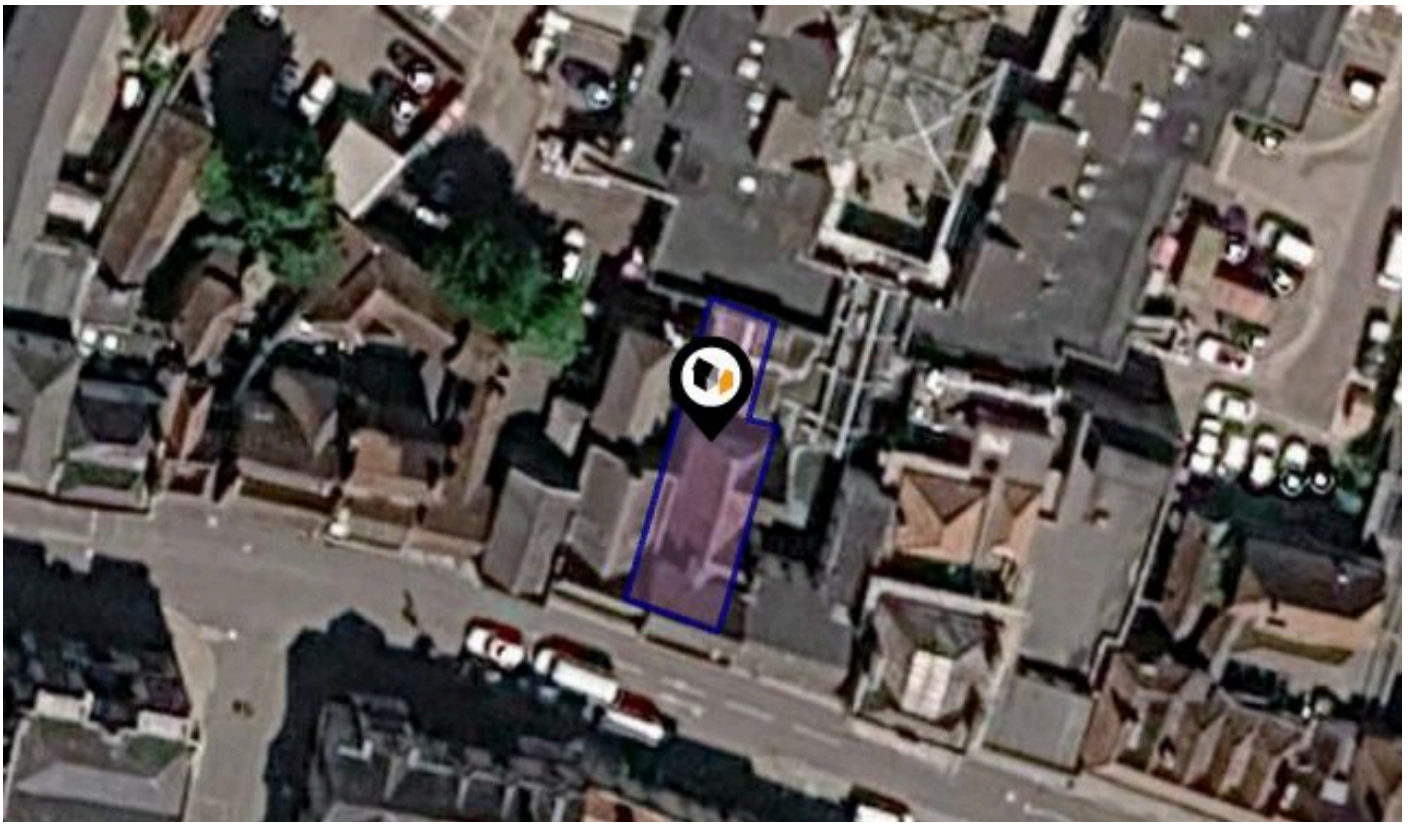
COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd November 2026



THREE HORSESHOES WALK, WARMINSTER, BA12

Cooper and Tanner

48/50 Market Place Warminster BA12 9AN

01985 215579

warminster@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

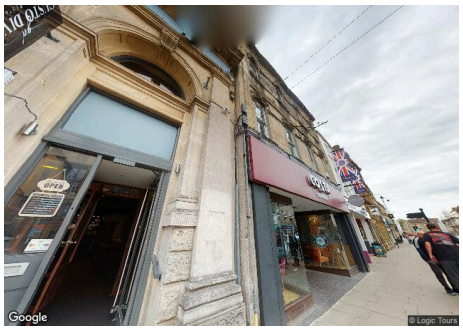
naea | propertymark PROTECTED

The Property Ombudsman

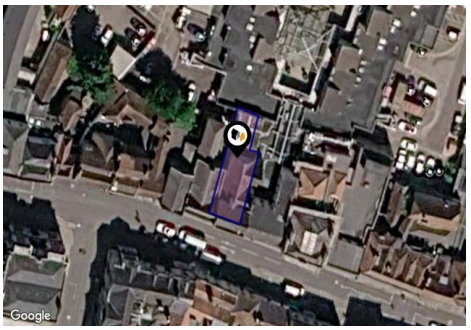
Powered by sprift Know any property instantly

Property
Overview

COOPER AND TANNER







Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	355 ft^2 / 33 m^2		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,715		
Title Number:	WT179676		

Local Area

Local Authority: Wiltshire

Conservation Area: Warminster

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	49 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT · sky · Virgin media

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***17 Three Horseshoes Walk Warminster Wiltshire BA12 9BT***

Reference - 17/07156/ADV

Decision: Approve with Conditions

Date: 25th July 2017

Description:

1 no. internally illuminated fascia sign with 2 brands, 1 no. non-illuminated poster sign and non-illuminated vinyl facings

Reference - 15/06858/ADV

Decision: Approve with Conditions

Date: 19th August 2015

Description:

New gloss black fascia with illuminated lettering and new projecting sign with illuminated lettering

Reference - 17/06630/FUL

Decision: Approve with Conditions

Date: 25th July 2017

Description:

Installation of externally positioned air conditioning unit to rear elevation

Planning records for: ***18 Three Horseshoes Walk Warminster Wiltshire BA12 9BT***

Reference - 18/00216/FUL

Decision: Approve with Conditions

Date: 08th January 2018

Description:

Install an additional single air conditioning condenser unit on the rear elevation.

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***18 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/02/00545/ADV	
Decision:	Approved
Date:	08th April 2002
Description:	
Illuminated fascia sign	

Planning records for: ***20 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/12/00654/FUL	
Decision:	Approve with Conditions
Date:	10th April 2012
Description:	
Change of use from Use Class A1 Retail to Use Class A3 Restaurants and Cafes	

Planning records for: ***30 - 32 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/77/00741/HIS	
Decision:	Approved
Date:	25th August 1977
Description:	
New Shop Front	

Reference - W/78/01050/HIS	
Decision:	Approved
Date:	20th September 1978
Description:	
Additional Display Window And Openings In Division Wall To Form Single Retail Unit	

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***4 Three Horseshoes Mall, Warminster, Wiltshire, BA12 9BT***

Reference - W/95/00794/ADV

Decision: Withdrawn

Date: 03rd July 1995

Description:

Projecting Sign

Planning records for: ***14 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/06/01571/FUL

Decision: Approve with Conditions

Date: 18th May 2006

Description:

Construction of single storey rear extension to existing retail unit to provide additional storage space and alterations to the shopfront

Reference - W/06/00044/FUL

Decision: Withdrawn

Date: 06th January 2006

Description:

Construction of a single storey rear extension to existing retail unit to provide additional storage space, and alterations to the shopfront

Reference - W/05/02393/FUL

Decision: Refused

Date: 14th October 2005

Description:

Construction of a single storey rear extension to existing retail unit to provide additional storage space and alterations to shopfront

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***14 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/75/00977/HIS

Decision: Approved

Date: 22nd October 1975

Description:
New Shop Front

Reference - W/90/01646/FUL

Decision: Approved

Date: 22nd November 1990

Description:
Change Of Use From A1 To A3 And New Shopfront With Fascia

Planning records for: ***Iceland Foods, 19 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/98/00757/FUL

Decision: Approved

Date: 27th May 1998

Description:
New Shopfront And Entrance/Exit - New Air Conditioning System

Reference - W/98/00756/ADV

Decision: Approved

Date: 27th May 1998

Description:
3 Fascia Signs

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***5A Three Horseshoes Mall, Warminster, Wiltshire, BA12 9BT***

Reference - W/01/00869/FUL

Decision: Approve with Conditions

Date: 01st June 2001

Description:
Change of use to food preparation establishment

Planning records for: ***2 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/12/00558/FUL

Decision: Approve with Conditions

Date: 03rd May 2012

Description:
Change of use from offices (use class A2) to residential use to form 1 two bedroom apartment

Planning records for: ***3 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/09/01772/ADV

Decision: Approve with Conditions

Date: 23rd June 2009

Description:
Four fascia signs and one illuminated projecting sign

Reference - W/75/00460/HIS

Decision: Approved

Date: 01st May 1975

Description:
Shopfront And Interior Fittings

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***5 Three Horseshoes Mall, Warminster, Wiltshire, BA12 9BT***

Reference - W/94/01566/FUL

Decision: Approve with Conditions

Date: 30th December 1994

Description:
New Shopfront

Reference - W/94/01567/ADV

Decision: Approve with Conditions

Date: 30th December 1994

Description:
Shop Sign

Reference - 15/04552/FUL

Decision: Approve with Conditions

Date: 27th May 2015

Description:
New shop front

Reference - W/02/01984/ADV

Decision: Approve with Conditions

Date: 16th December 2002

Description:
Shop sign

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***5 Three Horseshoes Walk Warminster Wiltshire BA12 9BT***

Reference - 15/04742/ADV

Decision: Approve with Conditions

Date: 27th May 2015

Description:
New internally illuminated fascia sign

Planning records for: ***9 - 13 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/99/01297/FUL

Decision: Approve with Conditions

Date: 02nd September 1999

Description:
Combination Of 3 Units Into 1 New Shopfront New Rear Extension And Staircase

Reference - W/06/00197/ADV

Decision: -

Date: 19th January 2006

Description:
Non illuminated fascia background panel and illuminated logo pod

Reference - W/74/00265/HIS

Decision: Approved

Date: 04th March 1974

Description:
New Shop Front

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***9 - 13 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/06/01598/ADV

Decision: Approved

Date: 22nd May 2006

Description:
Shop sign

Planning records for: ***12 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/77/00292/HIS

Decision: Approved

Date: 22nd March 1977

Description:
Alterations To Shop Front

Reference - W/83/00933/FUL

Decision: Approved

Date: 23rd August 1983

Description:
Change Of Use From Boutique To Coffe Shop

Planning records for: ***15 Three Horseshoes Mall, Warminster, Wiltshire, BA12 9BT***

Reference - W/92/01210/ADV

Decision: Approved

Date: 09th October 1992

Description:
Shop Signs

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***15 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/98/00271/ADV	
Decision:	Approved
Date:	19th February 1998
Description:	
3 Fascia Signs	

Reference - W/78/00704/HIS	
Decision:	Withdrawn
Date:	14th June 1978
Description:	
C.O.U. From Office To Retail On First Floor Shopping And Extension Of Car Park	

Planning records for: ***26 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/12/01626/FUL	
Decision:	Approve with Conditions
Date:	28th August 2012
Description:	
Single storey extension to Units 26, 28, 30 & 32 of Three Horseshoes Walk	

Planning records for: ***6 - 10 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/94/00930/ADV	
Decision:	Approved
Date:	28th July 1994
Description:	
Shop Fascia Signs	

Powered by sprift
Know any property instantly

Planning
In Street

COOPER AND TANNER

Planning records for: ***Martins Newsagents Ltd, 6 - 10 Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT***

Reference - W/95/01469/ADV

Decision: Withdrawn

Date: 21st December 1995

Description:

Illuminated Fascia Sign

Reference - W/94/00931/FUL

Decision: Approved

Date: 28th July 1994

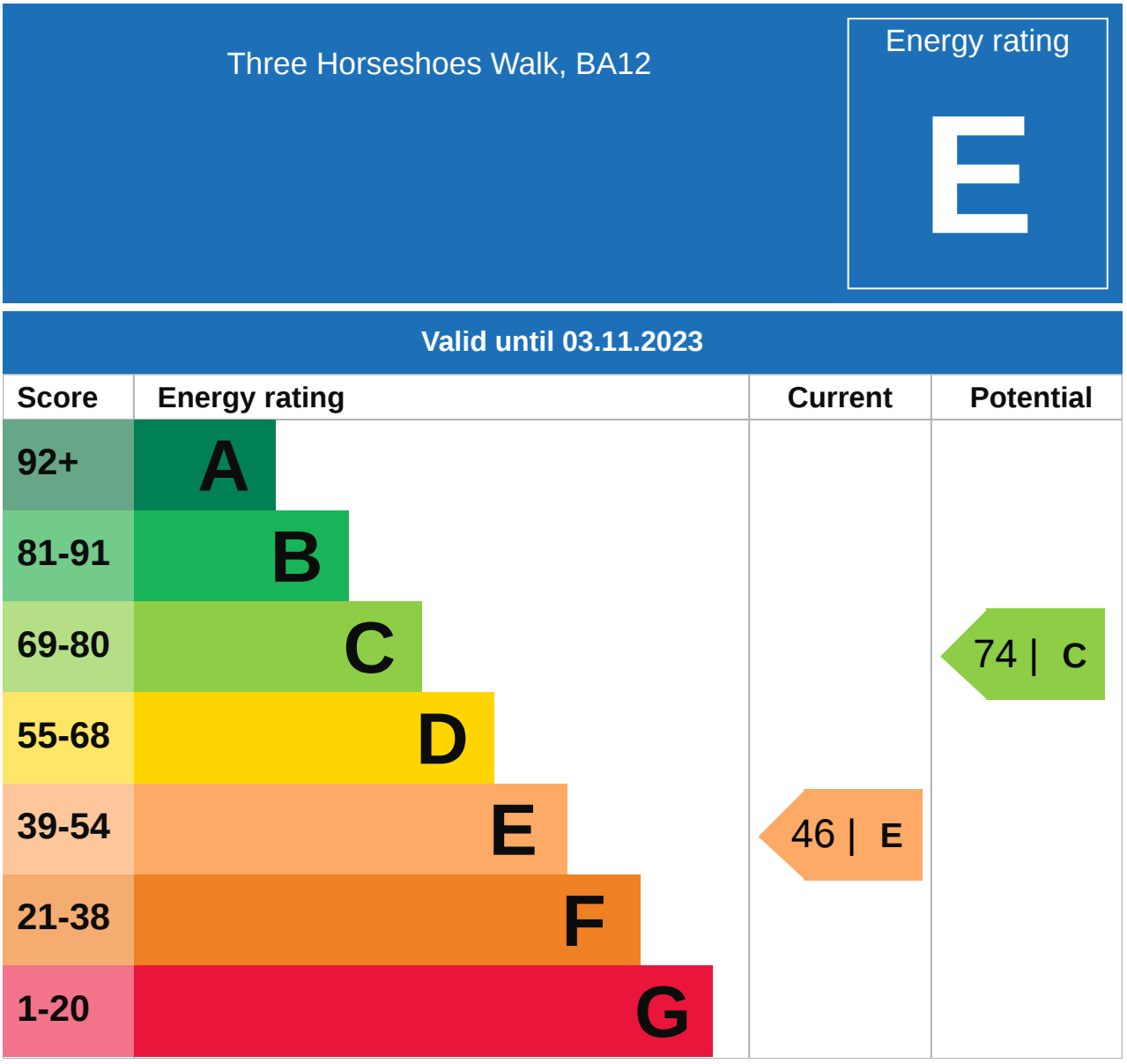
Description:

Installation Of New Shopfronts

Powered by sprift
Know any property instantly

Property
EPC - Certificate

COOPER AND TANNER



Powered by sprift
Know any property instantly

Property

EPC - Additional Data

COOPER AND TANNER

Additional EPC Data

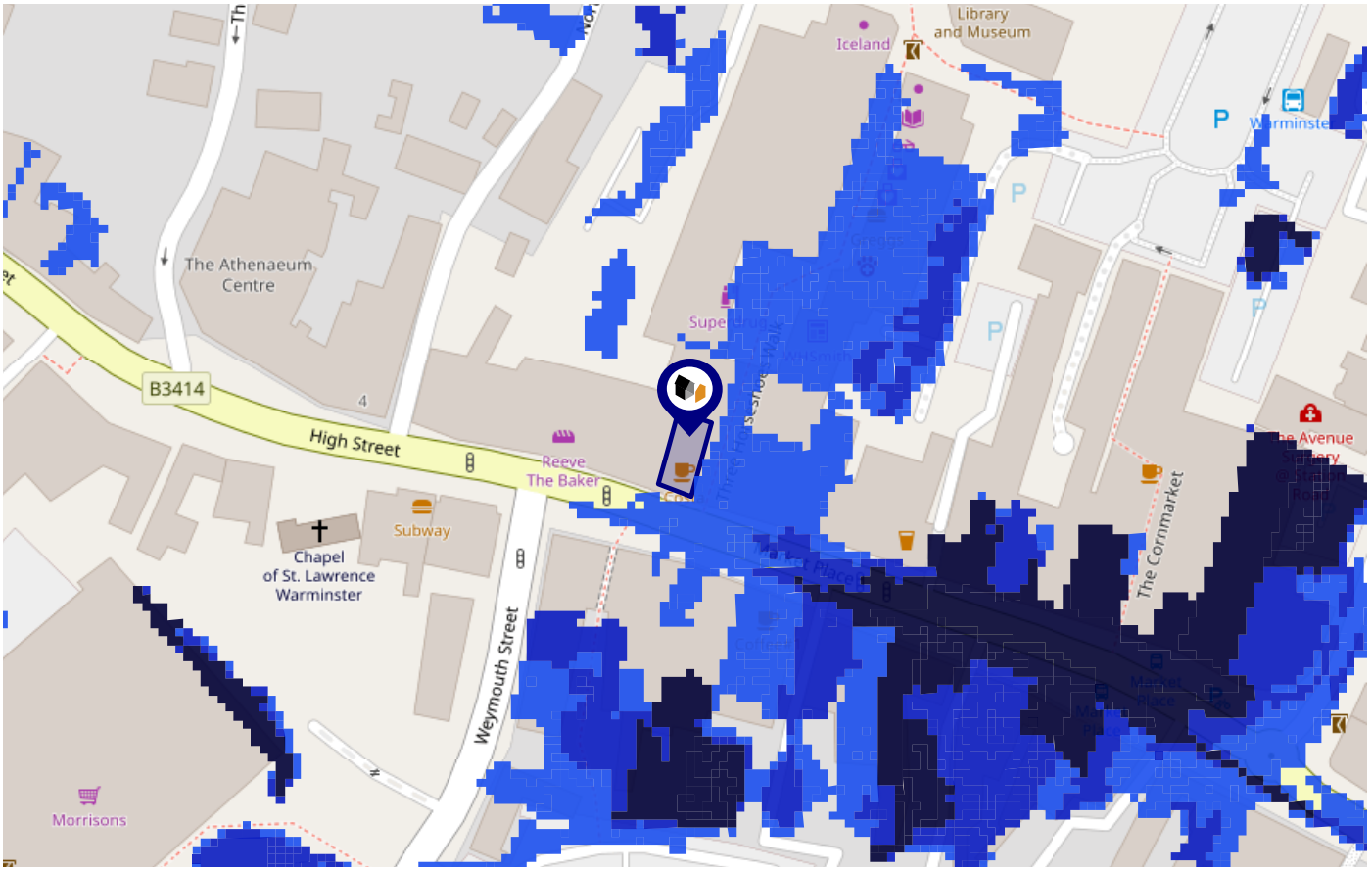
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	Yes
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	33 m^2

Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

COOPER AND TANNER

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

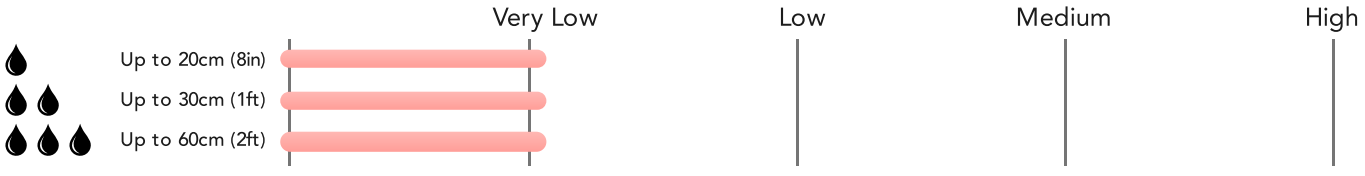


Risk Rating: Very low

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:

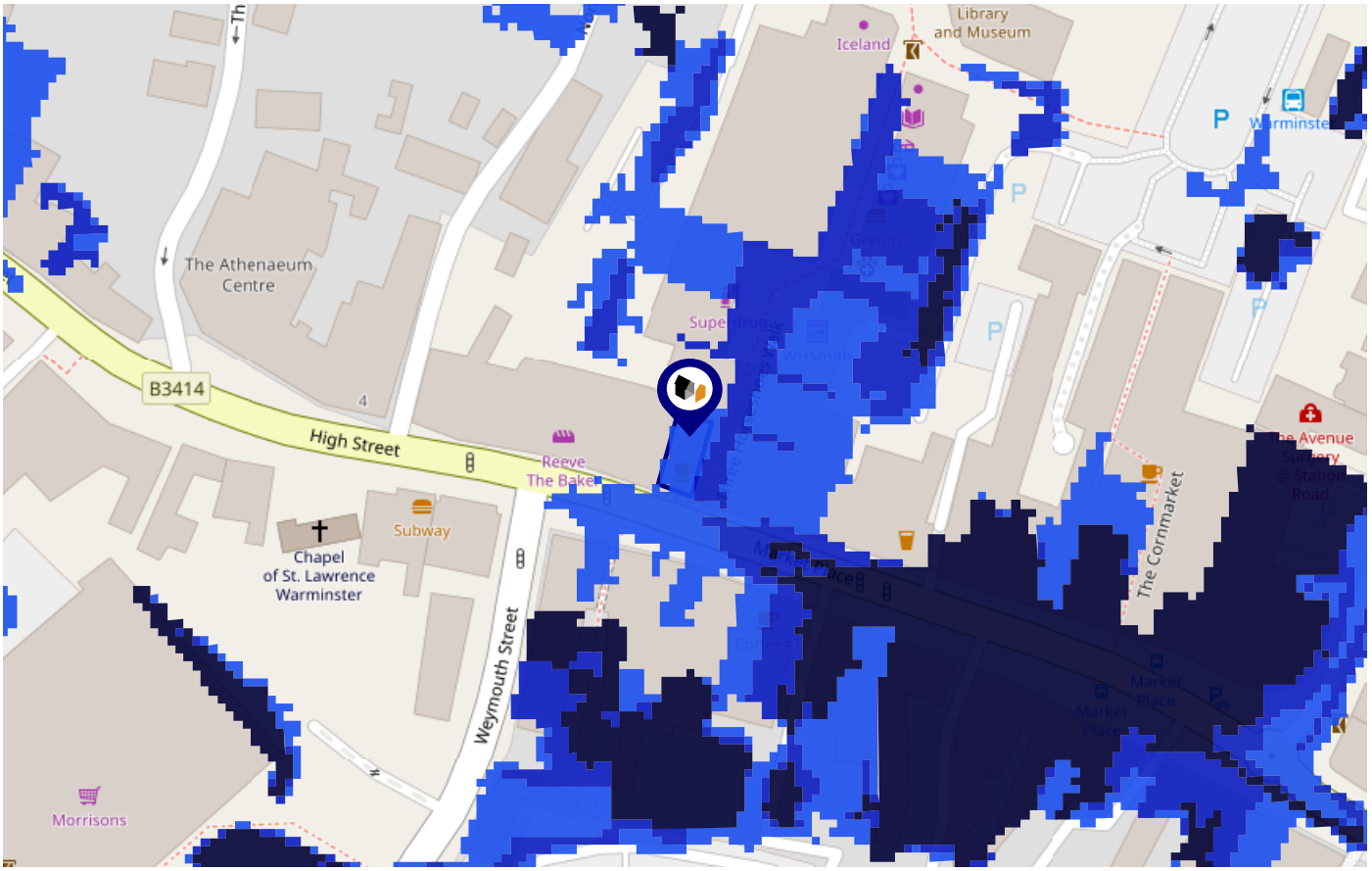


Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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.

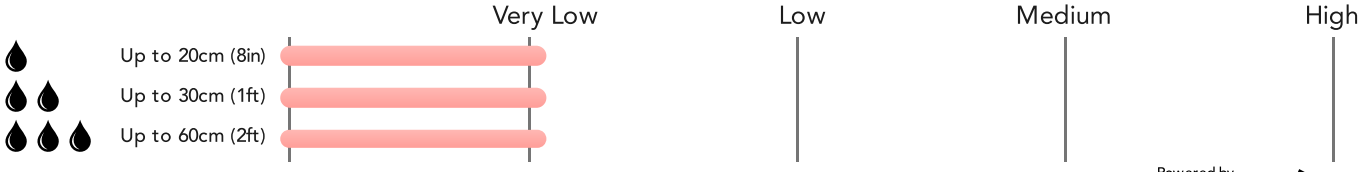


Risk Rating: Low

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:



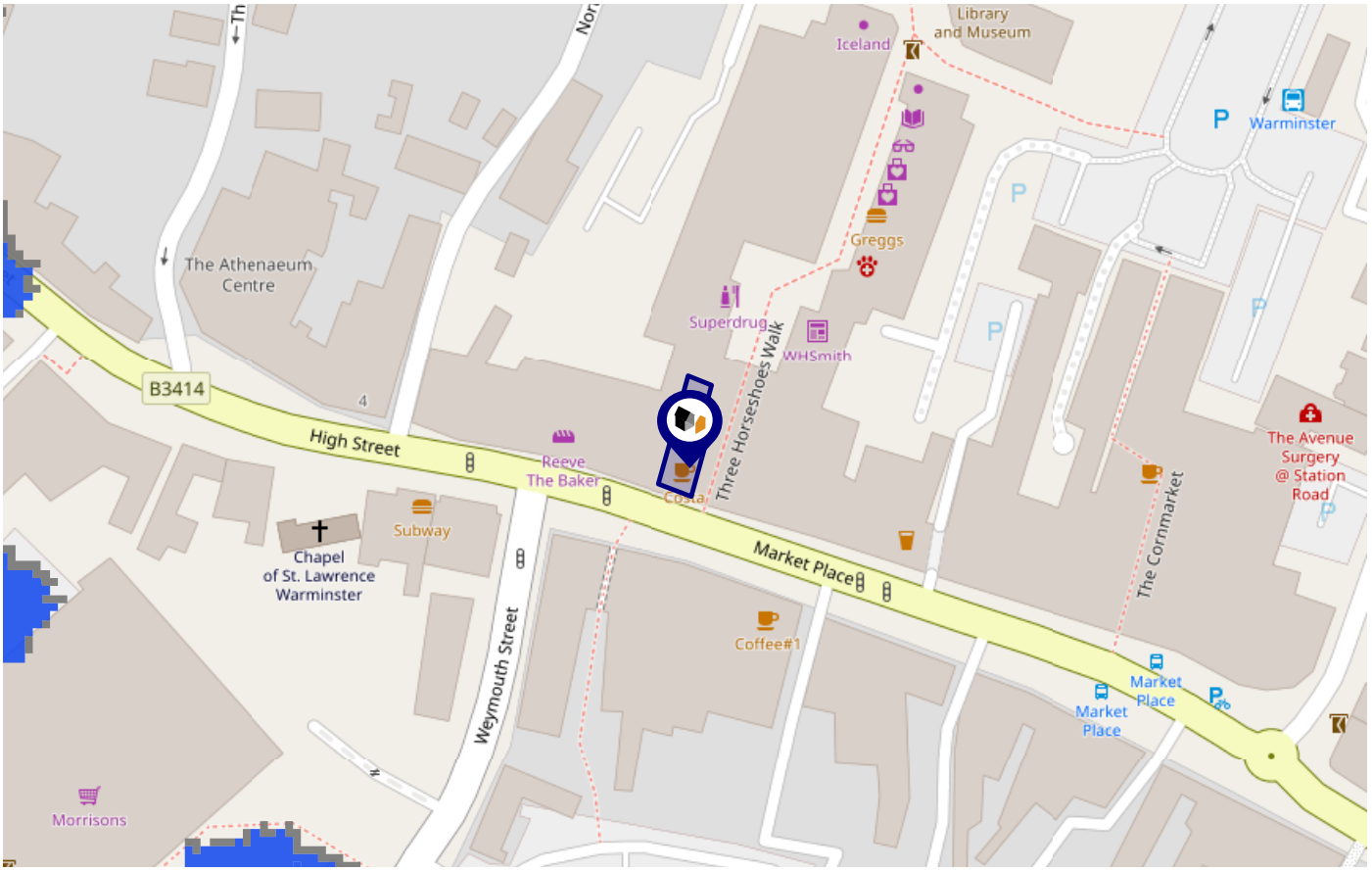
MIR - Material Info

Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

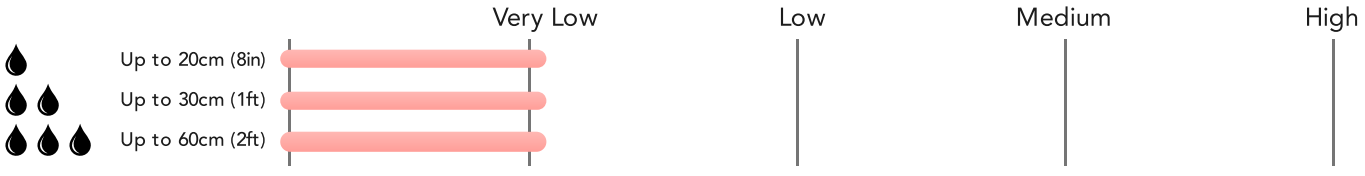


Risk Rating: Very low

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:

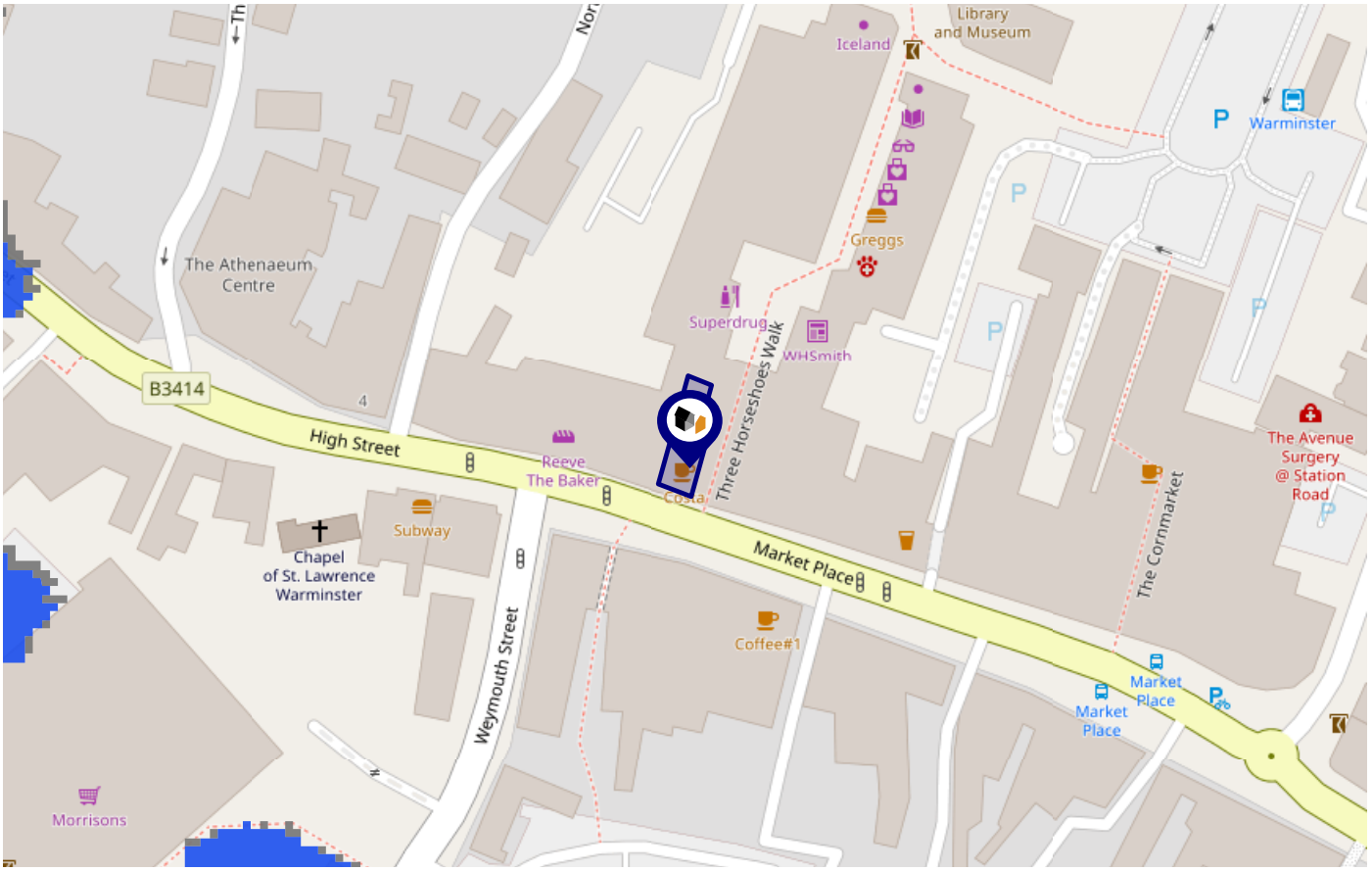


Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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.

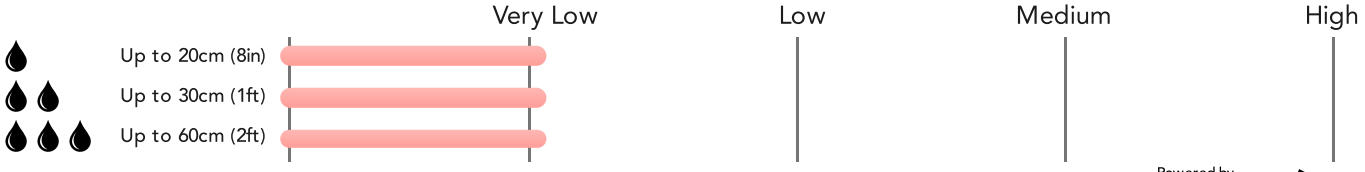


Risk Rating: Very low

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.
- **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:



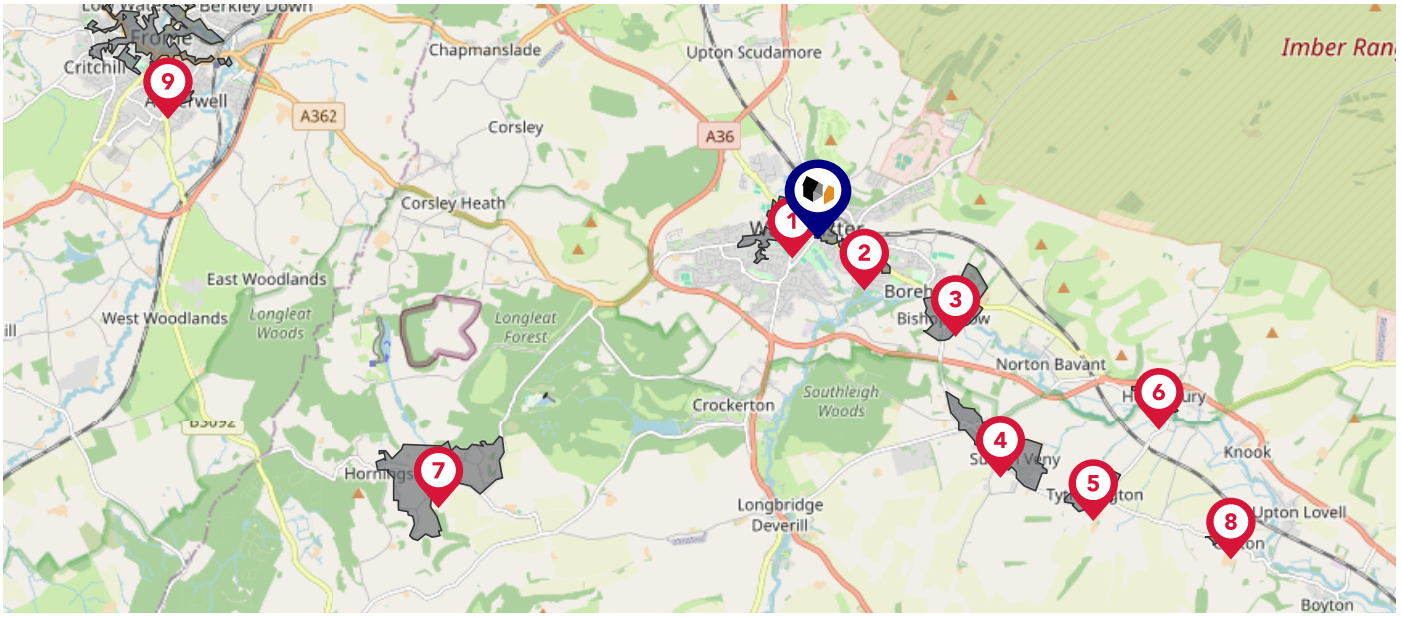
MIR - Material Info

Powered by sprift
Know any property instantly

Maps
Conservation Areas

COOPER AND TANNER

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.



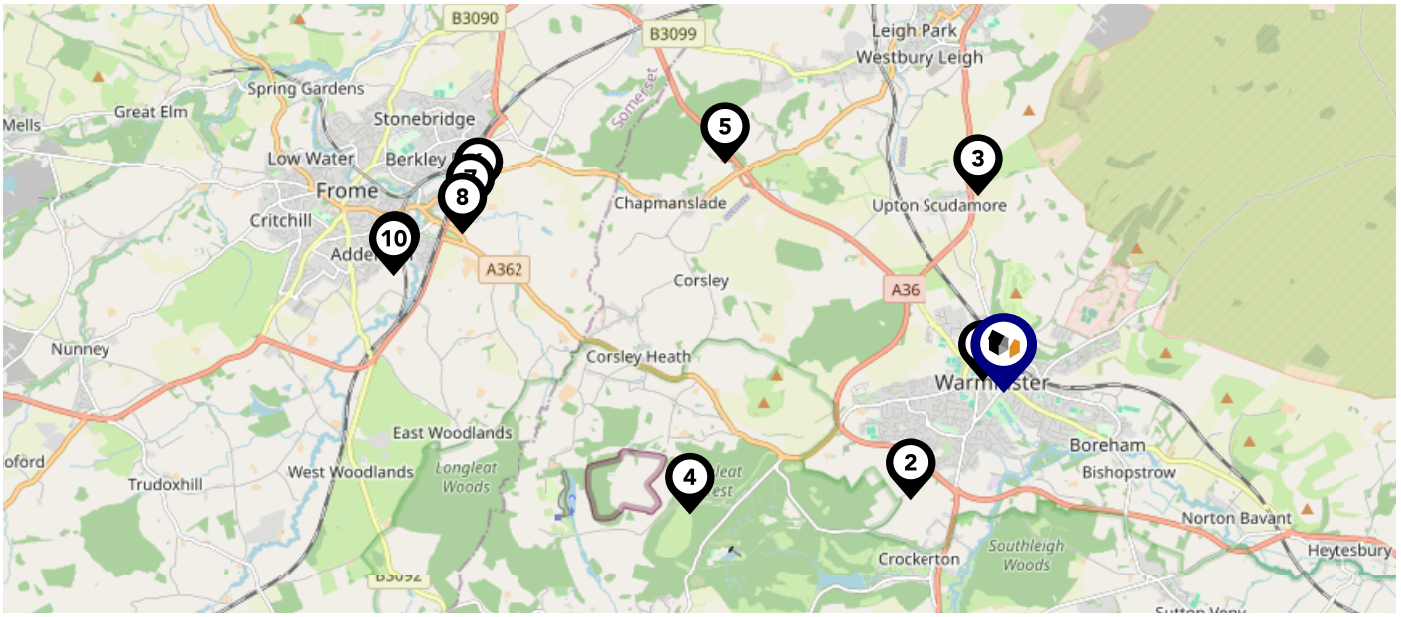
Nearby Conservation Areas

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

Maps
Landfill Sites

COOPER AND TANNER

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

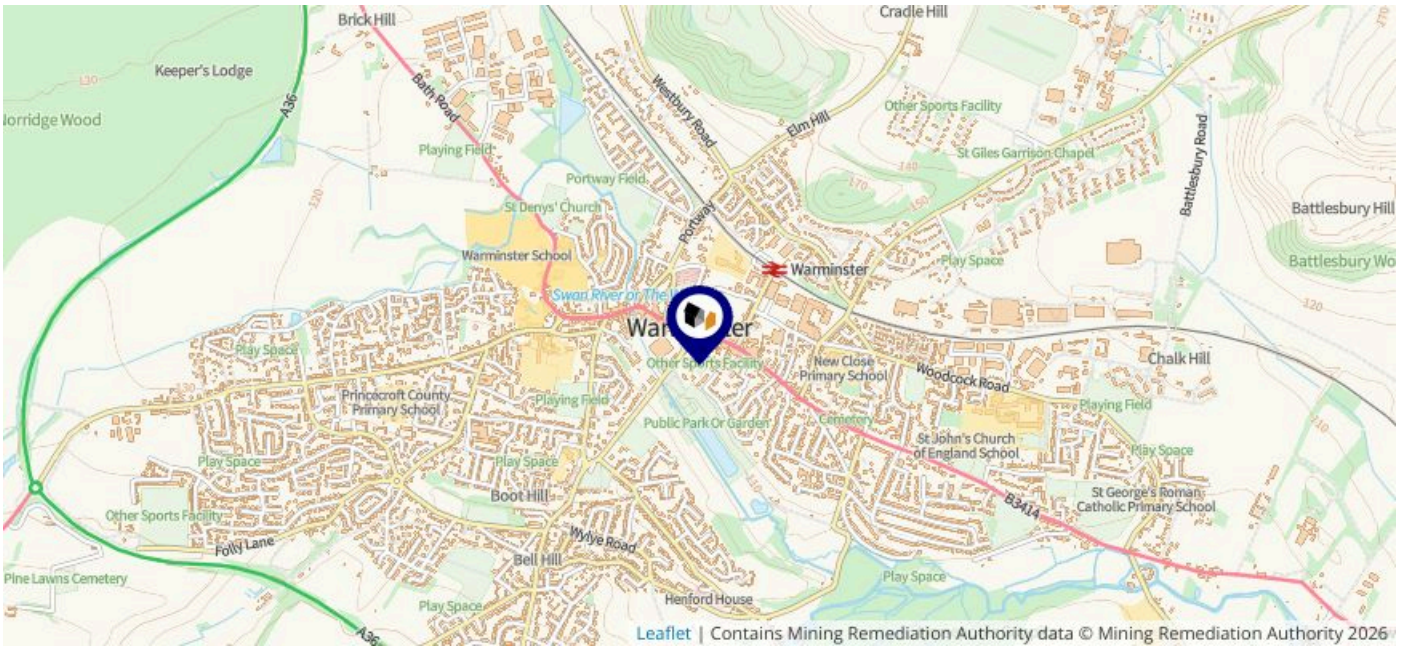
1	Partway Lane Tip-Warminster, Wiltshire	Historic Landfill
2	Ludlow's Farm-Bradley Road, Warminster, Wiltshire	Historic Landfill
3	Tip Off A350-Biss Bottom, Upton Scudamore, Warminster, Wiltshire	Historic Landfill
4	Upper Hares Batch Landfill Site-North Of Longcombe Drive, Longleat, Warminster, Wiltshire	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

Powered by sprift
Know any property instantly

Maps
Coal Mining

COOPER AND TANNER

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.

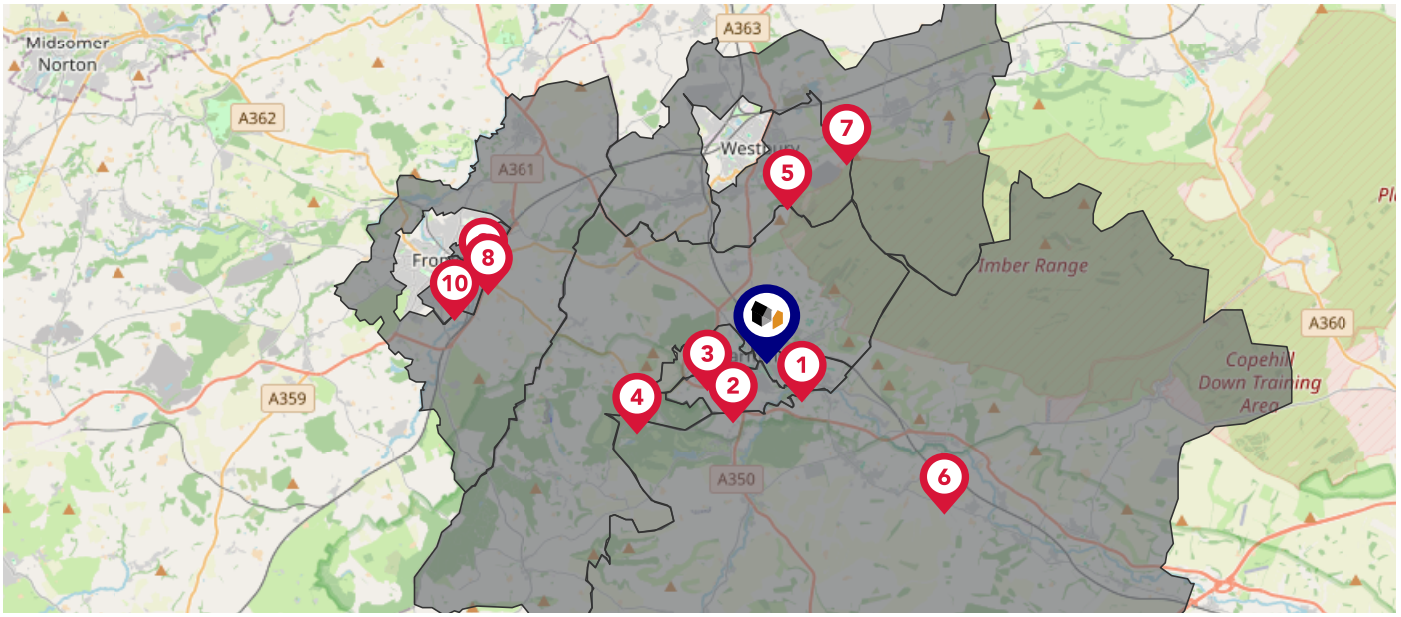
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Powered by sprift
Know any property instantly

Maps
Council Wards

COOPER AND TANNER

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	Warminster East ED
2	Warminster Broadway ED
3	Warminster West ED
4	Warminster North & Rural ED
5	Westbury East ED
6	Wylye Valley ED
7	Ethandune ED
8	Beckington and Selwood Ward
9	Frome Berkley Down Ward
10	Frome Keyford Ward

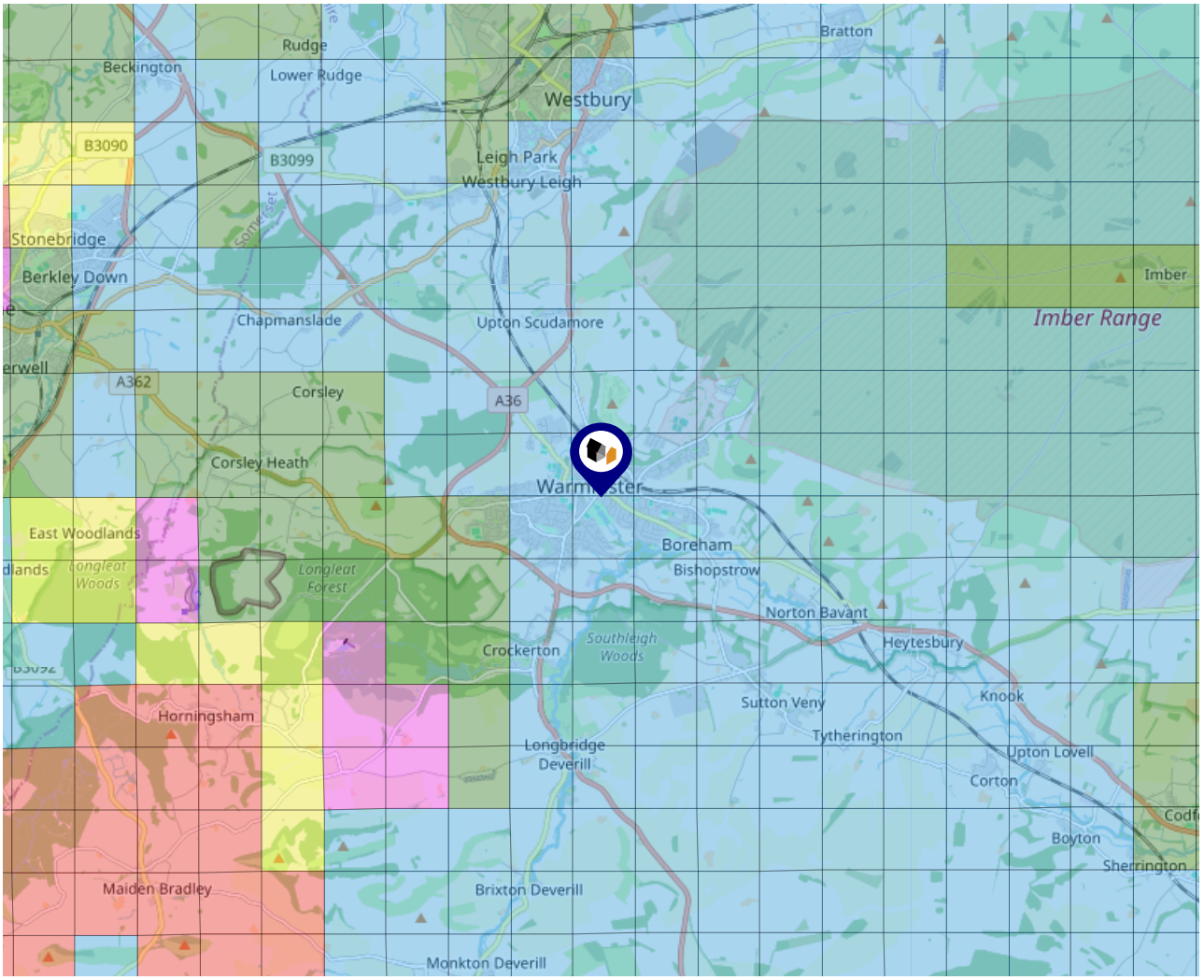
Powered by sprift
Know any property instantly

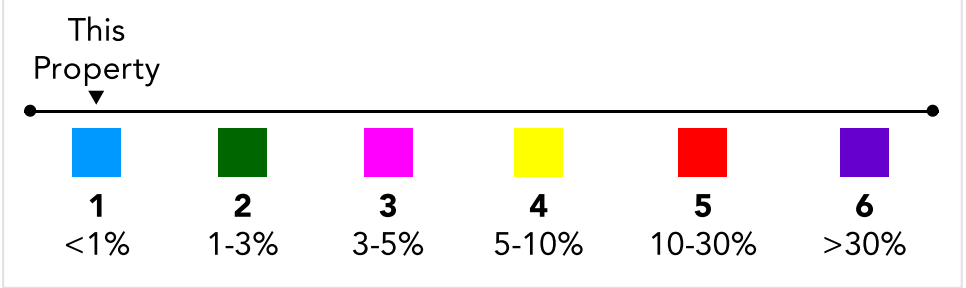
Environment
Radon Gas

COOPER AND TANNER

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).





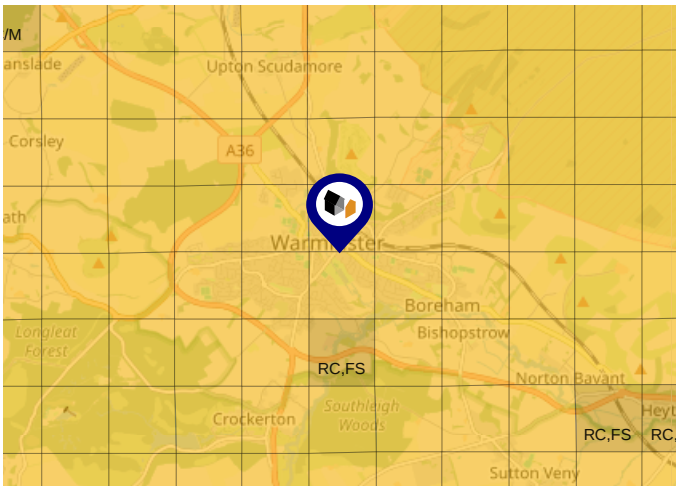
Powered by sprift
Know any property instantly

Environment
Soils & Clay

COOPER AND TANNER

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)		



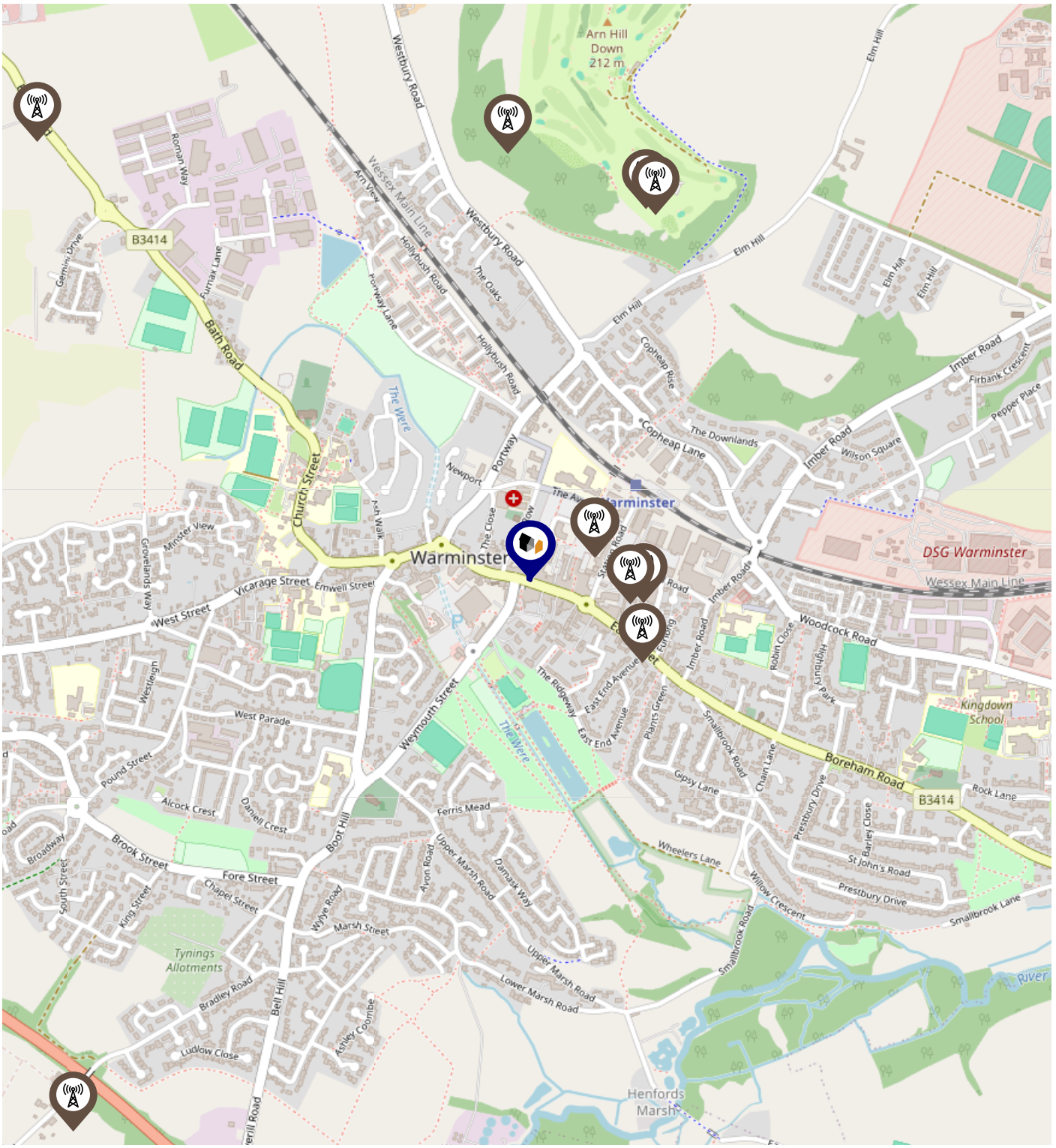
Primary Classifications (Most Common Clay Types)

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

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons

COOPER AND TANNER



Key:

- Power Pylons
- Communication Masts

Powered by sprift
Know any property instantly

Maps
Listed Buildings

COOPER AND TANNER

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 1036228 - 38 40, Market Place	Grade II	0.0 miles
2 1364438 - Town Hall	Grade II	0.0 miles
3 1036227 - Nos 14 And 20 Together With Range Of Buildings At Rear To South (former Stables And Maltings)	Grade II	0.0 miles
4 1036224 - 45, Market Place	Grade II	0.0 miles
5 1194338 - 36, Market Place	Grade II	0.0 miles
6 1036232 - 30-33, North Row	Grade II	0.0 miles
7 1194752 - The Bunch Of Grapes	Grade II	0.0 miles
8 1364439 - Barclays Bank	Grade II	0.0 miles
9 1036221 - 1-5, Market Place	Grade II	0.0 miles
10 1194278 - 8-12, Market Place	Grade II	0.0 miles

Material Information

COOPER AND TANNER

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 as 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)

N/A

Construction Type

Sandstone or Limestone as built

Powered by sprift
Know any property instantly

Utilities & Services

COOPER AND TANNER

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Electric Boiler to Radiators

Water Supply

Mains

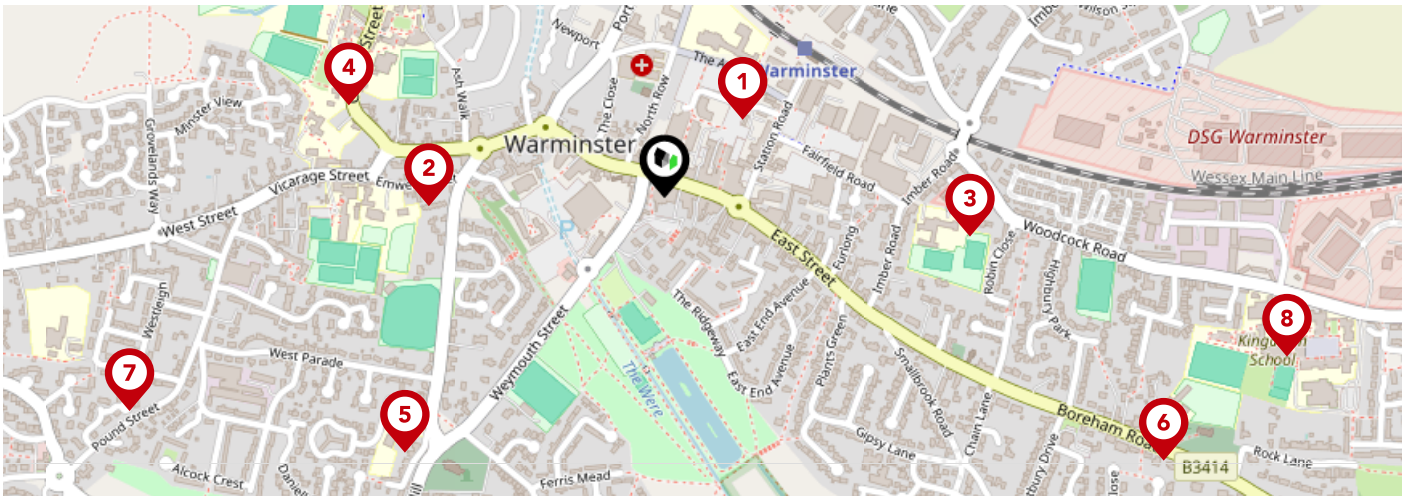
Drainage

Mains

Powered by sprift
Know any property instantly

Area
Schools

COOPER AND TANNER

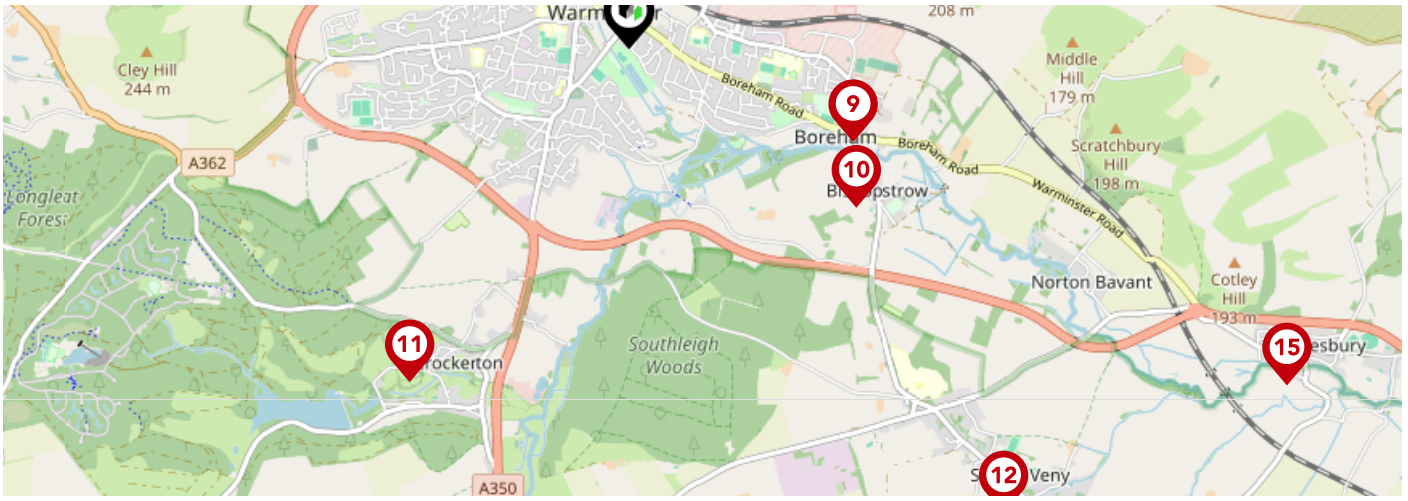


		Nursery	Primary	Secondary	College	Private
1	The Avenue Primary School and Children's Centre Ofsted Rating: Good | Pupils: 265 | Distance:0.13	☐	☑	☐	☐	☐
2	The Minster CofE Primary School Ofsted Rating: Good | Pupils: 210 | Distance:0.27	☐	☑	☐	☐	☐
3	New Close Primary School Ofsted Rating: Good | Pupils: 136 | Distance:0.36	☐	☑	☐	☐	☐
4	Warminster School Ofsted Rating: Not Rated | Pupils: 529 | Distance:0.38	☐	☐	☑	☐	☐
5	Sambourne Church of England Voluntary Controlled Primary School Ofsted Rating: Good | Pupils: 119 | Distance:0.42	☐	☑	☐	☐	☐
6	St John's CofE School Ofsted Rating: Good | Pupils: 117 | Distance:0.66	☐	☑	☐	☐	☐
7	Princecroft Primary School Ofsted Rating: Good | Pupils: 242 | Distance:0.67	☐	☑	☐	☐	☐
8	Kingdown School Ofsted Rating: Good | Pupils: 1454 | Distance:0.75	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Area
Schools

COOPER AND TANNER

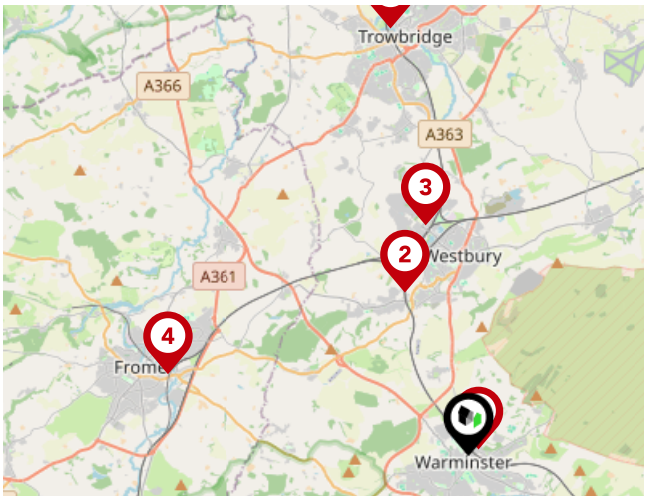


	Nursery	Primary	Secondary	College	Private
9 **St George's Catholic Primary School, Warminster** Ofsted Rating: Requires improvement | Pupils: 102 | Distance:1.13	☐	☑	☐	☐	☐
10 **Bishopstrow College** Ofsted Rating: Not Rated | Pupils: 55 | Distance:1.29	☐	☐	☑	☐	☐
11 **Crockerton CofE Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:1.85	☐	☑	☐	☐	☐
12 **Sutton Veny CofE School** Ofsted Rating: Good | Pupils: 161 | Distance:2.77	☐	☑	☐	☐	☐
13 **Fairfield Farm College (Fairfield Farm Trust)** Ofsted Rating: Good | Pupils:0 | Distance:3.29	☐	☐	☑	☐	☐
14 **Dilton Marsh CofE Primary School** Ofsted Rating: Good | Pupils: 174 | Distance:3.36	☐	☑	☐	☐	☐
15 **Heytesbury Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 49 | Distance:3.43	☐	☑	☐	☐	☐
16 **Chapmanslade Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 96 | Distance:3.46	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

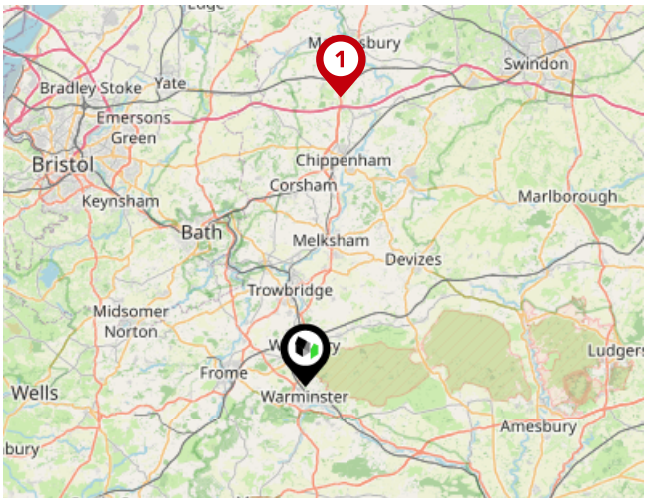
Area
Transport (National)

COOPER AND TANNER



National Rail Stations

Pin	Name	Distance
1	Warminster Rail Station	0.2 miles
2	Dilton Marsh Rail Station	3.25 miles
3	Westbury (Wilts) Rail Station	4.35 miles
4	Frome Rail Station	5.8 miles
5	Trowbridge Rail Station	8.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	21.57 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	26.12 miles

Powered by sprift
Know any property instantly

Area
Transport (Local)

COOPER AND TANNER

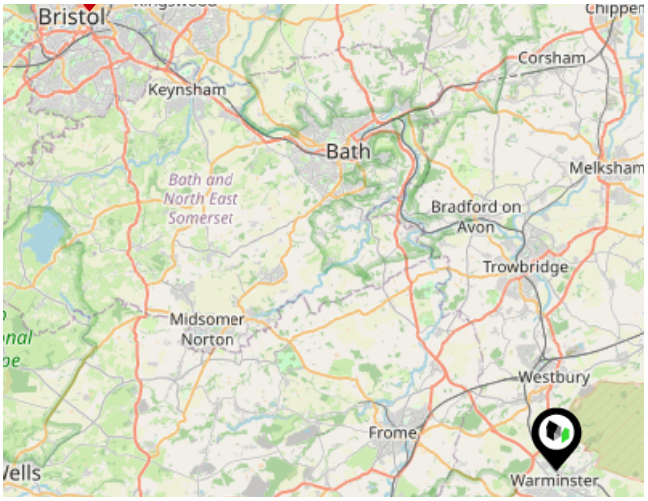


Bus Stops/Stations

Pin	Name	Distance
1	Market Place	0.06 miles
2	Morrisons	0.06 miles
3	Station Road	0.09 miles
4	Central Car Park	0.11 miles
5	Morrisons	0.12 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	24.27 miles

Powered by sprift
Know any property instantly

Cooper and Tanner
Testimonials

COOPER AND TANNER

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/

Disclaimer

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

COOPER AND TANNER

Cooper and Tanner

48/50 Market Place Warminster BA12 9AN
01985 215579
warminster@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey
Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
Royal Mail