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Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 13<sup>th</sup> June 2025**



**HIGH VIEW ROAD, LEAMINGTON SPA, CV32**

**OIRO : £275,000**

## Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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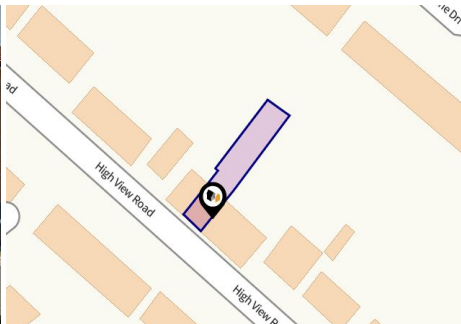
### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

A delightful period Cottage within a quiet cul de sac  
Three bedrooms (including one smaller single)  
Substantial rear gardens & walled foregarden  
Spacious 1st floor bathroom  
In need of modernisation & improvement  
Gas centrally heated & double glazed  
Two reception rooms & welcoming hallway  
Spacious kitchen with barn door to garden  
Situated within easy bus routes into and out of Leamington Spa  
NO CHAIN, EPC Rating ordered, Total 899 Sq.Ft or 84 Sq.M










**These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

Type:	Terraced	OIRO:	£275,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	899 ft <sup>2</sup> / 83 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,095		
Title Number:	WK234139		

## Local Area

Local Authority:	Warwickshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	267	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O	sky
				

52, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	28/03/2025	14/02/2014	09/05/2012	30/08/2007	
Last Sold Price:	£390,000	£230,500	£225,250	£185,000	
60, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	29/08/2024	31/01/2022			
Last Sold Price:	£415,000	£312,500			
9, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	22/03/2024	15/08/2022			
Last Sold Price:	£310,000	£157,000			
61, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	18/03/2024	14/07/2020	06/05/2016	05/08/2005	
Last Sold Price:	£632,000	£520,000	£450,000	£300,000	
24, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	24/11/2023	22/06/2020	27/06/2013		
Last Sold Price:	£297,000	£255,000	£160,000		
40, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	21/07/2023	04/08/2016			
Last Sold Price:	£505,000	£330,000			
42, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	01/06/2023	28/09/2021	20/08/2009	29/07/2005	
Last Sold Price:	£485,000	£428,000	£225,000	£217,000	
6, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	27/01/2023	28/05/2014	14/07/2006	19/11/2004	01/03/2002
Last Sold Price:	£258,000	£178,000	£164,000	£160,000	£92,000
					23/06/2000
					£80,000
4, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	25/08/2022	19/03/2021	18/10/2019	15/04/2019	
Last Sold Price:	£280,000	£268,500	£265,000	£199,000	
19, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	26/06/2022	21/07/2014	15/02/2010	01/07/2009	
Last Sold Price:	£346,000	£250,000	£200,000	£161,500	
64, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	16/02/2022	10/08/2010			
Last Sold Price:	£326,500	£204,500			
44, High View Road, Leamington Spa, CV32 7JB					
Last Sold Date:	20/01/2022	25/06/2019			
Last Sold Price:	£300,000	£240,000			

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

43, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	12/11/2021	23/11/2018		
Last Sold Price:	£353,500	£275,000		
23, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	28/06/2021	09/12/2019		
Last Sold Price:	£390,000	£260,000		
17, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	28/06/2021			
Last Sold Price:	£270,000			
3, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	23/04/2021	15/06/2001		
Last Sold Price:	£212,500	£79,000		
58, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	18/12/2020			
Last Sold Price:	£280,000			
1, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	30/10/2020	28/01/2005	12/11/2003	
Last Sold Price:	£245,000	£185,000	£122,000	
53, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	06/12/2019	22/02/2013		
Last Sold Price:	£375,000	£280,000		
11, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	13/09/2019			
Last Sold Price:	£190,000			
51, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	29/09/2017	25/08/2017	30/06/2006	
Last Sold Price:	£282,000	£280,000	£195,000	
5, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	09/12/2016	29/10/2004	18/01/2000	
Last Sold Price:	£217,500	£160,000	£82,000	
30, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	30/10/2015	15/08/2013	04/10/2002	08/10/1997
Last Sold Price:	£183,000	£145,000	£115,000	£59,500
31, High View Road, Leamington Spa, CV32 7JB				
Last Sold Date:	20/10/2015	19/04/2013		
Last Sold Price:	£296,500	£202,500		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

48, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	17/10/2014		
Last Sold Price:	£270,000		
28, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	25/04/2014	30/01/2006	
Last Sold Price:	£189,000	£167,000	
50, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	07/03/2014	04/02/2002	11/04/1997
Last Sold Price:	£227,500	£121,000	£81,500
66, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	13/12/2013		
Last Sold Price:	£275,000		
36, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	24/05/2013		
Last Sold Price:	£250,000		
16, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	08/02/2013	23/05/1997	
Last Sold Price:	£159,276	£52,000	
10, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	12/10/2012	16/07/2004	16/11/1999
Last Sold Price:	£165,500	£158,000	£76,500
18, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	21/08/2007		
Last Sold Price:	£245,000		
48a, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	28/06/2007		
Last Sold Price:	£224,500		
52a, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	22/06/2007		
Last Sold Price:	£215,000		
12, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	03/04/2007	23/04/2003	29/06/2000
Last Sold Price:	£176,050	£133,000	£81,950
27, High View Road, Leamington Spa, CV32 7JB			
Last Sold Date:	25/07/2006		
Last Sold Price:	£207,500		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



22, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	29/06/2006	
Last Sold Price:	£172,500	
14, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	09/06/2006	
Last Sold Price:	£141,400	
45, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	23/05/2006	
Last Sold Price:	£185,000	
56, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	07/07/2005	24/03/1997
Last Sold Price:	£212,500	£82,500
57, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	22/11/2003	03/12/1999
Last Sold Price:	£172,000	£85,000
49, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	10/10/2003	
Last Sold Price:	£172,000	
34, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	04/07/2002	
Last Sold Price:	£143,000	
30a, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	29/09/2000	
Last Sold Price:	£185,000	
33, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	13/08/1999	
Last Sold Price:	£91,000	
20, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	23/07/1999	
Last Sold Price:	£65,000	
7, High View Road, Leamington Spa, CV32 7JB		
Last Sold Date:	16/10/1998	22/08/1997
Last Sold Price:	£72,500	£45,000

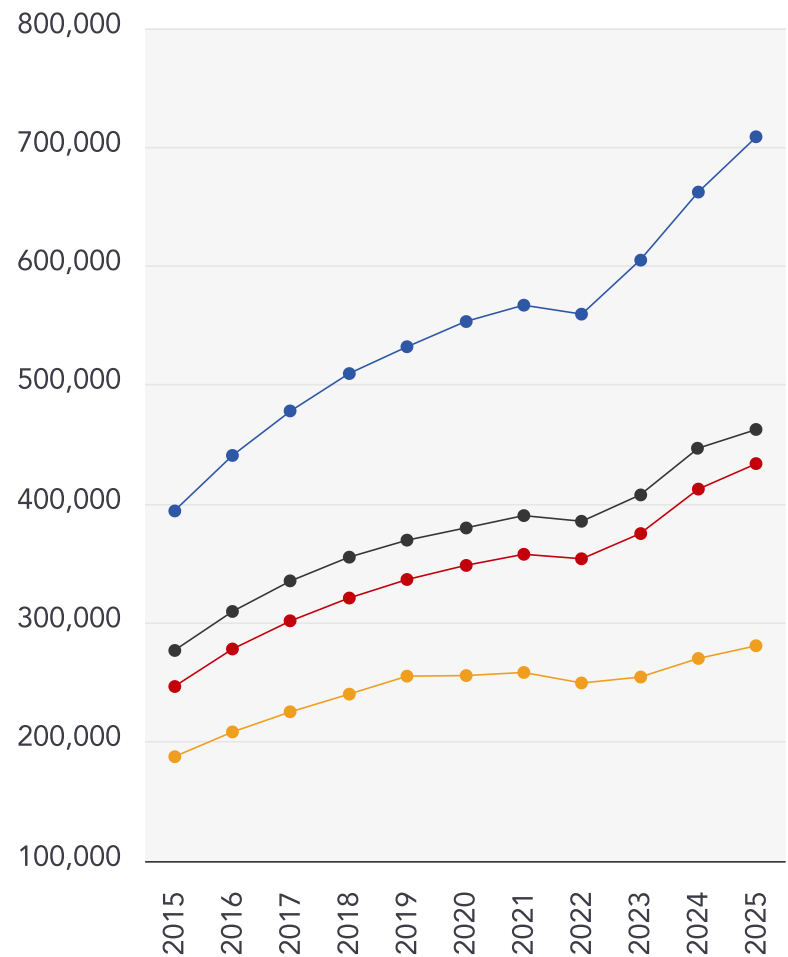
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV32



Detached

**+79.78%**

Terraced

**+67.07%**

Semi-Detached

**+75.95%**

Flat

**+49.69%**

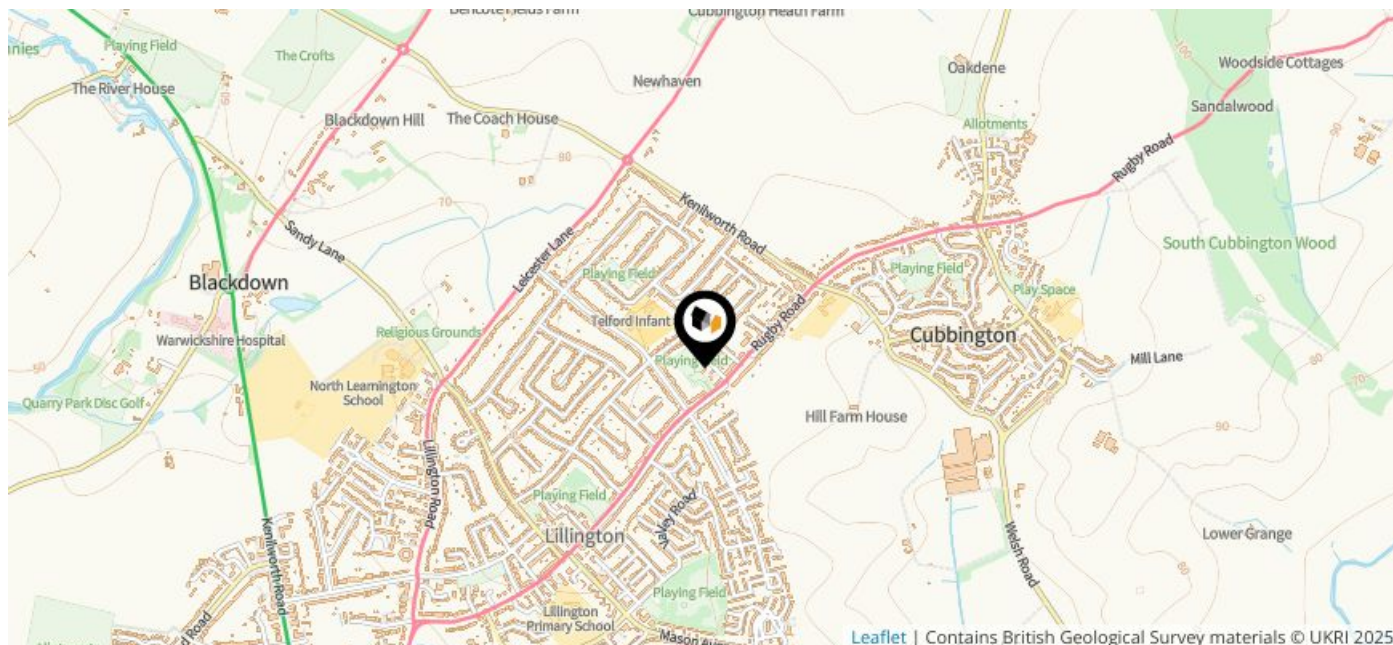


# Maps

## Coal Mining



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.

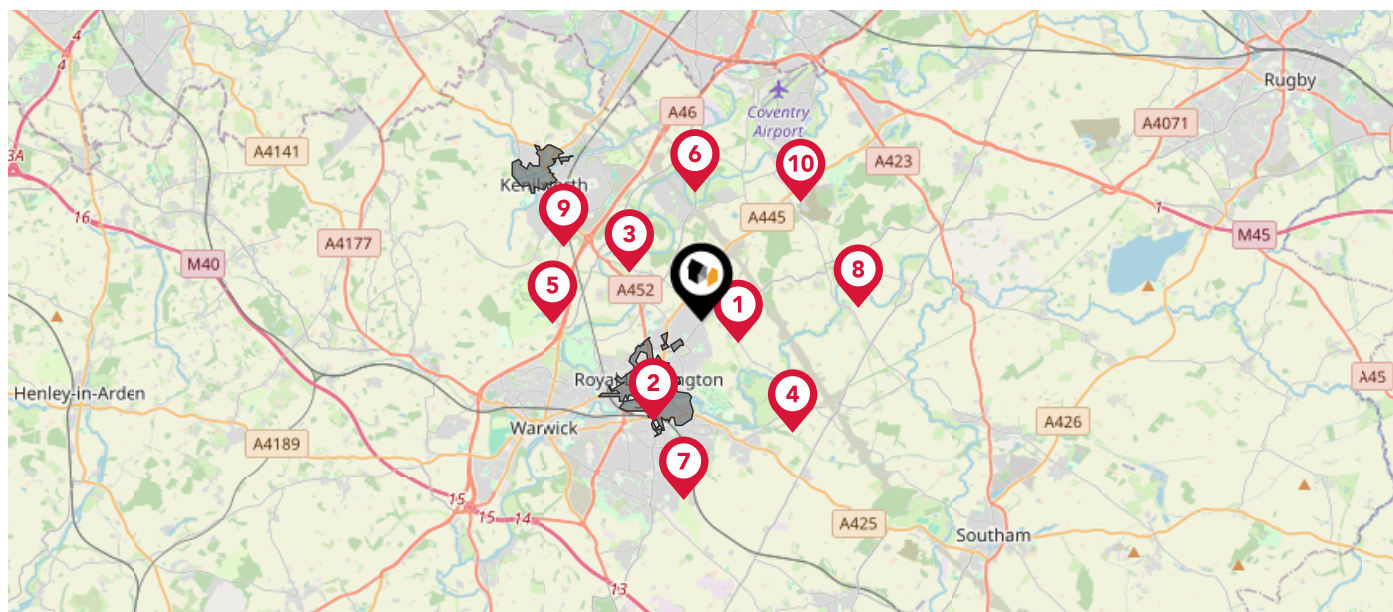
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas



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



Cubbington



Royal Leamington Spa



Ashow



Offchurch



Leek Wootton



Stoneleigh



Whitnash Church Green



Wappenbury



Kenilworth



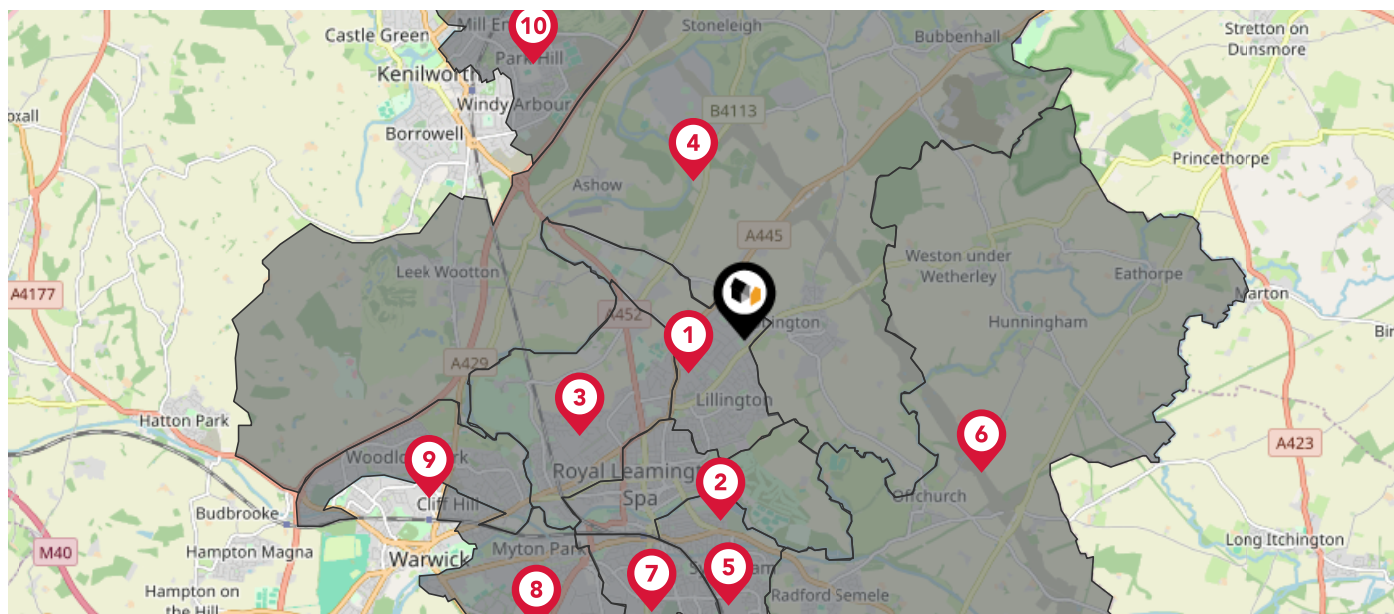
Bubbenhall

# 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



Leamington Lillington Ward



Leamington Clarendon Ward



Leamington Milverton Ward



Cubbington & Leek Wootton Ward



Leamington Willes Ward



Radford Semele Ward



Leamington Brunswick Ward



Warwick Myton & Heathcote Ward



Warwick All Saints & Woodloes Ward



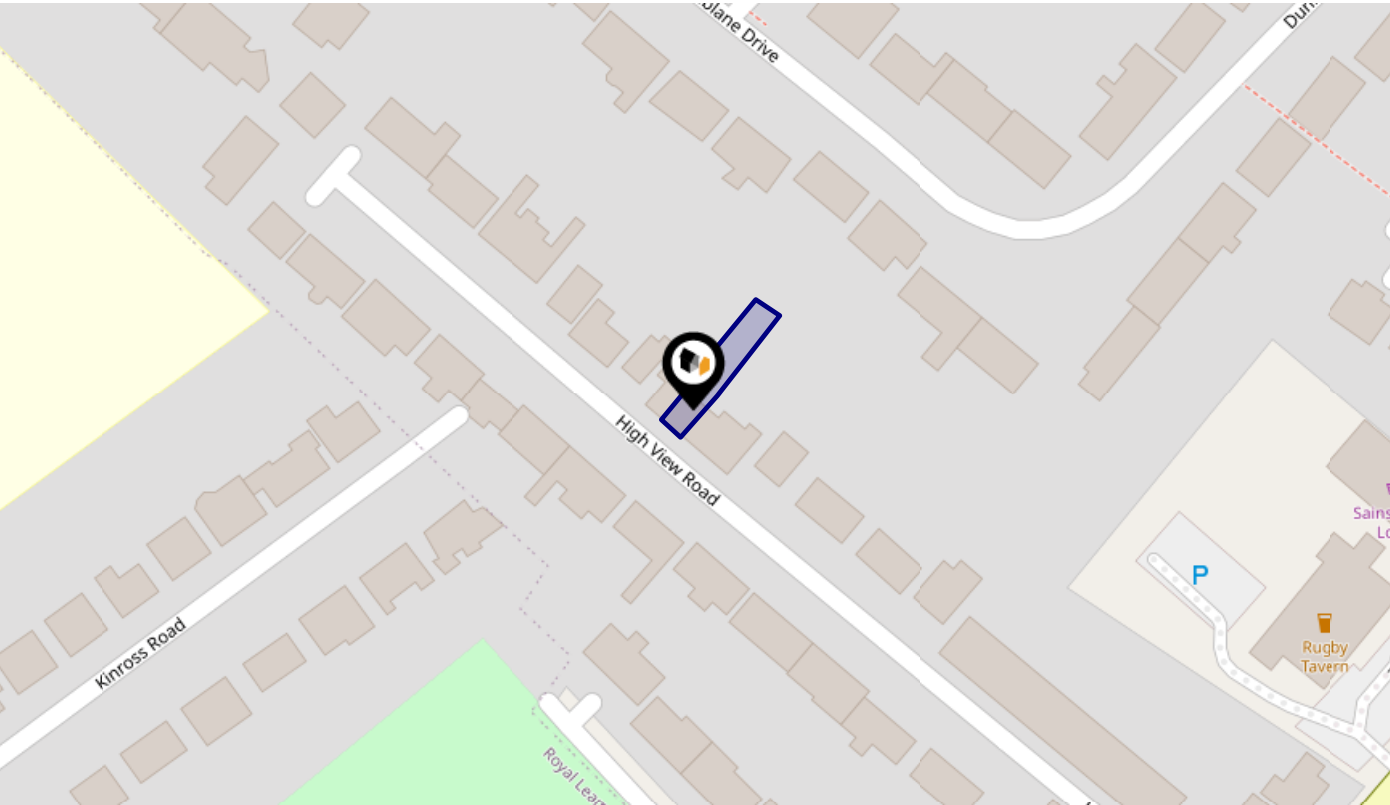
Kenilworth Park Hill Ward

# Maps

## Rail Noise



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	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

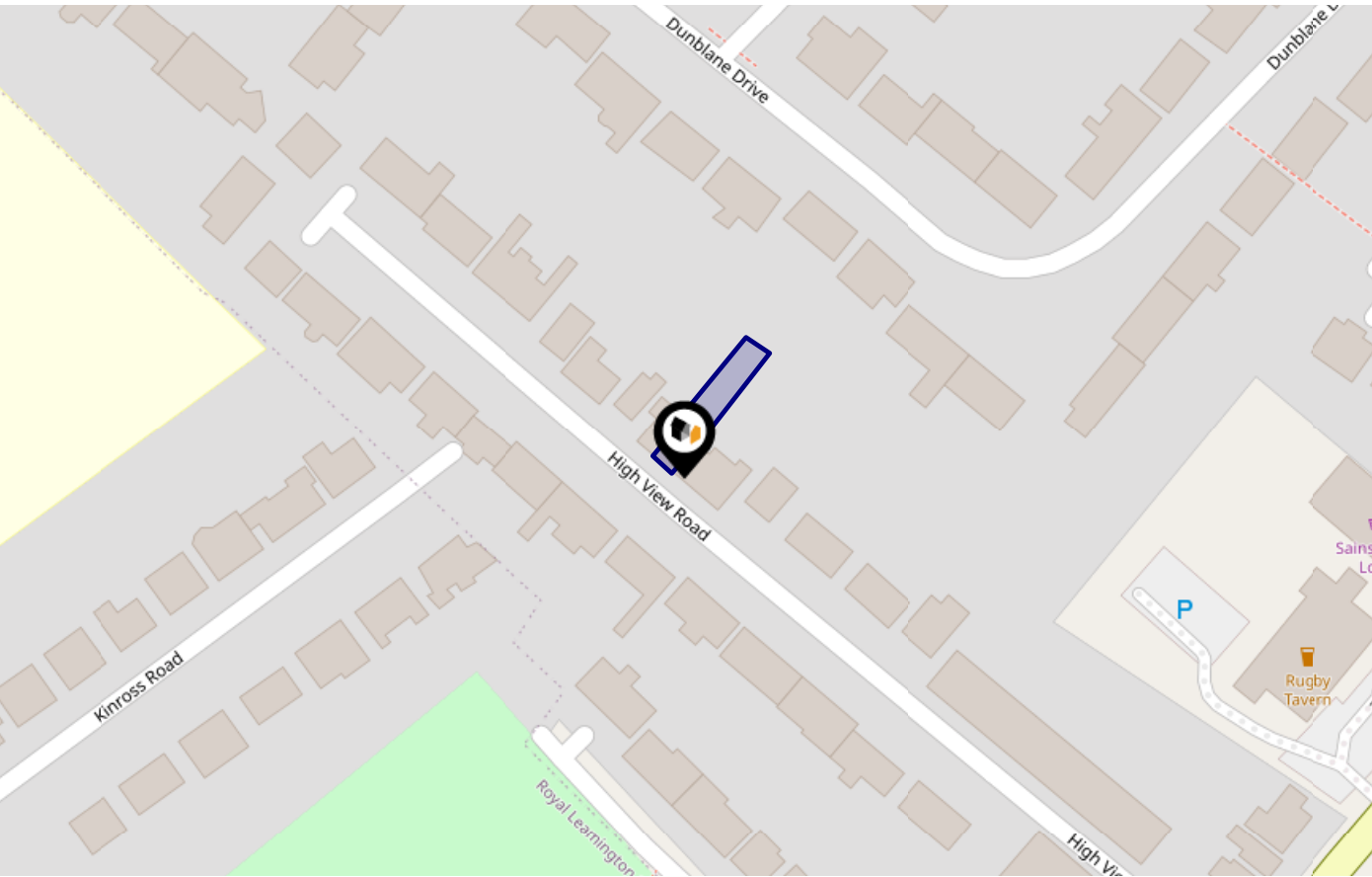


# Flood Risk

## Rivers & Seas - Flood Risk







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

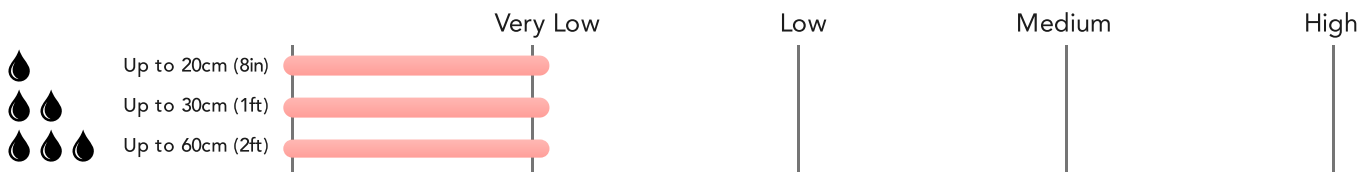


Risk Rating: Very low

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 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

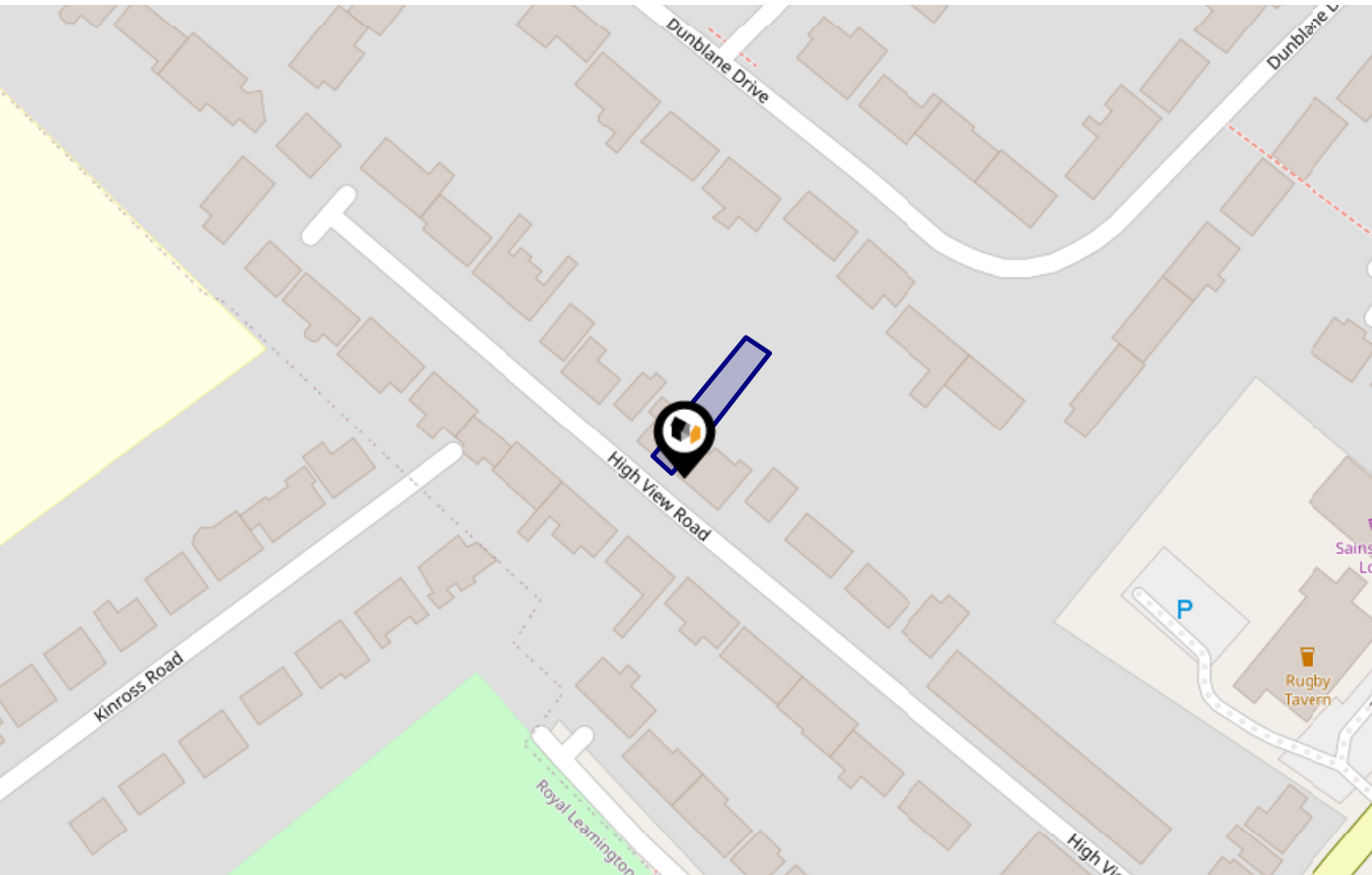
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

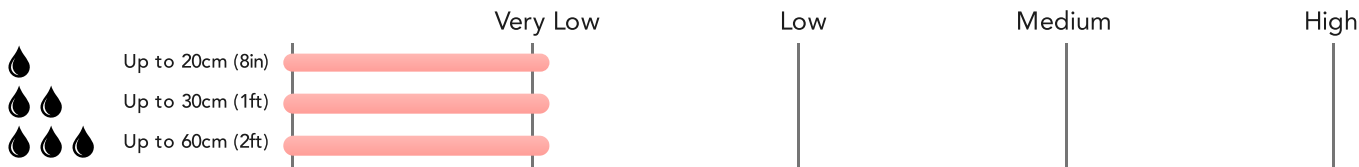


Risk Rating: Very low

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- 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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

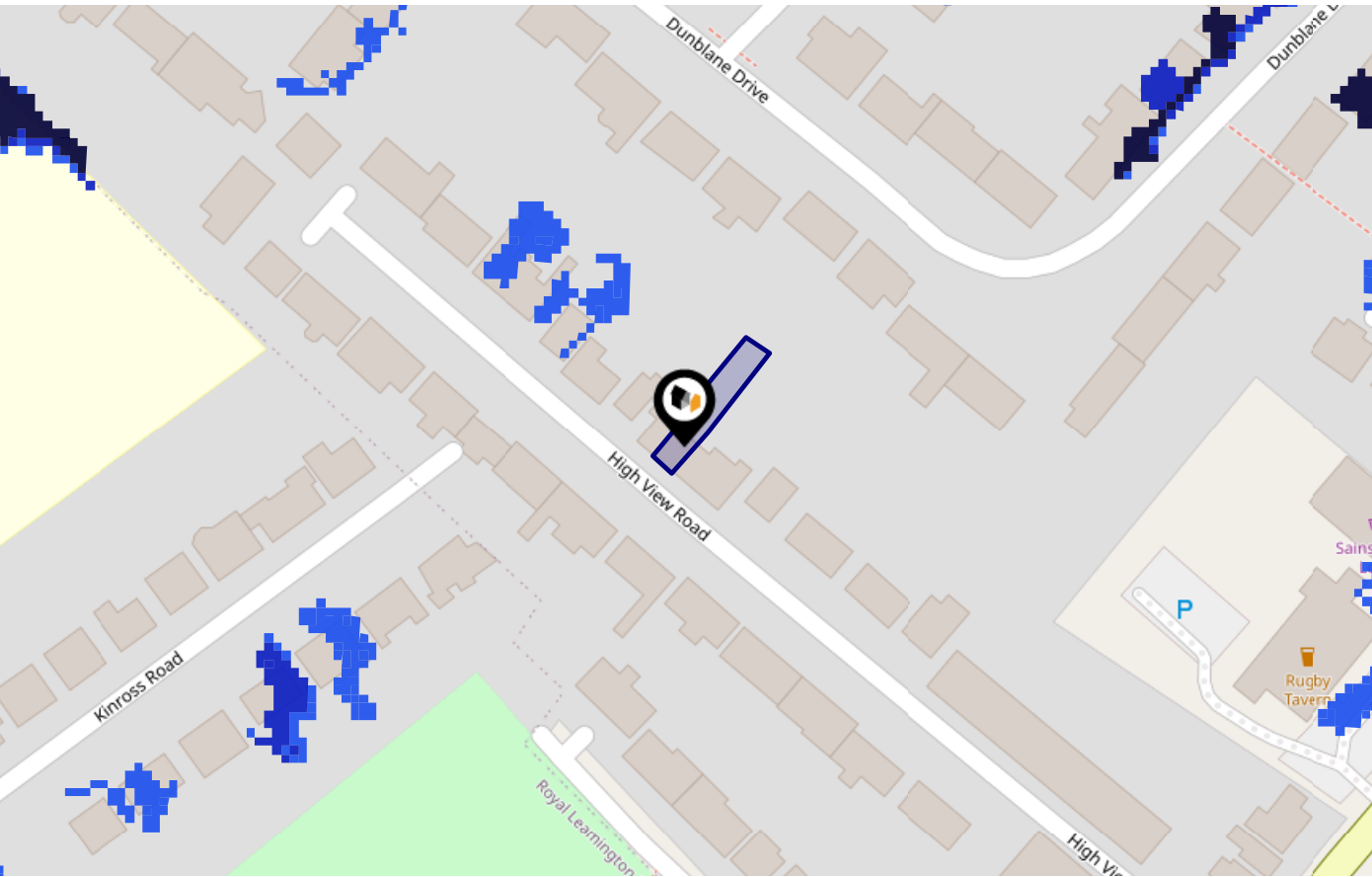
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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

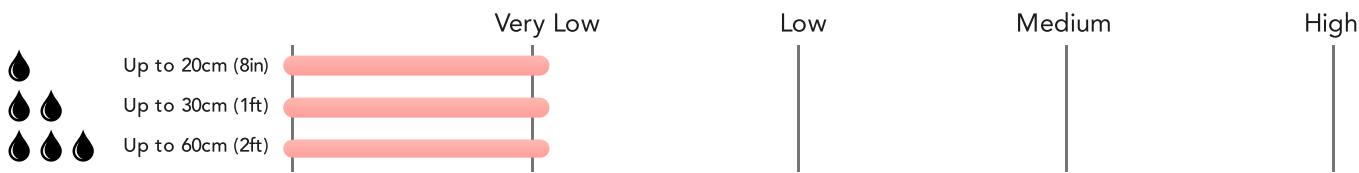


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

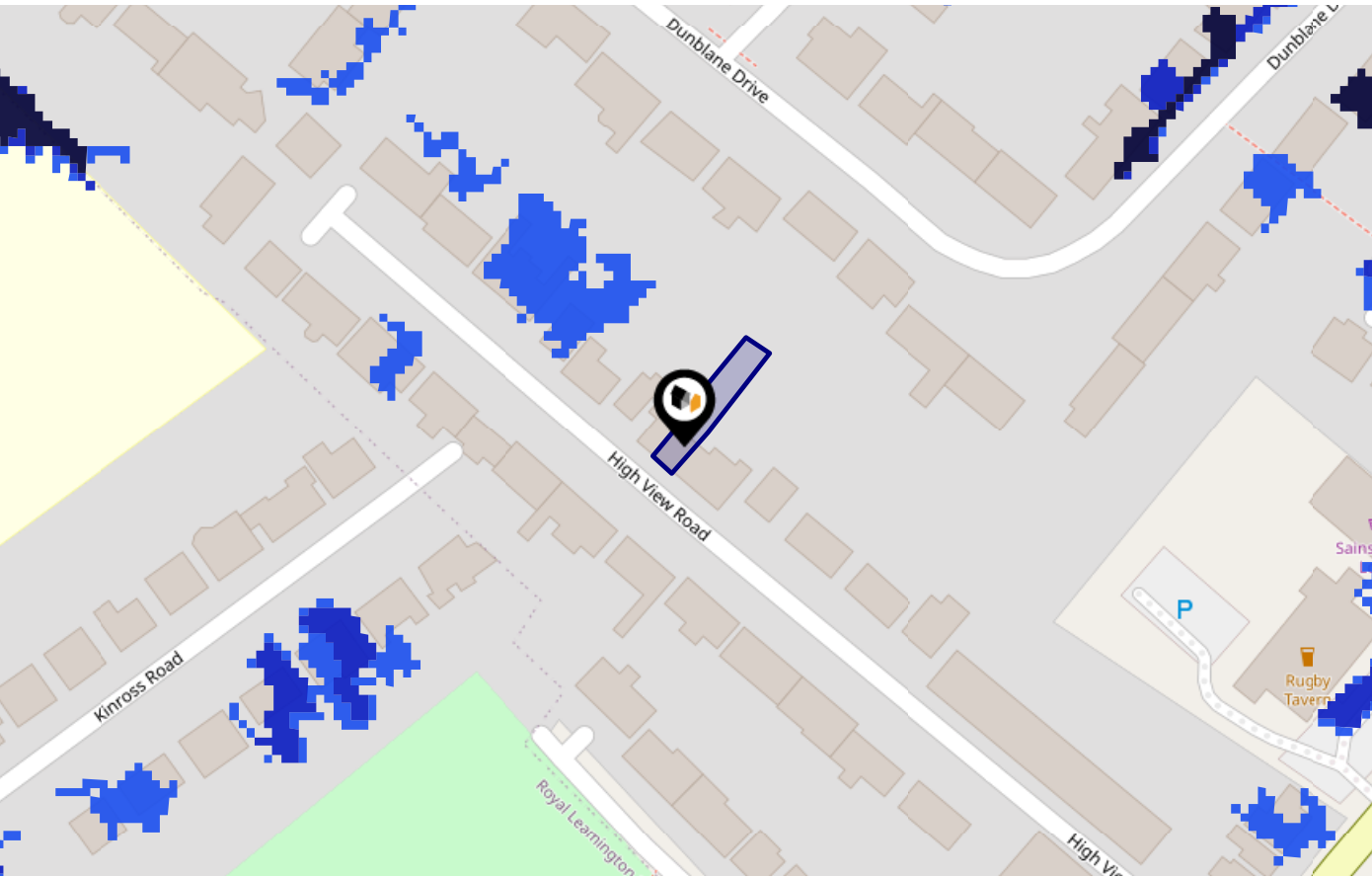




# Flood Risk

## Surface Water - Climate Change

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.

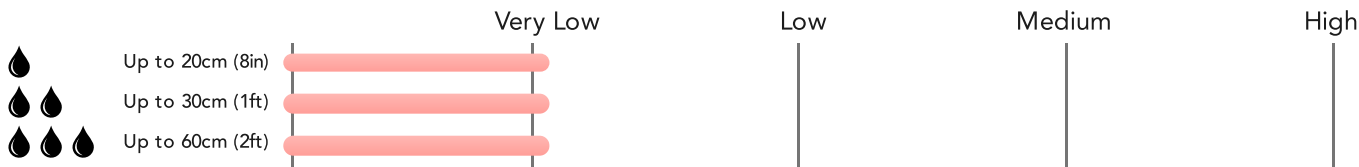


Risk Rating: Very low

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.

- 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.
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- 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:

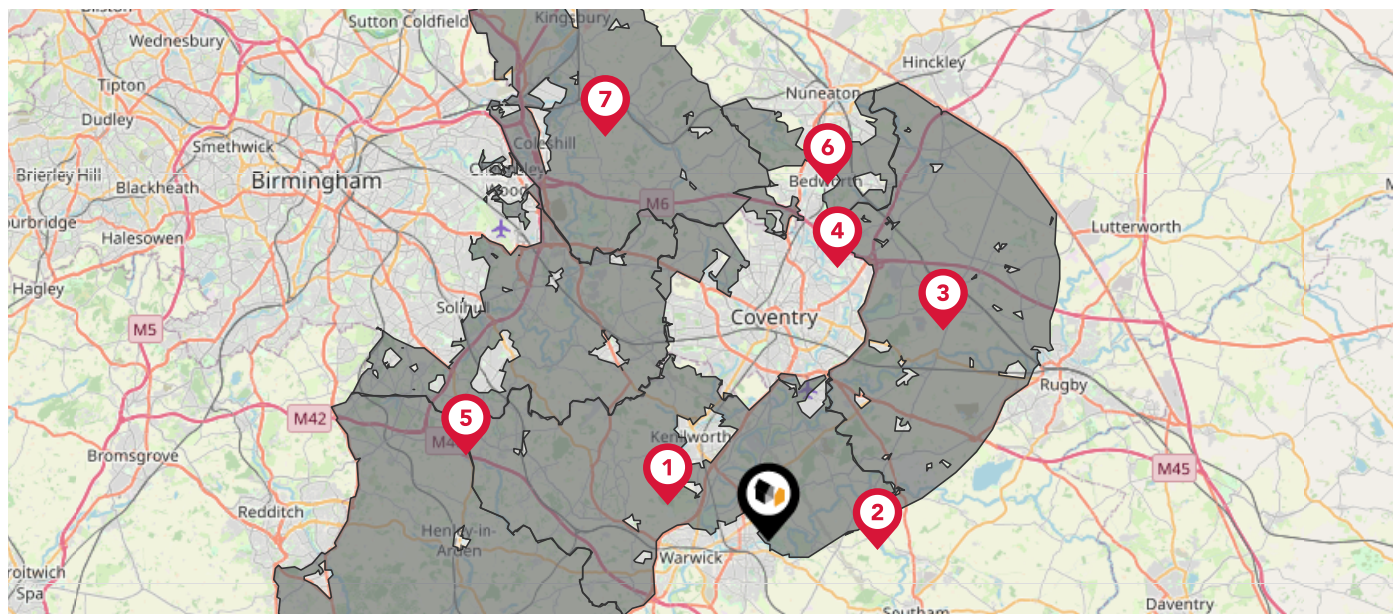


# Maps








## Green Belt



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



### Nearby Green Belt Land

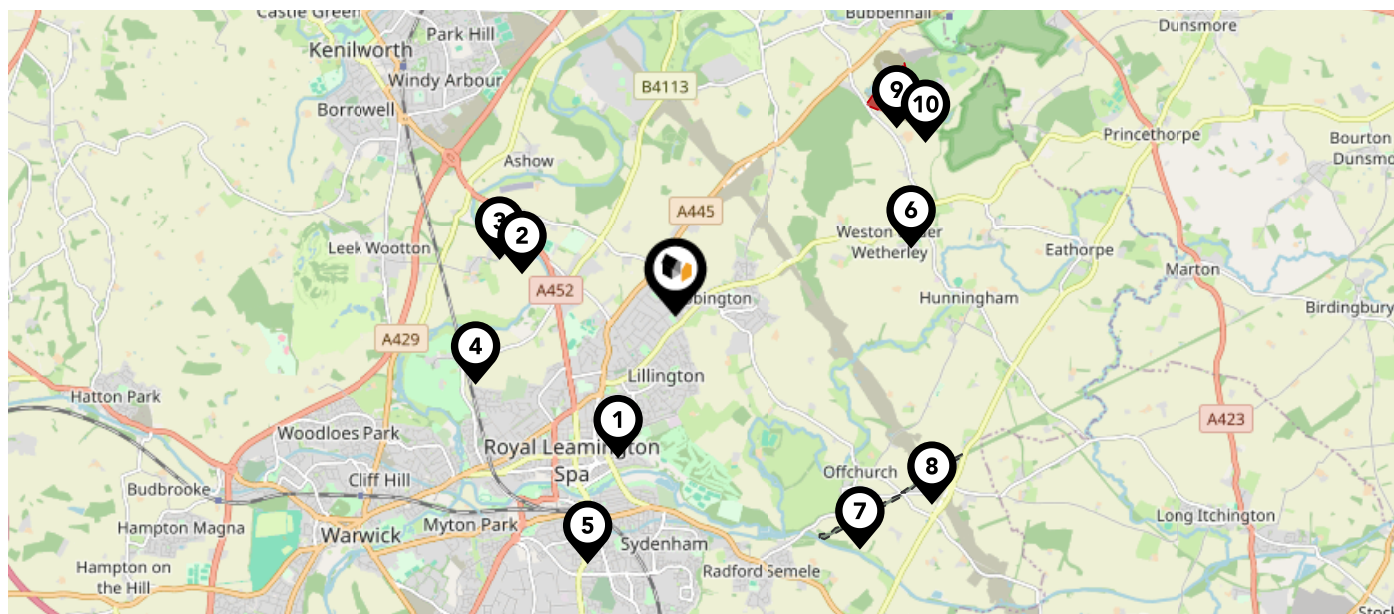
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire

# Maps

## Landfill Sites



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>	Recreation Ground-Kiln Close, Royal Leamington Spa	Historic Landfill	
<b>2</b>	Mill House Disused Sluice Adjacent Blackdown Mill-A452, Blackdown Mill, Leamington Spa, Warwickshire	Historic Landfill	
<b>3</b>	New Farm-Chesford Bridge, Blackdown, Leamington Spa, Warwickshire	Historic Landfill	
<b>4</b>	EA/EPR/RP3795CT/A001	Active Landfill	
<b>5</b>	Leamington Gas Works/West Midlands Gas Depot-Tachbrook Road, Leamington Spa, Warwickshire	Historic Landfill	
<b>6</b>	Weston-under-Wetherly-Rear of the Bull Inn, Weston Lane, Weston-under-Wetherly	Historic Landfill	
<b>7</b>	Offchurch Cutting-C31 Fosseway, Near Offchurch, Leamington Spa, Warwickshire	Historic Landfill	
<b>8</b>	Disused Railway Cutting-Offchurch, Warwickshire	Historic Landfill	
<b>9</b>	EA/EPR/RP3695CG/T002	Active Landfill	
<b>10</b>	No name provided by source	Active Landfill	

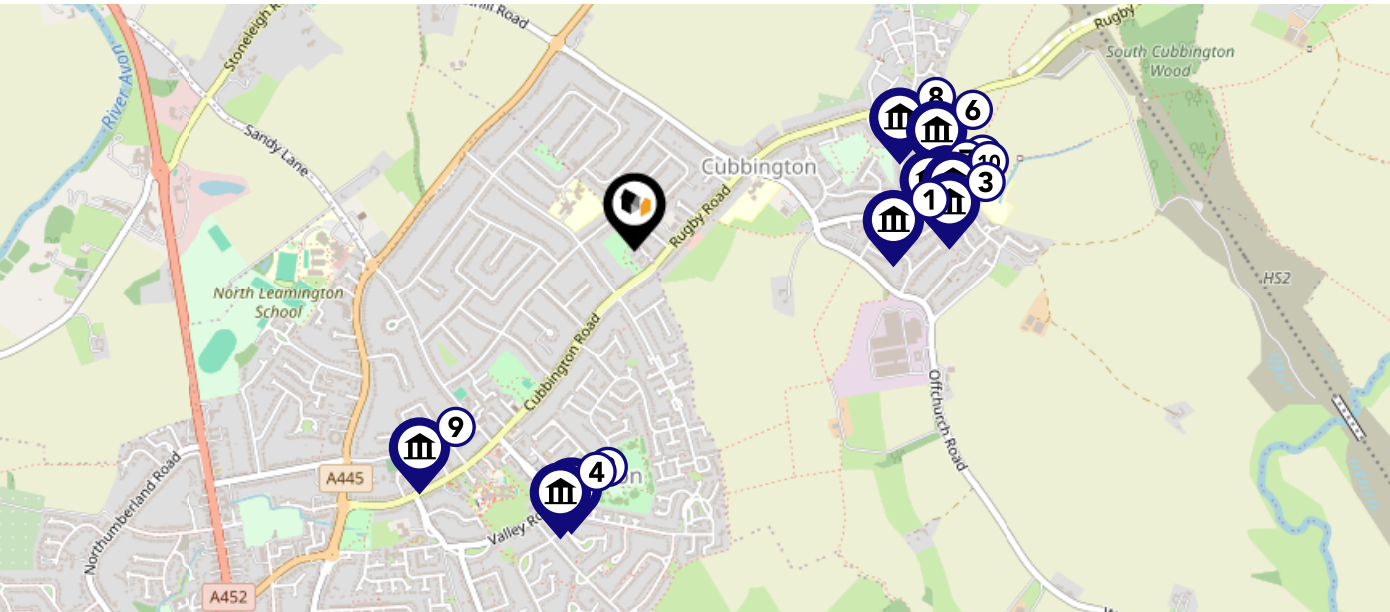


# Maps

## Listed Buildings

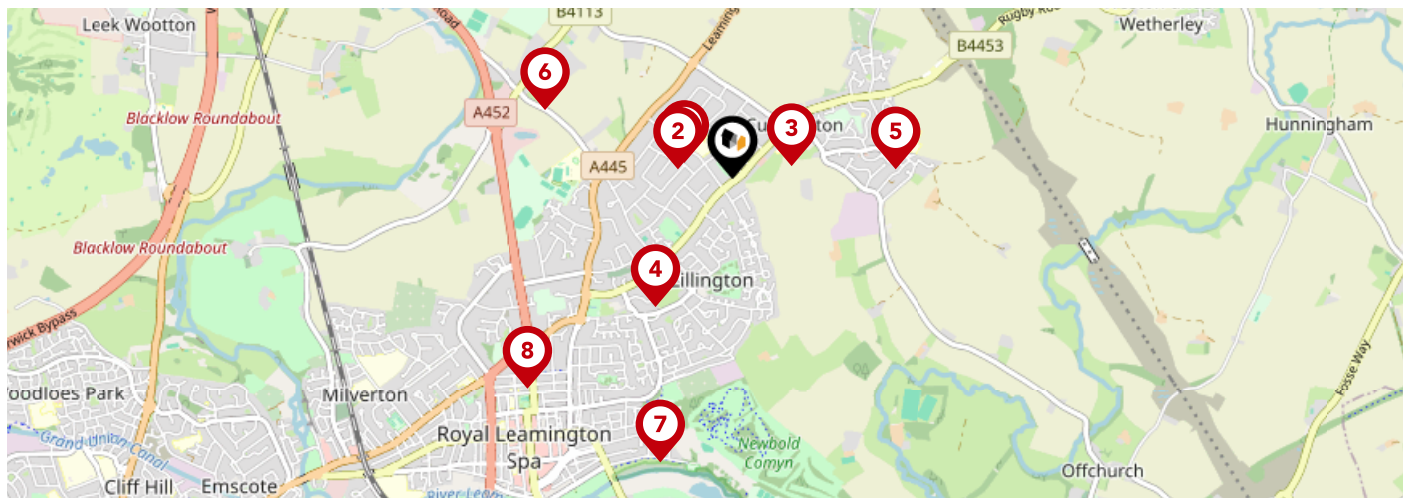


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



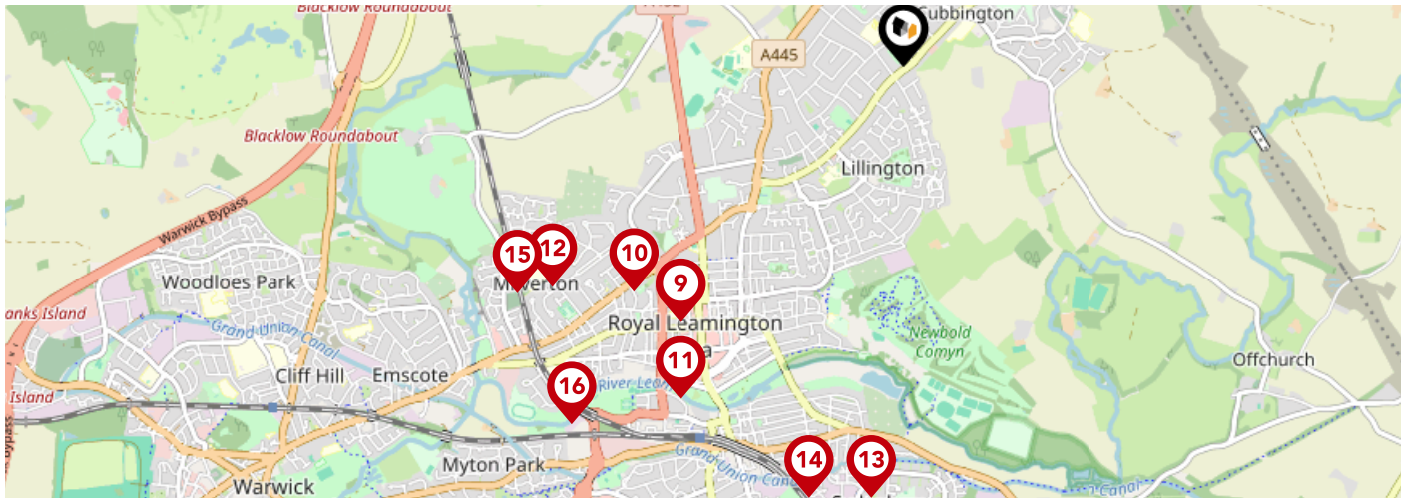
Listed Buildings in the local district		Grade	Distance
	1035203 - 54, Queen Street	Grade II	0.6 miles
	1402200 - Roman Catholic Church Of Our Lady	Grade II	0.6 miles
	1035202 - The Old Manor House	Grade II	0.7 miles
	1420766 - Lillington Library	Grade II	0.7 miles
	1364926 - Church Of St Mary	Grade I	0.7 miles
	1115539 - The Vicarage	Grade II	0.7 miles
	1035201 - Manor Cottage	Grade II	0.7 miles
	1364927 - 2, 4, 6 And 8, Church Lane	Grade II	0.7 miles
	1381217 - Church Of St Mary Magdalene	Grade II	0.7 miles
	1035199 - Churchyard Wall And Gates To South And South East Of Church	Grade II	0.7 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Telford Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Telford Junior School</b> Ofsted Rating: Good   Pupils: 349   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Our Lady and St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 145   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lillington Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cubbington CofE Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>North Leamington School</b> Ofsted Rating: Good   Pupils: 1485   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Paul's CofE Primary School, Leamington Spa</b> Ofsted Rating: Good   Pupils: 333   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Arnold Lodge School</b> Ofsted Rating: Not Rated   Pupils: 459   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

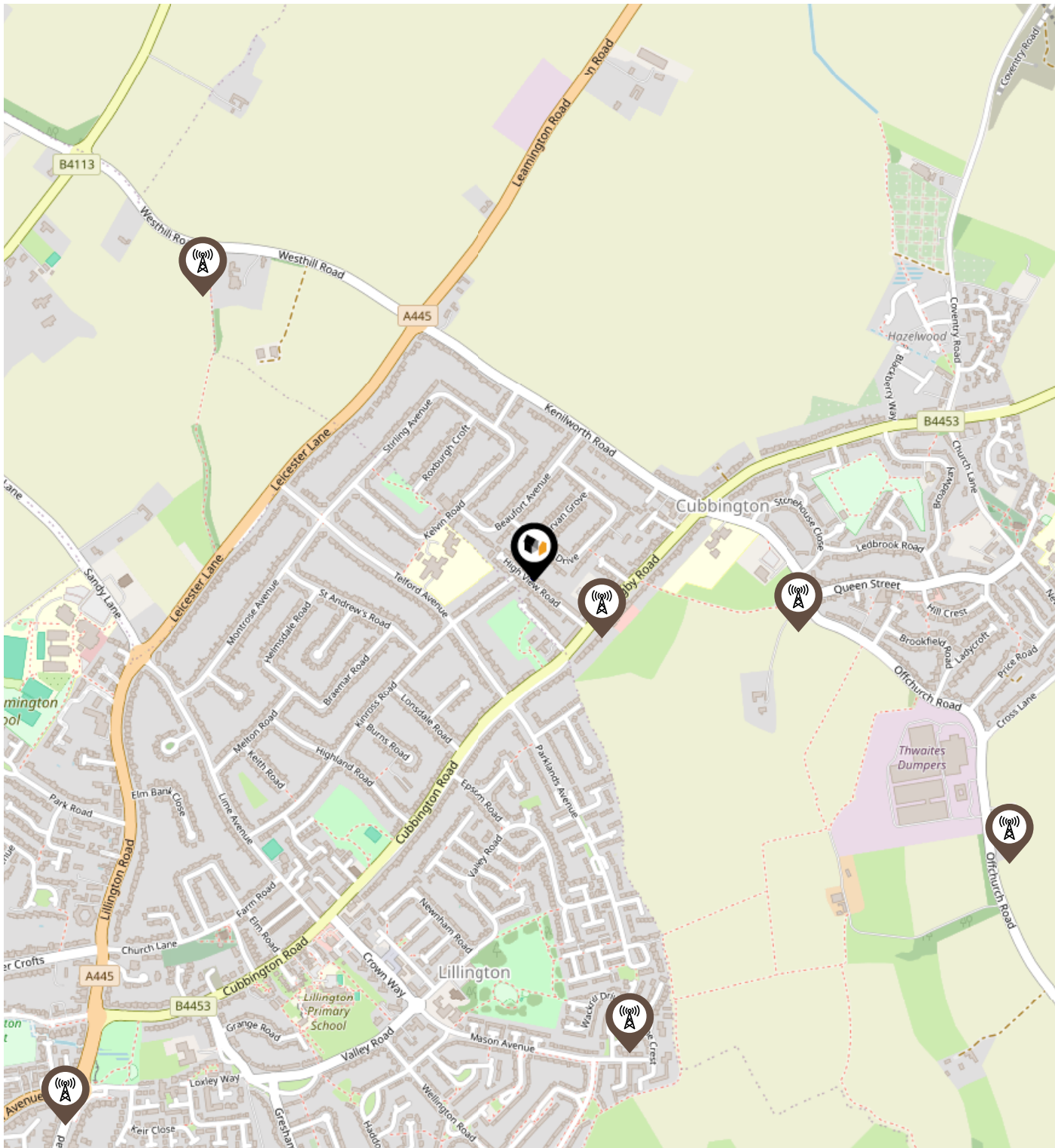


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Kingsley School</b> Ofsted Rating: Not Rated   Pupils: 295   Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Milverton Primary School</b> Ofsted Rating: Good   Pupils: 319   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Trinity Catholic School</b> Ofsted Rating: Requires improvement   Pupils: 518   Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 230   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Clapham Terrace Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 237   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Brookhurst Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Warwickshire College Group</b> Ofsted Rating: Good   Pupils:0   Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts



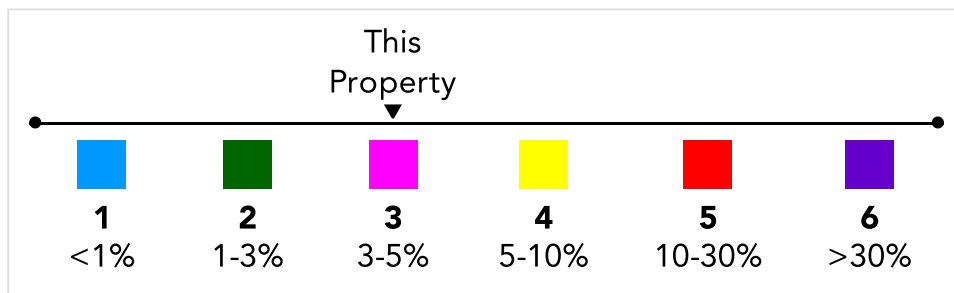
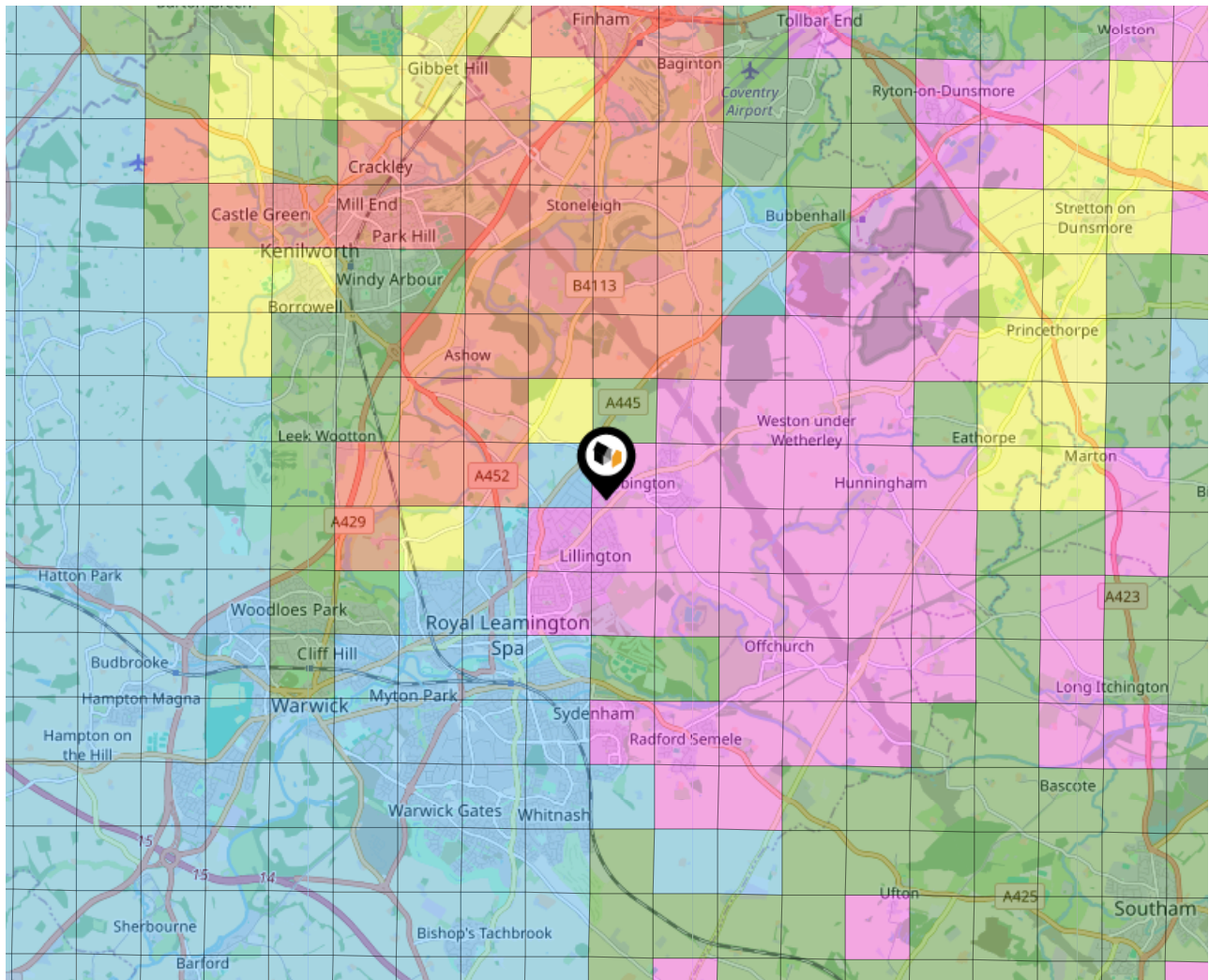
# Environment

## Radon Gas

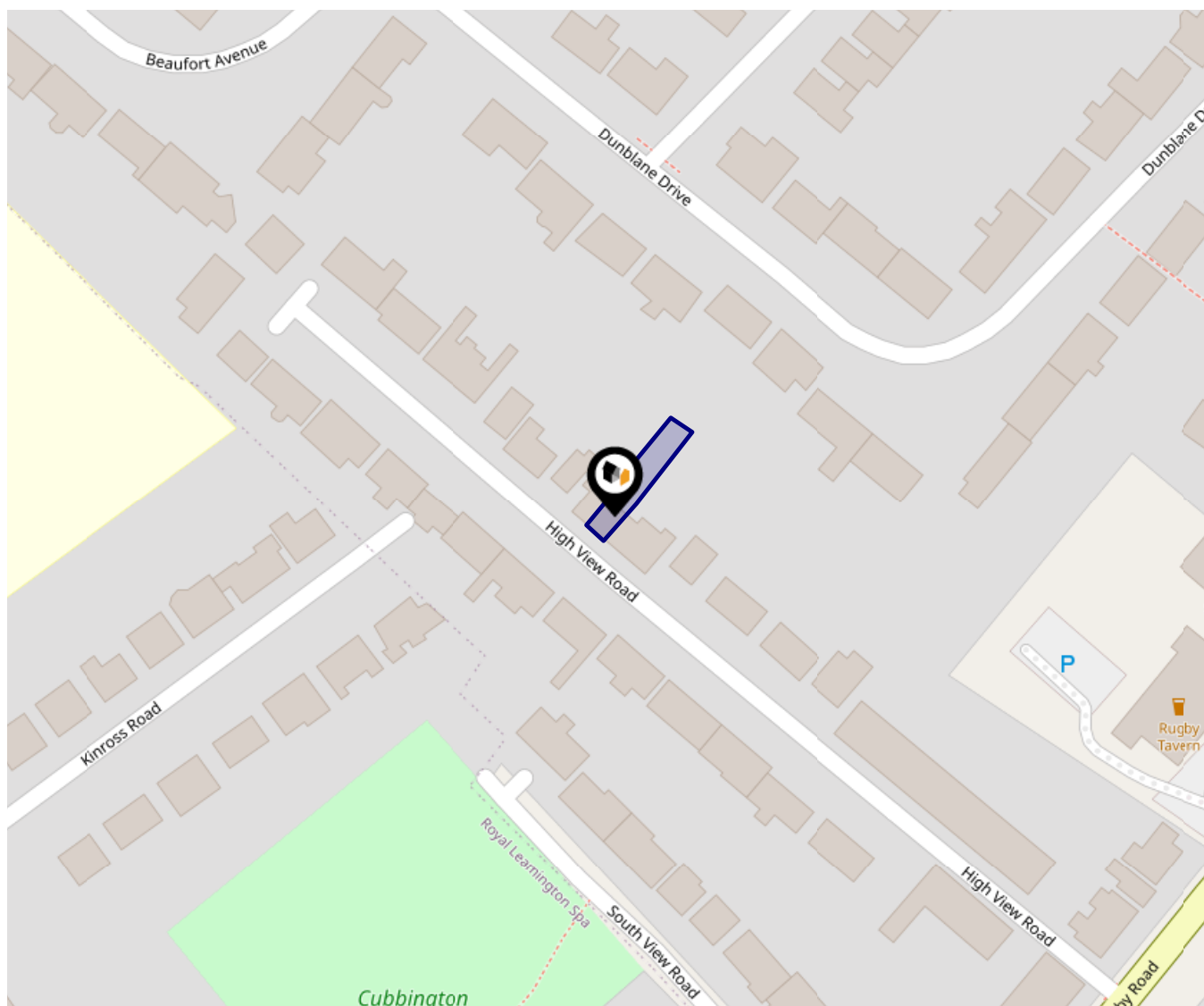


### What is Radon?

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



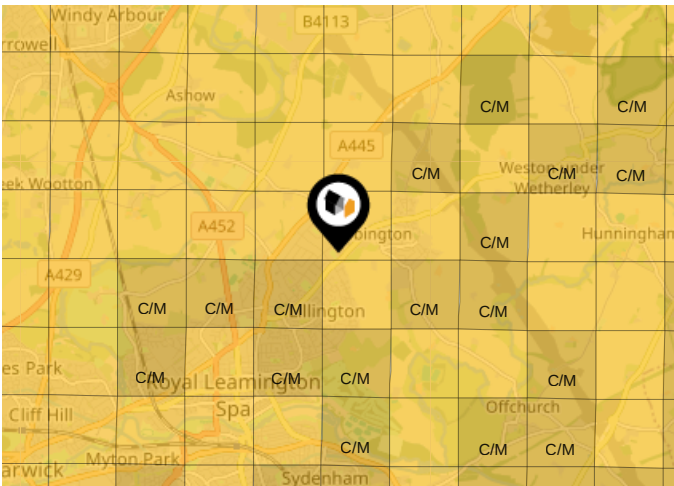
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



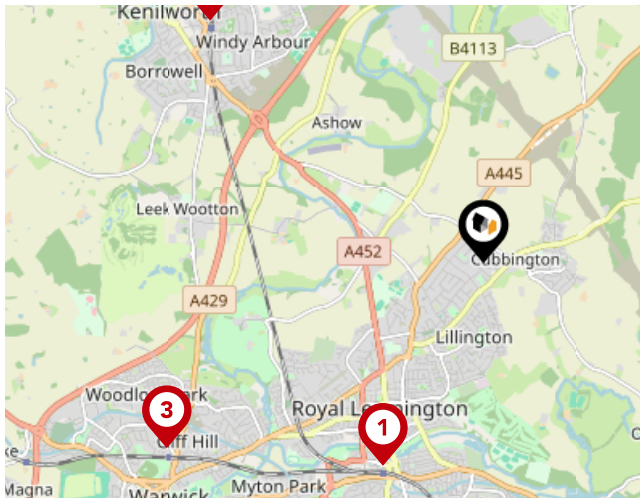
### Primary Classifications (Most Common Clay Types)

<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



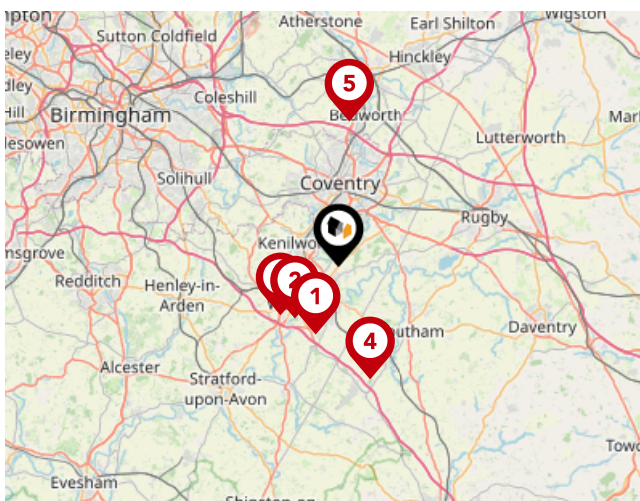
# Area

## Transport (National)



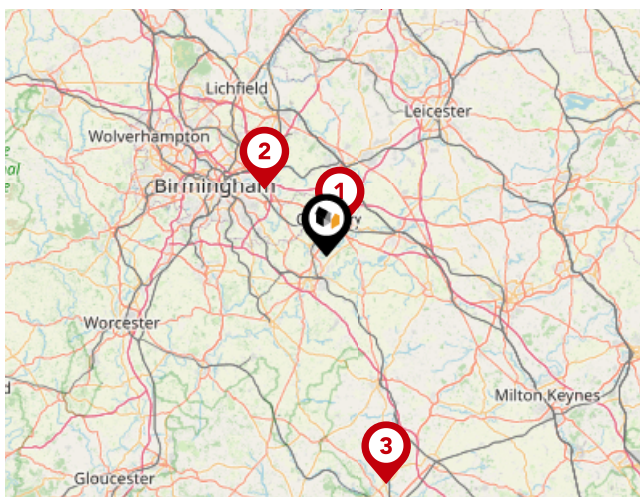
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Leamington Spa Rail Station	2.05 miles
<b>2</b>	Kenilworth Rail Station	3.31 miles
<b>3</b>	Warwick Railway Station	3.32 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M40 J13	5.15 miles
<b>2</b>	M40 J14	4.88 miles
<b>3</b>	M40 J15	5.48 miles
<b>4</b>	M40 J12	8.55 miles
<b>5</b>	M6 J3	10.56 miles



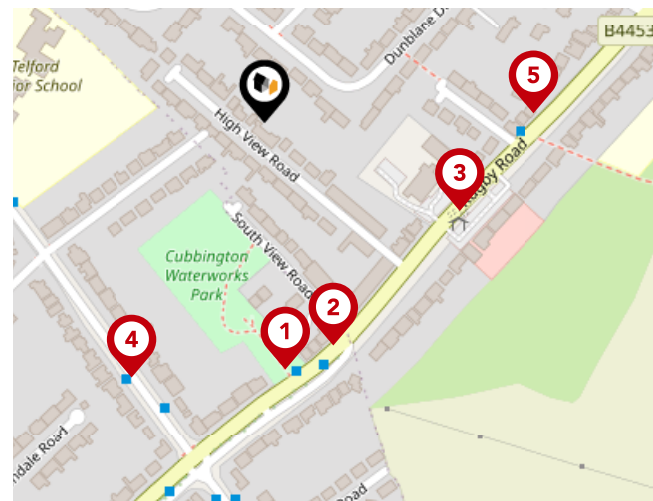
### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Baginton	4.27 miles
<b>2</b>	Birmingham Airport	13.44 miles
<b>3</b>	Kidlington	34.17 miles
<b>4</b>	East Mids Airport	36.49 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	South View Road	0.14 miles
2	South View Road	0.13 miles
3	Rugby Tavern	0.12 miles
4	Telford Avenue	0.16 miles
5	West View Road	0.15 miles

# Walmsley's The Way to Move

## Testimonials



### Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

### Testimonial 2



"A pleasure to deal with." - LinkedIn

### Testimonial 3



"Great photography and video." - LinkedIn

### Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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## Important - Please Read

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# Walmsley's The Way to Move

## 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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