

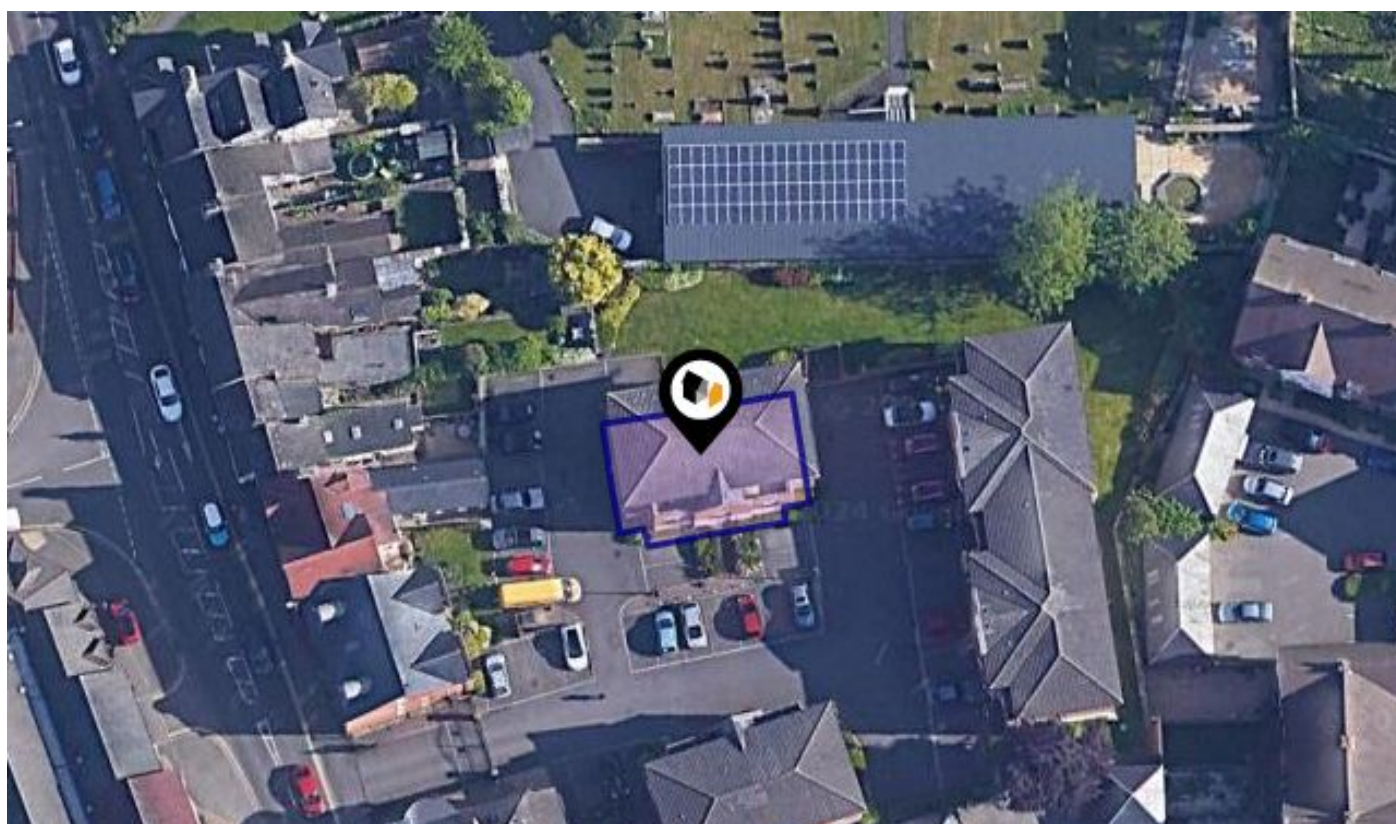


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 25th January 2024



NEWPORT HOUSE, BROCK END, SWINDON, SN1

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

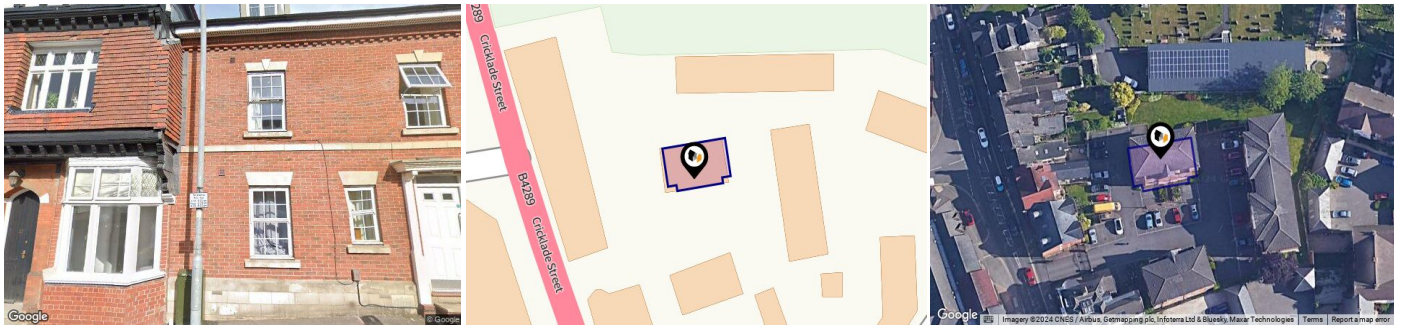
01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Property Overview



Property

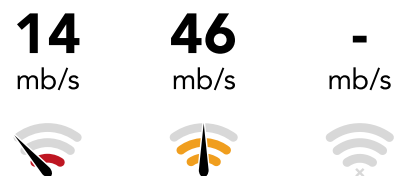
Type:	Flat / Maisonette	Last Sold £/ft²:	£290
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	613 ft ² / 57 m ²	Start Date:	20/12/2007
Plot Area:	0.04 acres	End Date:	01/10/2132
Year Built :	2007	Lease Term:	125 years from 1 October 2007
Council Tax :	Band D	Term Remaining:	108 years
Annual Estimate:	£1,982		
Title Number:	WT268696		
UPRN:	10022791284		

Local Area

Local Authority: Swindon
Conservation Area: Swindon Old Town, Swindon

Flood Risk:
● Rivers & Seas: Very Low
● Surface Water: Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



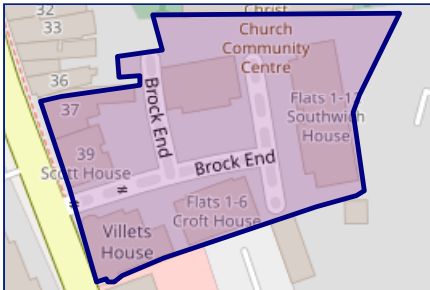
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

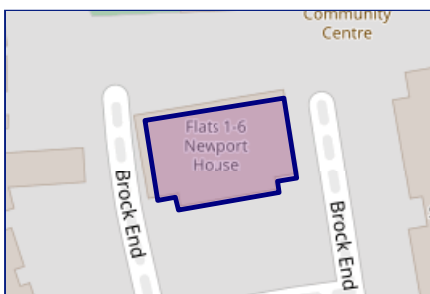


Freehold Title Plan



WT108242

Leasehold Title Plan



WT268696

Start Date: 20/12/2007
End Date: 01/10/2132
Lease Term: 125 years from 1 October 2007
Term Remaining: 108 years

Property EPC - Certificate

Brock End, SN1

Energy rating

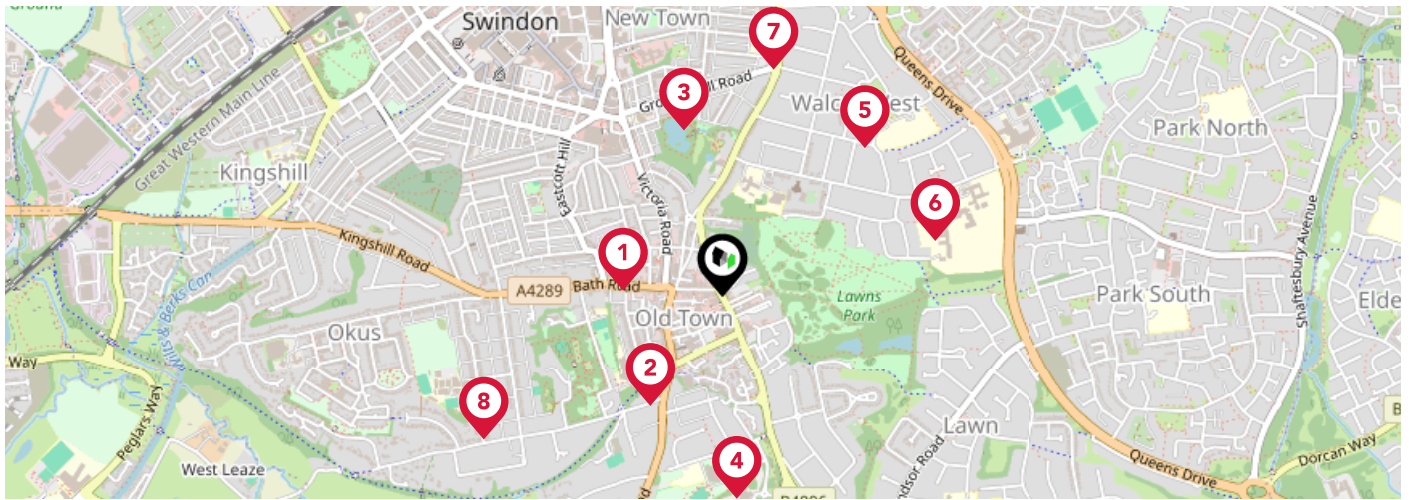
D

Valid until 16.08.2030

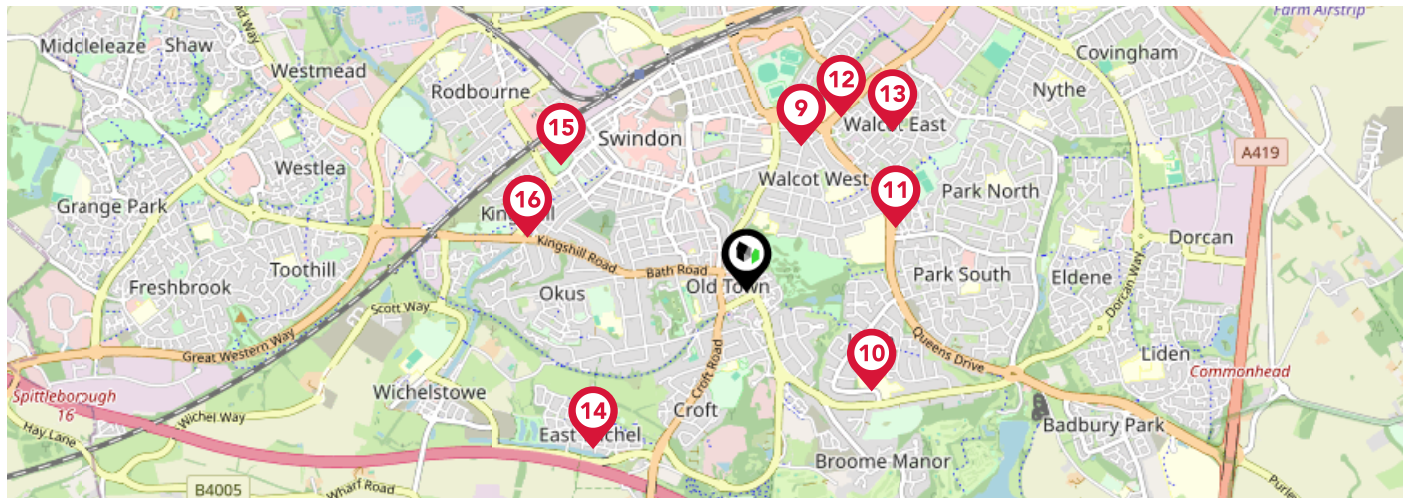
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 m ²



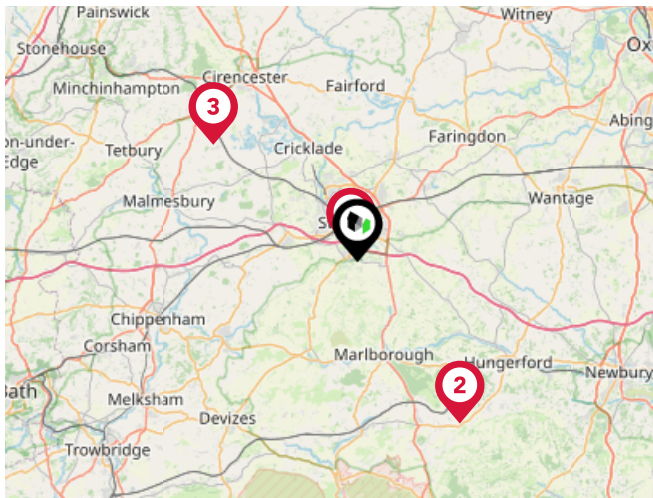
		Nursery	Primary	Secondary	College	Private
1	King William Street Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lethbridge Primary School Ofsted Rating: Good Pupils: 484 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Rood Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Croft Primary School Ofsted Rating: Outstanding Pupils: 414 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lainesmead Primary School and Nursery Ofsted Rating: Good Pupils: 454 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lawn Manor Academy Ofsted Rating: Requires Improvement Pupils: 805 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Drove Primary School Ofsted Rating: Outstanding Pupils: 743 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Commonwealth School Ofsted Rating: Good Pupils: 1386 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Holy Cross Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 324 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lawn Primary Ofsted Rating: Good Pupils: 487 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New College Swindon Ofsted Rating: Good Pupils:0 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mountford Manor Primary School Ofsted Rating: Good Pupils: 254 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Wichel Primary School & Nursery Ofsted Rating: Good Pupils: 411 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	UTC Swindon Ofsted Rating: Requires Improvement Pupils: 146 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Le Kyng Primary School Ofsted Rating: Good Pupils: 417 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

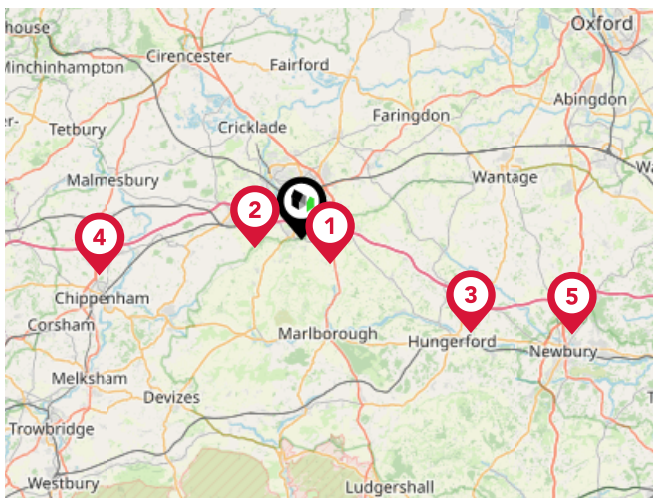
Area

Transport (National)



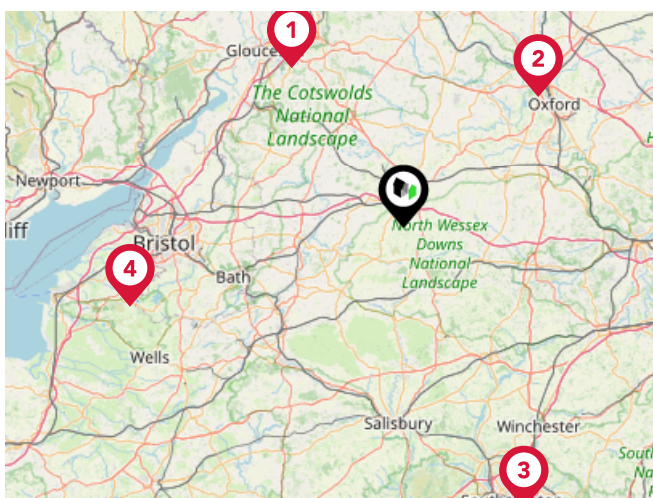
National Rail Stations

Pin	Name	Distance
1	Swindon Rail Station	0.98 miles
2	Bedwyn Rail Station	14.19 miles
3	Kemble Rail Station	13.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J15	2.78 miles
2	M4 J16	3.45 miles
3	M4 J14	14.32 miles
4	M4 J17	15.16 miles
5	M4 J13	21.15 miles

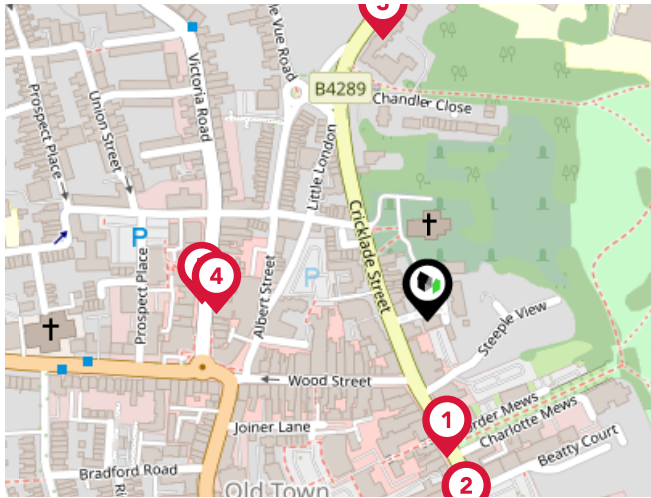


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	28.67 miles
2	London Oxford Airport	27.69 miles
3	Southampton Airport	45.4 miles
4	Bristol International Airport	41.97 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Bell	0.08 miles
2	The Bell	0.12 miles
3	Cirencester Court	0.16 miles
4	Prospect	0.12 miles
5	Prospect	0.13 miles

McFarlane Sales & Lettings Ltd

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



mcfarlane

SALES & LETTINGS

McFarlane Sales & Lettings Ltd

28-30 Wood Street Swindon SN1 4AB

01793 611841

tom@mcfarlaneproperty.com

www.mcfarlaneproperty.com



Valuation Office Agency

