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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th October 2026



FELL ROAD, WESTBURY, BA13

Martin & Co Westbury

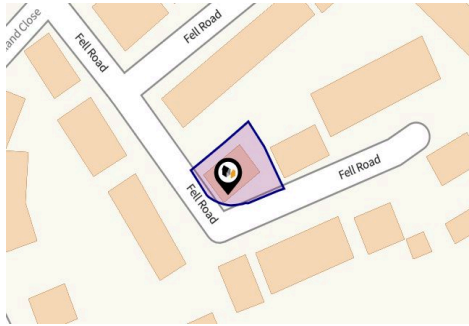
7 Palomino Place, Westbury, Wiltshire, BA13 3SD

01373 866686

saleswestbury@martinco.com

www.martinco.com





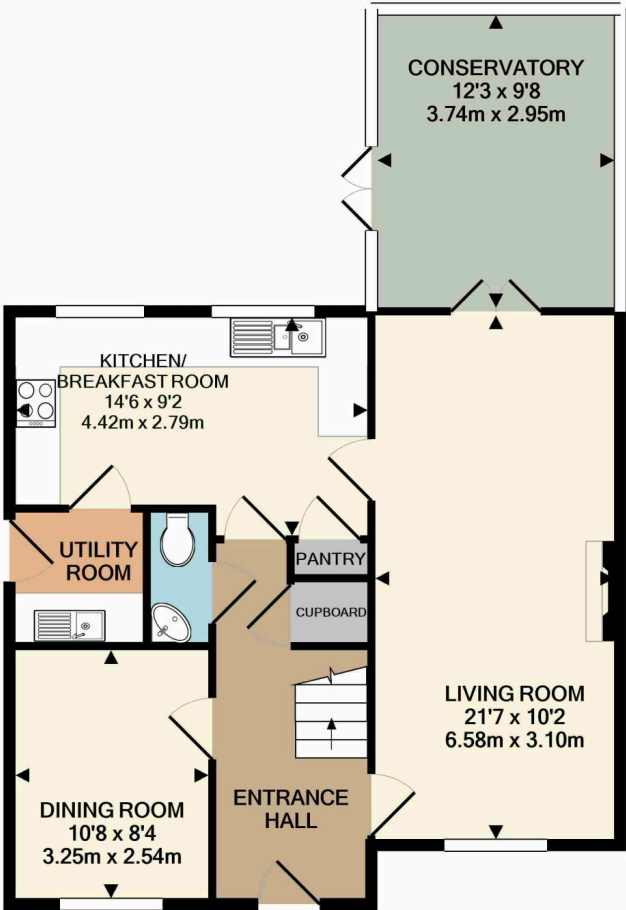
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,302 ft ² / 121 m ²		
Plot Area:	0.07 acres		
Year Built :	2001		
Council Tax :	Band E		
Annual Estimate:	£3,143		
Title Number:	WT201000		

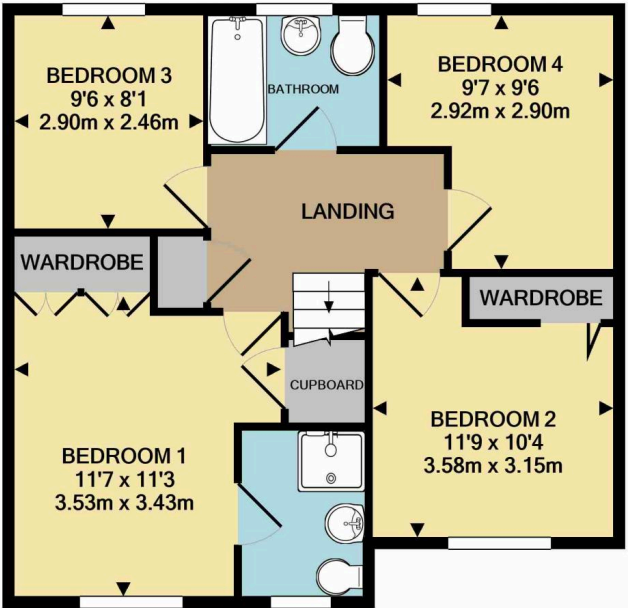
Local Area

Local Authority:	Wiltshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	12 mb/s	75 mb/s	5500 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

FELL ROAD, WESTBURY, BA13



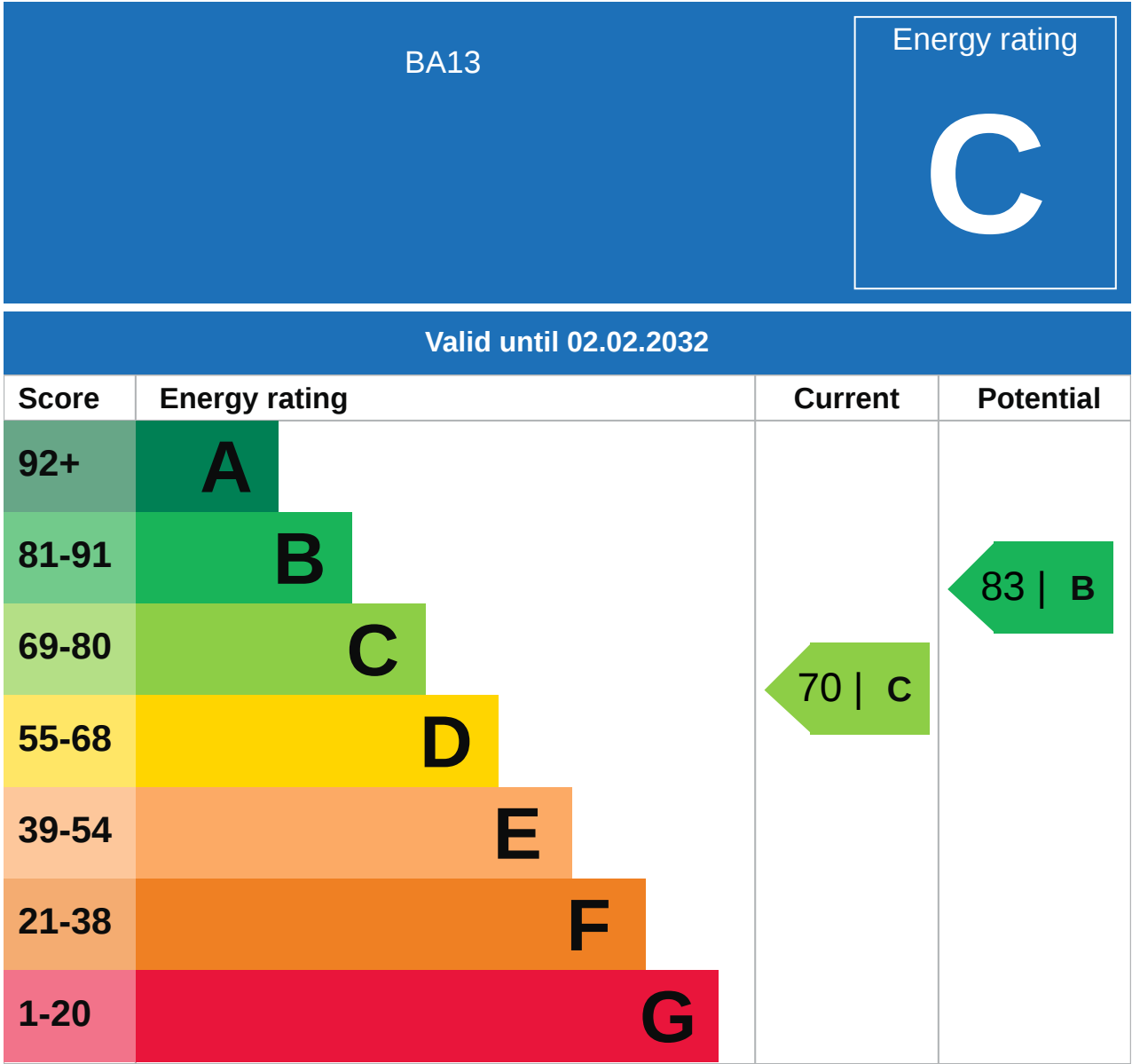
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2022

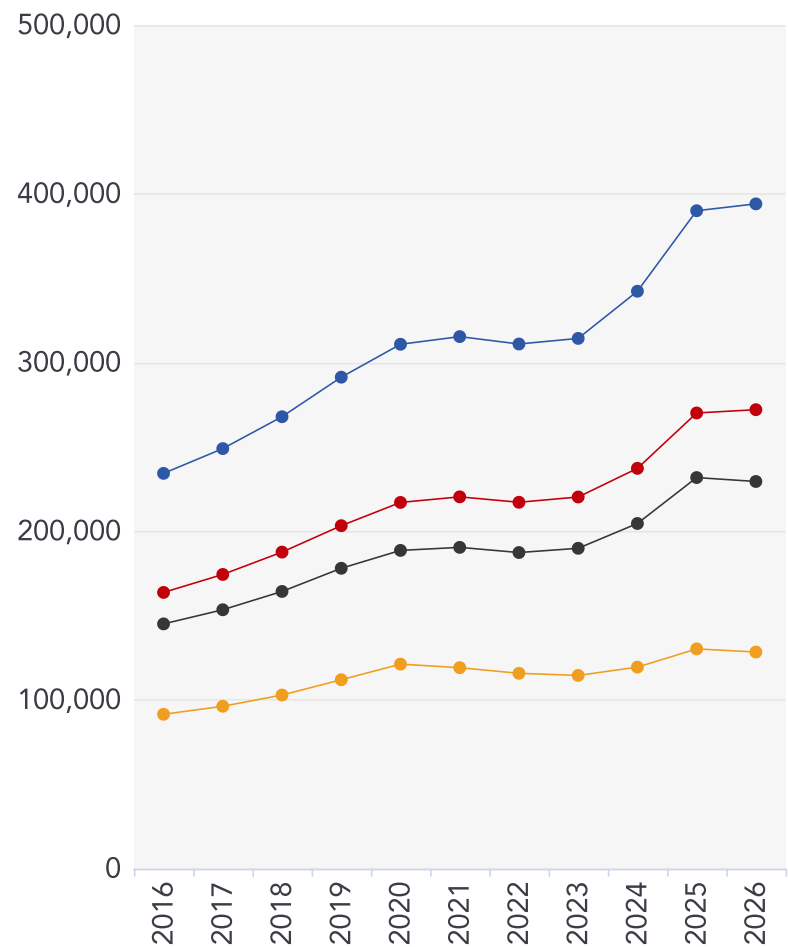




Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	121 m ²

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



Detached

+68.17%

Semi-Detached

+66.14%

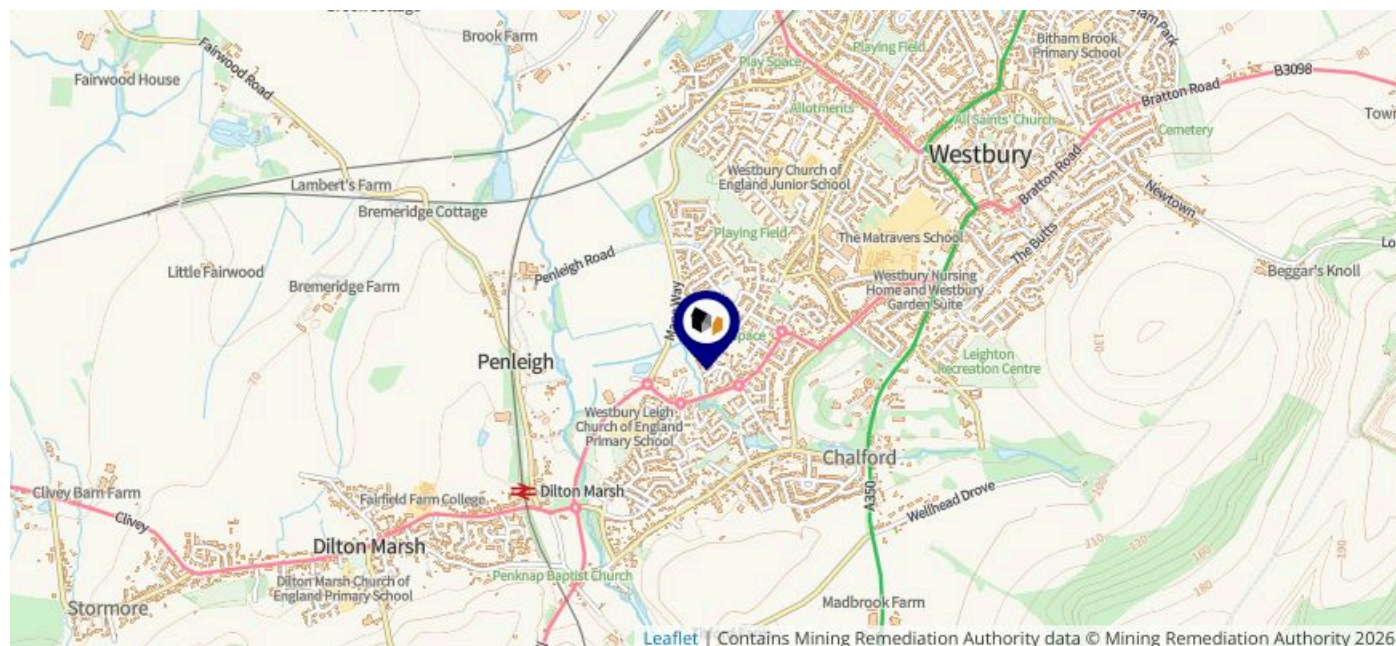
Terraced

+58.17%

Flat

+40.31%

This map displays nearby coal mine entrances and their classifications.



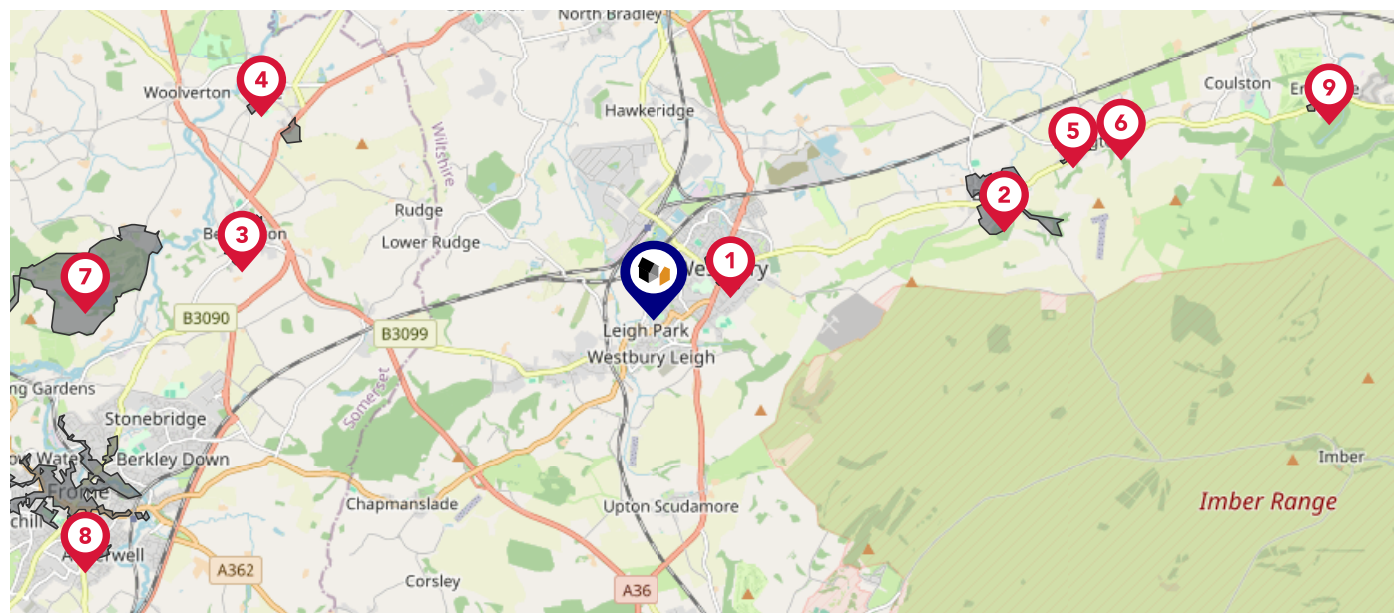
Mine Entry

- ✕ 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



Westbury



Bratton



Beckington



Rode



Edington



Edington, Tinhead



Lullington and Orchardleigh

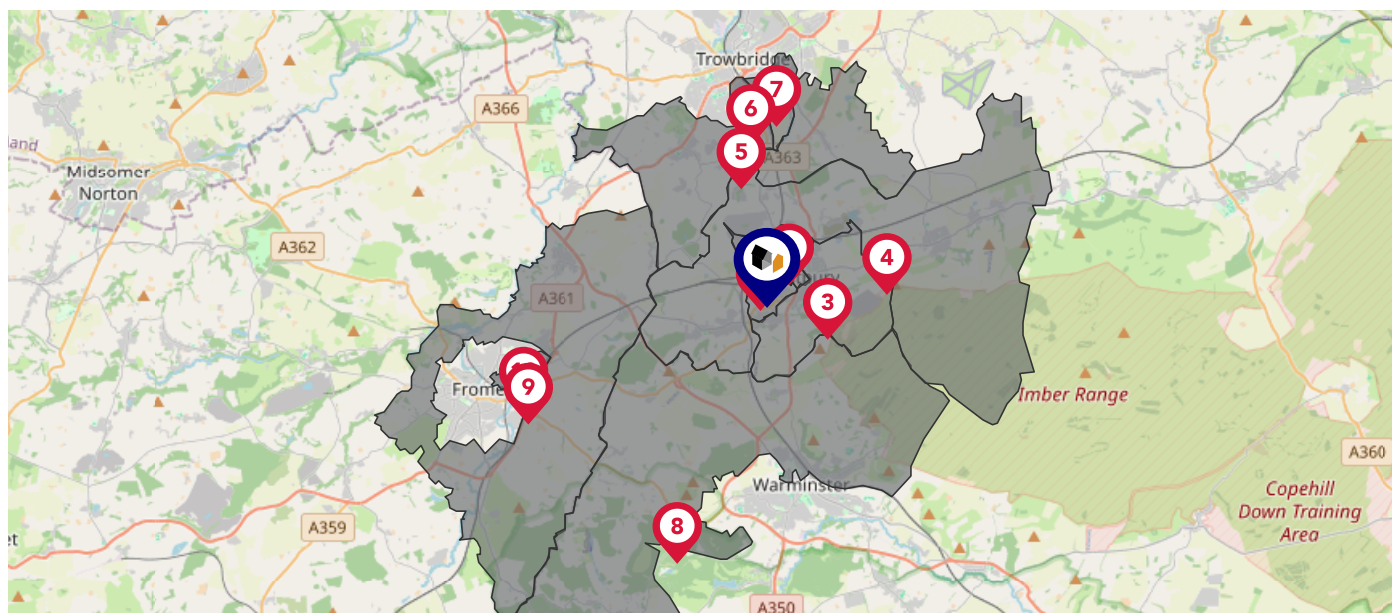


Frome



Erlestoke

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



Westbury West ED



Westbury North ED



Westbury East ED



Ethandune ED



Southwick ED



Trowbridge Drynham ED



Trowbridge Park ED



Warminster North & Rural ED

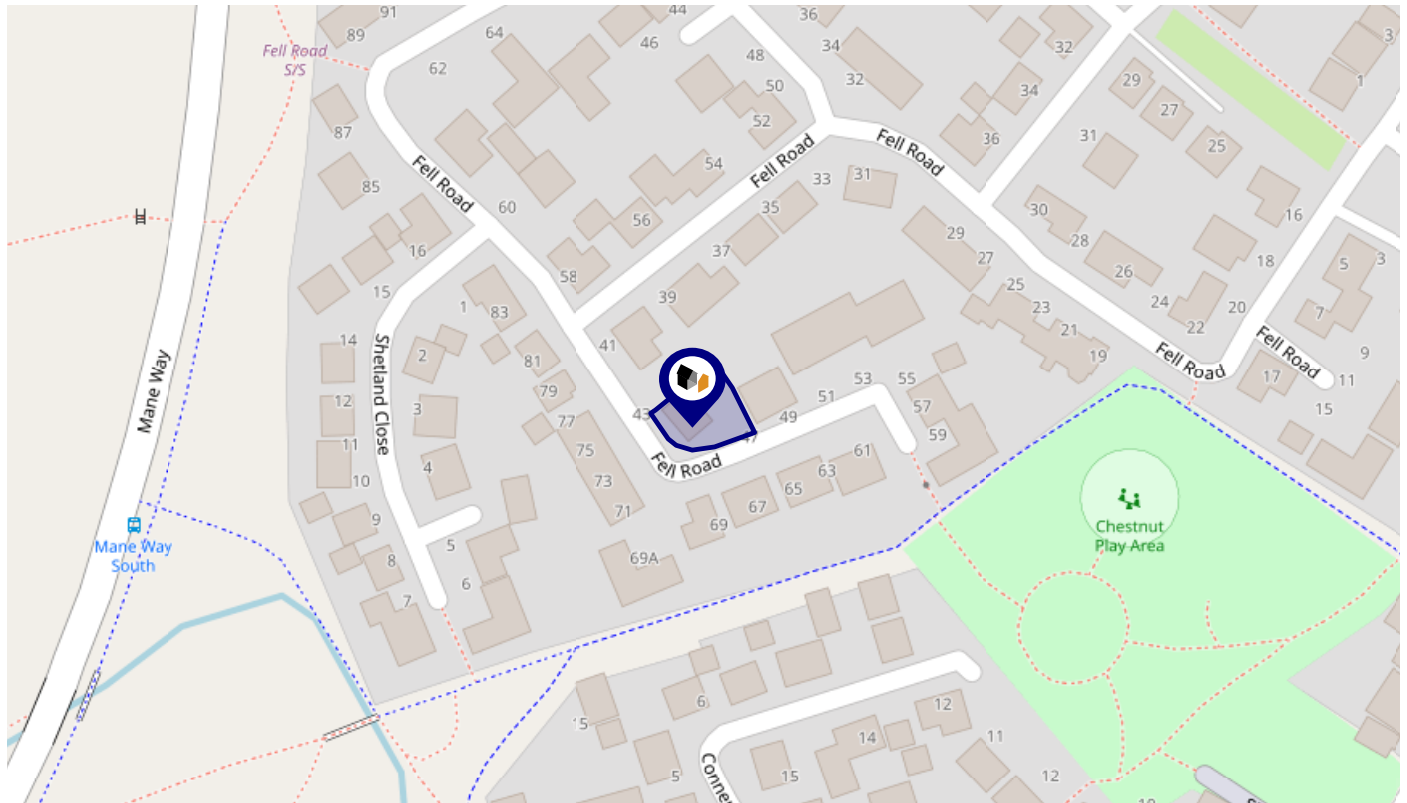


Beckington and Selwood Ward



Frome Berkley Down 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.

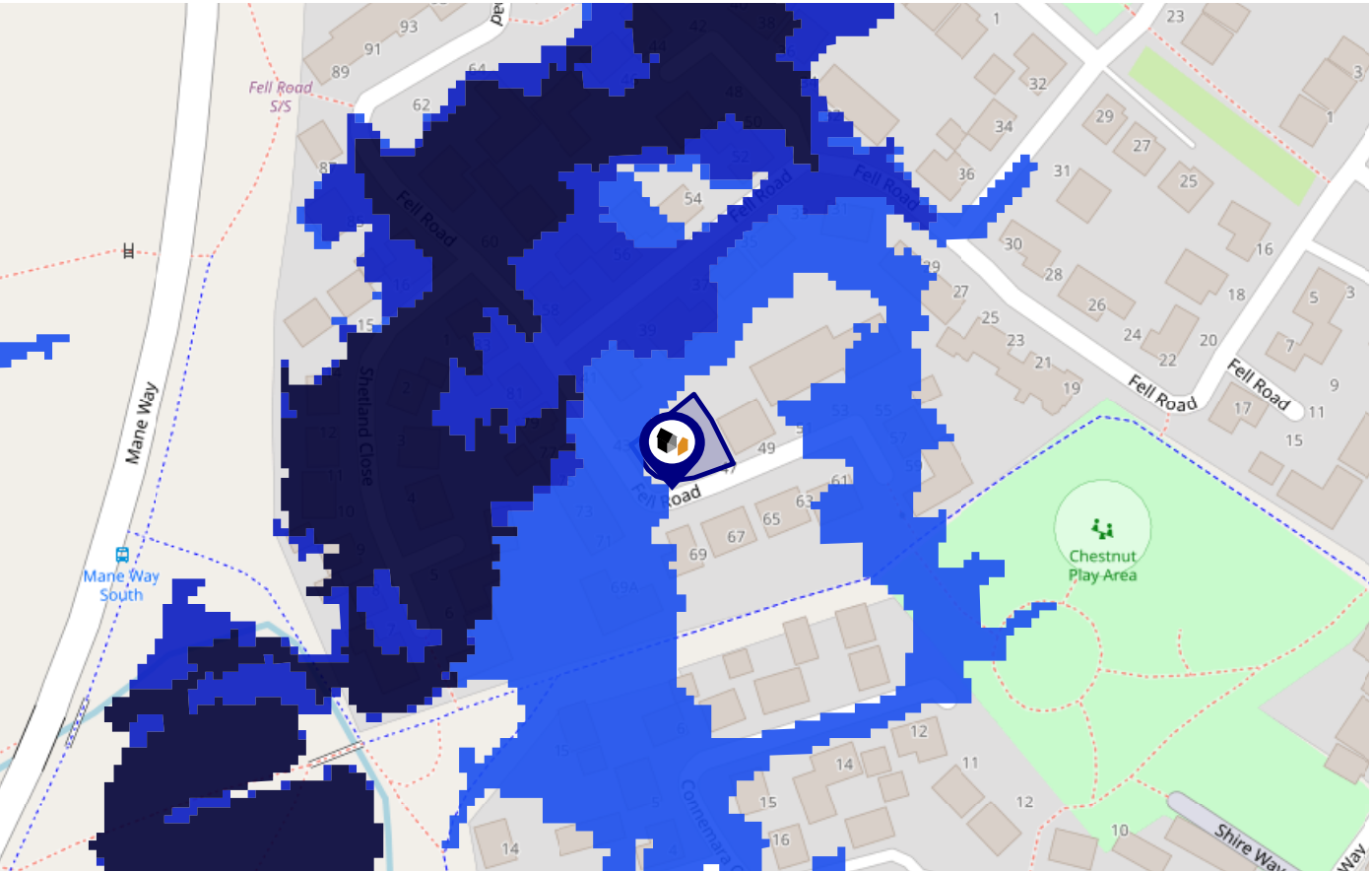
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

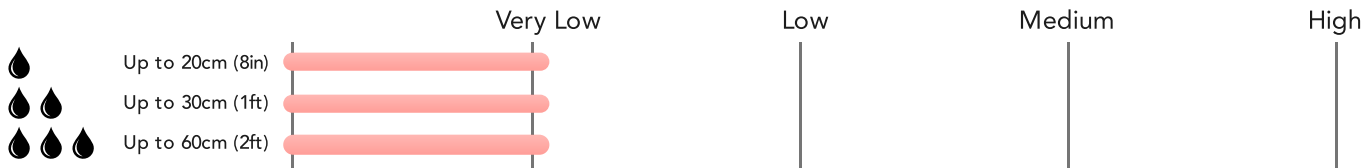


Risk Rating: Very low

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.

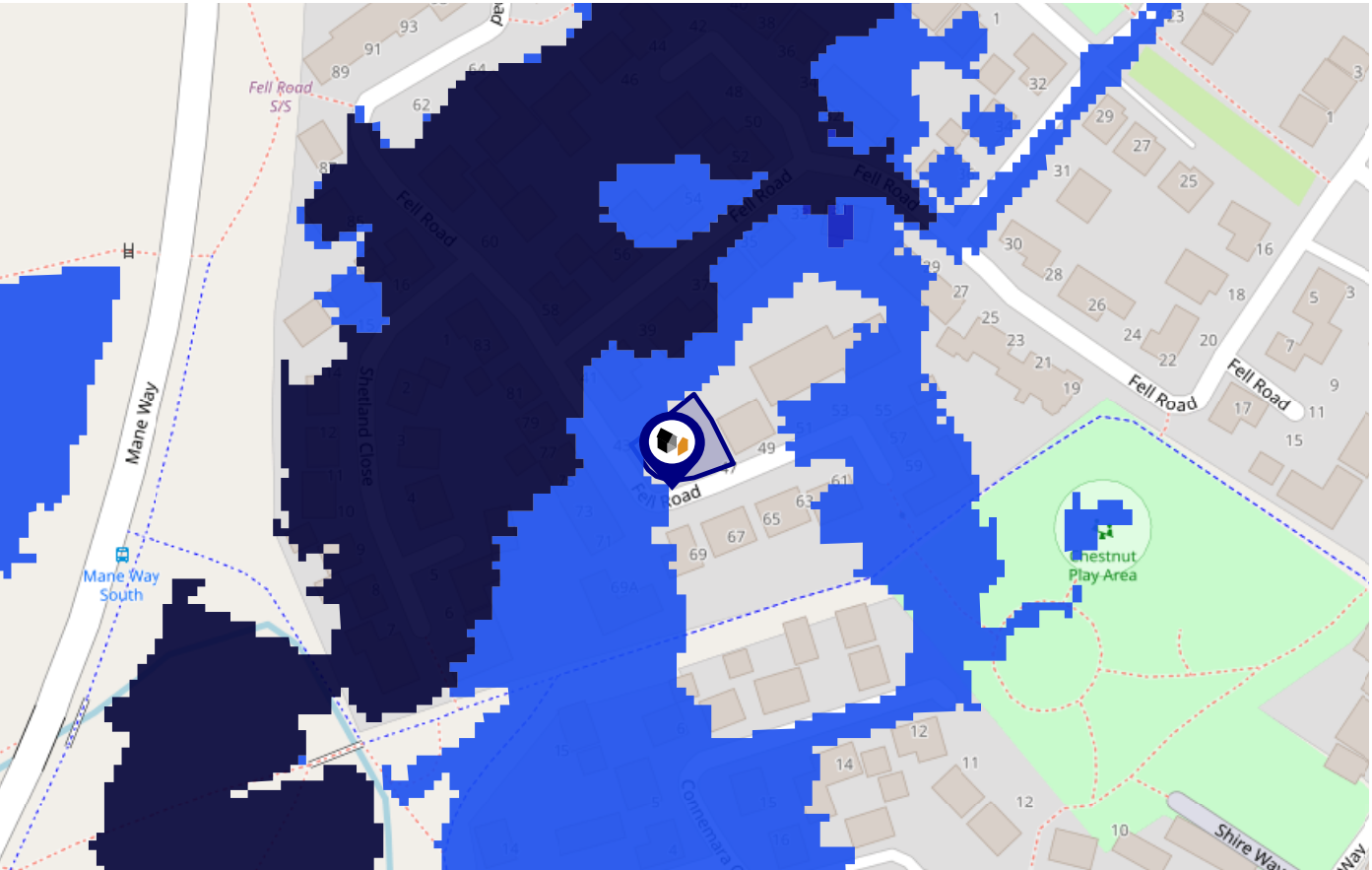
Chance of flooding to the following depths at this property:



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.

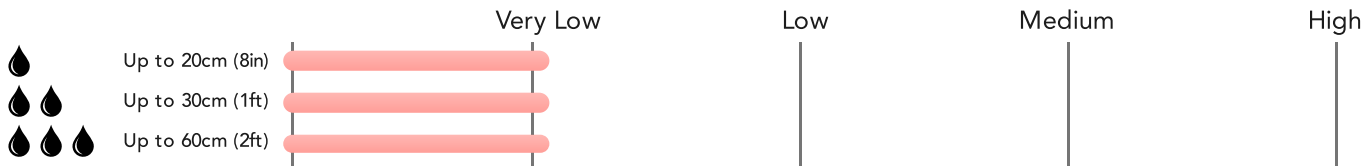


Risk Rating: Very low

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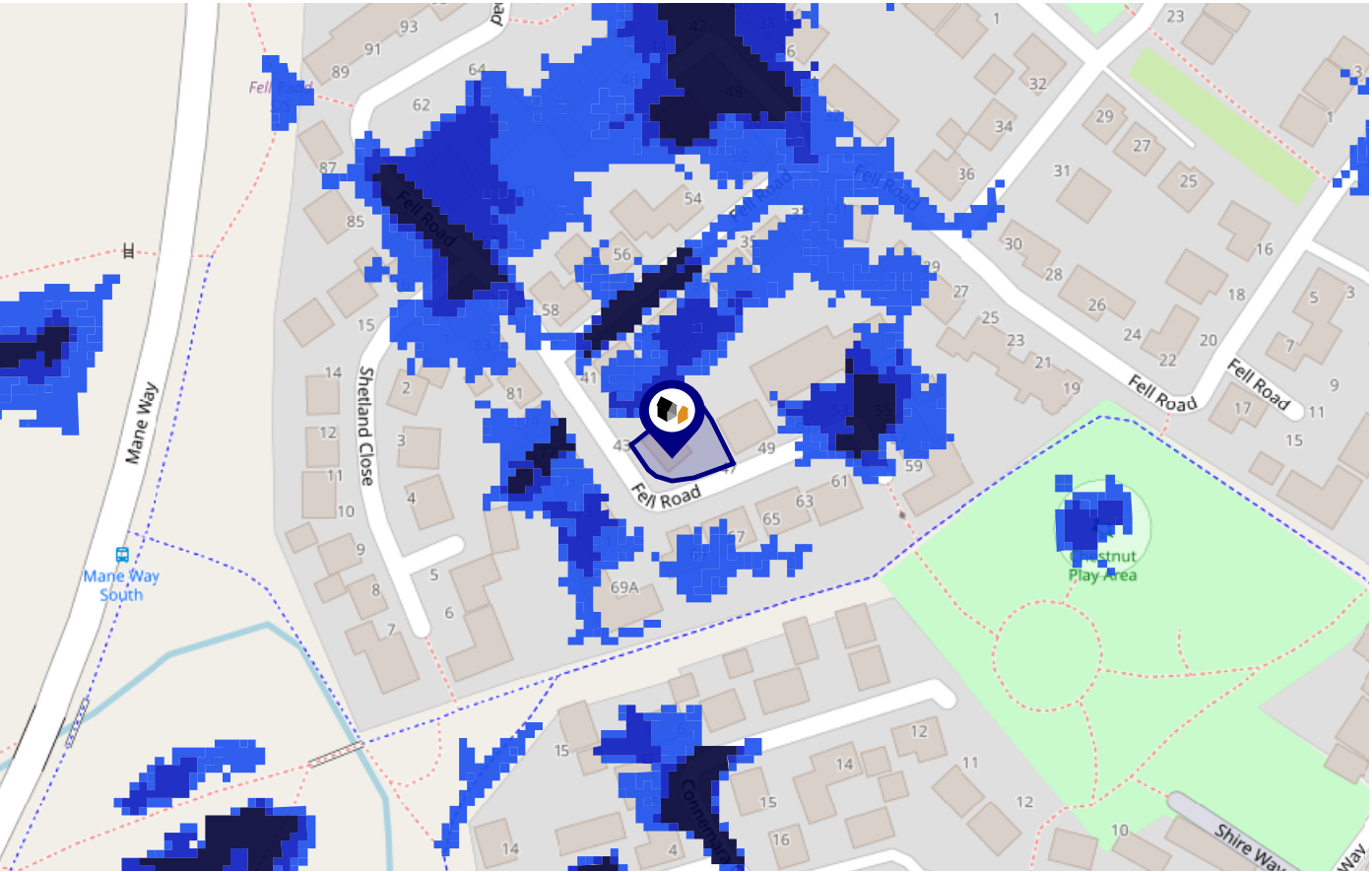
Chance of flooding to the following depths at this property:



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.

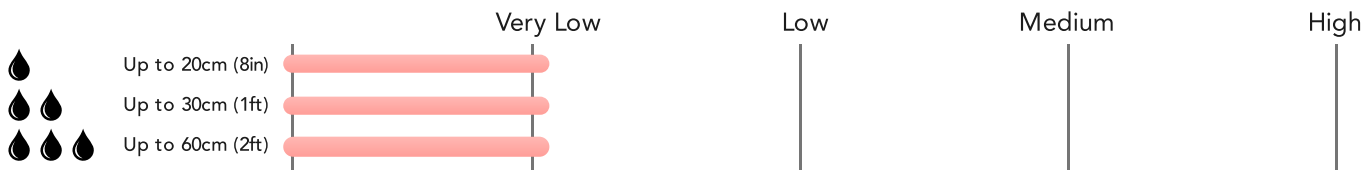


Risk Rating: Very low

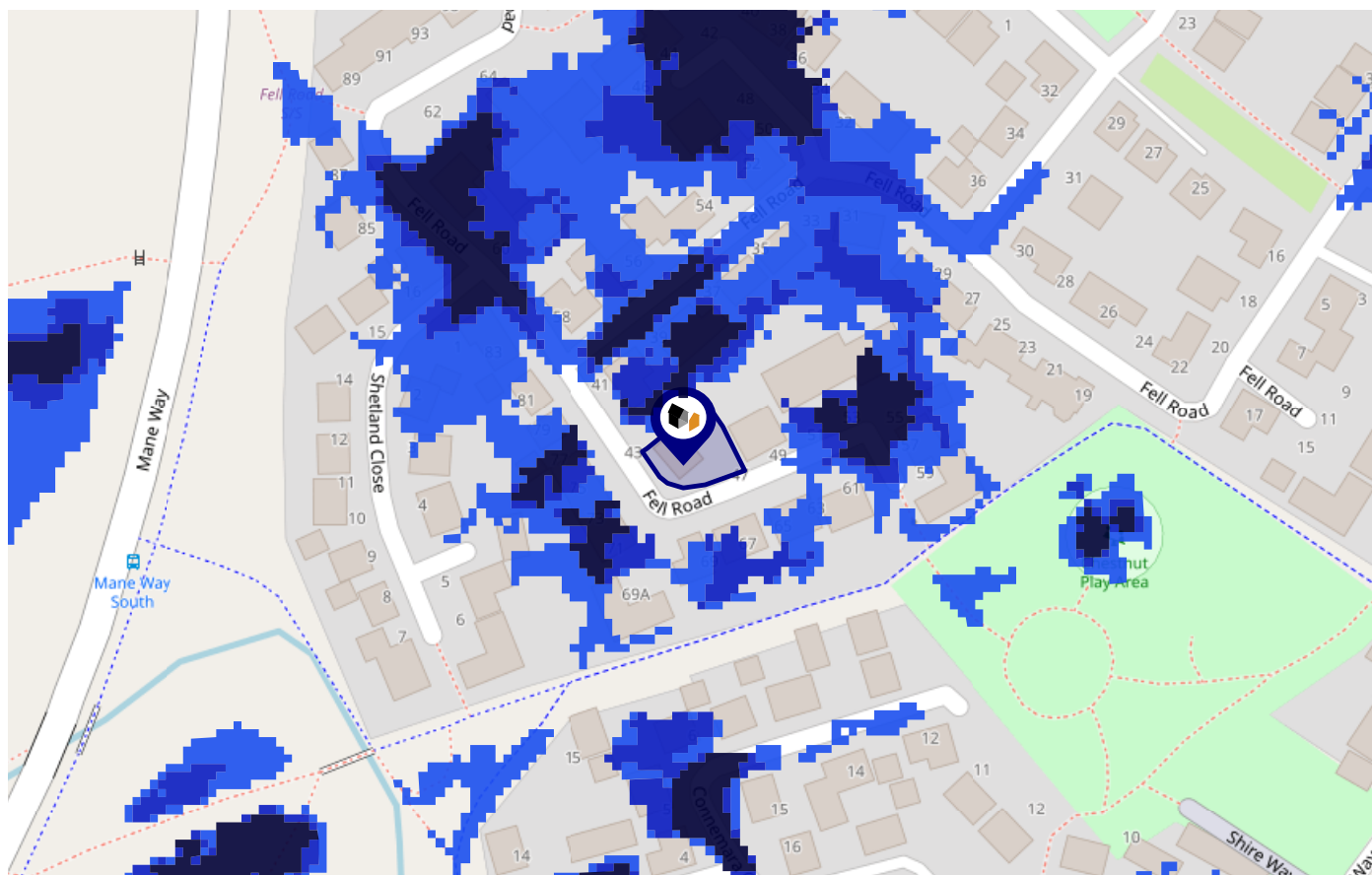
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

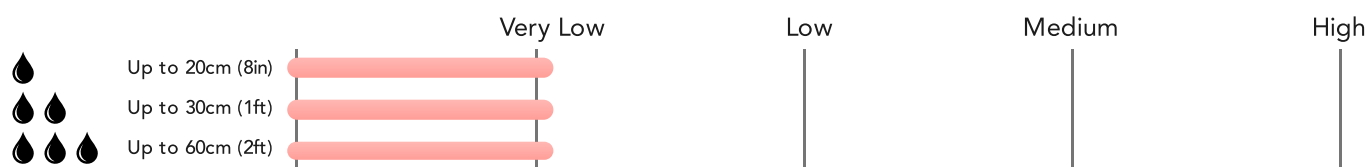


Risk Rating: Very low

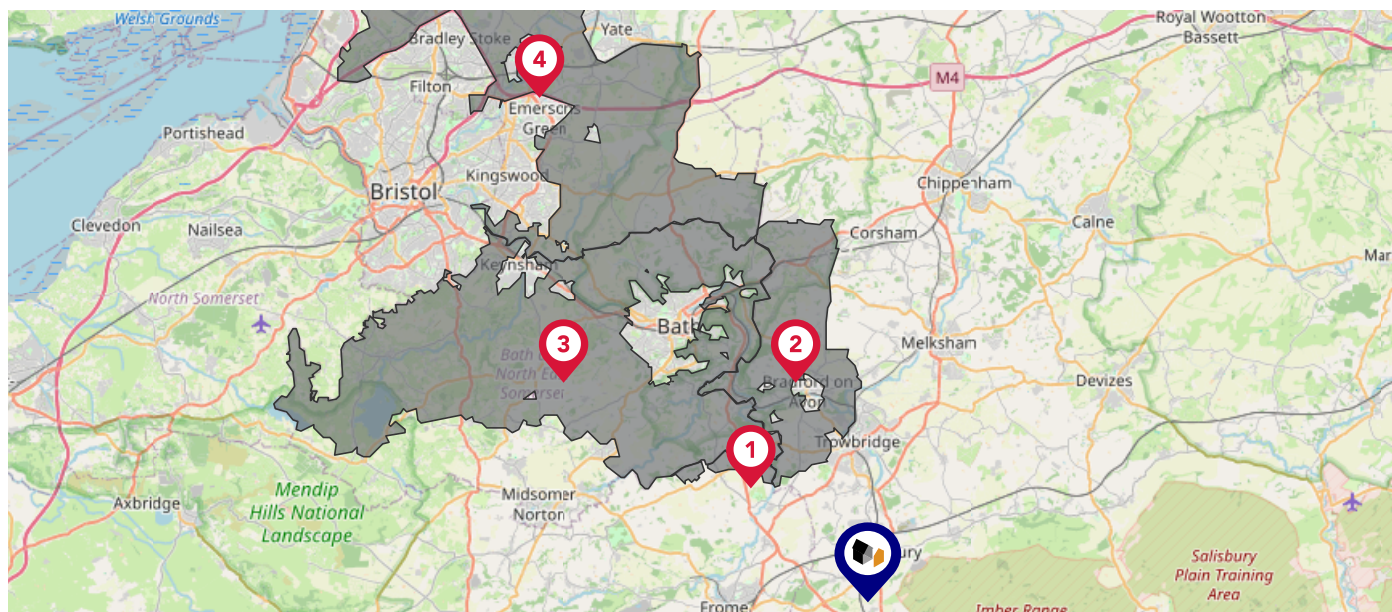
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bath and North East Somerset

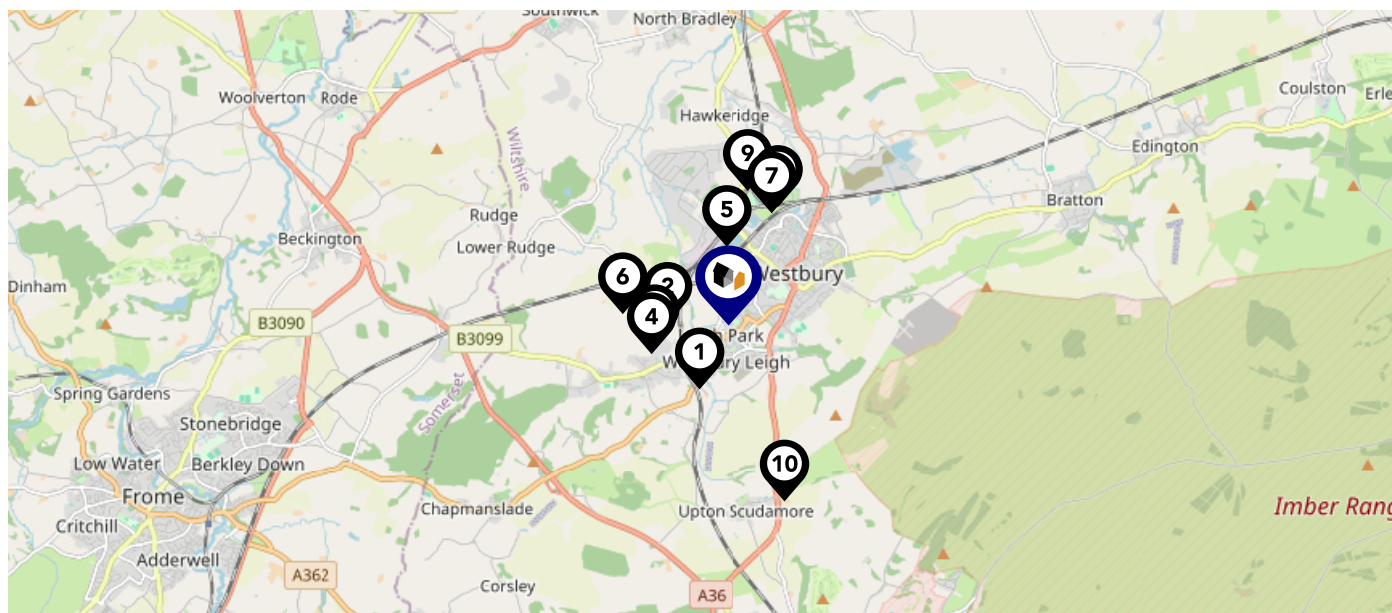


Bath and Bristol Green Belt - South Gloucestershire

Maps

Landfill Sites

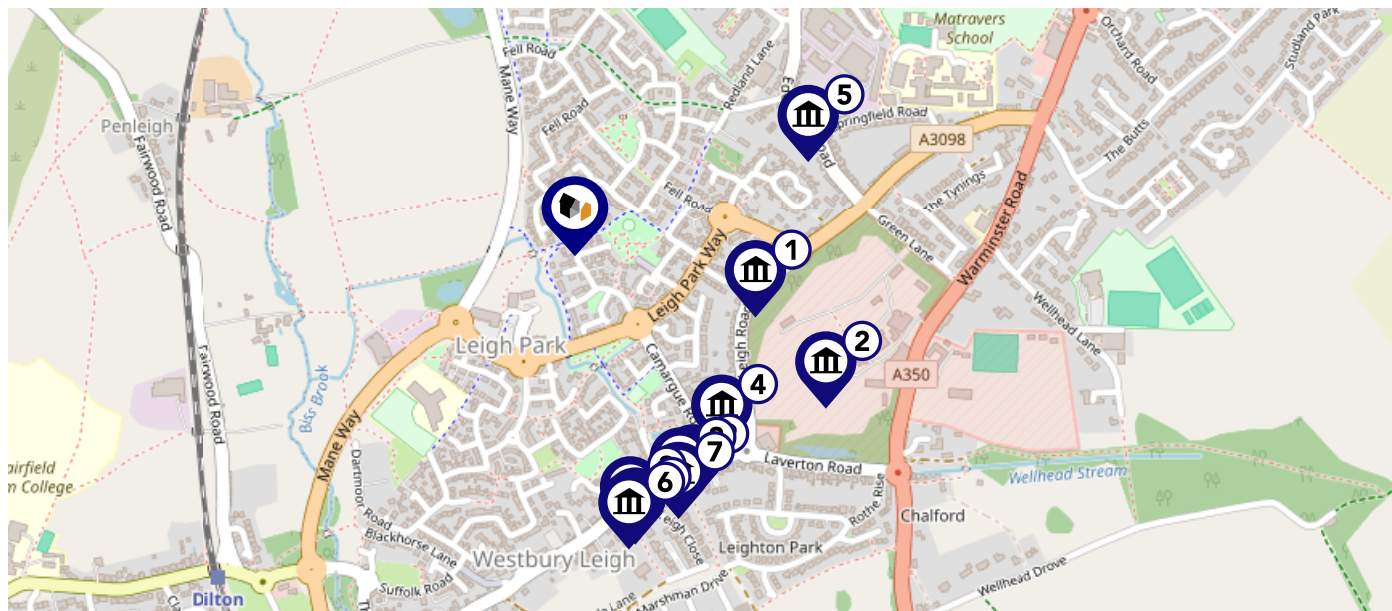
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Effluent Ponds-On premises of Charles Case and Son Limited, Dilton Marsh, Westbury, Wiltshire	Historic Landfill	
2	Penleigh Tips-Dilton Marsh, Westbury, Wiltshire	Historic Landfill	
3	Fairwood Road-Fairwood Road, Dilton Marsh, Wiltshire	Historic Landfill	
4	EA/EPR/MP3790FY/A001 - Penleigh Tip No 3	Active Landfill	
5	Site Adjoining Railway Station-Westbury, Bristol, Avon	Historic Landfill	
6	Lamberts Bridge Farm-Dilton Marsh, Westbury, Wiltshire	Historic Landfill	
7	Builders Tip at Slag Lane-Slag Lane, Westbury, Wiltshire	Historic Landfill	
8	Land at Slag Lane-Westbury, Wiltshire	Historic Landfill	
9	Former Railway Cutting-Heywood, Westbury, Wiltshire	Historic Landfill	
10	Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire	Historic Landfill	

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



1036297 - 98 And 100, Leigh Road

Grade II

0.2 miles



1181392 - Leighton House

Grade II

0.3 miles



1036320 - 44 And 46, Westbury Leigh

Grade II

0.3 miles



1364395 - Cradlebridge House

Grade II

0.3 miles



1180652 - Premises Of Holdoway And Sons (former Union Workhouse)

Grade II

0.3 miles



1036326 - 47 And 49, Westbury Leigh

Grade II

0.3 miles



1036325 - 21 And 23, Westbury Leigh (see Details For Further Address Information)

Grade II

0.3 miles



1364405 - No 16 And 16a. Front Garden Wall

Grade II

0.3 miles



1181426 - 12 And 14, Westbury Leigh

Grade II

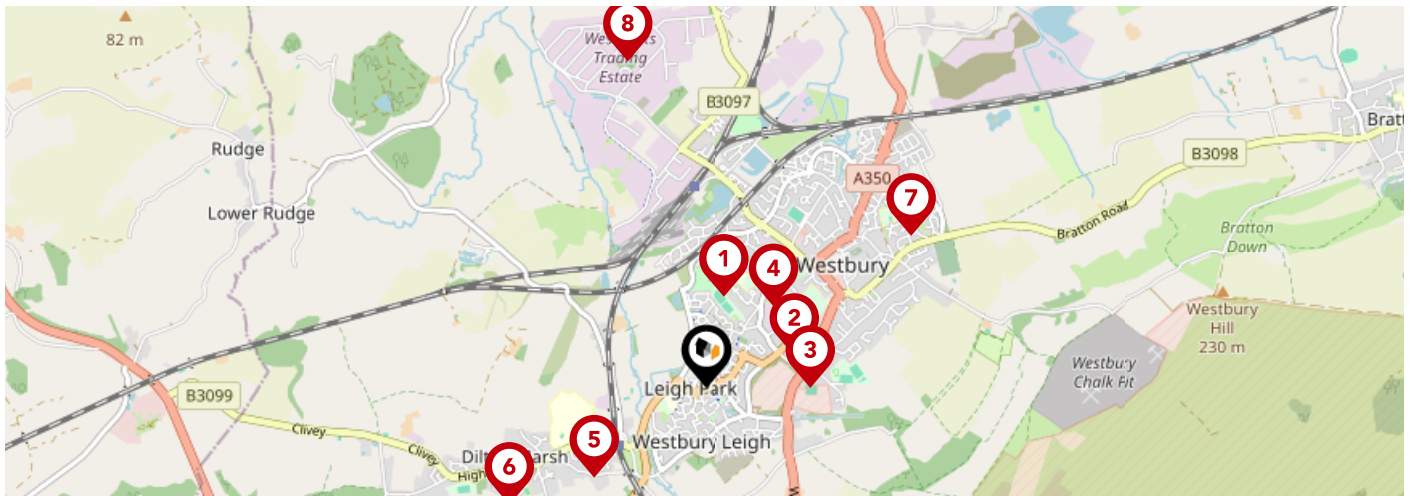
0.3 miles



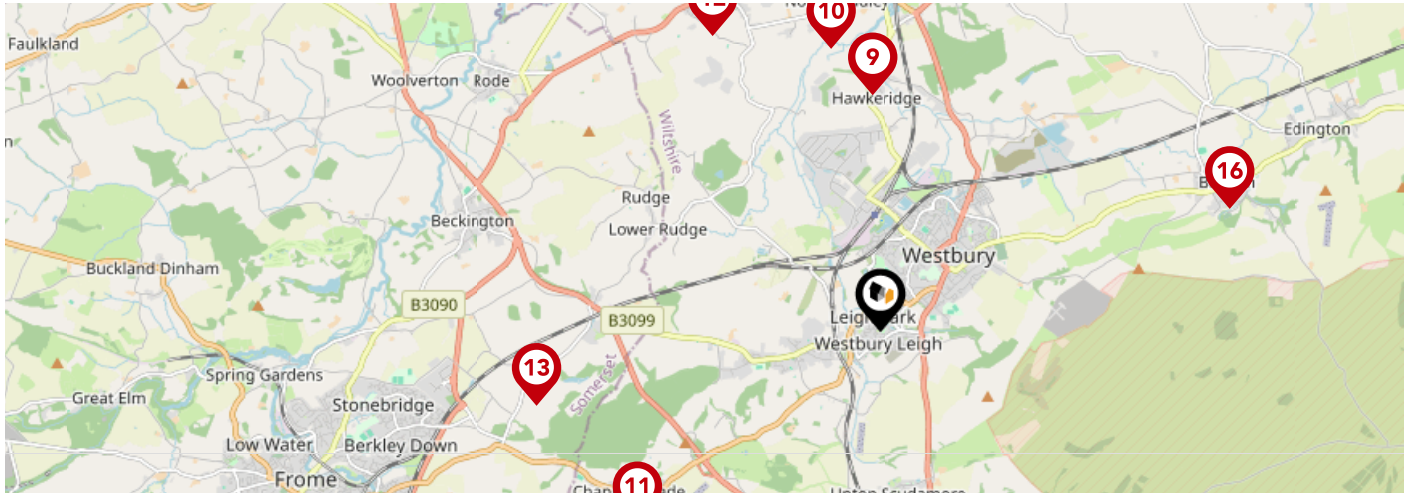
1181499 - 43, Westbury Leigh

Grade II

0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Westbury Church of England Junior School Ofsted Rating: Requires improvement Pupils: 262 Distance:0.43	☐	☒	☐	☐	☐
2	Matravers School Ofsted Rating: Good Pupils: 915 Distance:0.43	☐	☐	☒	☐	☐
3	Compass Community School Athelstan Park Ofsted Rating: Requires improvement Pupils: 12 Distance:0.48	☐	☐	☒	☐	☐
4	Westbury Infant School Ofsted Rating: Good Pupils: 213 Distance:0.49	☐	☒	☐	☐	☐
5	Fairfield Farm College (Fairfield Farm Trust) Ofsted Rating: Good Pupils:0 Distance:0.67	☐	☐	☒	☐	☐
6	Dilton Marsh CofE Primary School Ofsted Rating: Good Pupils: 174 Distance:1.07	☐	☒	☐	☐	☐
7	Bitham Brook Primary School Ofsted Rating: Good Pupils: 399 Distance:1.18	☐	☒	☐	☐	☐
8	On Track Education Centre Westbury Ofsted Rating: Good Pupils: 32 Distance:1.56	☐	☐	☒	☐	☐

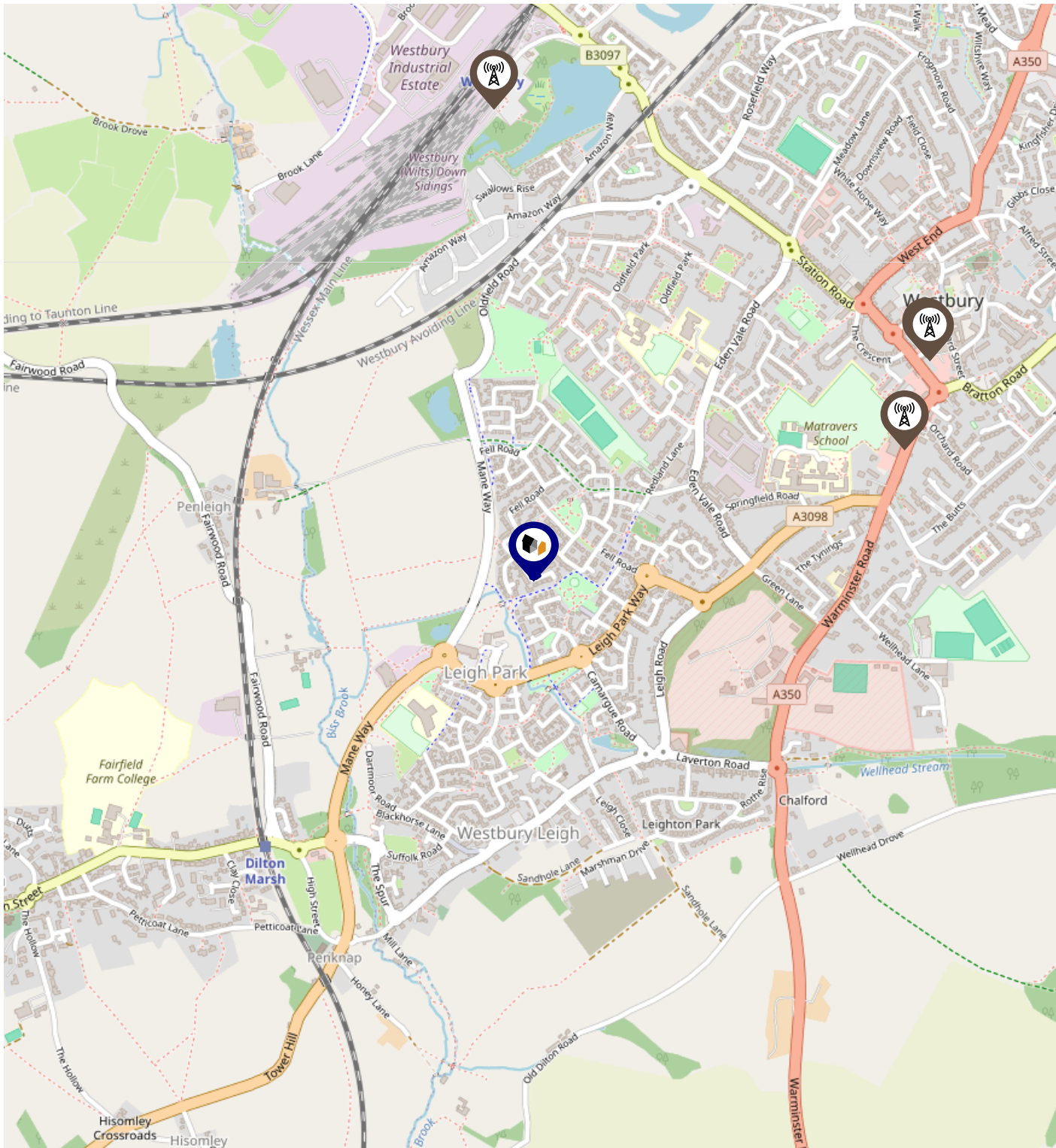


		Nursery	Primary	Secondary	College	Private
	The Eaves Learning Centre Ofsted Rating: Good Pupils: 17 Distance:2.21	☐	☐	☒	☐	☐
	North Bradley CofE Primary School Ofsted Rating: Good Pupils:0 Distance:2.68	☐	☒	☐	☐	☐
	Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.87	☐	☒	☐	☐	☐
	Southwick Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:3.17	☐	☒	☐	☐	☐
	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:3.27	☐	☒	☐	☐	☐
	West Ashton Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:3.32	☐	☒	☐	☐	☐
	Warminster School Ofsted Rating: Not Rated Pupils: 529 Distance:3.37	☐	☐	☒	☐	☐
	Bratton Primary School Ofsted Rating: Good Pupils: 153 Distance:3.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

MARTIN&CO

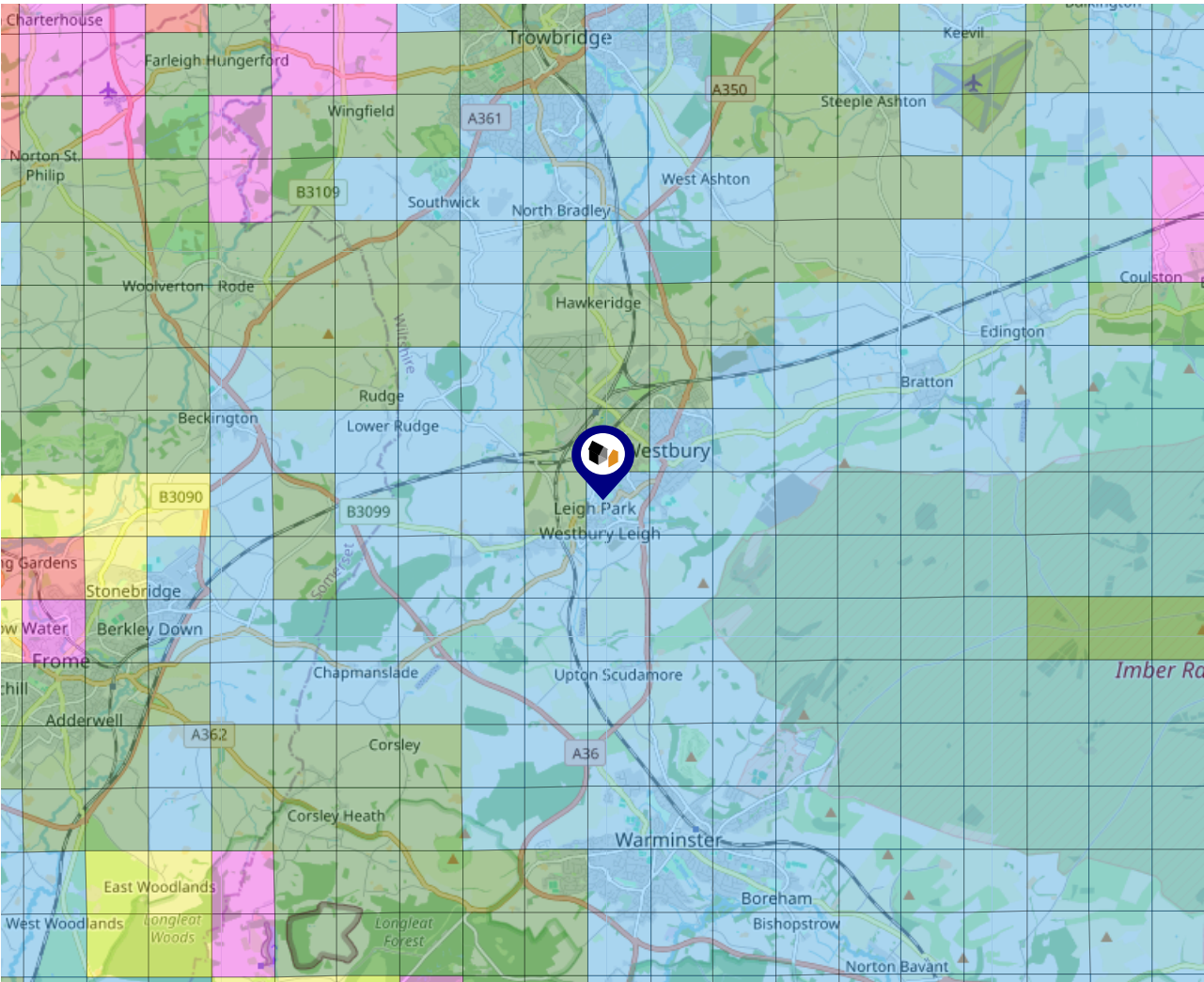
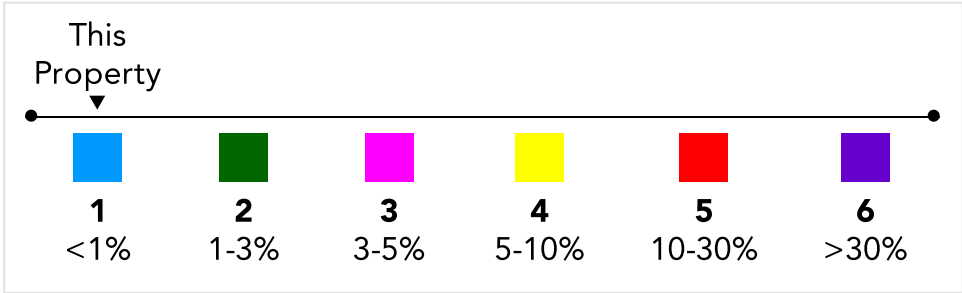


Key:

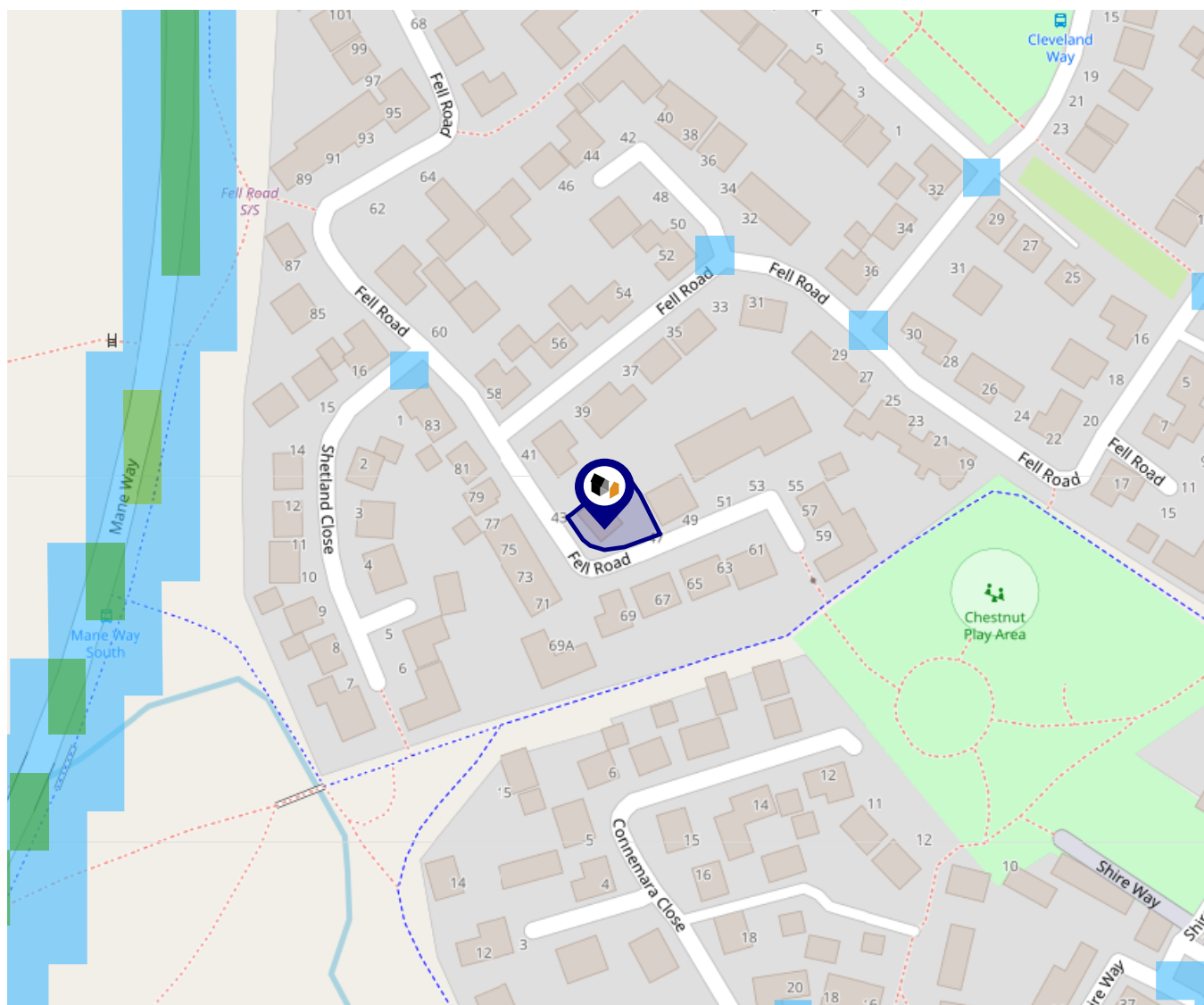
-  Power Pylons
-  Communication Masts

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

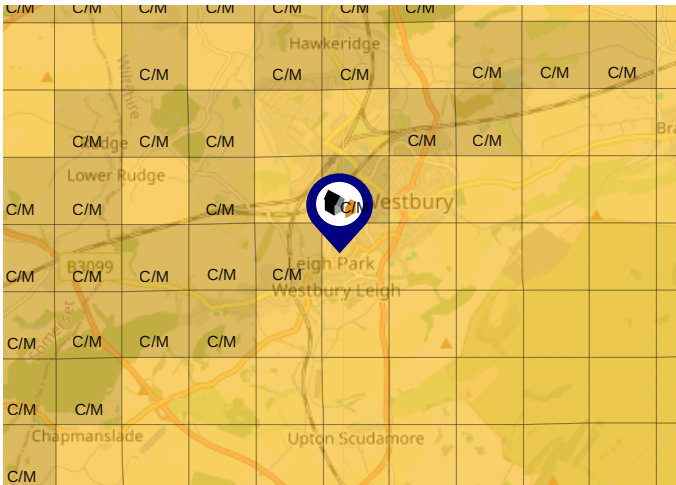


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

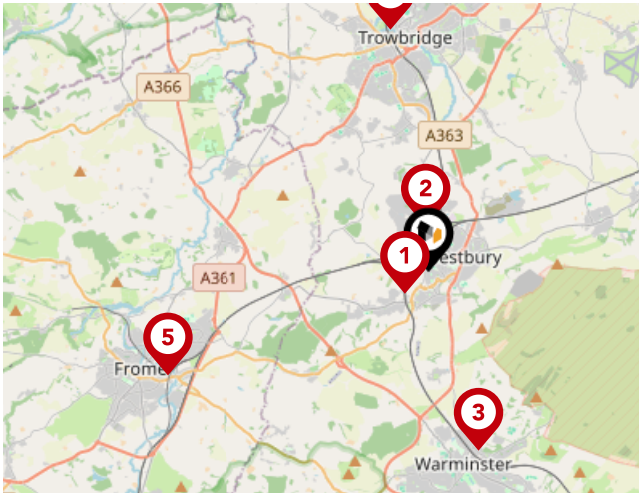
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



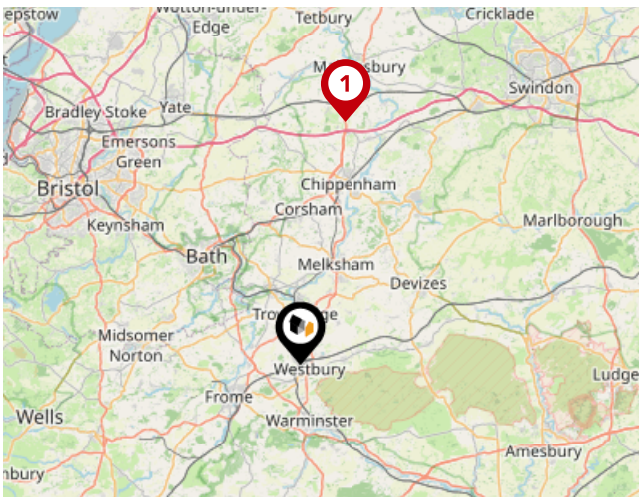
Primary Classifications (Most Common Clay Types)

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



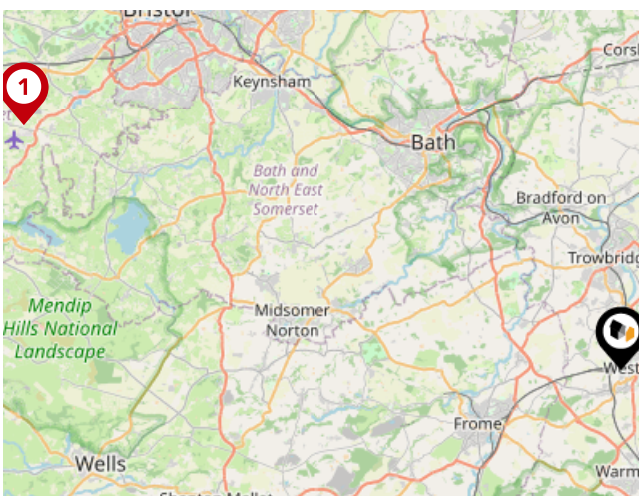
National Rail Stations

Pin	Name	Distance
1	Dilton Marsh Rail Station	0.58 miles
2	Westbury (Wilts) Rail Station	0.83 miles
3	Warminster Rail Station	3.45 miles
4	Trowbridge Rail Station	4.53 miles
5	Frome Rail Station	5.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	18.27 miles

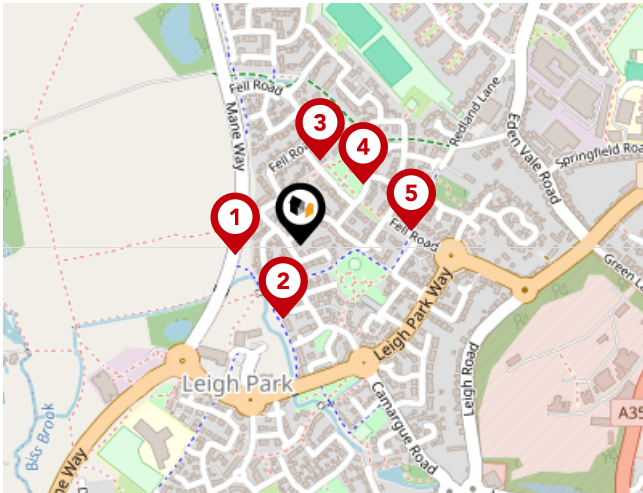


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	23.93 miles

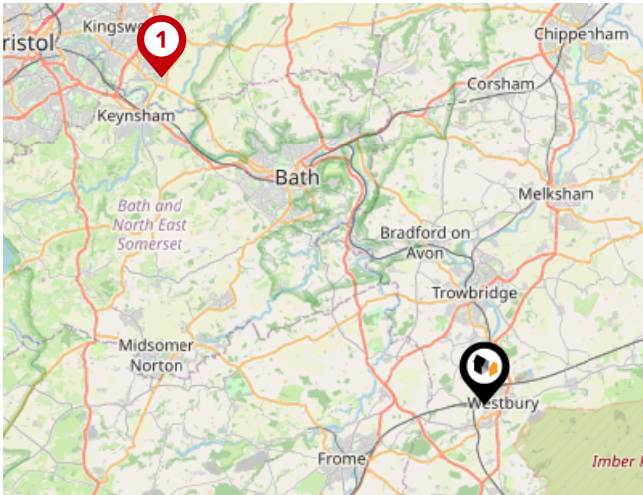
Area

Transport (Local)



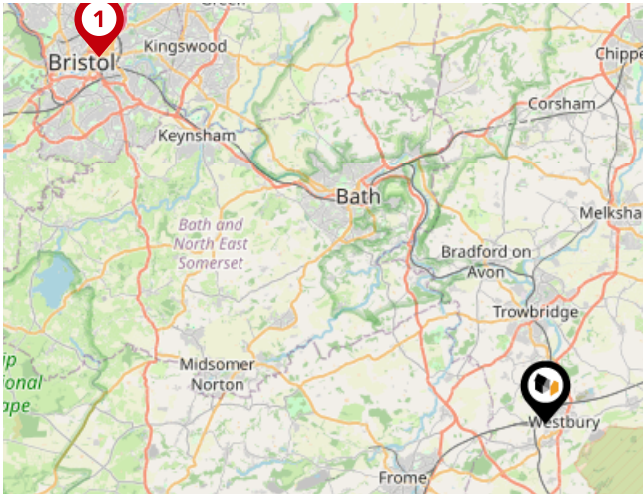
Bus Stops/Stations

Pin	Name	Distance
1	Mane Way South	0.07 miles
2	Leigh Park Way	0.08 miles
3	Morgan Walk	0.09 miles
4	Cleveland Way	0.1 miles
5	Dales Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	17.05 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	21.39 miles



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.

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!



/martincouk



/martinco_uk/



/martincouk



/company/martin-&-co-/

Martin & Co Westbury

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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