



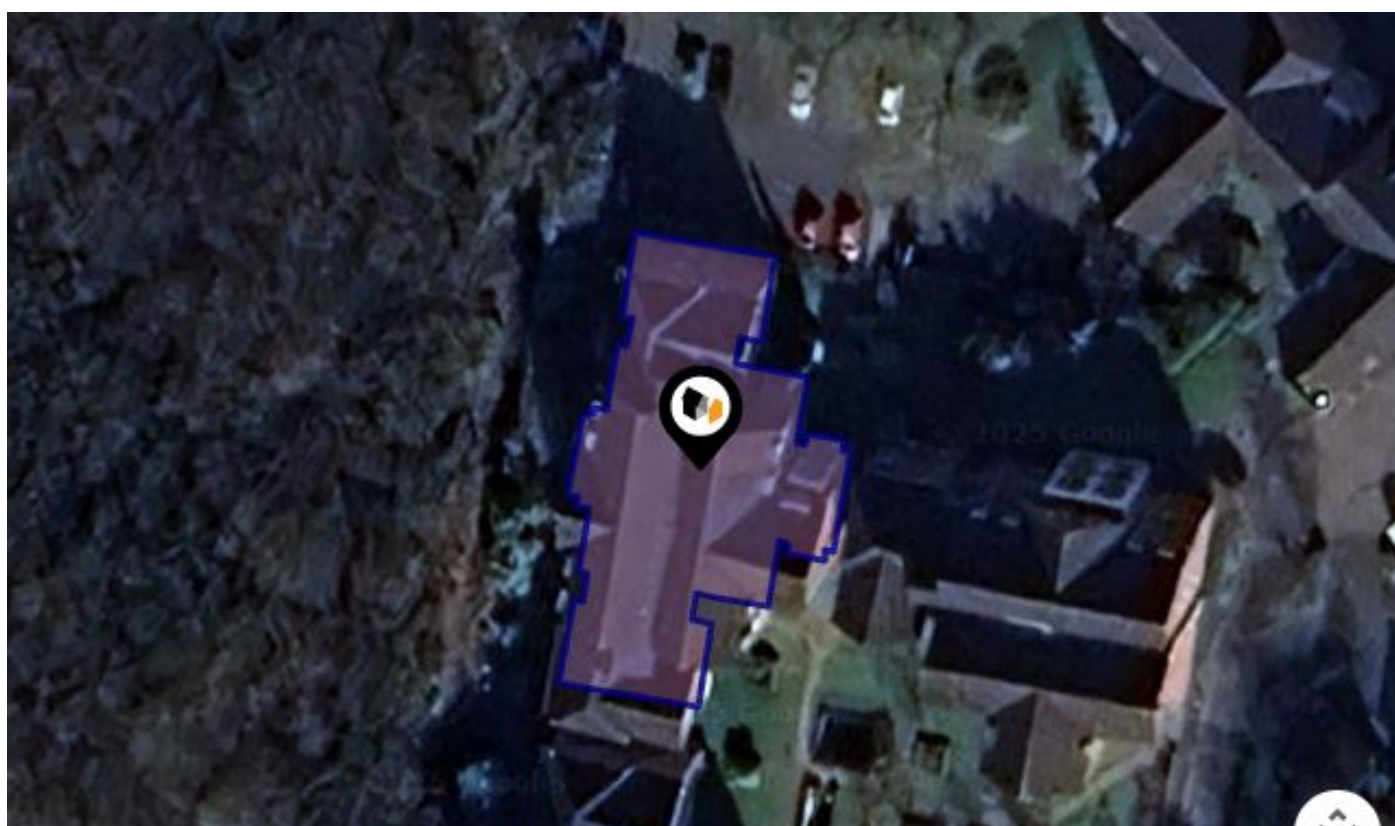
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 25<sup>th</sup> June 2025**



## BIRCH MEADOW CLOSE, WARWICK, CV34

**Price Estimate :** £221,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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

Stylish two bedroom 1st floor apartment

Secure underground allocated & visitor parking

Two bathrooms including en-suite shower room

Impressive living dining room with Juliet balcony

Welcoming hallway with excellent storage solutions

Lease with over 105 years remaining

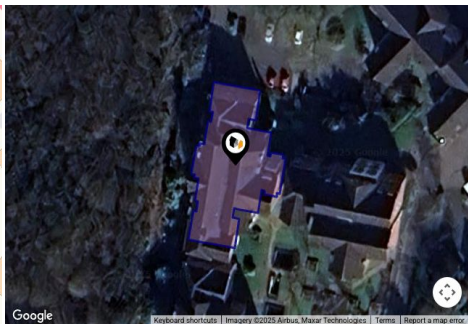
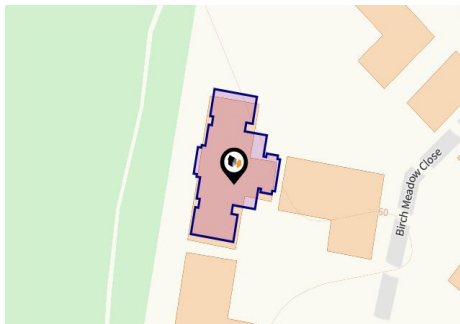
A short walk to the town centre

IDEAL Investment opportunity circa £1000pcm.

A close walk to Racecourse & town centre

NO CHAIN, EPC Rating High C, Over 882 Sq. Ft or 82 Sq.M inc hallways.









**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:	Flat / Maisonette	Price Estimate:	£221,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	882 ft <sup>2</sup> / 81 m <sup>2</sup>	Start Date:	31/03/2005
Plot Area:	0.14 acres	End Date:	01/11/2128
Year Built :	2005	Lease Term:	125 years from 1.11.2003
Council Tax :	Band C	Term Remaining:	103 years
Annual Estimate:	£2,095		
Title Number:	WK421562		

## Local Area

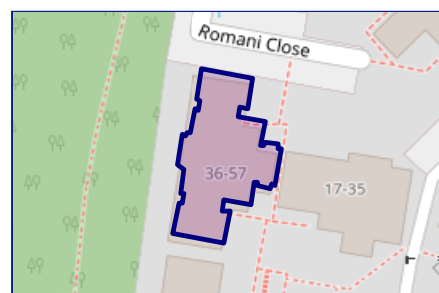
Local Authority:	Warwick	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	198	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)		✓	✓	✗
				
O <sub>2</sub>	EE			
3				
4				

## Freehold Title Plan



**WK311411**

## Leasehold Title Plan



**WK421562**

Start Date:	31/03/2005
End Date:	01/11/2128
Lease Term:	125 years from 1.11.2003
Term Remaining:	103 years

# Property EPC - Certificate



Birch Meadow Close, CV34

Energy rating

C

Valid until 13.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	85   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<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>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

23, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	28/11/2024	15/11/2013	31/03/2006	
Last Sold Price:	£80,000	£59,600	£83,000	
36, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	03/06/2024	21/05/2008		
Last Sold Price:	£215,000	£163,000		
53, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	11/03/2024			
Last Sold Price:	£225,000			
21, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	23/02/2024			
Last Sold Price:	£205,000			
14, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	02/02/2024			
Last Sold Price:	£150,000			
26, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	19/01/2024			
Last Sold Price:	£171,250			
32, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	15/12/2023	27/11/2020	18/04/2008	
Last Sold Price:	£215,000	£183,000	£87,500	
67, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	16/10/2023	31/10/2014		
Last Sold Price:	£205,000	£175,000		
9, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	30/03/2023			
Last Sold Price:	£161,000			
69, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	24/03/2023	19/03/2008		
Last Sold Price:	£225,000	£178,000		
52, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	10/03/2023	07/12/2018	31/03/2016	13/06/2008
Last Sold Price:	£215,000	£227,000	£215,000	£155,000
75, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:	03/02/2023			
Last Sold Price:	£225,500			

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

35, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	04/08/2022	31/05/2018			
Last Sold Price:	£200,000	£190,000			
33, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	01/08/2022	12/06/2015			
Last Sold Price:	£240,000	£210,000			
45, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	05/07/2022				
Last Sold Price:	£205,000				
72, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	01/07/2022	20/09/2013	13/06/2007		
Last Sold Price:	£212,000	£170,000	£165,750		
3, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	21/03/2022				
Last Sold Price:	£162,500				
30, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	11/02/2022				
Last Sold Price:	£222,500				
20, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	27/01/2022				
Last Sold Price:	£183,000				
76, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	21/01/2022	01/04/2014			
Last Sold Price:	£191,000	£171,000			
10, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	14/01/2022	29/08/2014	12/08/2011	01/10/2008	10/11/2006
Last Sold Price:	£152,500	£136,500	£118,000	£123,500	£138,000
57, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	23/12/2021				
Last Sold Price:	£217,500				
78, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	22/03/2021	24/10/2014			
Last Sold Price:	£235,500	£176,000			
28, Birch Meadow Close, Warwick, CV34 4TZ					
Last Sold Date:	15/01/2021				
Last Sold Price:	£185,000				

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



## 29, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	19/06/2020	09/01/2013	07/03/2006	05/07/2005
Last Sold Price:	£200,250	£155,000	£167,000	£222,000

## 43, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	31/05/2019	09/05/2008
Last Sold Price:	£190,000	£180,000

## 62, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	02/05/2019
Last Sold Price:	£180,000

## 50, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	21/01/2019	18/11/2013	06/06/2008
Last Sold Price:	£233,000	£175,000	£168,000

## 68, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	04/09/2018
Last Sold Price:	£203,000

## 12, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	22/06/2018	17/04/2014	31/03/2010
Last Sold Price:	£160,000	£130,000	£118,000

## 24, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	20/06/2018
Last Sold Price:	£212,000

## 16, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	17/04/2018
Last Sold Price:	£160,000

## 8, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	23/02/2018
Last Sold Price:	£155,000

## 22, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	30/11/2017	27/03/2015
Last Sold Price:	£227,500	£198,000

## 79, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	26/08/2016
Last Sold Price:	£232,500

## 54, Birch Meadow Close, Warwick, CV34 4TZ

Last Sold Date:	14/04/2016	03/02/2012
Last Sold Price:	£225,000	£149,000

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

61, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		22/03/2016		
Last Sold Price:		£220,000		
64, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		26/02/2016		
Last Sold Price:		£200,000		
70, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		29/01/2016		
Last Sold Price:		£234,000		
48, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		08/01/2016	14/03/2014	27/07/2011
Last Sold Price:		£187,500	£167,500	£149,999
58, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		01/06/2015	28/03/2013	29/07/2005
Last Sold Price:		£203,000	£156,000	£200,000
17, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		23/04/2015	04/07/2007	
Last Sold Price:		£192,000	£168,000	
38, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		29/01/2015	15/11/2006	
Last Sold Price:		£187,500	£150,000	
39, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		20/01/2015		
Last Sold Price:		£197,500		
41, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		10/12/2014	30/10/2013	
Last Sold Price:		£191,000	£174,500	
4, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		26/06/2014	30/07/2008	
Last Sold Price:		£130,000	£120,000	
44, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		26/03/2014		
Last Sold Price:		£178,000		
15, Birch Meadow Close, Warwick, CV34 4TZ				
Last Sold Date:		28/02/2014	18/11/2011	
Last Sold Price:		£127,000	£120,000	

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

# Market Sold in Street



6, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	15/11/2013	30/03/2007
Last Sold Price:	£130,000	£140,000
47, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	18/11/2011	
Last Sold Price:	£145,000	
42, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	01/10/2010	
Last Sold Price:	£173,500	
73, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	29/10/2009	
Last Sold Price:	£155,000	
77, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	31/07/2009	
Last Sold Price:	£145,000	
11, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	29/06/2007	
Last Sold Price:	£136,500	
56, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	15/06/2007	
Last Sold Price:	£180,000	
63, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	24/11/2006	
Last Sold Price:	£159,950	
60, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	31/07/2006	
Last Sold Price:	£225,000	
71, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	31/07/2006	
Last Sold Price:	£225,000	
25, Birch Meadow Close, Warwick, CV34 4TZ		
Last Sold Date:	05/07/2005	
Last Sold Price:	£220,000	

**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 CV34

Detached

**+79.78%**

Semi-Detached

**+75.95%**

Terraced

**+67.07%**

Flat

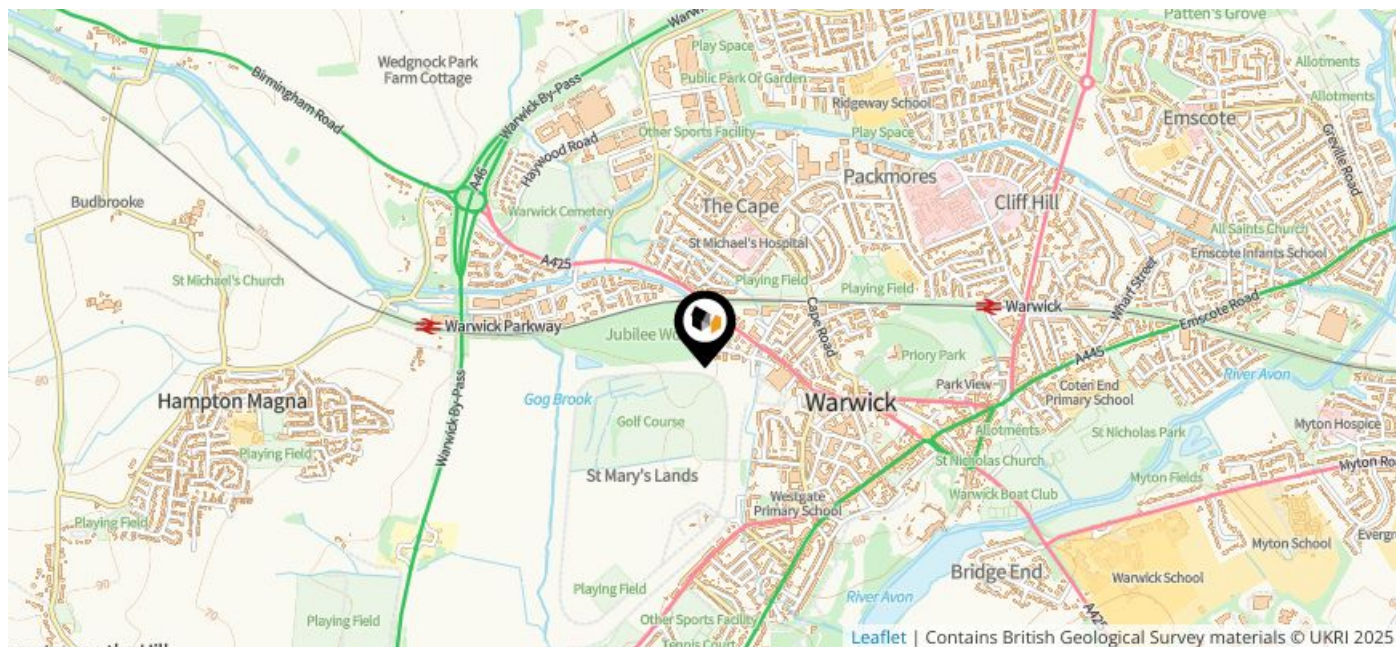
**+49.69%**

# 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.

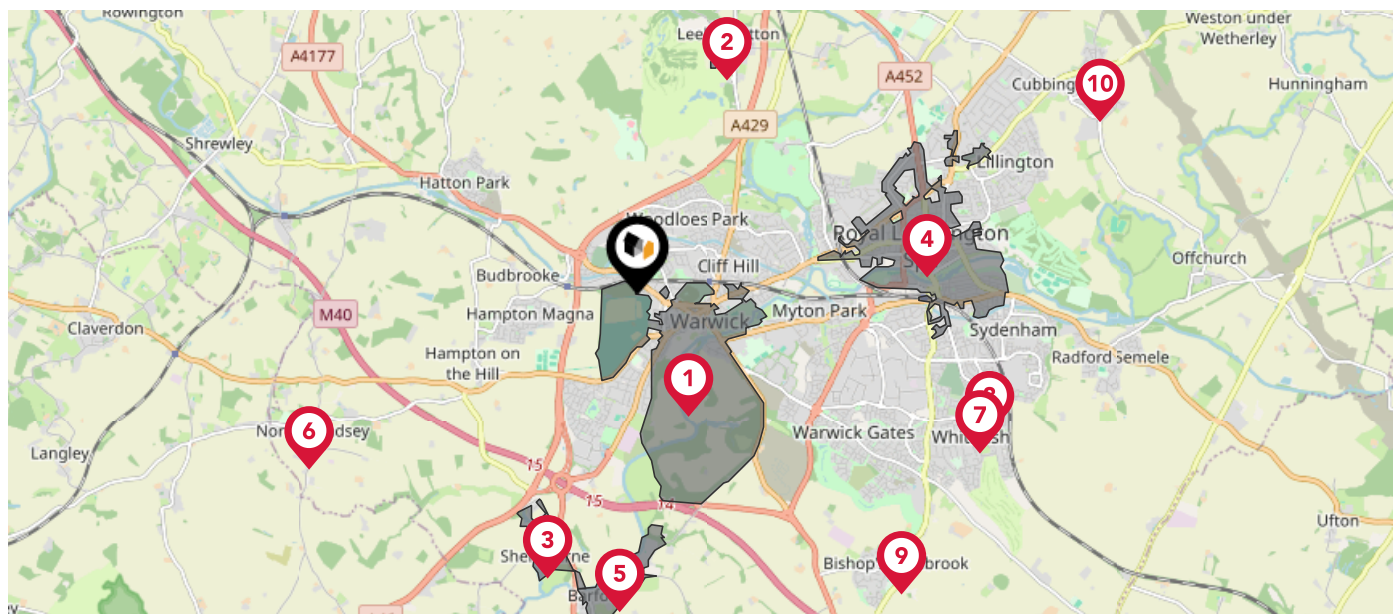
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Warwick



Leek Wootton



Sherbourne



Royal Leamington Spa



Barford



Norton Lindsey



Whitnash Chapel Green



Whitnash Church Green



Bishops Tachbrook



Cubbington

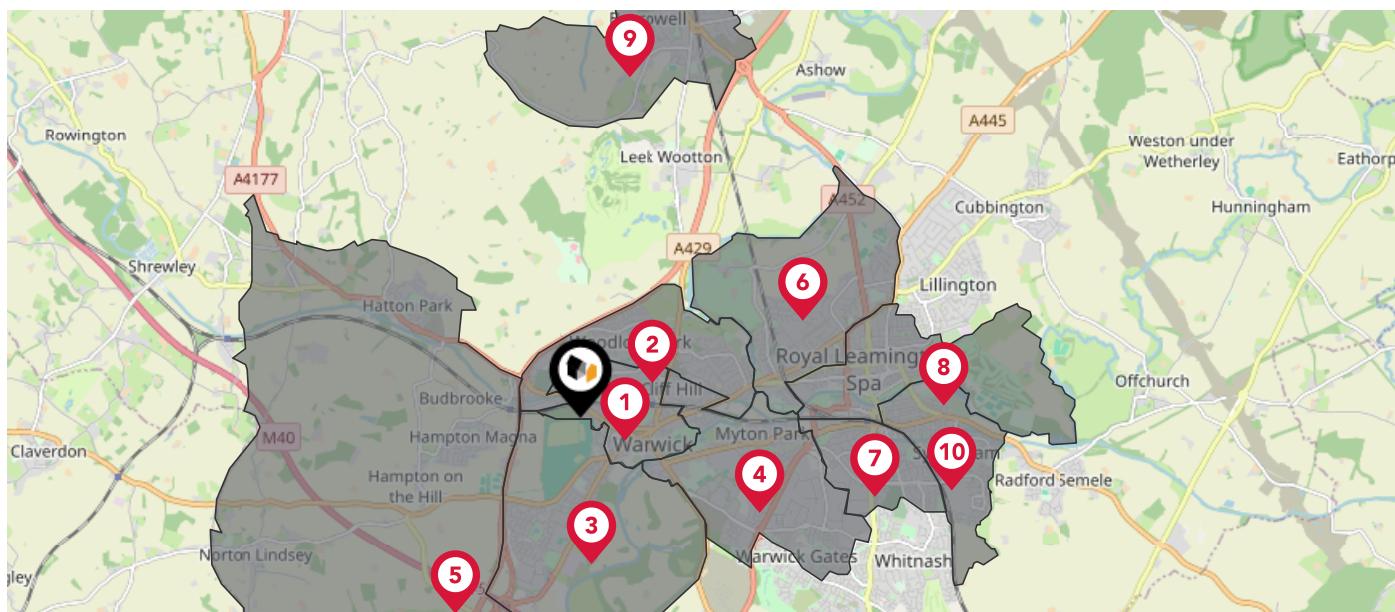


# Maps

## 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



Warwick Saltisford Ward



Warwick All Saints & Woodloes Ward



Warwick Aylesford Ward



Warwick Myton & Heathcote Ward



Budbrooke Ward



Leamington Milverton Ward



Leamington Brunswick Ward



Leamington Clarendon Ward



Kenilworth St. John's Ward



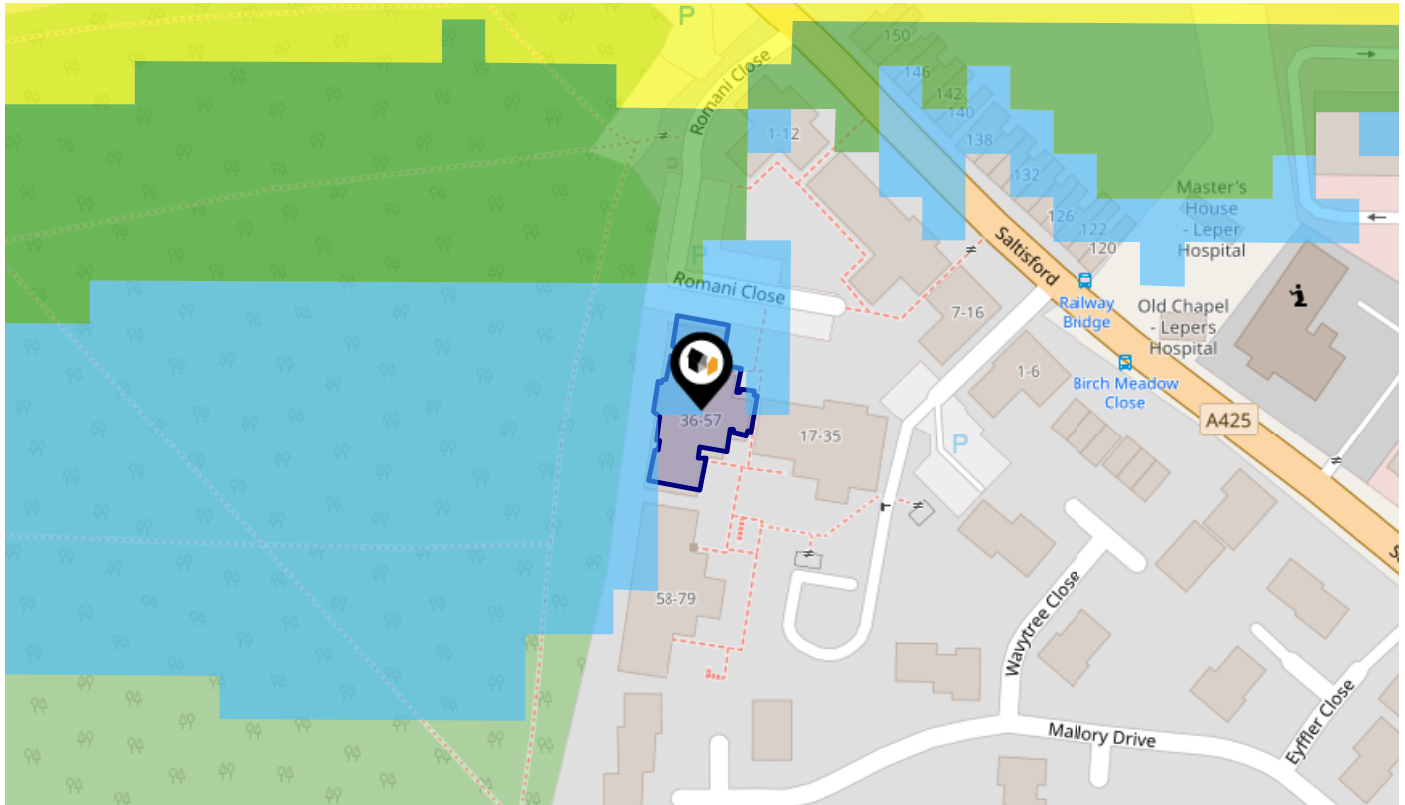
Leamington Willes Ward

# 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:

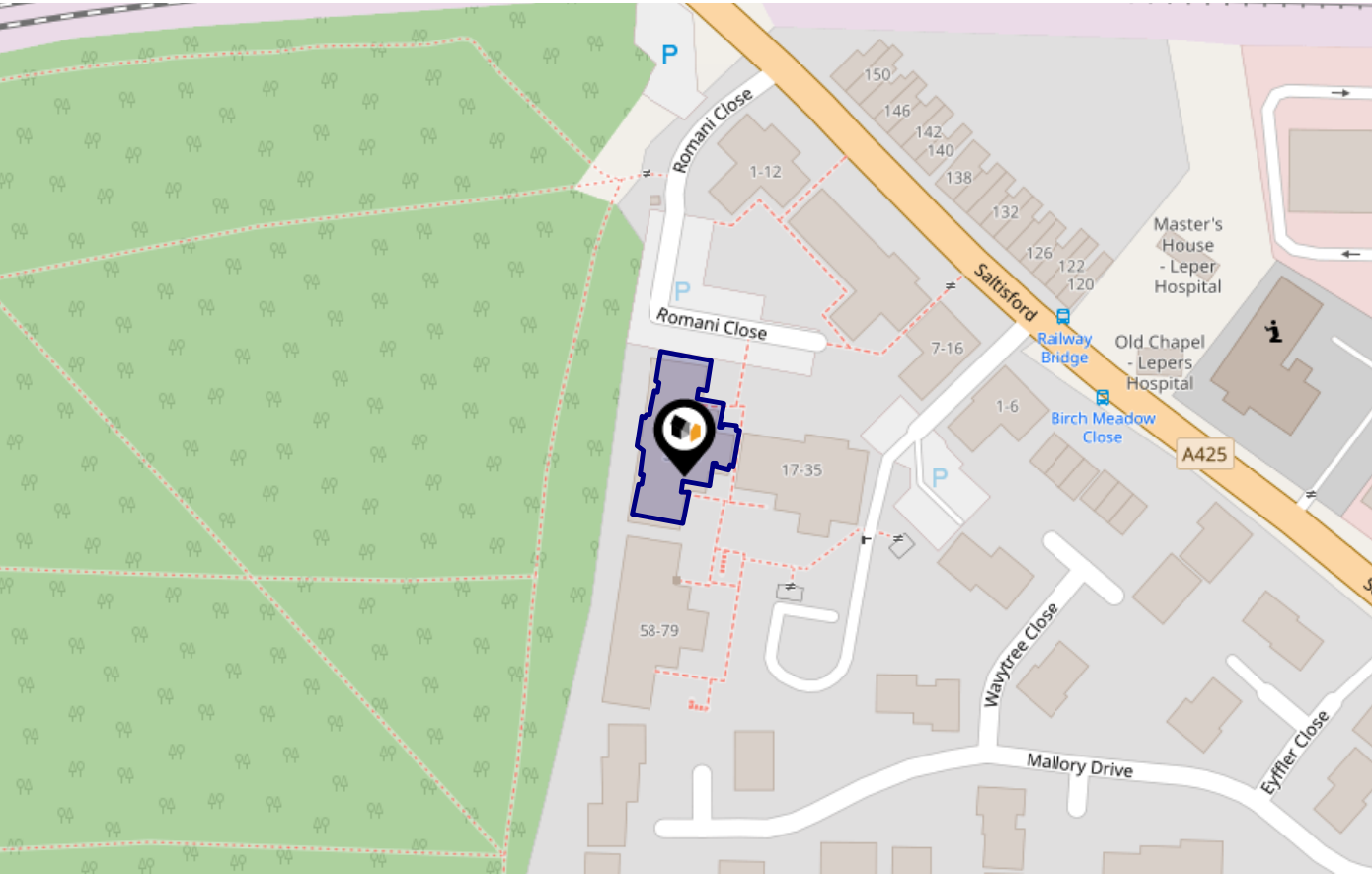
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



# Flood Risk





## Rivers & Seas - Flood Risk

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

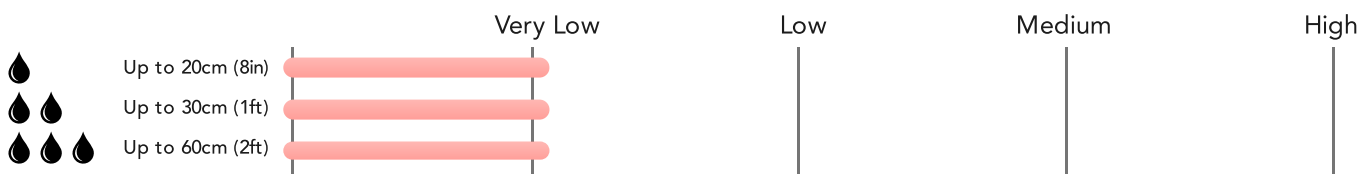


**Risk Rating:** Very low

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.

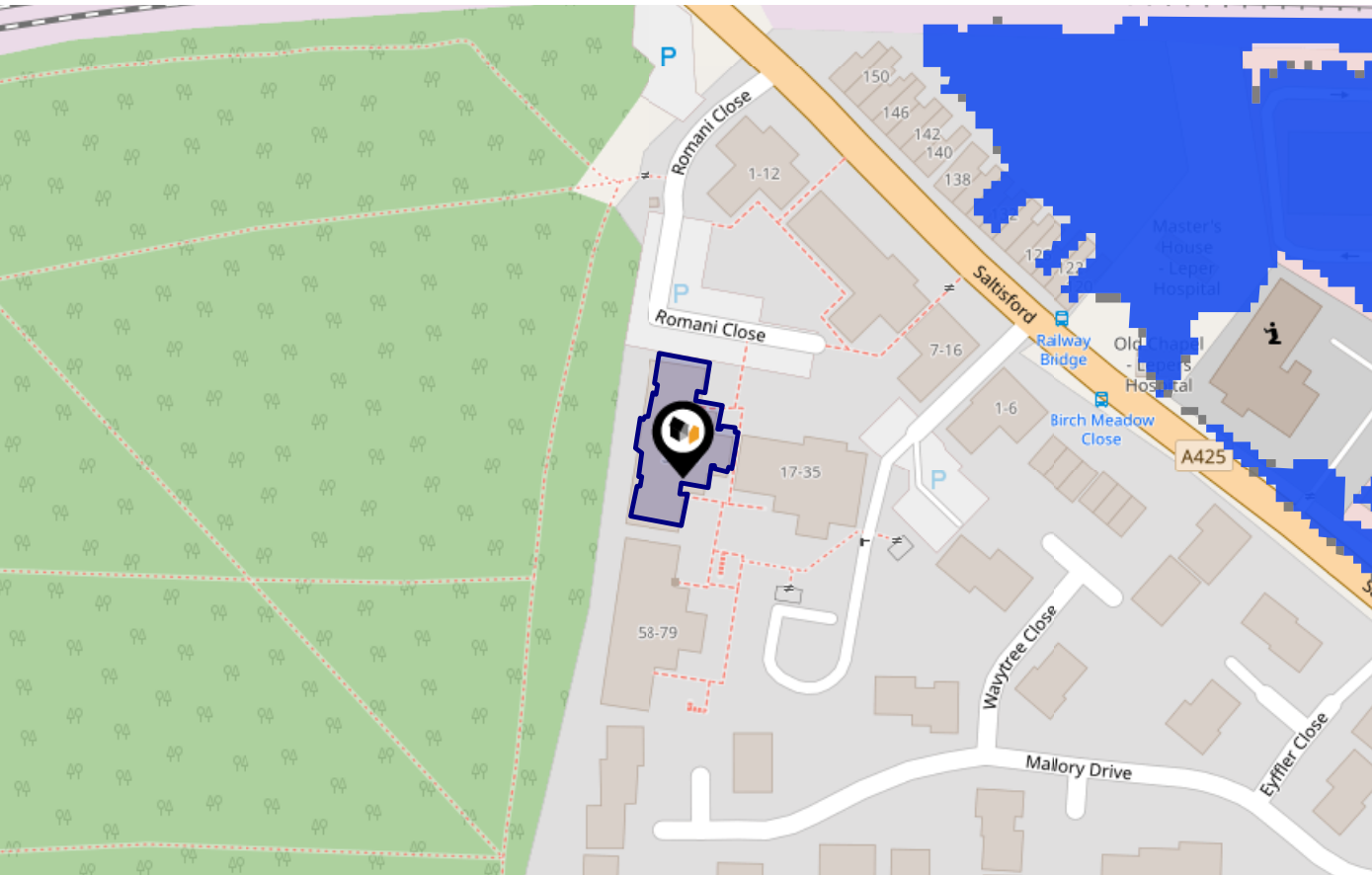
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

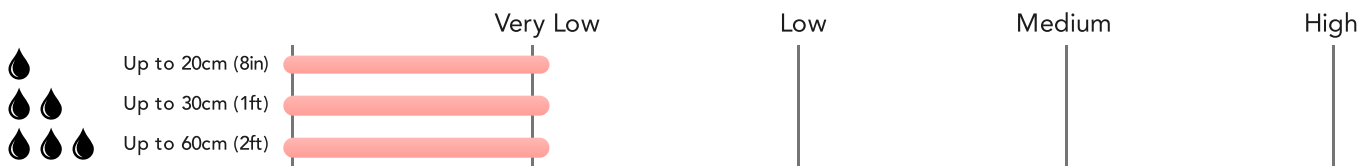


**Risk Rating:** Very low

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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.
- 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.

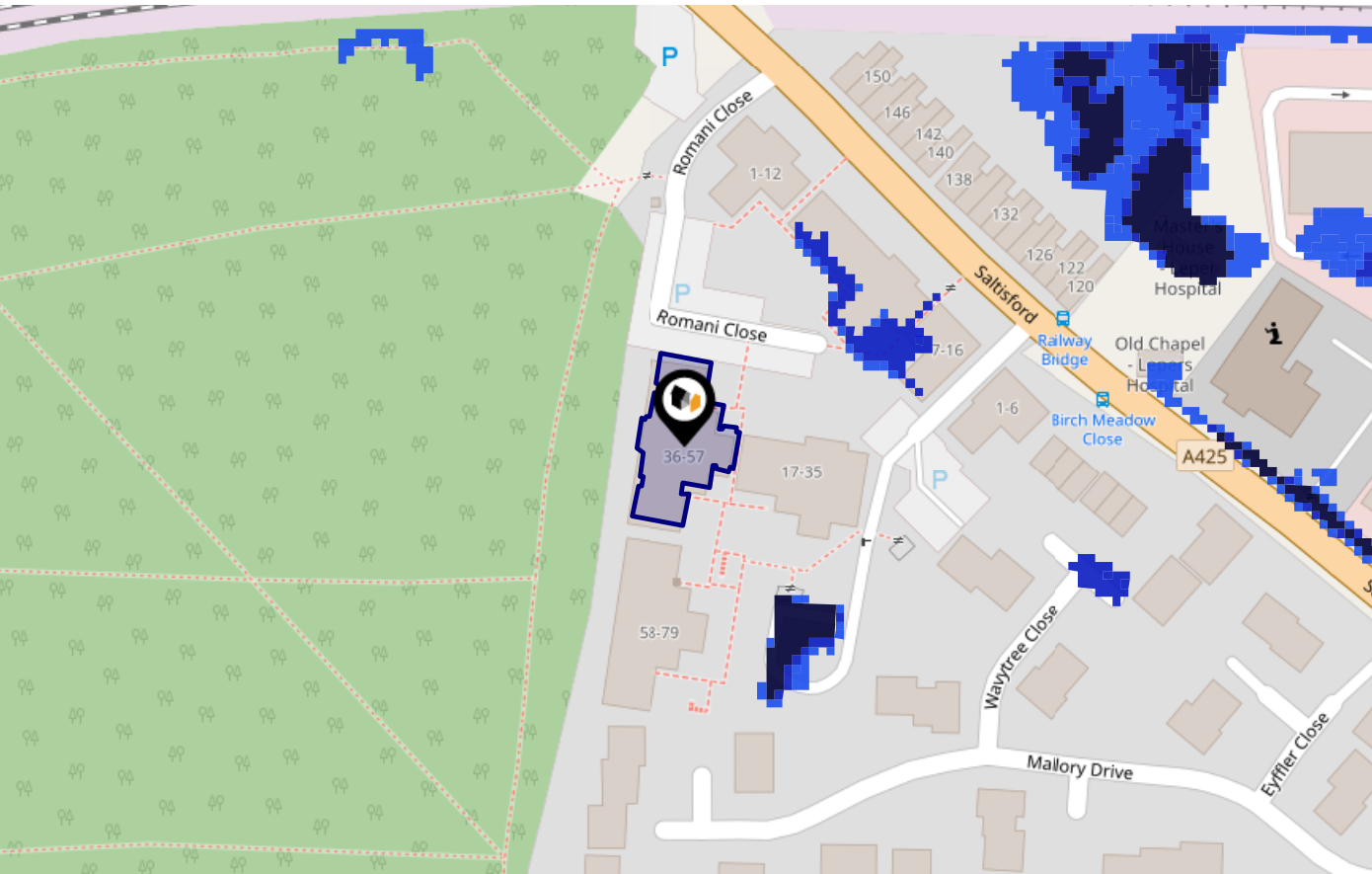
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

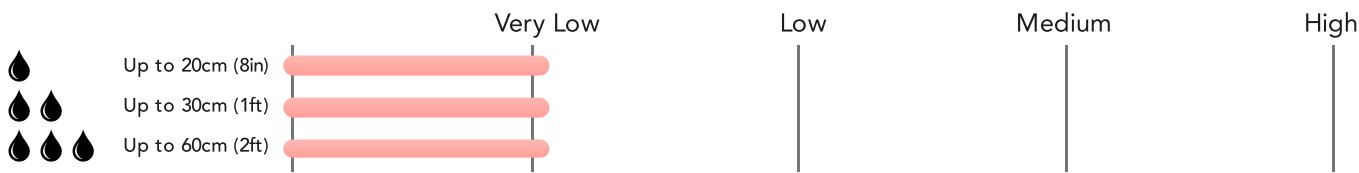


Risk Rating: Very low

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

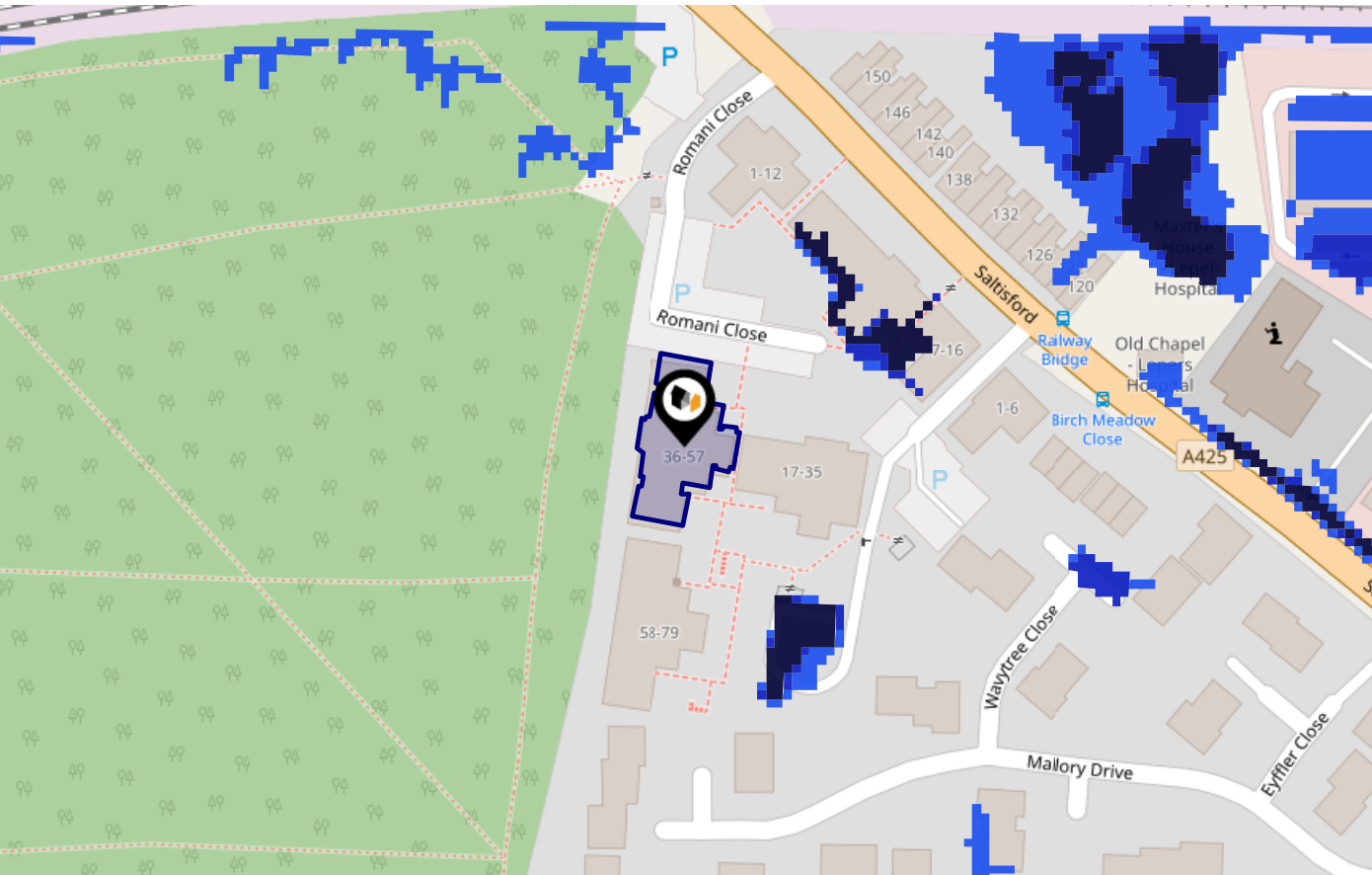
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

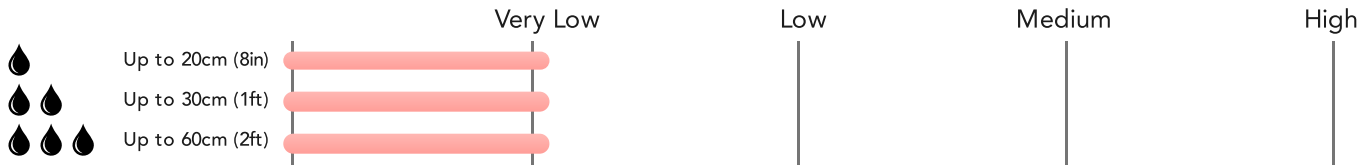


Risk Rating: Very low

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.
- 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:



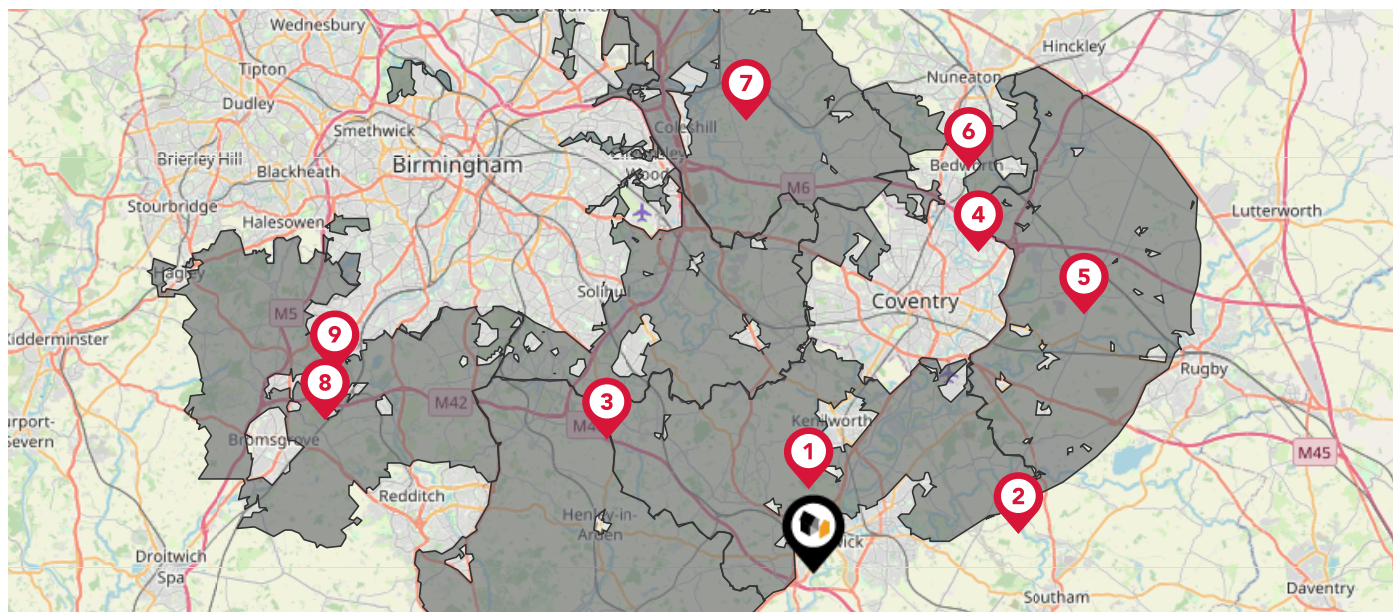


# Maps

## Green Belt



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



### Nearby Green Belt Land

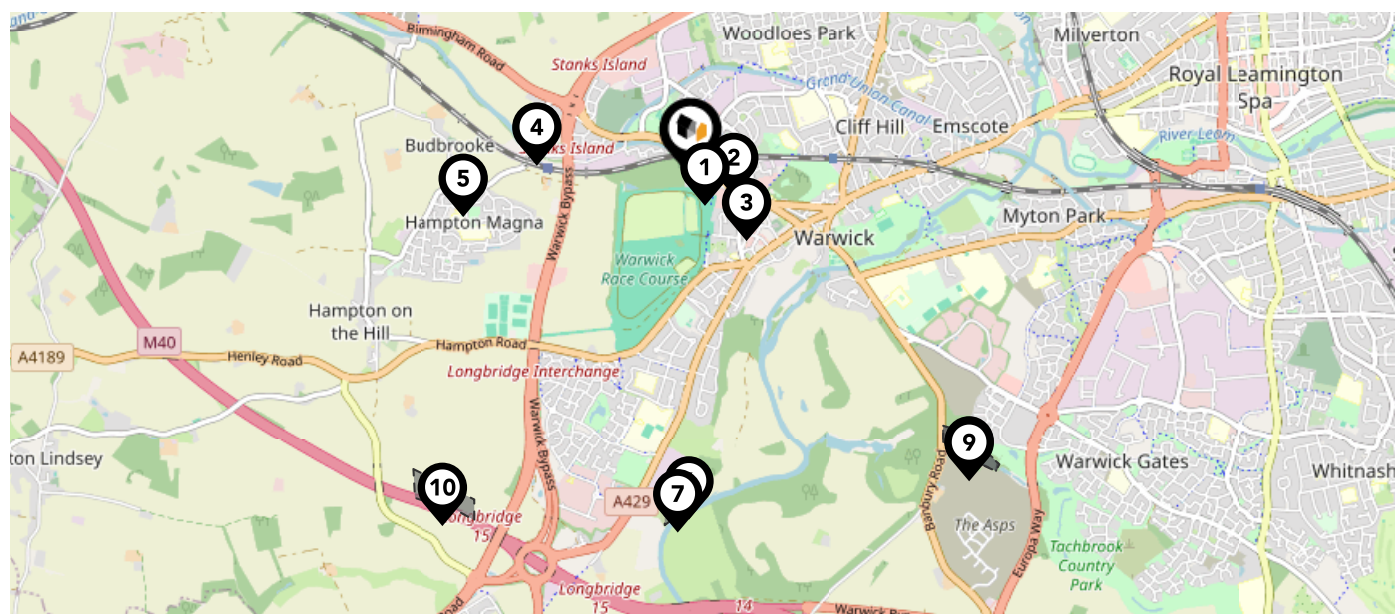
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Stratford-on-Avon
- 3 Birmingham Green Belt - Solihull
- 4 Birmingham Green Belt - Coventry
- 5 Birmingham Green Belt - Rugby
- 6 Birmingham Green Belt - Nuneaton and Bedworth
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Bromsgrove
- 9 Birmingham Green Belt - Birmingham

# 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

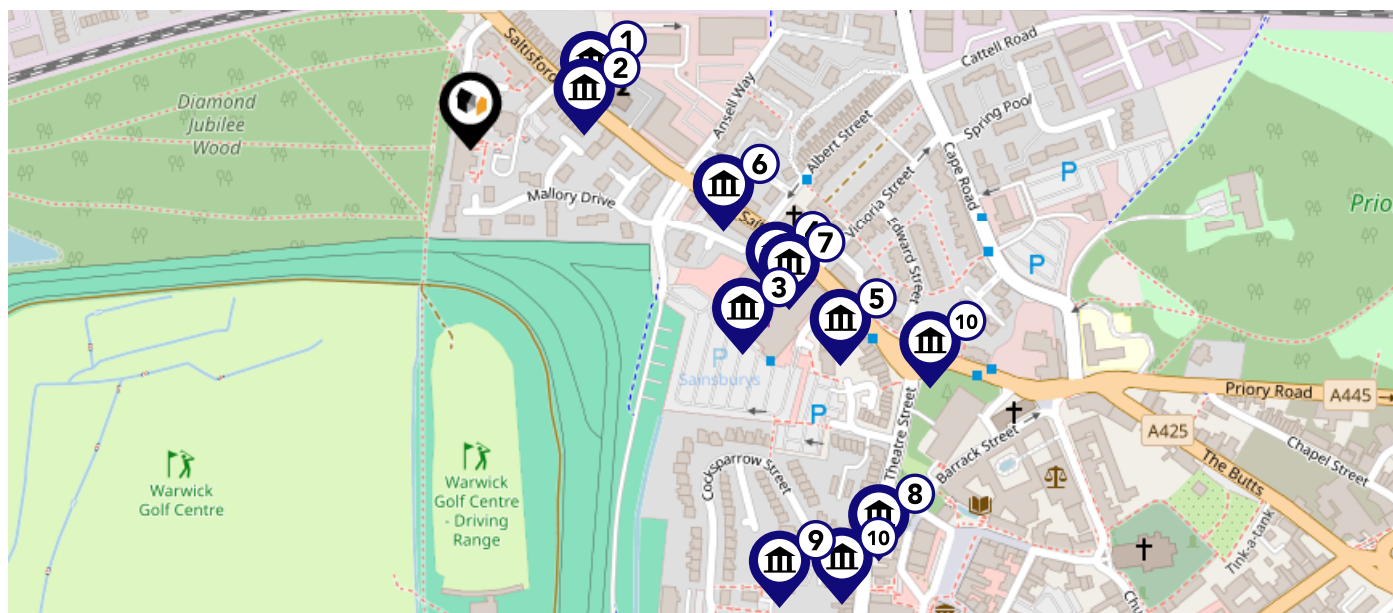
<b>1</b>	Saltisford Common Bridge-Saltisford	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Council Depot-Cape Road, Cape	Historic Landfill	<input type="checkbox"/>
<b>3</b>	The Holloway-Warwick, Warwickshire	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Zaragosa-Budbrooke Road, Hatton	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Old Budbrooke Road-Hampton Magna, Warwick, Warwickshire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Stratford Road-Warwick, Warwickshire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Sewage Works-Longbridge	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Near Turn Bulls Gardens-Banbury Road, Warwick, Warwickshire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Ransford Landfill Site, Turnbull Gardens, Warwick-The Asps, Banbury Road, Warwick, Warwickshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	M40 Hampton Lodge Farm-Off the B4463, Hampton on the Hill, Warwick, Warwickshire	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings



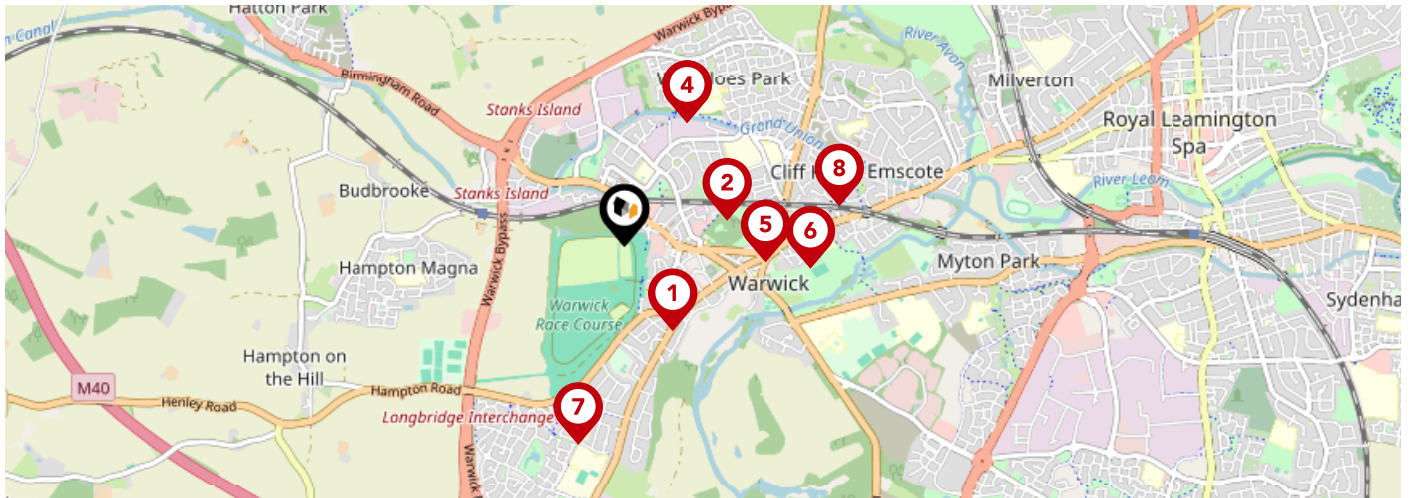
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1364850 - 4, 5 And 6, St Michael's Place	Grade II	0.1 miles
	1035366 - 108 108a, Saltisford	Grade II	0.1 miles
	1035385 - The Eagle Warehouse	Grade II	0.2 miles
	1364852 - 63-73, Saltisford	Grade II	0.2 miles
	1364851 - The Kings Head Public House	Grade II	0.2 miles
	1035365 - Midland Sales And Training Centre, Thomas Potterton Limited	Grade II	0.2 miles
	1035368 - 61, Saltisford	Grade II	0.2 miles
	1185296 - The Globe Inn	Grade II	0.3 miles
	1185275 - The Marble House	Grade II	0.3 miles
	1035382 - 21, Theatre Street	Grade II	0.3 miles
	1299805 - 22 24, Saltisford	Grade II	0.3 miles



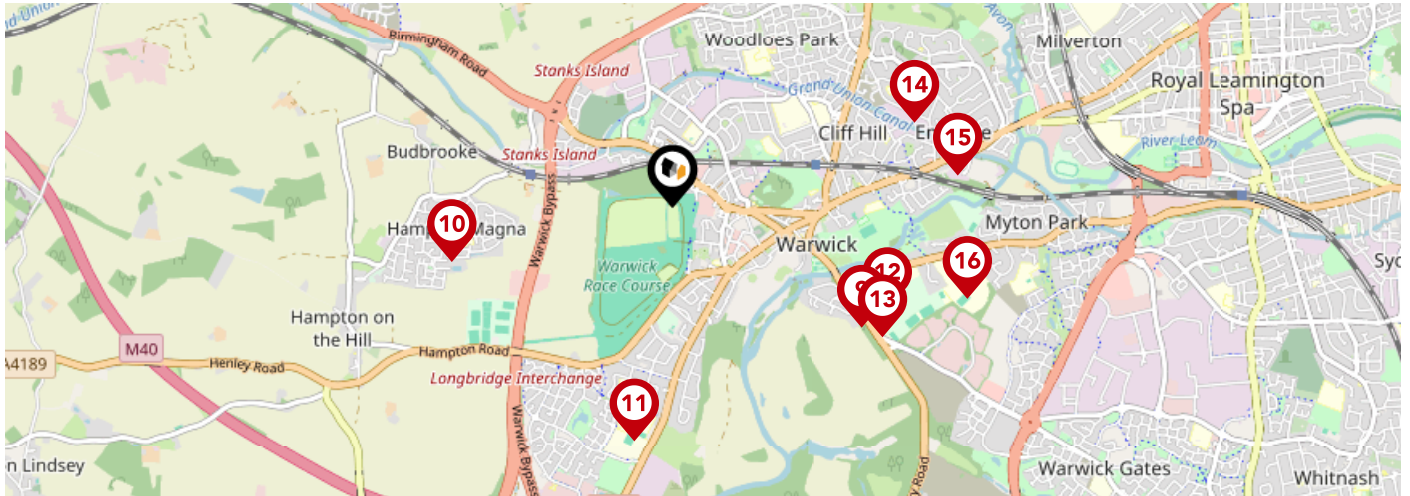
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Westgate Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary Immaculate Catholic Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Woodloes Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Evergreen School</b> Ofsted Rating: Good   Pupils: 283   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Warwick Nursery School</b> Ofsted Rating: Good   Pupils: 73   Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coten End Primary School</b> Ofsted Rating: Good   Pupils: 650   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Newburgh Primary School</b> Ofsted Rating: Good   Pupils: 339   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Emscote School</b> Ofsted Rating: Good   Pupils: 18   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



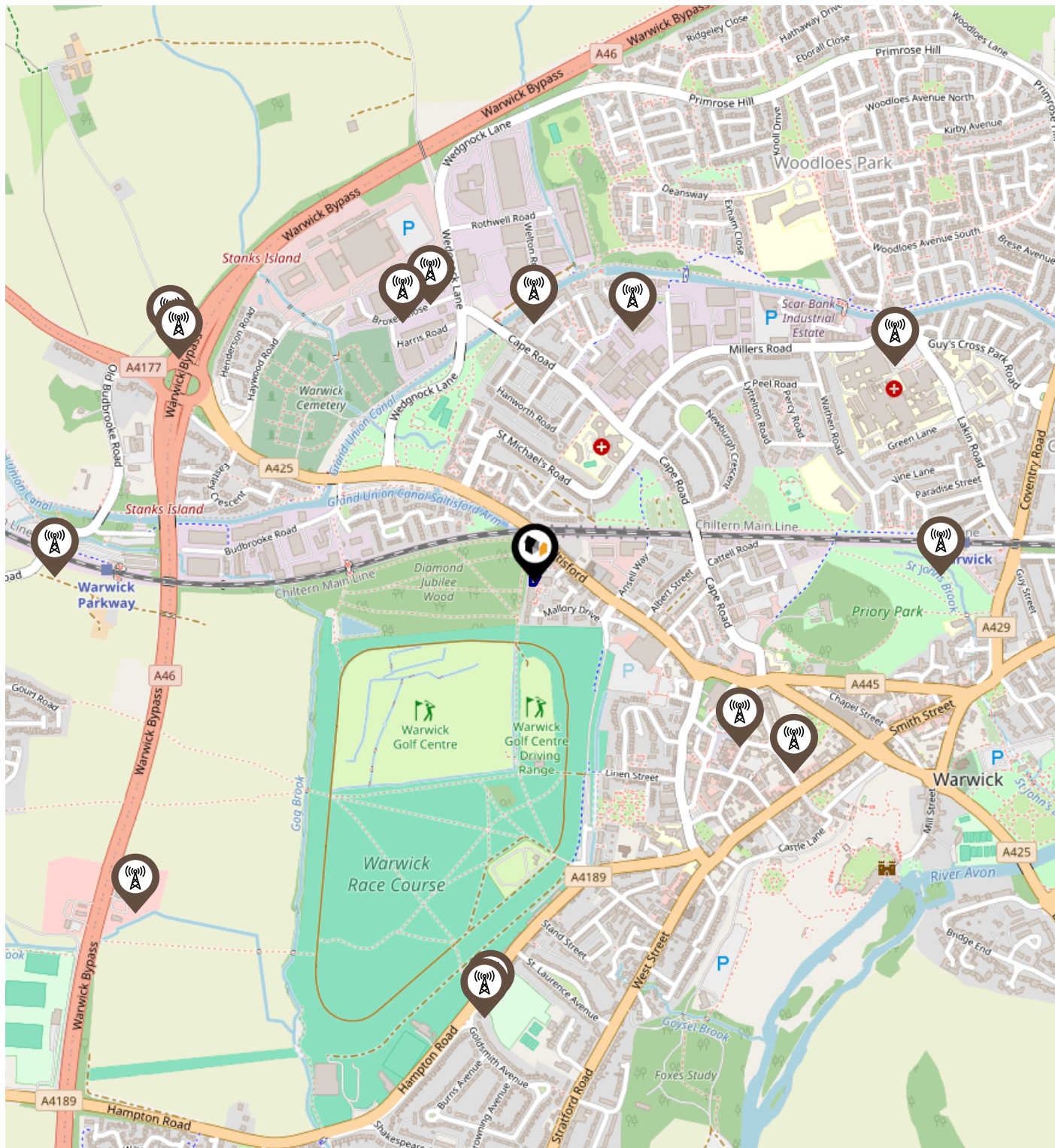
# Area Schools





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Warwick Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 497   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Budbrooke Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Aylesford School Warwick</b> Ofsted Rating: Good   Pupils: 1282   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Warwick School</b> Ofsted Rating: Not Rated   Pupils: 1244   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>King's High School</b> Ofsted Rating: Not Rated   Pupils: 827   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>All Saints' CofE Junior School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Emscote Infant School</b> Ofsted Rating: Outstanding   Pupils: 173   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Myton School</b> Ofsted Rating: Good   Pupils: 1758   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



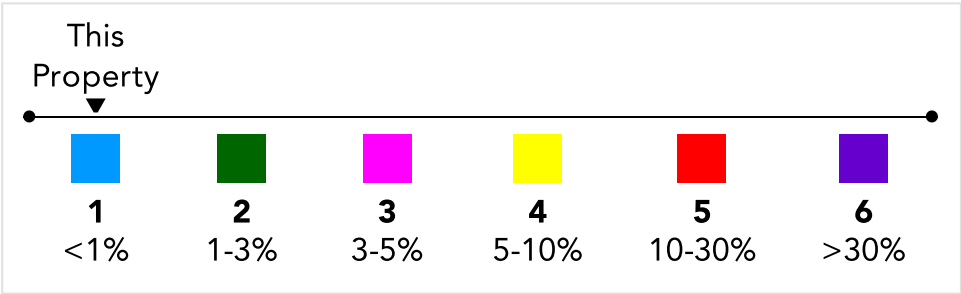
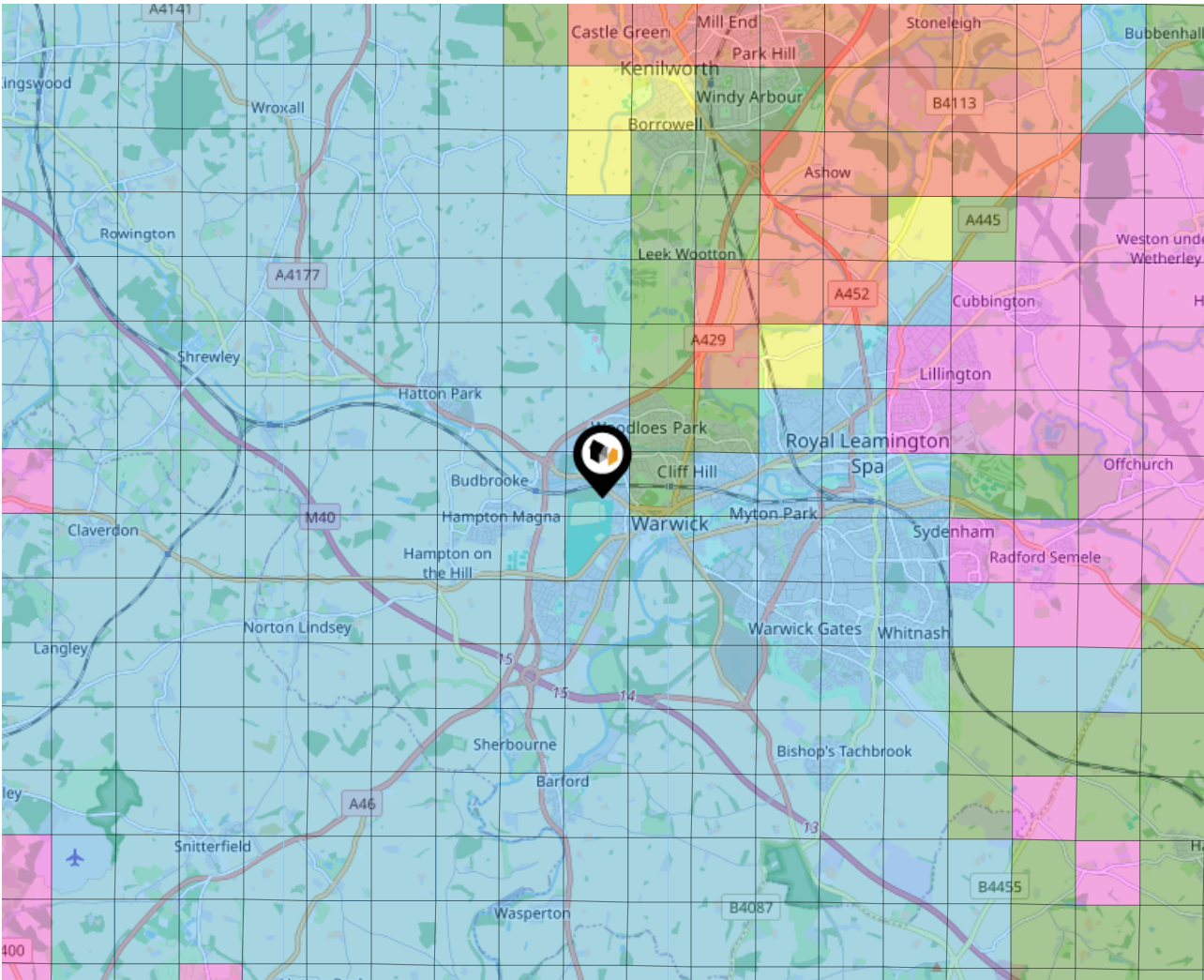
**Key:**

-  Power Pylons
-  Communication Masts

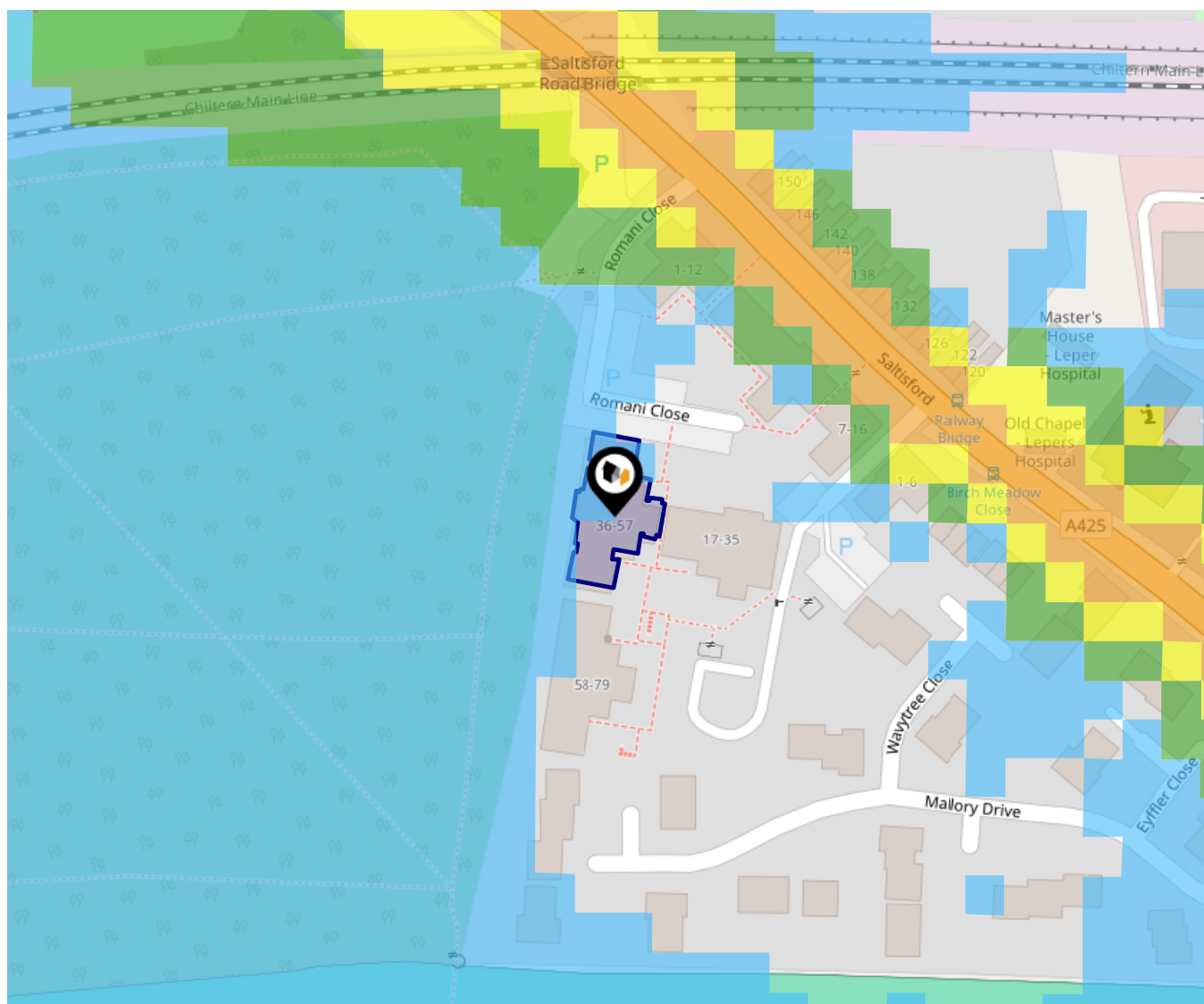


### What is Radon?

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



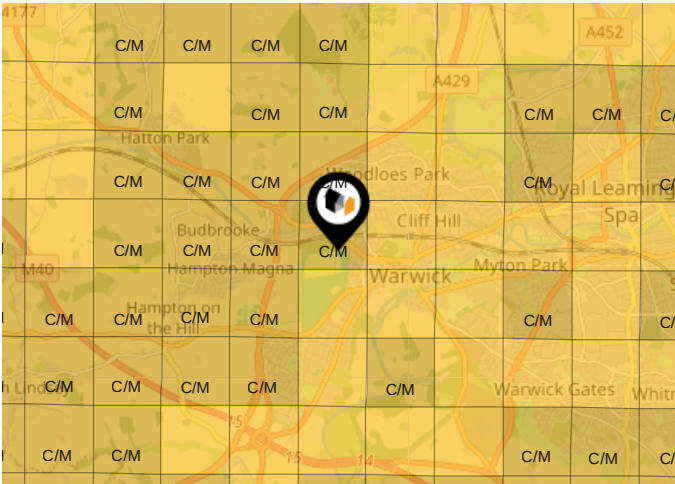
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	LOW	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP



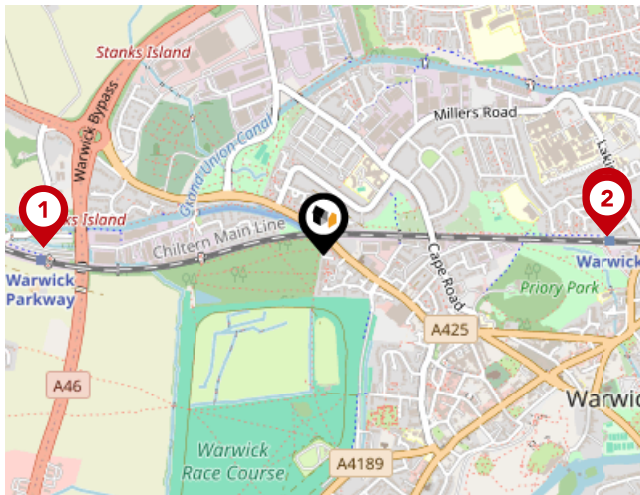
### Primary Classifications (Most Common Clay Types)

<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



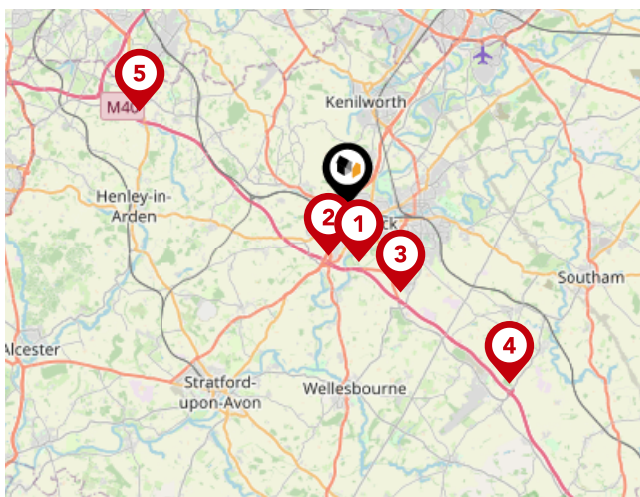
# Area

## Transport (National)



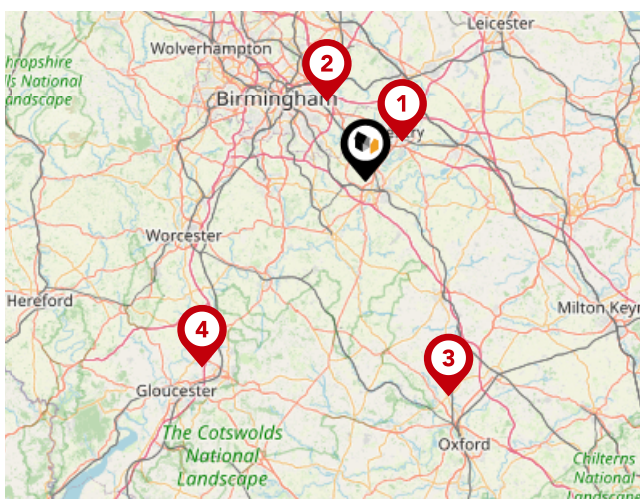
### National Rail Stations

Pin	Name	Distance
	Warwick Parkway Rail Station	0.64 miles
	Warwick Rail Station	0.64 miles
	Warwick Railway Station	0.64 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M40 J14	2.05 miles
	M40 J15	1.91 miles
	M40 J13	3.69 miles
	M40 J12	8.76 miles
	M40 J16	8.29 miles

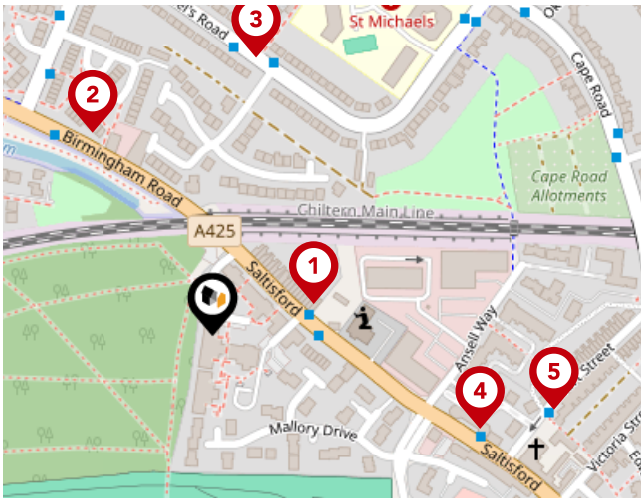


### Airports/Helipads






Pin	Name	Distance
	Baginton	7.67 miles
	Birmingham Airport	12.88 miles
	Kidlington	33.59 miles
	Staverton	36.15 miles

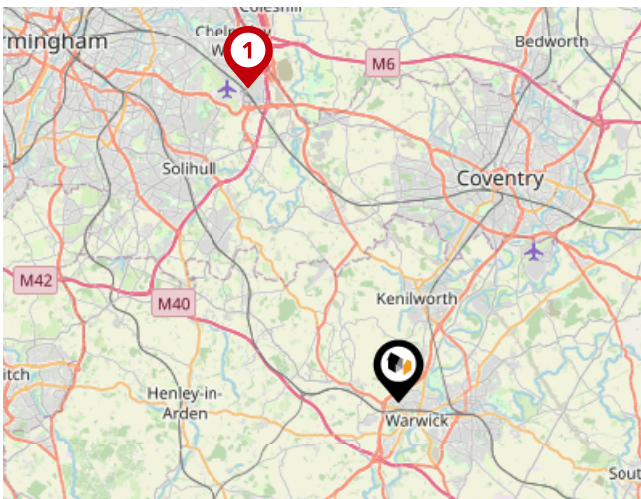
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Birch Meadow Close	0.06 miles
	St Michaels Road	0.13 miles
	St Christophers Close	0.16 miles
	Albert Street	0.16 miles
	Fire Station	0.2 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	12.62 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

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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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