



See More Online

MIR: Material Info

The Material Information Affecting this Property
Wednesday 30th September 2026



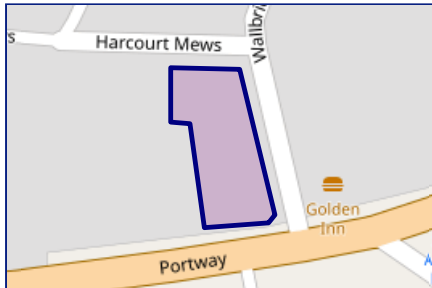
WALLBRIDGE HOUSE, PORTWAY, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR
01373 455060
frome@cooperandtanner.co.uk
cooperandtanner.co.uk

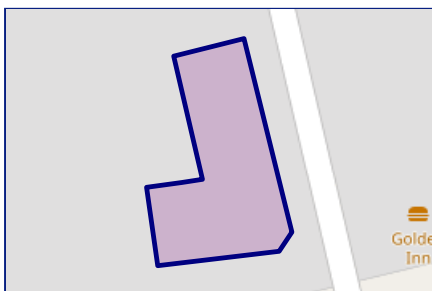


Freehold Title Plan



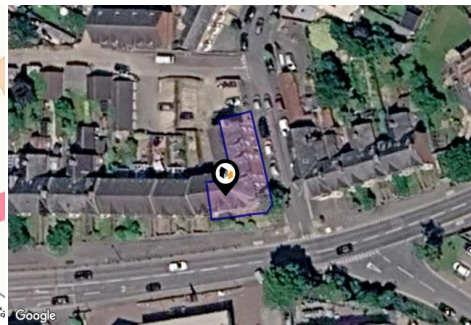
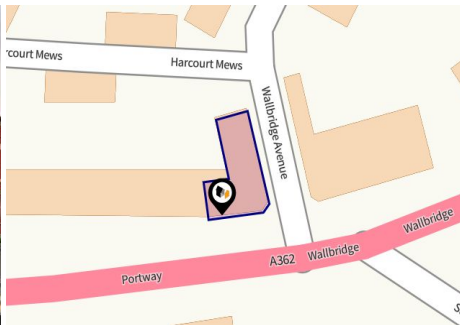
ST124108

Leasehold Title Plan



WS43265

Start Date:	18/10/2007
End Date:	24/11/3005
Lease Term:	999 years from 24 November 2006
Term Remaining:	979 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	344 ft ² / 32 m ²		
Plot Area:	0.07 acres		
Year Built :	2007		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	WS43265		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	Frome	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	18	1800	
• Surface Water	Very low	mb/s	mb/s	
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning records for: *32 Portway Frome Somerset BA11 1QU*

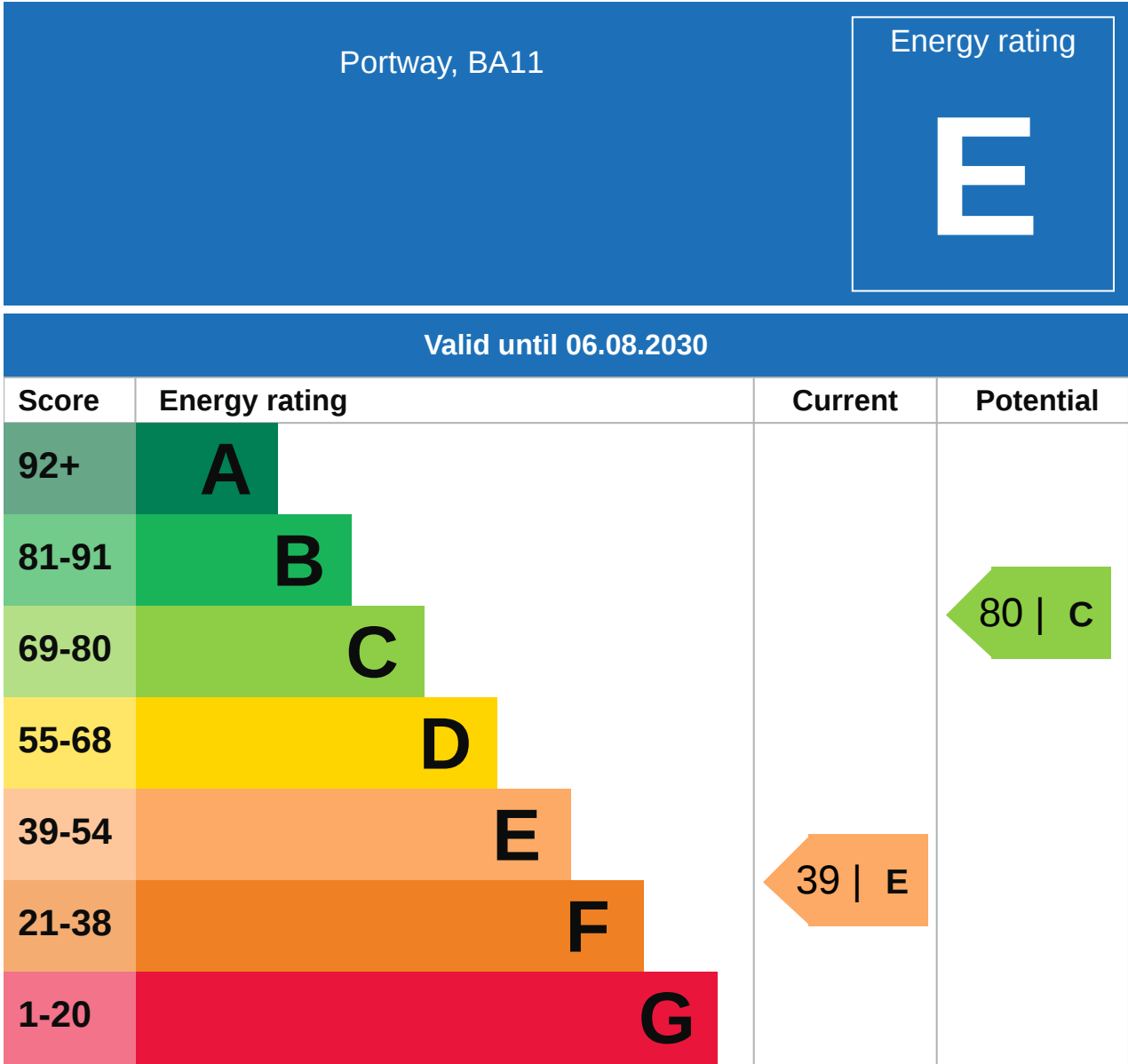
Reference - 2023/1194/TCA	
Decision:	Registered
Date:	27th June 2023
Description:	T1 Magnolia - reduce crown by up to 1m.

Planning records for: *Wallbridge House, Portway, Frome BA11 1QU.*

Reference - 112322/001	
Decision:	Approval with Conditions
Date:	22nd January 2008
Description:	Replace existing wooden windows with UVPC sliding sash windows. [DEL]

Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

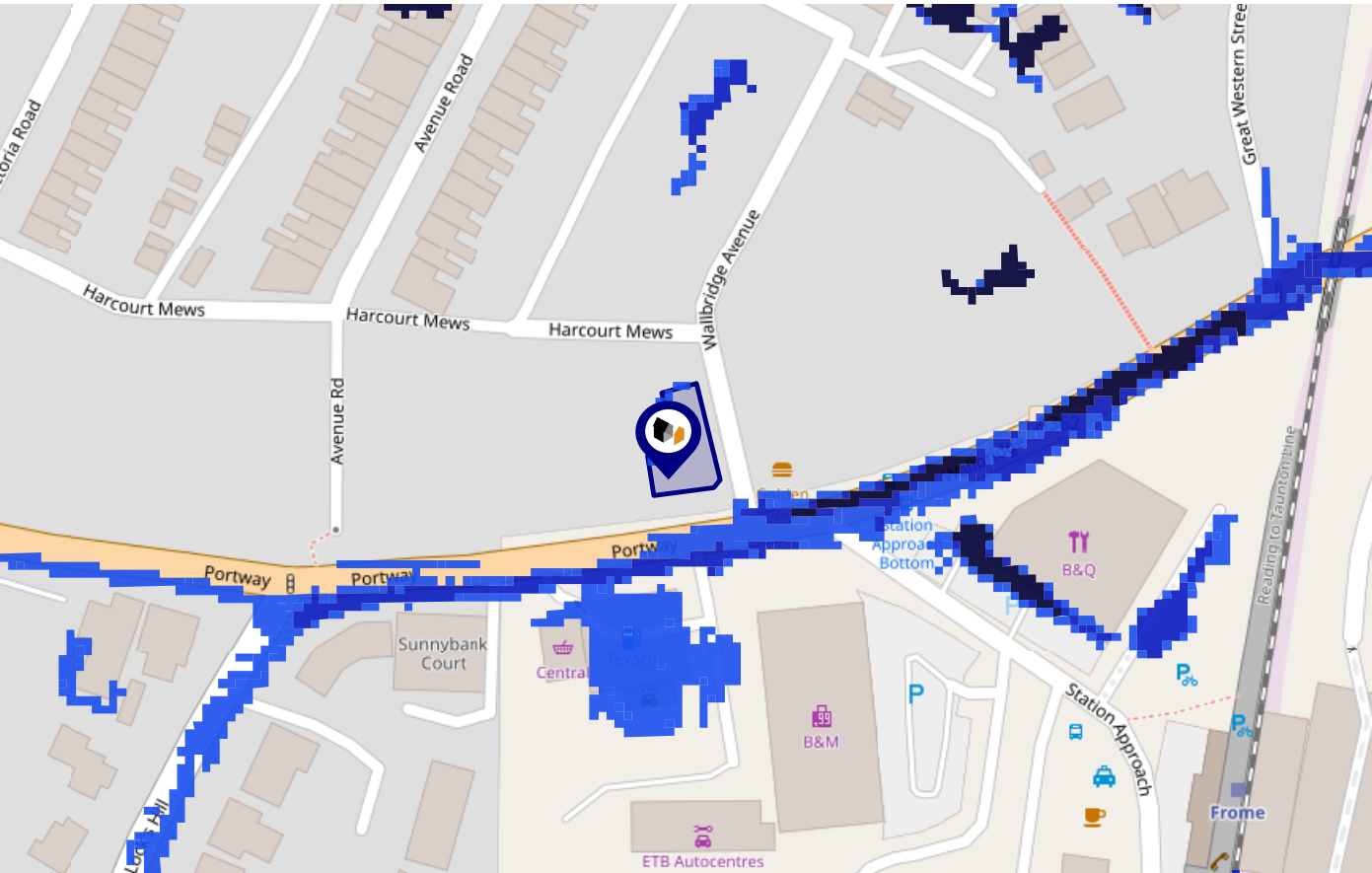
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	4th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	32 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.

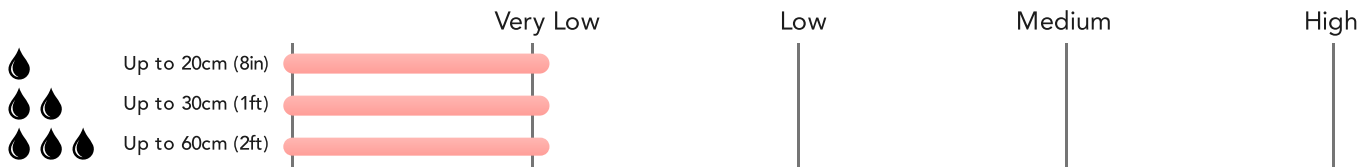


Risk Rating: Very low

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:



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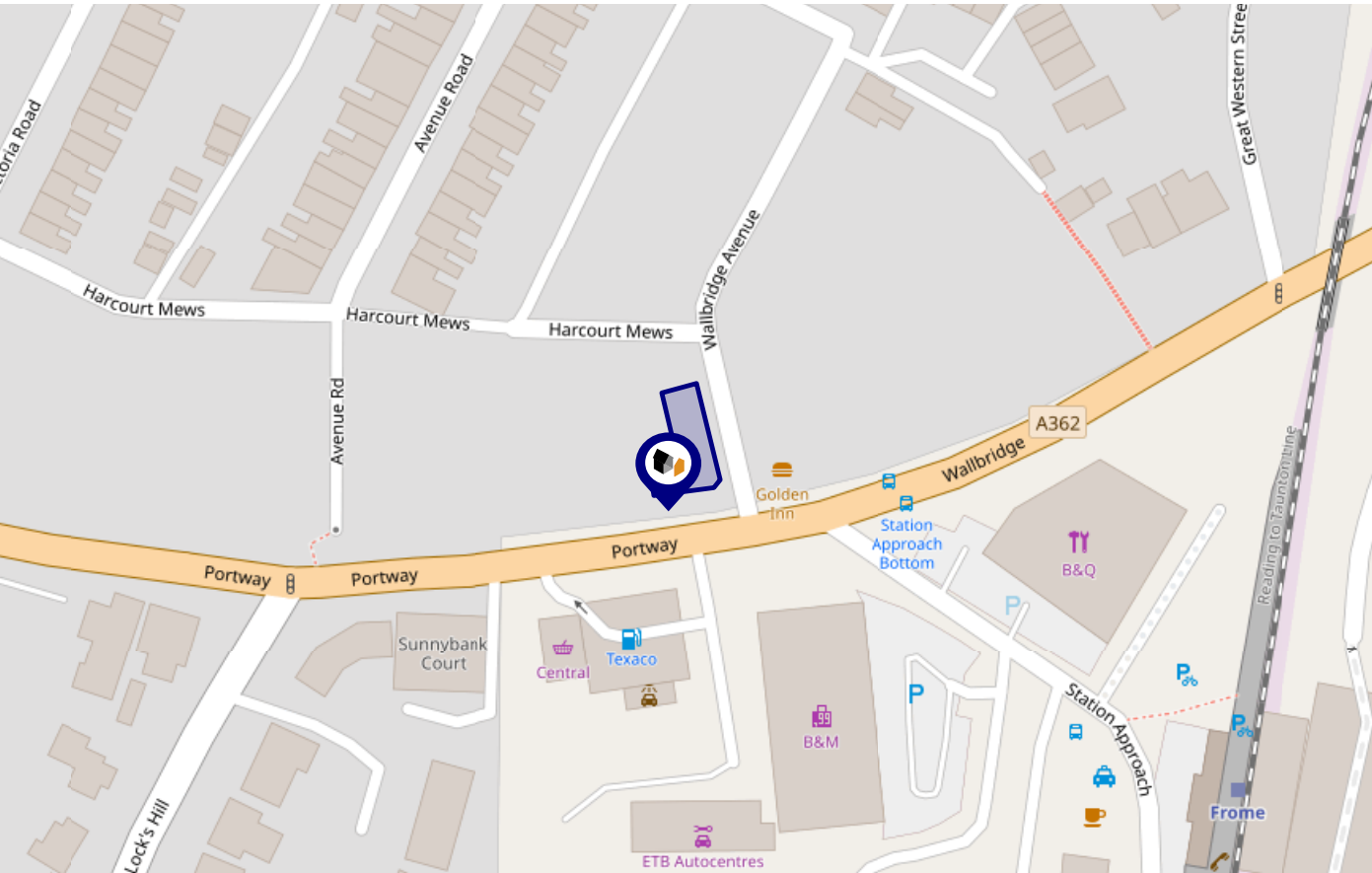
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Know your property instantly.

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.

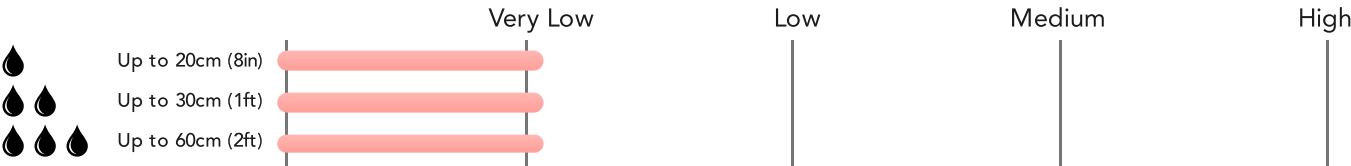


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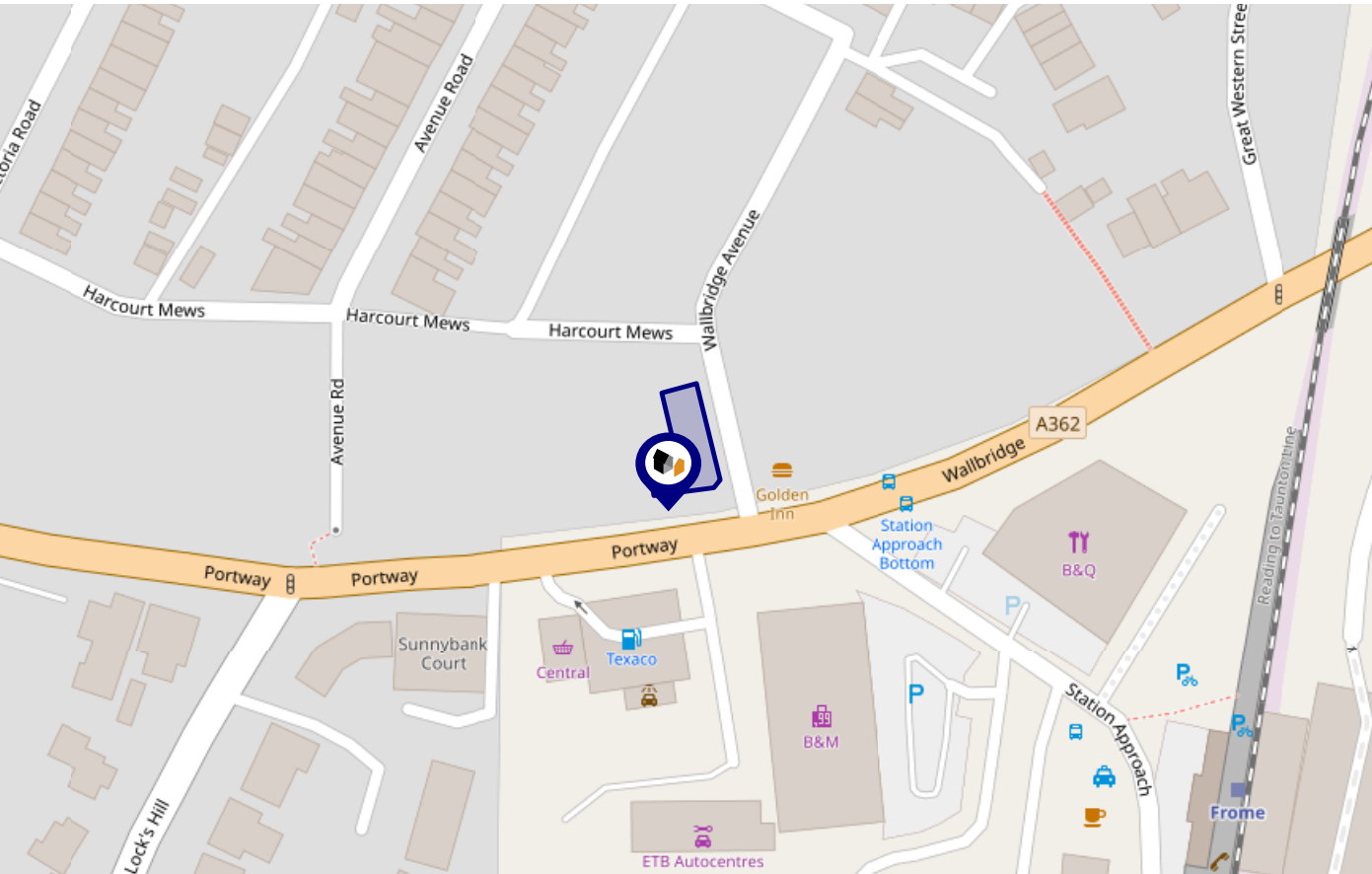


Flood Risk

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.

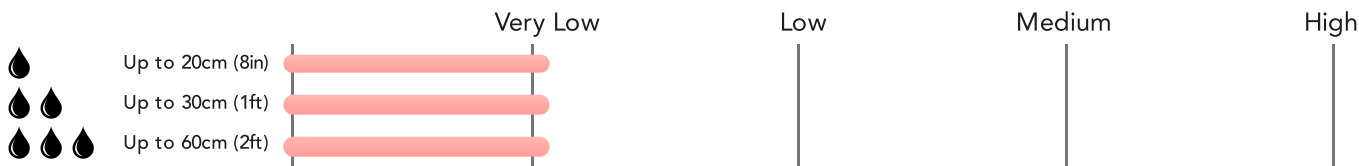


Risk Rating: Very low

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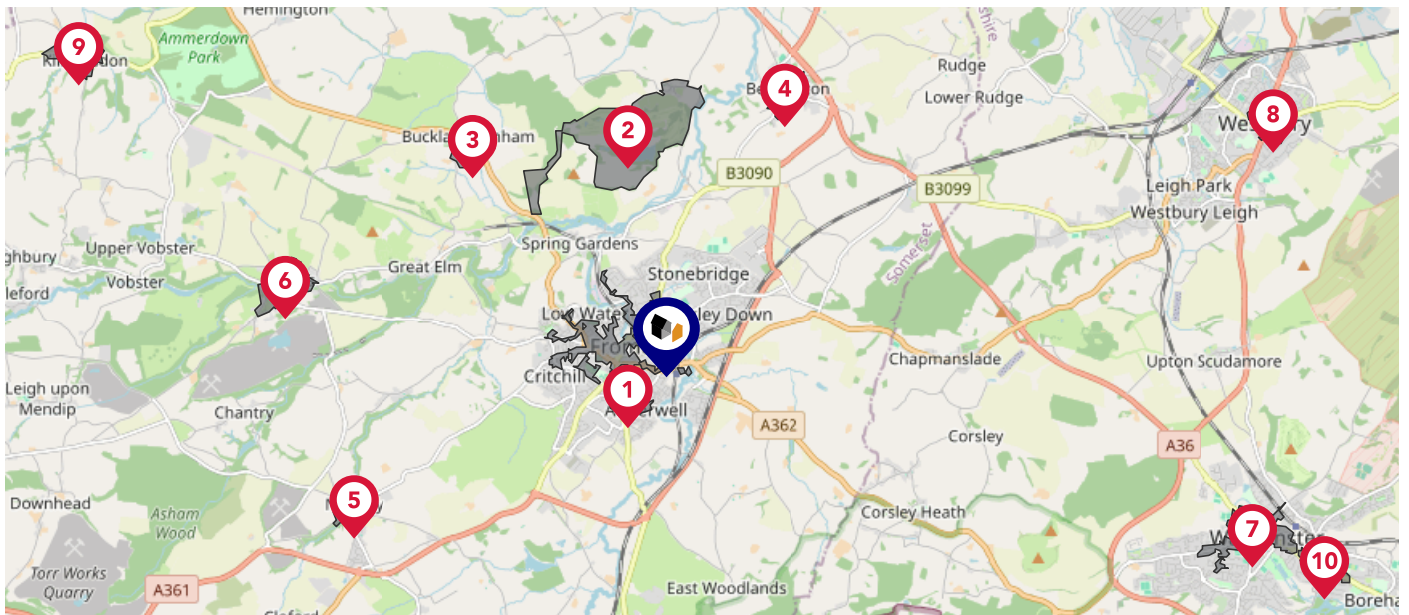
MIR - Material Info

Maps

Conservation Areas

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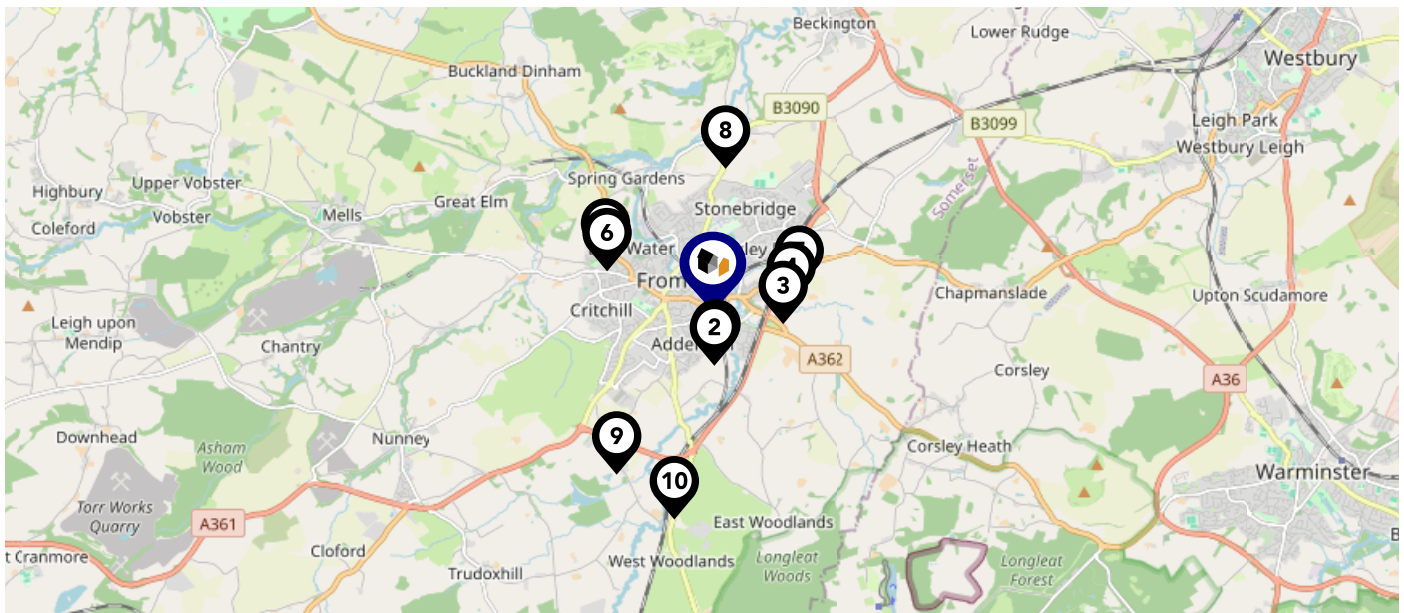
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

This map displays nearby coal mine entrances and their classifications.



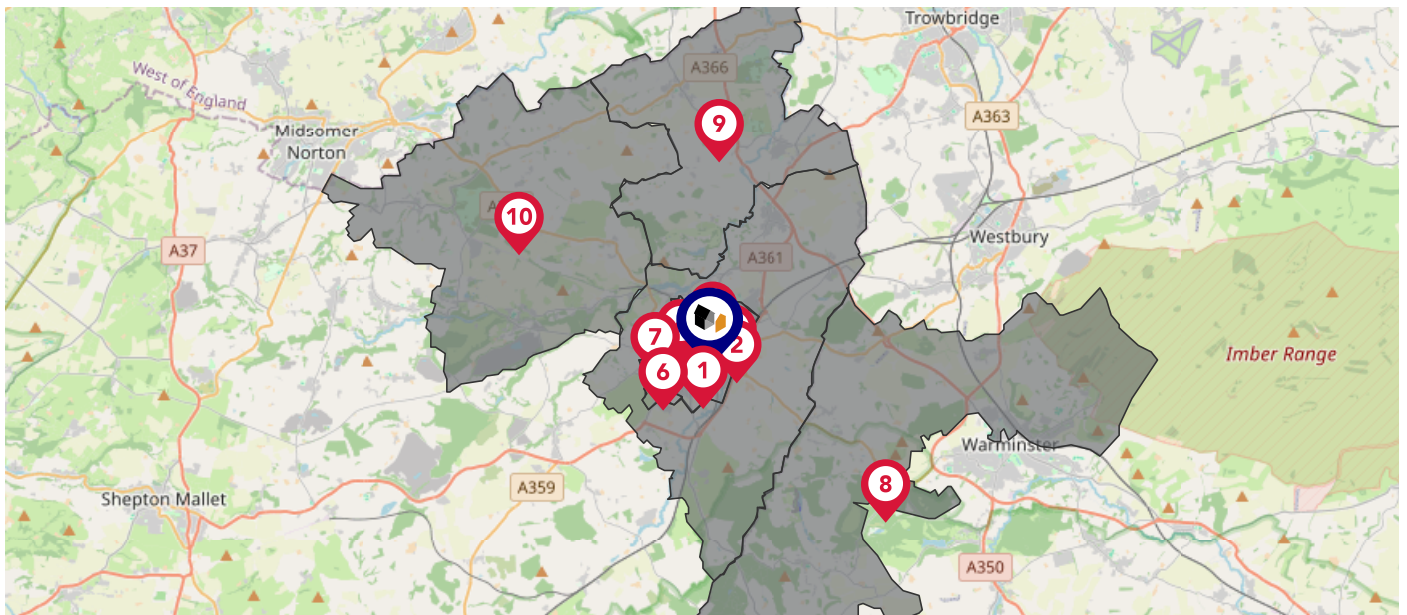
Mine Entry

- ✕ 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.

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

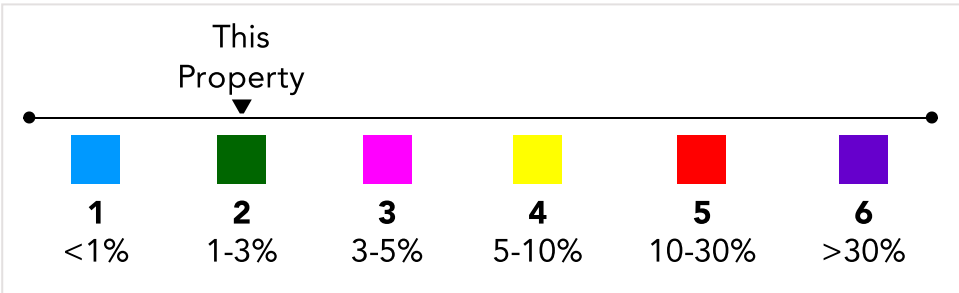
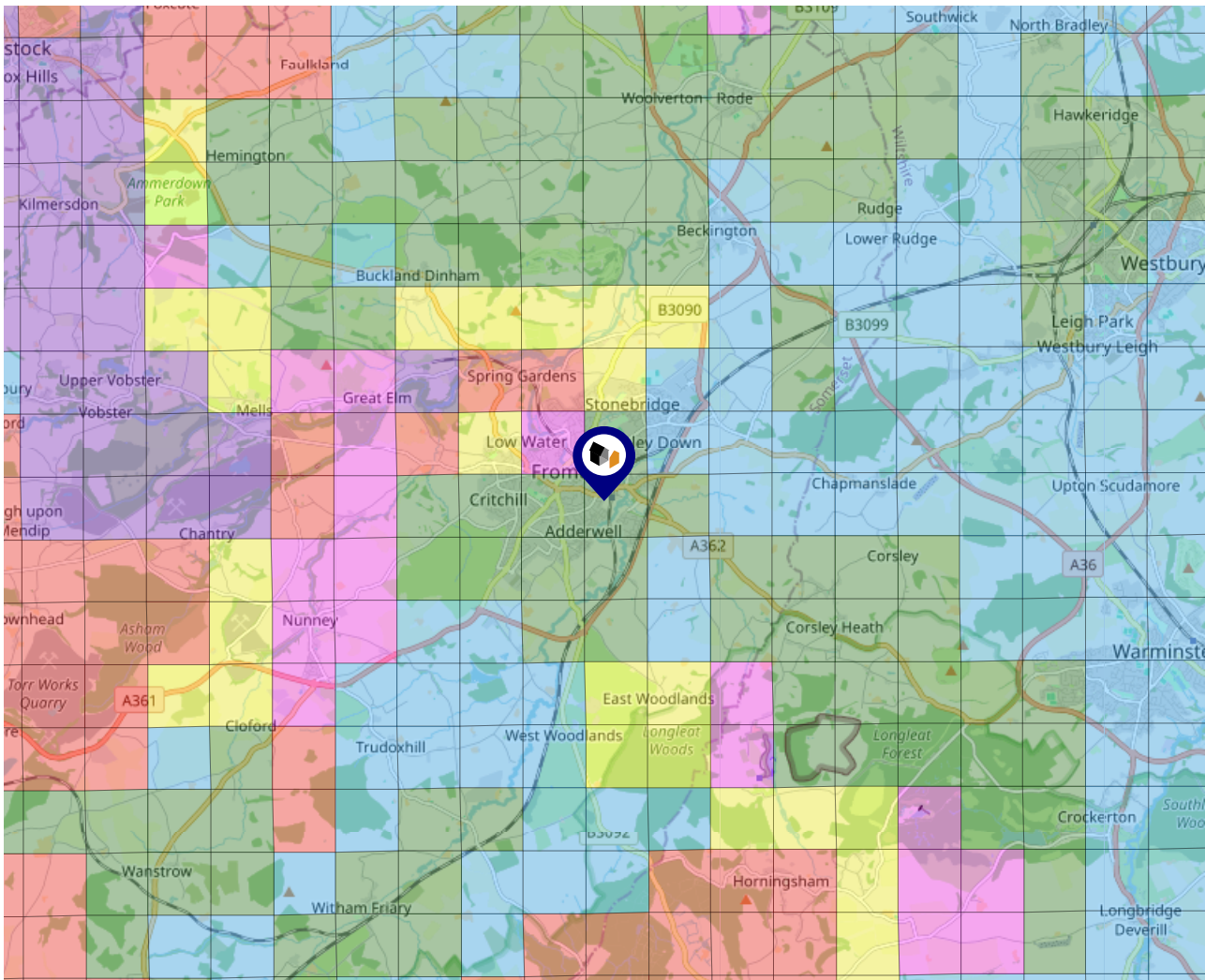


Nearby Council Wards

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

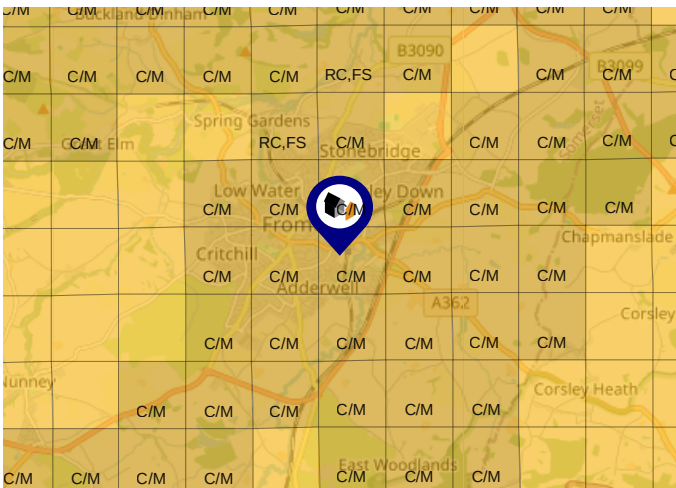
What is Radon?

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:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



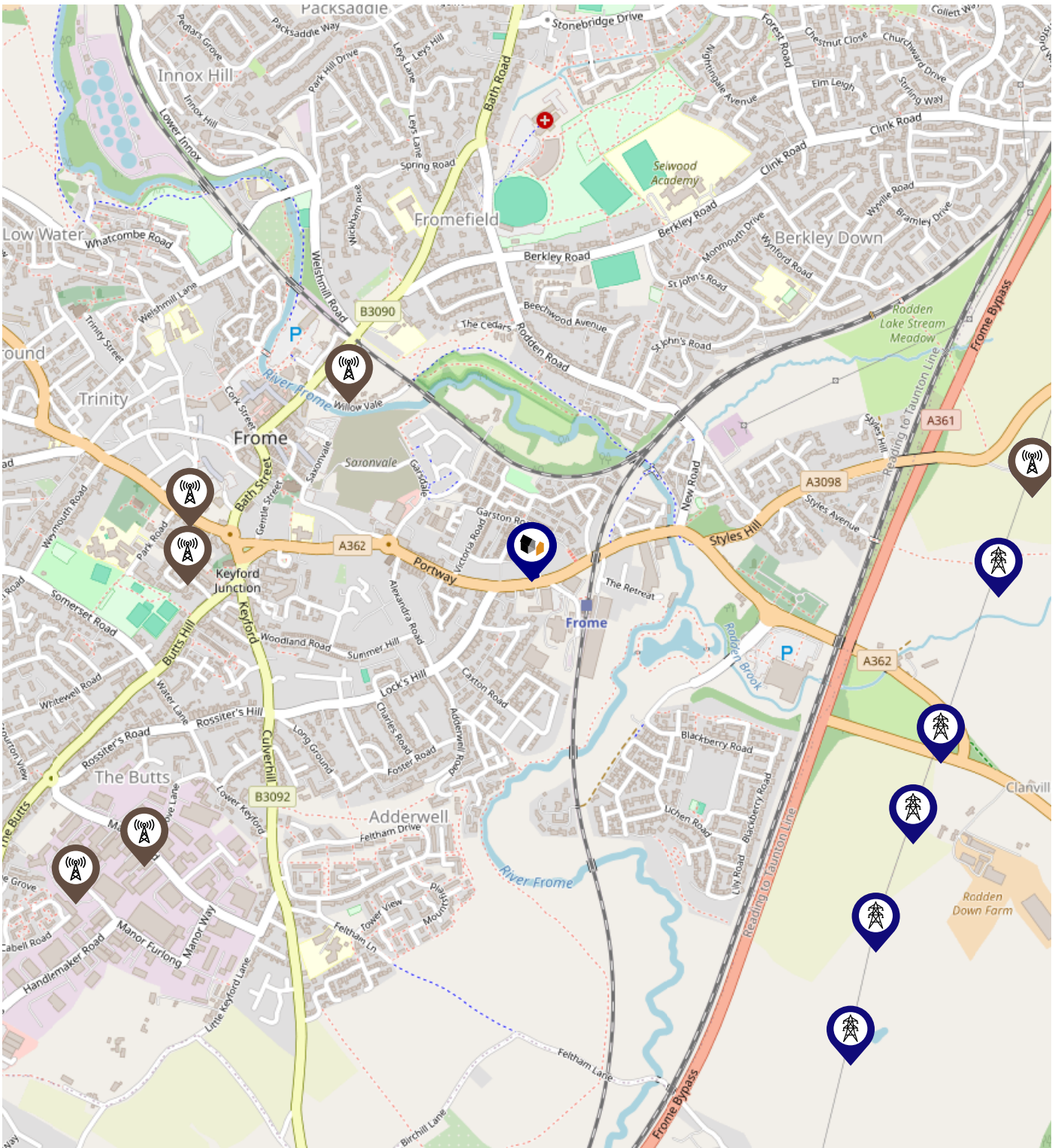
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

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Key:

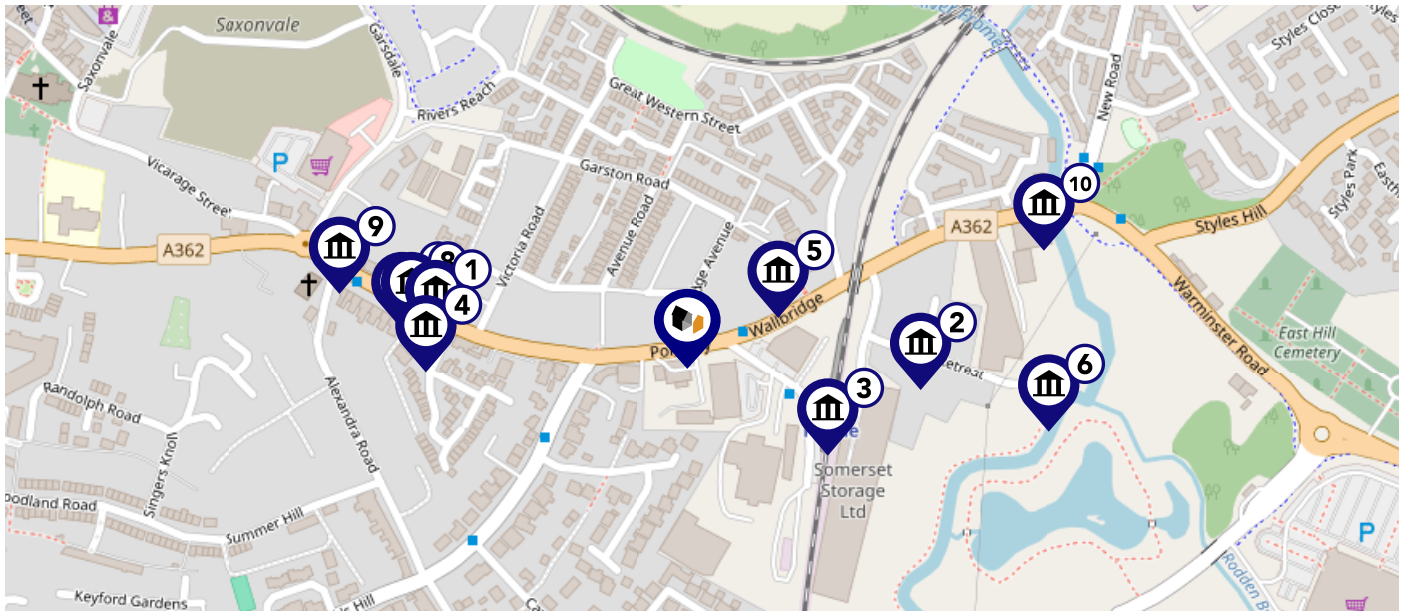
-  Power Pylons
-  Communication Masts

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
 1057750 - Portway Hotel	Grade II	0.1 miles
 1375678 - Lamp Post Located Near Number 16	Grade II	0.1 miles
 1345526 - Frome Station (main Building)	Grade II	0.1 miles
 1057751 - 44, Portway	Grade II	0.1 miles
 1174657 - College Place And Boundary Walls To Nos 7, 8 And 9	Grade II	0.1 miles
 1375677 - Wallbridge Mills	Grade II	0.2 miles
 1173910 - 17, Portway	Grade II	0.2 miles
 1345507 - 18, Portway	Grade II	0.2 miles
 1057791 - Garston House Including Gates And Railings	Grade II	0.2 miles
 1057739 - Wall Bridge	Grade II	0.2 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 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)

Footpath leading to the property.

Construction Type

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

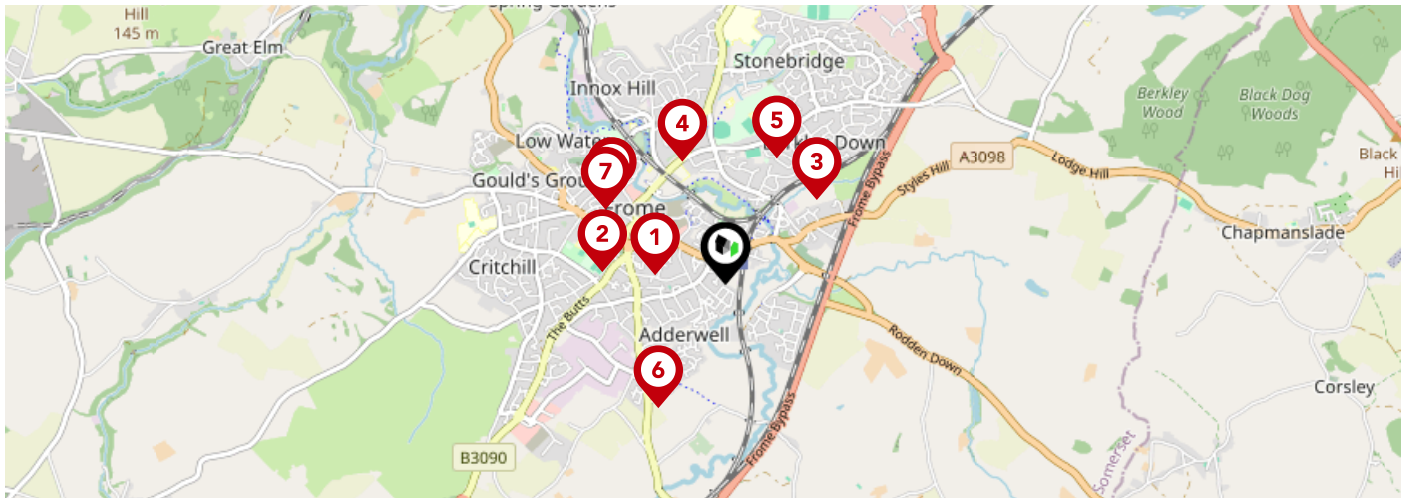
Electric storage heating

Water Supply

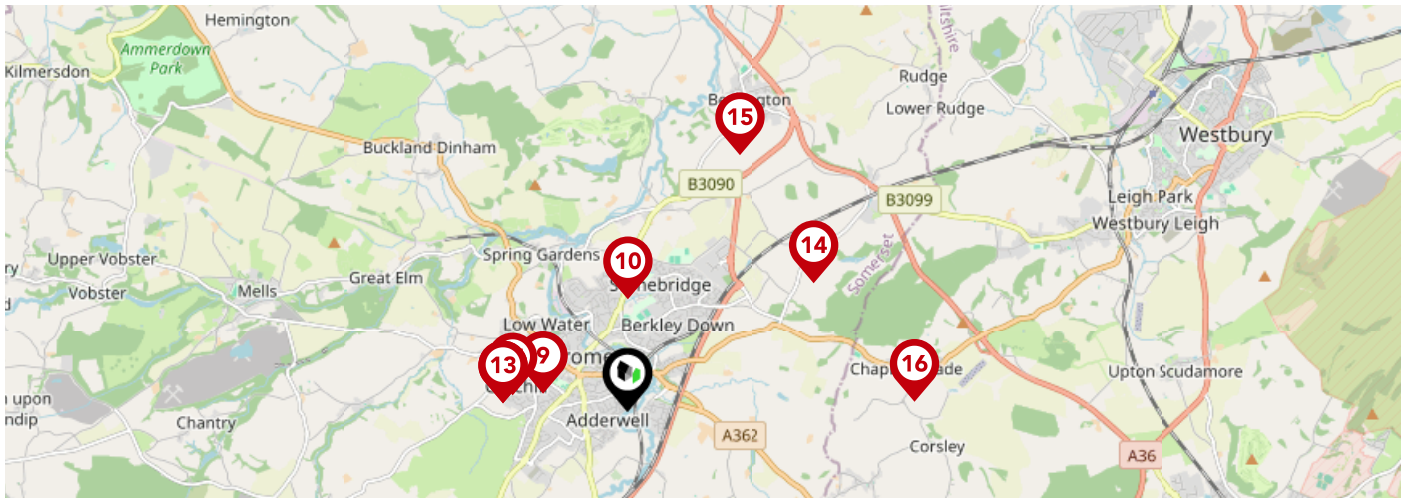
Mains

Drainage

Mains



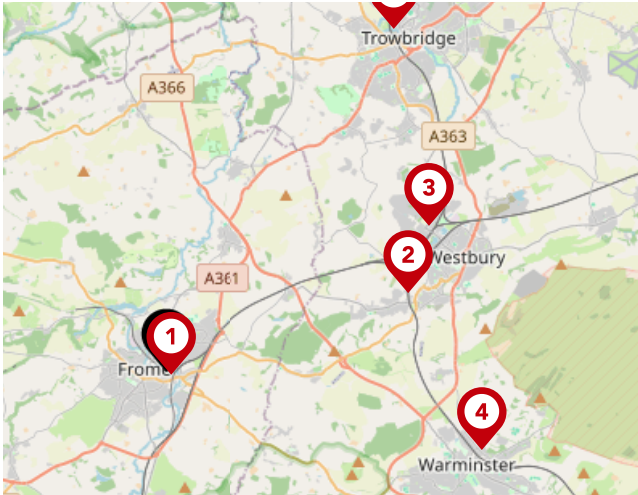
		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:0.33	☐	☒	☐	☐	☐
2	Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:0.57	☐	☒	☒	☐	☐
3	Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:0.59	☐	☒	☐	☐	☐
4	North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:0.61	☐	☐	☒	☐	☐
5	Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:0.64	☐	☐	☒	☐	☐
6	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:0.65	☐	☒	☐	☐	☐
7	Vallis First School Ofsted Rating: Good Pupils: 229 Distance:0.66	☐	☒	☐	☐	☐
8	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:0.66	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:0.8	☐	☐	☒	☐	☐
10	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.05	☐	☐	☒	☐	☐
11	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:1.08	☐	☐	☒	☐	☐
12	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:1.16	☐	☒	☐	☐	☐
13	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:1.16	☐	☐	☒	☐	☐
14	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:2.09	☐	☒	☐	☐	☐
15	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.59	☐	☒	☐	☐	☐
16	Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.67	☐	☒	☐	☐	☐

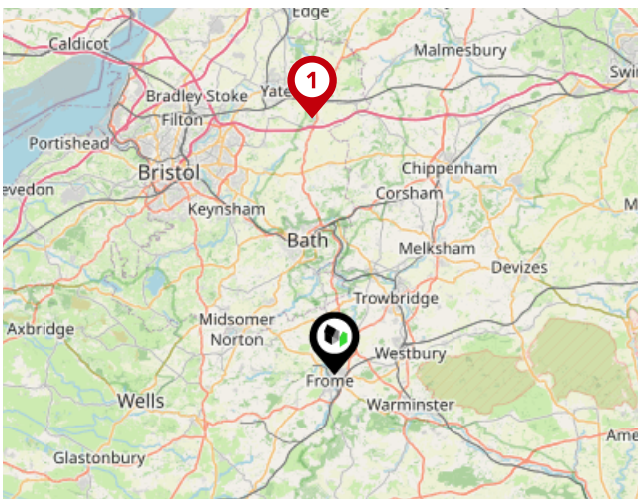
Area Transport (National)

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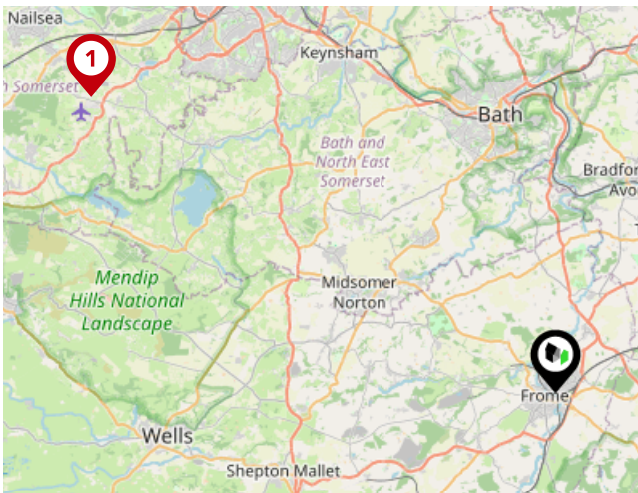
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.09 miles
2	Dilton Marsh Rail Station	4.73 miles
3	Westbury (Wilts) Rail Station	5.57 miles
4	Warminster Rail Station	6.03 miles
5	Trowbridge Rail Station	7.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	19 miles

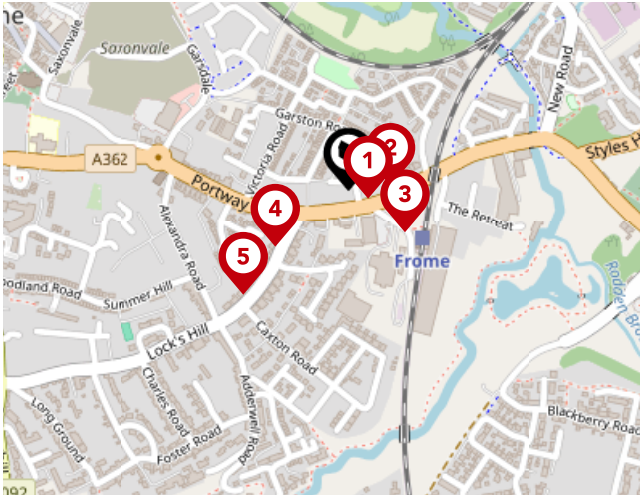


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.42 miles

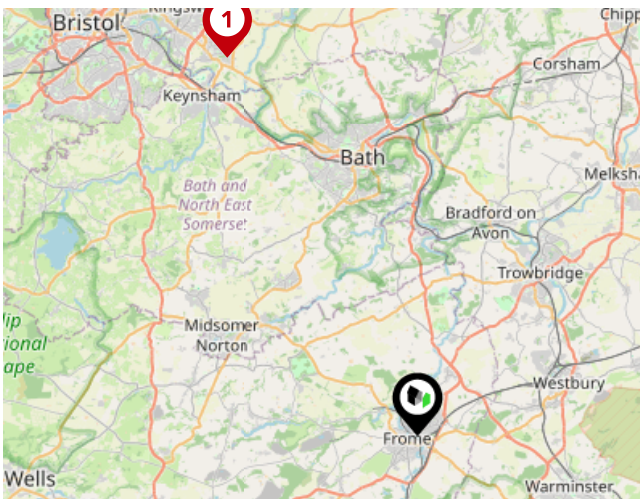
Area Transport (Local)

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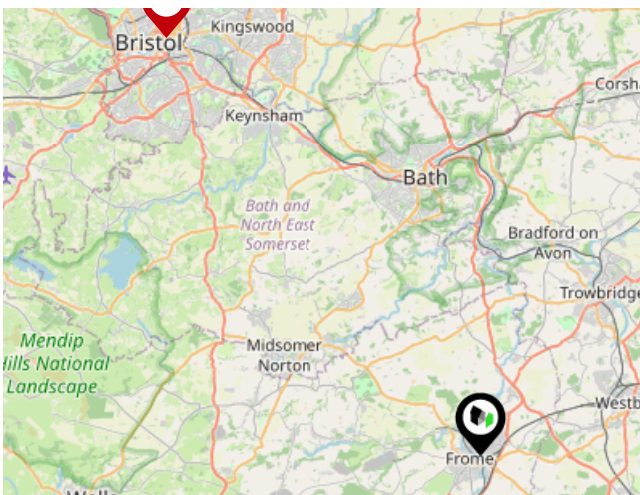
Bus Stops/Stations

Pin	Name	Distance
1	Station Approach Bottom	0.02 miles
2	Station Approach	0.04 miles
3	Frome Station	0.07 miles
4	Butler's Gardens	0.1 miles
5	Caxton Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	15.68 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	19.33 miles

Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/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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