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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Tuesday 10th November 2026**



## 17, BENNETT GARDENS, FROME, BA11


**Martin & Co Westbury**

7 Palomino Place, Westbury, Wiltshire, BA13 3SD

01373 866686

saleswestbury@martinco.com

www.martinco.com



arla | propertymark PROTECTED

naea | propertymark PROTECTED

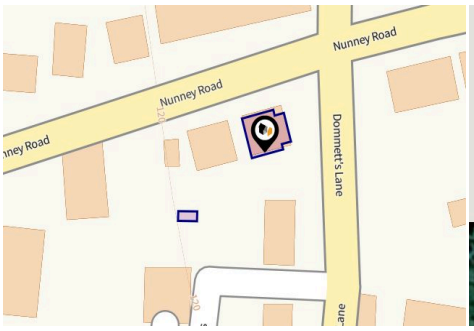
The Property Ombudsman

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# Property
# Overview

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Flat / Maisonette | **Tenure:** | Leasehold |
| **Bedrooms:** | 2 | | |
| **Floor Area:** | 710 ft$^2$ / 66 m$^2$ | | |
| **Plot Area:** | 0.02 acres | | |
| **Council Tax :** | Band B | | |
| **Annual Estimate:** | £1,992 | | |
| **Title Number:** | WS71724 | | |

## Local Area

**Local Authority:** Somerset

**Conservation Area:** No

**Flood Risk:**

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

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

**14** mb/s | **66** mb/s | **10000** mb/s

**Mobile Coverage:**
(based on calls indoors)

O2 | EE | 3 | Vodafone

**Satellite/Fibre TV Availability:**

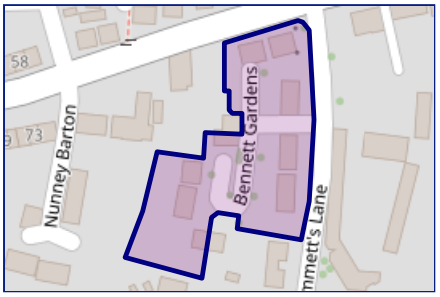
BT | sky | Virgin media

Property

# Multiple Title Plans

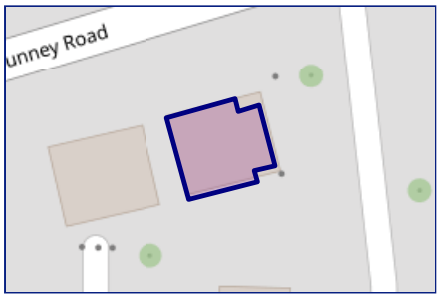
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## Freehold Title Plan




**WS10512**

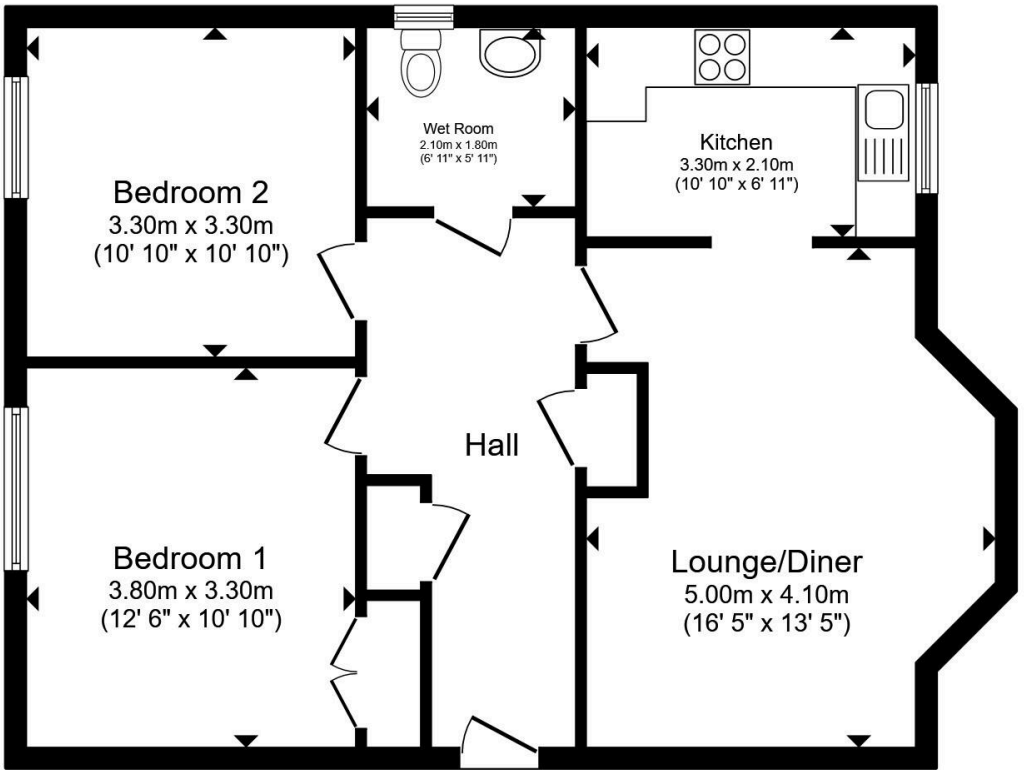
## Leasehold Title Plan




**WS71724**

| | |
|---|---|
| Start Date: | 05/03/2015 |
| End Date: | 01/01/2113 |
| Lease Term: | 99 years from 1 January 2014 |
| Term Remaining: | 86 years |

# 17, BENNETT GARDENS, FROME, BA11




Total floor area 66.0 m² (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

allen & harris

# EPC - Certificate

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17 Bennett Gardens, BA11

Energy rating

C

Valid until 19.04.2036

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 \| C | 77 \| C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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# EPC - Additional Data

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Flat |
| **Build Form:** | Not Recorded |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Unknown |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Floor Level:** | Ground |
| **Flat Top Storey:** | No |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | (another dwelling above) |
| **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:** | Good lighting efficiency |
| **Floors:** | Solid, insulated (assumed) |
| **Total Floor Area:** | 66 $m^2$ |

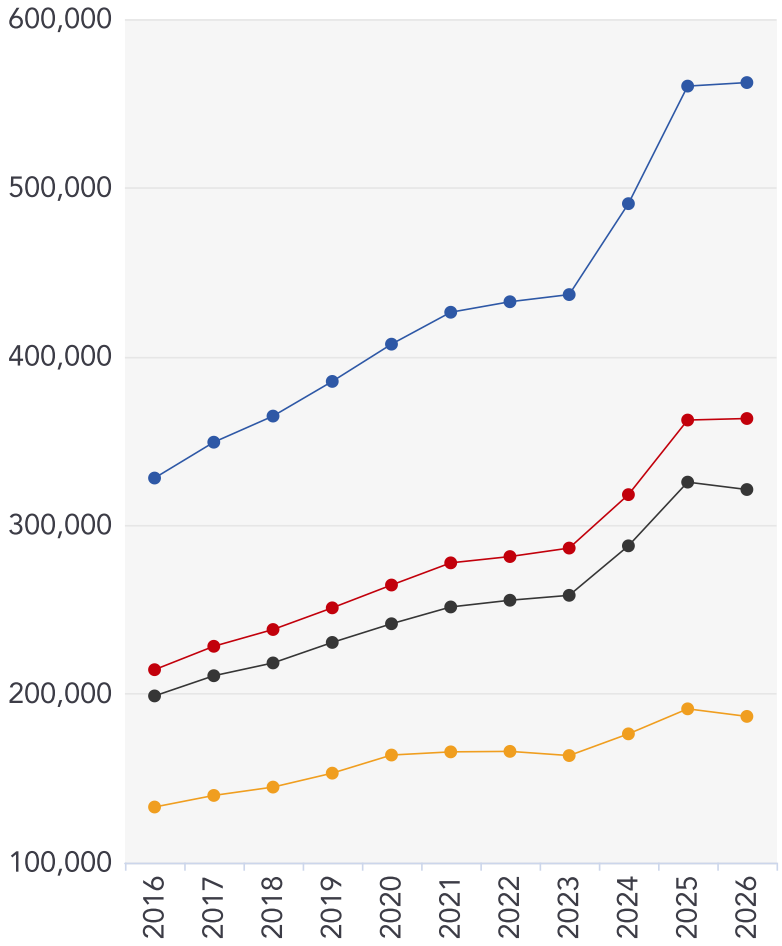


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# House Price Statistics

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10 Year History of Average House Prices by Property Type in BA11




Detached

**+71.47%**

Semi-Detached

**+69.44%**

Terraced

**+61.53%**

Flat

**+40.39%**

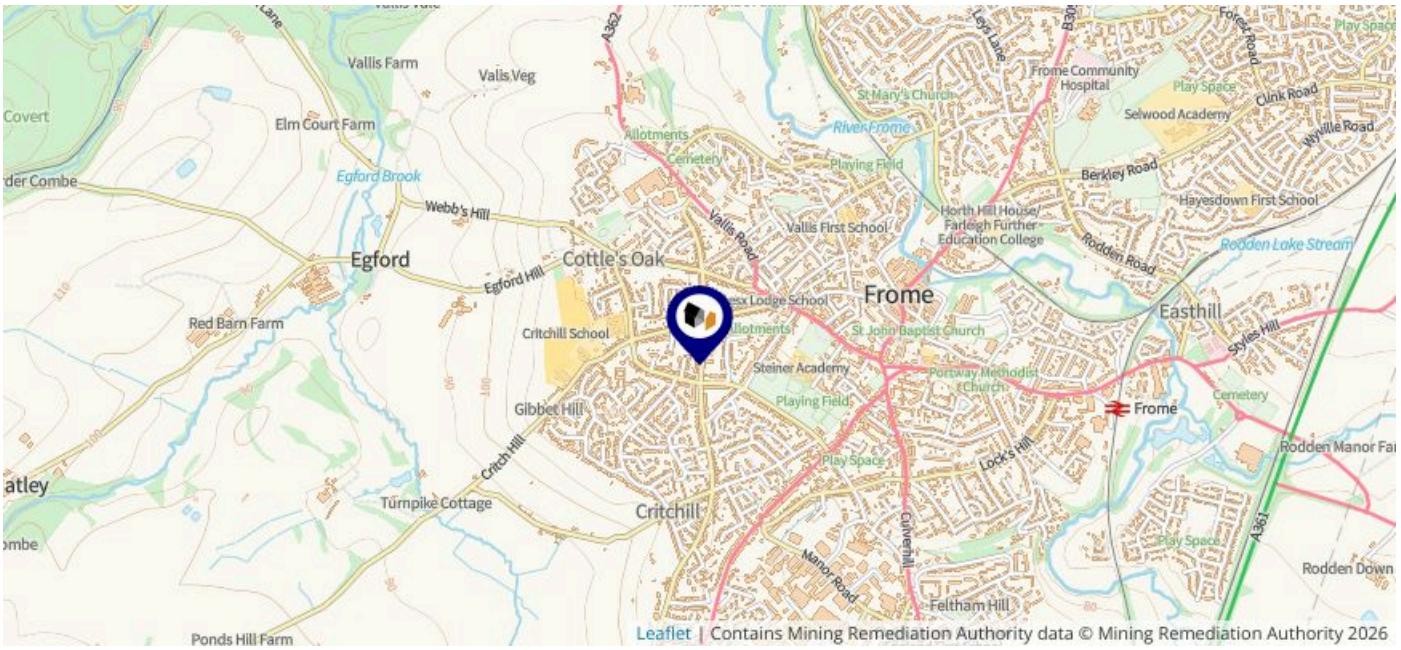


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# Maps
# Coal Mining

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This map displays nearby coal mine entrances and their classifications.




## Mine Entry

- Adit
- Gutter Pit
- Shaft

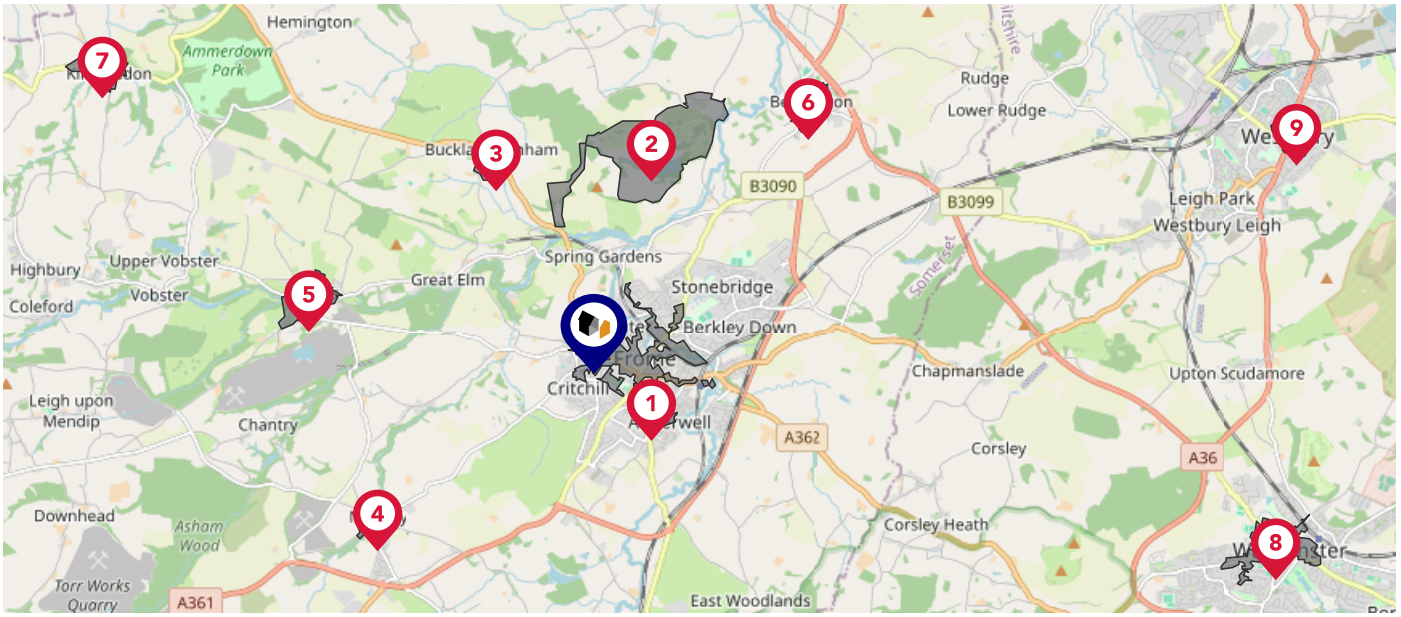
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# 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.

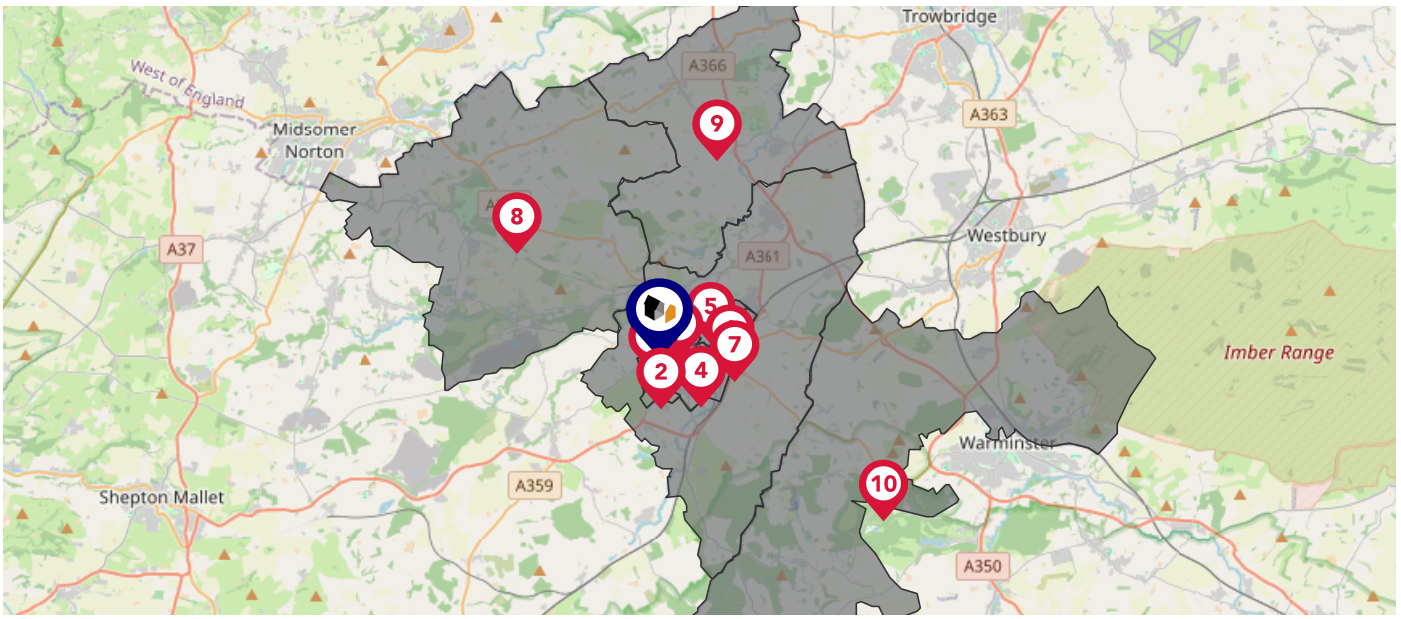



## Nearby Conservation Areas

| | |
|---|---|
| 1 | Frome |
| 2 | Lullington and Orchardleigh |
| 3 | Buckland Dinham |
| 4 | Nunney |
| 5 | Mells |
| 6 | Beckington |
| 7 | Kilmersdon |
| 8 | Warminster |
| 9 | Westbury |

# 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 | Frome Oakfield Ward |
| 2 | Frome Park Ward |
| 3 | Frome Market Ward |
| 4 | Frome Keyford Ward |
| 5 | Frome College Ward |
| 6 | Frome Berkley Down Ward |
| 7 | Beckington and Selwood Ward |
| 8 | Ammerdown Ward |
| 9 | Rode and Norton St. Philip Ward |
| 10 | Warminster North & Rural ED |

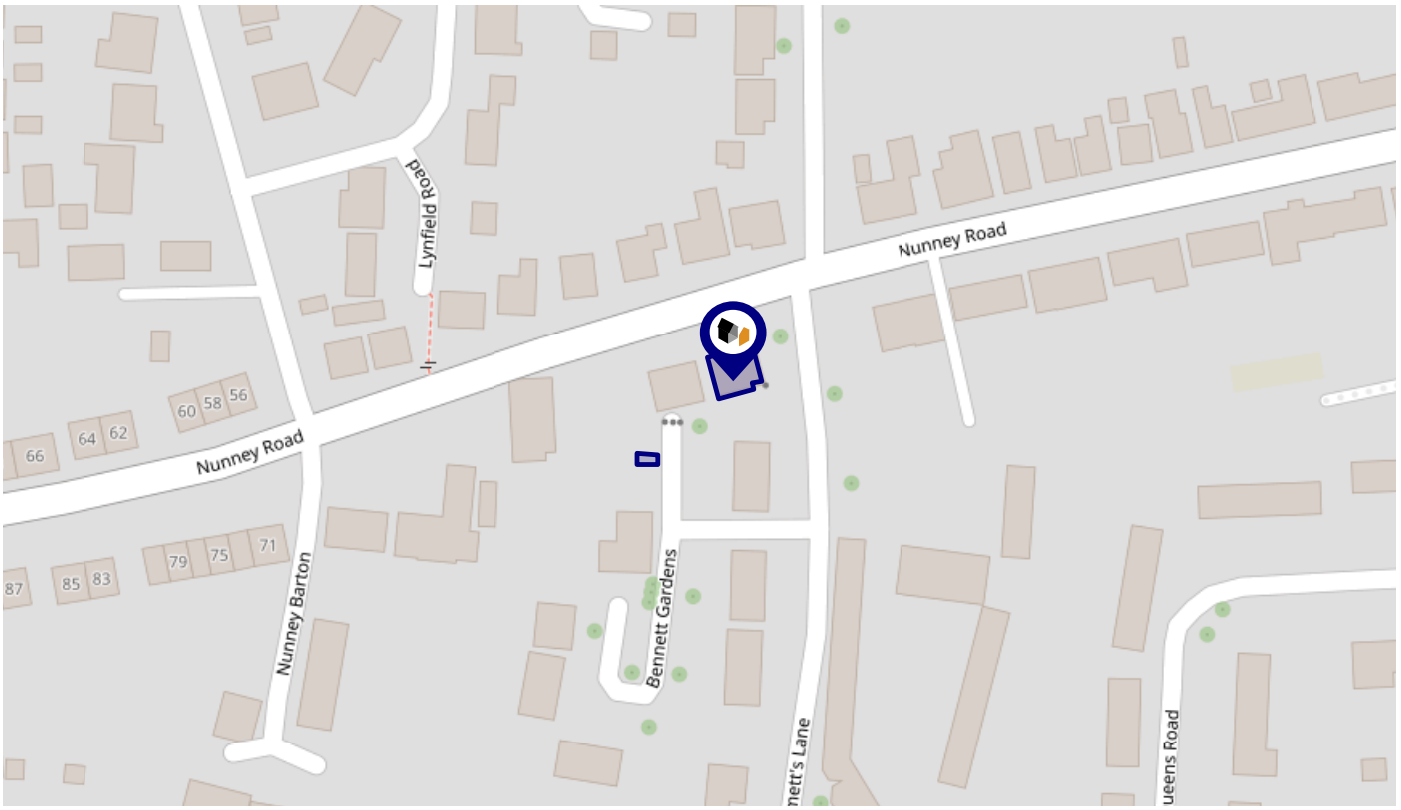


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# Maps
# Rail Noise

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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.

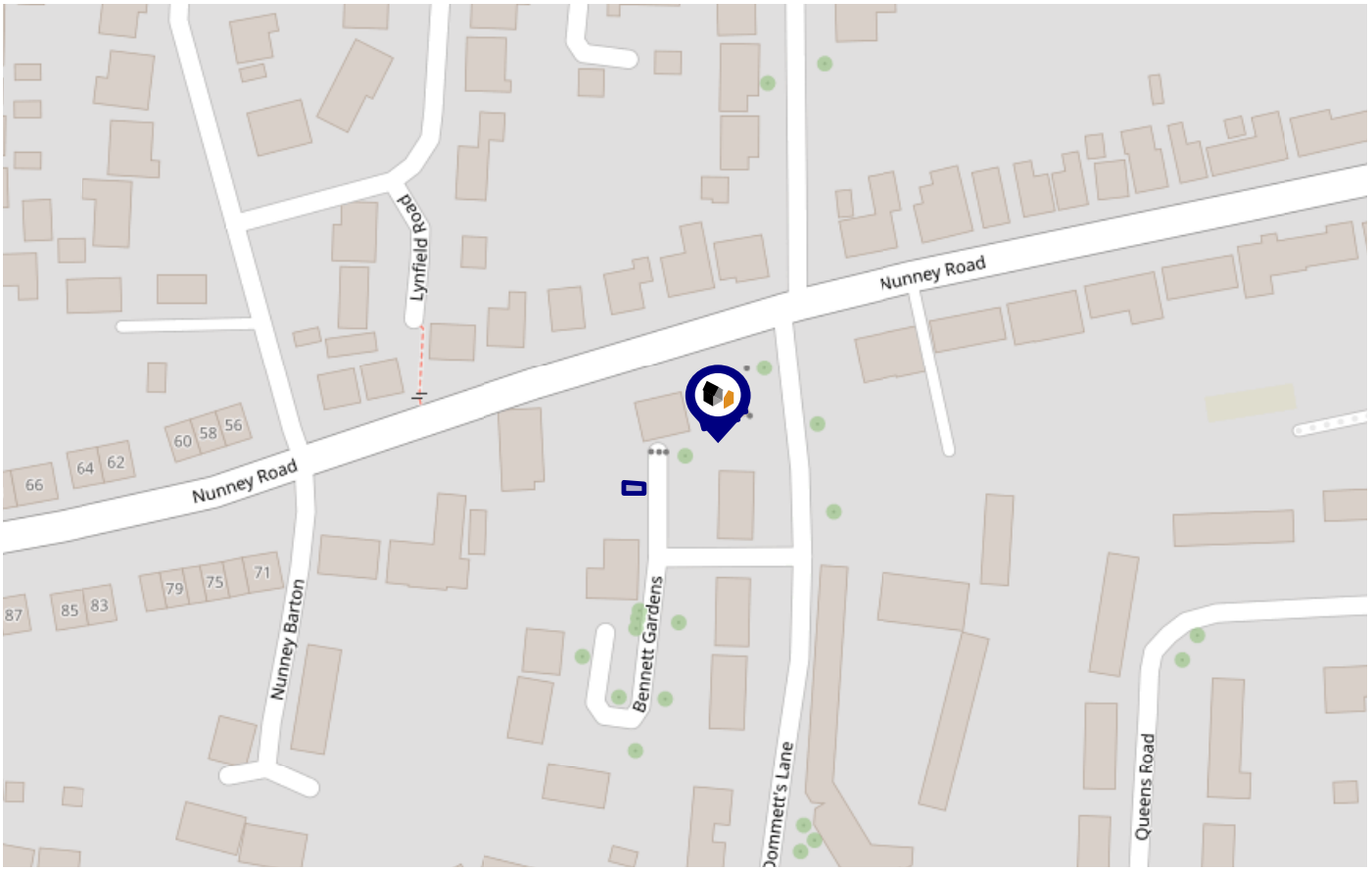
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | |
|---|---|
| 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.

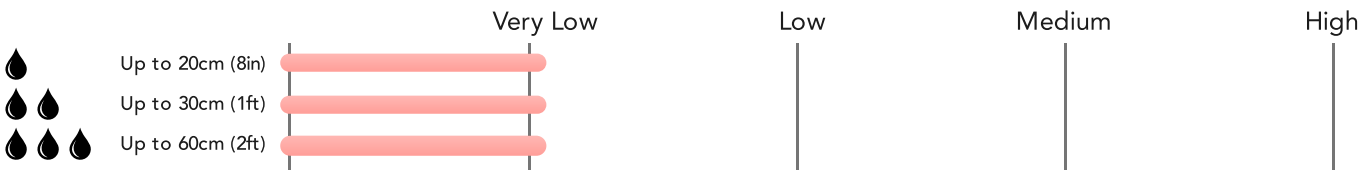



## Risk Rating: Very low

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:



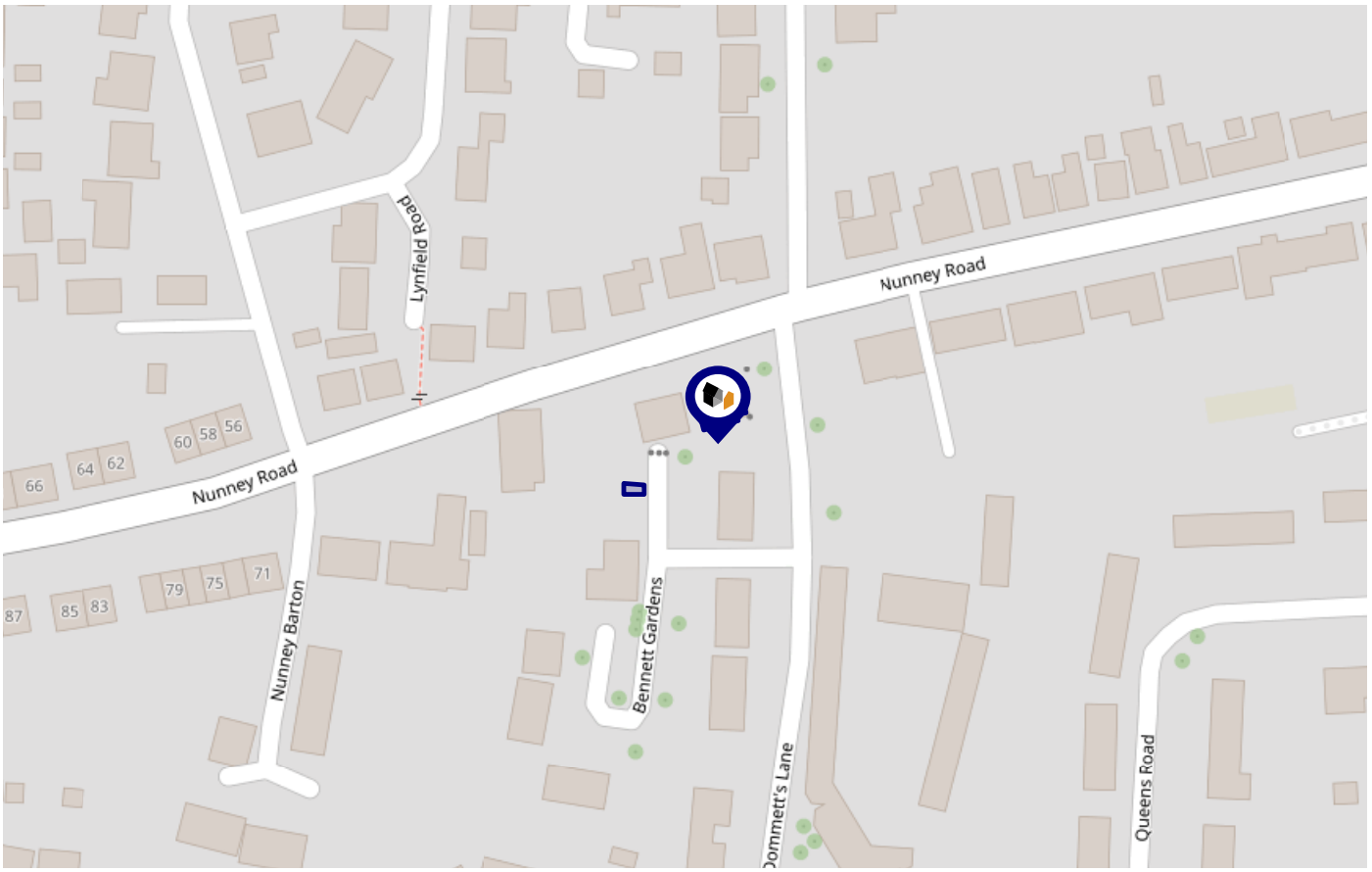



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# Flood Risk
# Rivers & Seas - Climate Change

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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.

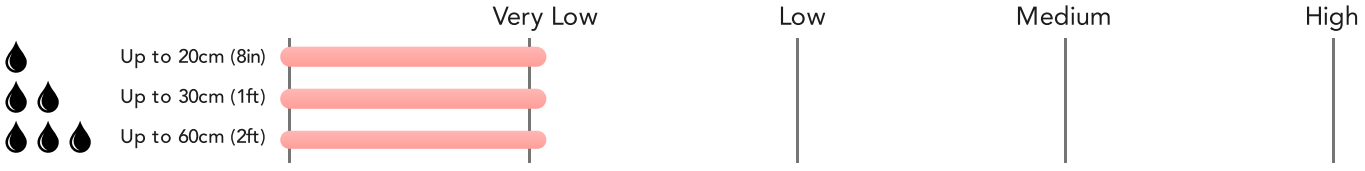



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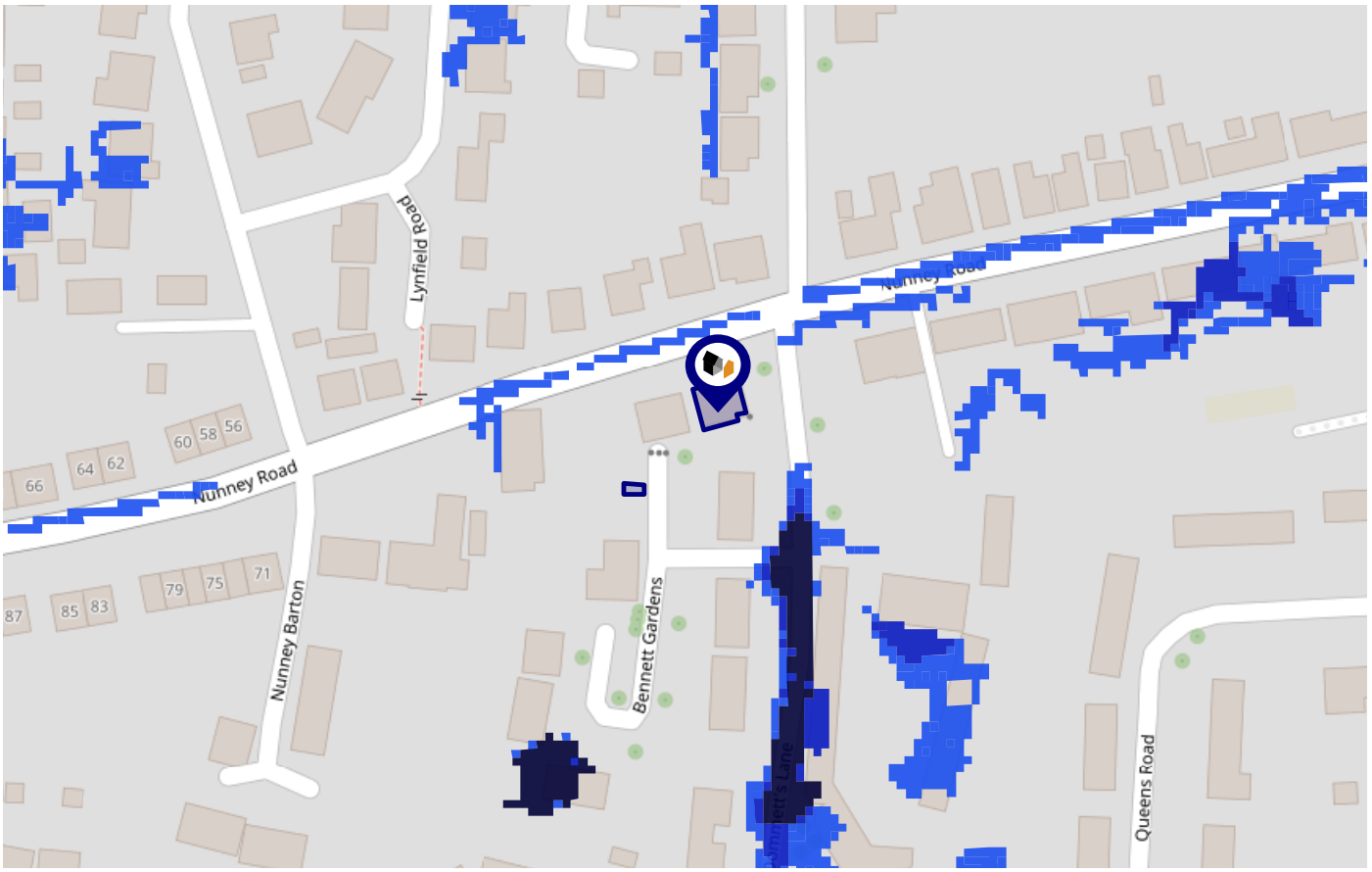



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# Flood Risk
# Surface Water - Flood Risk

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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.

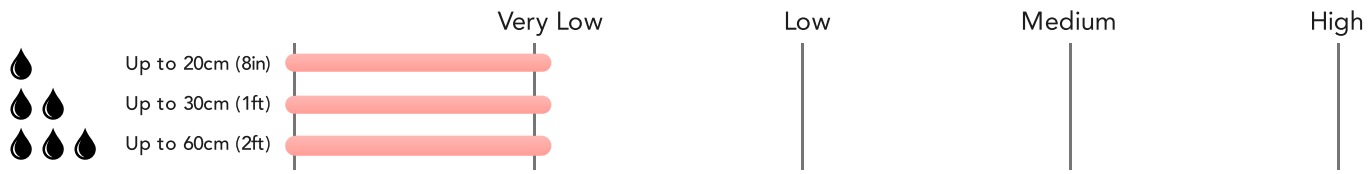



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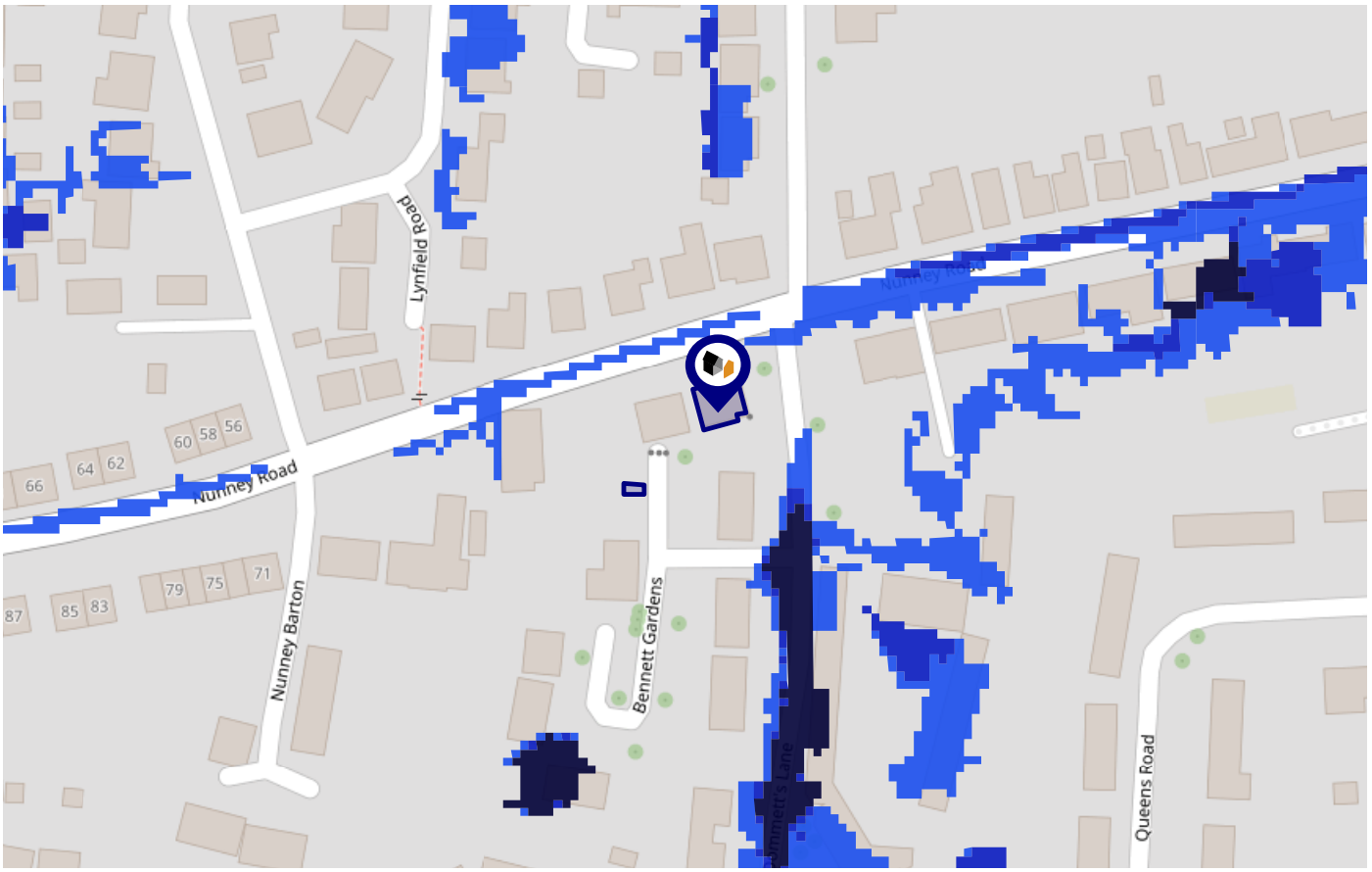



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# Flood Risk
# Surface Water - Climate Change

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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.

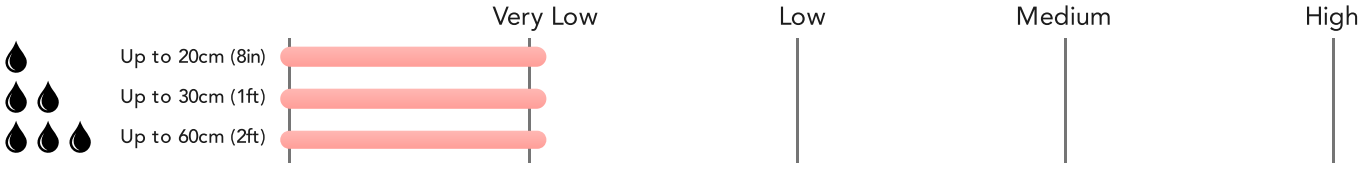



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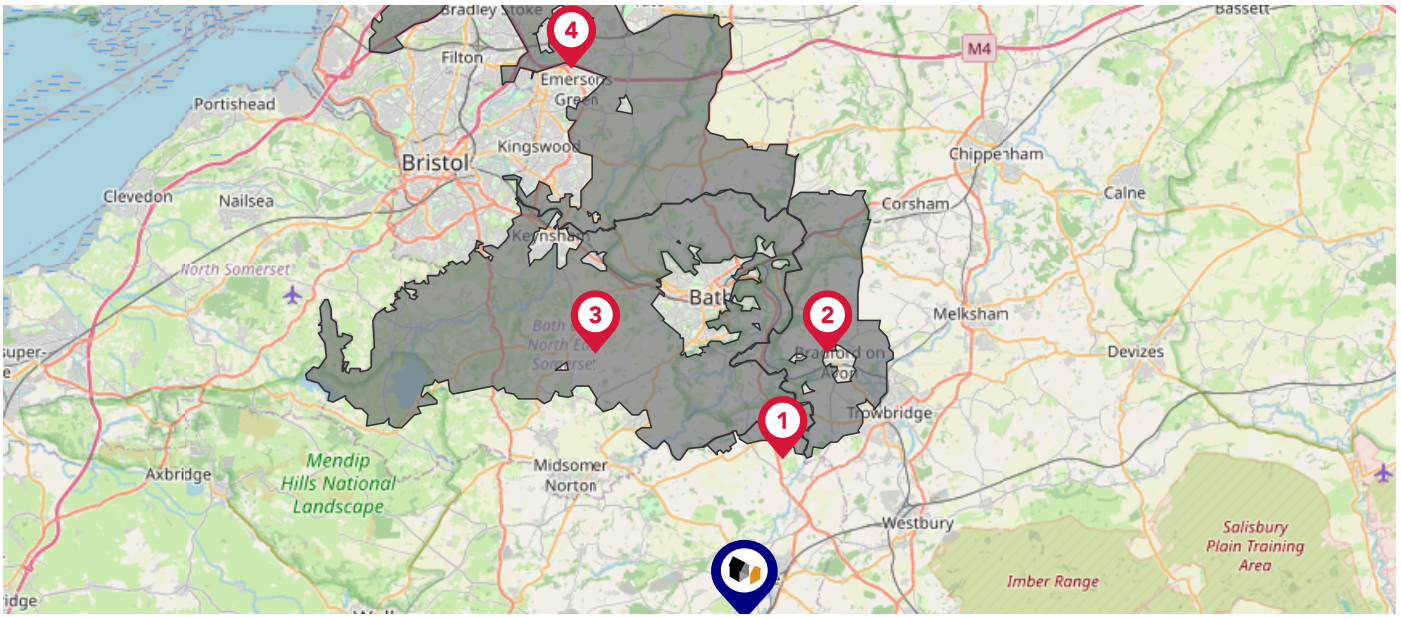



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# Maps
# Green Belt

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



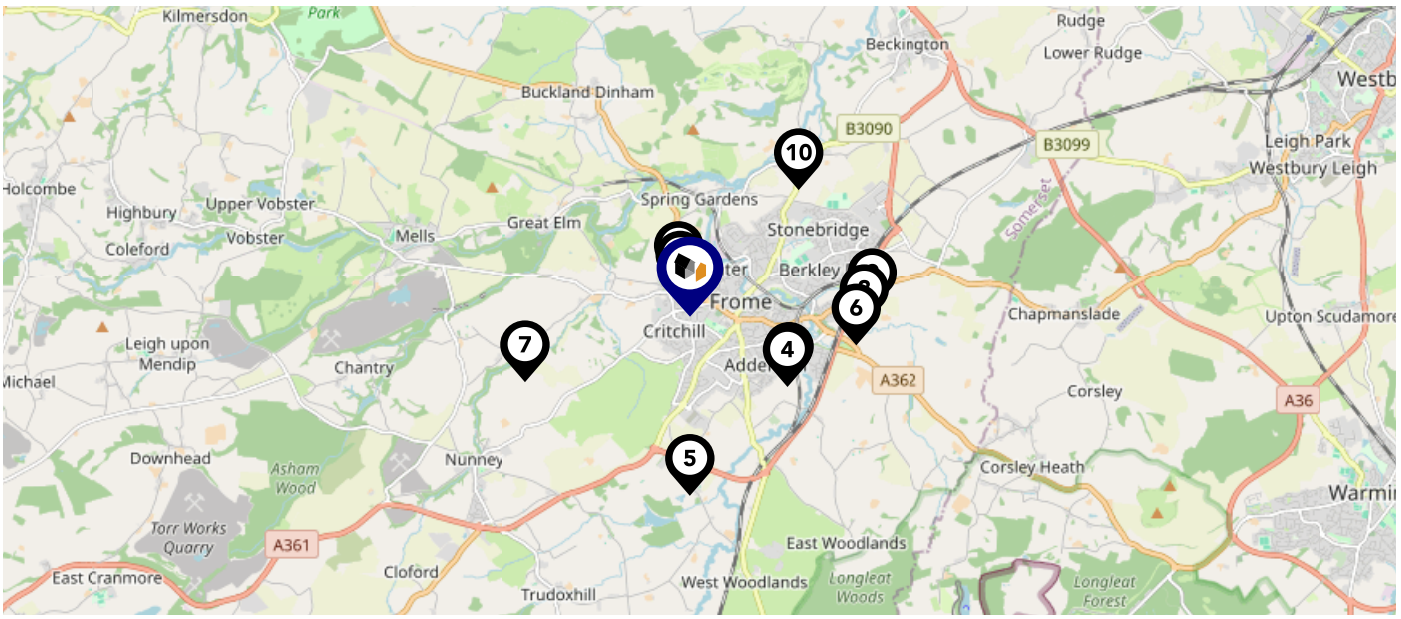

## Nearby Green Belt Land

| | |
|---|---|
| 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.



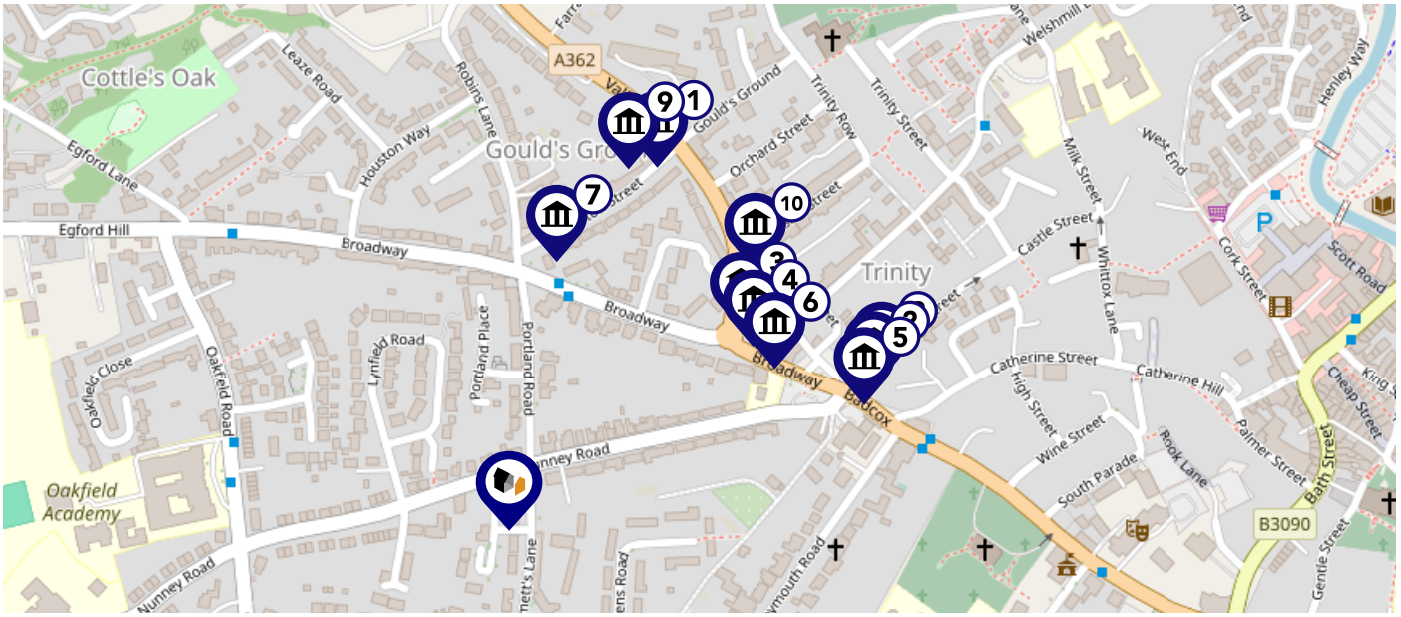

## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Vallis Road-Frome | Historic Landfill |
| 2 | Bennetts of Frome Limited-Frome, Somerset | Historic Landfill |
| 3 | Butler and Tanner Limited-Frome, Somerset | Historic Landfill |
| 4 | Mells River Bank-Frome | Historic Landfill |
| 5 | Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome | Historic Landfill |
| 6 | Styles Hill Site B-Styles Hill, Frome | Historic Landfill |
| 7 | Coombe Farm-Whatley, Frome, Somerset | Historic Landfill |
| 8 | Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome | Historic Landfill |
| 9 | Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome | Historic Landfill |
| 10 | Iron Mills Lane-Oldford, Frome | Historic Landfill |

# Maps
# Listed Buildings

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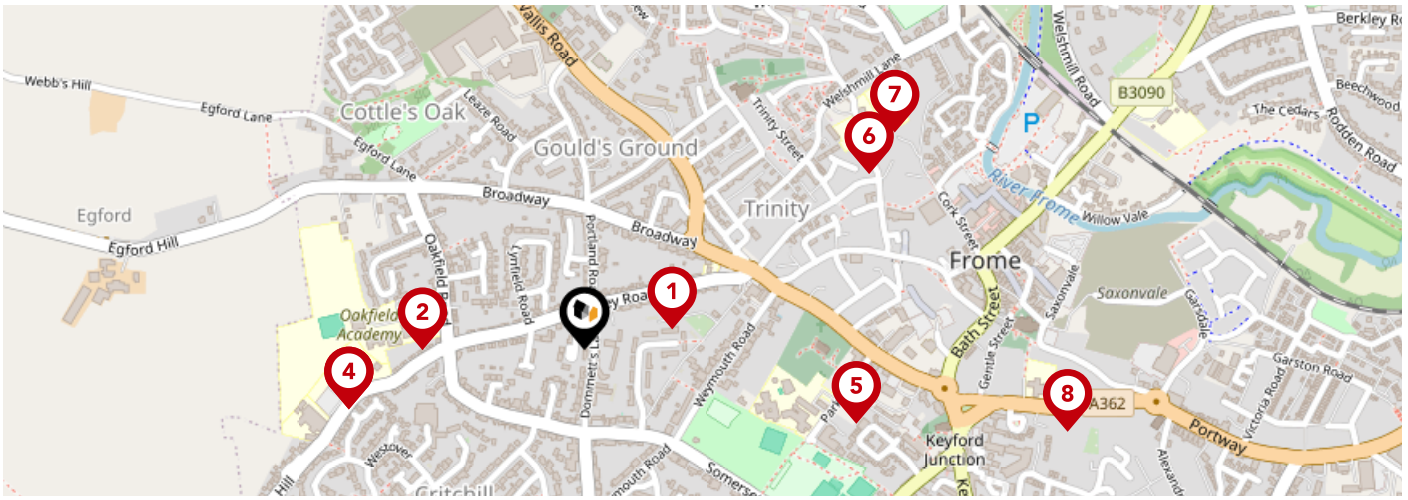
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...




| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1057770 - Street Wall To Grounds Of Rowden House | Grade II | 0.2 miles |
| 2 1345470 - 4 And 5, Castle Street | Grade II | 0.2 miles |
| 3 1057733 - 10, Vallis Way | Grade II | 0.2 miles |
| 4 1057732 - 8 And 8a, Vallis Way | Grade II | 0.2 miles |
| 5 1296698 - 1, Castle Street | Grade II | 0.2 miles |
| 6 1057730 - Byrlton House | Grade II | 0.2 miles |
| 7 1296266 - 13 And 14, Horton Street | Grade II | 0.2 miles |
| 8 1057867 - 6, Castle Street | Grade II | 0.2 miles |
| 9 1345468 - 9, Button Street | Grade II | 0.2 miles |
| 10 1057780 - 4 And 5, Naishs's Street | Grade II | 0.2 miles |

# Area
# Schools

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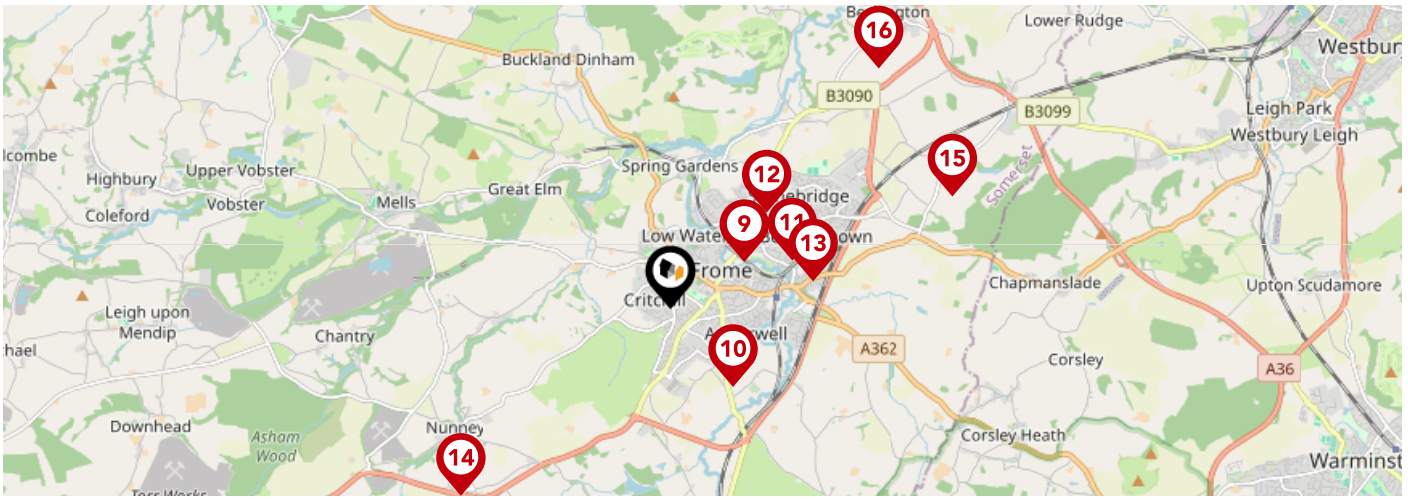

| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Wessex Lodge School**<br>Ofsted Rating: Good \| Pupils: 50 \| Distance:0.11 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 2 | **Oakfield Academy**<br>Ofsted Rating: Requires improvement \| Pupils: 557 \| Distance:0.19 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | **Trinity Church of England First School**<br>Ofsted Rating: Good \| Pupils: 295 \| Distance:0.28 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **Critchill Special School**<br>Ofsted Rating: Good \| Pupils: 97 \| Distance:0.28 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 5 | **Avanti Park School**<br>Ofsted Rating: Good \| Pupils: 488 \| Distance:0.33 | ☐ | ☑ | ☑ | ☐ | ☐ |
| 6 | **Vallis First School**<br>Ofsted Rating: Good \| Pupils: 229 \| Distance:0.39 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **St Louis Catholic Primary School, Frome**<br>Ofsted Rating: Good \| Pupils: 179 \| Distance:0.44 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | **St John's Church of England Voluntary Aided First School, Frome**<br>Ofsted Rating: Requires improvement \| Pupils: 232 \| Distance:0.57 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

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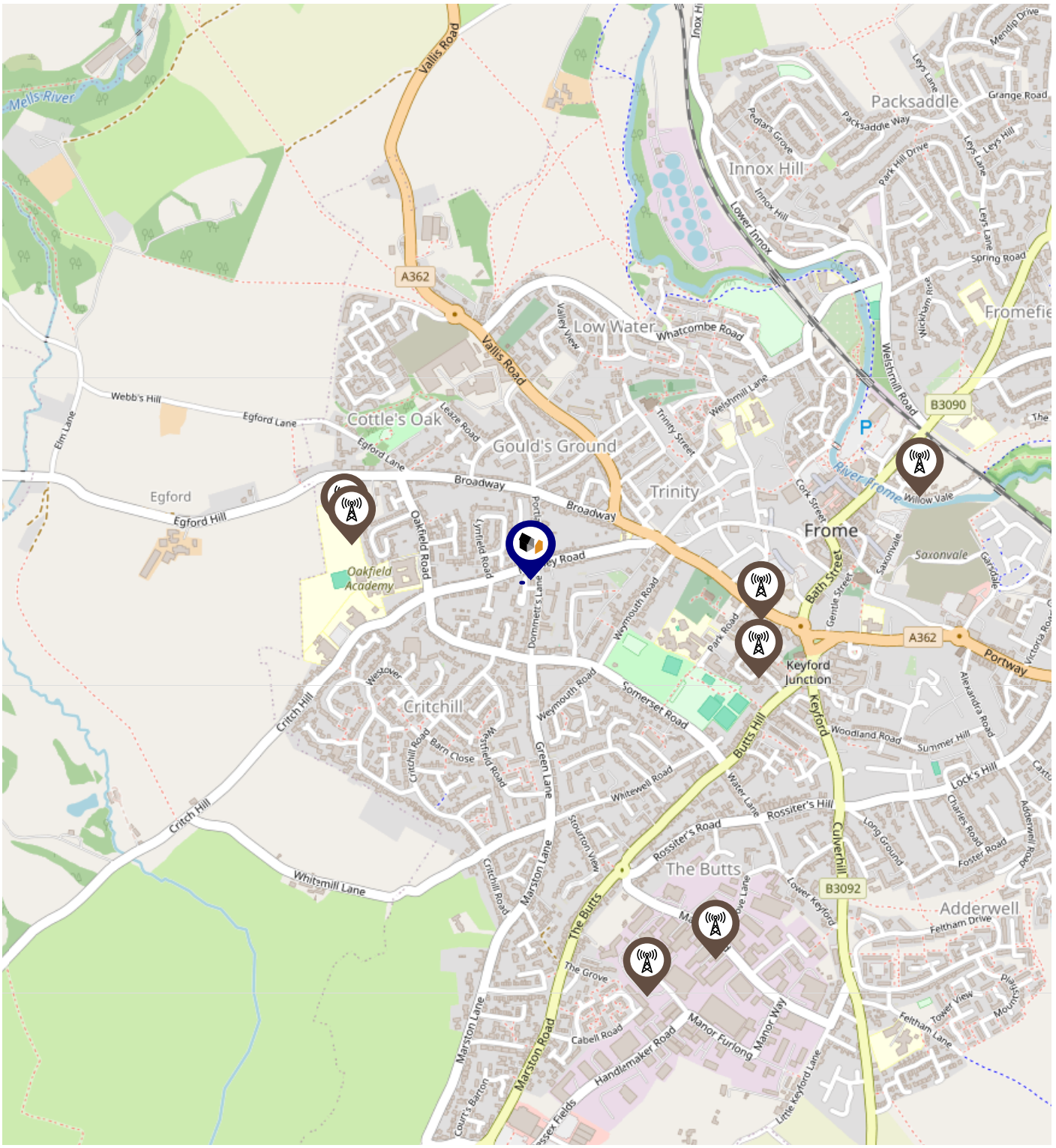

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 North Hill House**<br>Ofsted Rating: Requires improvement \| Pupils: 60 \| Distance:0.81 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **10 Christ Church First School**<br>Ofsted Rating: Not Rated \| Pupils: 77 \| Distance:0.92 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11 Selwood Academy**<br>Ofsted Rating: Good \| Pupils: 598 \| Distance:1.21 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12 Frome Community College**<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:1.27 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13 Hayesdown First School**<br>Ofsted Rating: Good \| Pupils: 300 \| Distance:1.34 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14 Nunney First School**<br>Ofsted Rating: Good \| Pupils: 72 \| Distance:2.61 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15 Berkley Church of England First School**<br>Ofsted Rating: Requires improvement \| Pupils: 97 \| Distance:2.81 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16 Springmead Preparatory School**<br>Ofsted Rating: Not Rated \| Pupils: 119 \| Distance:2.94 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Local Area
# Masts & Pylons

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**Key:**

Power Pylons

Communication Masts



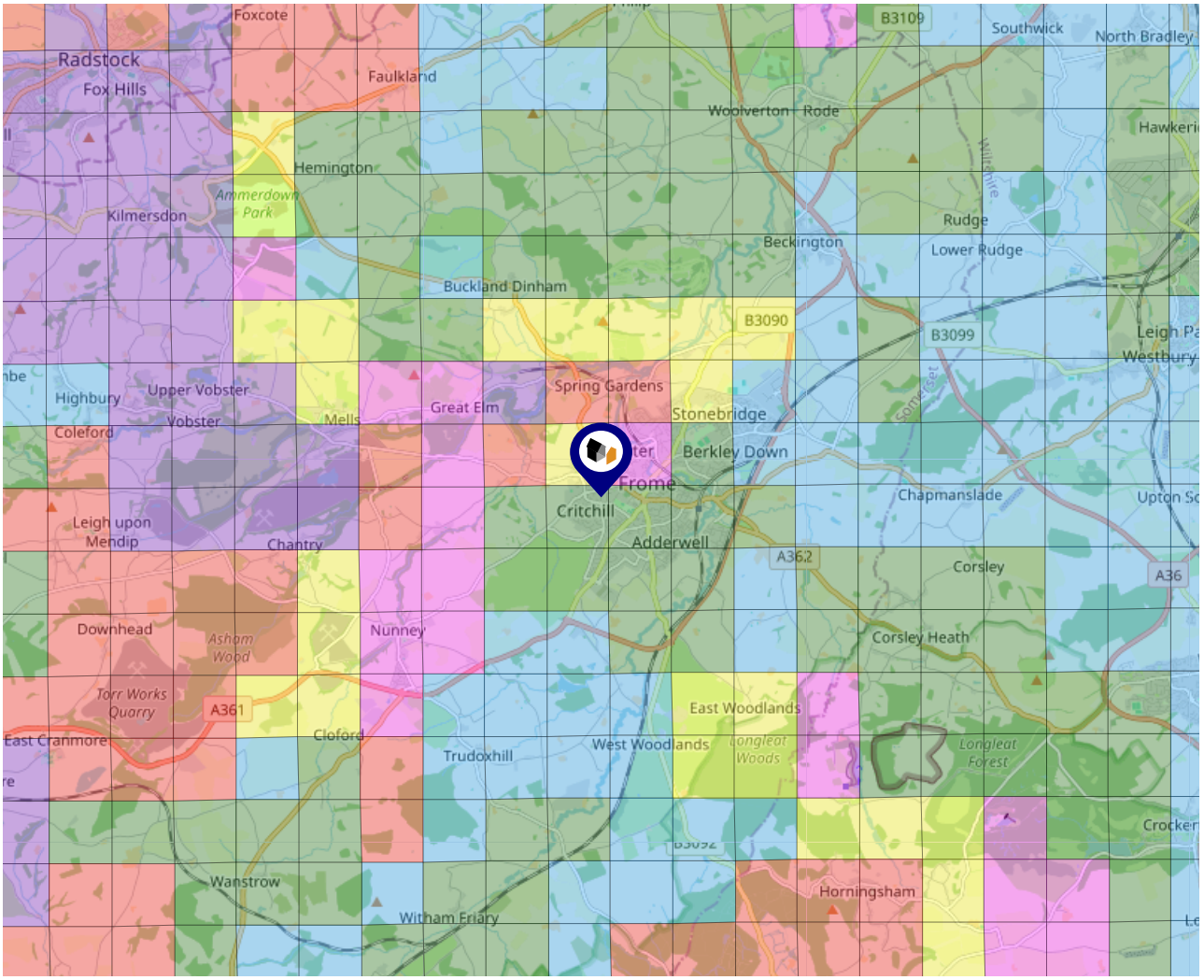
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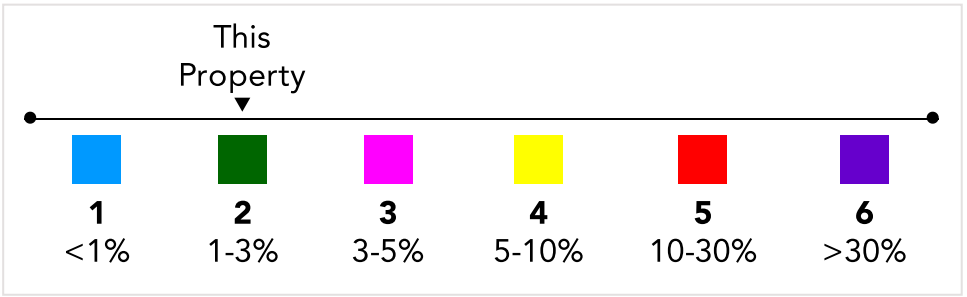
# Radon Gas

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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).

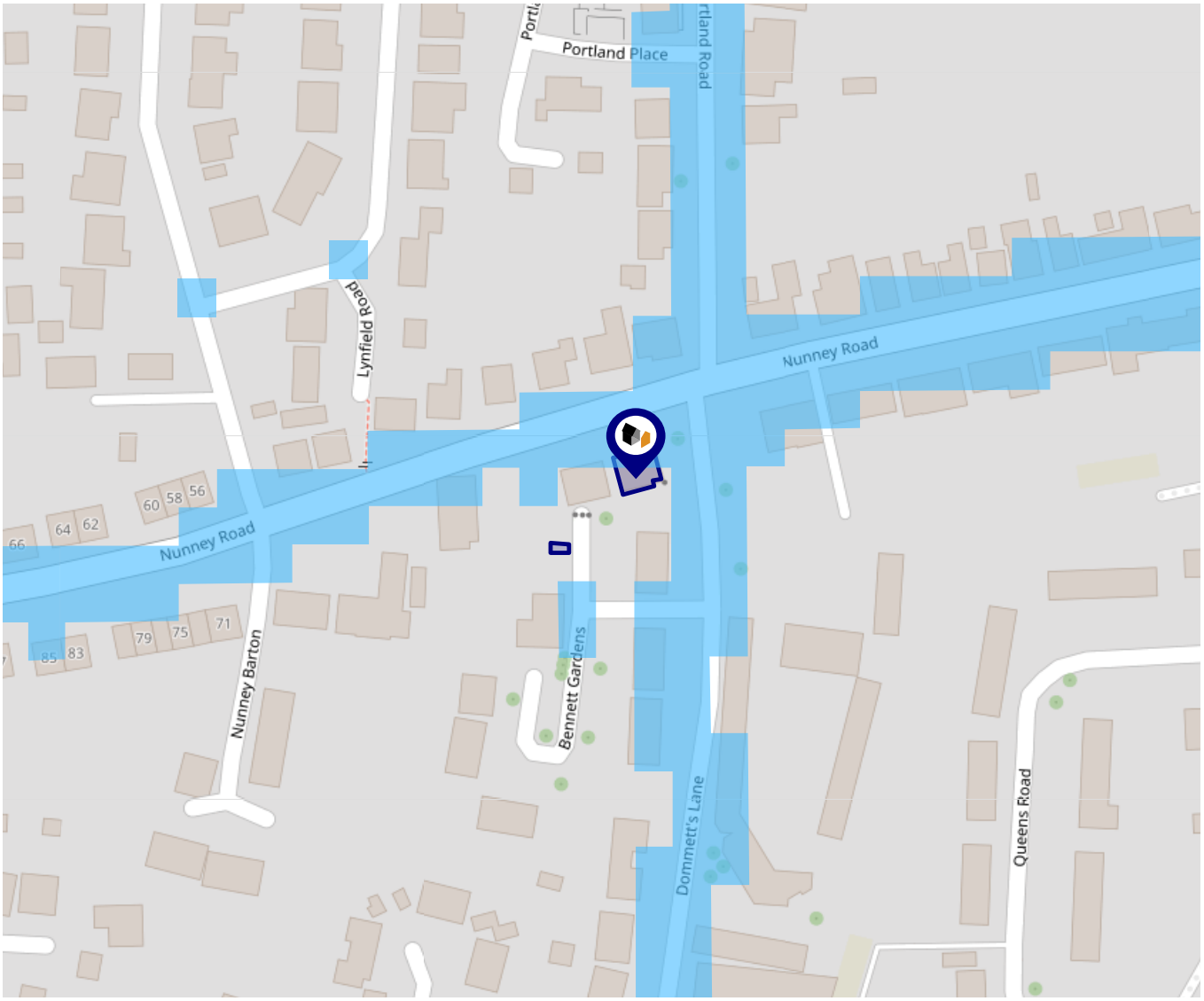





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# Local Area
# Road Noise




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.

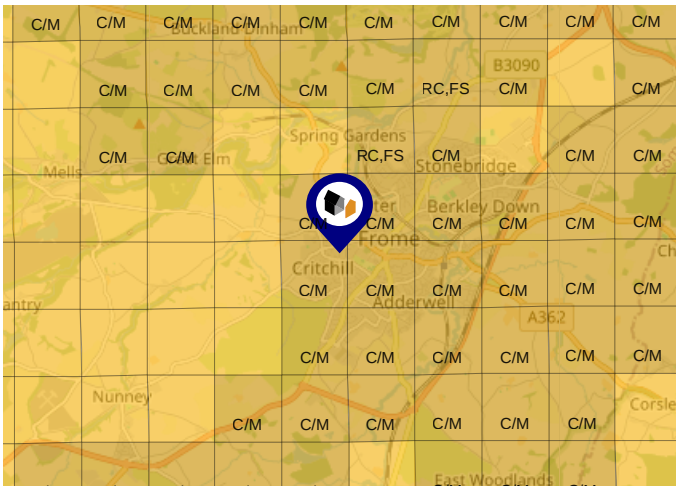
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment
# Soils & Clay

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## 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 | | |



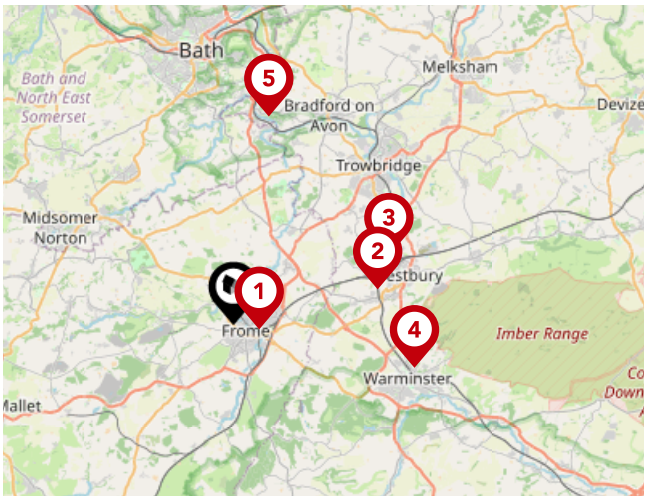

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



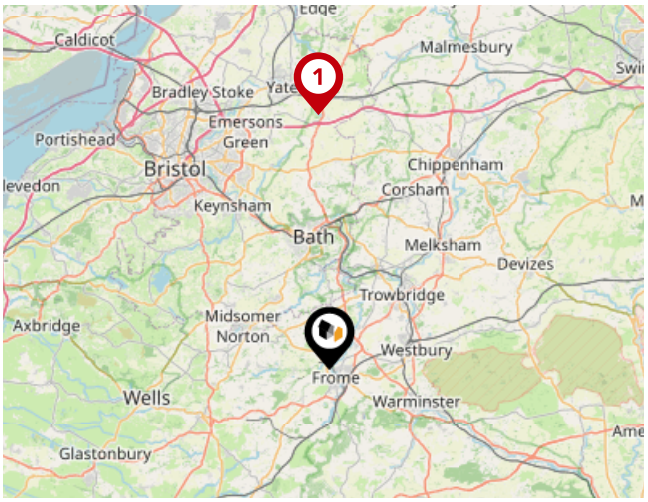
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# Transport (National)



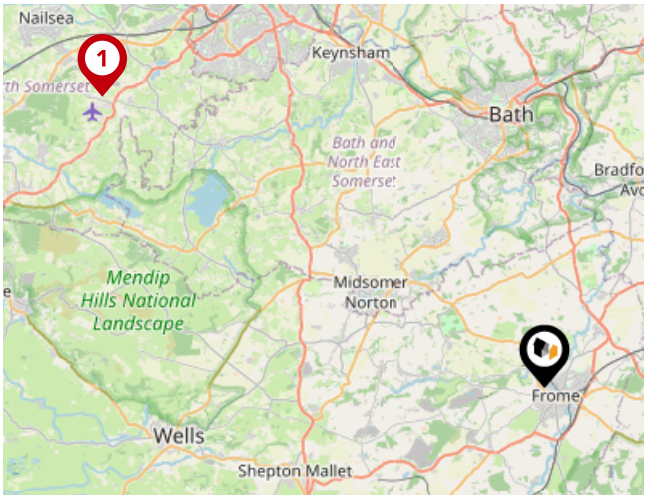

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Frome Rail Station | 0.98 miles |
| 2 | Dilton Marsh Rail Station | 5.54 miles |
| 3 | Westbury (Wilts) Rail Station | 6.3 miles |
| 4 | Warminster Rail Station | 6.92 miles |
| 5 | Freshford Rail Station | 7.85 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M4 J18 | 18.8 miles |



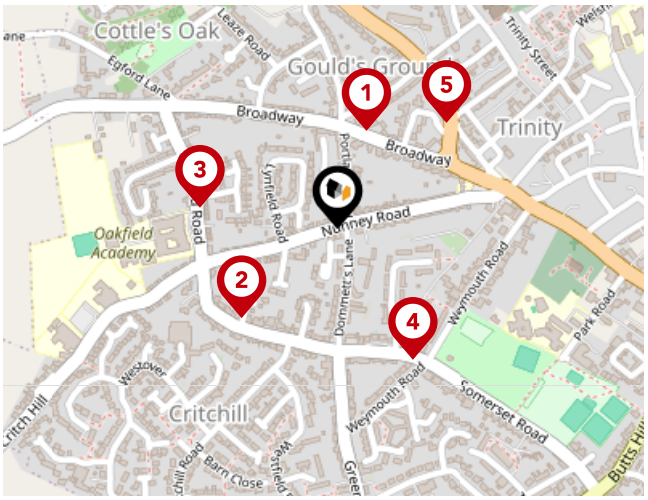

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Bristol International Airport | 19.6 miles |



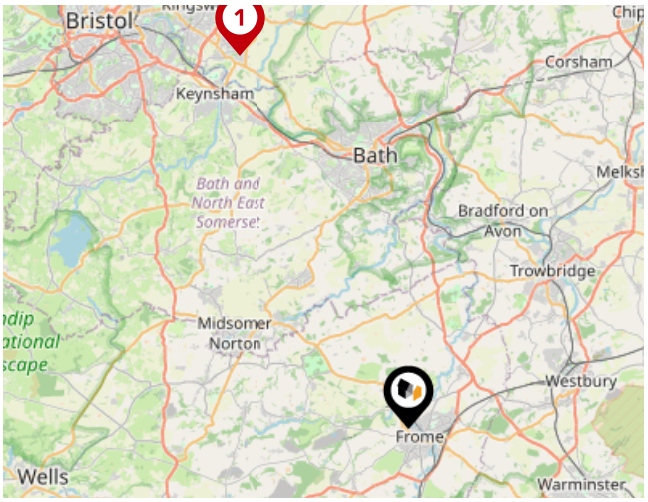
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# Transport (Local)



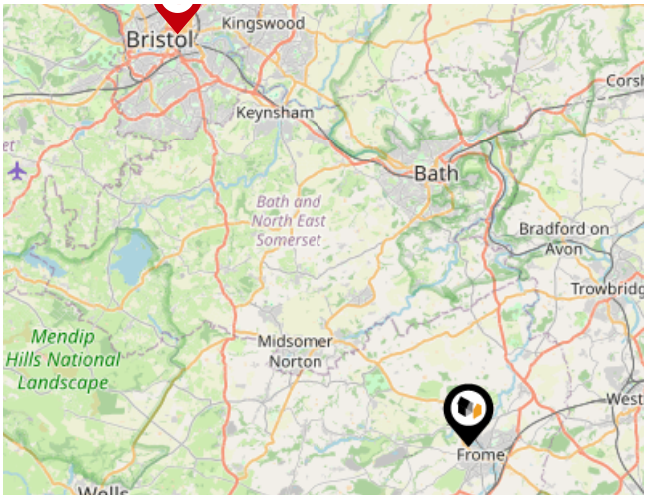

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Portland Road | 0.11 miles |
| 2 | The Acorns | 0.15 miles |
| 3 | Police Station | 0.16 miles |
| 4 | Ecos Court | 0.17 miles |
| 5 | Broadway | 0.17 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Bitton (Avon Valley Railway) | 15.16 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Temple Meads Station Ferry Landing | 18.69 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.

# Martin & Co Westbury
# Testimonials

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### 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
# 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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