



MIR: Material Info

The Material Information Affecting this Property

Thursday 27th August 2026



88, MARKET PLACE, WARMINSTER, BA12

Cooper and Tanner

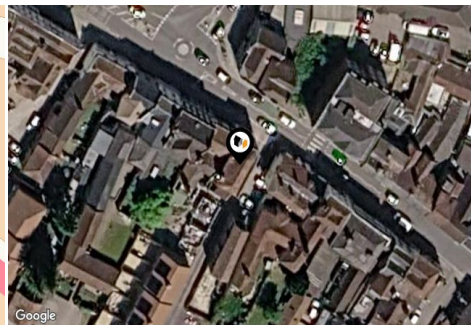
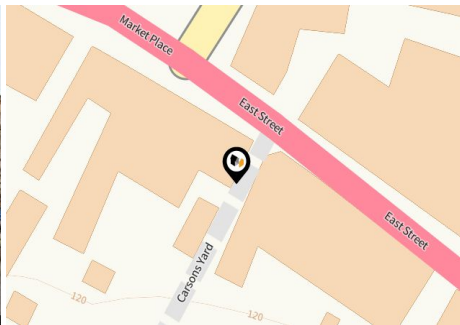
48/50 Market Place Warminster BA12 9AN

01985 215579

warminster@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	290 ft ² / 27 m ²
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,715

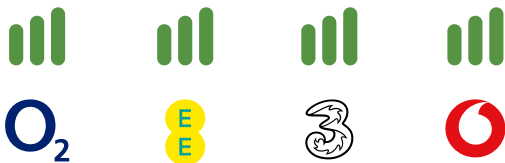
Local Area

Local Authority:	Wiltshire
Conservation Area:	Warminster
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Rear of 72 - 74 Market Place Warminster Wiltshire BA12 9AW*

Reference - 17/11074/FUL	
Decision:	Approve with Conditions
Date:	09th November 2017
Description:	Change of use to convert existing store into a one bedroom dwelling

Reference - 17/11364/LBC	
Decision:	Approve with Conditions
Date:	09th November 2017
Description:	Change of use to convert existing store into a one bedroom dwelling

Reference - W/11/02938/FUL	
Decision:	Approve with Conditions
Date:	24th November 2011
Description:	Change of use from bicycle shop to hairdressing and beauty salon

Planning records for: *58A Market Place, Warminster, Wiltshire, BA12 9AW*

Reference - W/87/00864/FUL	
Decision:	Approve with Conditions
Date:	11th June 1987
Description:	Conversion Of Existing Stable/Garage Building To Residential Use

Planning records for: **58 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/98/01492/LBC	
Decision:	Approved
Date:	20th October 1998
Description:	To Make A 3 Metre Opening From Buttress Through Boundary Wall And Hang 2 X 1.5 M High Softwood Framed Gates To Construct A Boundary Wall 0.6M High With 1.2M High Panelled Fence On Top

Reference - W/05/00998/LBC	
Decision:	Approve with Conditions
Date:	24th May 2005
Description:	Replacement of ground floor window

Reference - W/96/00010/LBC	
Decision:	Approved
Date:	04th January 1996
Description:	Conservatory

Planning records for: **62 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/89/00487/LBC	
Decision:	Approved
Date:	09th March 1989
Description:	Demolition Of End Of Terrace Property

Planning records for: **64 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/91/00611/LBC	
Decision:	Approved
Date:	10th May 1991
Description:	Two Storey Extension

Reference - W/91/00557/FUL	
Decision:	Approve with Conditions
Date:	29th April 1991
Description:	Extension

Planning records for: **68 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/74/00065/ADV	
Decision:	Approved
Date:	22nd November 1974
Description:	Projecting Sign

Reference - W/94/01050/LBC	
Decision:	Approved
Date:	23rd August 1994
Description:	New Bathroom Window

Planning records for: **68 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/89/00420/LBC	
Decision:	Approved
Date:	02nd March 1989
Description:	Take Down The Outside Wall Which Is To The Side Of The Building

Planning records for: **70 Market Place Warminster Wiltshire BA12 9AW**

Reference - 13/02595/ADV	
Decision:	Approve with Conditions
Date:	31st July 2013
Description:	Externally illuminated fascia sign

Reference - W/83/00361/FUL	
Decision:	Approved
Date:	05th April 1983
Description:	Change Of Use To Estate Agents Office

Reference - W/13/00801/LBC	
Decision:	Withdrawn
Date:	24th April 2013
Description:	Remove current sign and replace with new illuminated sign

Planning records for: *70 Market Place, Warminster, Wiltshire, BA12 9AW*

Reference - W/13/00448/ADV

Decision: Withdrawn

Date: 24th April 2013

Description:

Illuminated fascia sign

Reference - 13/02596/LBC

Decision: Approve with Conditions

Date: 31st July 2013

Description:

Replacement sign

Reference - W/84/00880/ADV

Decision: Approved

Date: 13th July 1984

Description:

Illuminated Sign Over Office Fascia

Reference - W/86/00042/FUL

Decision: Approve with Conditions

Date: 14th January 1986

Description:

Change Of Use To Estate Agents (Extension Of Adjoining Use)

Planning records for: *70 Market Place, Warminster, Wiltshire, BA12 9AW*

Reference - W/86/00817/ADV
Decision: Withdrawn
Date: 27th June 1986
Description: Illuminated Fascia Sign

Reference - W/88/02042/FUL
Decision: Approve with Conditions
Date: 03rd November 1988
Description: New Shop Front - Ground Floor

Reference - W/82/00711/HIS
Decision: Approved
Date: 13th July 1982
Description: Change Of Use From Gift Shop To Chinese Takeaway Shop

Reference - W/88/02067/LBC
Decision: Approve with Conditions
Date: 04th November 1988
Description: New Shop Front

Planning records for: **76 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/98/01763/LBC	
Decision:	Approve with Conditions
Date:	15th December 1998
Description:	Proposed Conversion Of Existing Outbuildings To Form Three Dwellings

Reference - W/83/00570/LBC	
Decision:	Approved
Date:	24th May 1983
Description:	Demolition Of Rank Of Three Garages

Planning records for: **82 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/98/01220/FUL	
Decision:	Approve with Conditions
Date:	25th August 1998
Description:	Change Of Use To Cafe Premises

Reference - W/90/00122/FUL	
Decision:	Approved
Date:	25th January 1990
Description:	Interior And Shopfront Refurbishment

Planning records for: *82 Market Place, Warminster, Wiltshire, BA12 9AW*

Reference - W/90/00123/ADV
Decision: Approved
Date: 25th January 1990
Description: Shop Sign

Reference - W/99/00488/ADV
Decision: Refused
Date: 07th April 1999
Description: Externally Illuminated Fascia Sign

Reference - W/95/00037/FUL
Decision: Approve with Conditions
Date: 13th January 1995
Description: Installation Of Steel Storage Unit

Reference - 14/08283/VAR
Decision: Approve with Conditions
Date: 01st September 2014
Description: Variation of Condition 8 of planning permission W/13/00015/FUL for minor material amendments to the approved design of apartments one and two

Planning records for: **82 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/06/03791/FUL	
Decision:	Withdrawn
Date:	15th December 2006
Description:	Make alterations to first floor only to form 1 no. 2 bedroom and 1 no. studio flat, 2 storey including demolition and reconstruction of roof of outbuilding, demolition of single storey store building and pedestrian access only by right of way over Carsons Yard

Planning records for: **84 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/07/00570/FUL	
Decision:	Refused
Date:	14th February 2007
Description:	Change of use from A1 to A2 (estate agent)

Reference - W/84/01410/FUL	
Decision:	Refused
Date:	19th November 1984
Description:	Change Of Use To House In Multiple Occupation (6 Units)

Reference - W/91/01496/ADV	
Decision:	Withdrawn
Date:	12th December 1991
Description:	Projecting Sign

Planning records for: **84 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/92/00319/FUL	
Decision:	Withdrawn
Date:	12th March 1992
Description:	Change Of Use From Retail (A1) To Property Service Office (A2)

Reference - W/92/01377/ADV	
Decision:	Withdrawn
Date:	19th November 1992
Description:	Projecting Wall Sign

Planning records for: **Domestic And Electrical Services, 90 Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/85/00010/FUL	
Decision:	Approved
Date:	03rd January 1985
Description:	Car Parking

Reference - W/85/00011/CON	
Decision:	Withdrawn
Date:	03rd January 1985
Description:	Demolition Of Old Garage

Planning records for: **5 The Maltings, Market Place, Warminster, Wiltshire, BA12 9AW**

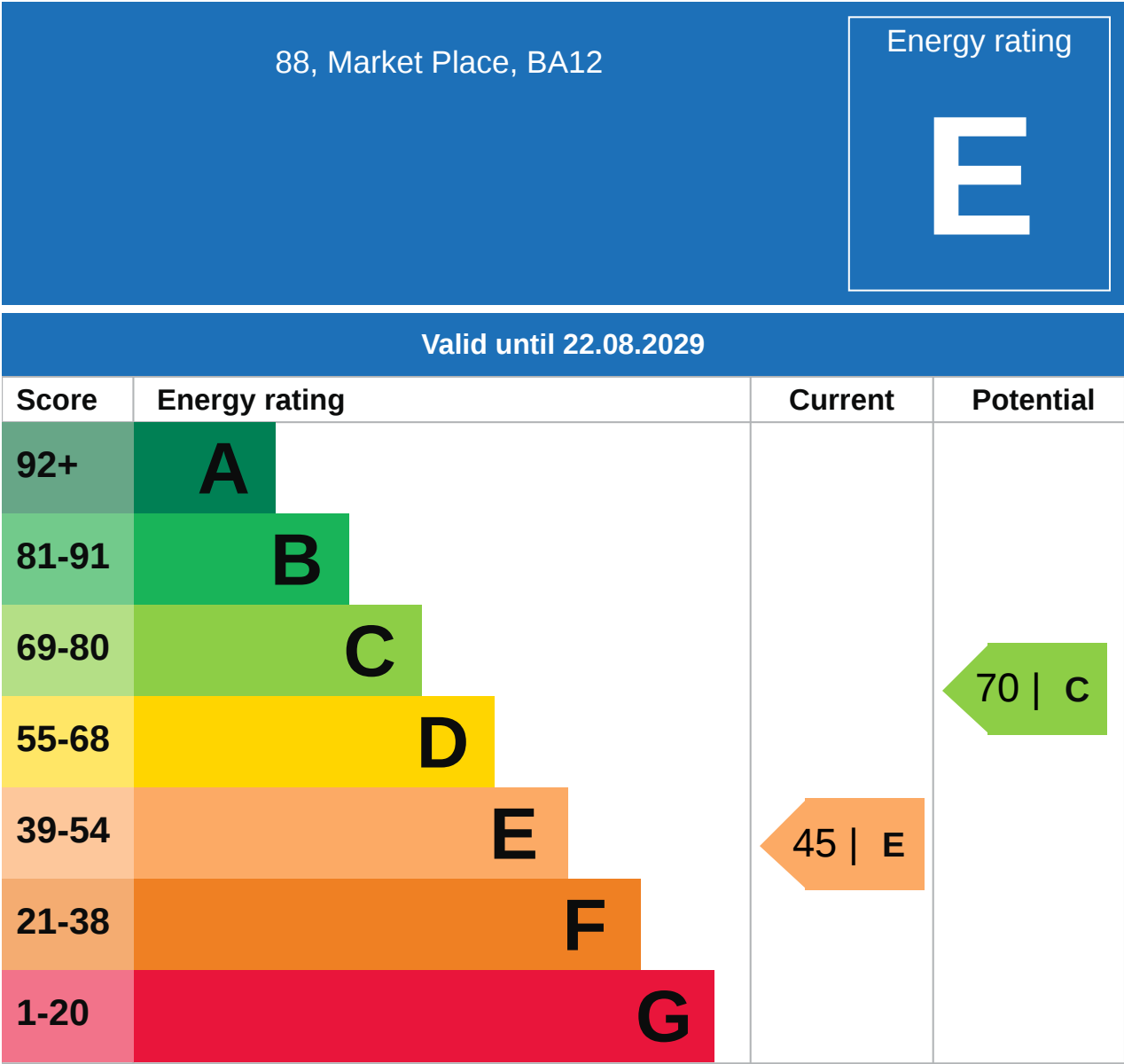
Reference - W/94/00215/LBC	
Decision:	Approve with Conditions
Date:	22nd February 1994
Description:	To Remove Metal Framed Windows And Softwood Door Ar Rear Replace With Hardwood Frames And Door

Planning records for: **6 The Maltings, Market Place, Warminster, Wiltshire, BA12 9AW**

Reference - W/88/02110/LBC	
Decision:	Approved
Date:	16th November 1988
Description:	Double Glazing As Per Existing Windows To Front Of House And One Side Window

Property
EPC - Certificate

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Property EPC - Additional Data

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Additional EPC Data

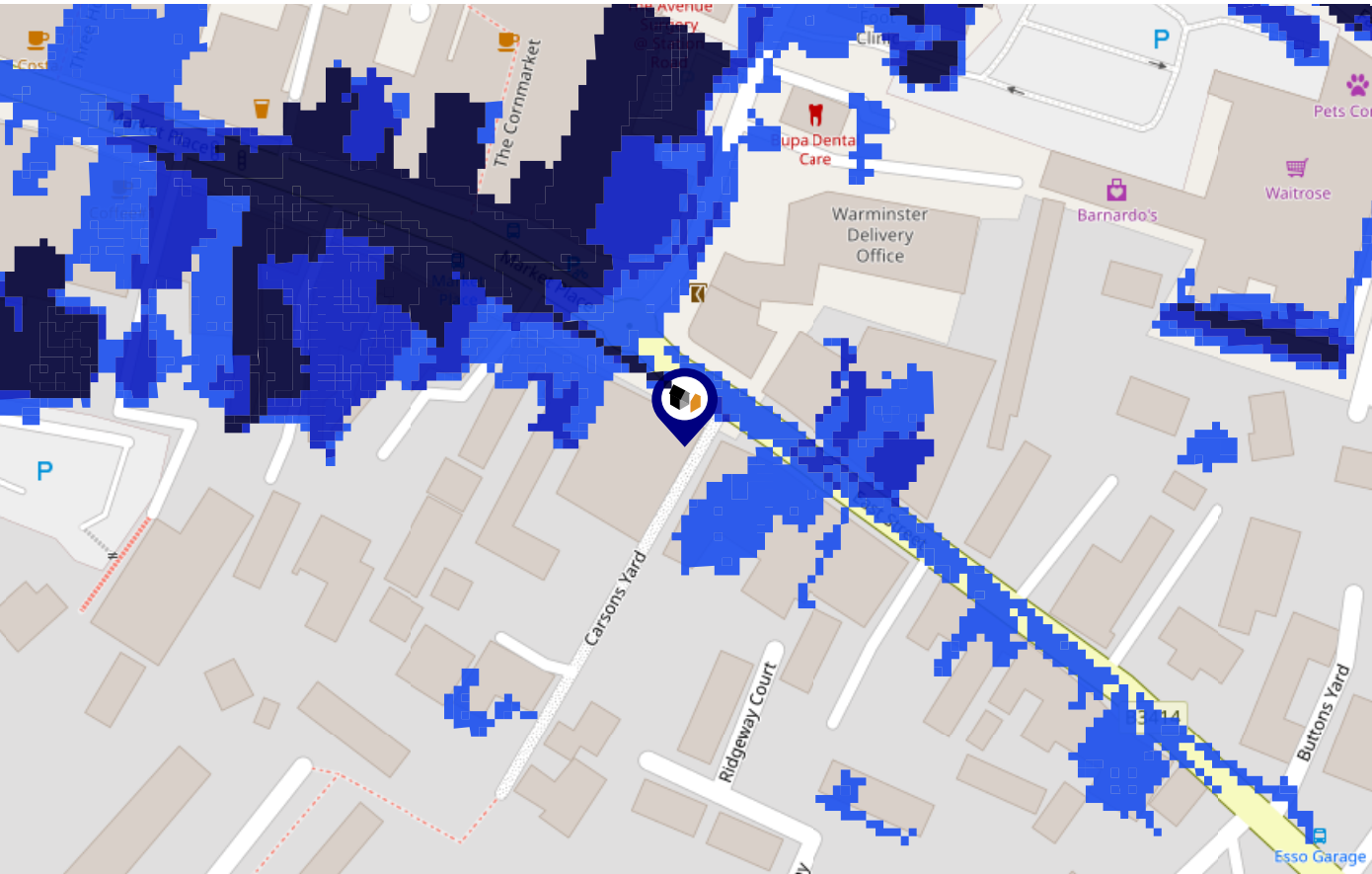
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	27 m ²

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.

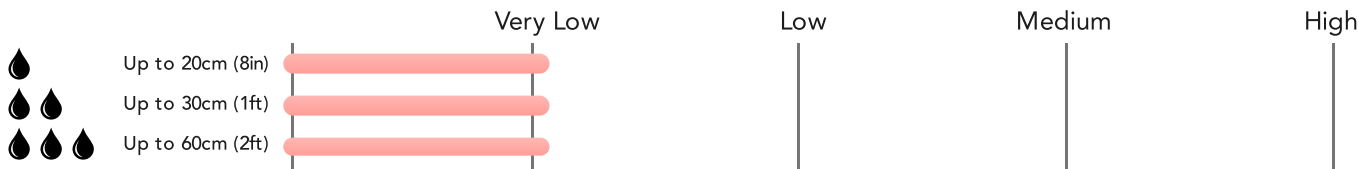


Risk Rating: Very low

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:

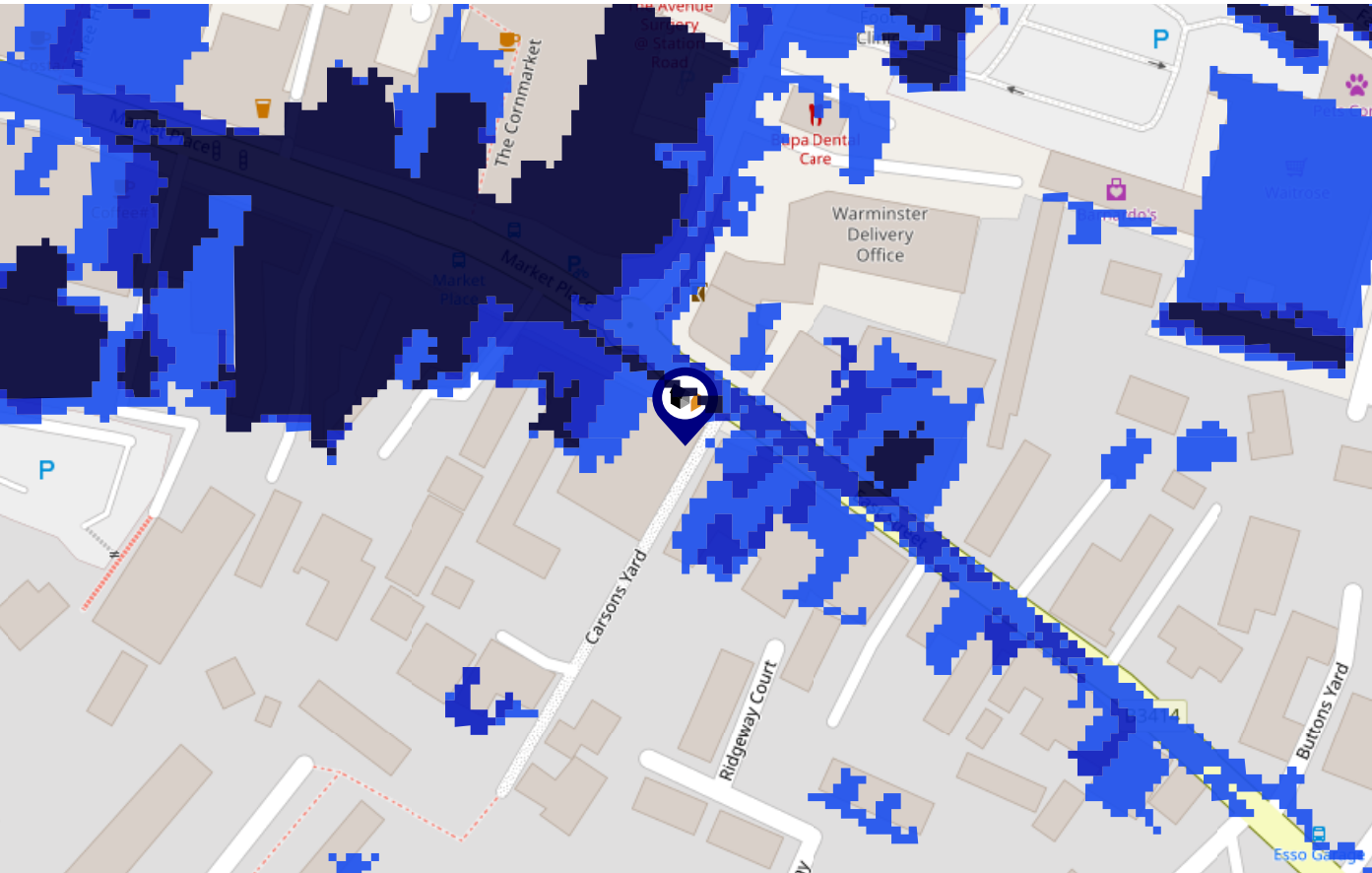


Flood Risk

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: 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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Chance of flooding to the following depths at this property:



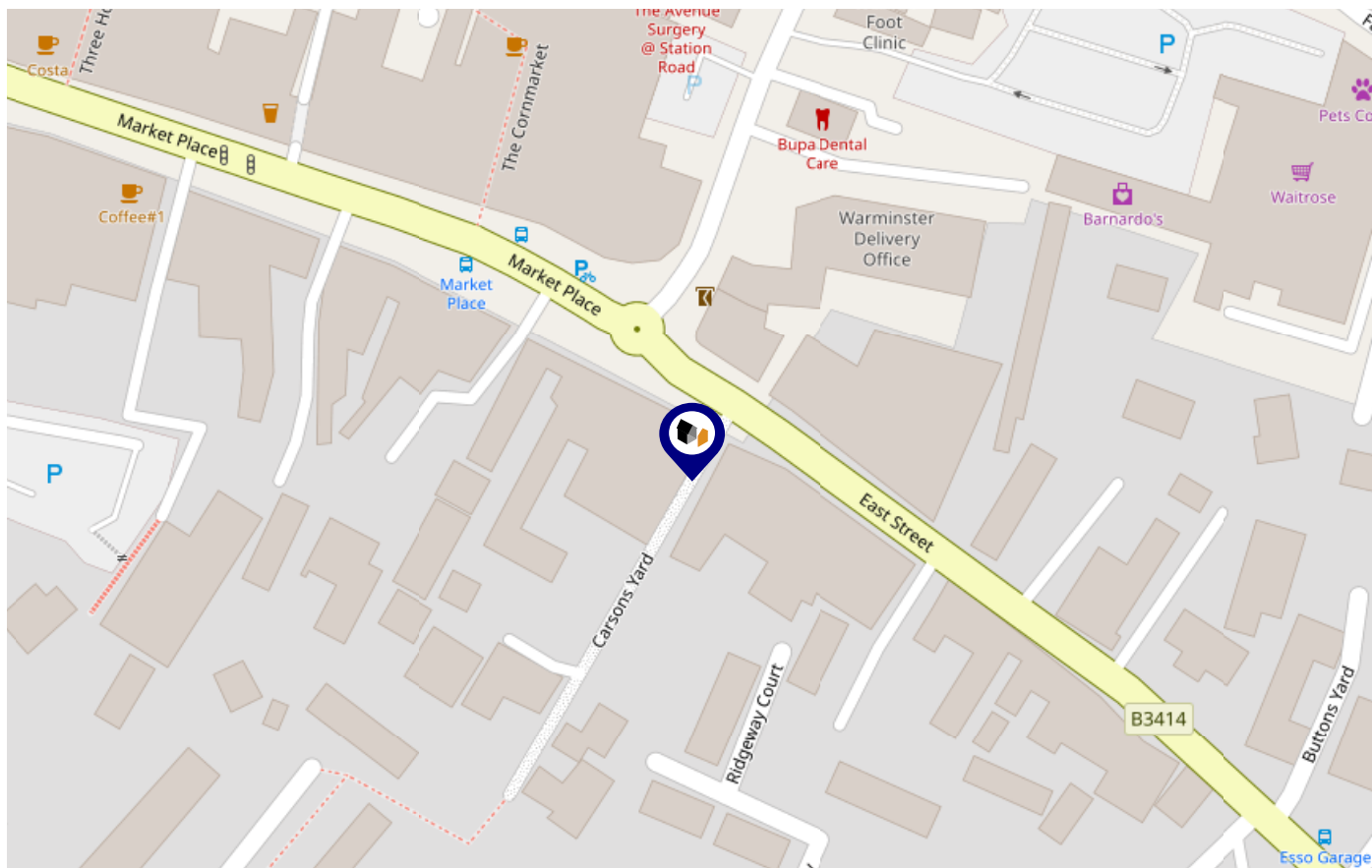
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Flood Risk

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.

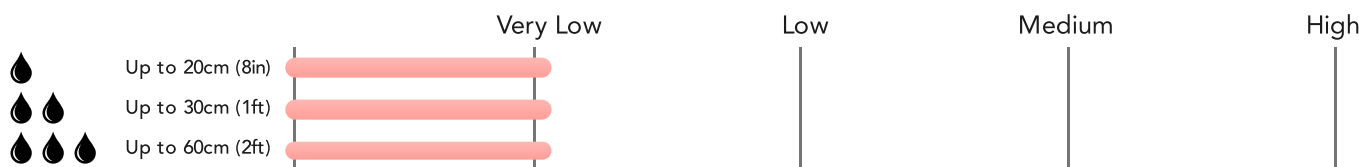


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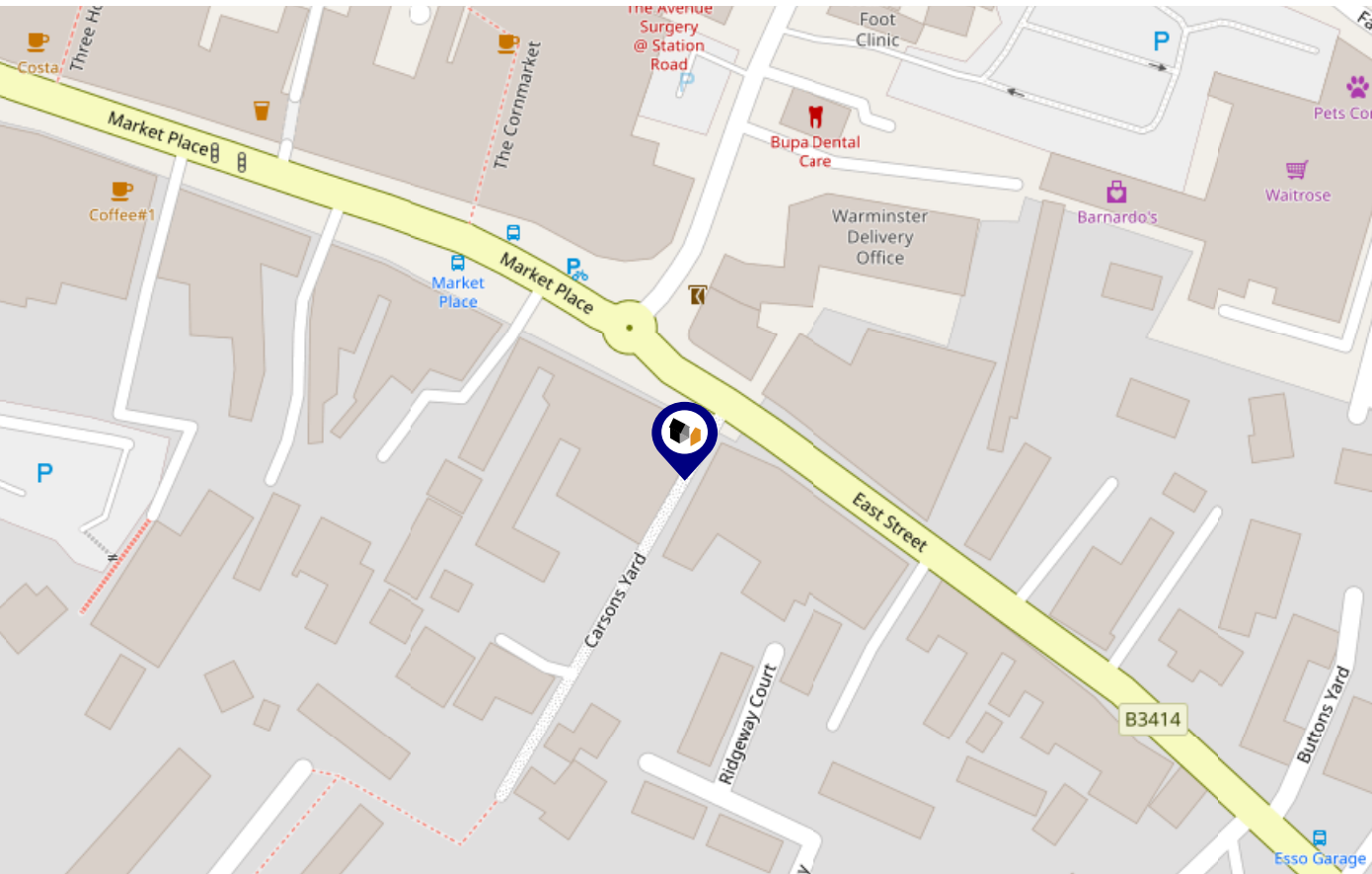
Chance of flooding to the following depths at this property:



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.

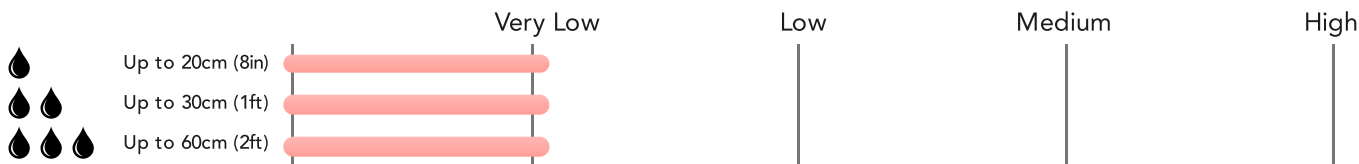


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

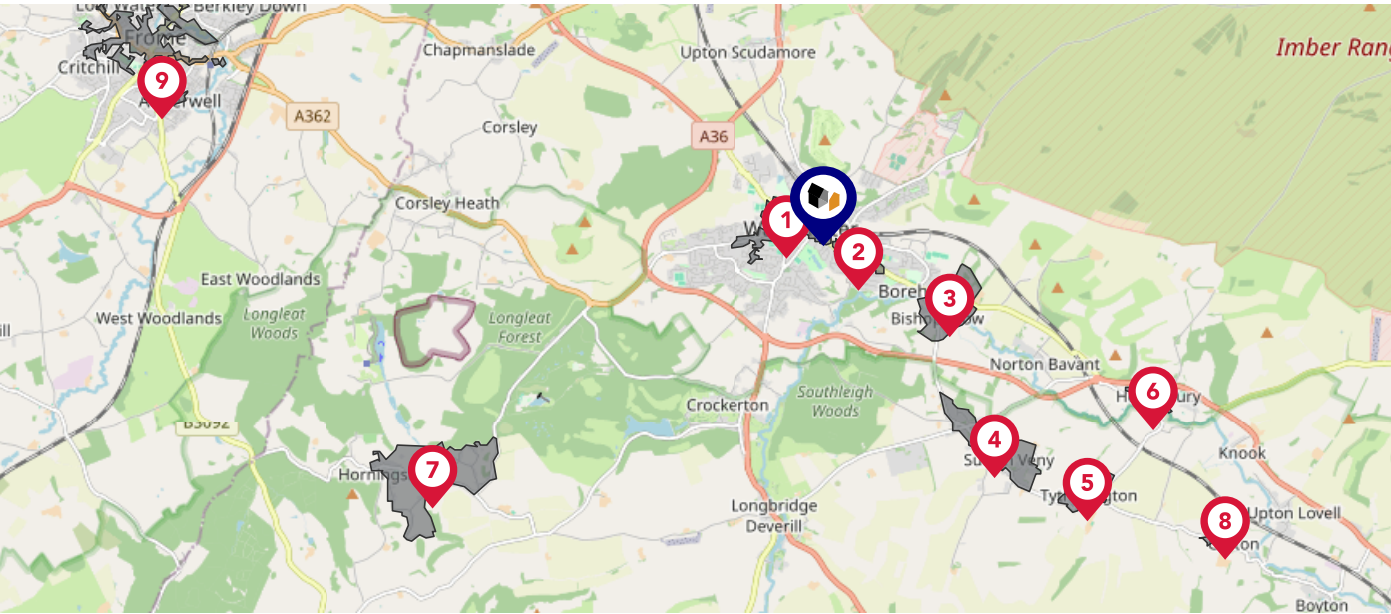


Maps

Conservation Areas

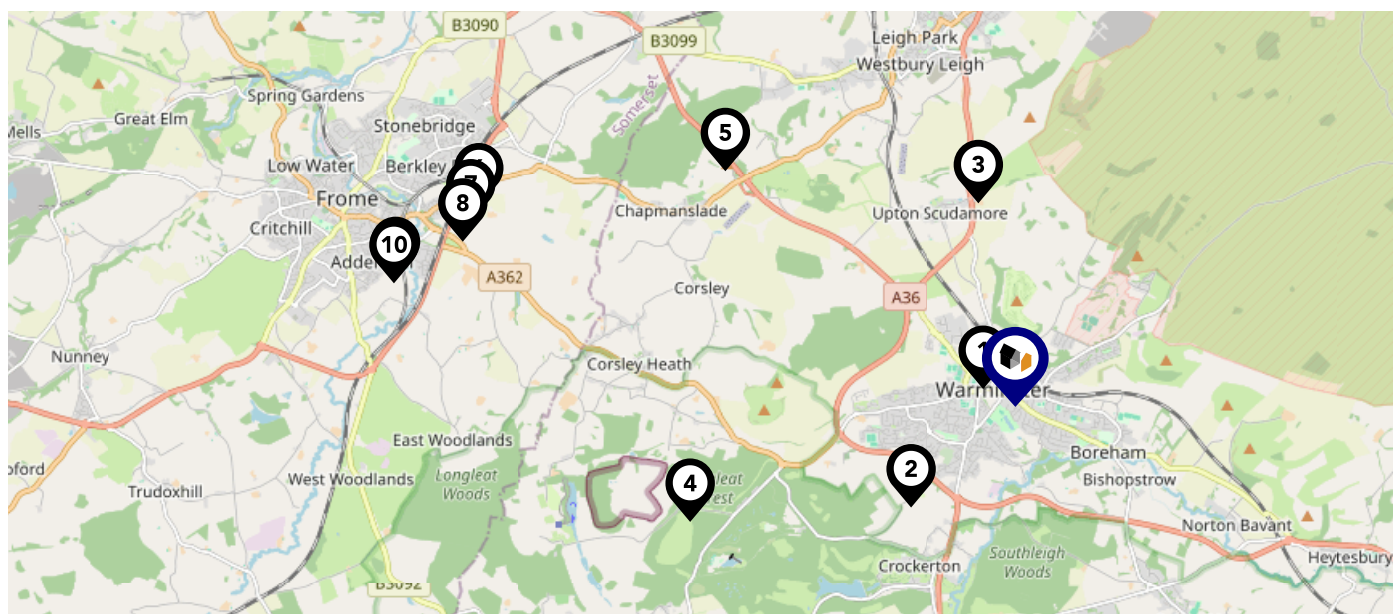
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have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



Nearby Conservation Areas	
1	Warminster
2	Warminster, Boreham Road
3	Bishopstrow
4	Sutton Veny
5	Tytherington
6	Heytesbury
7	Horningsham
8	Corton
9	Frome

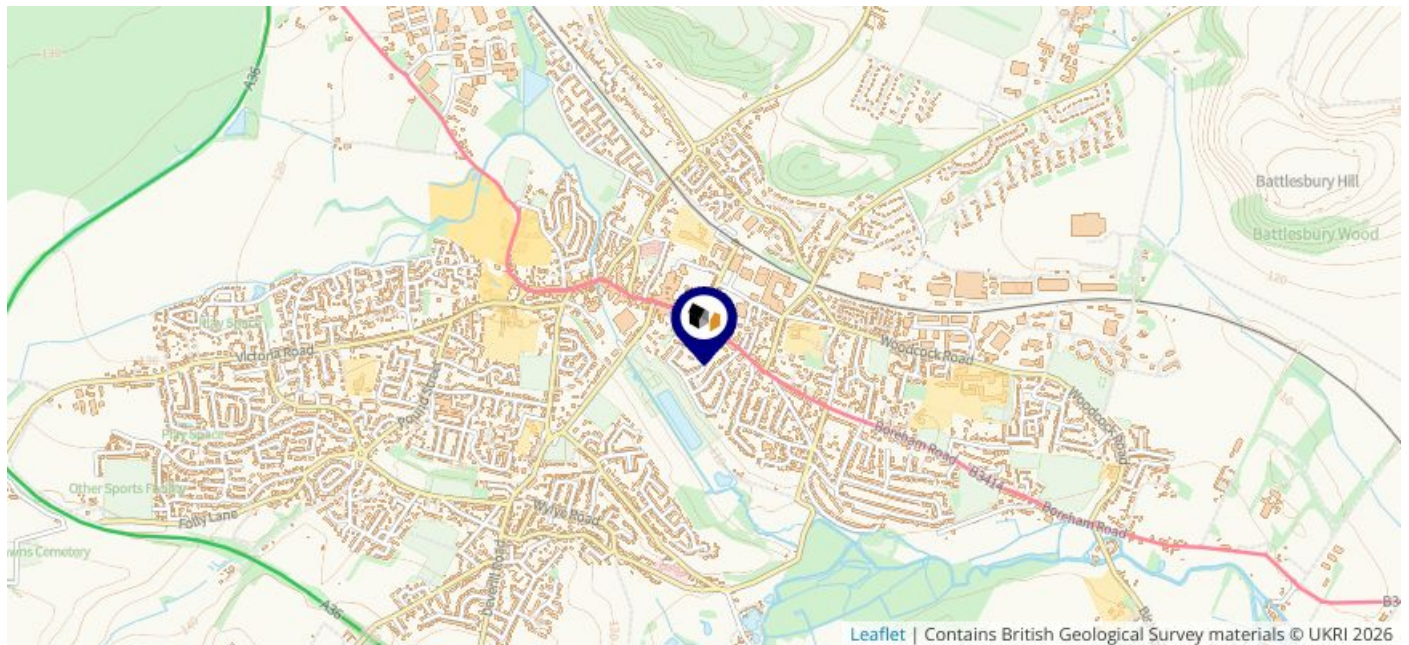
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Partway Lane Tip-Warminster, Wiltshire	Historic Landfill
2	Ludlow's Farm-Bradley Road, Warminster, Wiltshire	Historic Landfill
3	Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire	Historic Landfill
4	Upper Hares Batch Landfill Site-North Of Longcombe Drive, Longleat, Warminster, Wiltshire	Historic Landfill
5	Tip at Blackdog Farm-Blackdog Farm, Chapmanslade	Historic Landfill
6	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill
7	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
8	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
9	Butler and Tanner Limited-Frome, Somerset	Historic Landfill
10	Mells River Bank-Frome	Historic Landfill

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.

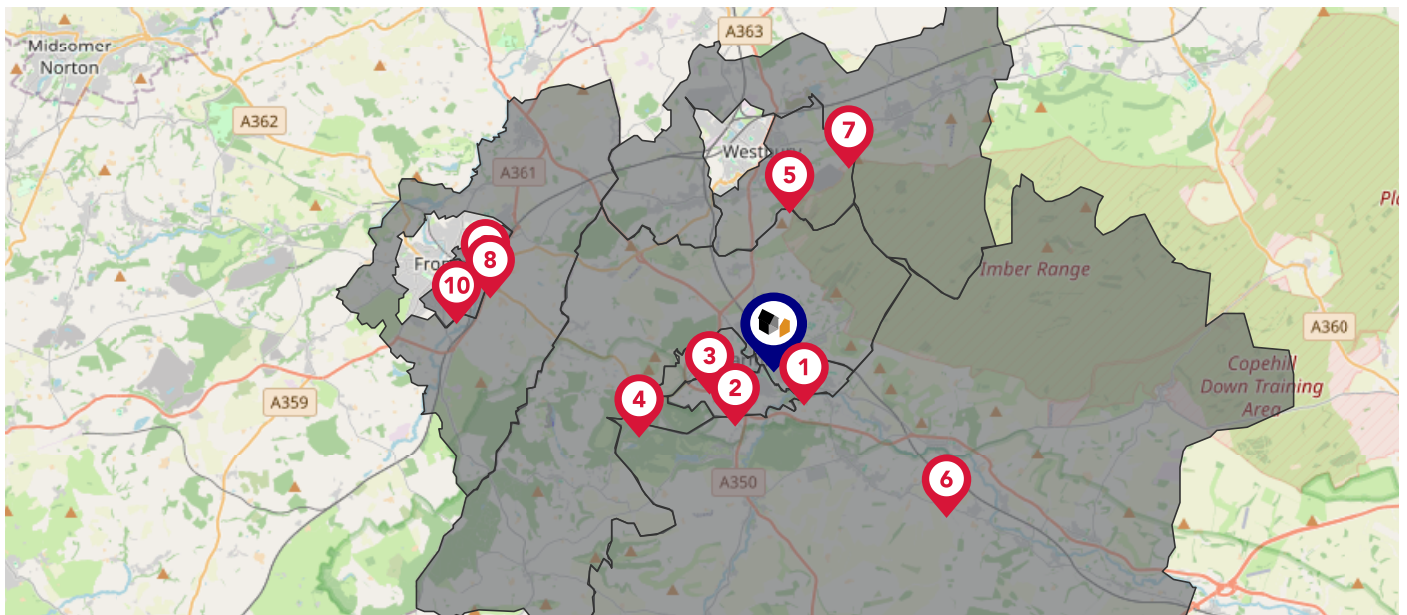
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

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

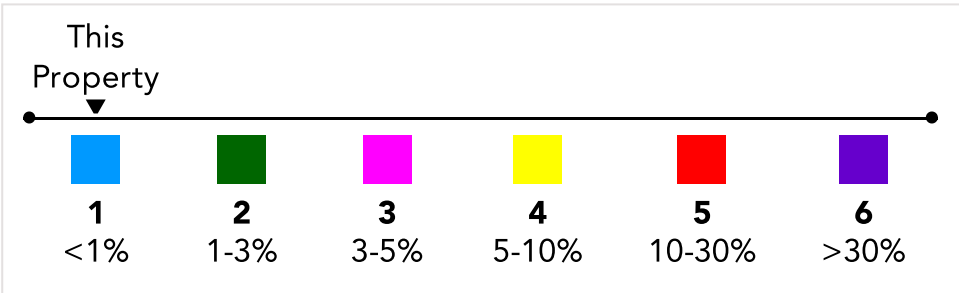
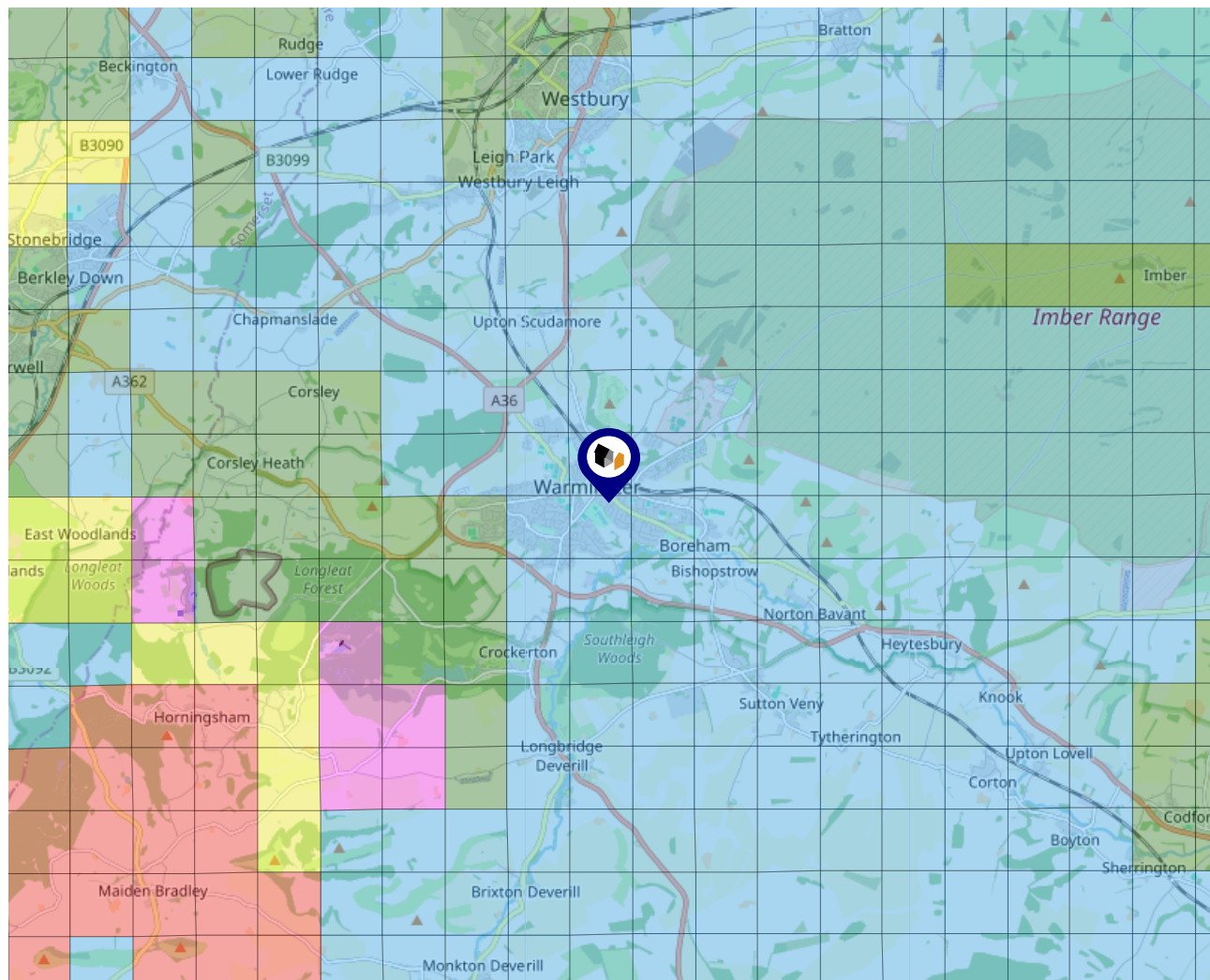


Nearby Council Wards

-  Warminster East ED
-  Warminster Broadway ED
-  Warminster West ED
-  Warminster North & Rural ED
-  Westbury East ED
-  Wylde Valley ED
-  Ethandune ED
-  Beckington and Selwood Ward
-  Frome Berkley Down Ward
-  Frome Keyford Ward

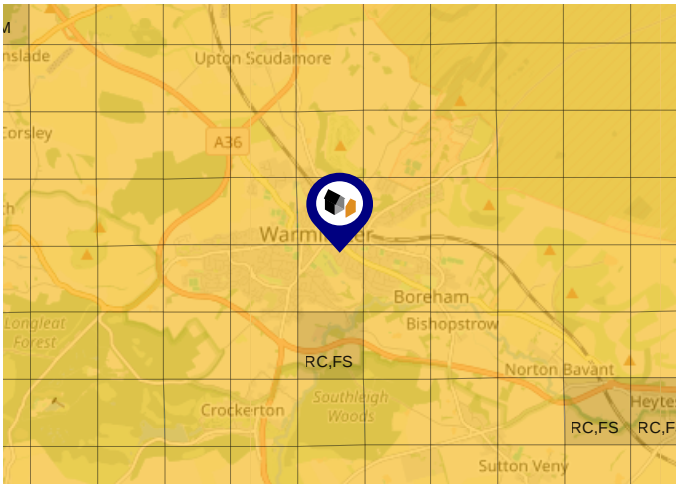
What is Radon?

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).



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

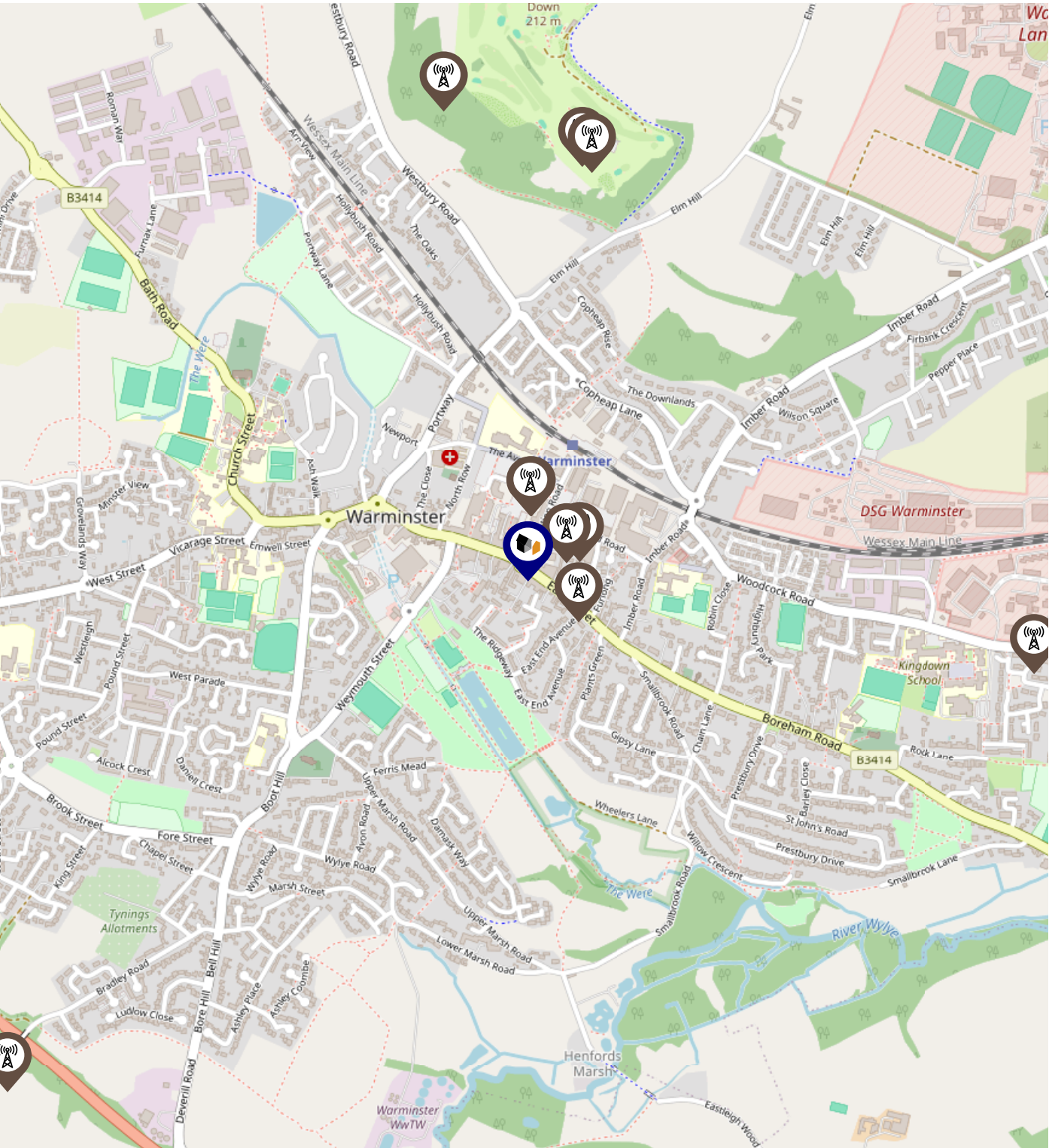


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

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Key:

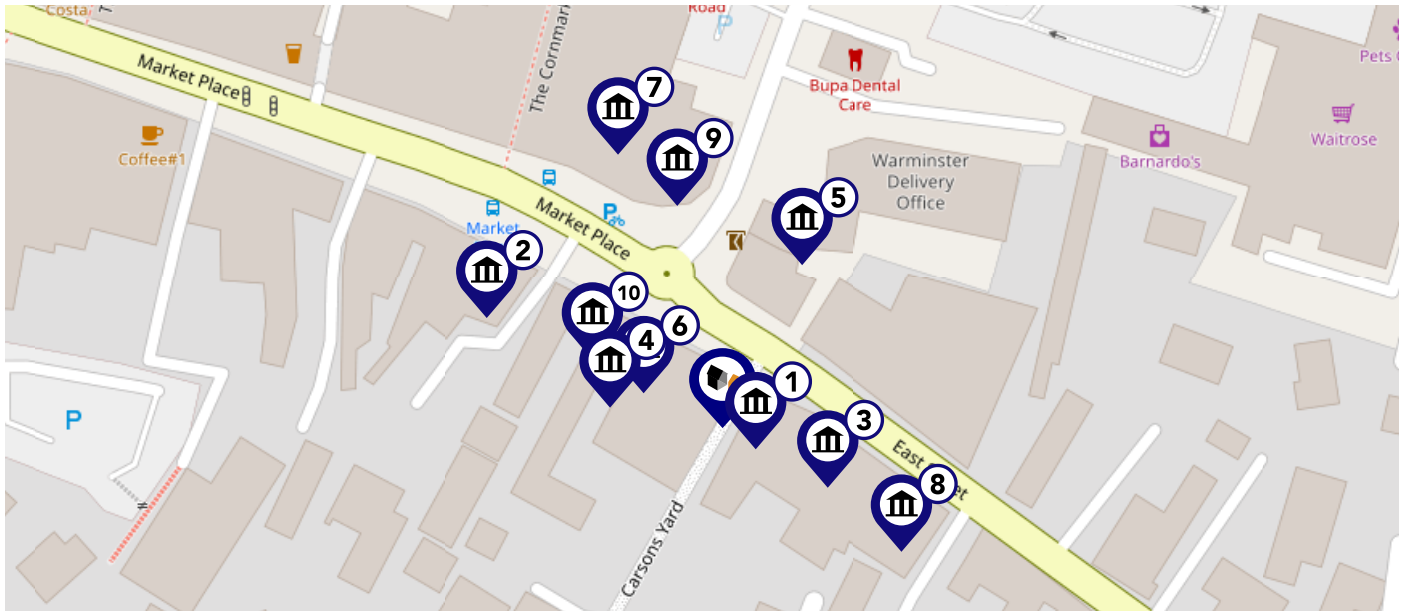
-  Power Pylons
-  Communication Masts

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
 1193821 - 6 And 8, East Street	Grade II	0.0 miles
 1194357 - 44-54, Market Place	Grade II	0.0 miles
 1364466 - 14-30, East Street	Grade II	0.0 miles
 1364441 - 76, Market Place	Grade II	0.0 miles
 1364437 - 71, Market Place	Grade II	0.0 miles
 1194399 - National Westminster Bank	Grade II	0.0 miles
 1285794 - 63-67, Market Place	Grade II	0.0 miles
 1036204 - Masons Arms Inn	Grade II	0.0 miles
 1036226 - 69, Market Place	Grade II	0.0 miles
 1285720 - 72 And 74, Market Place	Grade II	0.0 miles

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The landlord has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does not contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

There is a private right of way up the stairs for the residents of the property and a communal hallway.

Construction Type

Traditional Materials

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

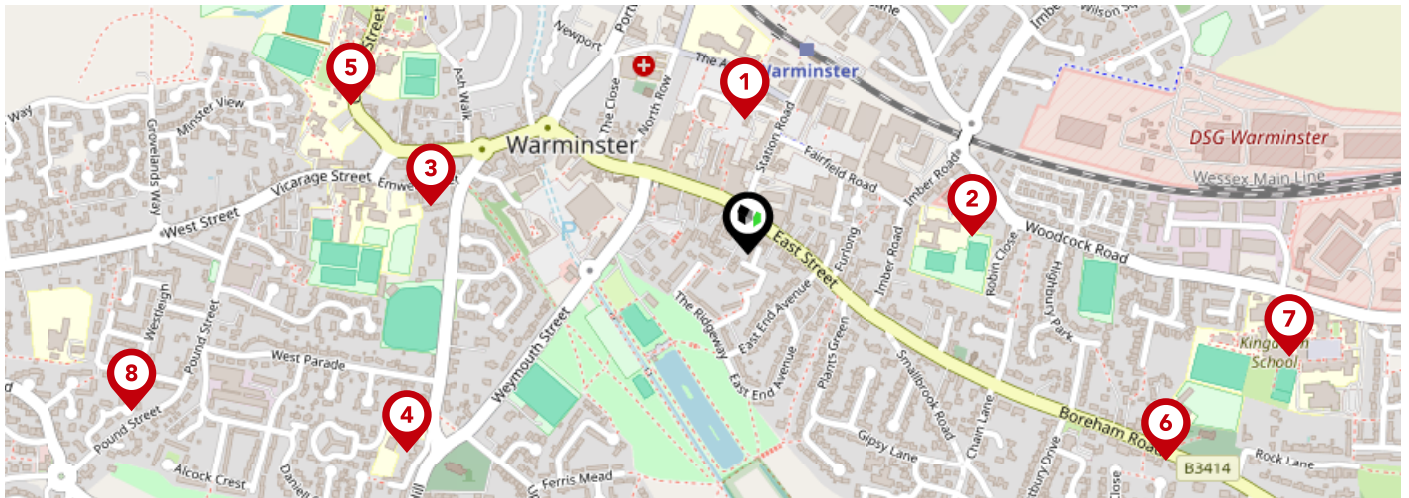
Electric Heating

Water Supply

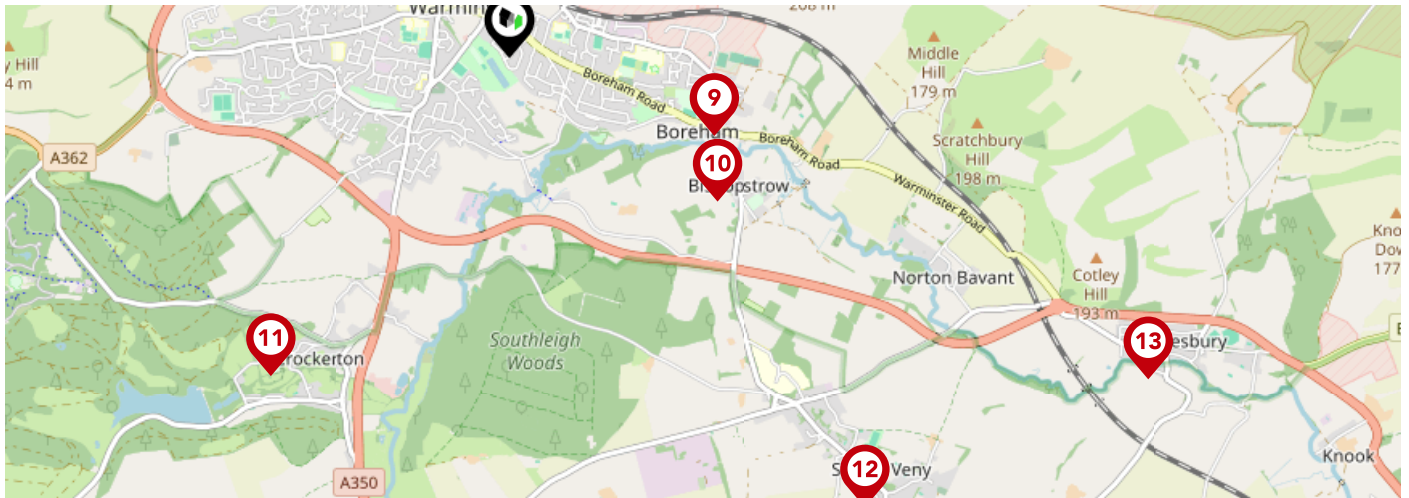
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	The Avenue Primary School and Children's Centre Ofsted Rating: Good Pupils: 265 Distance:0.16	☐	☒	☐	☐	☐
2	New Close Primary School Ofsted Rating: Good Pupils: 136 Distance:0.26	☐	☒	☐	☐	☐
3	The Minster CofE Primary School Ofsted Rating: Good Pupils: 210 Distance:0.37	☐	☒	☐	☐	☐
4	Sambourne Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 119 Distance:0.46	☐	☒	☐	☐	☐
5	Warminster School Ofsted Rating: Not Rated Pupils: 529 Distance:0.49	☐	☐	☒	☐	☐
6	St John's CofE School Ofsted Rating: Good Pupils: 117 Distance:0.54	☐	☒	☐	☐	☐
7	Kingdown School Ofsted Rating: Good Pupils: 1454 Distance:0.64	☐	☐	☒	☐	☐
8	Princecroft Primary School Ofsted Rating: Good Pupils: 242 Distance:0.74	☐	☒	☐	☐	☐

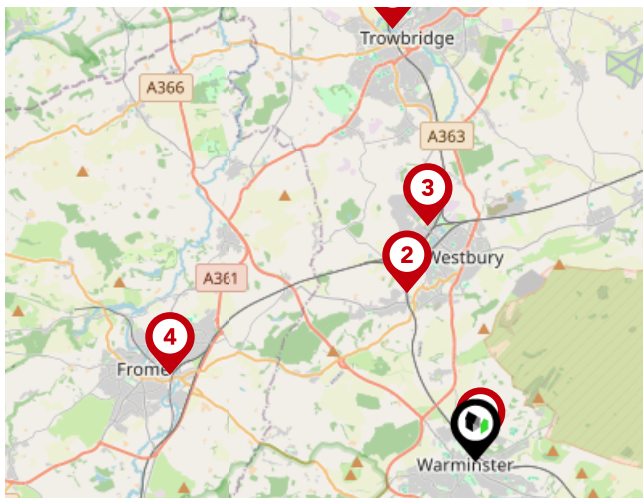


		Nursery	Primary	Secondary	College	Private
9	St George's Catholic Primary School, Warminster Ofsted Rating: Requires improvement Pupils: 102 Distance:1.01	☐	☒	☐	☐	☐
10	Bishopstrow College Ofsted Rating: Not Rated Pupils: 55 Distance:1.17	☐	☐	☒	☐	☐
11	Crockerton CofE Primary School Ofsted Rating: Good Pupils: 82 Distance:1.85	☐	☒	☐	☐	☐
12	Sutton Veny CofE School Ofsted Rating: Good Pupils: 161 Distance:2.66	☐	☒	☐	☐	☐
13	Heytesbury Church of England Primary School Ofsted Rating: Requires improvement Pupils: 49 Distance:3.32	☐	☒	☐	☐	☐
14	Fairfield Farm College (Fairfield Farm Trust) Ofsted Rating: Good Pupils:0 Distance:3.39	☐	☐	☒	☐	☐
15	Dilton Marsh CofE Primary School Ofsted Rating: Good Pupils: 174 Distance:3.47	☐	☒	☐	☐	☐
16	Compass Community School Athelstan Park Ofsted Rating: Requires improvement Pupils: 12 Distance:3.54	☐	☐	☒	☐	☐

Area

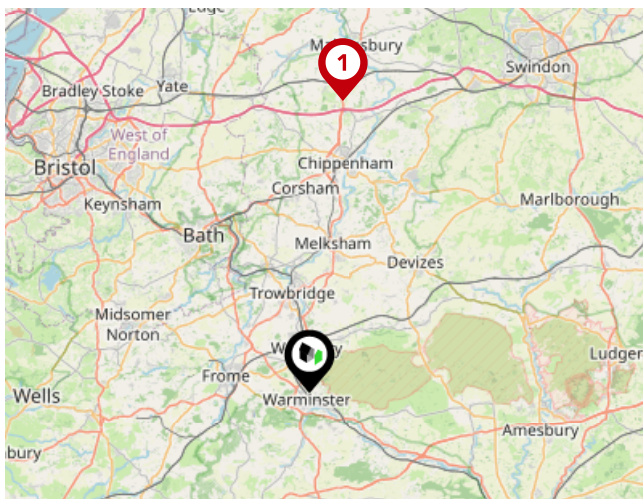
Transport (National)

COOPER
AND
TANNER



National Rail Stations

Pin	Name	Distance
1	Warminster Rail Station	0.2 miles
2	Dilton Marsh Rail Station	3.35 miles
3	Westbury (Wilts) Rail Station	4.43 miles
4	Frome Rail Station	5.91 miles
5	Trowbridge Rail Station	8.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	21.62 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	26.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.02 miles
2	Market Place	0.04 miles
3	Esso Garage	0.11 miles
4	Central Car Park	0.12 miles
5	Morrisons	0.14 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	24.38 miles

Testimonial 1



From the initial instruction with Cooper and Tanner right up until when my home completed, the team made sure I was aware of every minor detail affecting the sale. Thank you Ken for your prompt assistance in all the viewings and utmost support throughout. Linda needs a special mention as her kindness, support and overall attitude made the experience so much more comfortable and reduced any levels of worry / stress 6 months into the process.

Testimonial 2



The Lettings Department have managed a property for us for 7 years. They have been consistently professional and knowledgeable about all aspects of letting, and managed some difficult situations calmly, giving us clear information as needed. We highly recommend

Testimonial 3



Would highly recommend Cooper & Tanner, they were amazing with my sale. From the initial valuation, they were the most knowledgeable and gave the best valuation, not over inflated, even though the valuation was more than other valuations given from other companies. My property was unique therefore their guidance was spot on. Would highly recommend them. The whole team is friendly, understanding, knowledgeable, and approachable.

Testimonial 4



Amazing service. Very good customer service. The lady that showed us the property and all the team were amazing. They made getting a home very easy for us and I am grateful to you all.



/cooperandtanner



/cooper_and_tanner/

Important - Please read

Cooper and Tanner

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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