



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 15<sup>th</sup> April 2025**



**3, OAKLANDS, CHEDDAR, BS27 3BS**

## Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Detached
Bedrooms:	6
Floor Area:	1,786 ft <sup>2</sup> / 166 m <sup>2</sup>
Plot Area:	0.13 acres
Year Built :	1983-1990
Council Tax :	Band E
Annual Estimate:	£2,981
Title Number:	ST207202
UPRN:	100040910648


Last Sold Date:	11/09/2006
Last Sold Price:	£335,000
Last Sold £/ft <sup>2</sup> :	£187
Tenure:	Freehold

## Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	51	-
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)

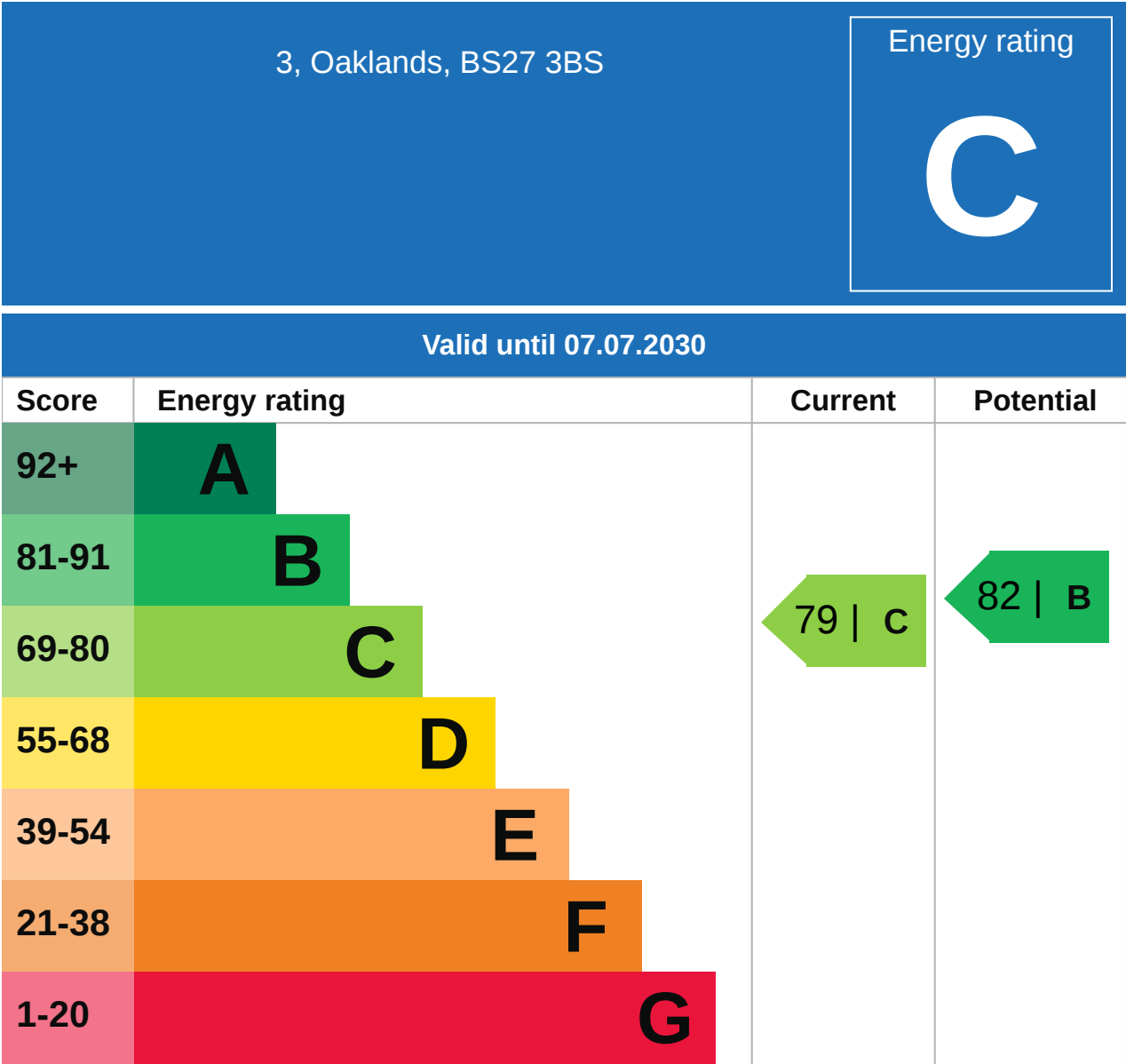


### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**

COOPER  
AND  
TANNER



# Property

## EPC - Additional Data

COOPER  
AND  
TANNER

### Additional EPC Data

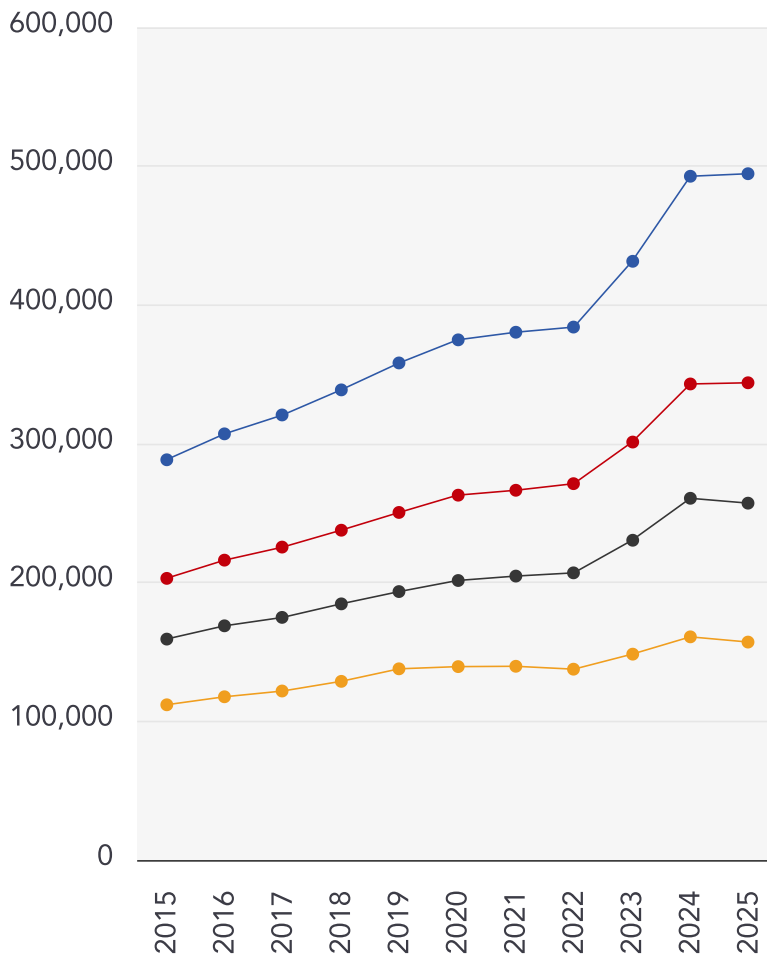
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 81% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	166 m <sup>2</sup>

# Market

## House Price Statistics

COOPER  
AND  
TANNER

10 Year History of Average House Prices by Property Type in BS27



Detached

**+71.47%**

Semi-Detached

**+69.44%**

Terraced

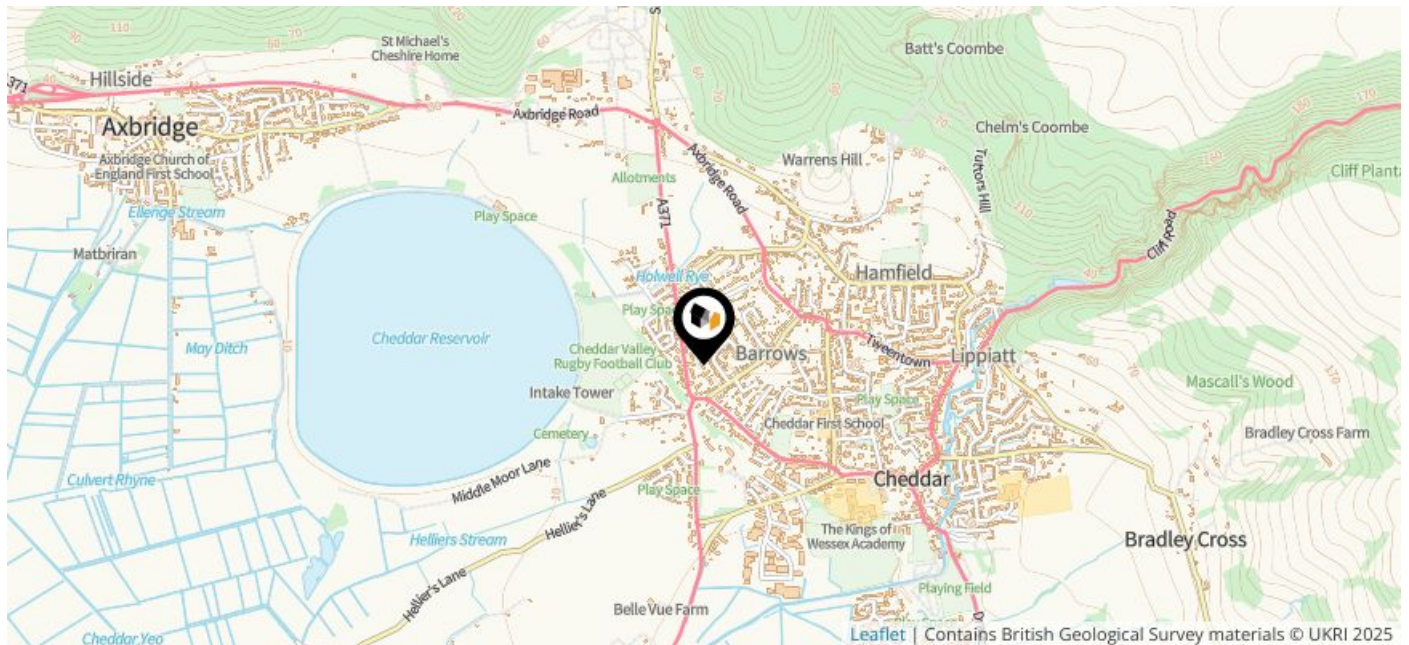
**+61.53%**

Flat

**+40.39%**



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

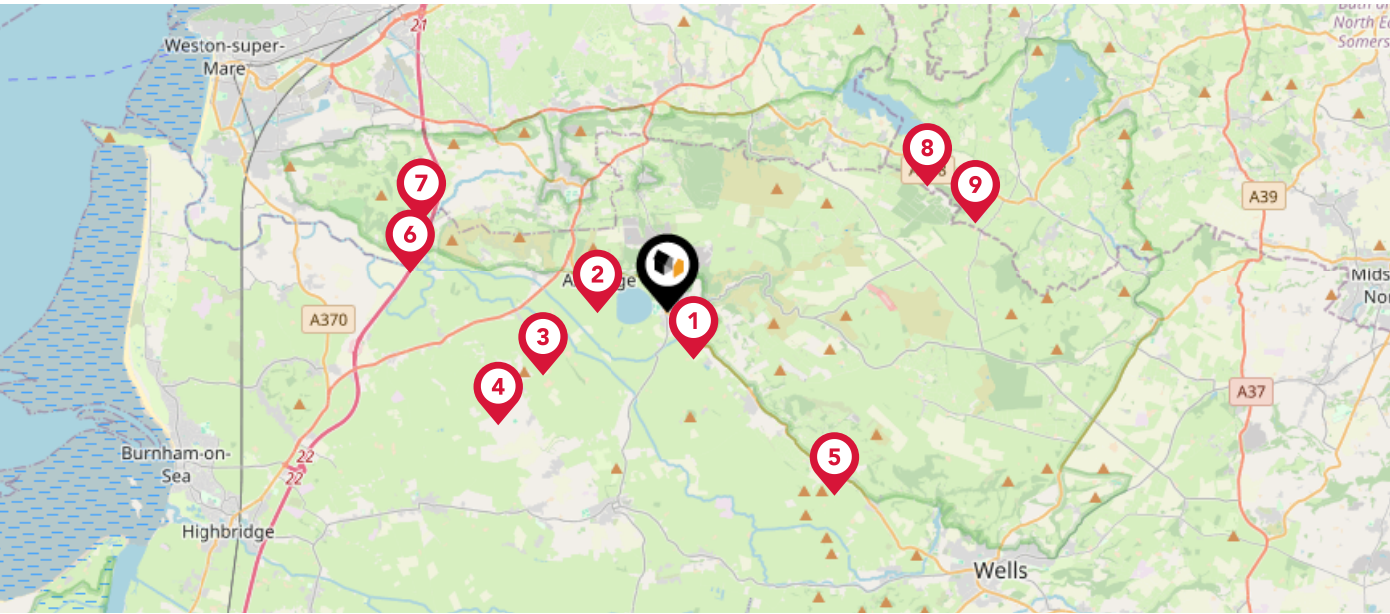
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



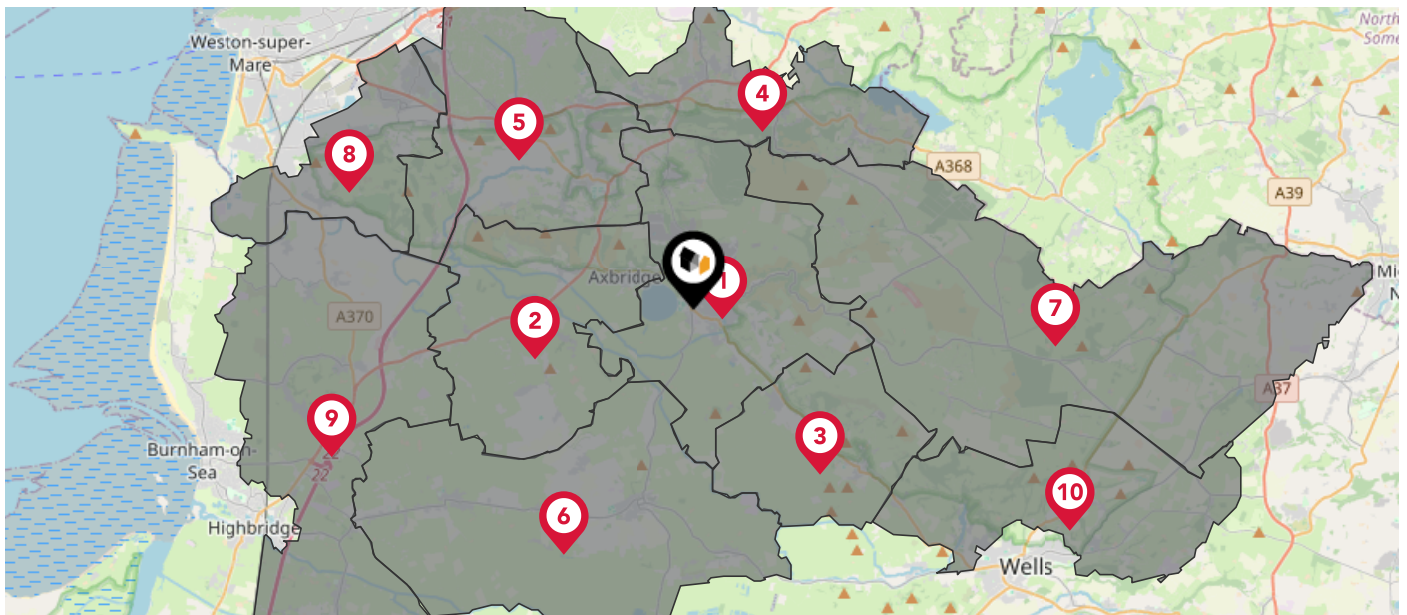
Nearby Conservation Areas	
1	Cheddar
2	Axbridge
3	Weare
4	Stone Allerton
5	Westbury sub Mendip
6	Loxton
7	Christon
8	Ubley
9	Compton Martin

# 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 Cheddar and Shipham Ward
- 2 Axevale Ward
- 3 Rodney and Westbury Ward
- 4 Blagdon & Churchill Ward
- 5 Banwell & Winscombe Ward
- 6 Wedmore and Mark Ward
- 7 Chewton Mendip and Ston Easton Ward
- 8 Hutton & Locking Ward
- 9 Knoll Ward
- 10 St. Cuthbert Out North Ward

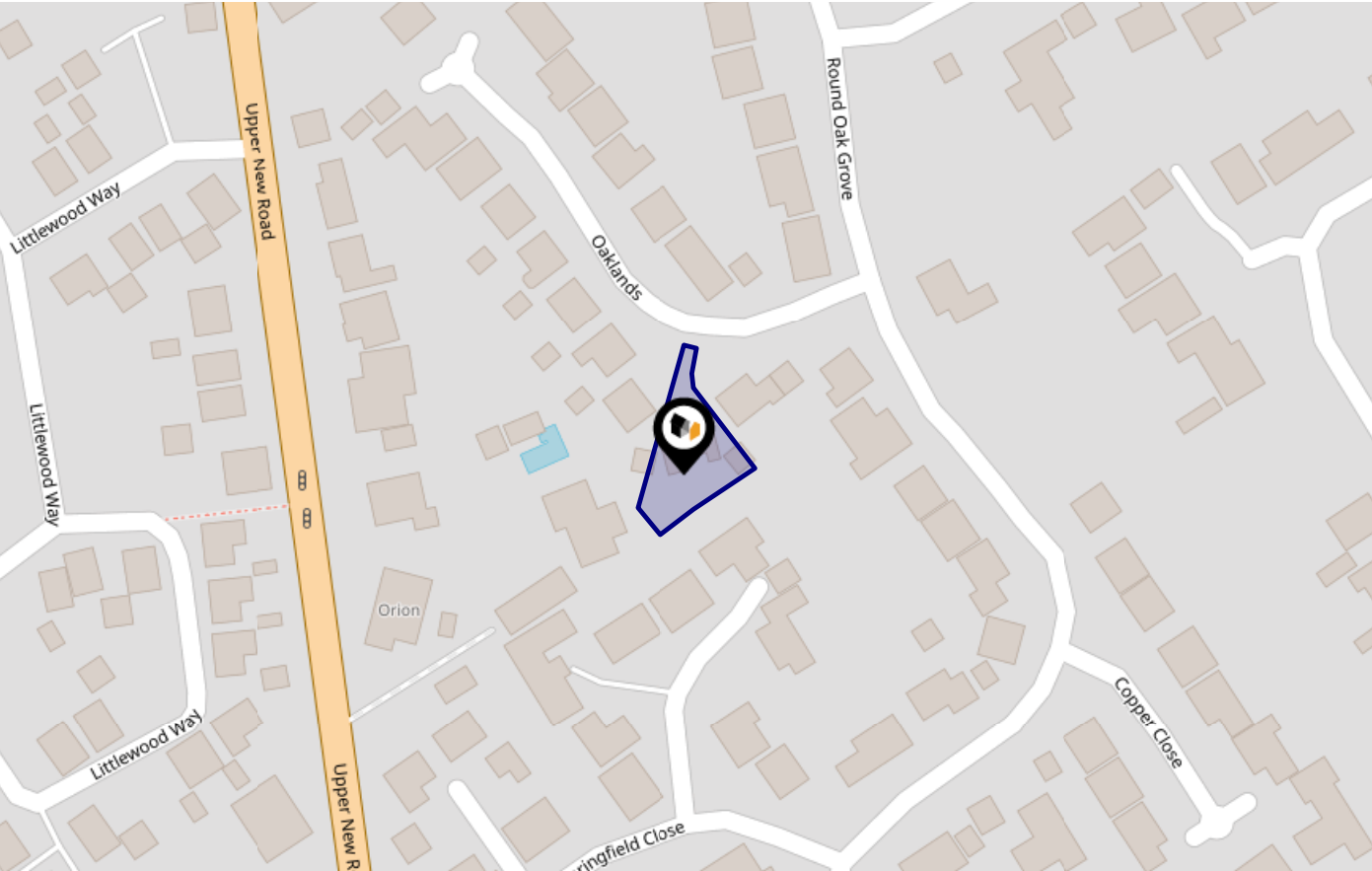


# Flood Risk

## 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 (0.25%) 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:

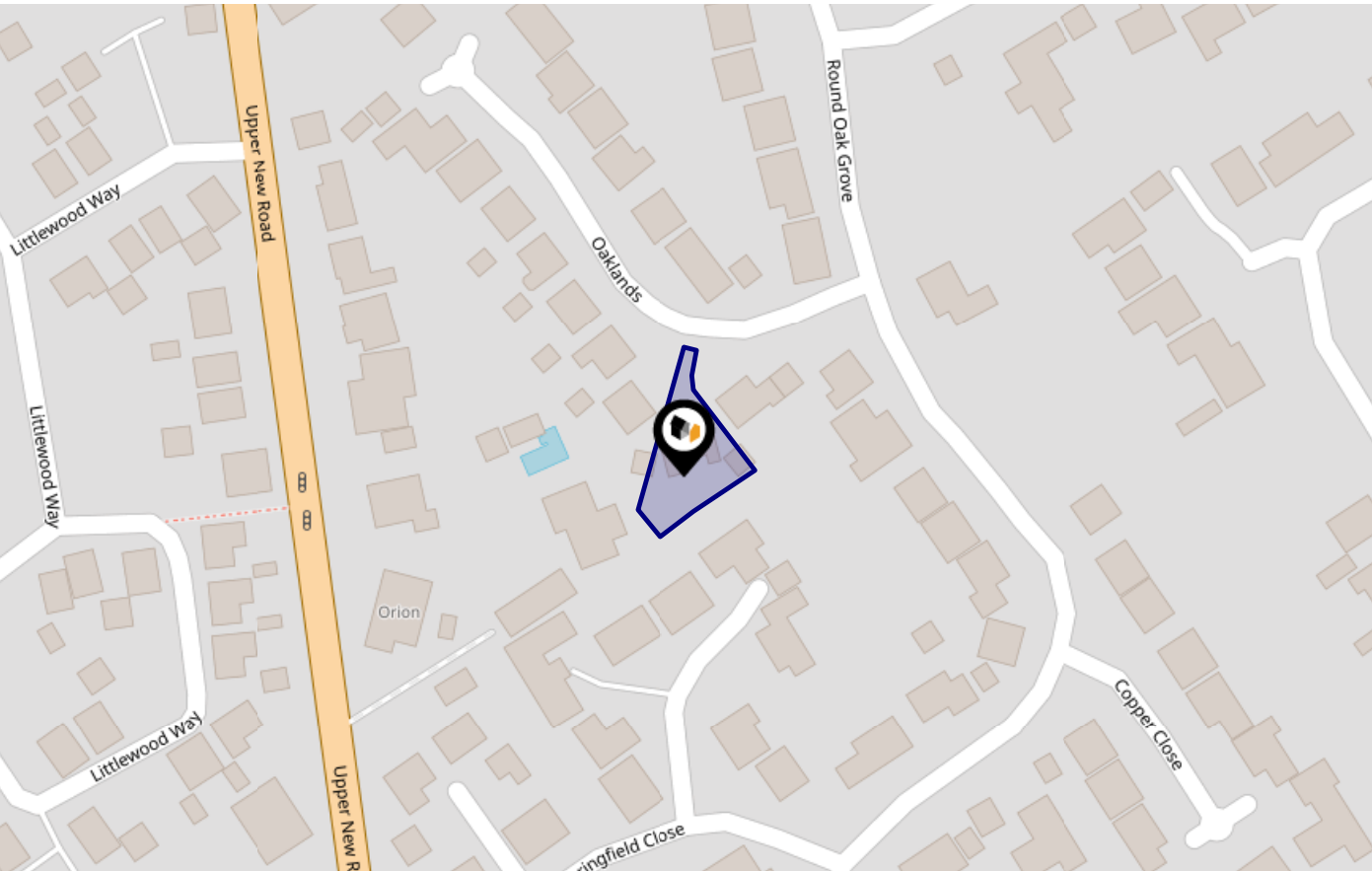


# Flood Risk

## Rivers & Seas - Climate Change





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.

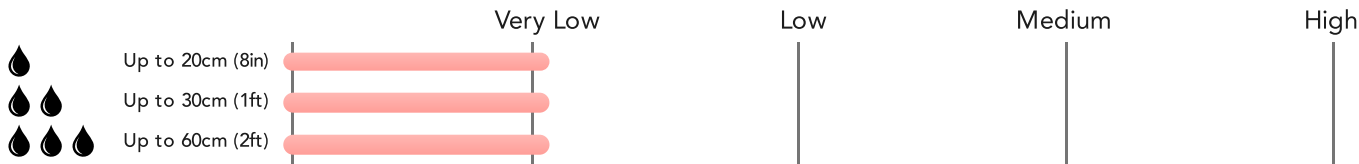


Risk Rating: Very low

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:

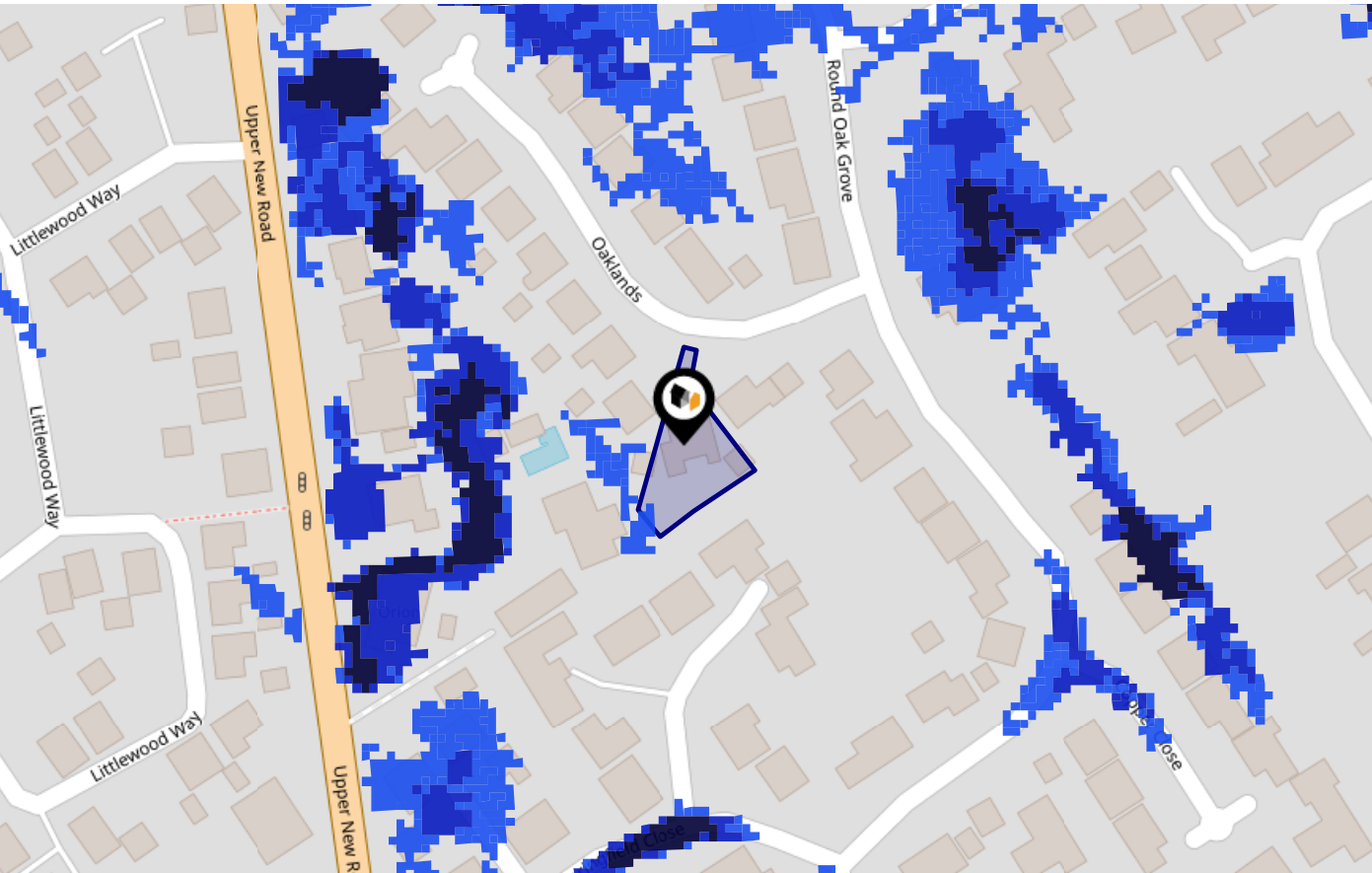


# Flood Risk

## 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 (0.25%) 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:

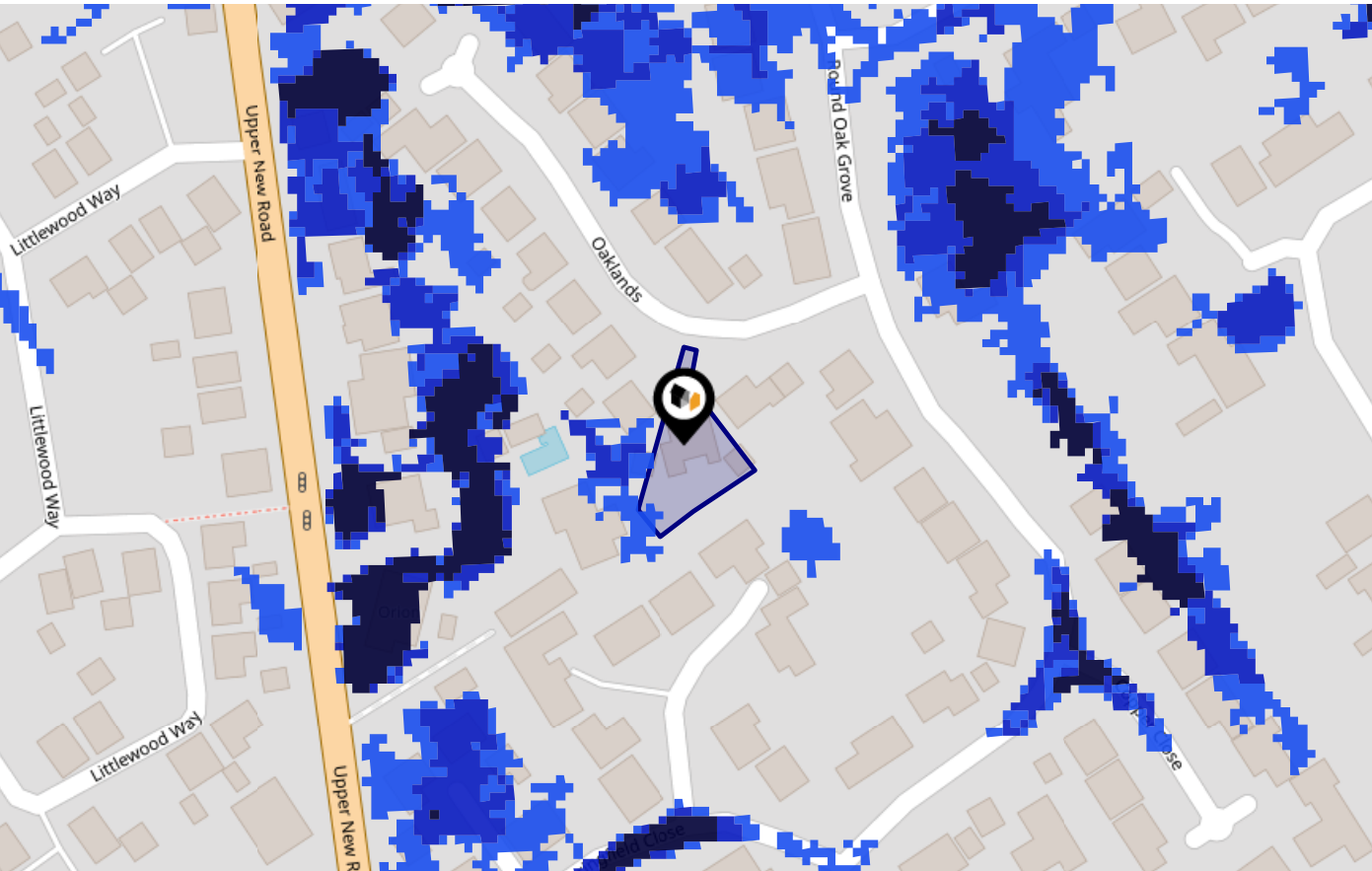


# Flood Risk

## Surface Water - Climate Change

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.

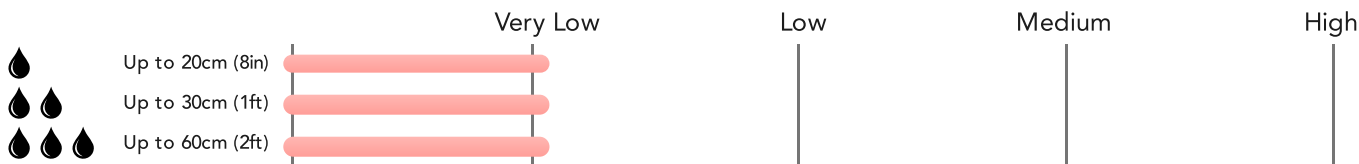


Risk Rating: Very low

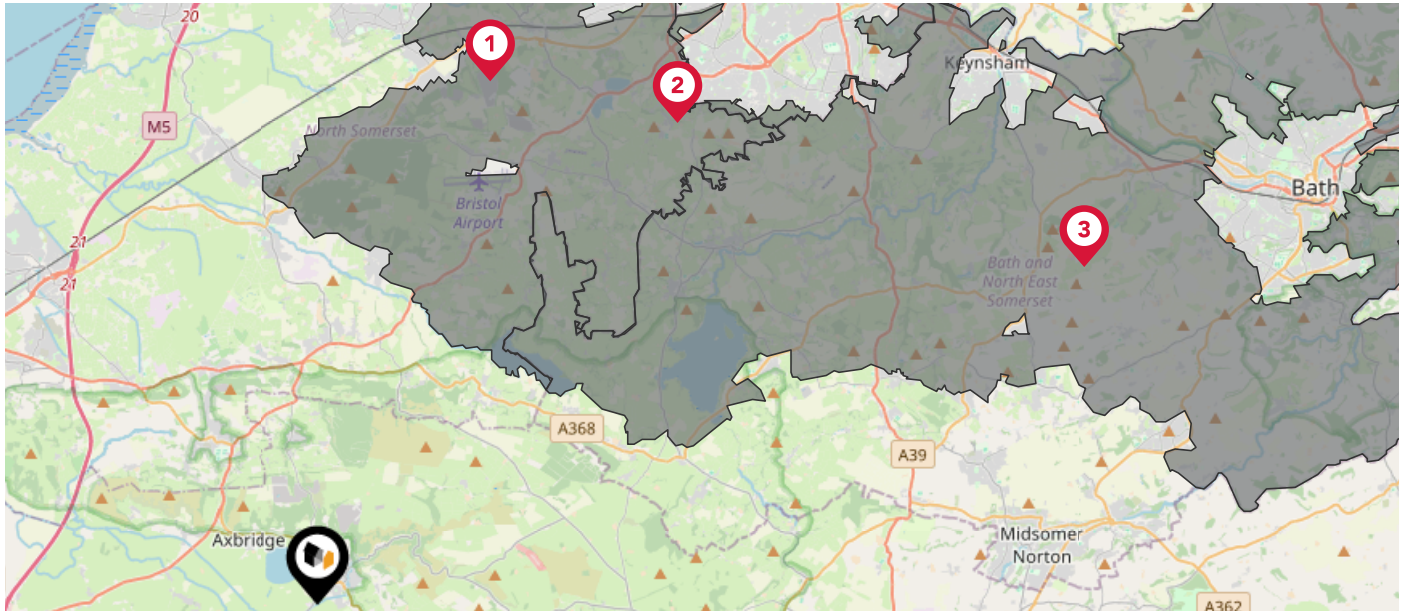
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land

1

Bath and Bristol Green Belt - North Somerset

2

Bath and Bristol Green Belt - Bristol, City of

3

Bath and Bristol Green Belt - Bath and North East Somerset



# 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

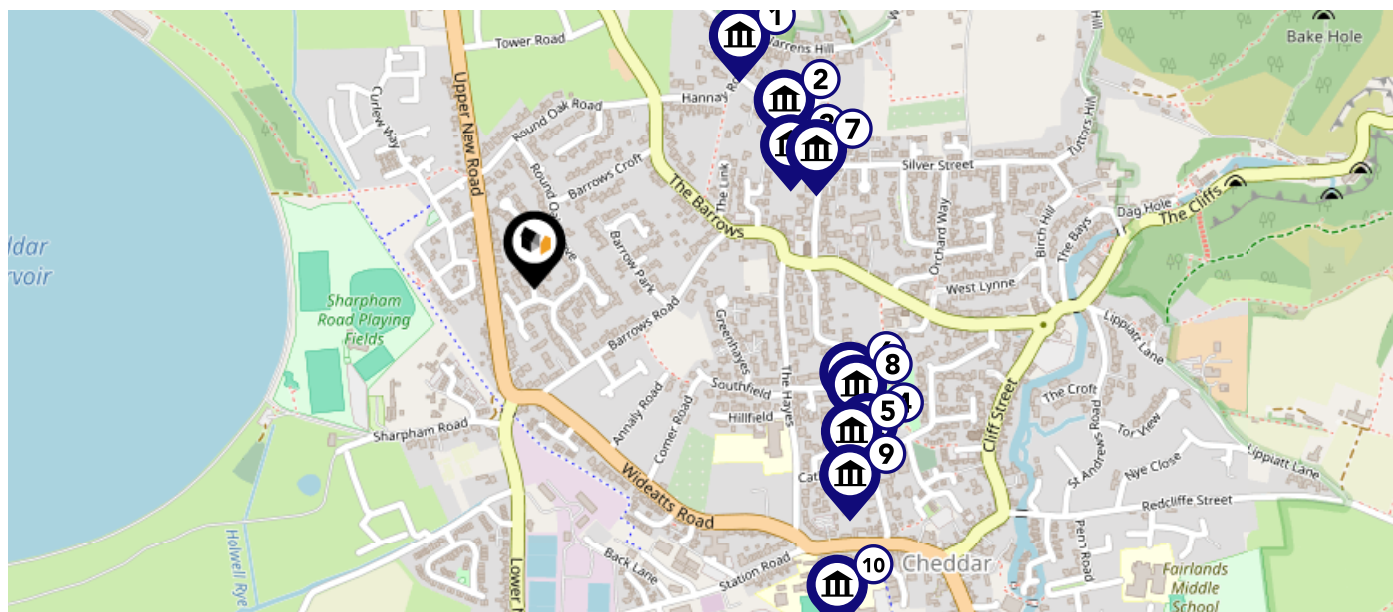
1	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill	
2	Shiphams Quarry-Shiphams	Historic Landfill	
3	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill	
4	Bradley Farm-Cheddar, Somerset	Historic Landfill	
5	Shiphams Quarry-Shiphams	Historic Landfill	
6	Bradley Farm-Cheddar, Somerset	Historic Landfill	
7	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	
8	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
9	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
10	Tynings Farm, Shiphams-Shiphams	Historic Landfill	











# Maps

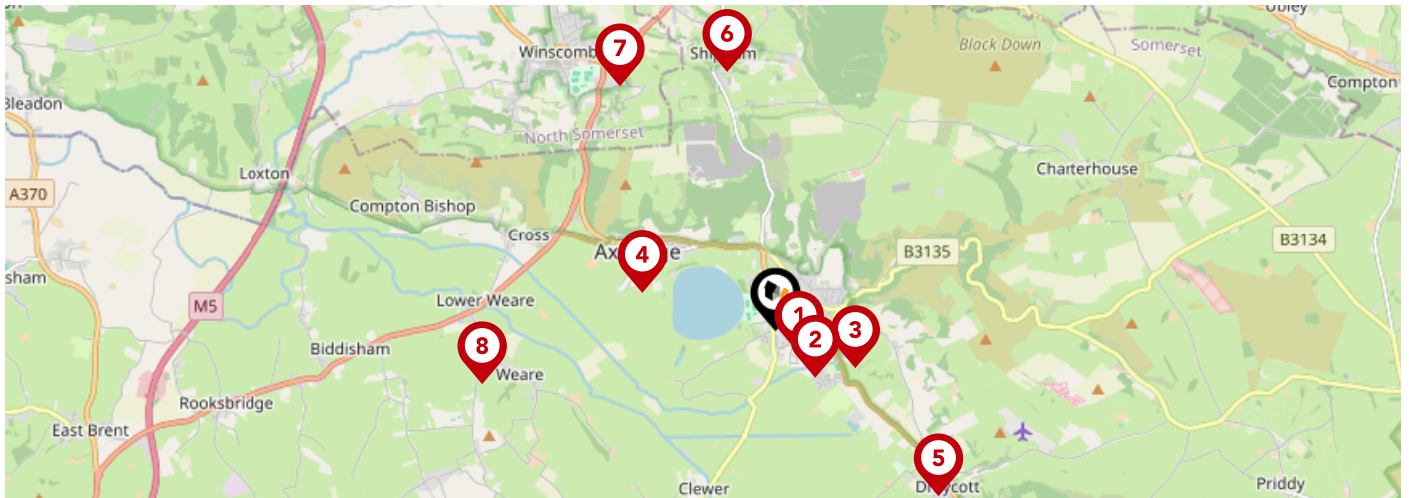
## Listed Buildings

COOPER  
AND  
TANNER

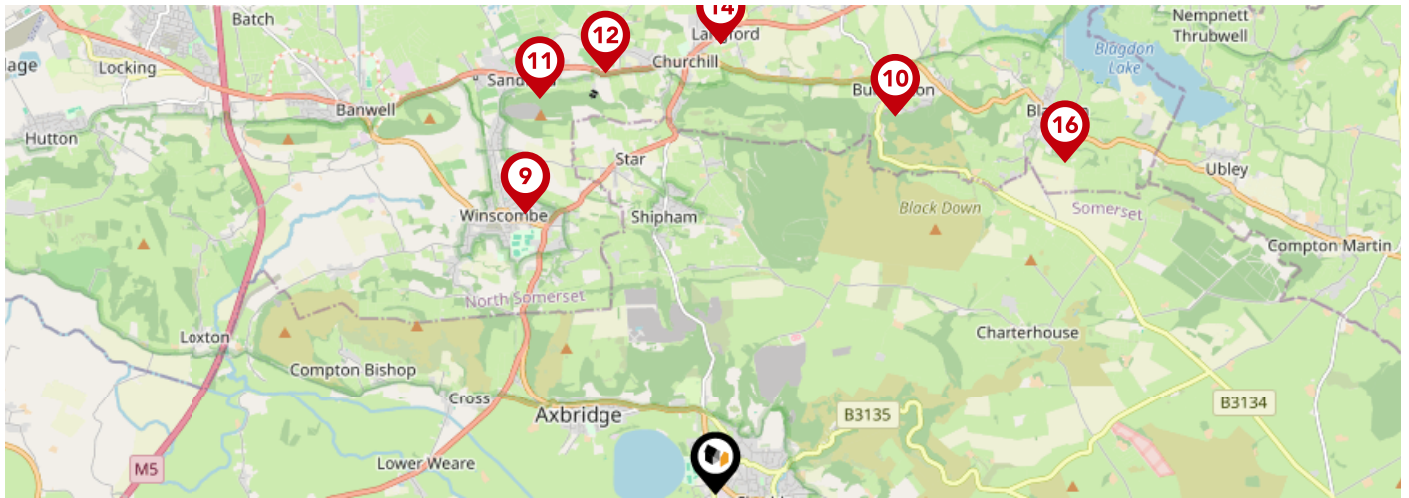
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1059111 - Brock Farmhouse And Forecourt Wall	Grade II	0.3 miles
 1173678 - Hobbswell, Forecourt Wall, Gate Piers And Garden Room	Grade II	0.3 miles
 1344880 - Chestnut Farmhouse	Grade II	0.3 miles
 1344881 - Hannah Mores Cottage	Grade II	0.4 miles
 1059112 - The Dolphins	Grade II	0.4 miles
 1059113 - Norville House And Forecourt Wall	Grade II	0.4 miles
 1059116 - The Kings Head	Grade II	0.4 miles
 1059114 - Norville Cottage	Grade II	0.4 miles
 1296121 - Baptist Chapel	Grade II	0.5 miles
 1173737 - Former Chapel Dedicated To St Columbanus, Now Ruin, In The Grounds Of Kings Of Wessex School At Ngr St 4573 5315	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



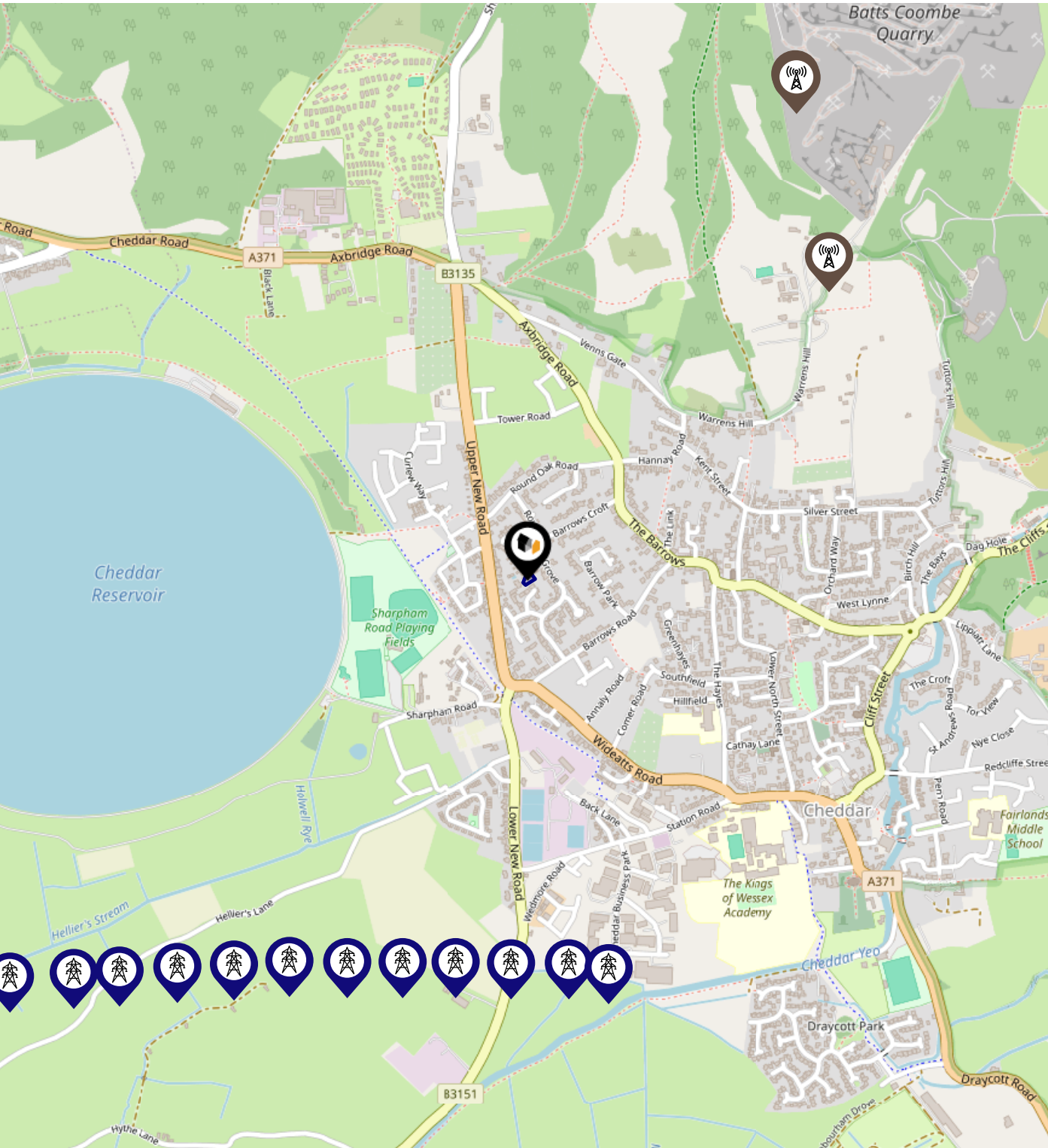
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Burrington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Sandford Primary School</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Churchill Academy &amp; Sixth Form</b> Ofsted Rating: Requires improvement   Pupils: 1589   Distance:4.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Churchill Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Blagdon Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

COOPER  
AND  
TANNER



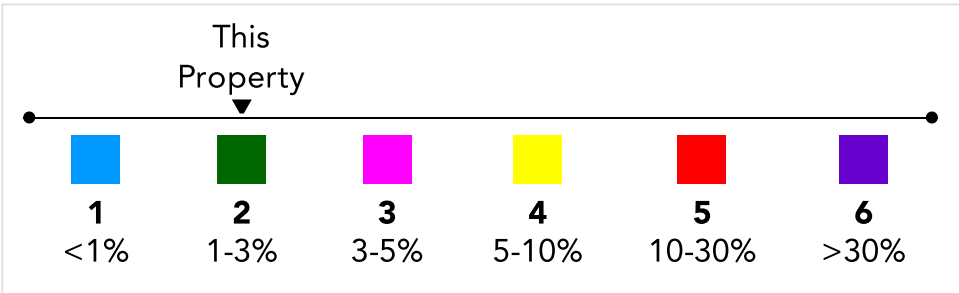
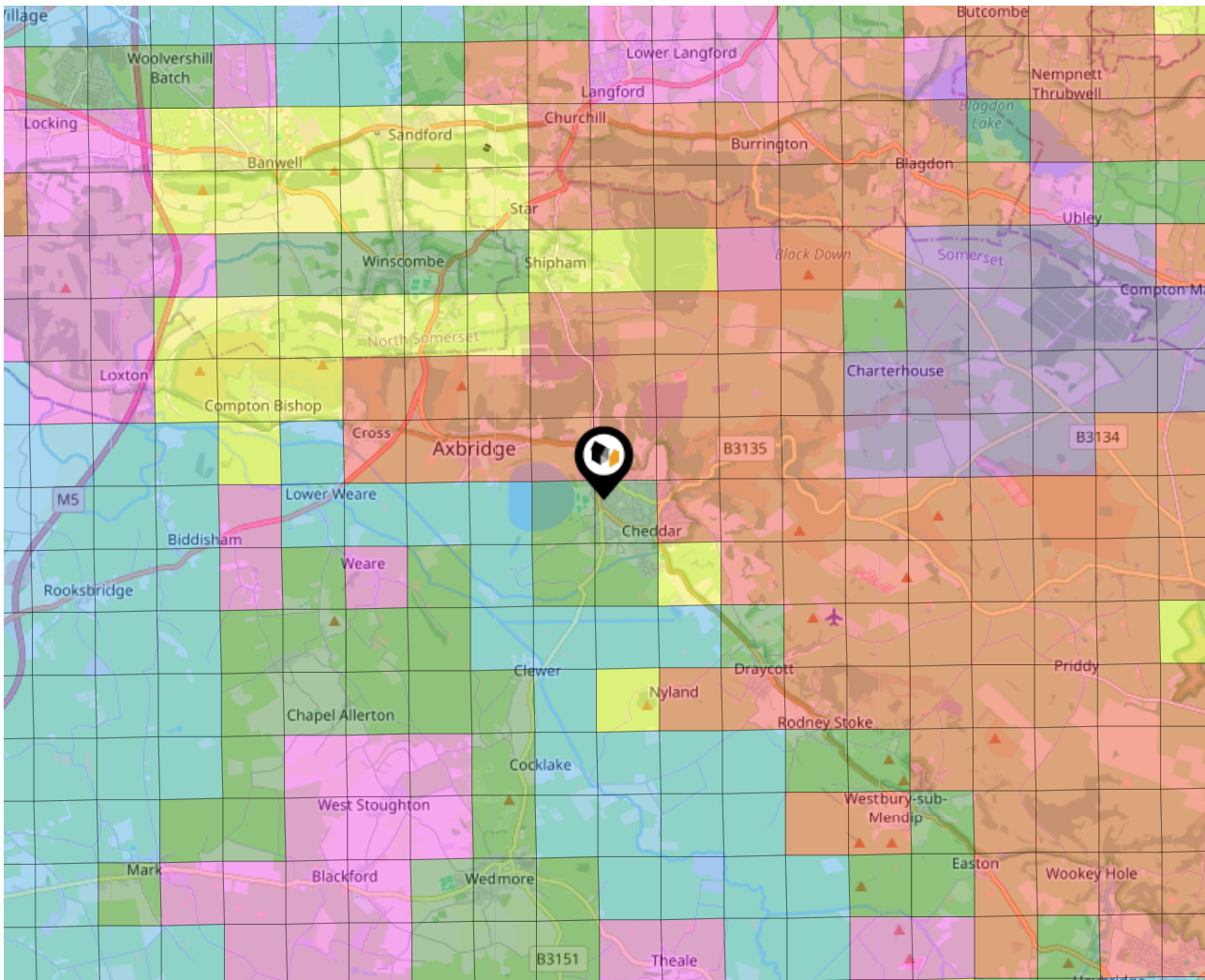
Key:

-  Power Pylons
-  Communication Masts



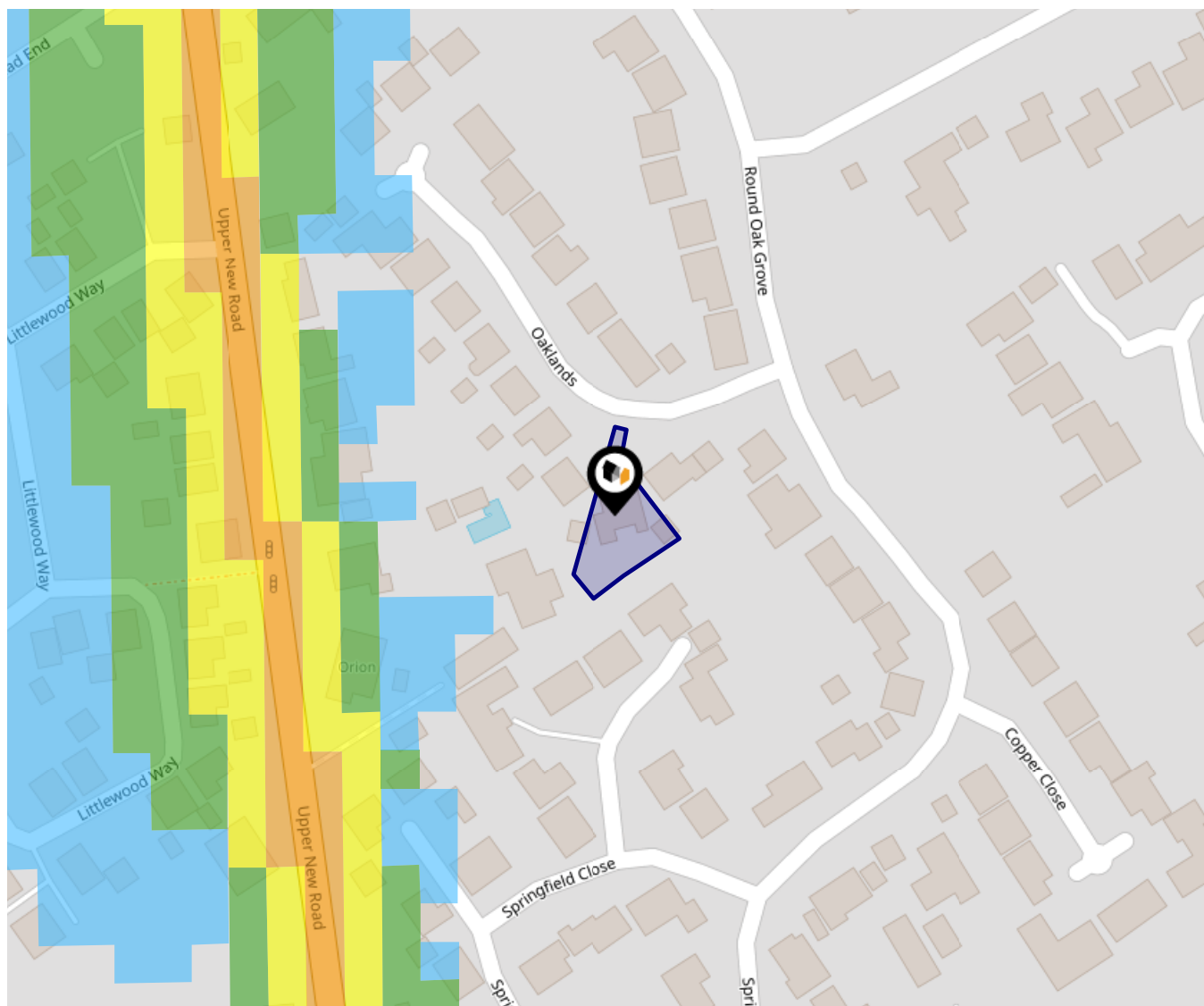
### What is Radon?

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

COOPER  
AND  
TANNER



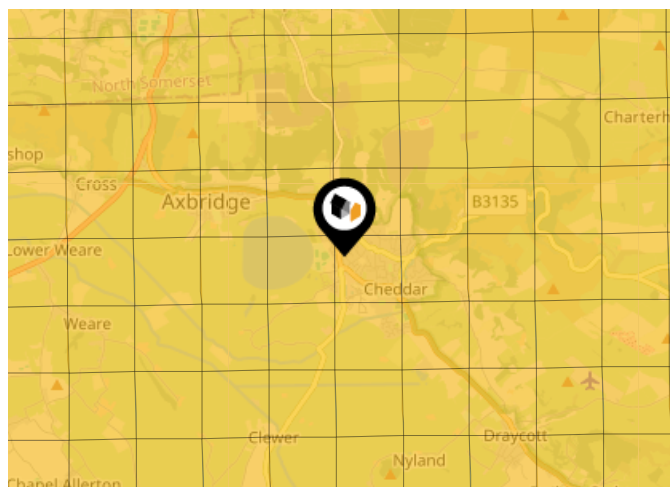
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



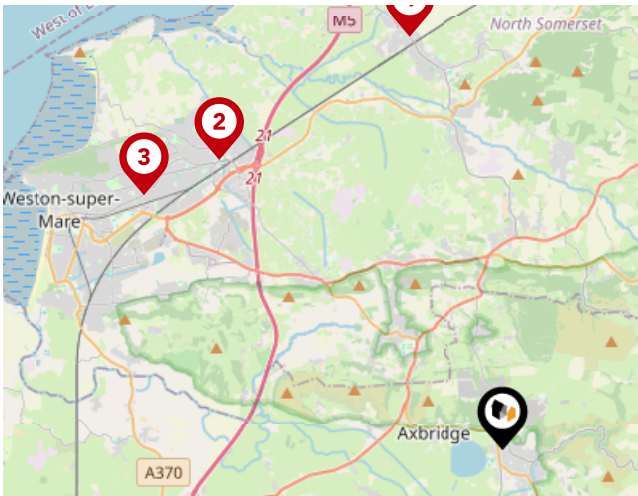
## Primary Classifications (Most Common Clay Types)

<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

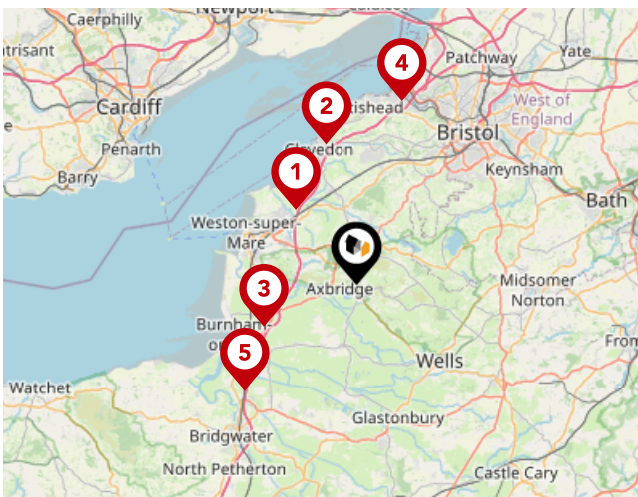
## Transport (National)

COOPER  
AND  
TANNER



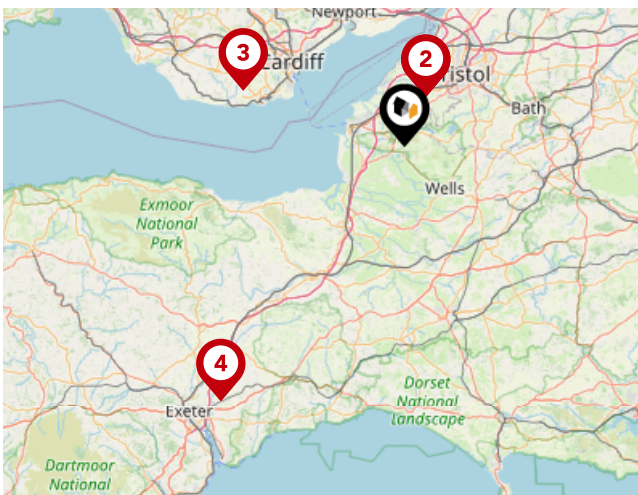
### National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	7.83 miles
2	Worle Rail Station	7.51 miles
3	Weston Milton Rail Station	8.16 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	7.18 miles
2	M5 J20	10.7 miles
3	M5 J22	7.59 miles
4	M5 J19	14 miles
5	M5 J23	11.47 miles



### Airports/Helipads

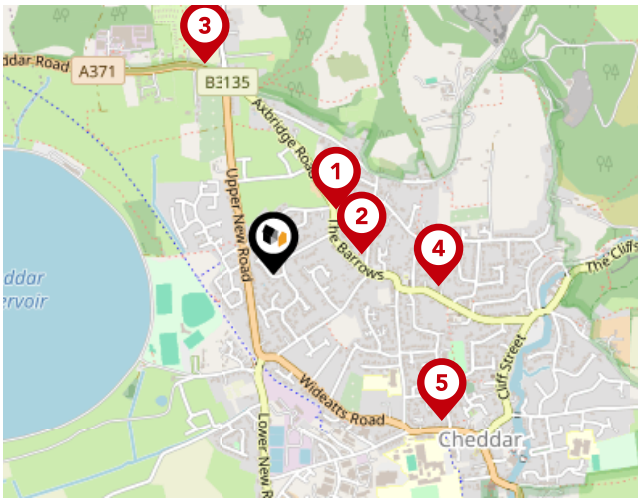
Pin	Name	Distance
1	Bristol Airport	8.05 miles
2	Felton	8.05 miles
3	Cardiff Airport	25.18 miles
4	Exeter Airport	46.84 miles



# Area

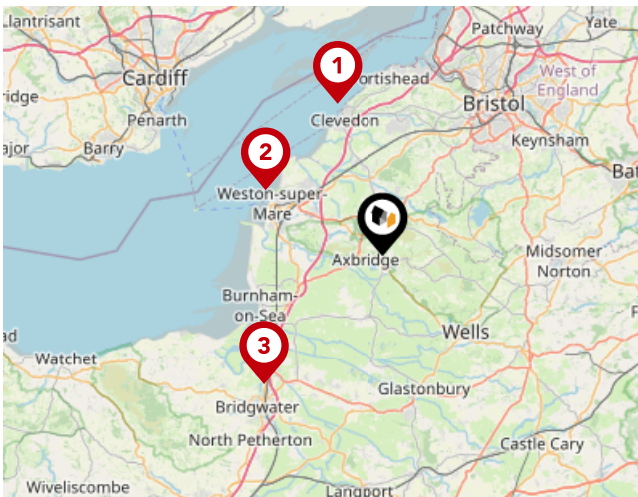
## Transport (Local)

COOPER  
AND  
TANNER



### Bus Stops/Stations

Pin	Name	Distance
1	Round Oak Road	0.21 miles
2	The Barrows	0.21 miles
3	Shipham Road Junction	0.51 miles
4	Greenhill House	0.38 miles
5	The Kings of Wessex	0.52 miles



### Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	11.77 miles
2	Weston-super-Mare Knightstone Harbour	9.97 miles
3	Bridgwater Ferry Terminal	13 miles



COOPER  
AND  
TANNER

### Cooper and Tanner

---

We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

## Testimonial 1



We highly recommend Cooper and Tanner Cheddar. We had Mackenzie throughout our purchase, we also met Sally a couple of times. Even though we had to pull out of the first house; Mackenzie helped us with a new place within the price and area of Cheddar that we were after. Communication was good throughout the process and on completion.

## Testimonial 2



I would highly recommend Cooper & Tanner in Cheddar. The team were always very professional, friendly & helpful. They found us a property in Cheddar which was exactly what we were looking for. Christopher & Jackie were excellent, they answered all of our questions & queries. The purchase ran smoothly & the whole experience was great. Thank you so much to everyone at Cooper & Tanner Cheddar, we are very grateful for all your help & support.

## Testimonial 3



What a fantastic agency! We recently bought a house and had a wonderful experience with these guys. A particular special mention to Jackie, Chris and Mackenzie who were incredibly efficient, understanding and just generally brilliant! Thank you so much for helping us purchase our beautiful home.

## Testimonial 4



I bought a flat through Cooper and Tanner in Cheddar, and the whole experience was great. I had an early viewing on a property just about to go onto the market which was perfect for me. Carol handled my questions quickly, and when Carol wasn't in the office Chris picked them up and answered them. Professional, friendly, helpful. Would recommend.



/cooperandtanner



/cooper\_and\_tanner/

# 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.



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk

