



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05<sup>th</sup> February 2026



**11 POWS COURT, HIGH STREET, MIDSOMER NORTON,  
RADSTOCK, BA3 2LE**

## Landwood Group

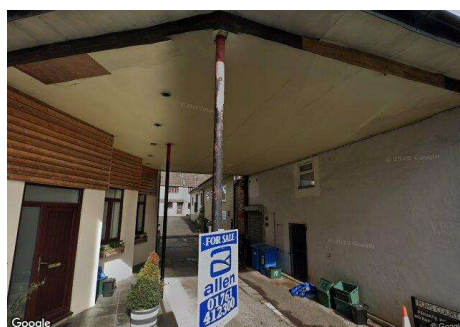
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 602 ft<sup>2</sup> / 56 m<sup>2</sup>  
**Plot Area:** 0.16 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,511  
**Title Number:** ST322311  
**UPRN:** 10093713737

**Tenure:** Leasehold  
**Start Date:** 23/07/2015  
**End Date:** 25/04/2137  
**Lease Term:** 125 years commencing on 25 April 2012  
**Term Remaining:** 111 years

## Local Area

**Local Authority:** Bath and north east somerset  
**Conservation Area:** Midsomer Norton and Welton  
**Flood Risk:**  
 • Rivers & Seas Very low  
 • Surface Water Very low

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

**23** **1000**  
 mb/s mb/s



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



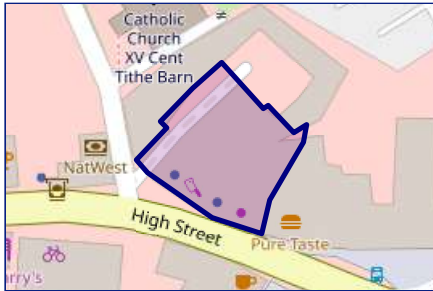
**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

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## Freehold Title Plan



**ST336155**

## Leasehold Title Plan



**ST322311**

Start Date: 23/07/2015  
End Date: 25/04/2137  
Lease Term: 125 years commencing on 25 April 2012  
Term Remaining: 111 years

Property  
**EPC - Certificate**

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11 Pows Court, High Street, Midsomer Norton, BA3 2LE

Energy rating

**D**

Valid until 02.05.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	63   D	63   D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.14 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	56 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



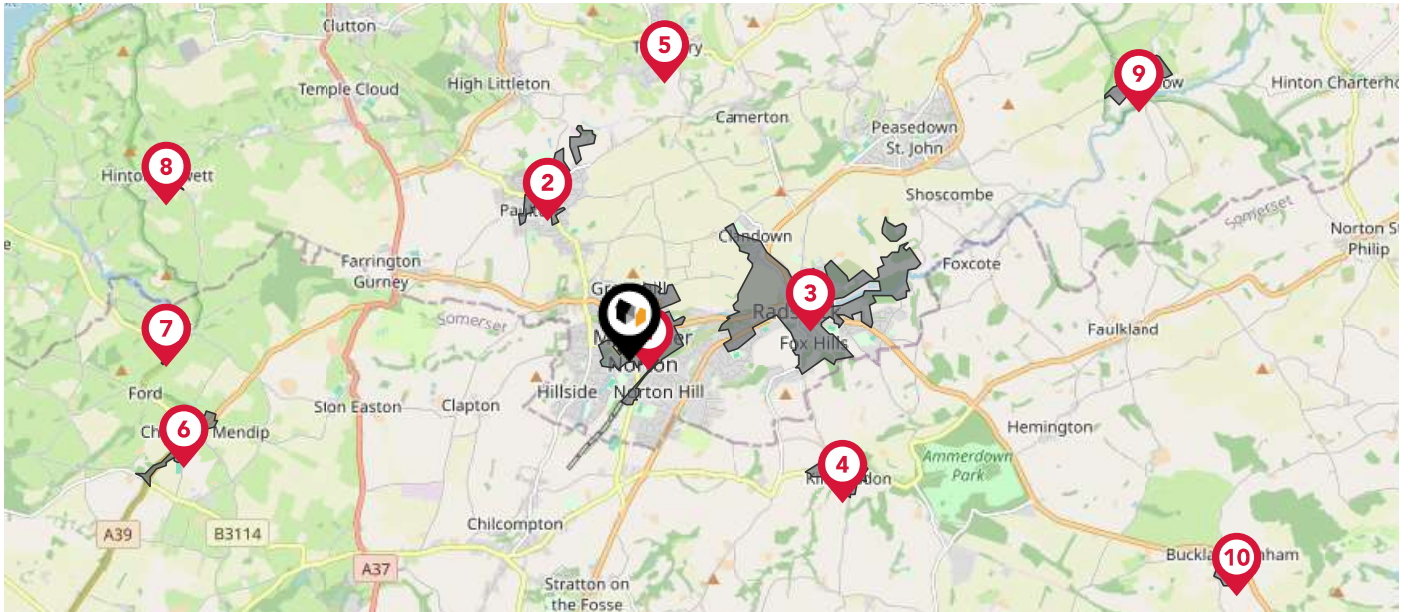
### Mine Entry

- ✕ 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

- 1 Midsomer Norton and Welton
- 2 Paulton
- 3 Radstock
- 4 Kilmersdon
- 5 Timsbury
- 6 Chewton Mendip
- 7 Litton
- 8 Hinton Blewett
- 9 Wellow
- 10 Buckland Dinham

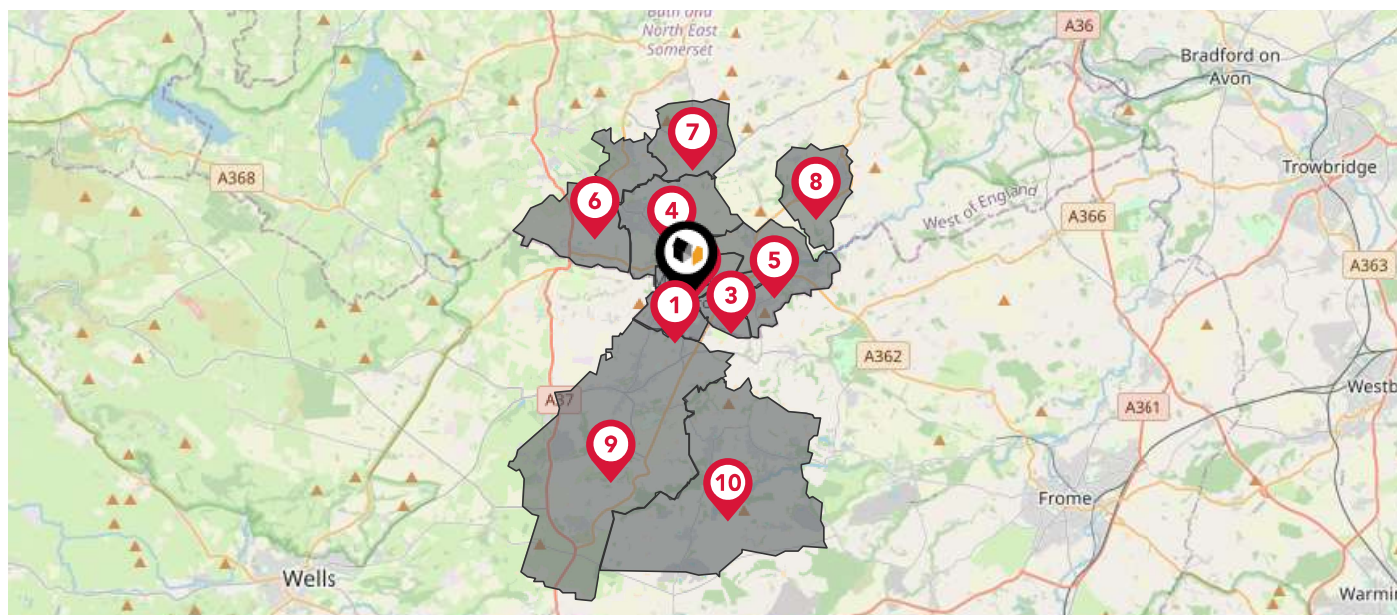


# Maps

## Council Wards

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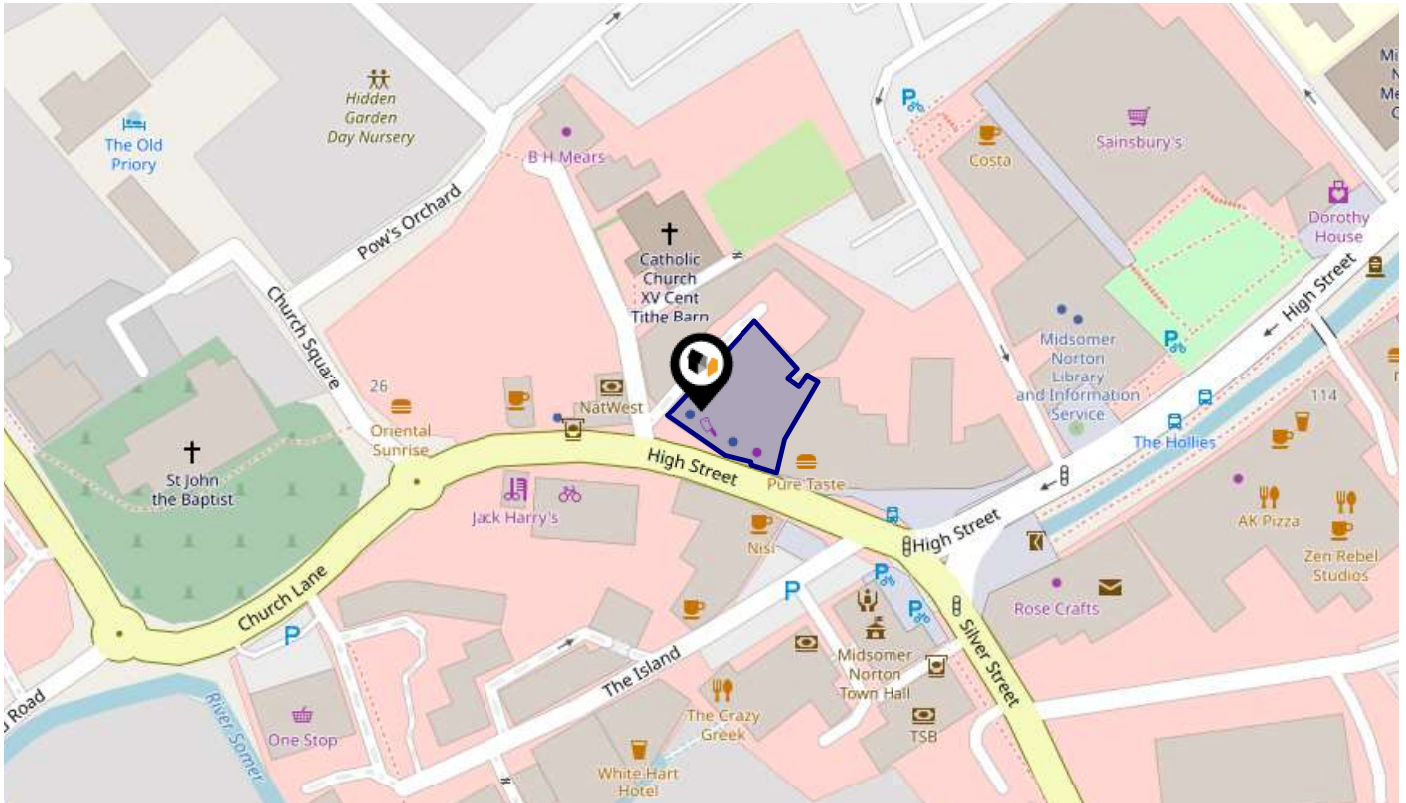
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Midsomer Norton Redfield Ward
- 2 Midsomer Norton North Ward
- 3 Westfield Ward
- 4 Paulton Ward
- 5 Radstock Ward
- 6 High Littleton Ward
- 7 Timsbury Ward
- 8 Peasedown Ward
- 9 Ashwick, Chilcompton and Stratton Ward
- 10 Coleford and Holcombe 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:

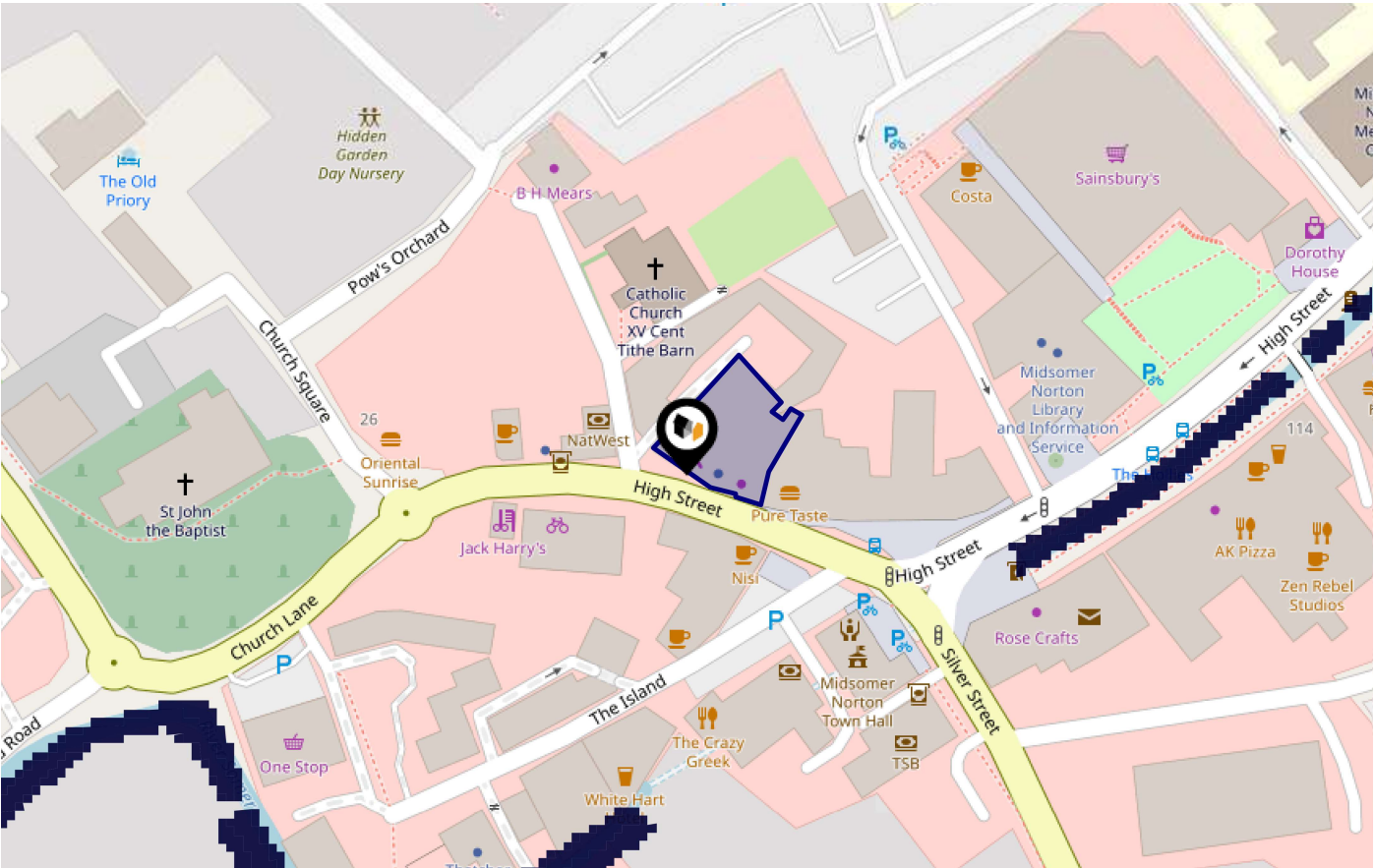
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

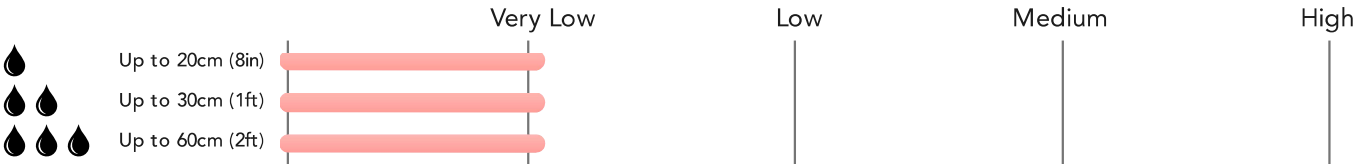


### Risk Rating: Very low

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:



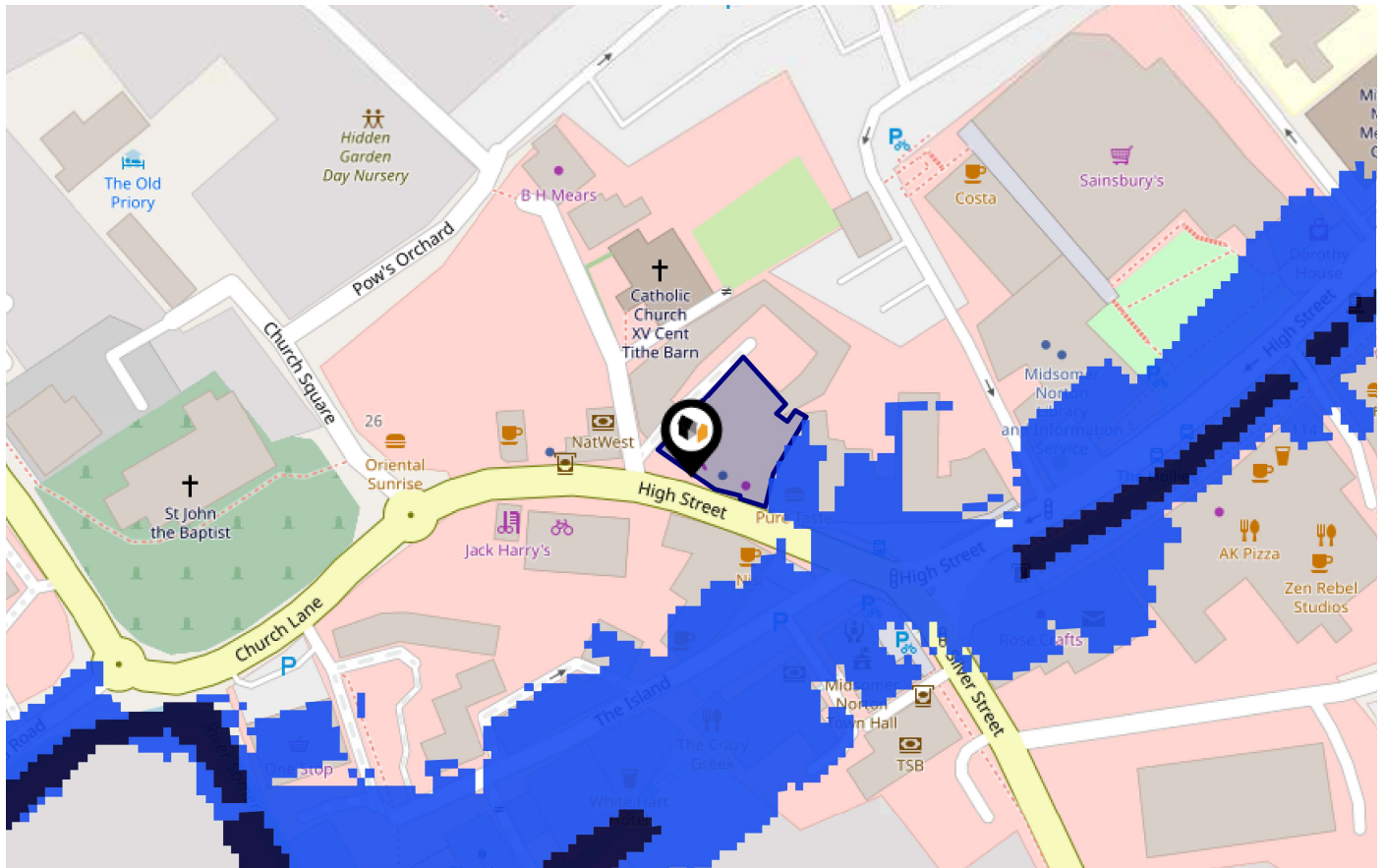


# Flood Risk

## 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.



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



KPF - Key Property Facts

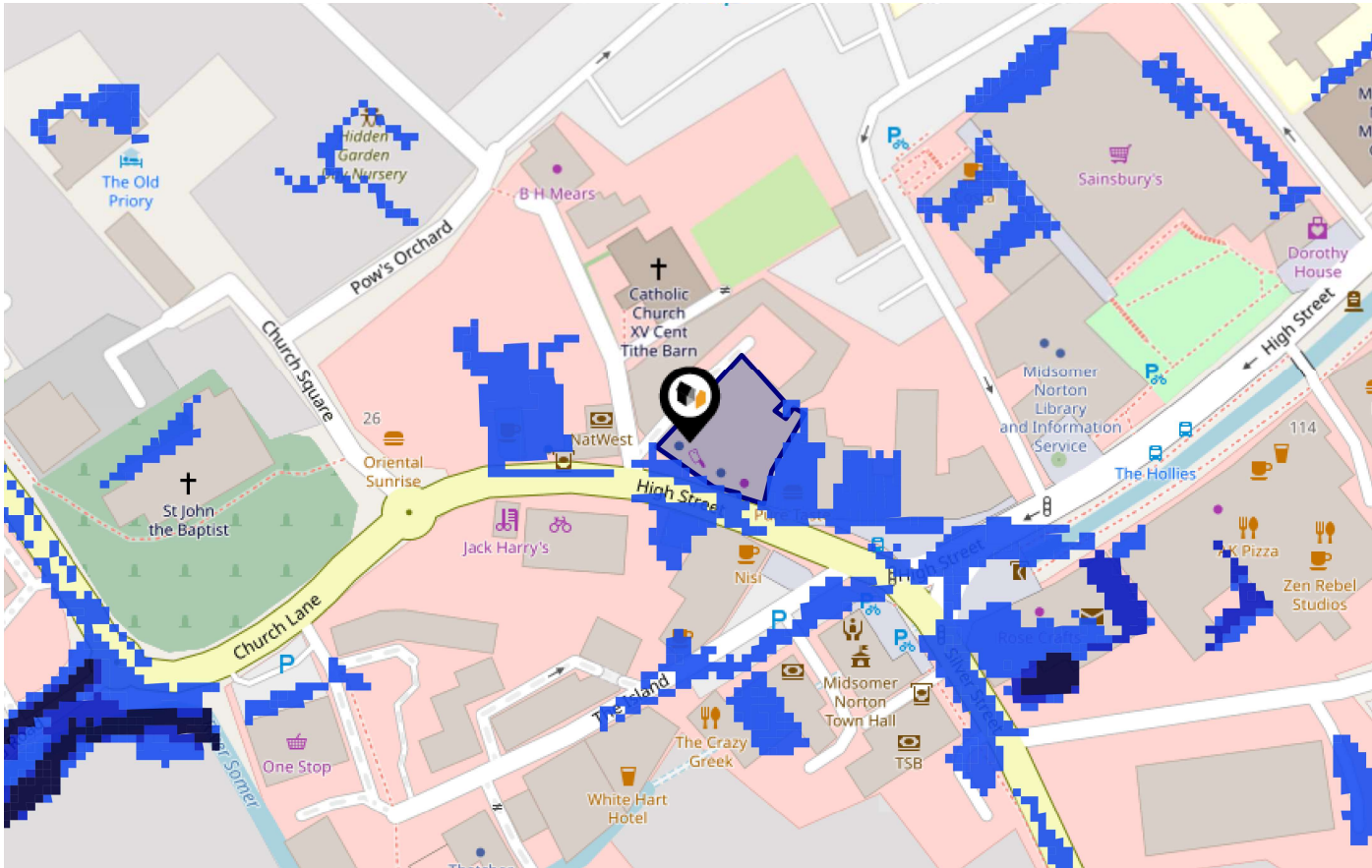
Powered by  
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Know any property instantly

# 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.

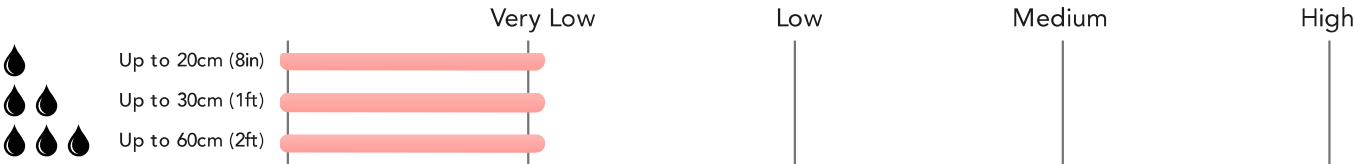


**Risk Rating: Very low**

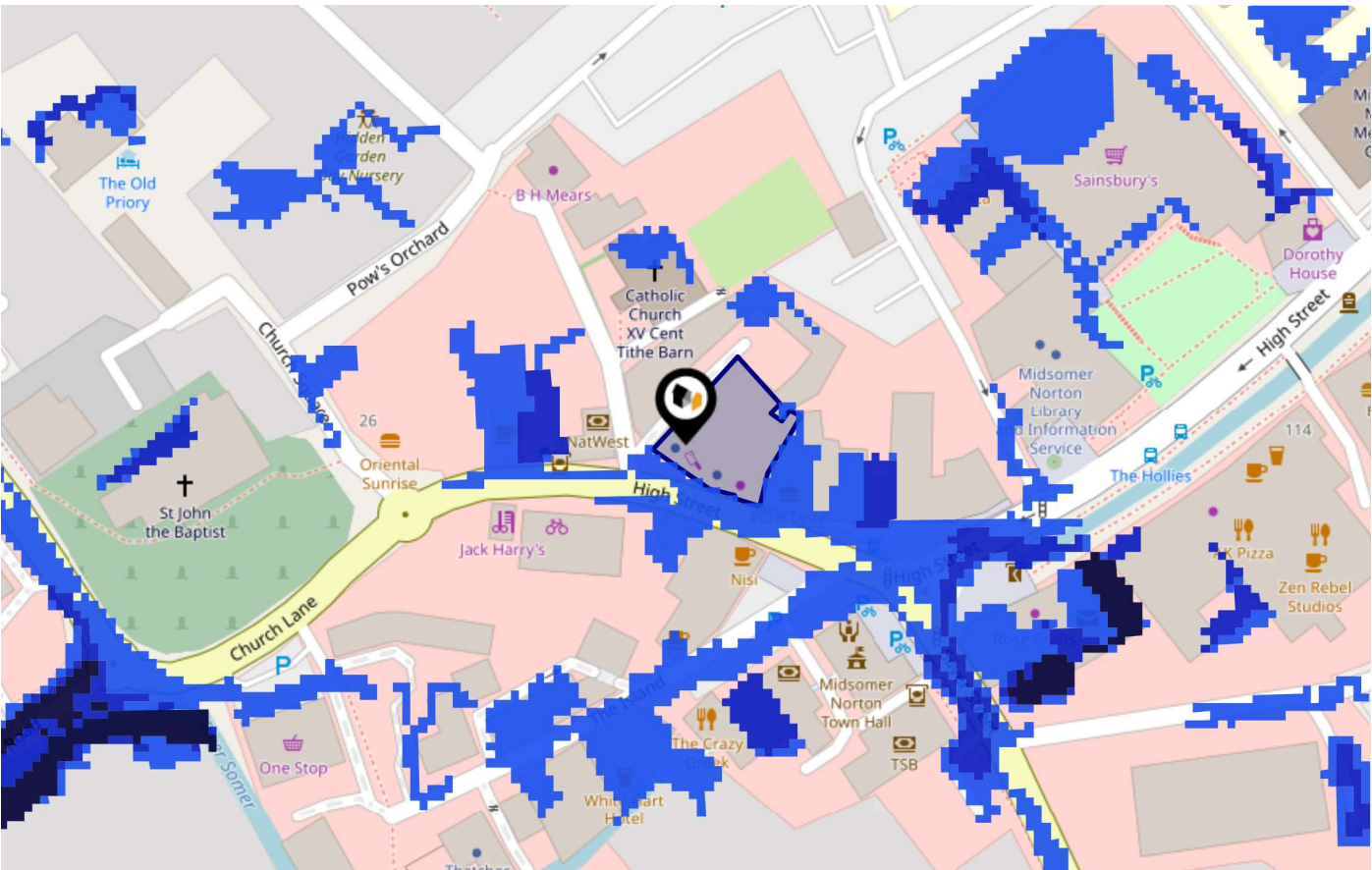
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

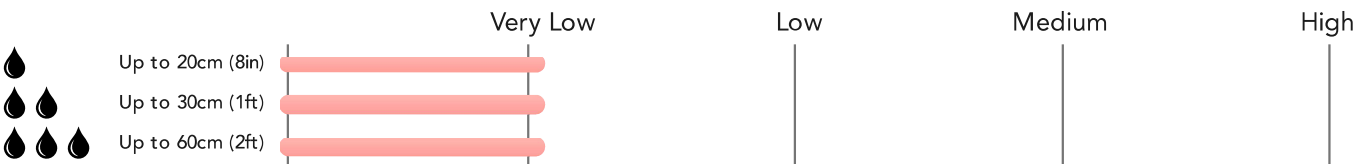


Risk Rating: Very low

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.

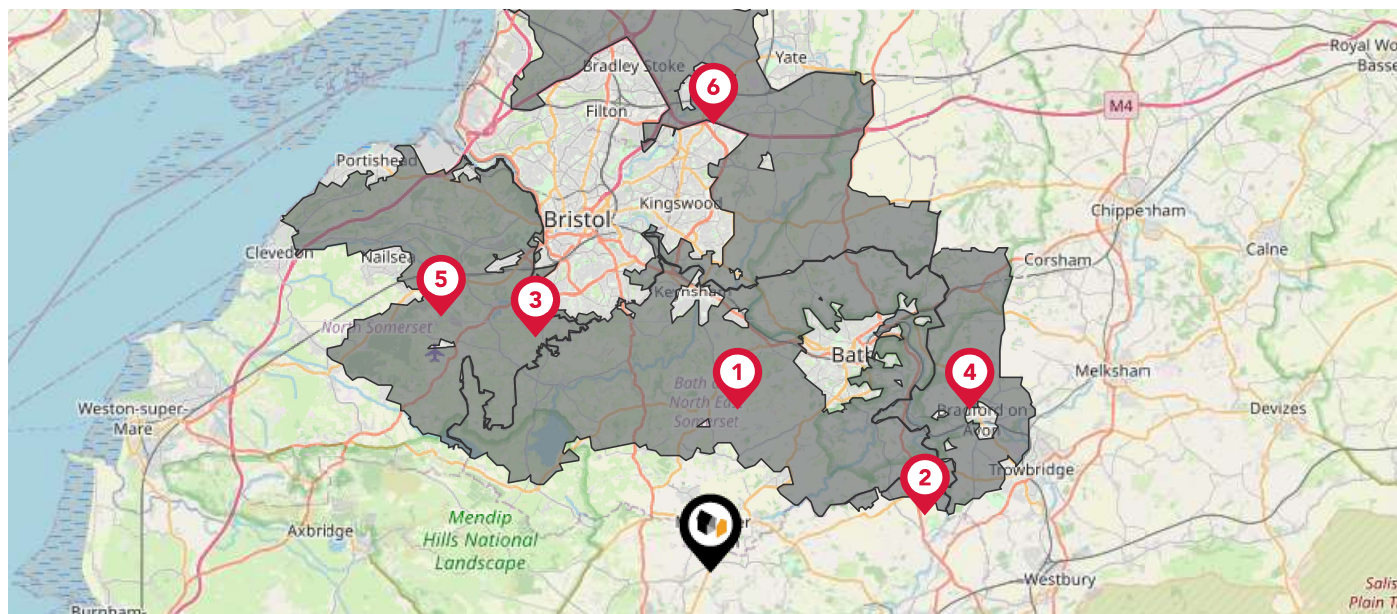
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Chance of flooding to the following depths at this property:





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



### Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - North Somerset



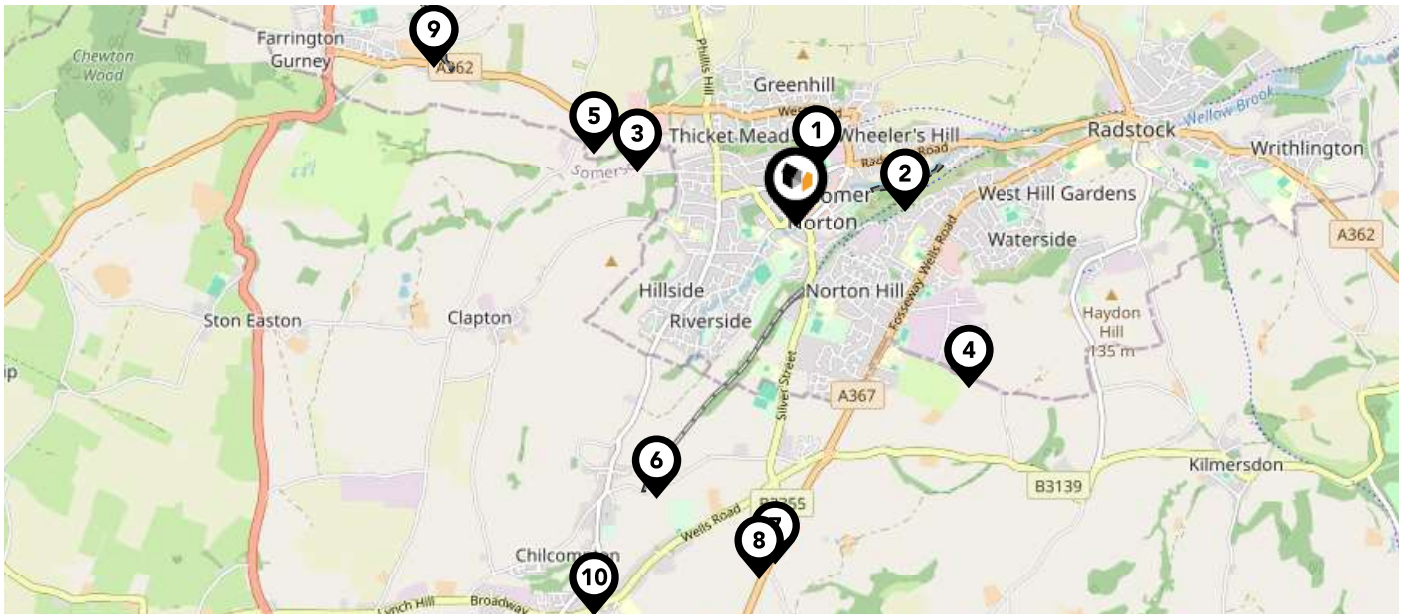
Bath and Bristol Green Belt - South Gloucestershire

# 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

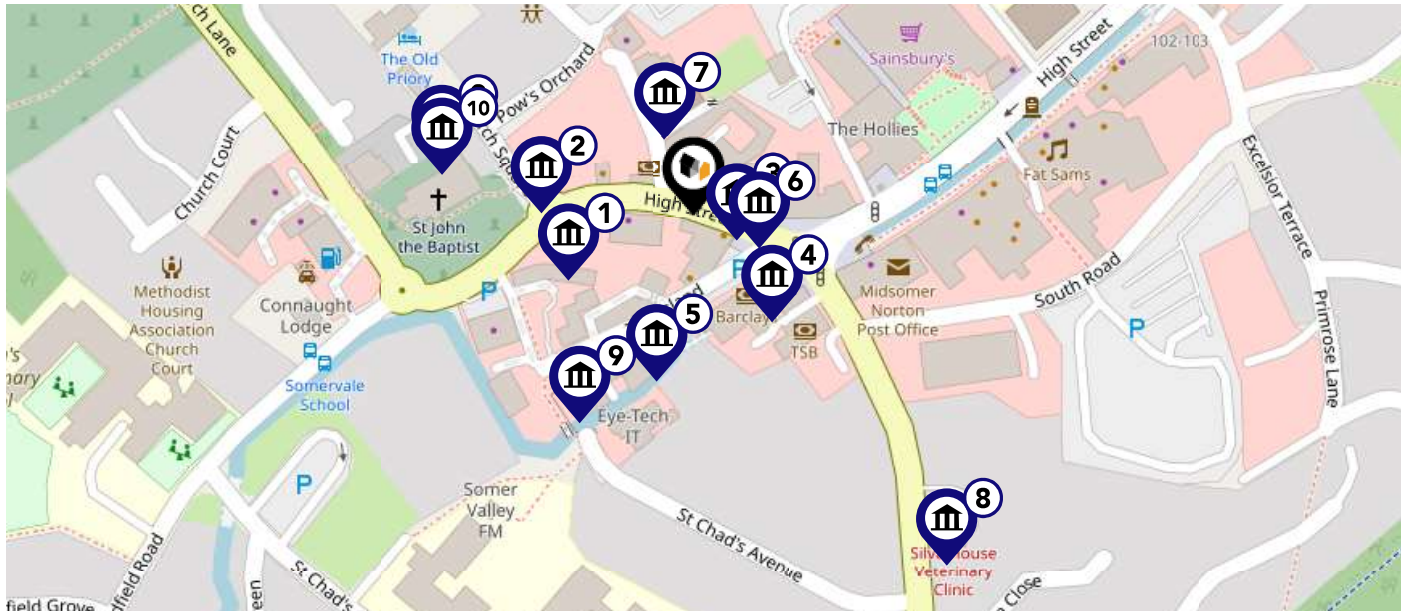
<b>1</b>	Land South of Long Barnaby-Midsomer Norton, North Somerset	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Land Near Ham Gardens-Rackvernal Road, Midsomer Norton	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Land Sout East of Old Mills-Old Mills, Paulton, North East Somerset	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Waterside Tip-Charlton Lane, Midsomer Norton, Avon	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Land Near Pillsbridge Cottages-Old Mills, Bristol	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Tunnel Lane-Chilcompton, Near Bath, Somerset	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Killings Knapp-Stratton on the Fosse, Radstock	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Killous Knapp-Stratton-on-the-fosse, Bath, Avon	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Disused Railway Cutting-Farrington Gurney, Near Bath	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Disused Railway Cutting-East of Bakers Lane, The Parish, Chilcompton	Historic Landfill	<input type="checkbox"/>












# Maps

## Listed Buildings

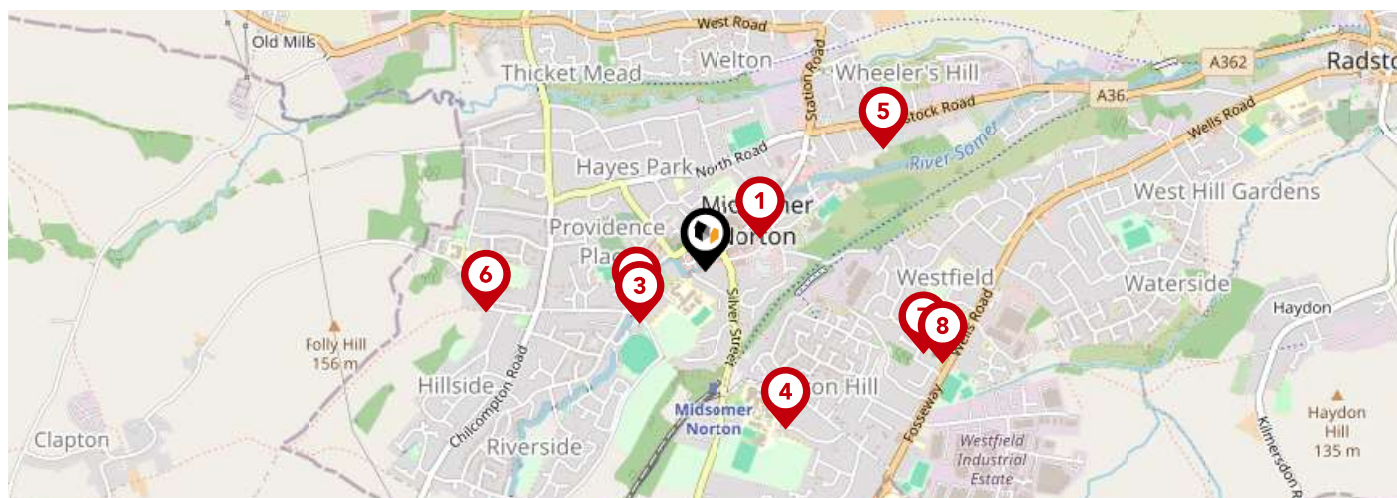
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1115168 - 128 High Street	Grade II	0.0 miles
	1136755 - 26 And 26a Church Square	Grade II	0.0 miles
	1115203 - 10 And 11 High Street	Grade II	0.0 miles
	1115167 - Town Hall	Grade II	0.0 miles
	1403576 - White Hart Public House	Grade II	0.0 miles
	1320540 - 12 And 13 High Street	Grade II	0.0 miles
	1115202 - Church Of The Holy Ghost	Grade II	0.0 miles
	1312558 - Silva House	Grade II	0.1 miles
	1320562 - 12, Church Square	Grade II	0.1 miles
	1115158 - 5, Church Square	Grade II	0.1 miles
	1115169 - Island House	Grade II	0.1 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Midsomer Norton Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Somervale Secondary School</b> Ofsted Rating: Good   Pupils: 773   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Norton Hill Academy</b> Ofsted Rating: Good   Pupils: 1827   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Welton Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Longvernal Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Fosse Way School</b> Ofsted Rating: Good   Pupils: 226   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Westfield Primary School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



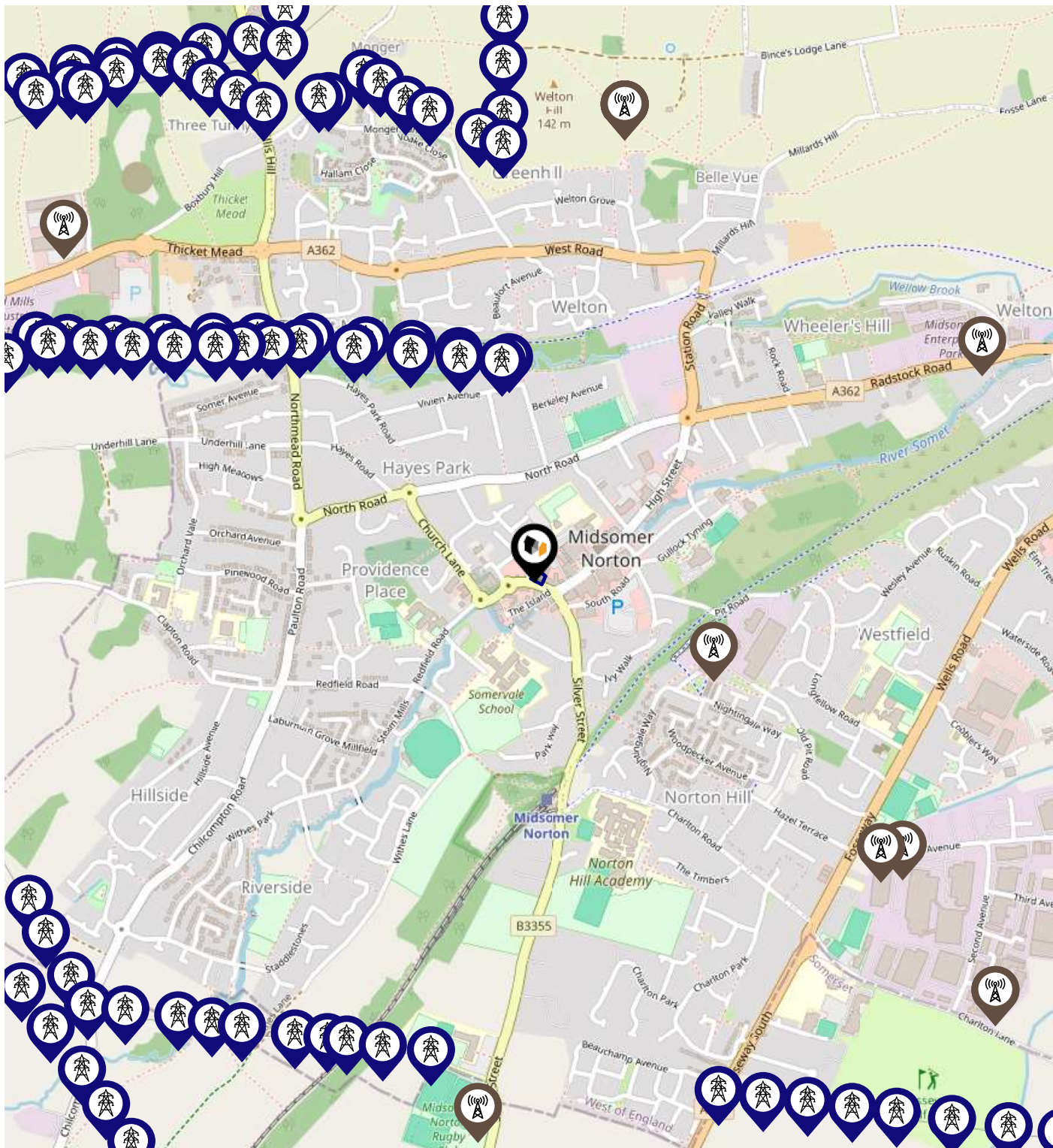
		Nursery	Primary	Secondary	College	Private
	<b>Norton Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 205   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Benedict's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 172   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Paulton Junior School</b> Ofsted Rating: Outstanding   Pupils: 267   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Paulton Infant School</b> Ofsted Rating: Good   Pupils: 183   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Nicholas Church School</b> Ofsted Rating: Good   Pupils: 189   Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Vigor &amp; St John Church School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Church School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kilmersdon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 148   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

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### Key:

-  Power Pylons
-  Communication Masts

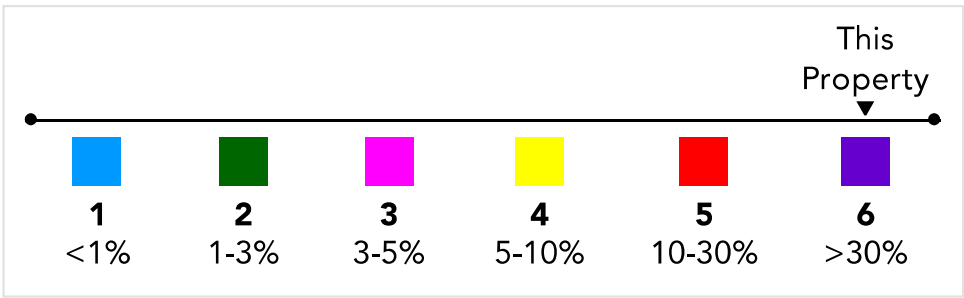
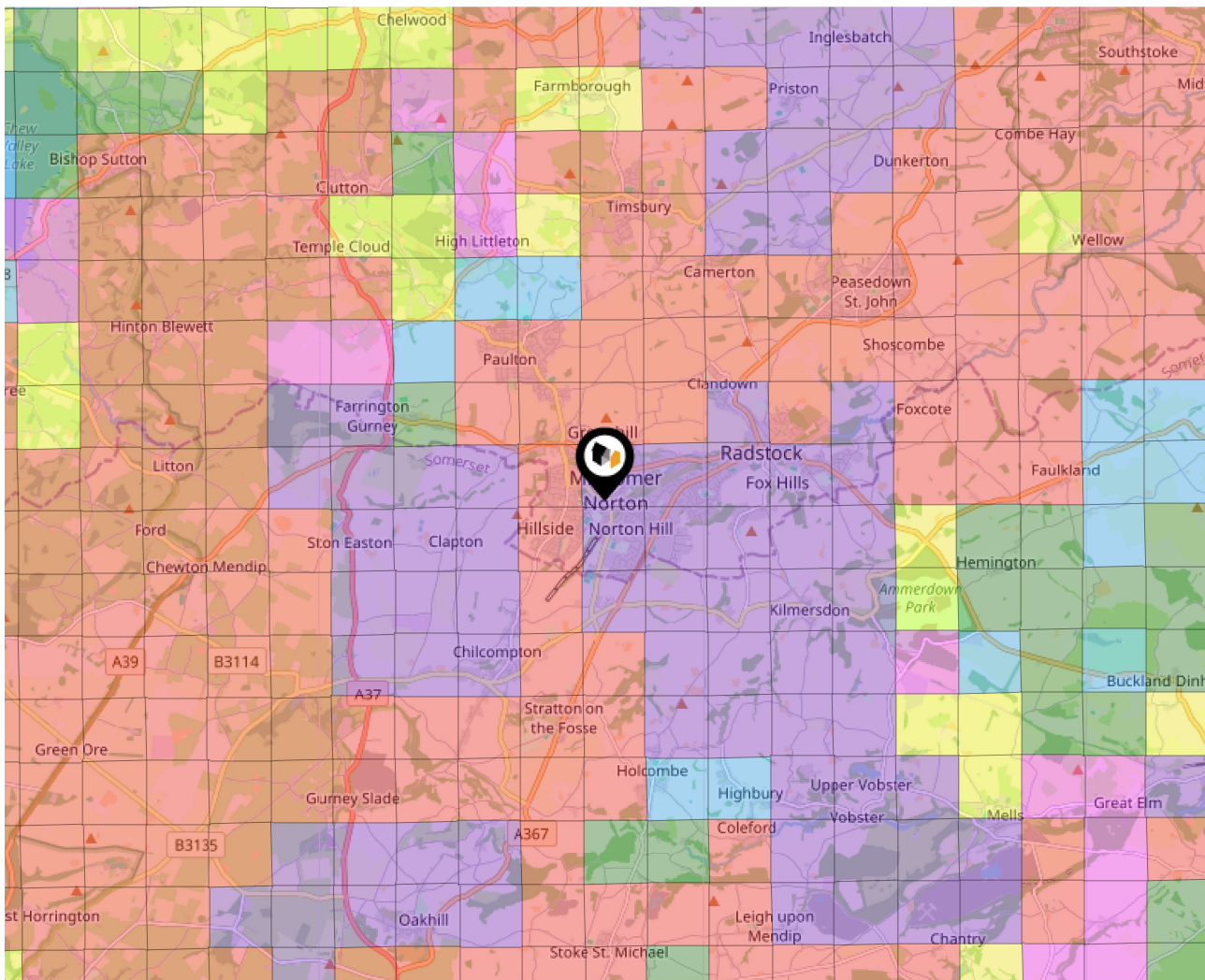
# Environment

## Radon Gas

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### What is Radon?

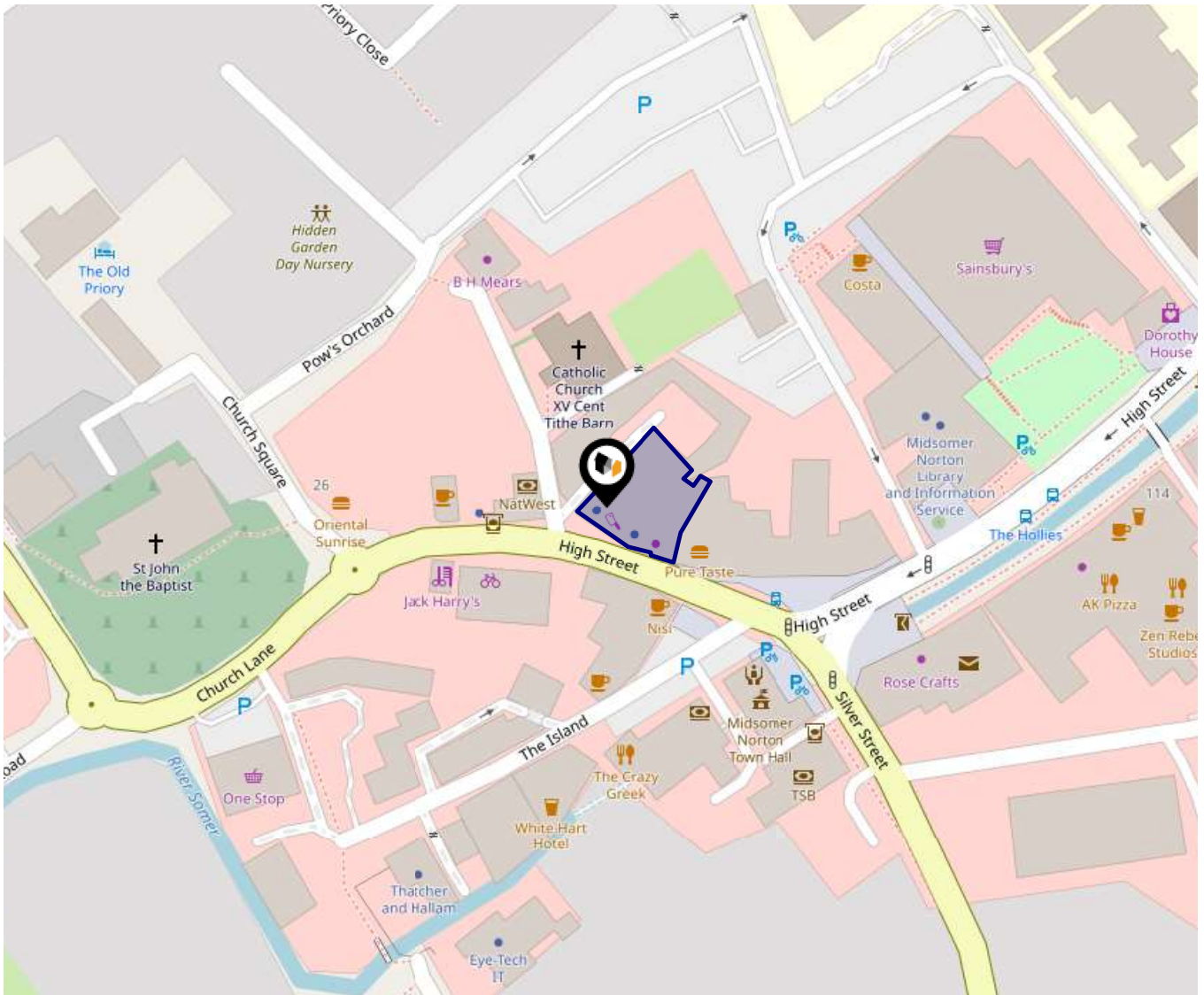
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area Road Noise

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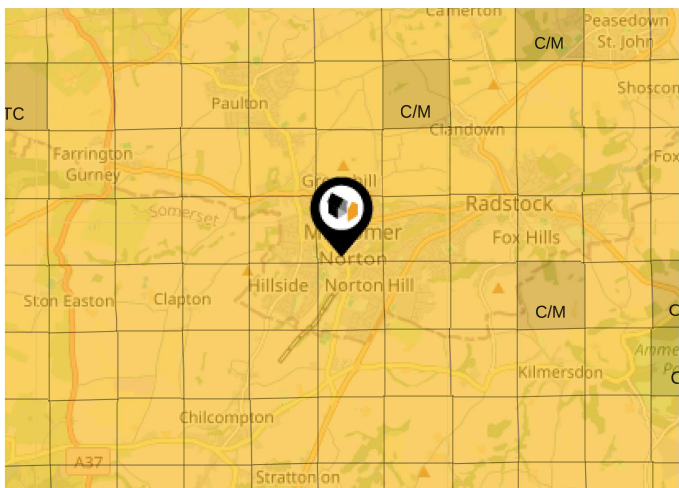
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



### Primary Classifications (Most Common Clay Types)

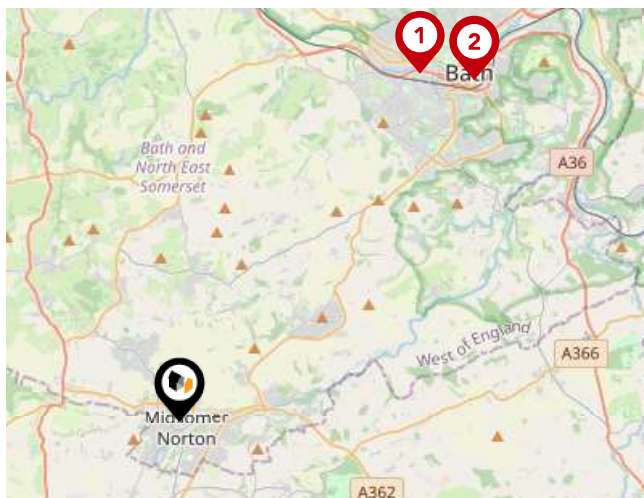
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



# Area

## Transport (National)

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### National Rail Stations

Pin	Name	Distance
	Oldfield Park Rail Station	7.84 miles
	Bath Spa Rail Station	8.37 miles
	Bath Spa Rail Station	8.38 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	33.45 miles
	M5 J12	36.45 miles
	M5 J11A	41.85 miles
	M4 J16	32.56 miles
	M5 J11	44.15 miles



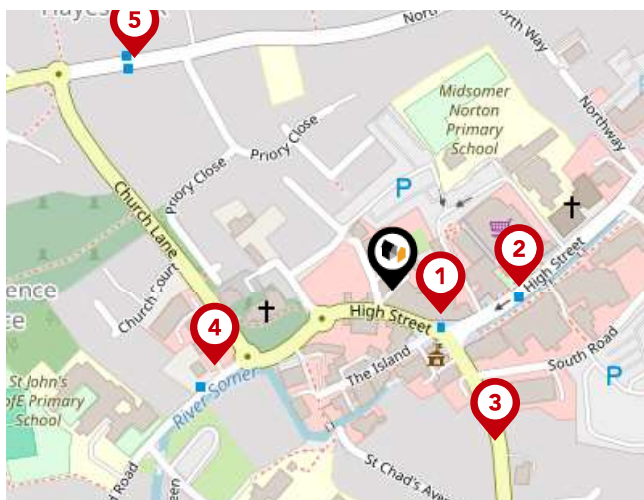
### Airports/Helipads

Pin	Name	Distance
	Bristol Airport	12.05 miles
	Felton	12.05 miles
	Staverton	44.26 miles
	Cardiff Airport	37.77 miles

# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Town Hall	0.03 miles
2	The Hollies	0.07 miles
3	Town Hall	0.11 miles
4	Somervale School	0.11 miles
5	Church Lane	0.2 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	10 miles



### Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	11.9 miles
2	Bathurst Basin Ferry Landing	12.19 miles
3	The Ostrich	12.2 miles

# Landwood Group

## 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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77 Deansgate Manchester M3 2BW

0161 710 2010

[Emma.judge@landwoodgroup.com](mailto:Emma.judge@landwoodgroup.com)

<https://landwoodgroup.com/>

