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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



ROCHER CLOSE, WESTBURY, BA13

Martin & Co Westbury

7 Palomino Place, Westbury, Wiltshire, BA13 3SD

01373 866686

saleswestbury@martinco.com

www.martinco.com

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

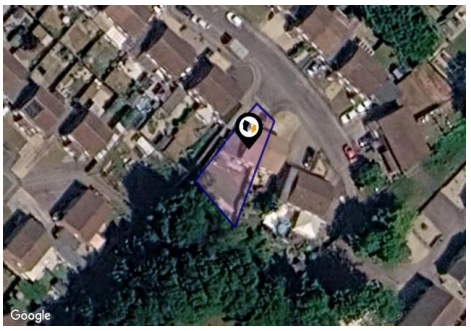
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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	764 ft^2 / 71 m^2		
Plot Area:	0.07 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£2,286		
Title Number:	WT31430		

Local Area

Local Authority: Wiltshire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s

59 mb/s

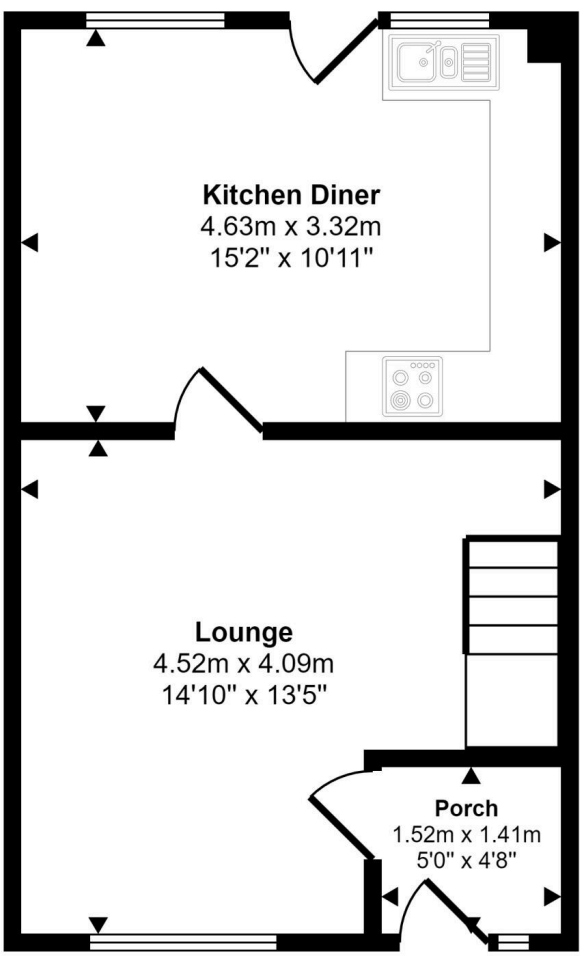
1000 mb/s

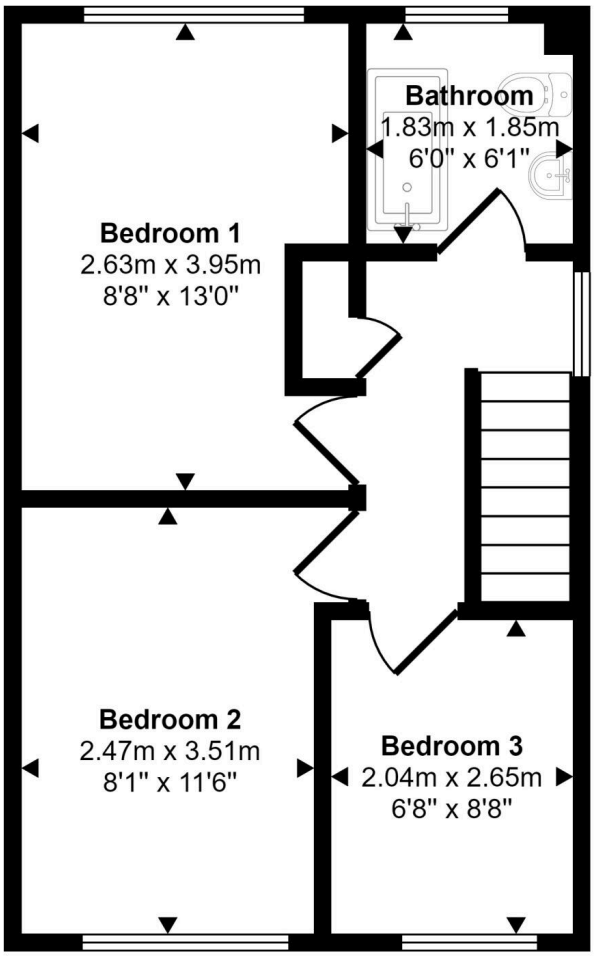
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

ROCHER CLOSE, WESTBURY, BA13

Approx Gross Internal Area
70 sq m / 759 sq ft





Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

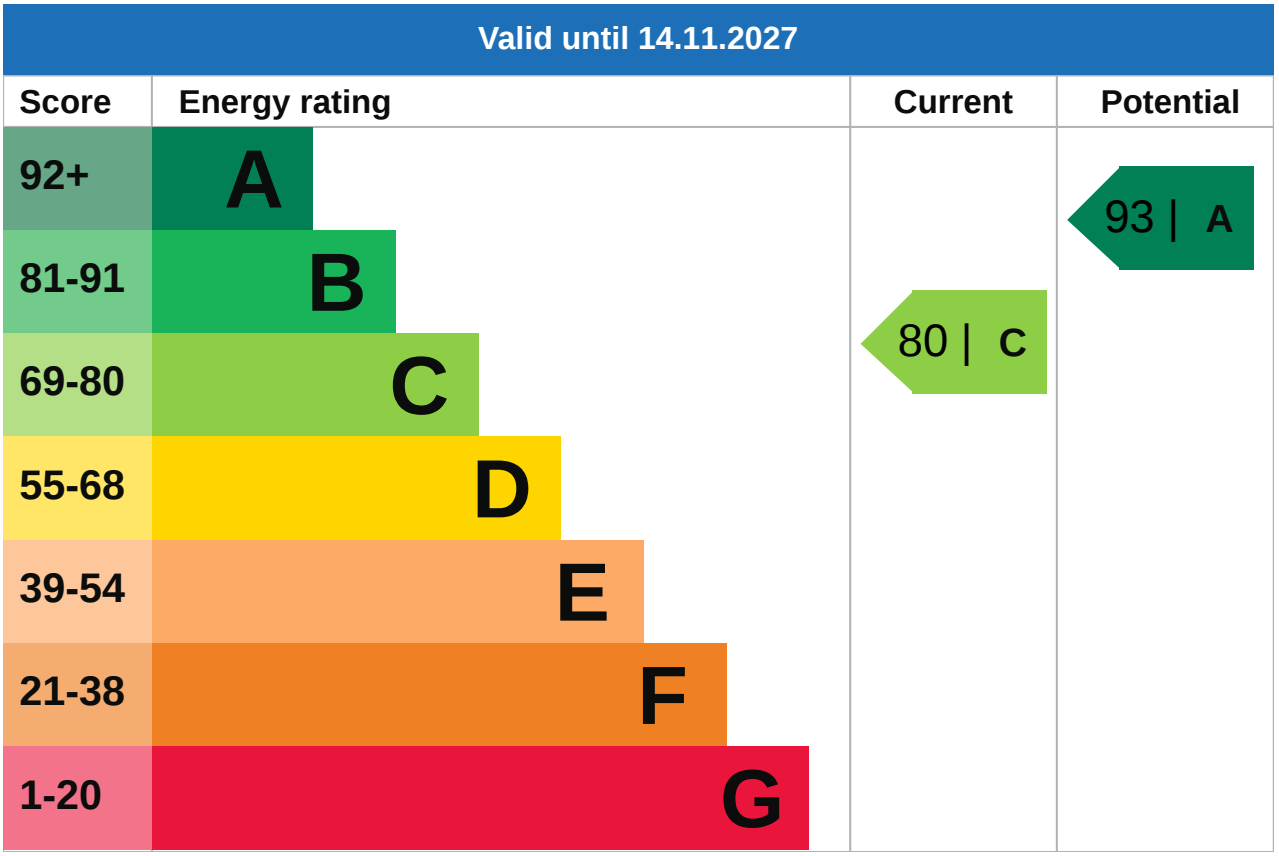
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Rocher Close, BA13

Energy rating

C

Valid until 14.11.2027



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EPC - Additional Data

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Additional EPC Data

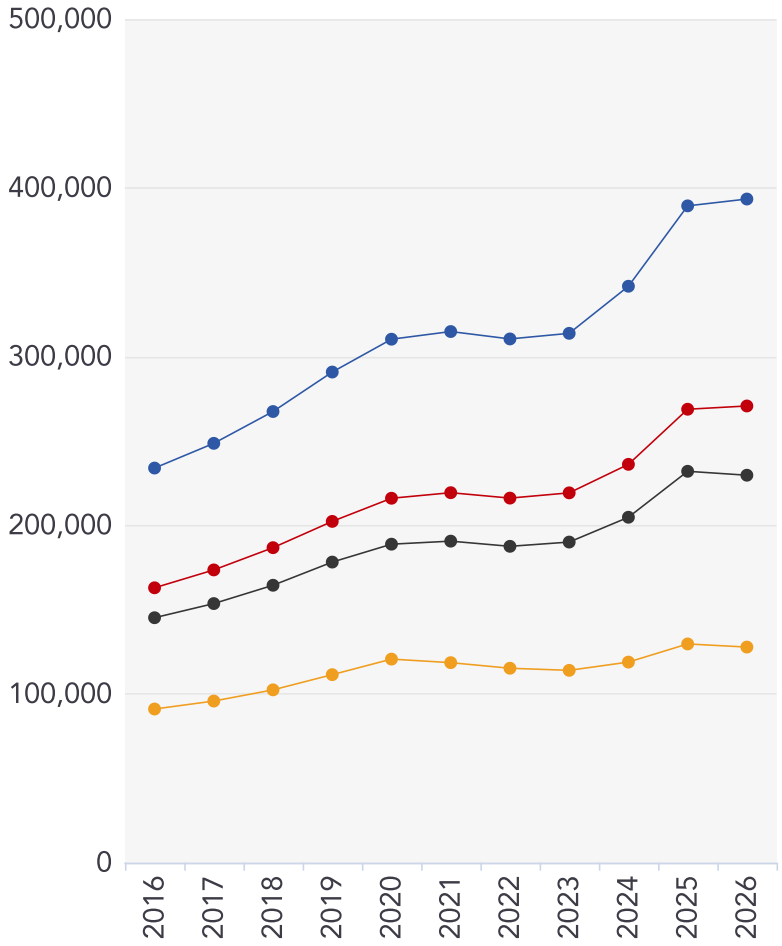
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
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:	Solid, no insulation (assumed)
Total Floor Area:	71 m^2

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House Price Statistics

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10 Year History of Average House Prices by Property Type in BA13



Detached

+68.17%

Semi-Detached

+66.14%

Terraced

+58.17%

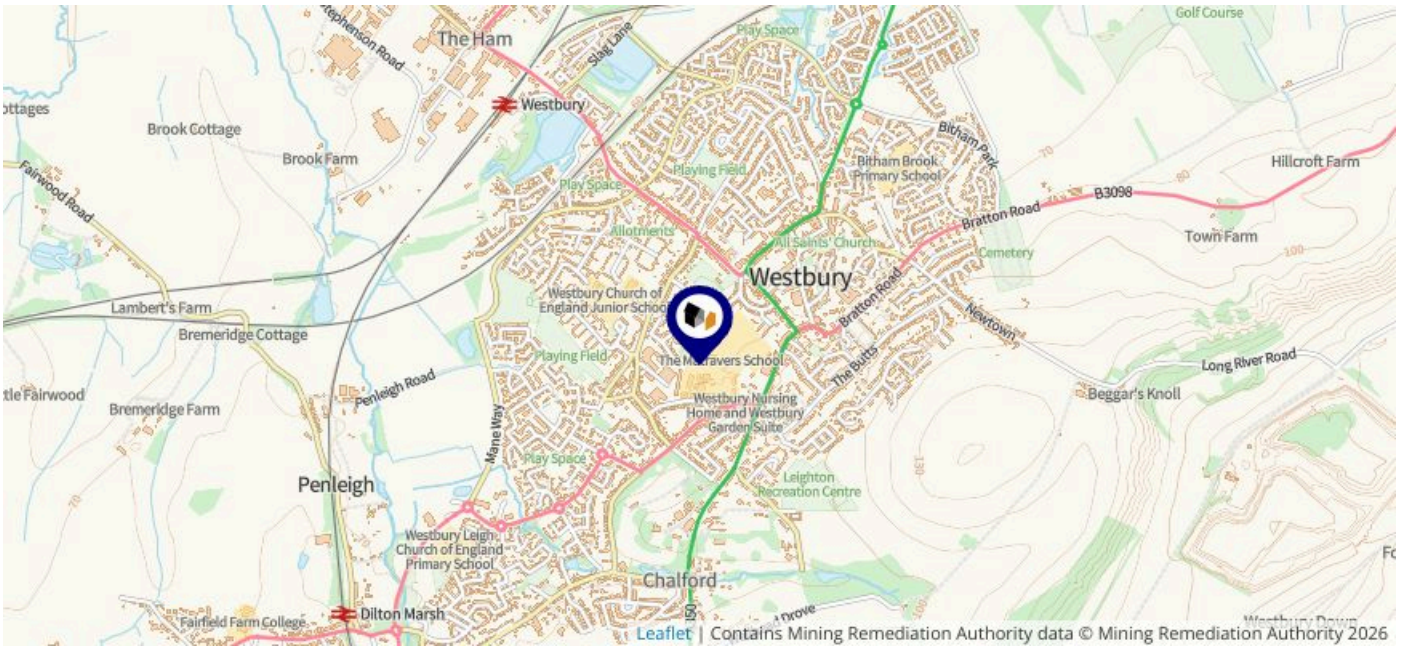
Flat

+40.31%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

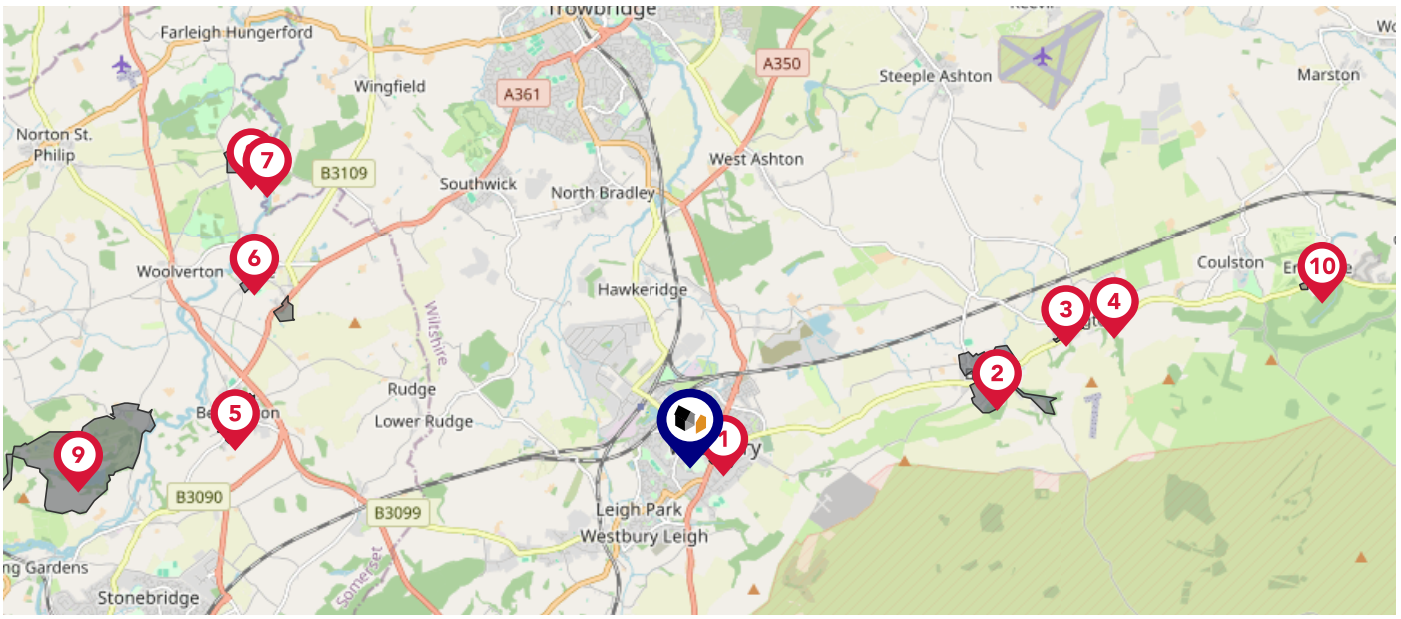
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps
Conservation Areas

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



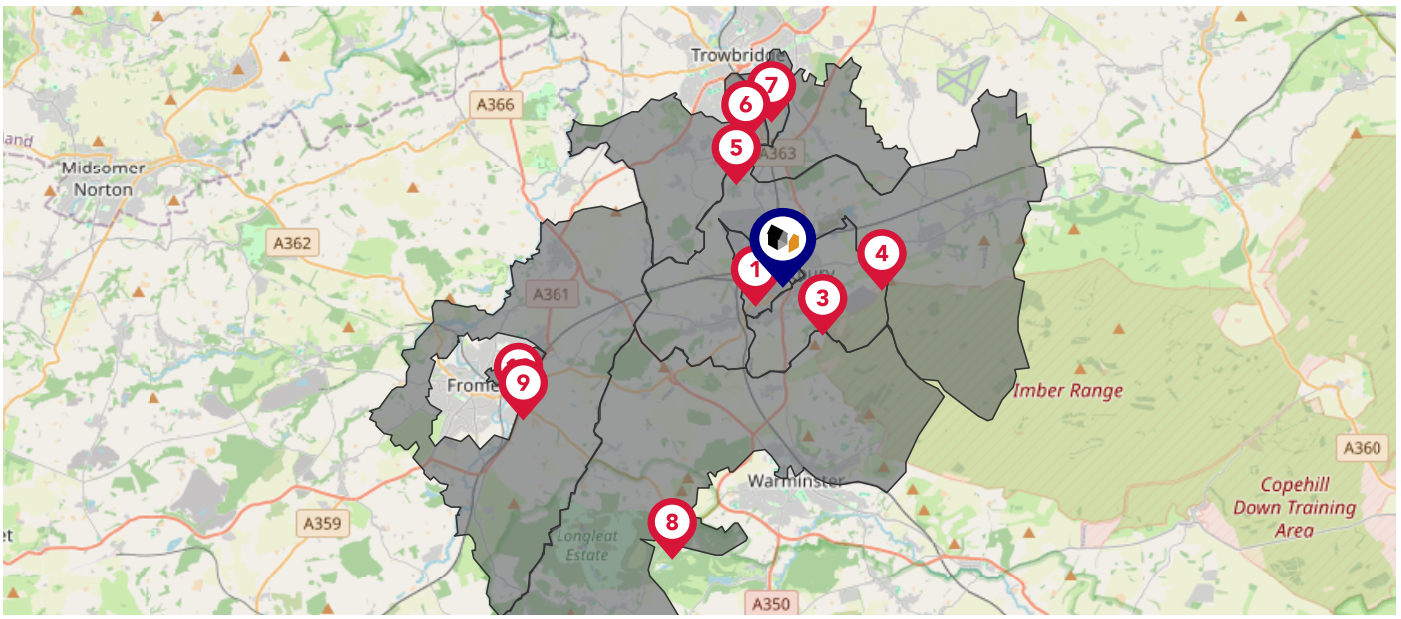
Nearby Conservation Areas

1	Westbury
2	Bratton
3	Edington
4	Edington, Tinhead
5	Beckington
6	Rode
7	Tellisford
8	Tellisford
9	Lullington and Orchardleigh
10	Erlestoke

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

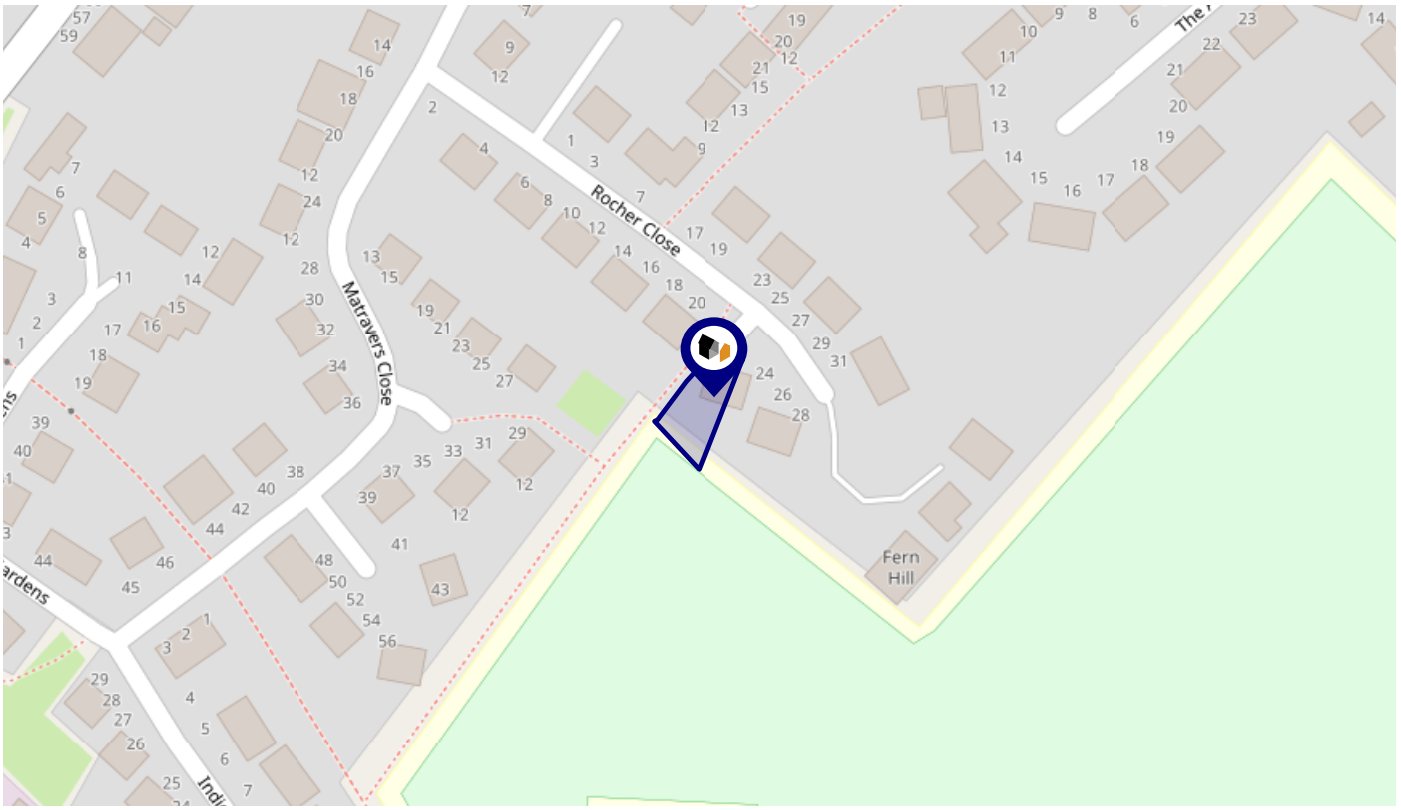


Nearby Council Wards	
1	Westbury West ED
2	Westbury North ED
3	Westbury East ED
4	Ethandune ED
5	Southwick ED
6	Trowbridge Drynham ED
7	Trowbridge Park ED
8	Warminster North & Rural ED
9	Beckington and Selwood Ward
10	Frome Berkley Down Ward

Maps
Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

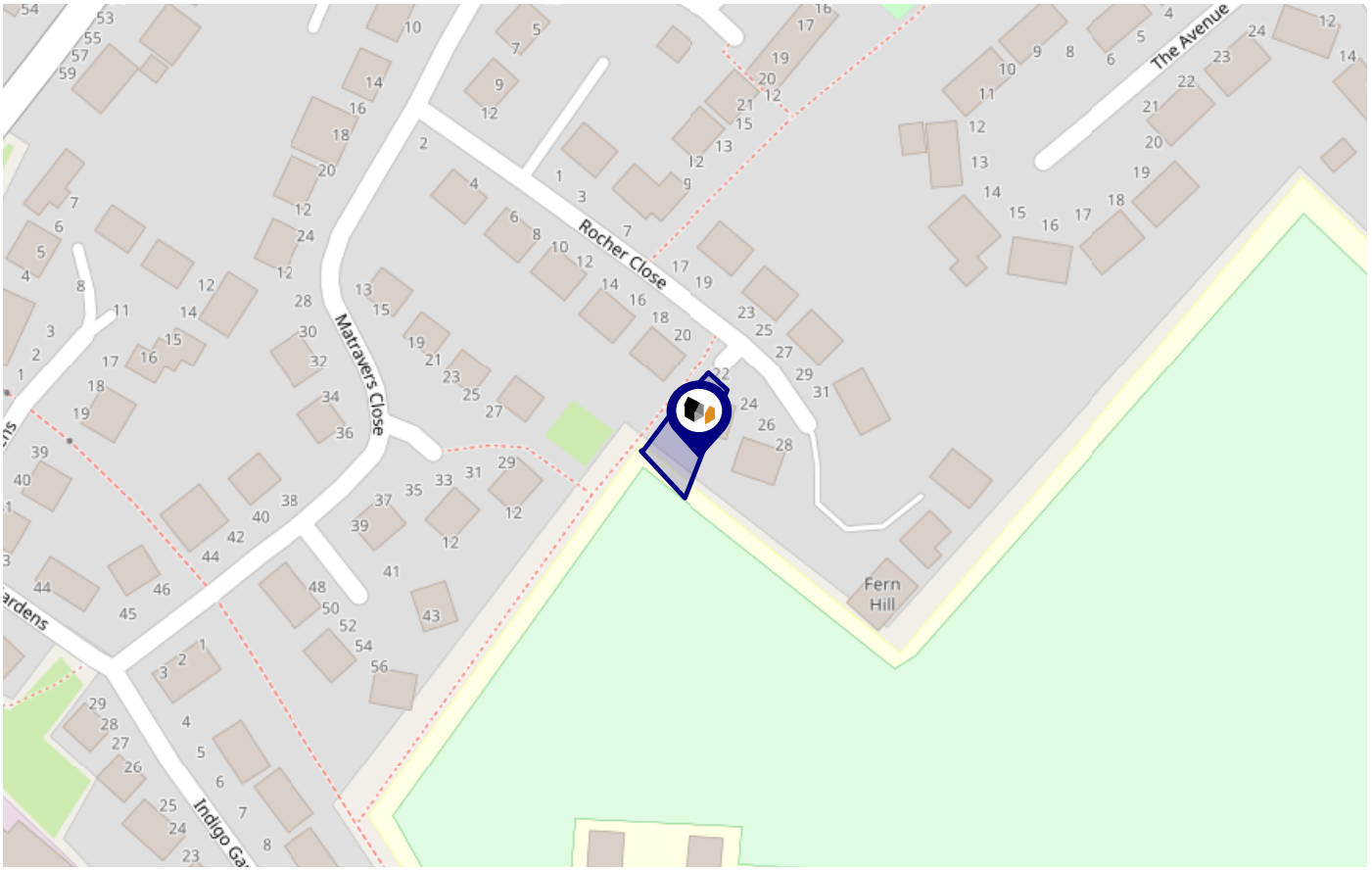
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk
Rivers & Seas - Flood Risk

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

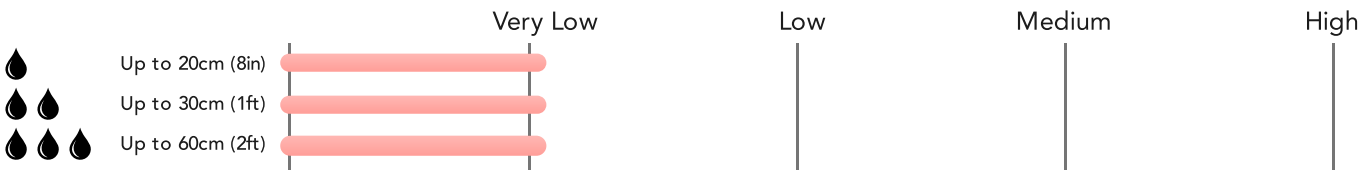


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

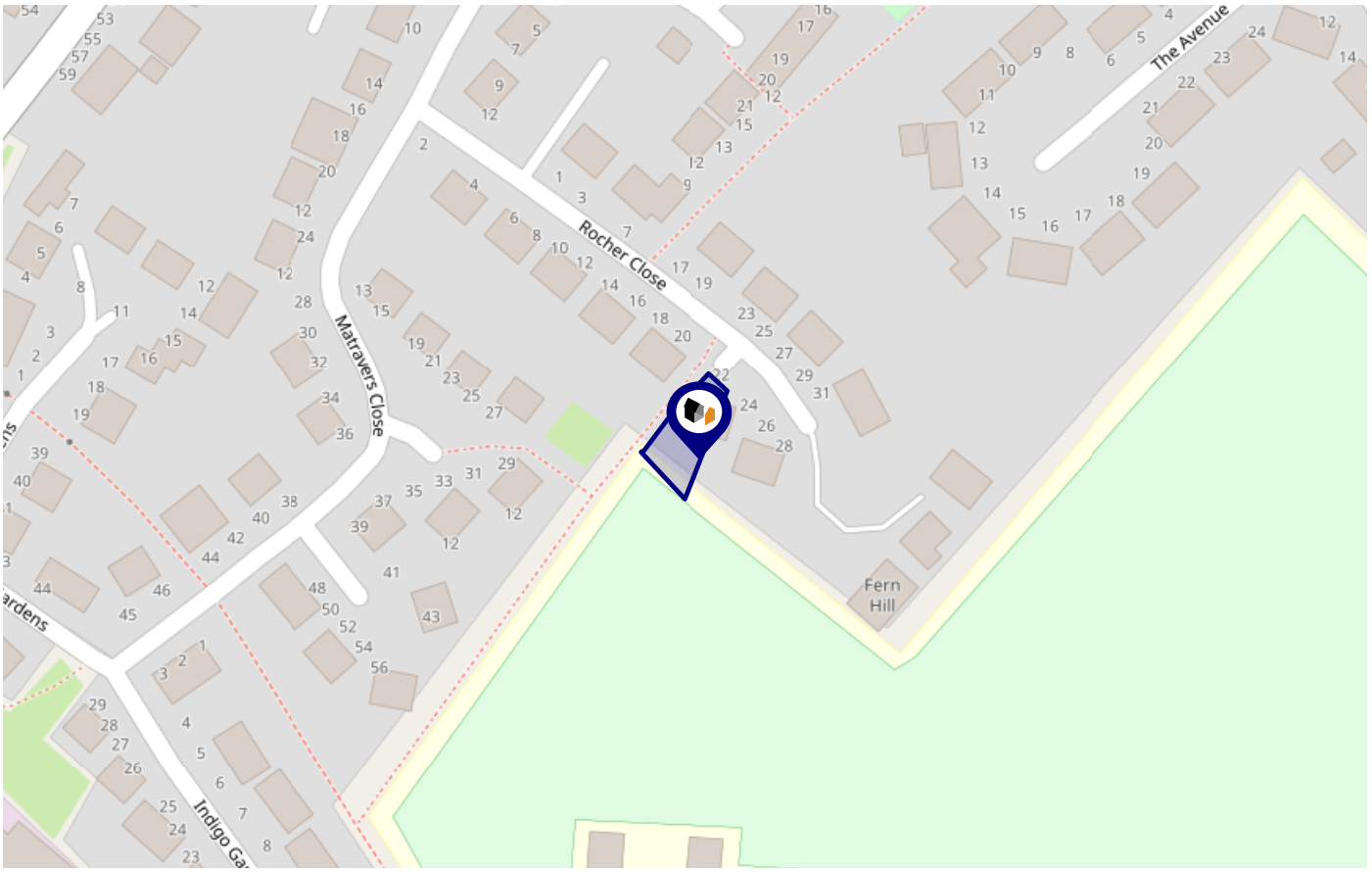


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Flood Risk
Rivers & Seas - Climate Change

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

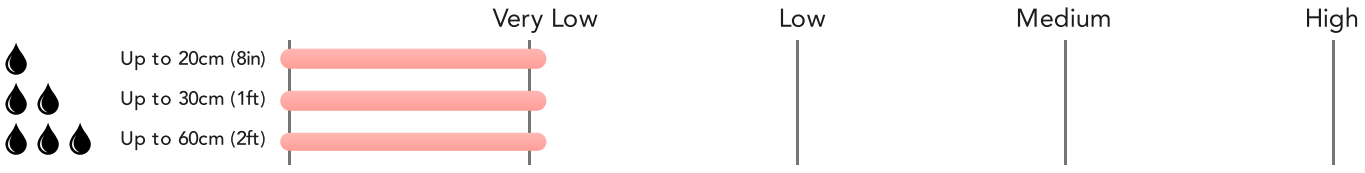


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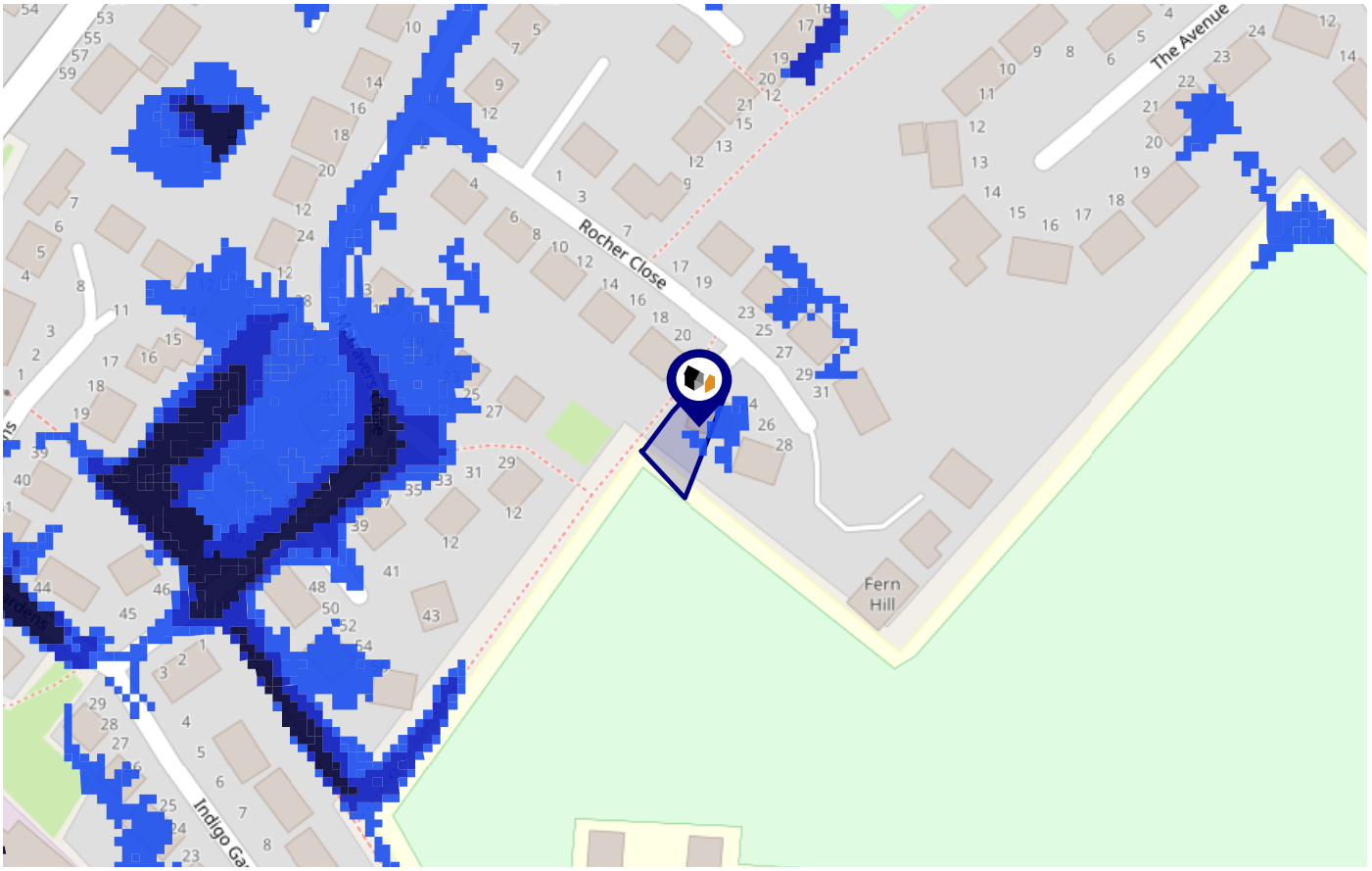


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Flood Risk
Surface Water - Flood Risk

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

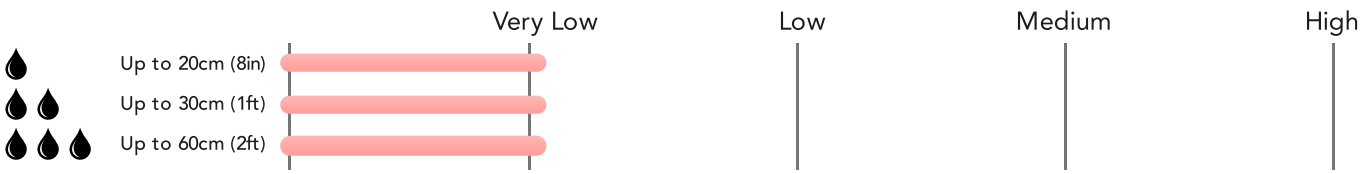


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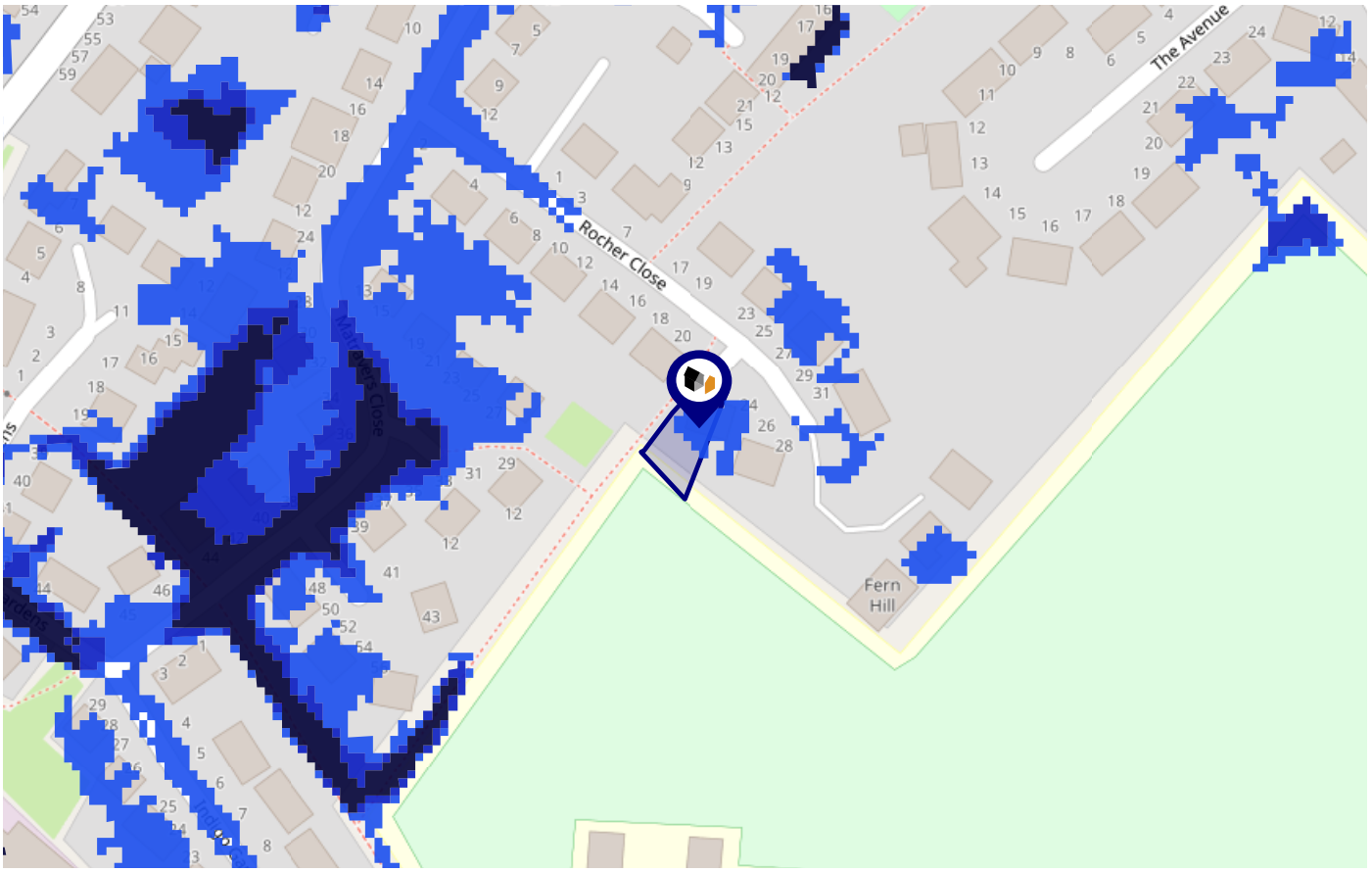


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Flood Risk
Surface Water - Climate Change

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

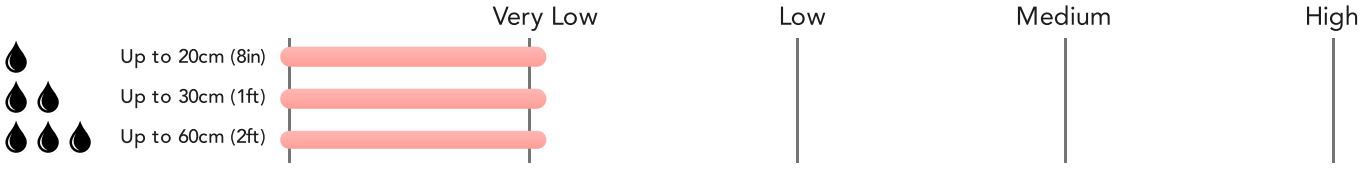


Risk Rating: Low

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.

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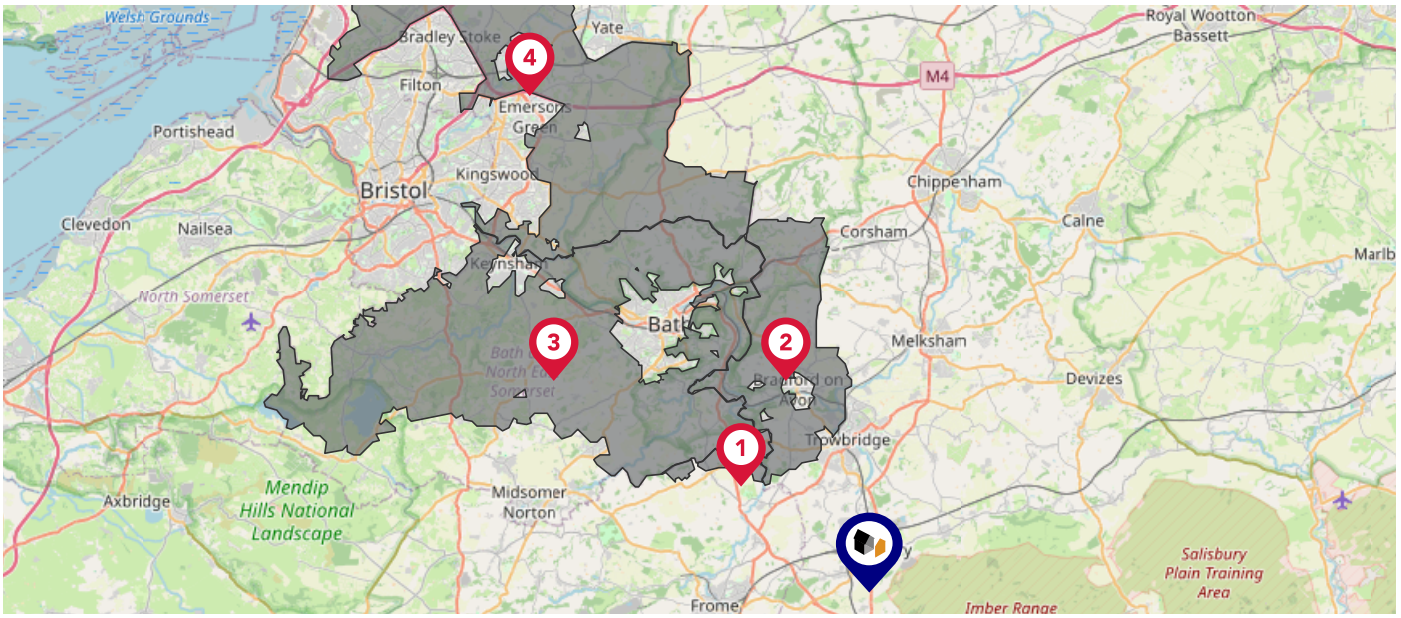


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Maps
Green Belt

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



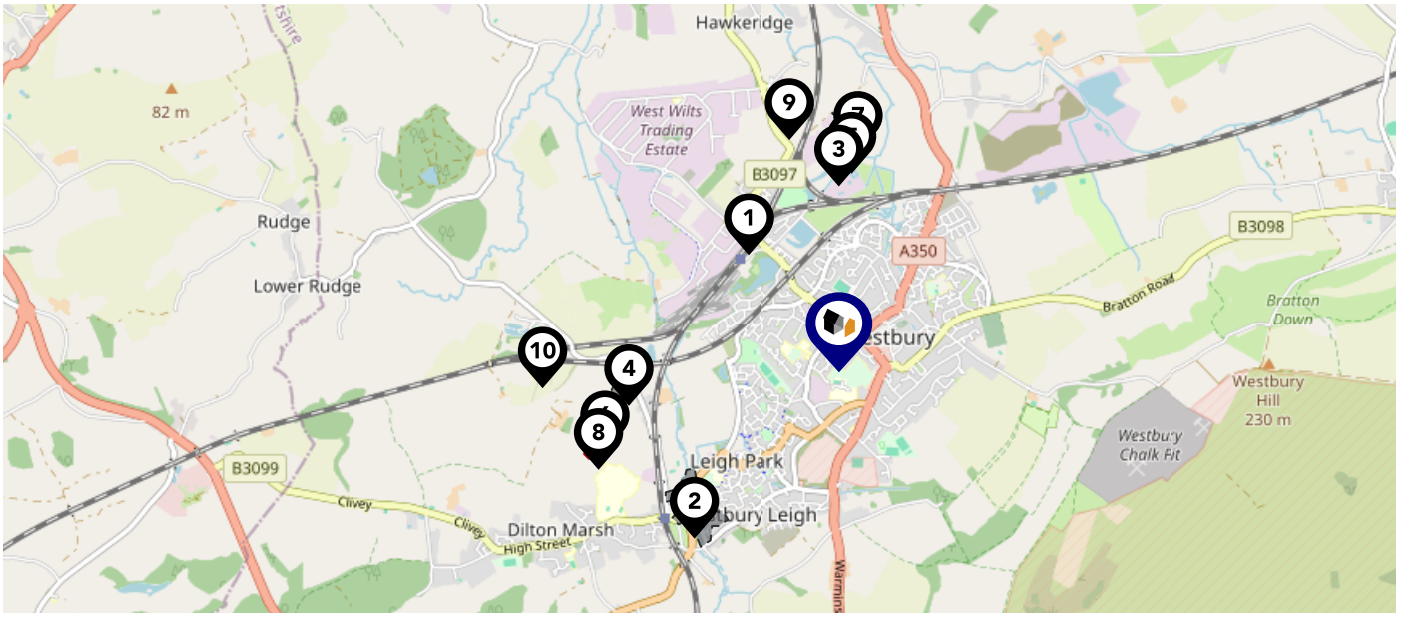
Nearby Green Belt Land

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

Maps
Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



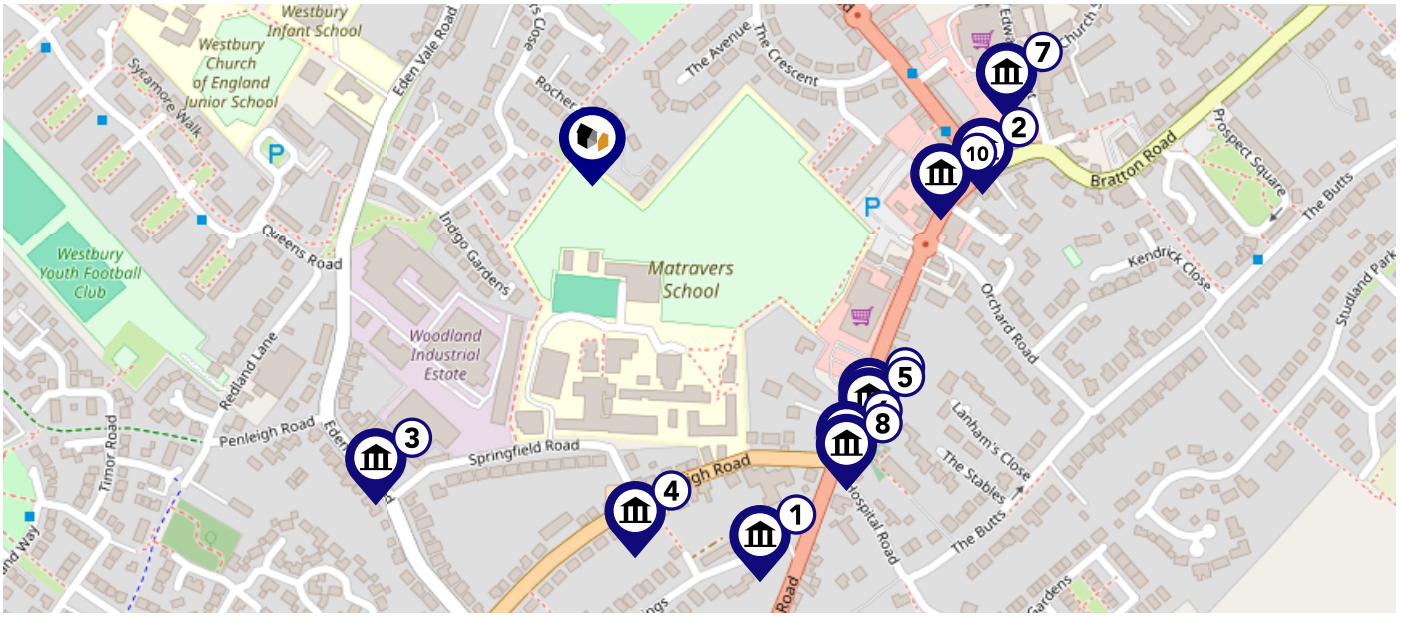
Nearby Landfill Sites

1	Site Adjoining Railway Station-Westbury, Bristol, Avon	Historic Landfill
2	Effluent Ponds-On premises of Charles Case and Son Limited, Dilton Marsh, Westbury, Wiltshire	Historic Landfill
3	Builders Tip at Slag Lane-Slag Lane, Westbury, Wiltshire	Historic Landfill
4	Penleigh Tips-Dilton Marsh, Westbury, Wiltshire	Historic Landfill
5	Land at Slag Lane-Westbury, Wiltshire	Historic Landfill
6	Fairwood Road-Fairwood Road, Dilton Marsh, Wiltshire	Historic Landfill
7	Land at Slag Lane-Westbury	Historic Landfill
8	EA/EPR/MP3790FY/A001 - Penleigh Tip No 3	Active Landfill
9	Former Railway Cutting-Heywood, Westbury, Wiltshire	Historic Landfill
10	Lamberts Bridge Farm-Dilton Marsh, Westbury, Wiltshire	Historic Landfill

Maps
Listed Buildings

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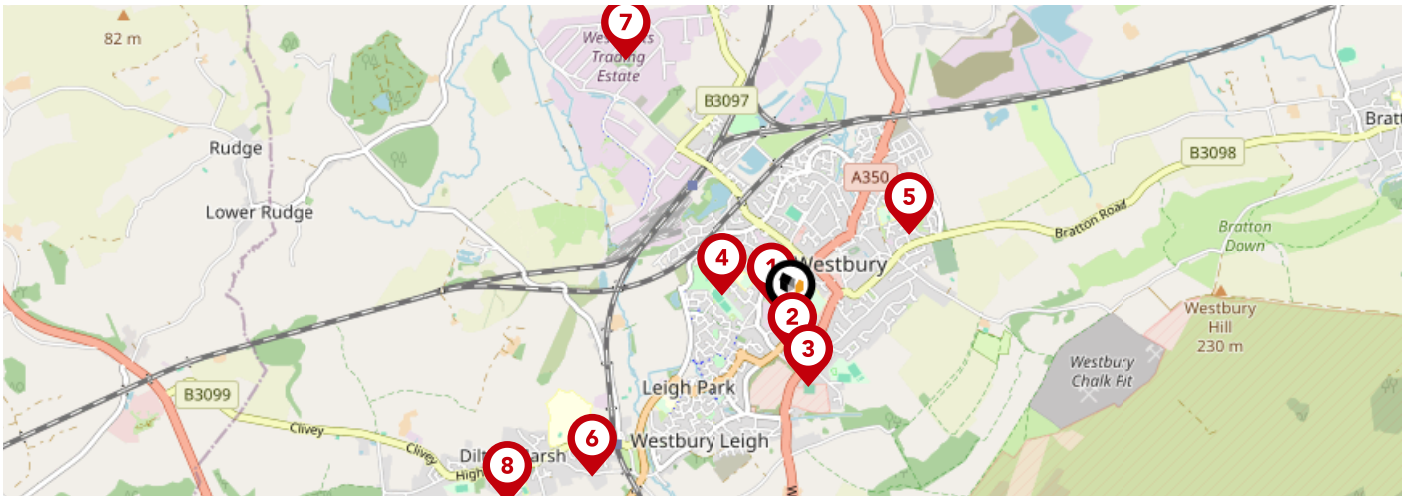
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1364403 - 1,2 And 3 Hampton Mews, The Tynings, Warminster Road	Grade II	0.2 miles
2 1036314 - Witches Cauldron	Grade II	0.2 miles
3 1180652 - Premises Of Holdoway And Sons (former Union Workhouse)	Grade II	0.2 miles
4 1036298 - 27, Leigh Road	Grade II	0.2 miles
5 1036311 - 75 And 77, Warminster Road	Grade II	0.2 miles
6 1364401 - Gates To United Reformed Church	Grade II	0.2 miles
7 1285169 - 50 Edward Street	Grade II	0.2 miles
8 1036312 - 85, Warminster Road	Grade II	0.2 miles
9 1181274 - 73, Warminster Road	Grade II	0.2 miles
10 1285056 - 24, Warminster Road	Grade II	0.2 miles

Area
Schools

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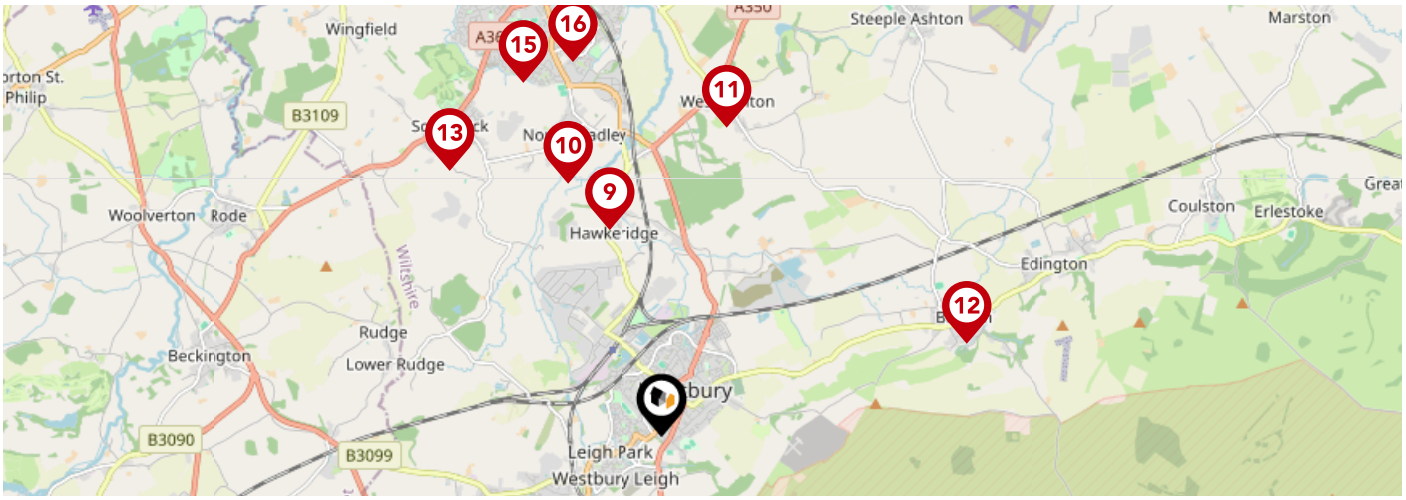


		Nursery	Primary	Secondary	College	Private
1	**Westbury Infant School** Ofsted Rating: Good | Pupils: 213 | Distance:0.12		✓			
2	**Matravers School** Ofsted Rating: Good | Pupils: 915 | Distance:0.15			✓		
3	**Compass Community School Athelstan Park** Ofsted Rating: Requires improvement | Pupils: 12 | Distance:0.31			✓		
4	**Westbury Church of England Junior School** Ofsted Rating: Requires improvement | Pupils: 262 | Distance:0.34		✓			
5	**Bitham Brook Primary School** Ofsted Rating: Good | Pupils: 399 | Distance:0.68		✓			
6	**Fairfield Farm College (Fairfield Farm Trust)** Ofsted Rating: Good | Pupils:0 | Distance:1.17			✓		
7	**On Track Education Centre Westbury** Ofsted Rating: Good | Pupils: 32 | Distance:1.44			✓		
8	**Dilton Marsh CofE Primary School** Ofsted Rating: Good | Pupils: 174 | Distance:1.56		✓			

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Area
Schools

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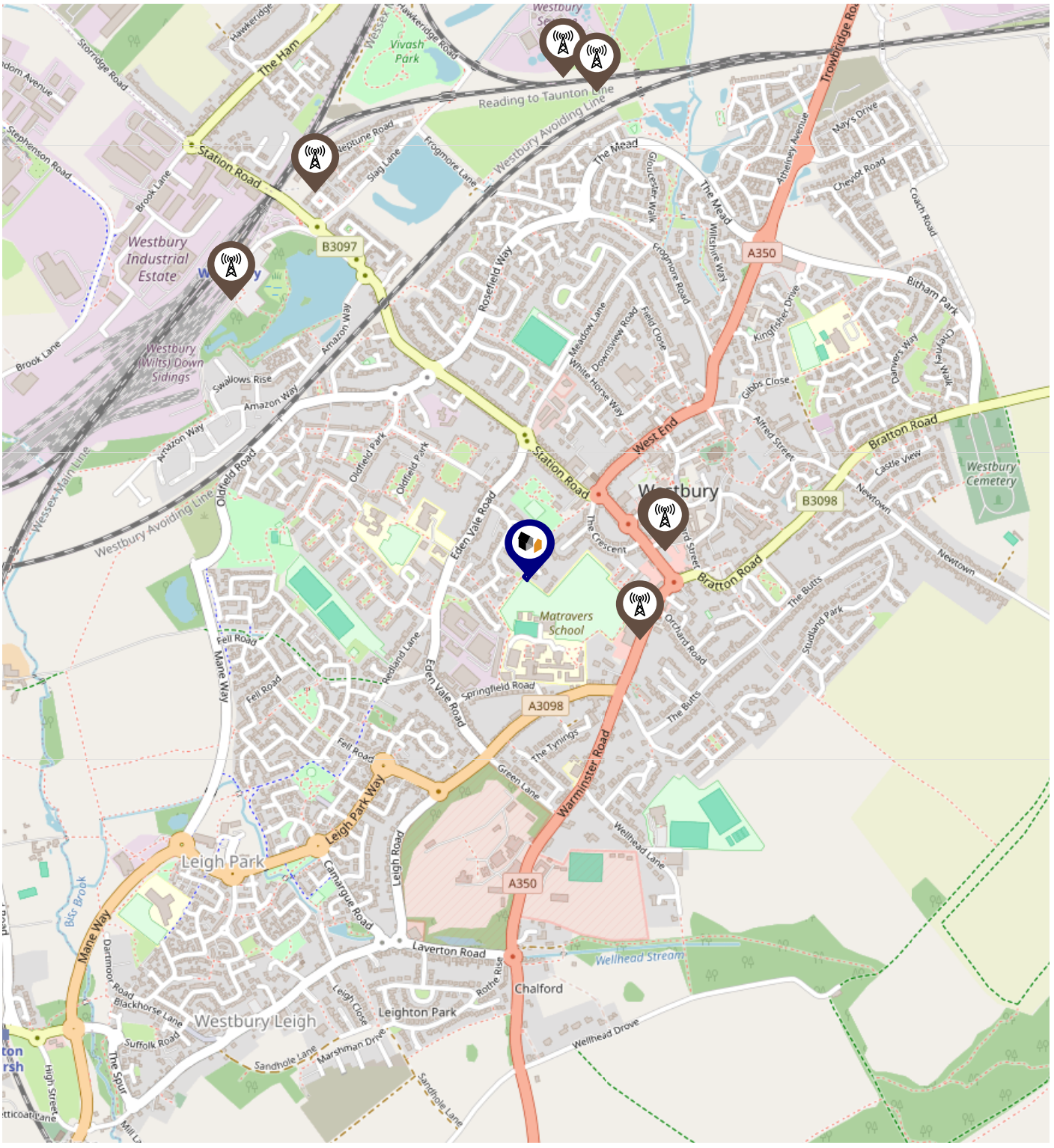


	Nursery	Primary	Secondary	College	Private
9 The Eaves Learning Centre Ofsted Rating: Good | Pupils: 17 | Distance:1.97	☐	☐	☑	☐	☐
10 North Bradley CofE Primary School Ofsted Rating: Good | Pupils:0 | Distance:2.5	☐	☑	☐	☐	☐
11 West Ashton Church of England Primary School Ofsted Rating: Good | Pupils: 80 | Distance:2.93	☐	☑	☐	☐	☐
12 Bratton Primary School Ofsted Rating: Good | Pupils: 153 | Distance:2.96	☐	☑	☐	☐	☐
13 Southwick Church of England Primary School Ofsted Rating: Good | Pupils:0 | Distance:3.15	☐	☑	☐	☐	☐
14 Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 96 | Distance:3.37	☐	☑	☐	☐	☐
15 The Grove Primary School Ofsted Rating: Good | Pupils:0 | Distance:3.52	☐	☑	☐	☐	☐
16 Holbrook Primary School Ofsted Rating: Good | Pupils: 229 | Distance:3.56	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

Power Pylons

Communication Masts

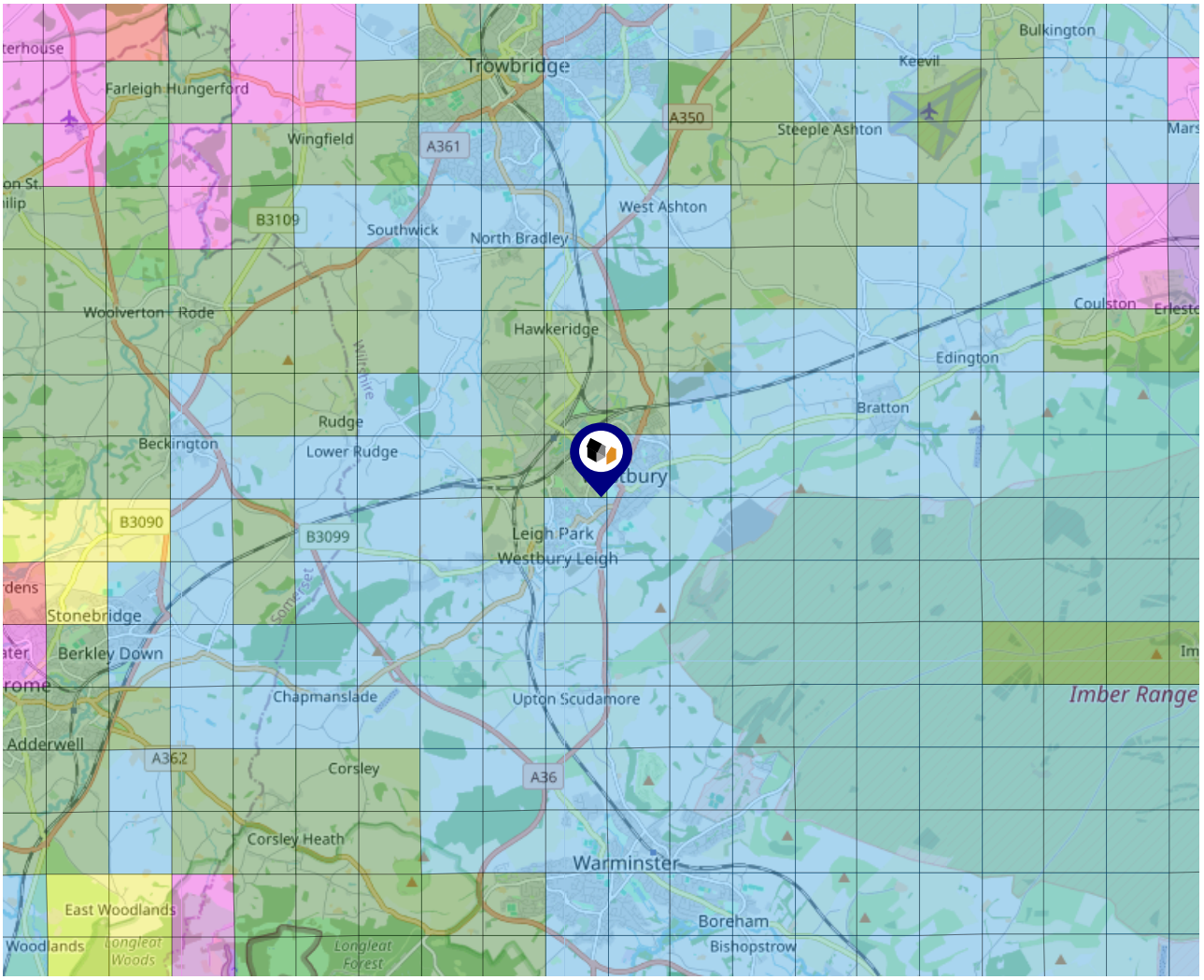
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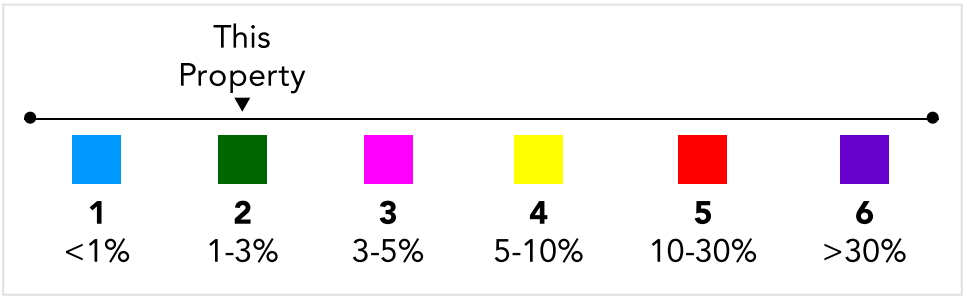
Radon Gas

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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).

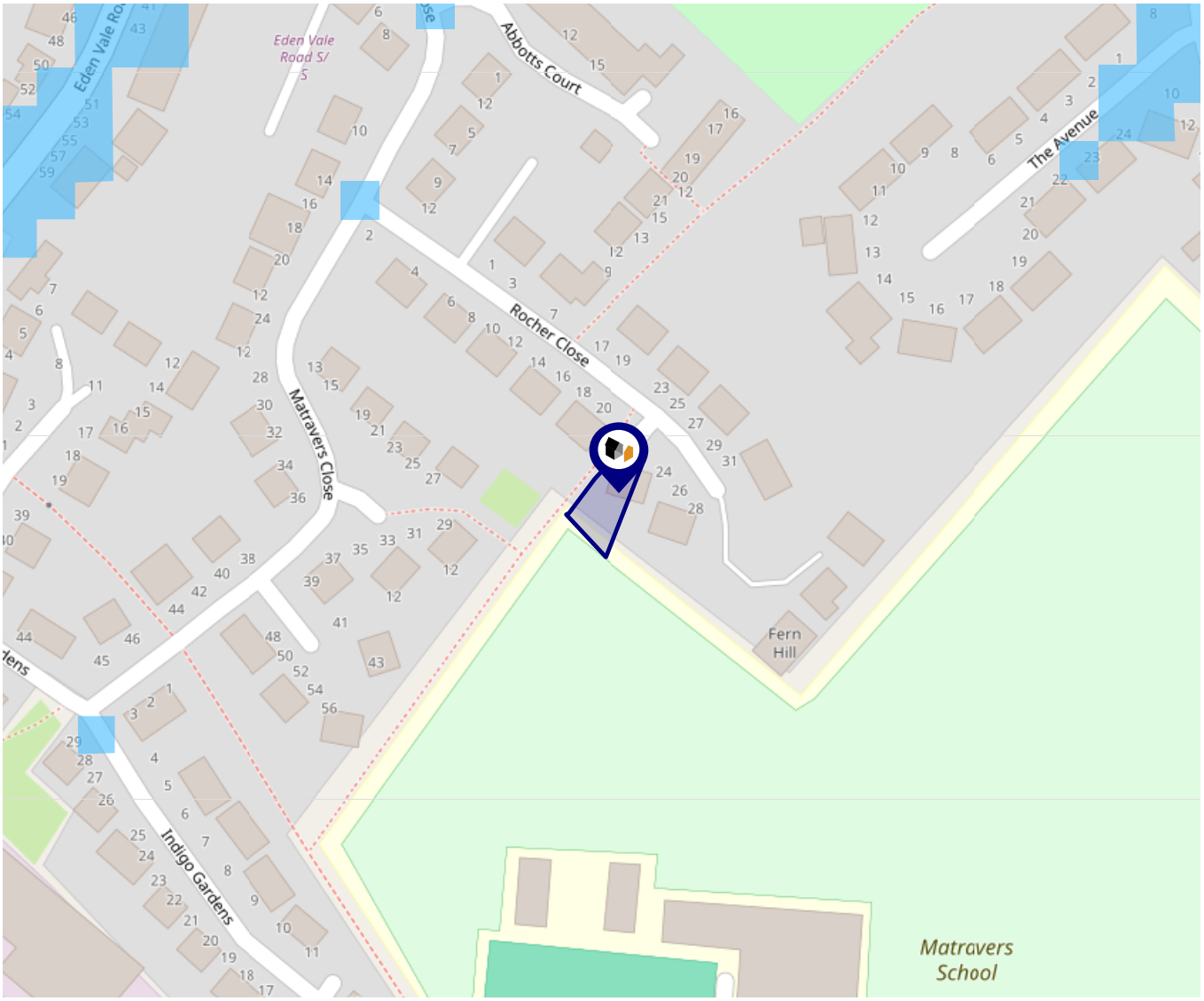




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Local Area
Road Noise

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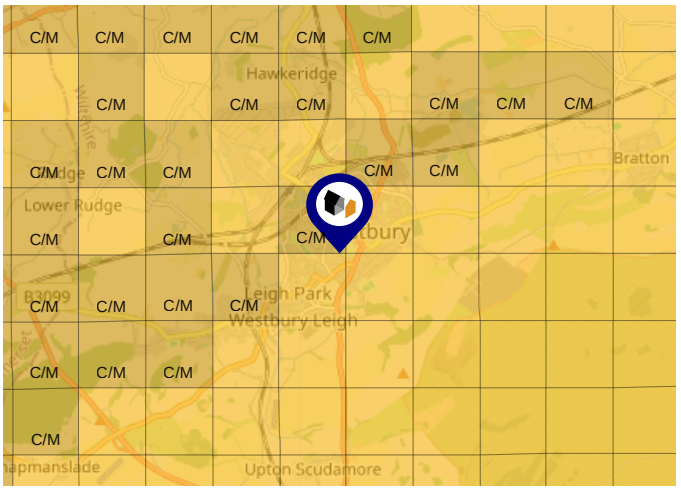


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

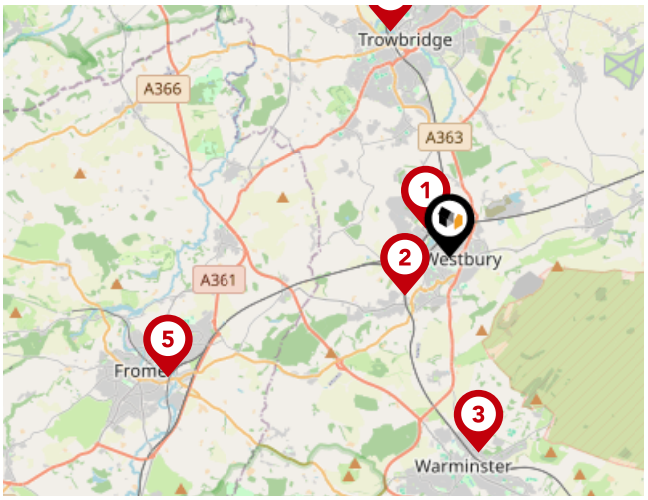
Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

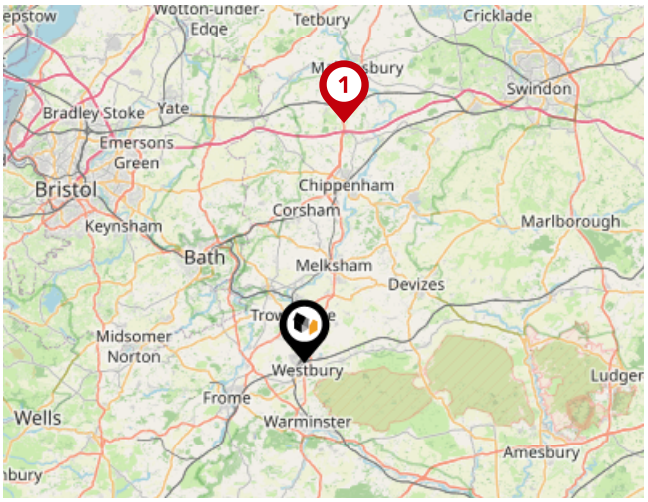
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Westbury (Wilts) Rail Station	0.69 miles
2	Dilton Marsh Rail Station	1.08 miles
3	Warminster Rail Station	3.66 miles
4	Trowbridge Rail Station	4.32 miles
5	Frome Rail Station	5.68 miles



Trunk Roads/Motorways

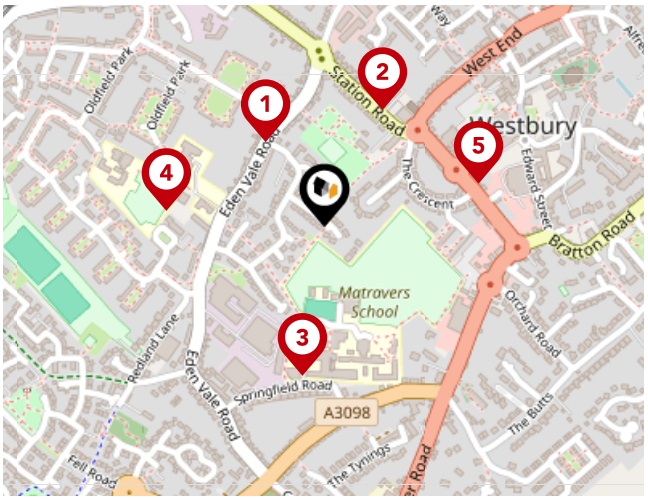
Pin	Name	Distance
1	M4 J17	17.91 miles



Airports/Helipads

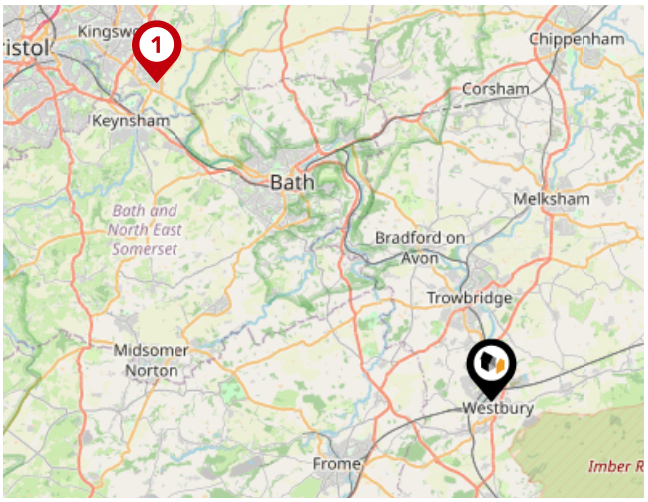
Pin	Name	Distance
1	Bristol International Airport	24.19 miles

Transport (Local)



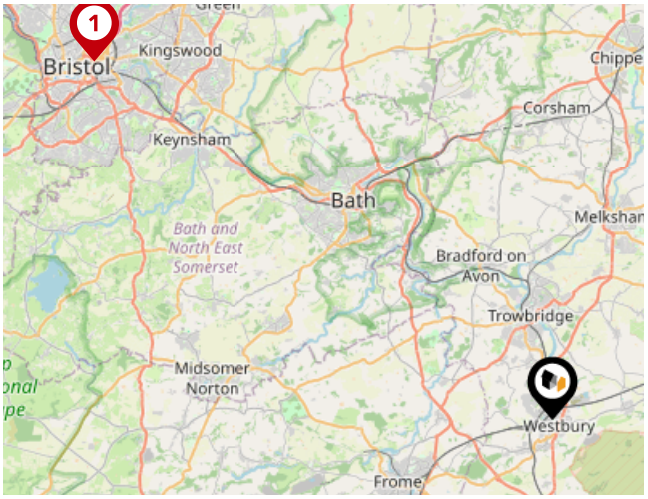
Bus Stops/Stations

Pin	Name	Distance
1	Matravers Close	0.12 miles
2	Police Station	0.15 miles
3	Matravers School	0.17 miles
4	Queens Road	0.18 miles
5	Haynes Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	17.13 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	21.52 miles

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Martin & Co Westbury

Martin & Co are a multi-award-winning agency and what that means for you is that when you choose us, you know you'll be looked after by caring, honest and expert agents. Our 150-strong branch network forms part of a national family, and we have intimate local knowledge and a deep understanding of and connection with the community around us.

We have a wonderful and extensive selection of properties for sale in Westbury, Warminster, and Trowbridge and work closely with our Bath and Salisbury offices.

Testimonials

MARTIN&CO

Testimonial 1

Everyone at Martin & Co was courteous and polite, and gave excellent professional support throughout the selling procedure. They hold regular meetings with the solicitors to keep things rolling along, and our sale went through in around 2 months!

Testimonial 2

A well equipped and professional agent for letting. The team communicate very well and are nothing if not honest. Expertise is very high and as a landlord who is not an oligarch well judged and fair. Based on my own experience this is an outstanding agent with great people very well set to serve needs of landlords and renters alike.

Testimonial 3

Kerri showed us around some of the available properties today, she was so kind and friendly, she made it such an enjoyable experience and was very knowledgeable too. Kerri was able to point us in the direction of further mortgage advice as first time buyers and also discussed other properties on the market that may be of interest in line with our budget, which was very helpful!

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Martin & Co Westbury
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MARTIN&CO

Martin & Co Westbury

7 Palomino Place, Westbury, Wiltshire,
BA13 3SD
01373 866686
saleswestbury@martinco.com
www.martinco.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail