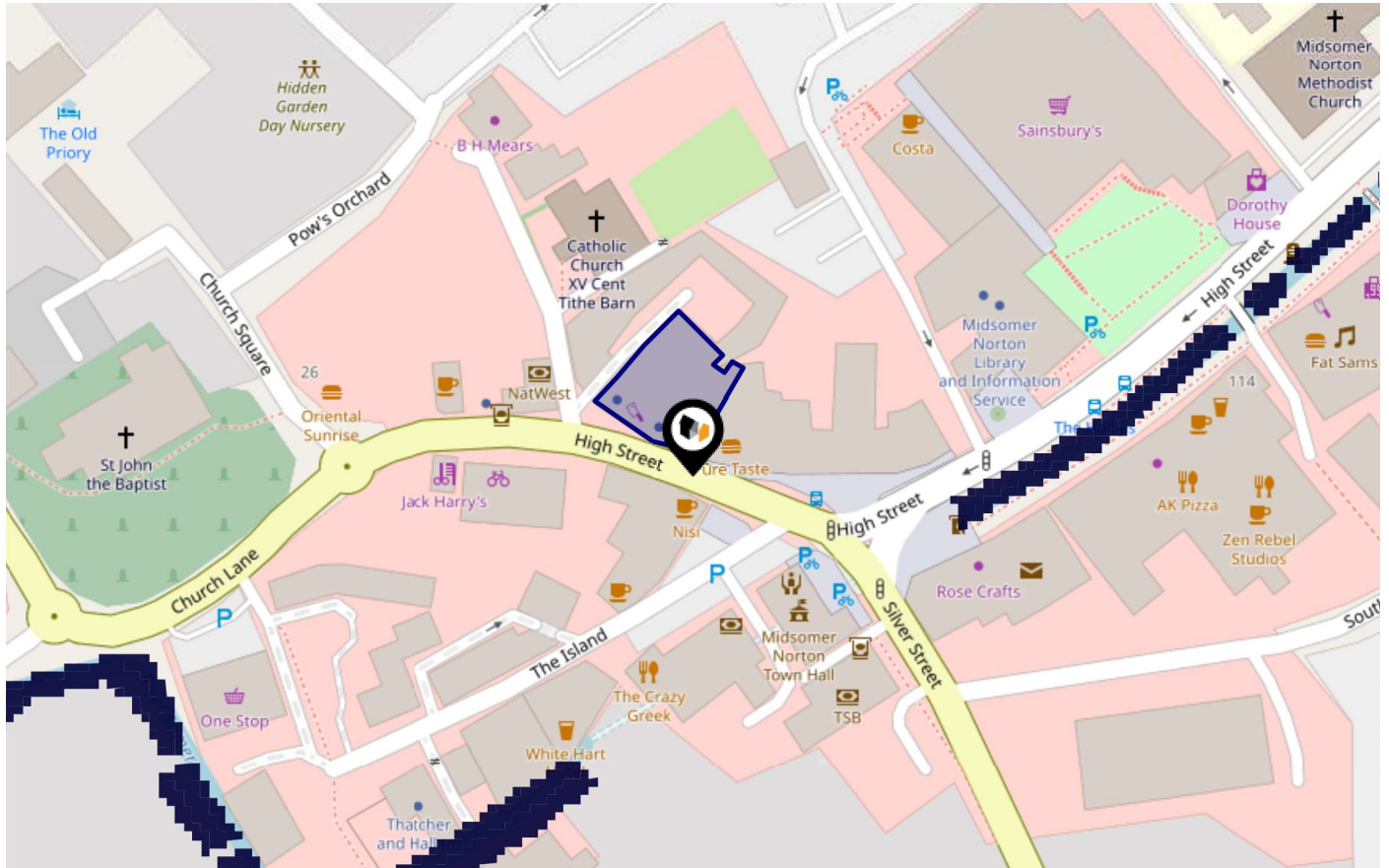
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

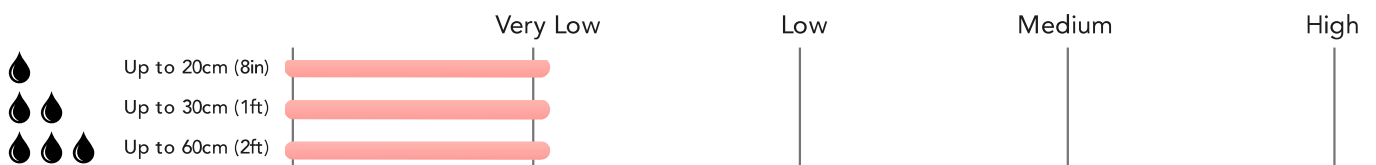


Risk Rating: Very low

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:

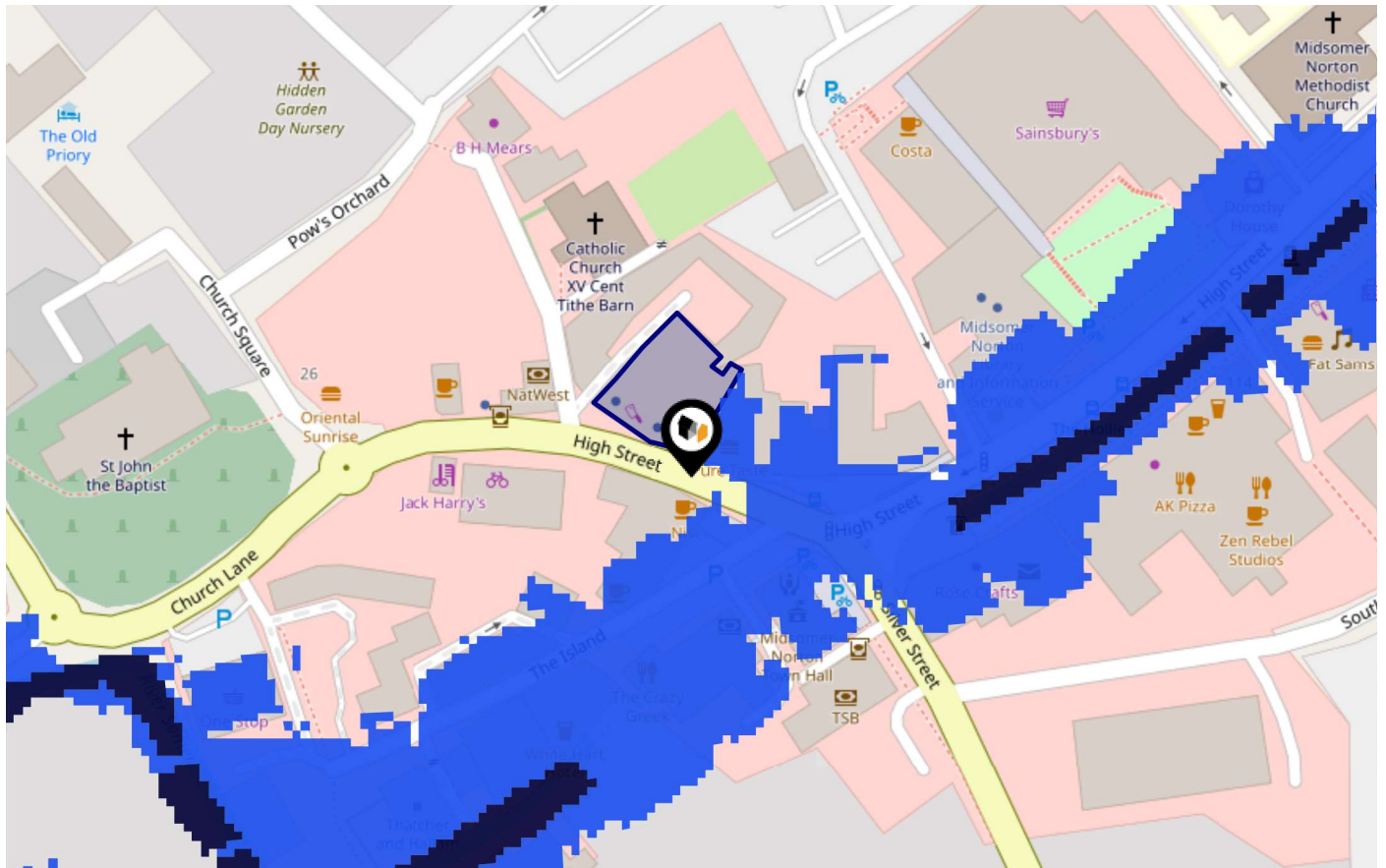


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



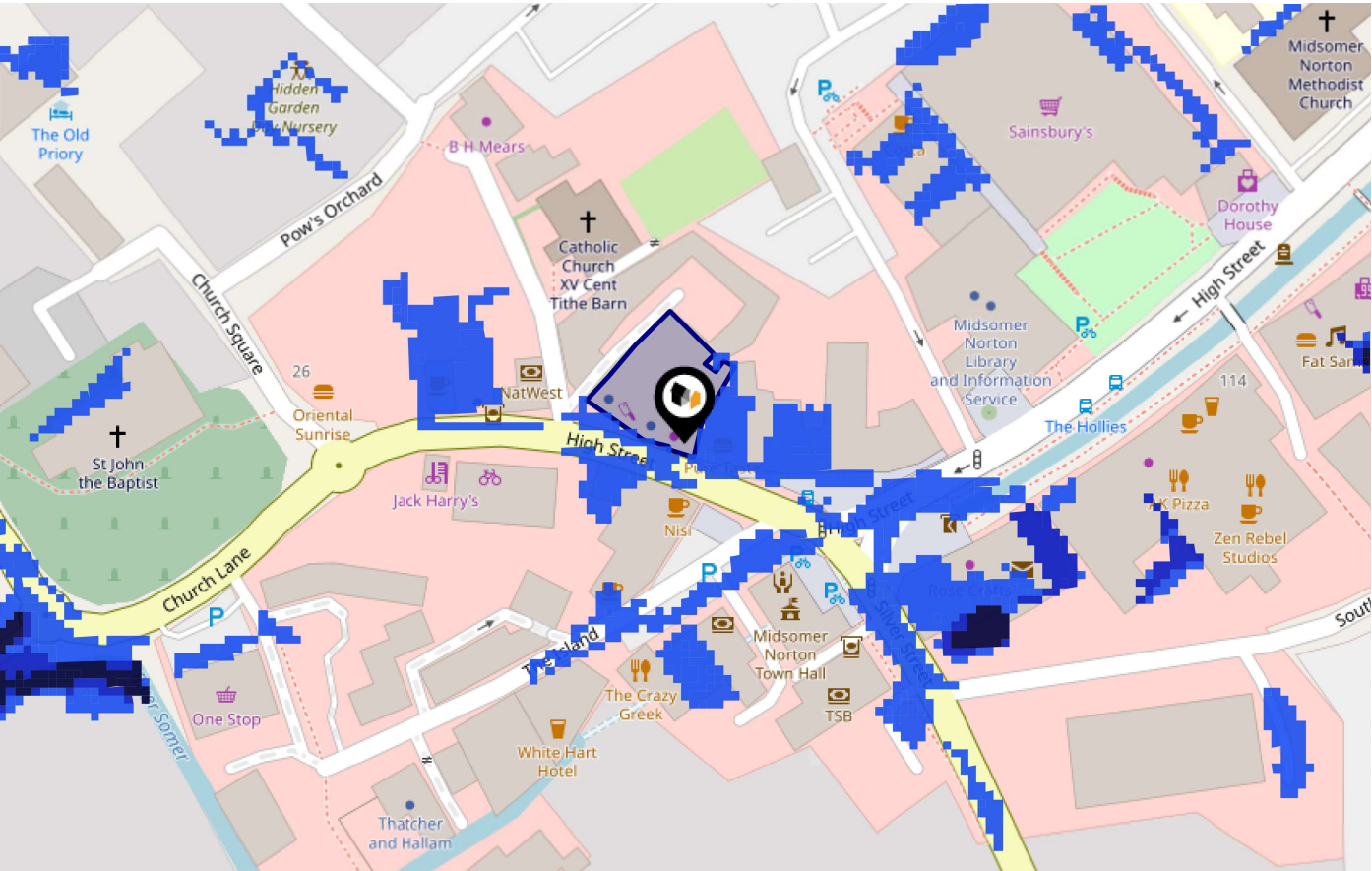
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

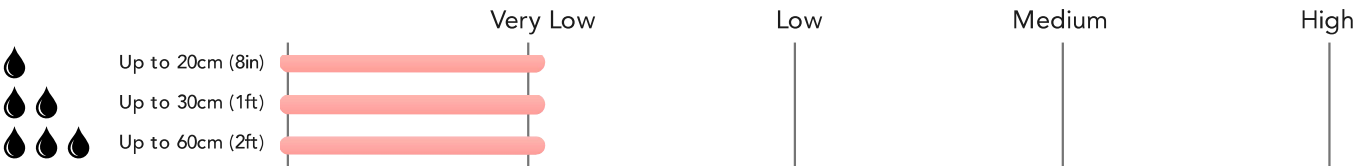


Risk Rating: Very low

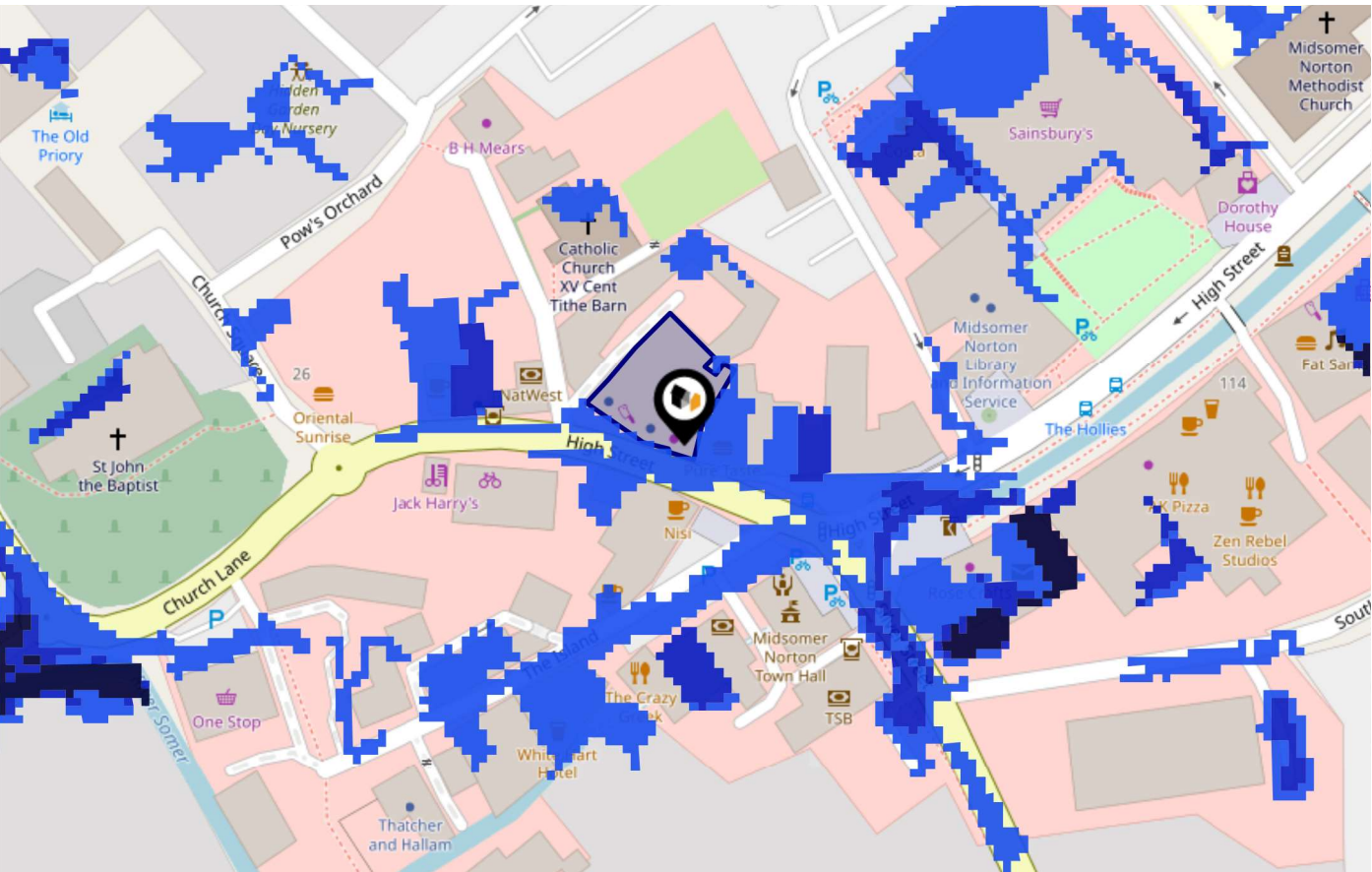
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

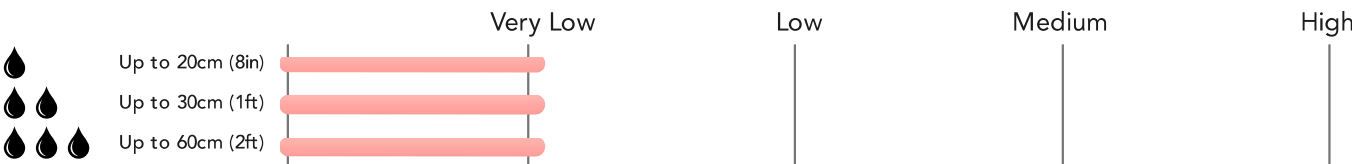


Risk Rating: Very low

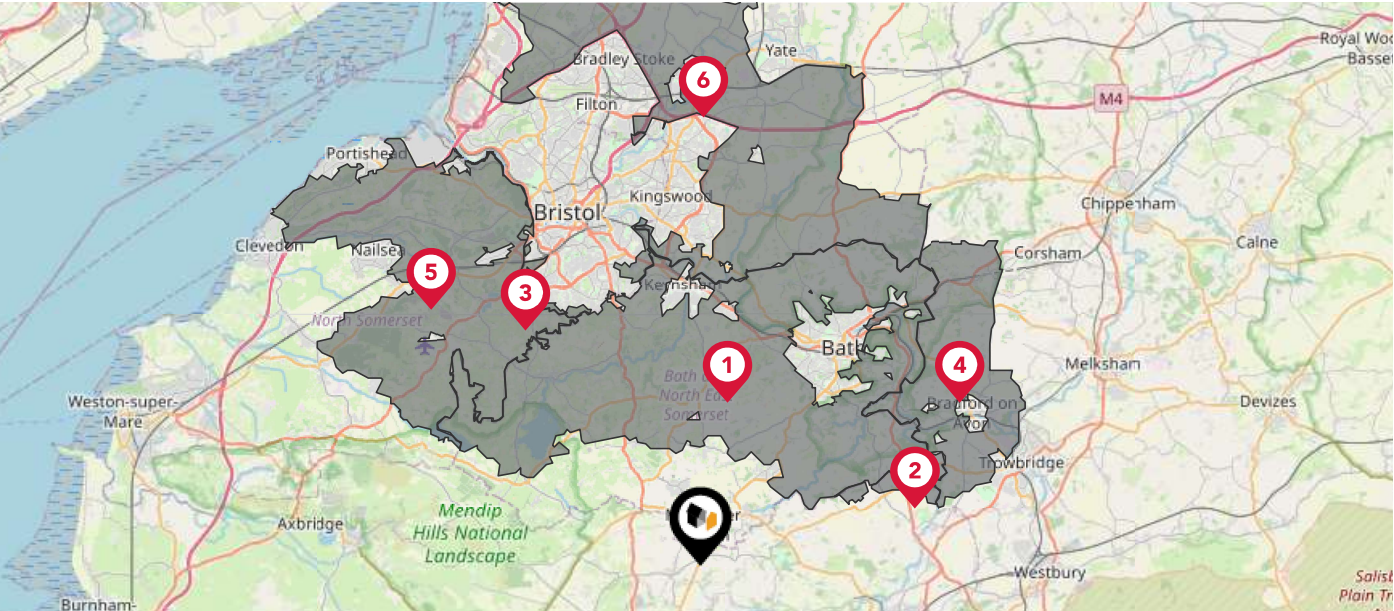
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

- 1 Bath and Bristol Green Belt - Bath and North East Somerset
- 2 Bath and Bristol Green Belt - Mendip
- 3 Bath and Bristol Green Belt - Bristol, City of
- 4 Bath and Bristol Green Belt - Wiltshire
- 5 Bath and Bristol Green Belt - North Somerset
- 6 Bath and Bristol Green Belt - South Gloucestershire

Maps

Landfill Sites

LANDWOOD
GROUP

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	Land South of Long Barnaby-Midsomer Norton, North Somerset	Historic Landfill	<input type="checkbox"/>
2	Land Near Ham Gardens-Rackvernal Road, Midsomer Norton	Historic Landfill	<input type="checkbox"/>
3	Land Sout East of Old Mills-Old Mills, Paulton, North East Somerset	Historic Landfill	<input type="checkbox"/>
4	Waterside Tip-Charlton Lane, Midsomer Norton, Avon	Historic Landfill	<input type="checkbox"/>
5	Land Near Pillsbridge Cottages-Old Mills, Bristol	Historic Landfill	<input type="checkbox"/>
6	Tunnel Lane-Chilcompton, Near Bath, Somerset	Historic Landfill	<input type="checkbox"/>
7	Killings Knapp-Stratton on the Fosse, Radstock	Historic Landfill	<input type="checkbox"/>
8	Killous Knapp-Stratton-on-the-fosse, Bath, Avon	Historic Landfill	<input type="checkbox"/>
9	Disused Railway Cutting-Farrington Gurney, Near Bath	Historic Landfill	<input type="checkbox"/>
10	Disused Railway Cutting-East of Bakers Lane, The Parish, Chilcompton	Historic Landfill	<input type="checkbox"/>


Maps

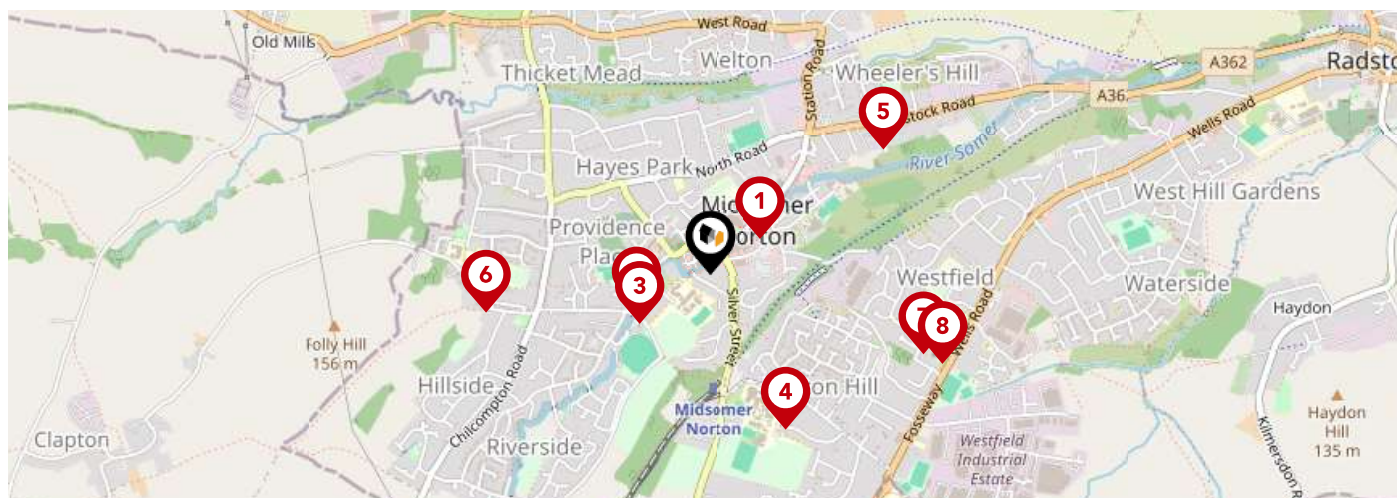
Listed Buildings

LANDWOOD
GROUP

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
	1115168 - 128 High Street	Grade II	0.0 miles
	1115203 - 10 And 11 High Street	Grade II	0.0 miles
	1115167 - Town Hall	Grade II	0.0 miles
	1403576 - White Hart Public House	Grade II	0.0 miles
	1320540 - 12 And 13 High Street	Grade II	0.0 miles
	1115202 - Church Of The Holy Ghost	Grade II	0.0 miles
	1312558 - Silva House	Grade II	0.1 miles
	1115169 - Island House	Grade II	0.1 miles
	1320562 - 12, Church Square	Grade II	0.1 miles
	1115158 - 5, Church Square	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Midsomer Norton Primary School Ofsted Rating: Good Pupils: 267 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's CofE Primary School Ofsted Rating: Good Pupils: 401 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Somervale Secondary School Ofsted Rating: Good Pupils: 773 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Norton Hill Academy Ofsted Rating: Good Pupils: 1827 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Welton Primary School Ofsted Rating: Good Pupils: 167 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Longvernal Primary School Ofsted Rating: Good Pupils: 200 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fosse Way School Ofsted Rating: Good Pupils: 226 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Westfield Primary School Ofsted Rating: Good Pupils: 385 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

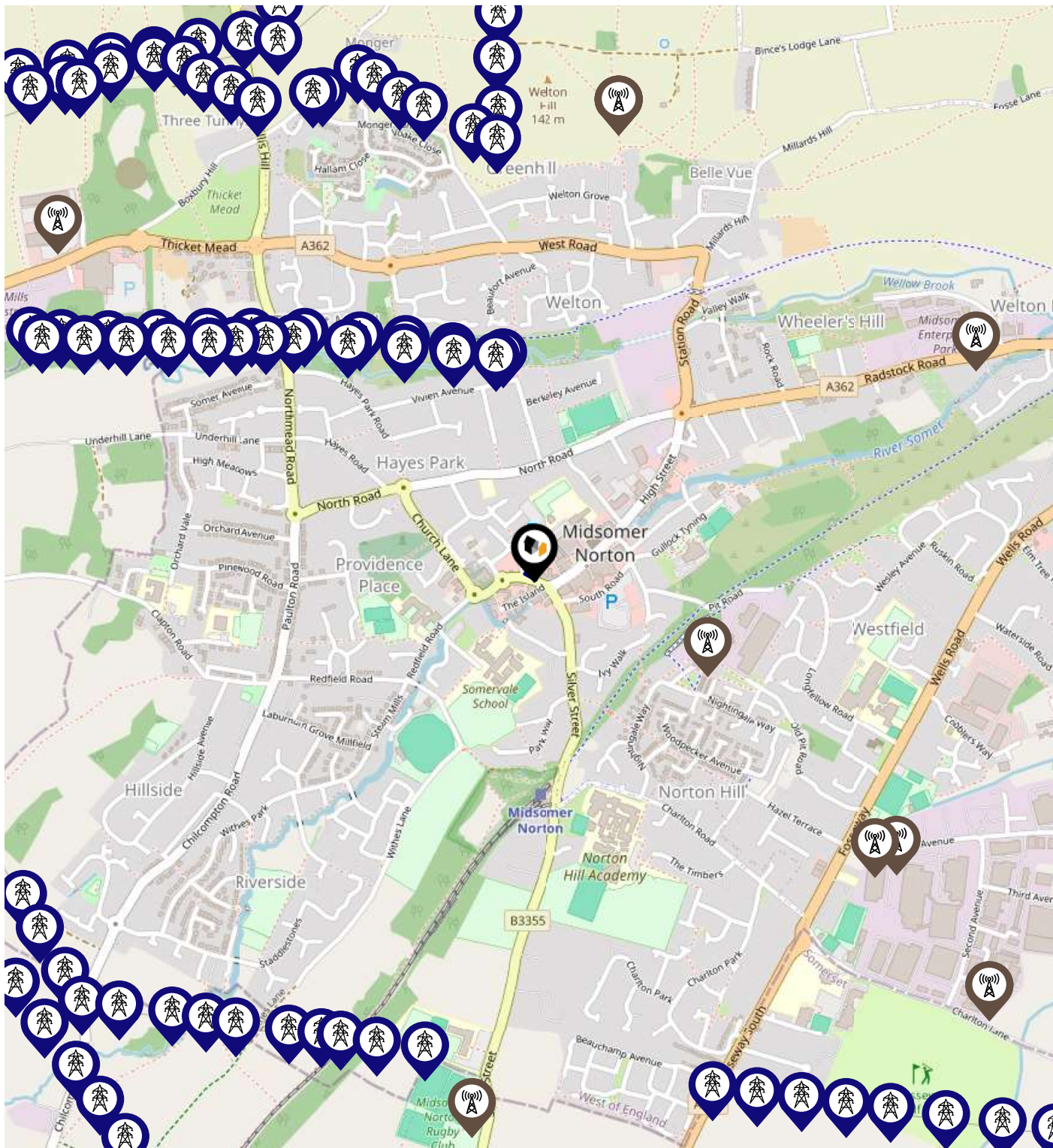


		Nursery	Primary	Secondary	College	Private
	Norton Hill Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 172 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paulton Junior School Ofsted Rating: Outstanding Pupils: 267 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paulton Infant School Ofsted Rating: Good Pupils: 183 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas Church School Ofsted Rating: Good Pupils: 189 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Vigor & St John Church School Ofsted Rating: Good Pupils: 215 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church School Ofsted Rating: Good Pupils: 191 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kilmersdon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 148 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

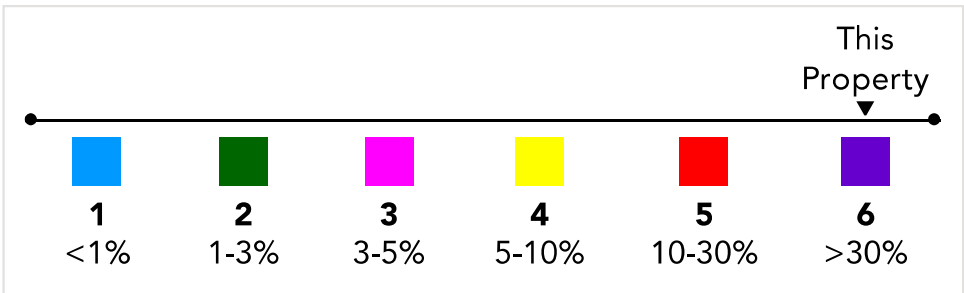
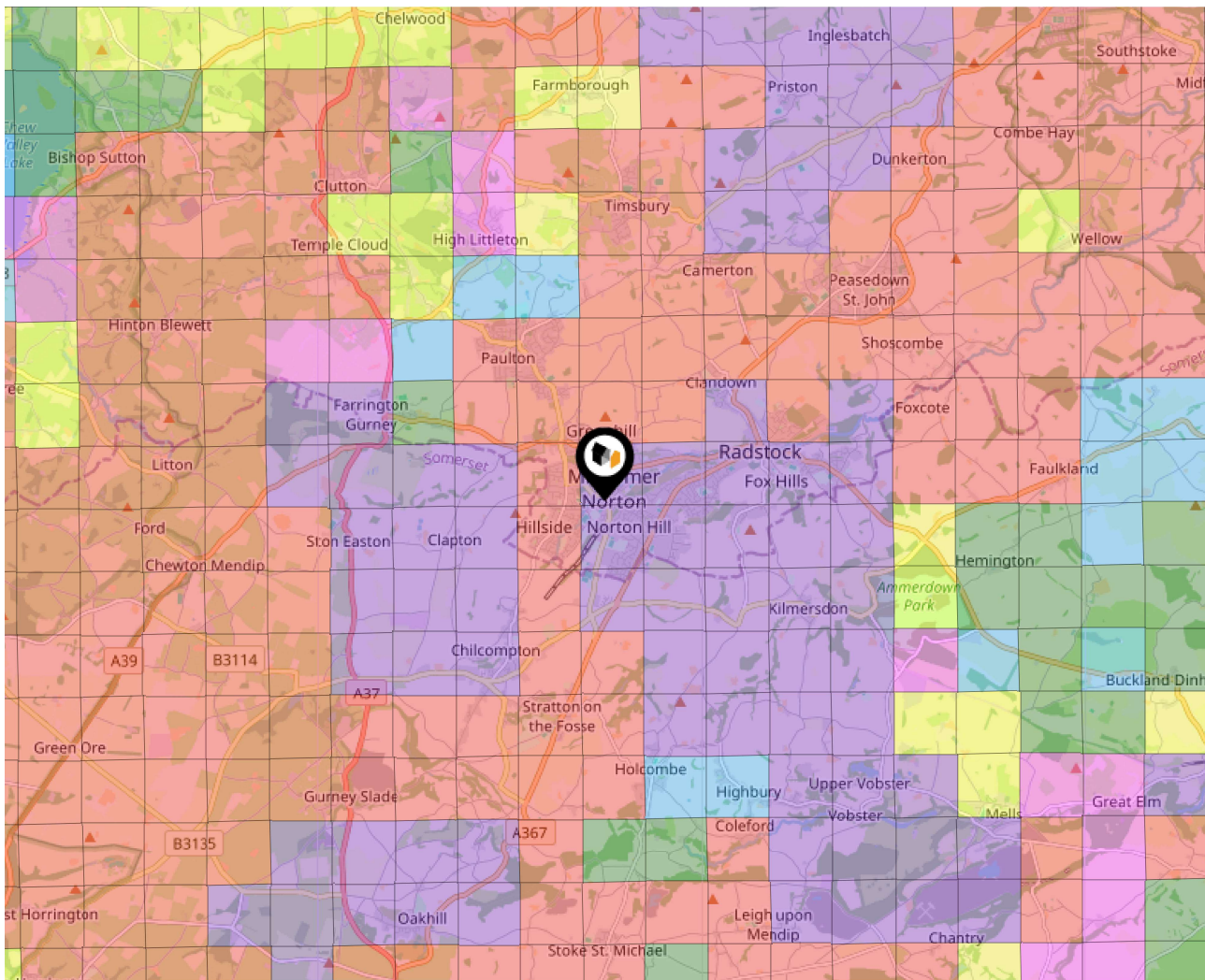


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

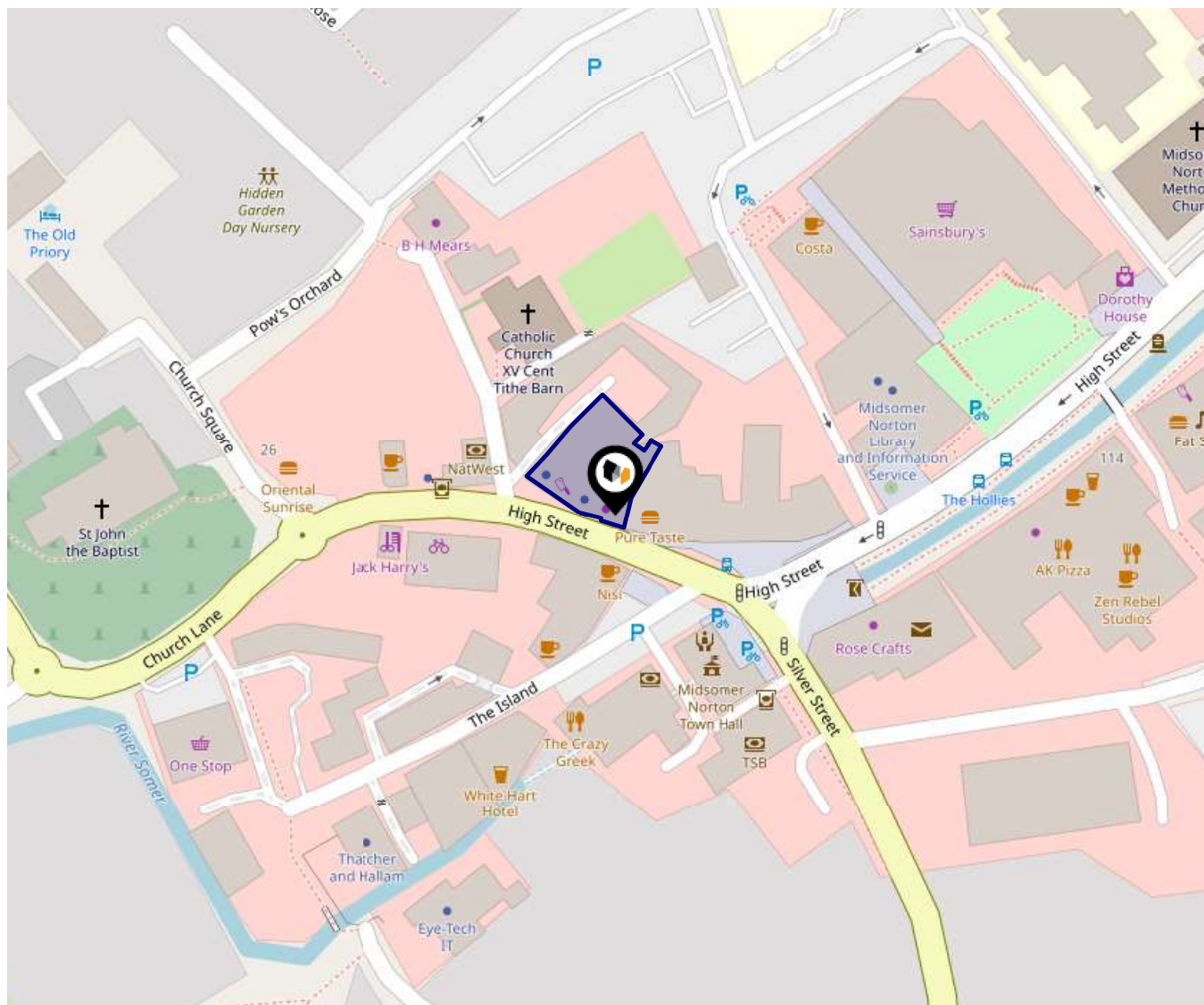
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



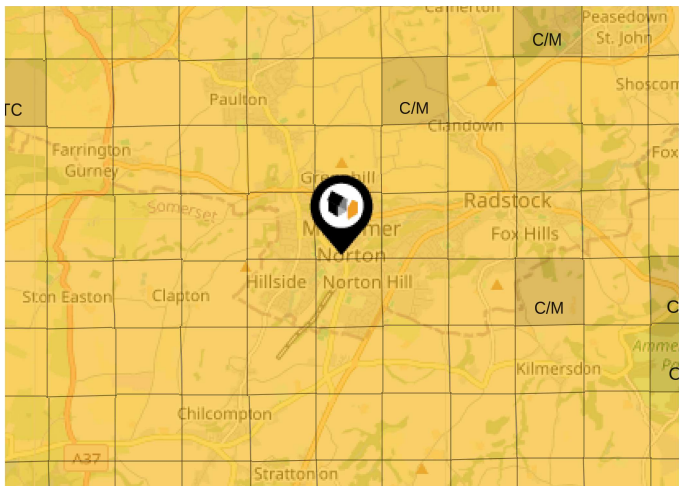
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



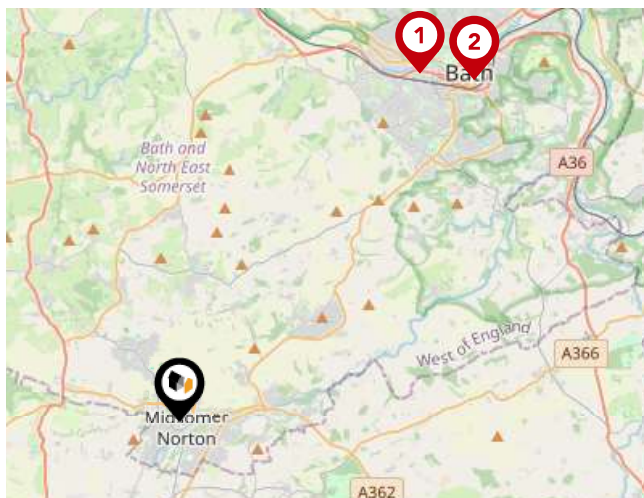
Primary Classifications (Most Common Clay Types)

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

Area

Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	7.84 miles
2	Bath Spa Rail Station	8.37 miles
3	Bath Spa Rail Station	8.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	33.45 miles
2	M5 J12	36.45 miles
3	M5 J11A	41.86 miles
4	M4 J16	32.56 miles
5	M5 J11	44.15 miles



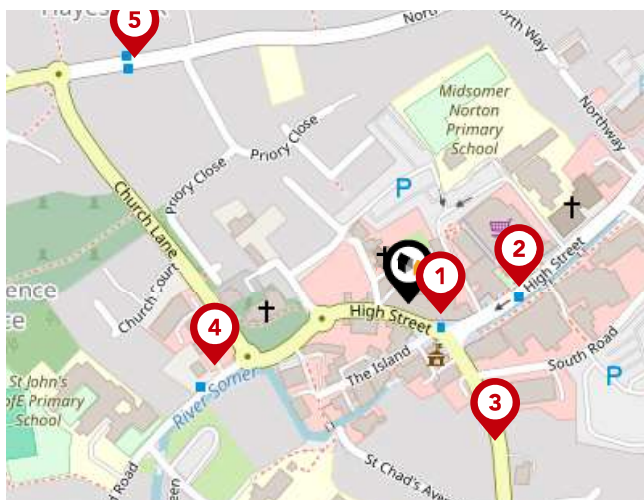
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.06 miles
2	Felton	12.06 miles
3	Staverton	44.26 miles
4	Cardiff Airport	37.78 miles

Area

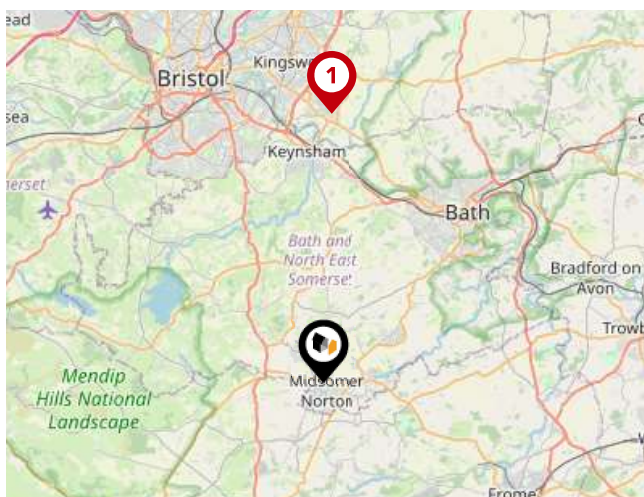
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Town Hall	0.02 miles
2	The Hollies	0.06 miles
3	Town Hall	0.09 miles
4	Somervale School	0.12 miles
5	Church Lane	0.21 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	10 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	11.91 miles
2	Bathurst Basin Ferry Landing	12.2 miles
3	The Ostrich	12.21 miles

Landwood Group

Data Quality

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



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

