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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Wednesday 11th November 2026**



## RAMSBURY WALK, TROWBRIDGE, BA14


**Martin & Co Westbury**

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saleswestbury@martinco.com

www.martinco.com



arla | propertymark PROTECTED

naea | propertymark PROTECTED

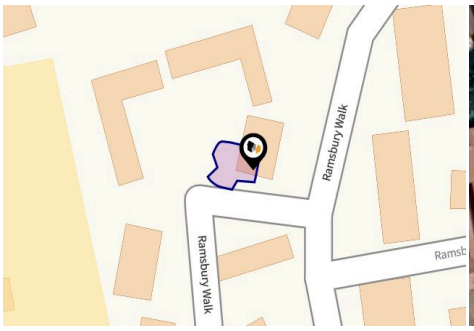
The Property Ombudsman

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# Property
# Overview

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Freehold |
| **Bedrooms:** | 1 | | |
| **Floor Area:** | 495 $ft^2$ / 46 $m^2$ | | |
| **Plot Area:** | 0.03 acres | | |
| **Year Built :** | 1976-1982 | | |
| **Council Tax :** | Band A | | |
| **Annual Estimate:** | £1,715 | | |
| **Title Number:** | WT56065 | | |

## Local Area

**Local Authority:** Wiltshire

**Conservation Area:** No

**Flood Risk:**

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

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

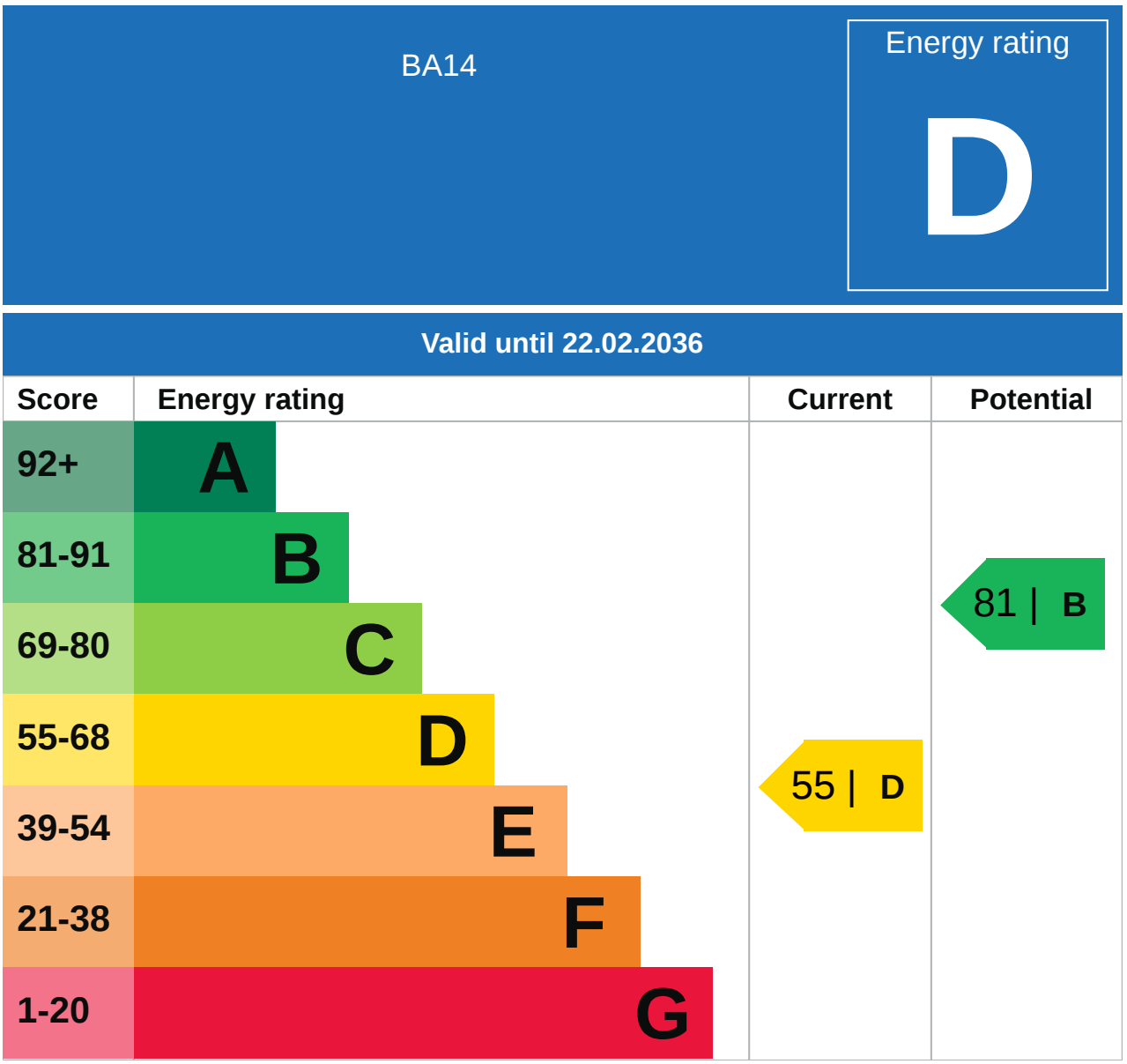
| 8 mb/s | 61 mb/s | 10000 mb/s |
|---|---|---|

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

**Satellite/Fibre TV Availability:**

# EPC - Certificate

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# EPC - Additional Data

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | Mid-terrace house |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Cavity wall, as built, insulated (assumed) |
| **Roof:** | Pitched, 300 mm loft insulation |
| **Roof Energy:** | Pitched, 300 mm loft insulation |
| **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:** | From main system |
| **Lighting:** | Excellent lighting efficiency |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 45 $m^2$ |

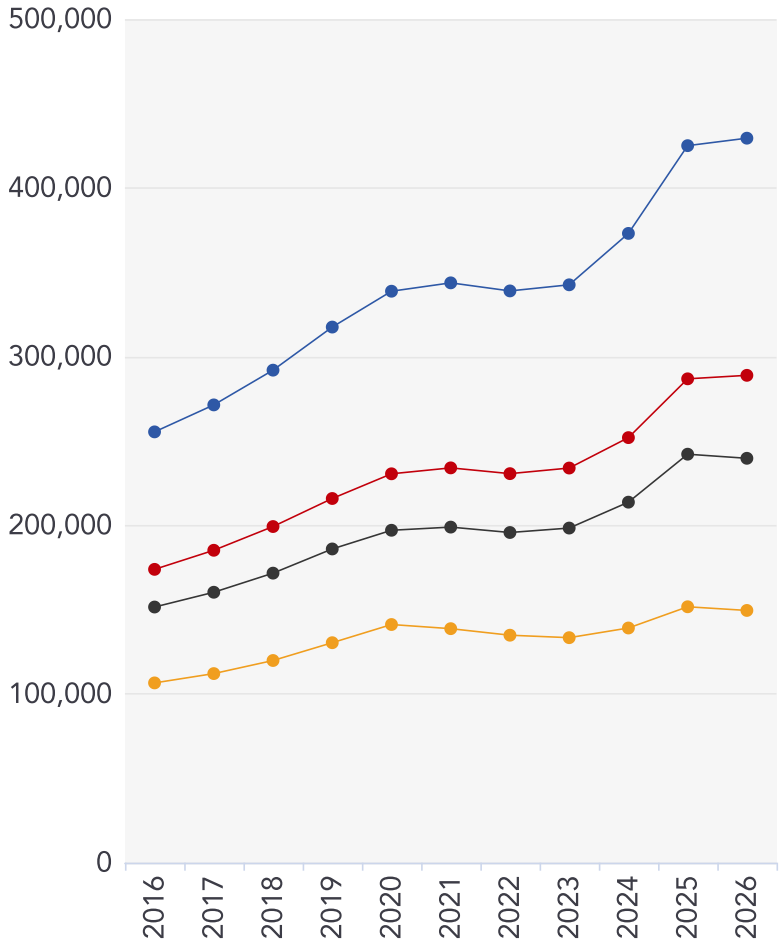


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# House Price Statistics

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10 Year History of Average House Prices by Property Type in BA14




Detached

**+68.17%**

Semi-Detached

**+66.14%**

Terraced

**+58.17%**

Flat

**+40.31%**

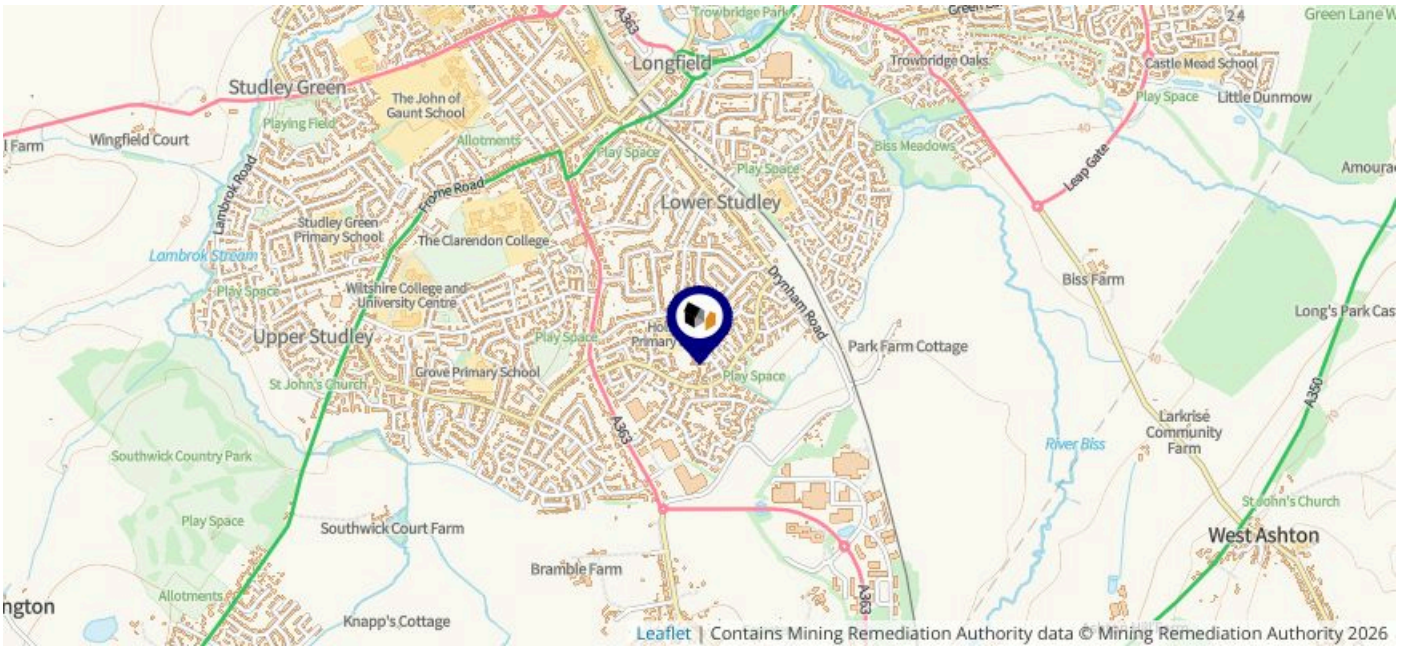


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# Maps
# Coal Mining

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This map displays nearby coal mine entrances and their classifications.




## Mine Entry

- Adit
- Gutter Pit
- Shaft

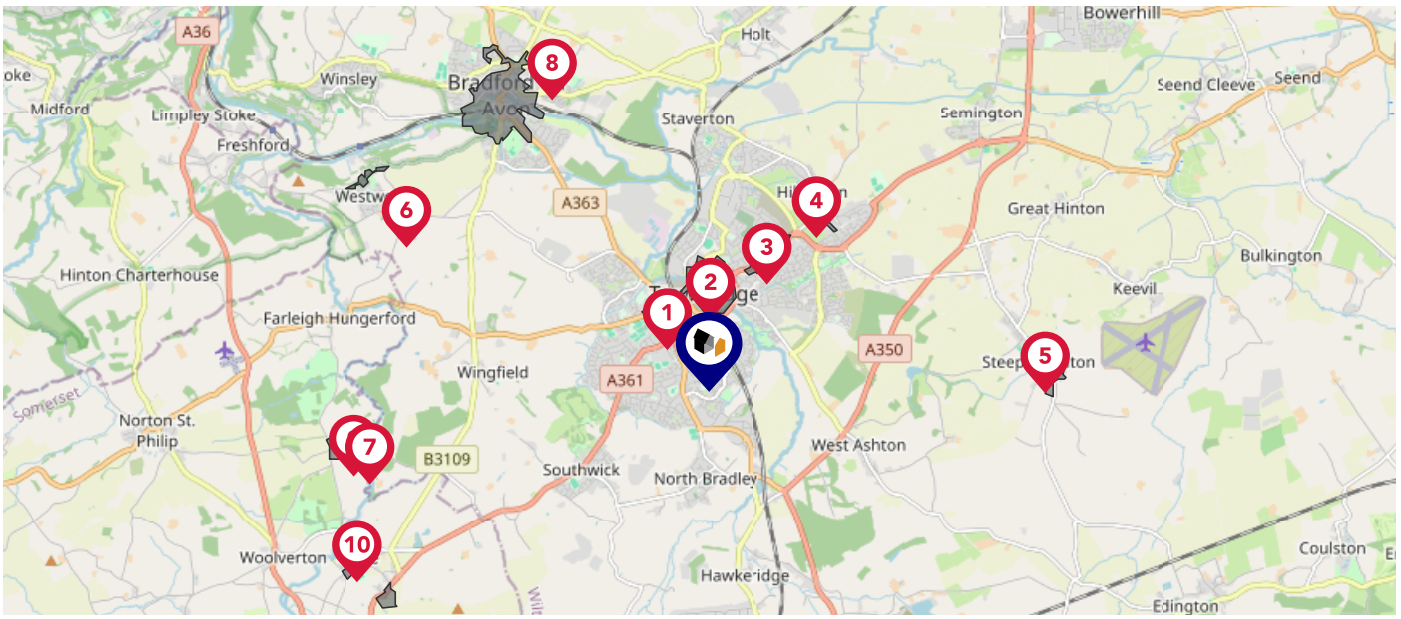
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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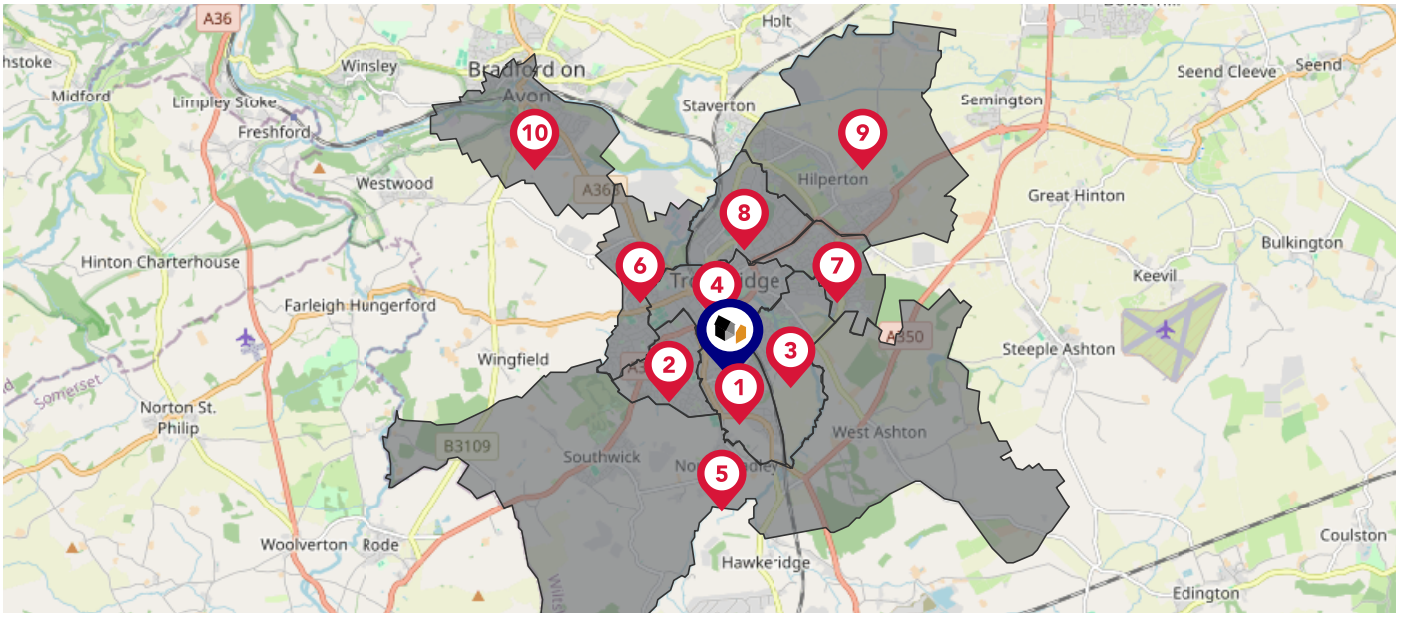
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




| Nearby Conservation Areas | |
|---|---|
| 1 | Trowbridge, New Town |
| 2 | Trowbridge |
| 3 | Trowbridge, Hilperton Road |
| 4 | Hilperton |
| 5 | Steeple Ashton |
| 6 | Westwood |
| 7 | Tellisford |
| 8 | Bradford-on-Avon |
| 9 | Tellisford |
| 10 | Rode |

# 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 | Trowbridge Drynham ED |
| 2 | Trowbridge Grove ED |
| 3 | Trowbridge Park ED |
| 4 | Trowbridge Central ED |
| 5 | Southwick ED |
| 6 | Trowbridge Lambrok ED |
| 7 | Trowbridge Paxcroft ED |
| 8 | Trowbridge Adcroft ED |
| 9 | Hilperton ED |
| 10 | Bradford-on-Avon South ED |

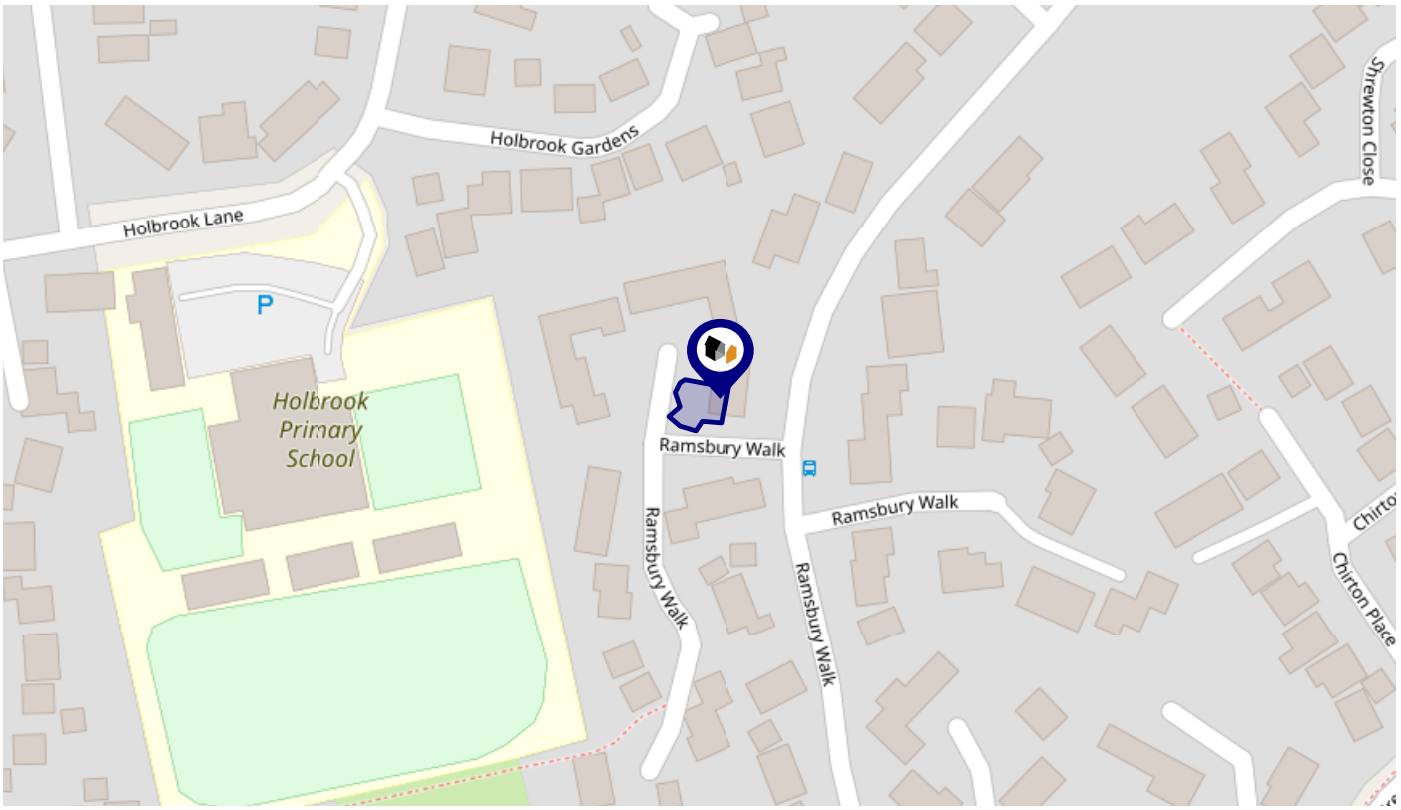


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# Maps
# Rail Noise

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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.

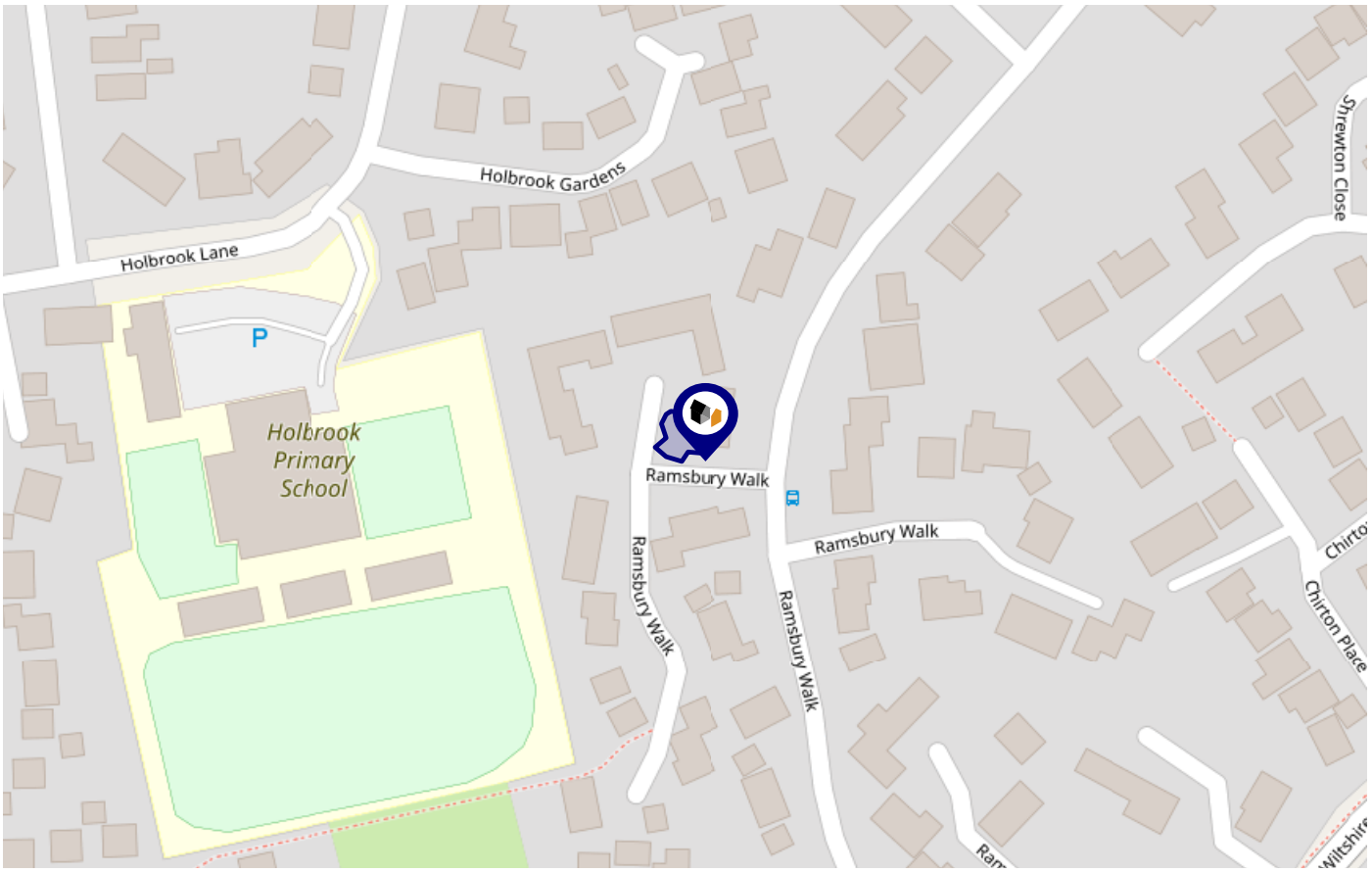
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

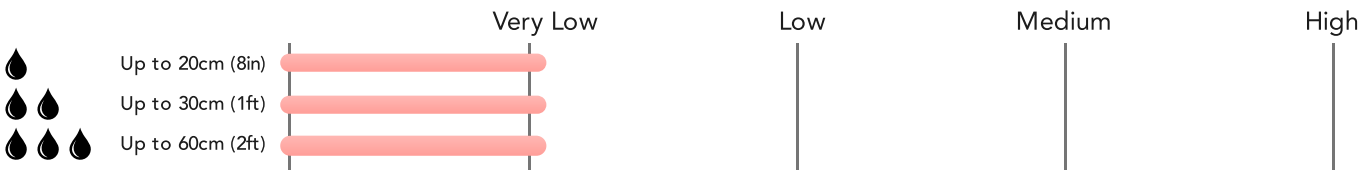



## Risk Rating: Very low

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:



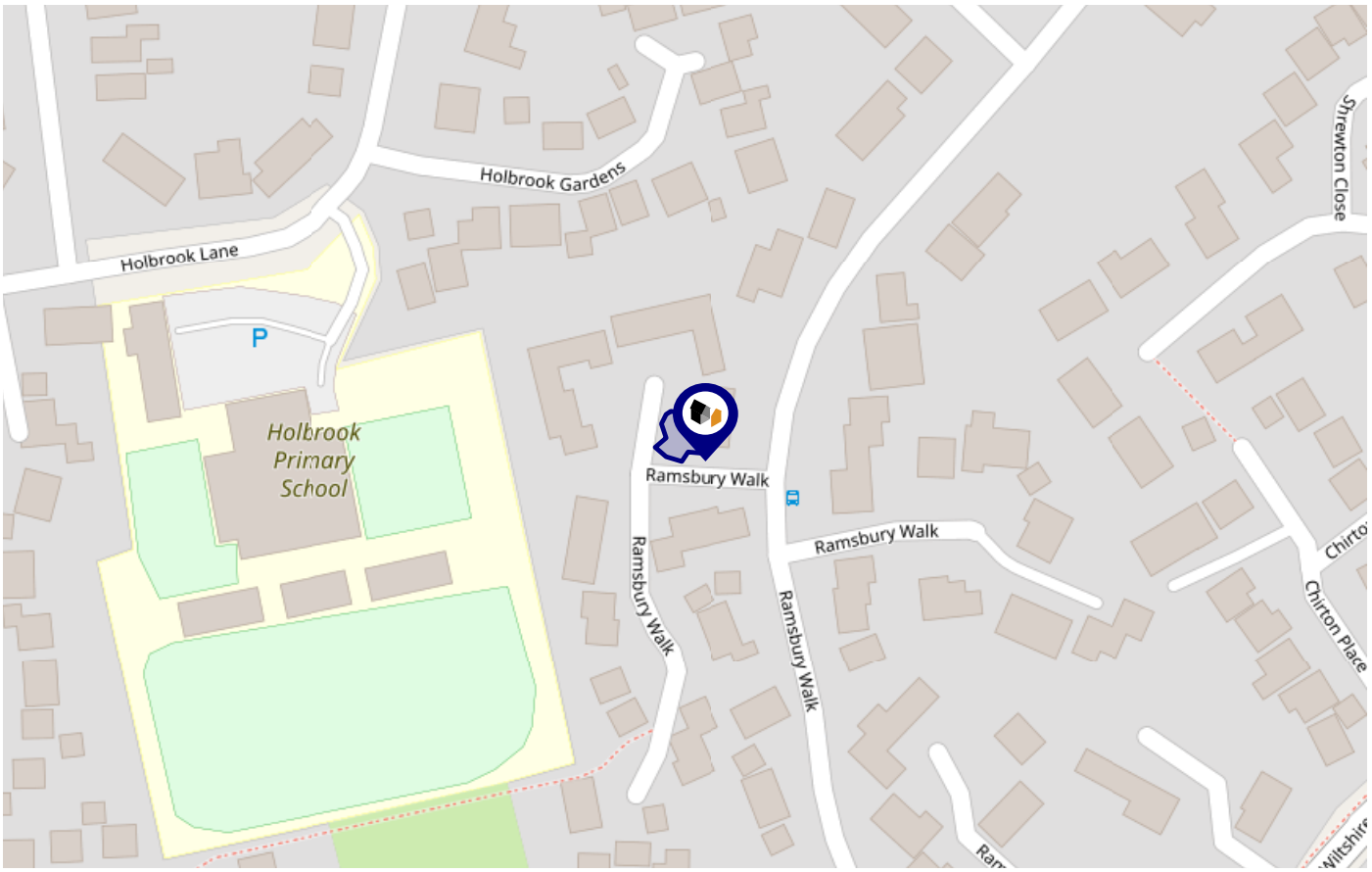



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# Flood Risk
# Rivers & Seas - Climate Change

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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.

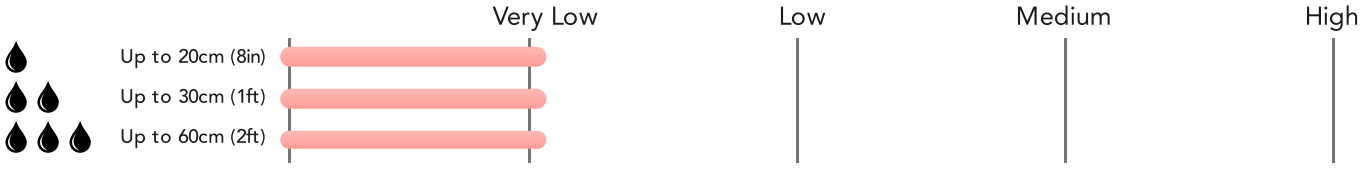



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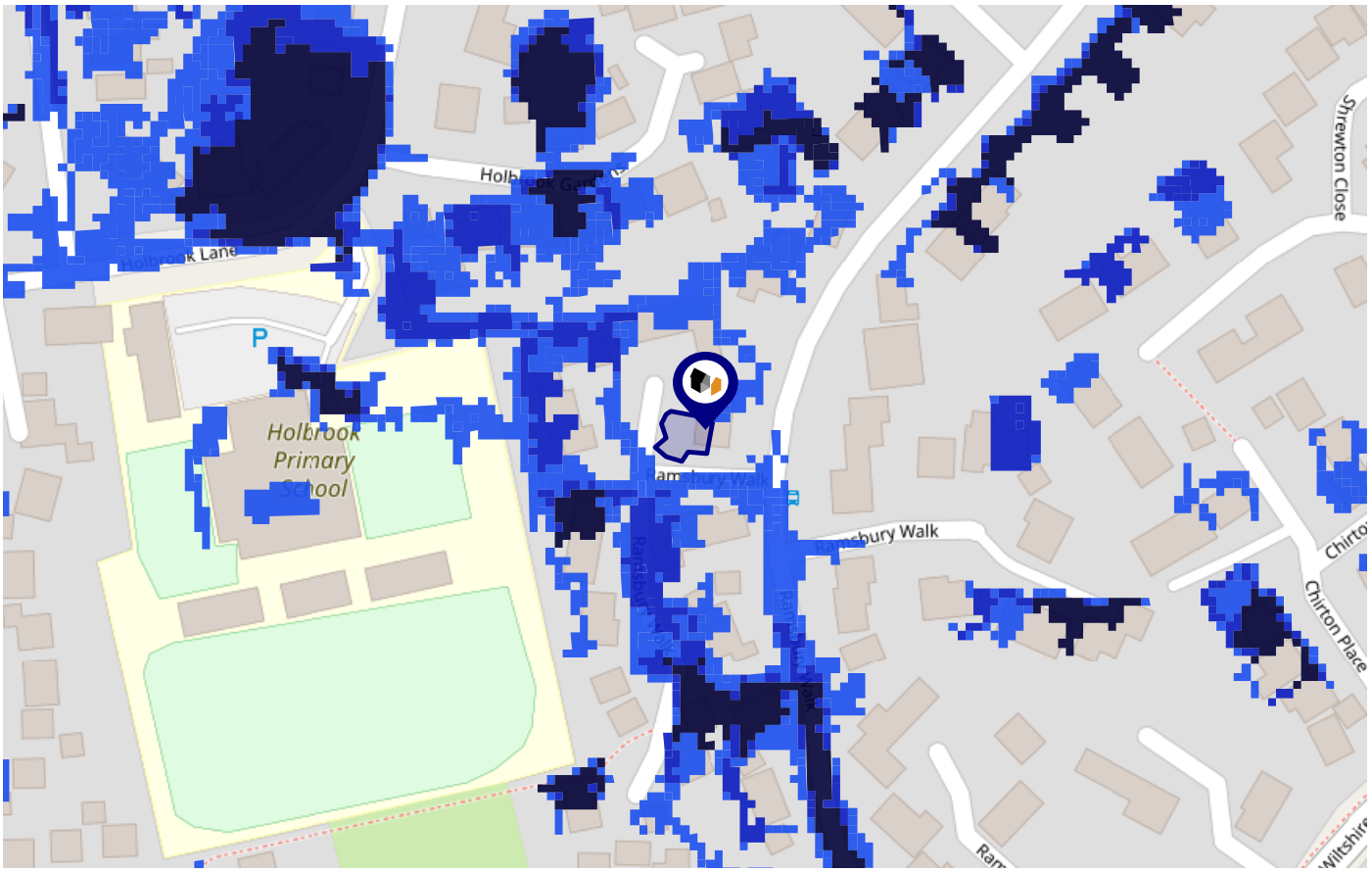



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# Flood Risk
# Surface Water - Flood Risk

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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.

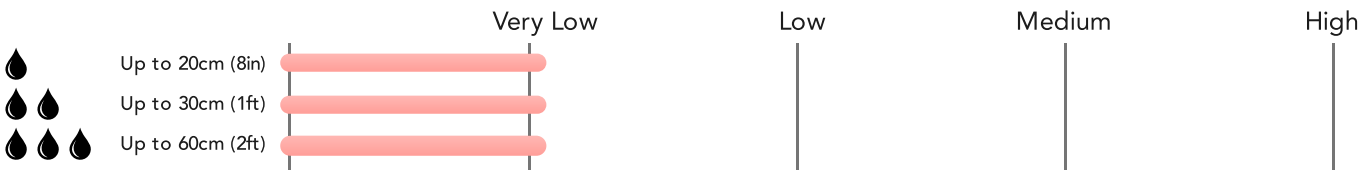



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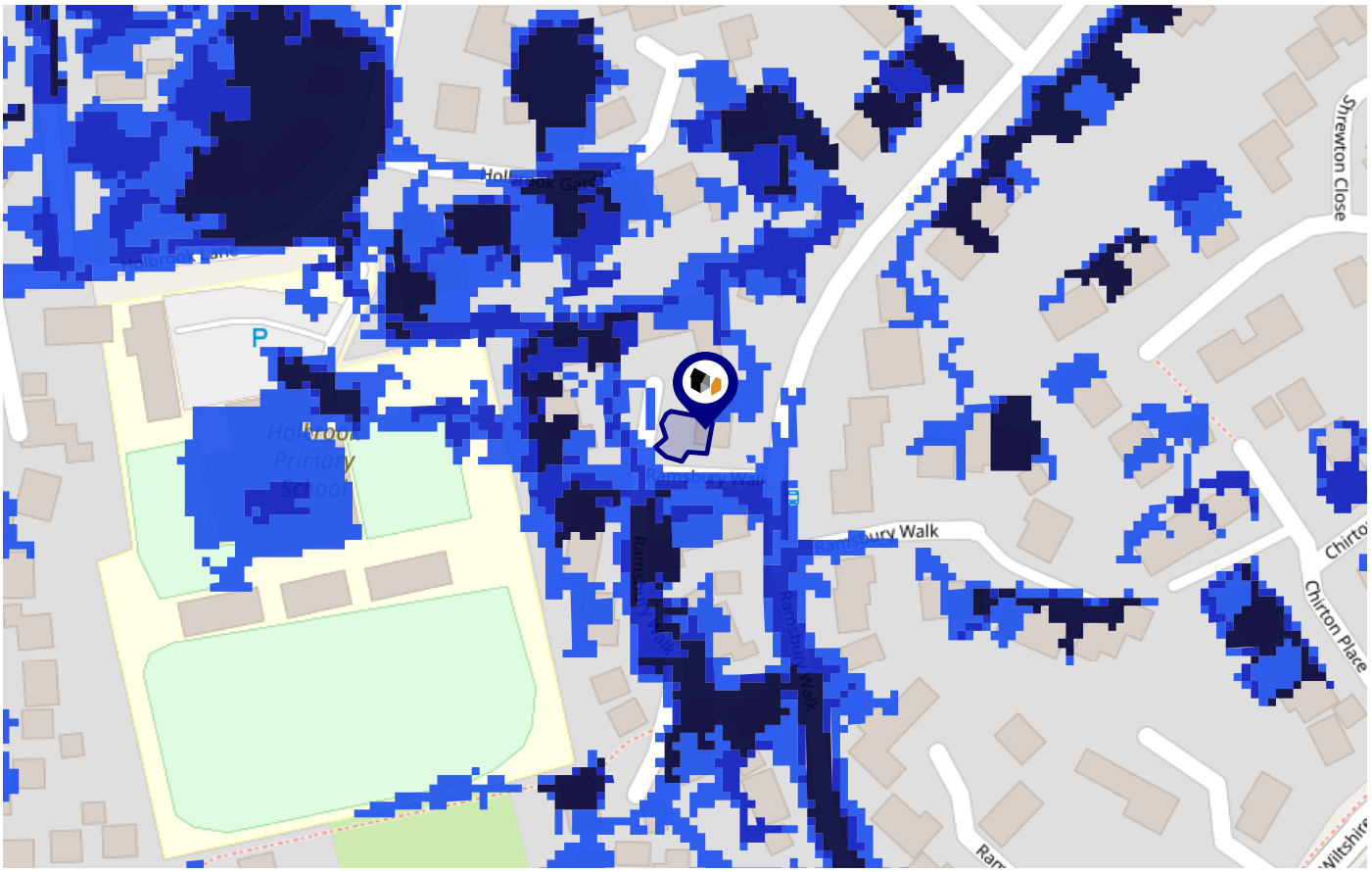



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# Flood Risk
# Surface Water - Climate Change

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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.

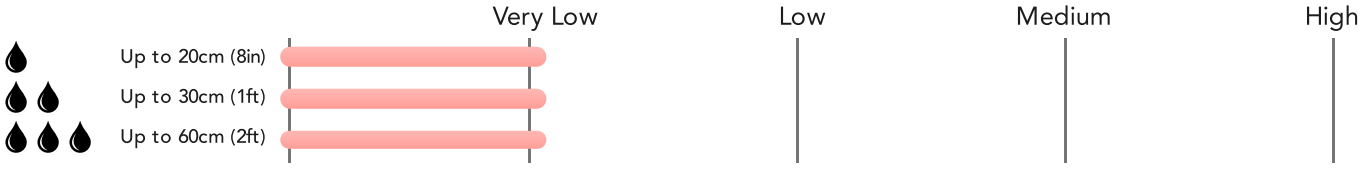



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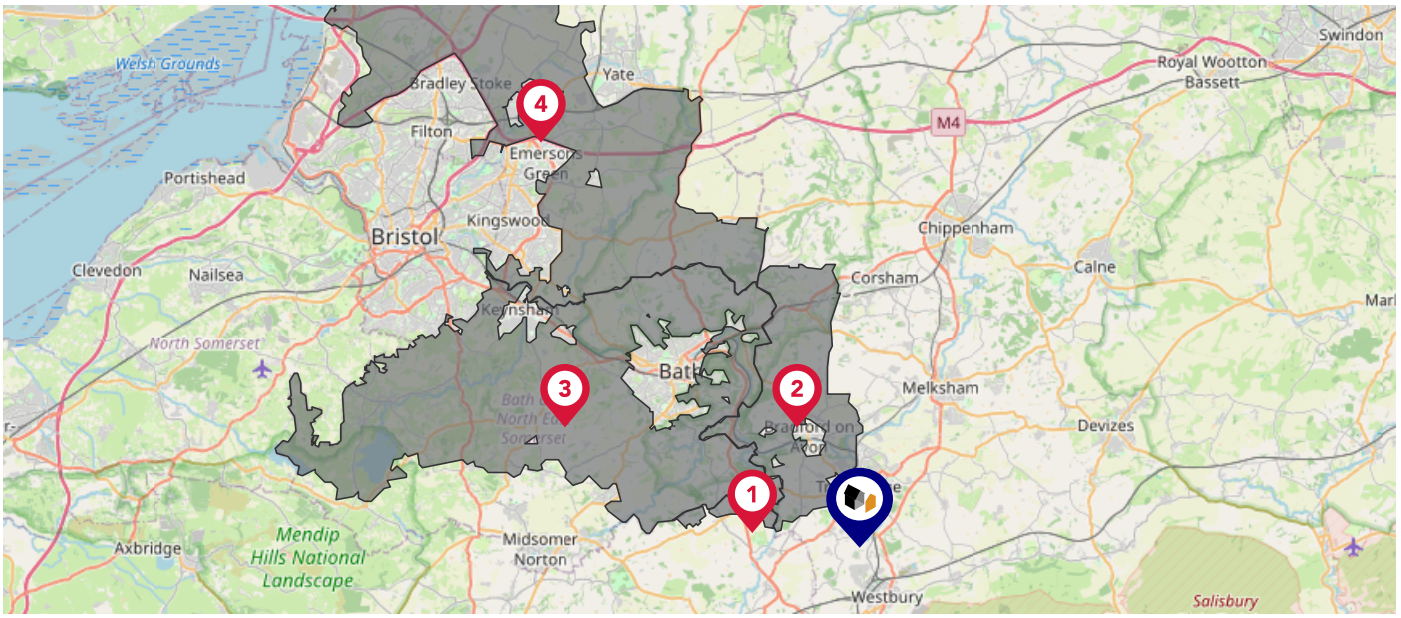



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# Maps
# Green Belt

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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 | Disused Brickworks-Upper Studley, Trowbridge, Wiltshire | Historic Landfill |
| 2 | Disused Brickworks and Tip-Southwick | Historic Landfill |
| 3 | Land at Sandlewood-Yarnbrook Road, West Ashton, Trowbridge, Wiltshire | Historic Landfill |
| 4 | Disused Brick and Tile Works-Trowbridge, Wiltshire | Historic Landfill |
| 5 | Bradford Road SD Works-Trowbridge, Wiltshire | Historic Landfill |
| 6 | Cockhill Farm-Trowbridge, Wiltshire | Historic Landfill |
| 7 | Cockhill Farm-Trowbridge | Historic Landfill |
| 8 | Land Adjoining Licesee's premises-Canal Road Industrial Estate, Canal Road, Trowbridge, Wiltshire | Historic Landfill |
| 9 | EA/EPR/RP3390FA/A001 - Manor Farm | Active Landfill |
| 10 | Riding School-Heywood Riding Stables, Westbury, Wiltshire | Historic Landfill |



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# 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...



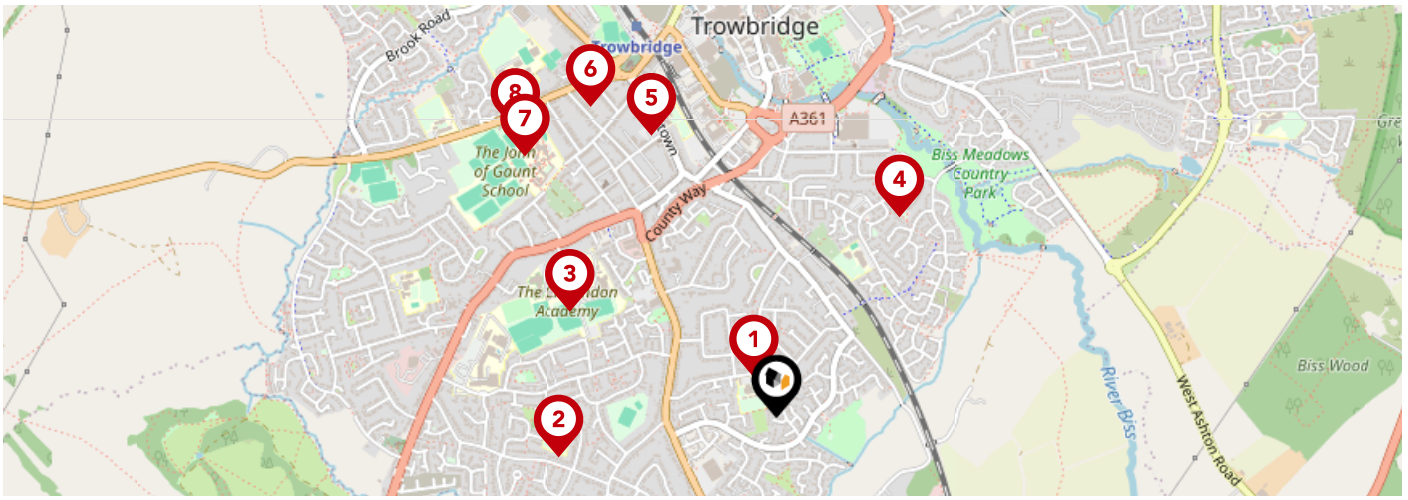

| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1364218 - South View Farmhouse | Grade II | 0.2 miles |
| 2 1021565 - Gatepiers To No 35 | Grade II | 0.3 miles |
| 3 1364195 - 4 And 6, Haden Road | Grade II | 0.4 miles |
| 4 1021524 - Low Wall Fronting Timbrell Cottages | Grade II | 0.4 miles |
| 5 1021511 - Drynham Lane Farmhouse | Grade II | 0.4 miles |
| 6 1021596 - Dursley House | Grade II | 0.4 miles |
| 7 1182478 - Timbrell Cottages | Grade II | 0.4 miles |
| 8 1021627 - 78-92, Mortimer Street | Grade II | 0.5 miles |
| 9 1283666 - 2 And 4, Waterworks Road | Grade II | 0.6 miles |
| 10 1021673 - Wall, Gatepiers And Gates To Wesley Road Methodist Church | Grade II | 0.6 miles |



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# Area
# Schools

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| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Holbrook Primary School**<br>Ofsted Rating: Good \| Pupils: 229 \| Distance:0.11 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **The Grove Primary School**<br>Ofsted Rating: Good \| Pupils:0 \| Distance:0.51 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **The Clarendon Academy**<br>Ofsted Rating: Good \| Pupils: 1024 \| Distance:0.54 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 | **Willowbrook Primary School**<br>Ofsted Rating: Good \| Pupils: 108 \| Distance:0.55 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **Newtown Community Primary School**<br>Ofsted Rating: Good \| Pupils: 177 \| Distance:0.71 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | **St John's Catholic Primary School, Trowbridge**<br>Ofsted Rating: Good \| Pupils: 299 \| Distance:0.84 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **The John of Gaunt School**<br>Ofsted Rating: Good \| Pupils: 1260 \| Distance:0.84 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 8 | **St Augustine's Catholic College**<br>Ofsted Rating: Good \| Pupils: 965 \| Distance:0.9 | ☐ | ☐ | ☑ | ☐ | ☐ |



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# Area
# Schools



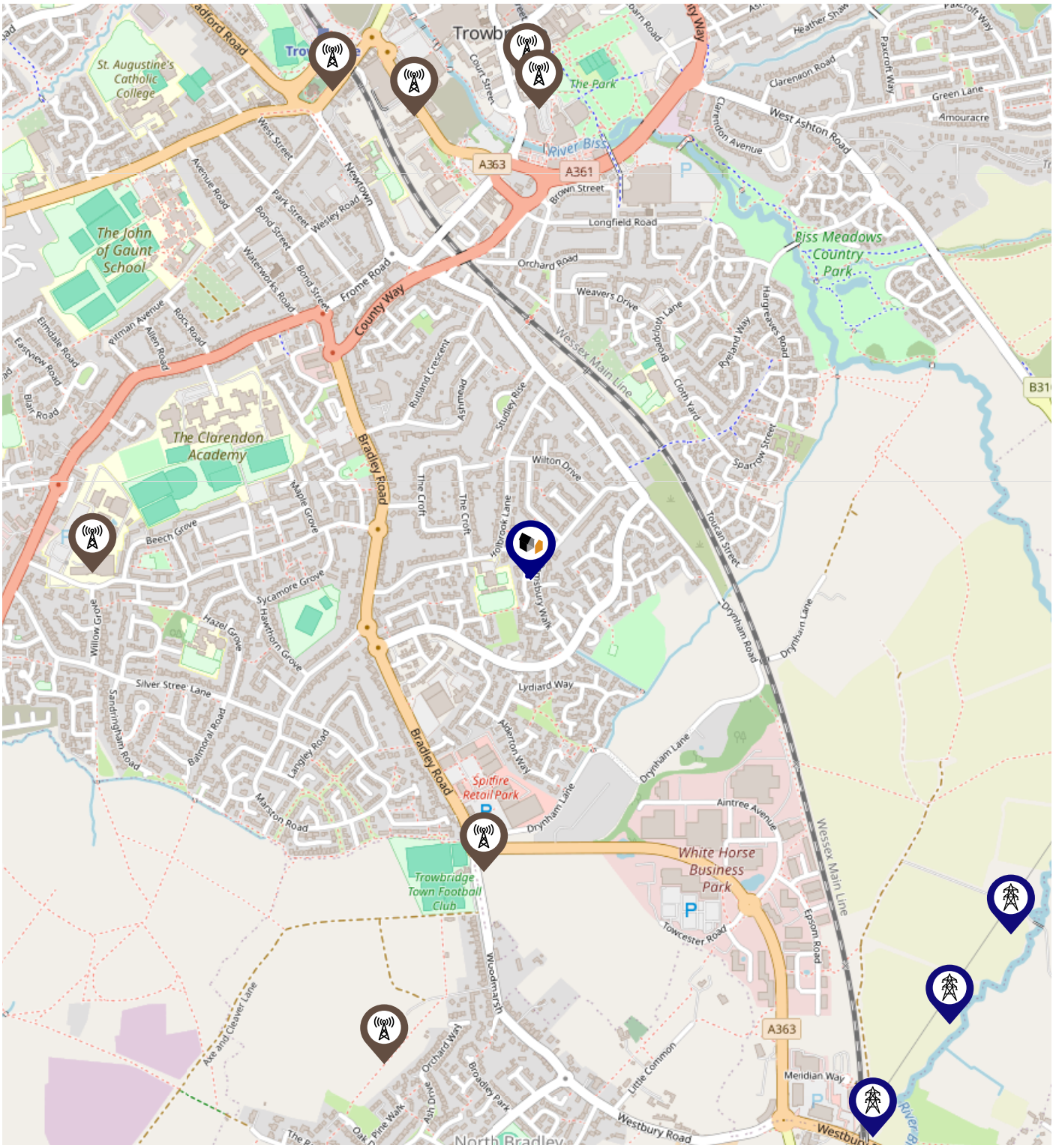

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Studley Green Primary School<br>Ofsted Rating: Good \| Pupils:0 \| Distance:0.92 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** North Bradley CofE Primary School<br>Ofsted Rating: Good \| Pupils:0 \| Distance:1.03 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** Paxcroft Primary School<br>Ofsted Rating: Good \| Pupils: 287 \| Distance:1.13 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Walwayne Court School<br>Ofsted Rating: Requires improvement \| Pupils: 251 \| Distance:1.15 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** Castle Mead School<br>Ofsted Rating: Good \| Pupils: 391 \| Distance:1.38 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** Bellefield Primary and Nursery School<br>Ofsted Rating: Good \| Pupils:0 \| Distance:1.38 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** West Ashton Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 80 \| Distance:1.48 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** The Eaves Learning Centre<br>Ofsted Rating: Good \| Pupils: 17 \| Distance:1.49 | ☐ | ☐ | ☑ | ☐ | ☐ |



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# Local Area
# Masts & Pylons

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**Key:**

- Power Pylons
- Communication Masts



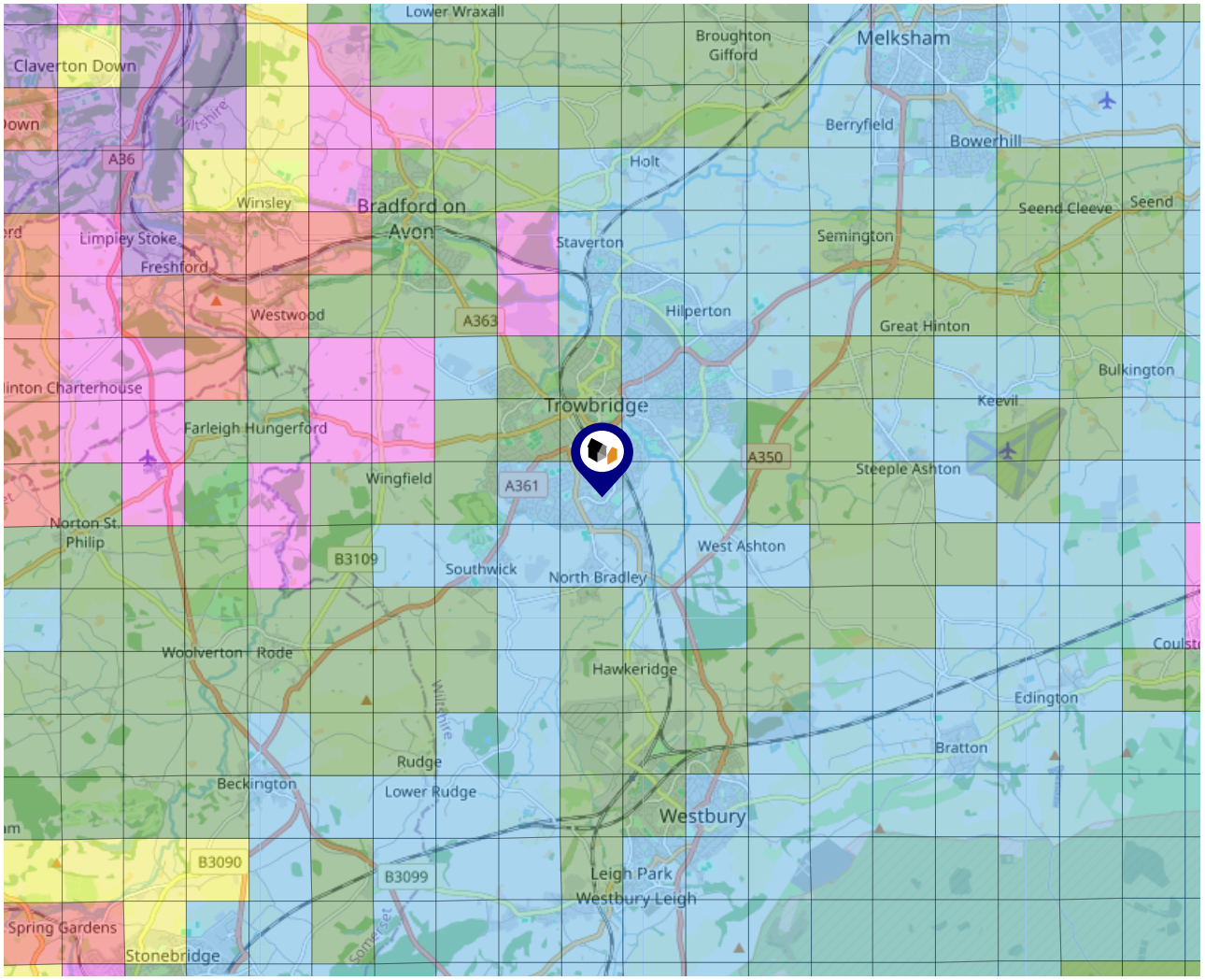
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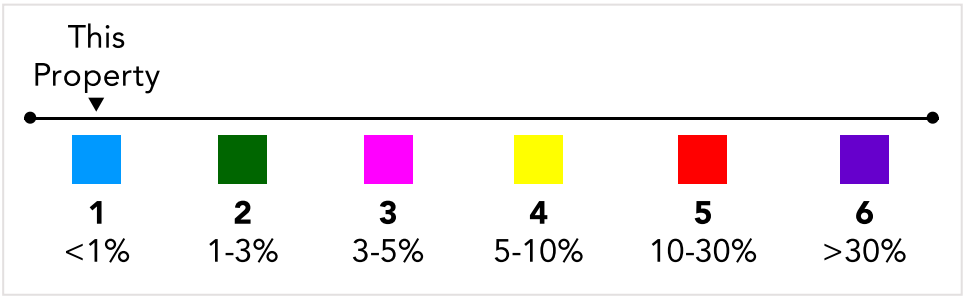
# Radon Gas

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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).



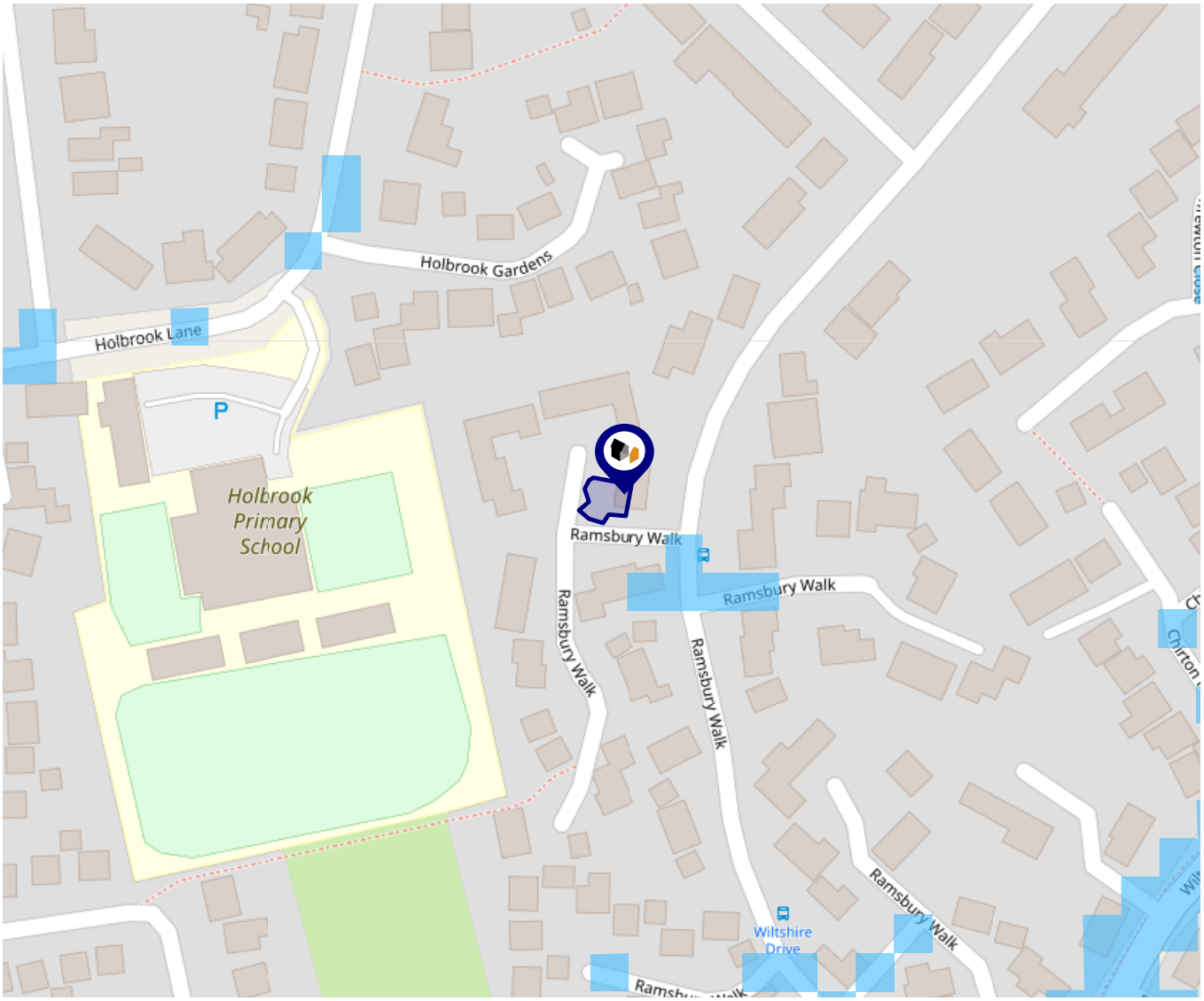






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# Local Area
# Road Noise

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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.

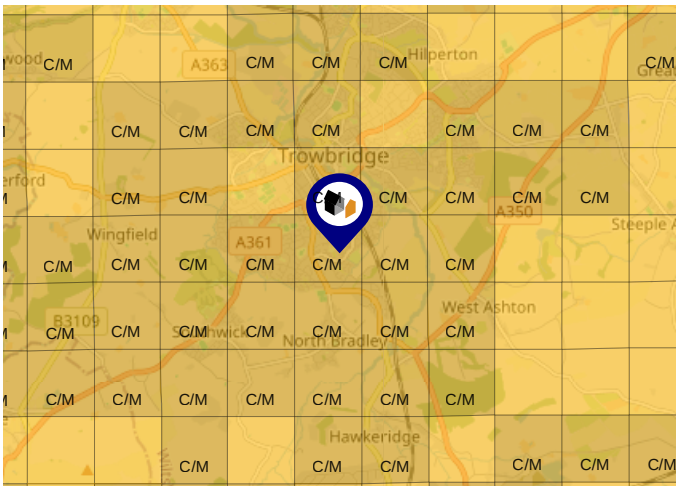
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Soils & Clay

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

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



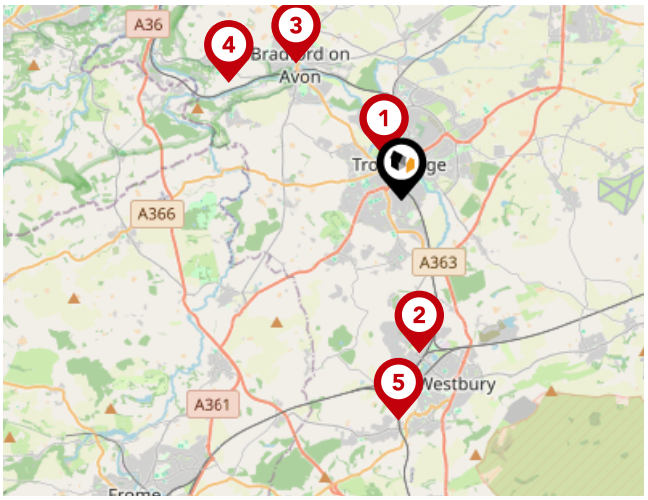

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **C/M** | Claystone / Mudstone |
| **FPC,S** | Floodplain Clay, Sand / Gravel |
| **FC,S** | Fluvial Clays & Silts |
| **FC,S,G** | Fluvial Clays, Silts, Sands & Gravel |
| **PM/EC** | Prequaternary Marine / Estuarine Clay / Silt |
| **QM/EC** | Quaternary Marine / Estuarine Clay / Silt |
| **RC** | Residual Clay |
| **RC/LL** | Residual Clay & Loamy Loess |
| **RC,S** | River Clay & Silt |
| **RC,FS** | Riverine Clay & Floodplain Sands and Gravel |
| **RC,FL** | Riverine Clay & Fluvial Sands and Gravel |
| **TC** | Terrace Clay |
| **TC/LL** | Terrace Clay & Loamy Loess |



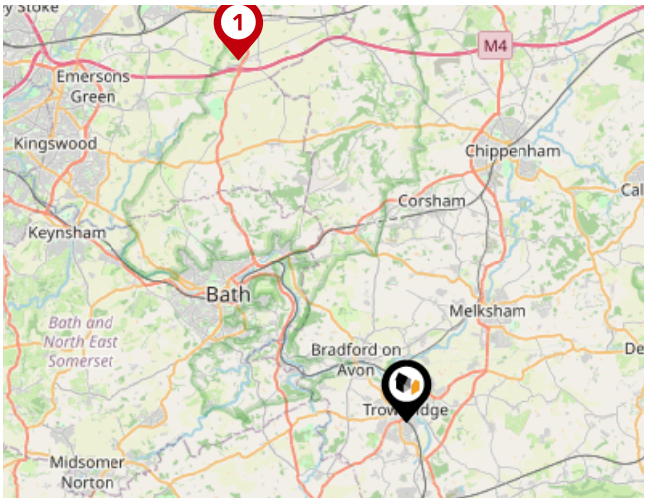
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# Transport (National)




## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Trowbridge Rail Station | 0.88 miles |
| 2 | Westbury (Wilts) Rail Station | 2.85 miles |
| 3 | Bradford-on-Avon Rail Station | 3.22 miles |
| 4 | Avoncliff Rail Station | 3.88 miles |
| 5 | Dilton Marsh Rail Station | 4.07 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M4 J18 | 14.76 miles |



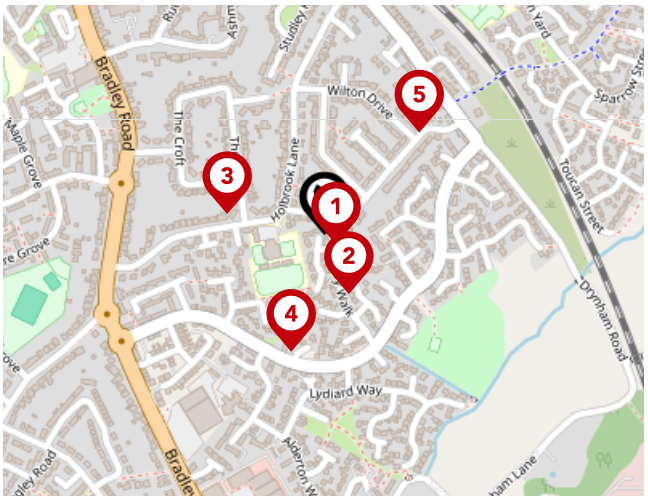

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Bristol International Airport | 22.42 miles |



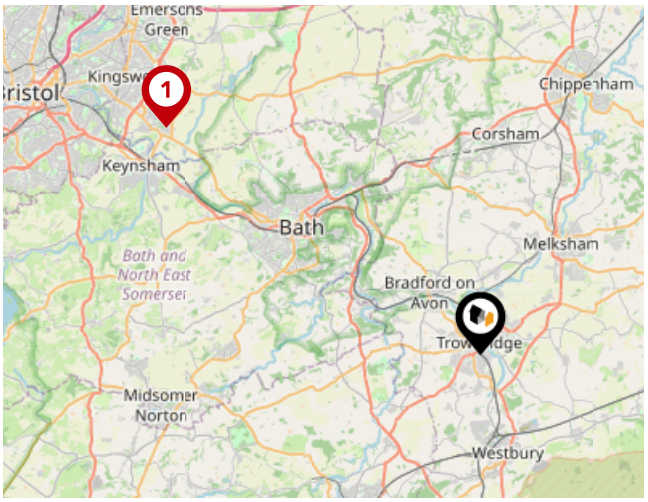
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# Transport (Local)



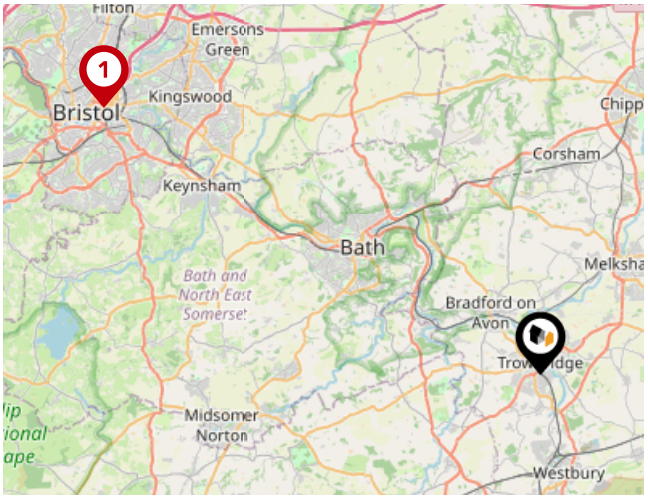

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Southview Road | 0.01 miles |
| 2 | Wiltshire Drive | 0.07 miles |
| 3 | Holbrook Lane | 0.11 miles |
| 4 | Stanton Close | 0.14 miles |
| 5 | Wilton Drive | 0.16 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Bitton (Avon Valley Railway) | 14.36 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Temple Meads Station Ferry Landing | 18.95 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

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
# 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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Know any property instantly

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Environment Agency

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