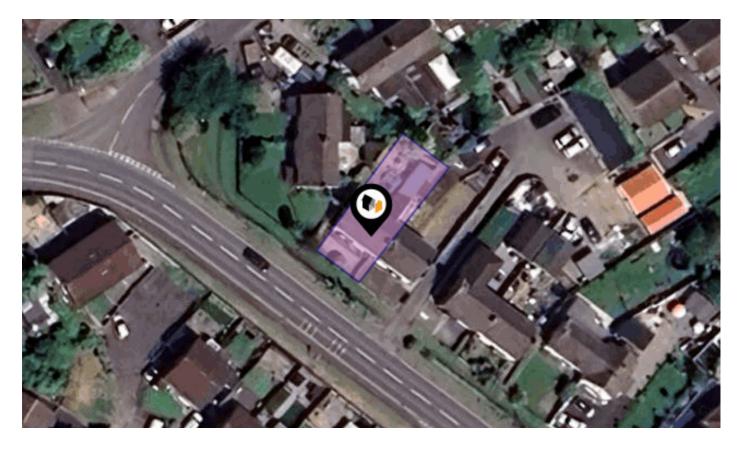




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area **Thursday 19th June 2025**



6, BUDGETTS MEAD, CHEDDAR, BS27 3AX

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA 01934 740055 cheddar@cooperandtanner.co.uk cooperandtanner.co.uk





Property Overview

COOPER ^{AND} TANNER



Property

Semi-Detached	Tenure:	Freehold	
3			
0.06 acres			
Band C			
£2,168			
ST32717			
200000444455			
	3 0.06 acres Band C £2,168 ST32717	3 0.06 acres Band C £2,168 ST32717	3 0.06 acres Band C £2,168 ST32717

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)









Satellite/Fibre TV Availability:

(based on calls indoors)

Mobile Coverage:



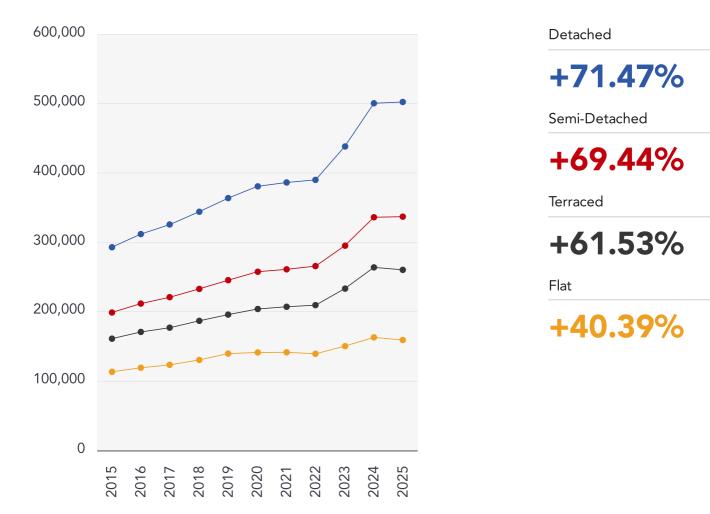




Market House Price Statistics

COOPER AND TANNER



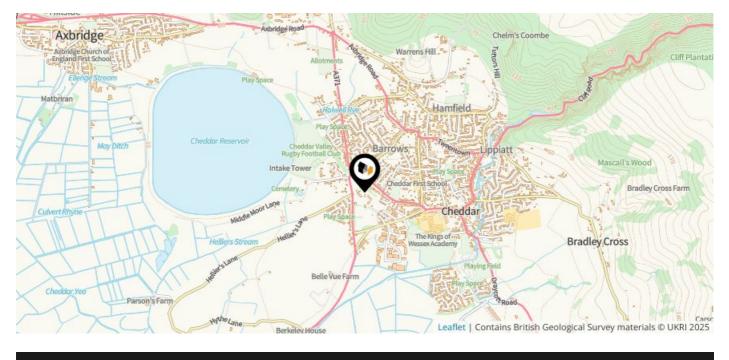




Maps Coal Mining



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

COOPER AND TANNER

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.

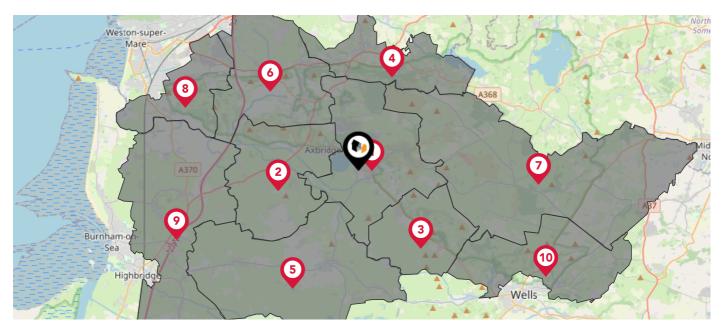


Nearby Conservation Areas		
1	Cheddar	
2	Axbridge	
3	Weare	
4	Stone Allerton	
5	Westbury sub Mendip	
6	Loxton	
7	Christon	
8	Ubley	
Ø	Compton Martin	



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

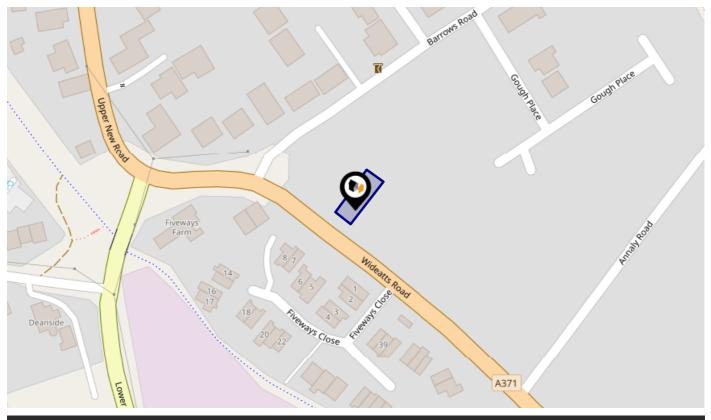


Nearby Cou	ncil Wards
1	Cheddar and Shipham Ward
2	Axevale Ward
3	Rodney and Westbury Ward
4	Blagdon & Churchill Ward
5	Wedmore and Mark Ward
6	Banwell & Winscombe Ward
7	Chewton Mendip and Ston Easton Ward
8	Hutton & Locking Ward
Ø	Knoll Ward
10	St. Cuthbert Out North Ward



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.

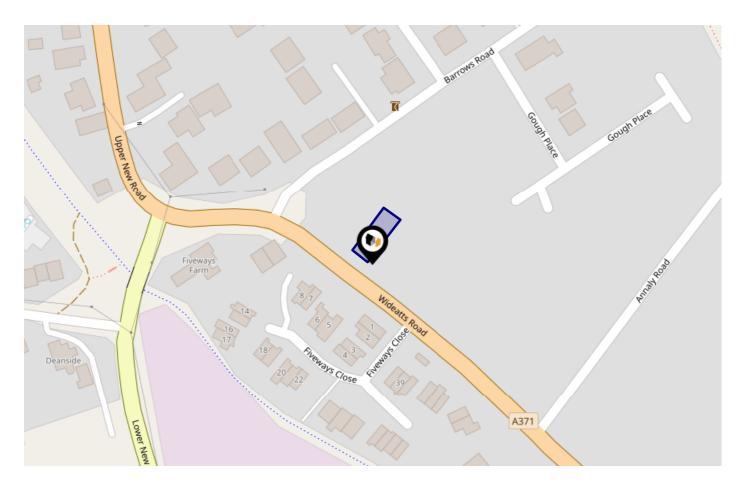
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	



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.

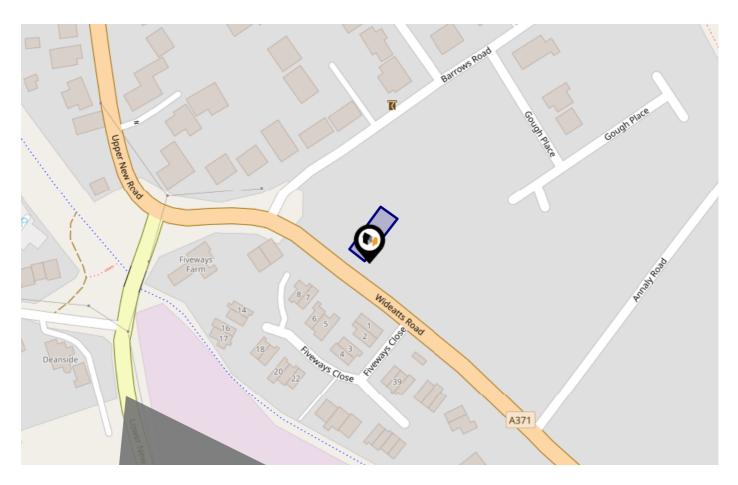




Flood Risk Rivers & Seas - Climate Change

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

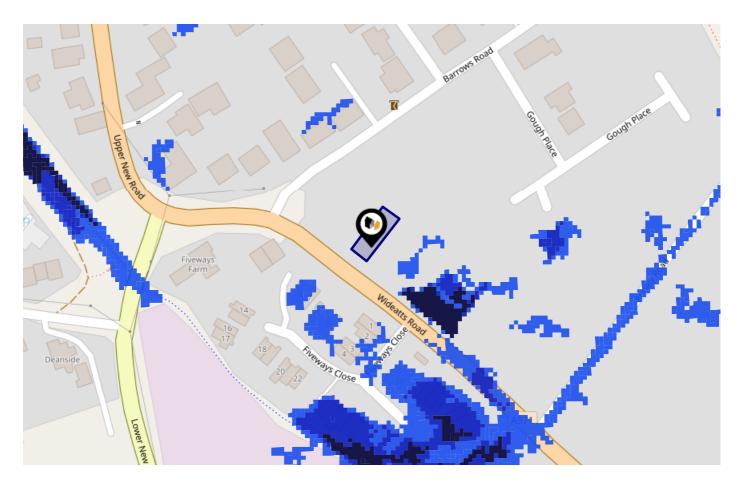
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Flood Risk Surface Water - Flood Risk

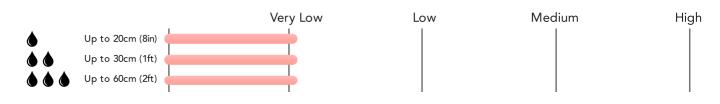
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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.
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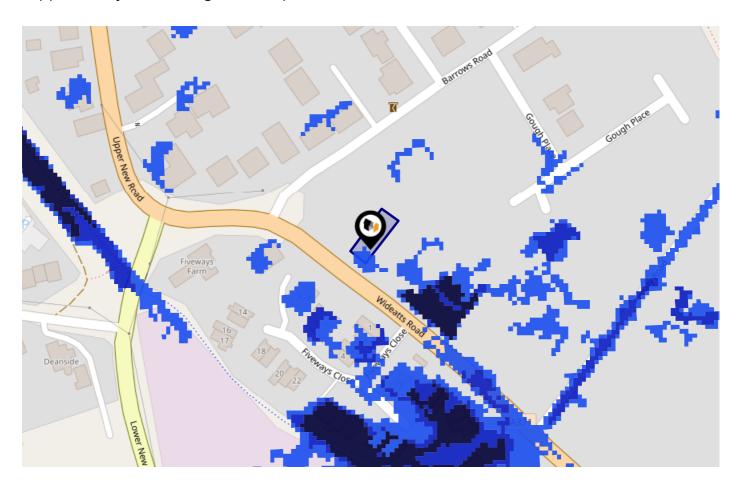


Flood Risk Surface Water - Climate Change

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.

COOPER

TANNER



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.

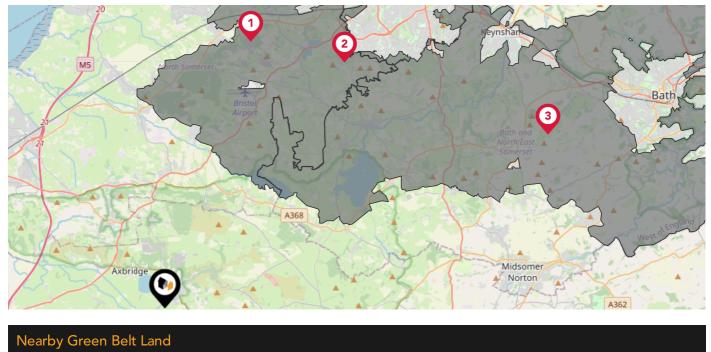
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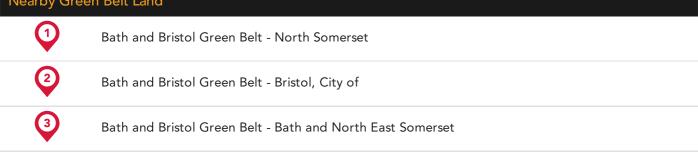


Maps Green Belt



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







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.

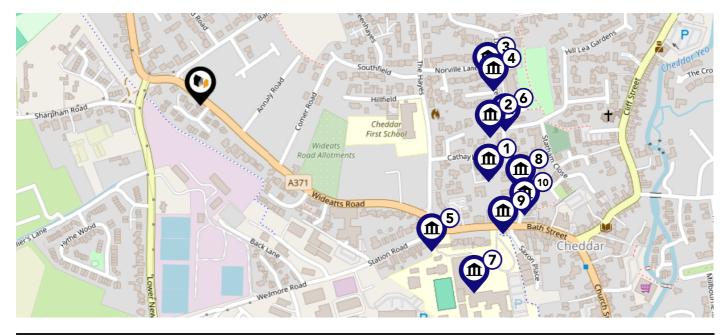


Nearby	Landfill Sites		
	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill	
2	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill	
3	Bradley Farm-Cheddar, Somerset	Historic Landfill	
4	Shipham Quarry-Shipham	Historic Landfill	
5	Bradley Farm-Cheddar, Somerset	Historic Landfill	
Ó	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	
Ø	Shipham Quarry-Shipham	Historic Landfill	
8	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
Ŷ	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
10	Hardmead Lane-Draycott, Cheddar, Somerset	Historic 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 B	uildings in the local district	Grade	Distance
	1296121 - Baptist Chapel	Grade II	0.3 miles
(1) ²	1059112 - The Dolphins	Grade II	0.3 miles
	1059113 - Norville House And Forecourt Wall	Grade II	0.3 miles
	1059114 - Norville Cottage	Grade II	0.3 miles
(1)	1431285 - Cheddar War Memorial	Grade II	0.3 miles
(())	1344881 - Hannah Mores Cottage	Grade II	0.4 miles
(1)	1173737 - Former Chapel Dedicated To St Columbanus, Now Ruin, In The Grounds Of Kings Of Wessex School At Ngr St 4573 5315	Grade II	0.4 miles
m ⁸	1296090 - The Manor House And Attached Stables	Grade II	0.4 miles
(() ⁹	1059117 - Ivy Farmhouse	Grade II	0.4 miles
(10)	1173693 - Fern Bank	Grade II	0.4 miles



Area Schools

COOPER AND TANNER

A370 Sham	Winscont 3 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	B313	55	Some	⁴ 'set	Compton B3134
		Nursery	Primary	Secondary	College	Private
•	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:0.18					
2	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:0.41					
3	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:0.73					
4	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:1.39					
5	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:2					
Ó	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:2.63					
Ø	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:2.78		\checkmark			
8	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:2.86					



Area Schools

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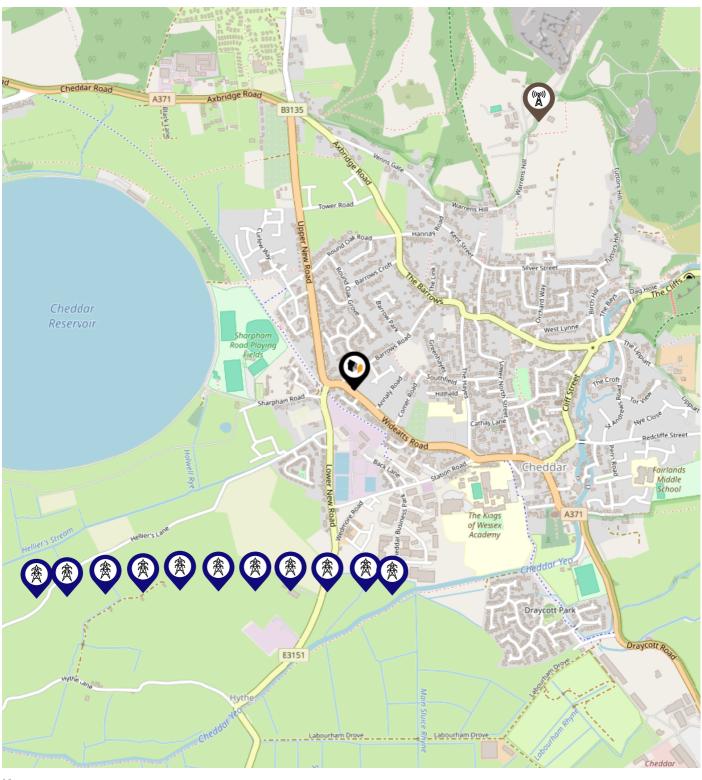
Hutton	Banwell 9 Star Winscombe Shipham	Blagdon Blagdon Black Down Somerset Gomp
A370 Impsham	Compton Bishop Cross Axbridge	Charterhouse B3135 B3134
M5 Rooksbridge	Lower Weare Biddisham Weare	

		Nursery	Primary	Secondary	College	Private
?	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance:3.31					
10	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:4					
	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:4.02					
12	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.18					
13	Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:4.19					
14	Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:4.22					
15	Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.34					
16	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:4.5					



Local Area Masts & Pylons

COOPER and TANNER



Key:

Power Pylons

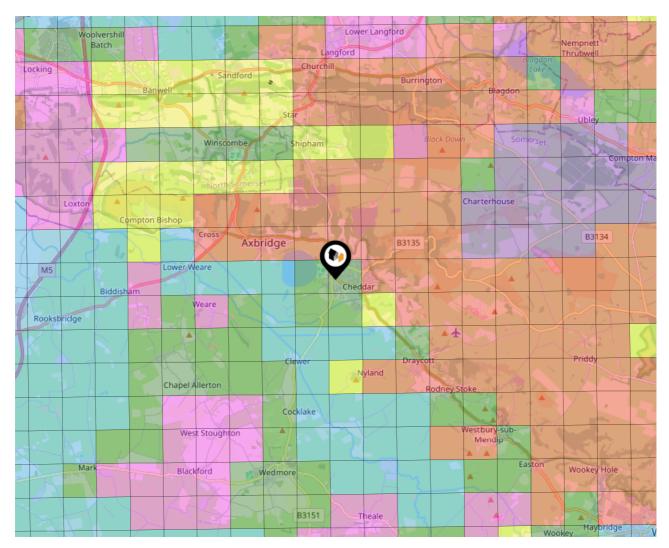
Communication Masts

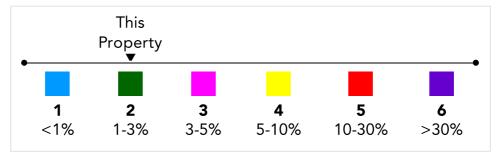


Environment Radon Gas

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/m3).

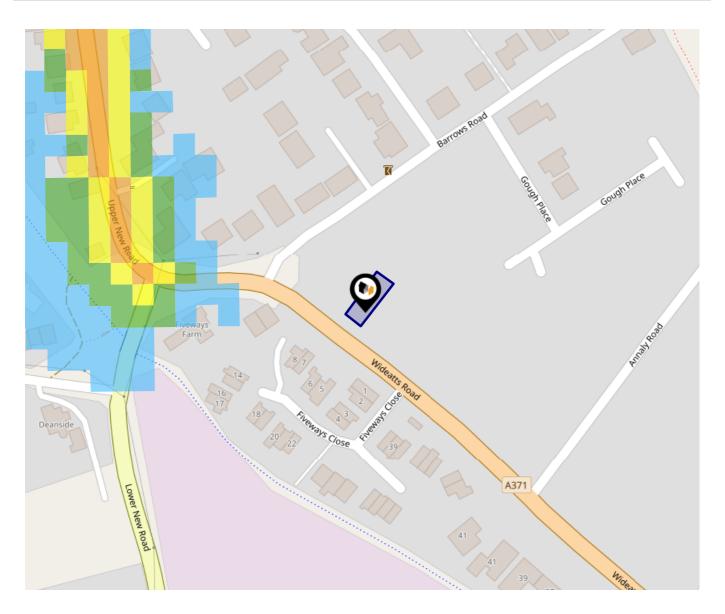






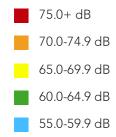
Local Area Road Noise

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:





Environment Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: Parent Material Grain: Soil Group:	HIGH ARGILLIC - ARENACEOUS MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Texture: Soil Depth:	LOAM TO SILTY LOAM SHALLOW	
	North somerset	B3135 Cheddar	Charterhou	
	Clewer	Nyland Braycott Rodney		

Primary Classifications (Most Common Clay Types)

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



Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Yatton Rail Station	8.01 miles
2	Worle Rail Station	7.66 miles
3	Weston Milton Rail Station	8.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
•	M5 J13	38.8 miles
2	M5 J12	41.92 miles
3	M5 J11A	48.12 miles
4	M5 J29	48.01 miles
5	M5 J30	48.98 miles



Airports/Helipads

Pin	Name	Distance
•	Bristol Airport	8.2 miles
2	Felton	8.2 miles
3	Cardiff Airport	25.27 miles
4	Exeter Airport	46.72 miles



Area Transport (Local)



Name	Distance
The Barrows	0.28 miles
Round Oak Road	0.34 miles
Greenhill House	0.38 miles
The Kings of Wessex	0.39 miles
Union Street	0.48 miles
	The Barrows Round Oak Road Greenhill House The Kings of Wessex



Ferry Terminals

Bus Stops/Stations

Pin	Name	Distance
	Clevedon Pier	11.95 miles
2	Weston-super-Mare Knightstone Harbour	10.09 miles
3	Bridgwater Ferry Terminal	12.89 miles



Cooper and Tanner **About Us**



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 multidiscipline 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.

Cooper and Tanner Testimonials

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 knew 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.





/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 propertyspecific data.



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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.

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