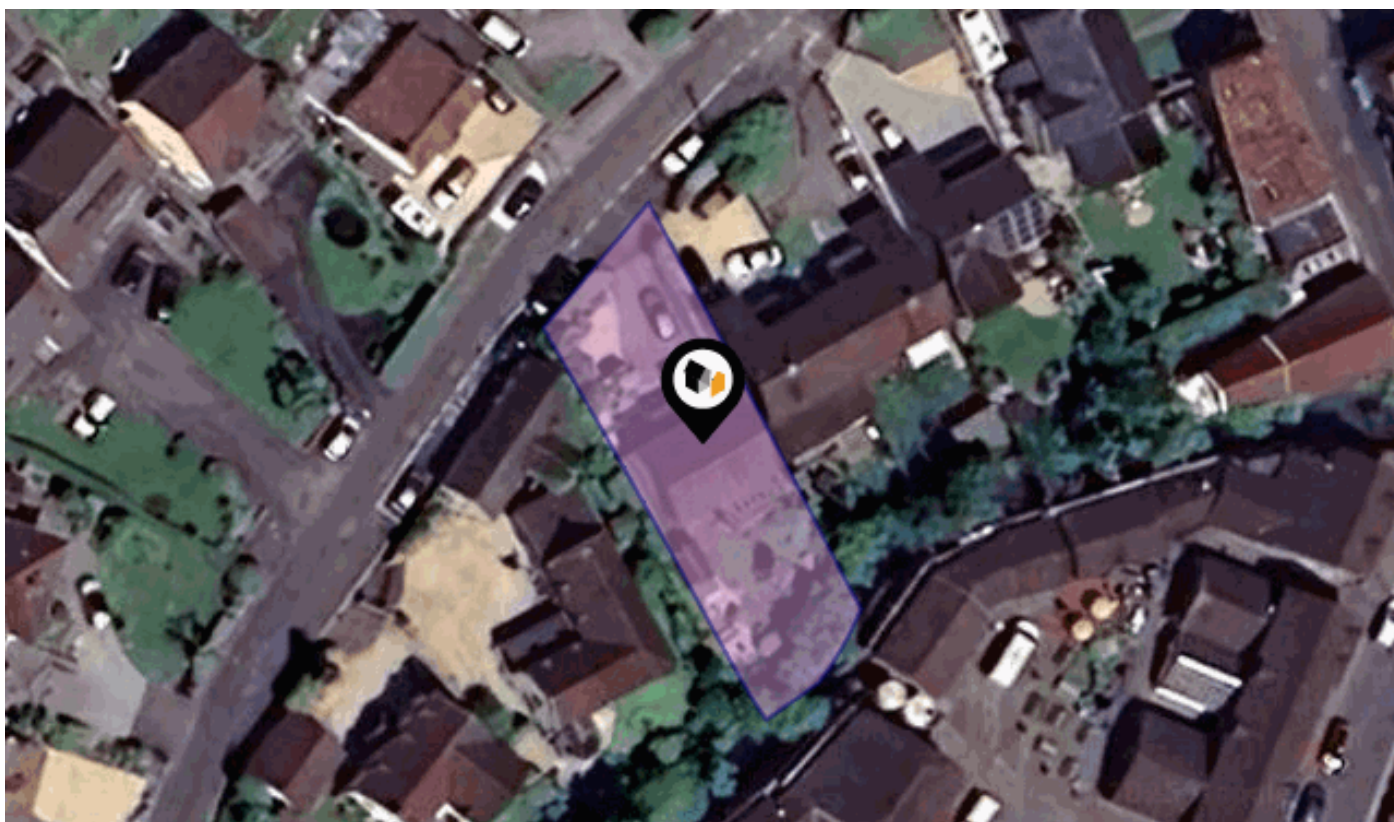# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025

TARIFA, THE BAYS, CHEDDAR, BS27 3QW

Property

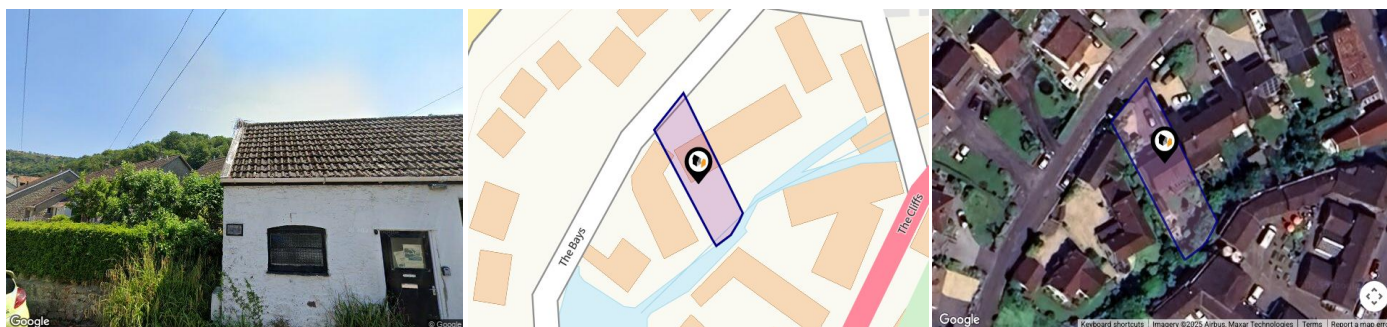|			
Type:	Detached	**Last Sold Date:**	12/12/2014
Bedrooms:	4	**Last Sold Price:**	£275,000
Floor Area:	1,367 ft^2 / 127 m^2	**Last Sold £/ft^2:**	£201
Plot Area:	0.12 acres	**Tenure:**	Freehold
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,981		
Title Number:	ST239903		
UPRN:	100040911226		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**76** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✖ Virgin media

Property
EPC - Certificate

Tarifa, The Bays, BS27 3QW

Energy rating

C

Valid until 22.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C	72 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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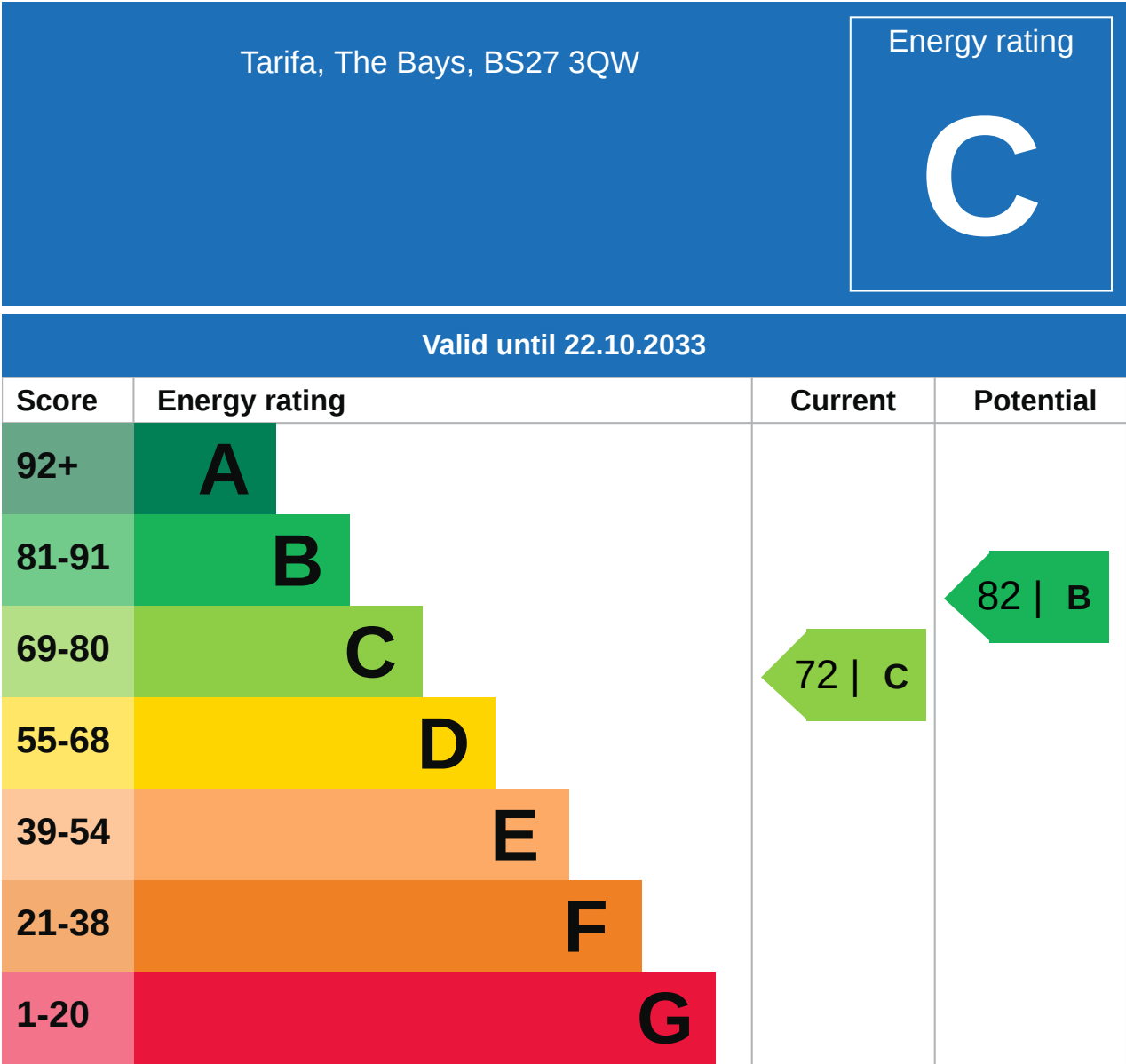
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	127 m^2

10 Year History of Average House Prices by Property Type in BS27
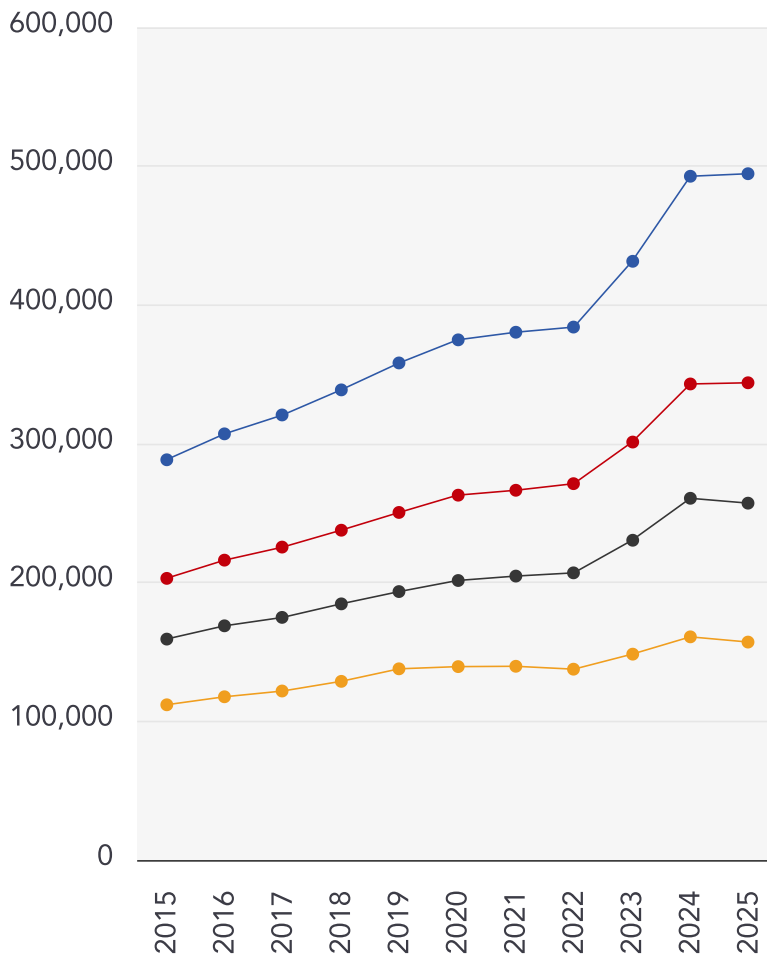
Detached
+71.47%

Semi-Detached
+69.44%

Terraced
+61.53%

Flat
+40.39%
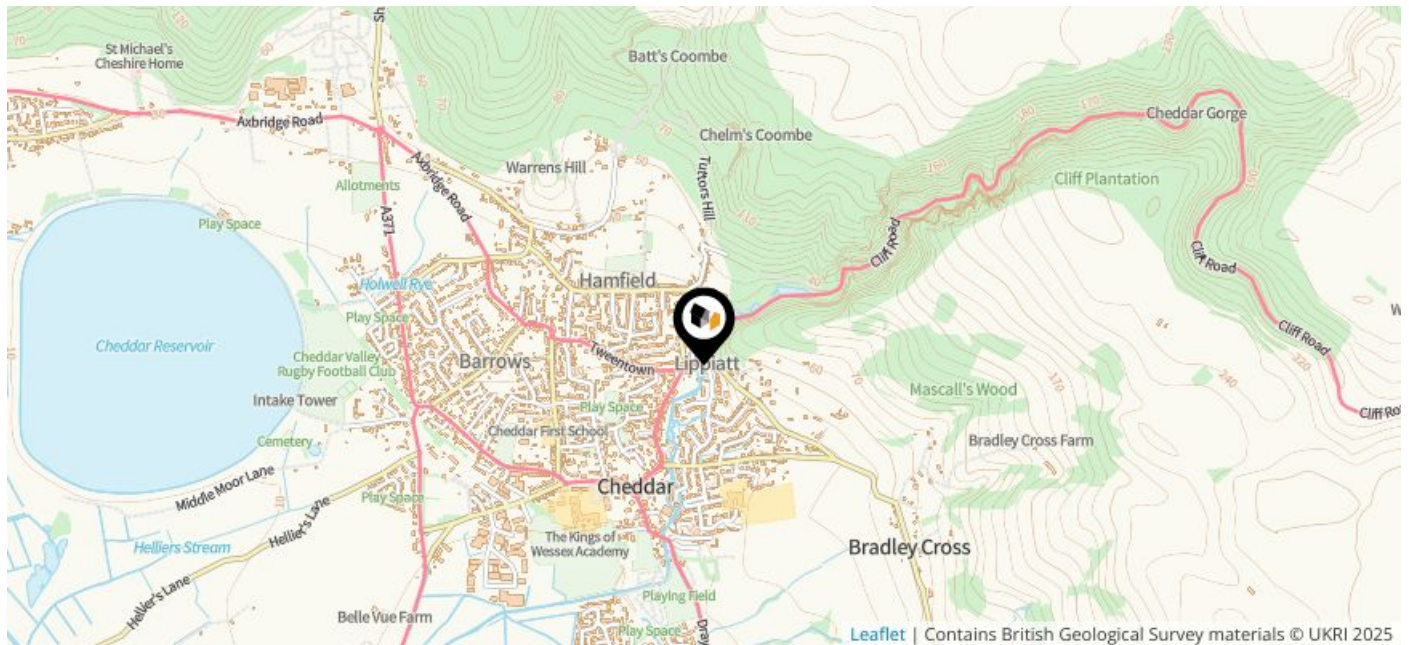
This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.
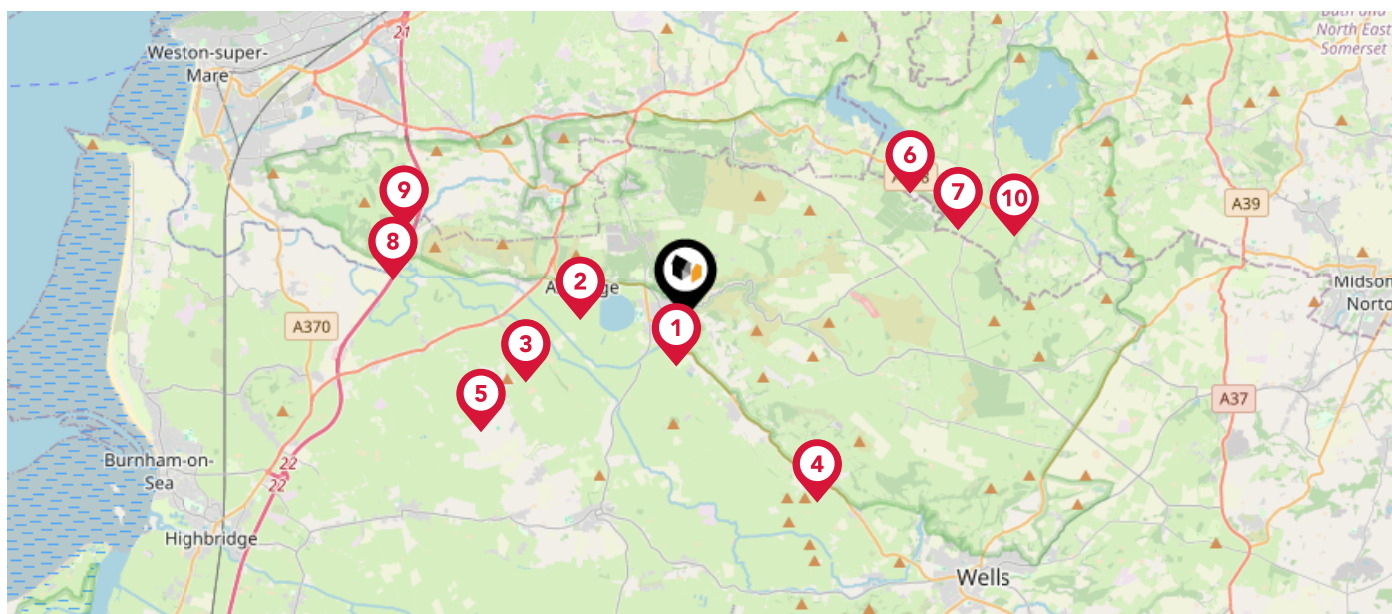
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Westbury sub Mendip
5	Stone Allerton
6	Ubley
7	Compton Martin
8	Loxton
9	Christon
10	West Harptree

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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
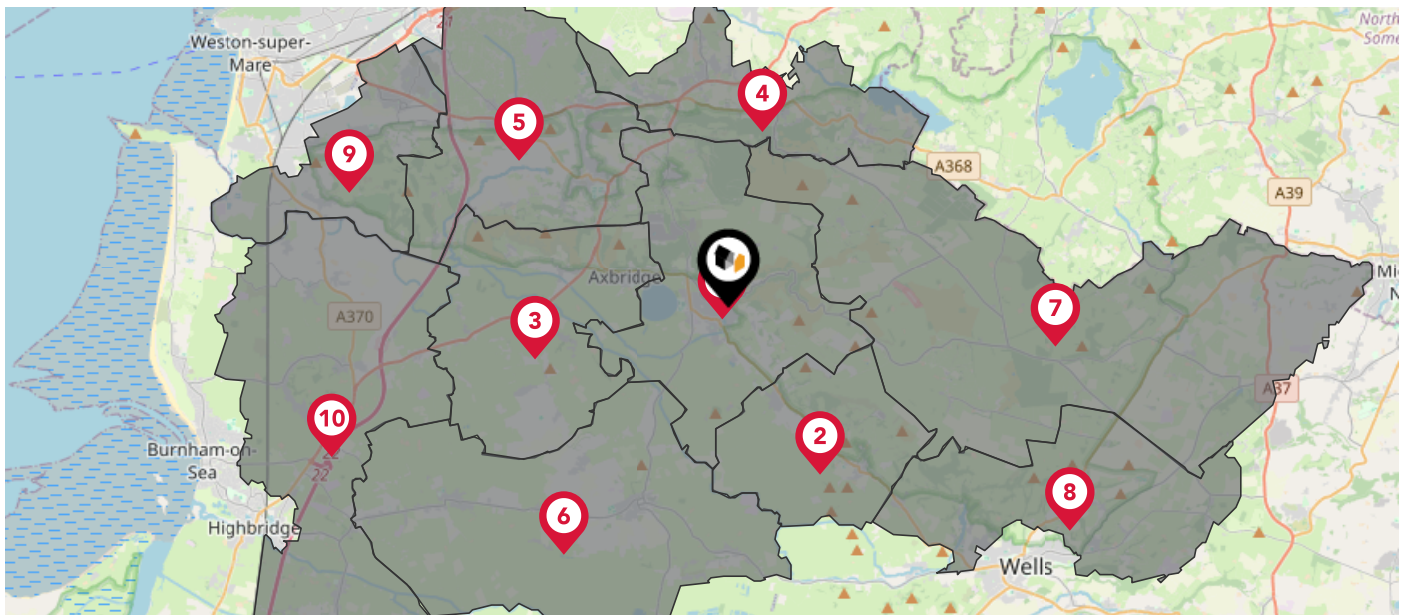
Nearby Council Wards

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

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Rivers & Seas - Flood Risk

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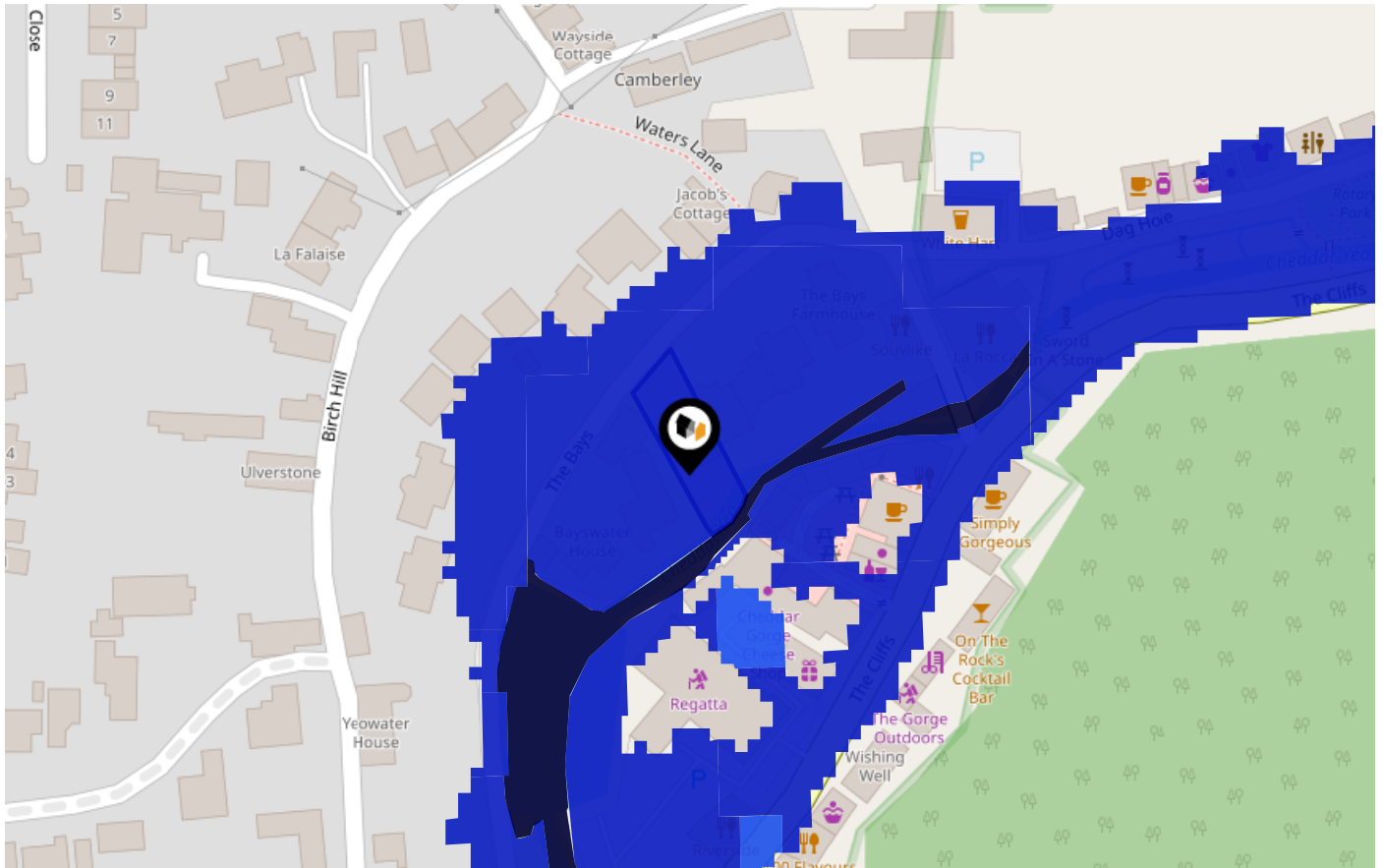
Risk Rating: Medium

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.
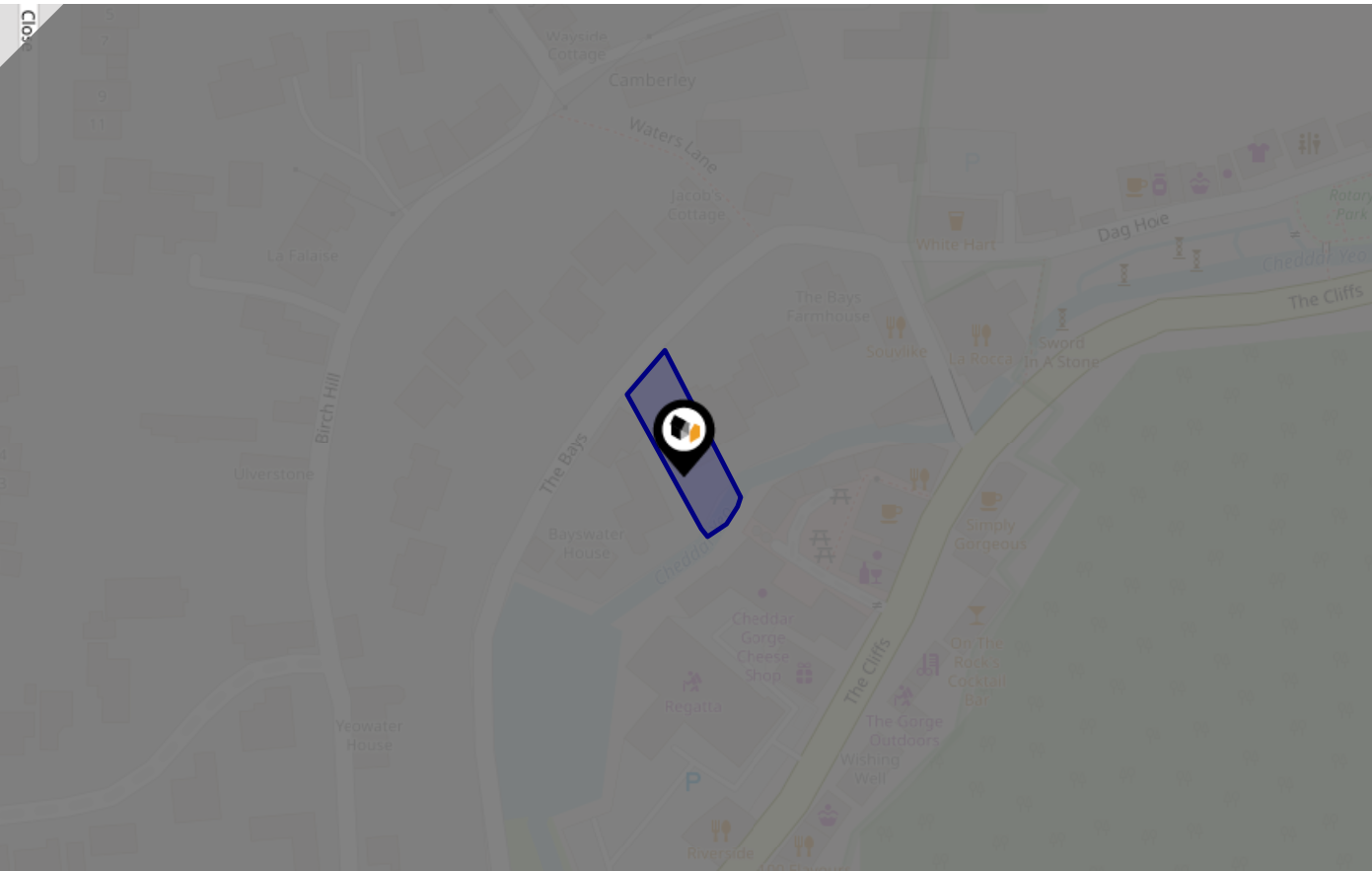
Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
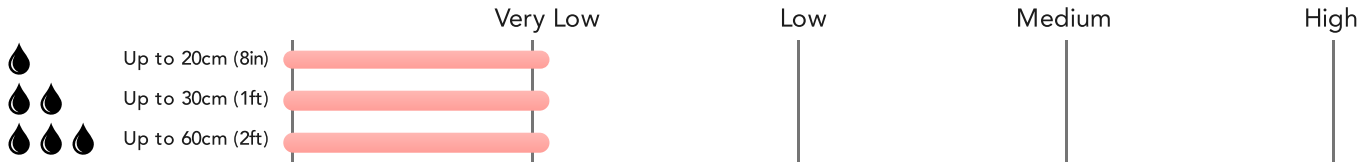

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Surface Water - Flood Risk

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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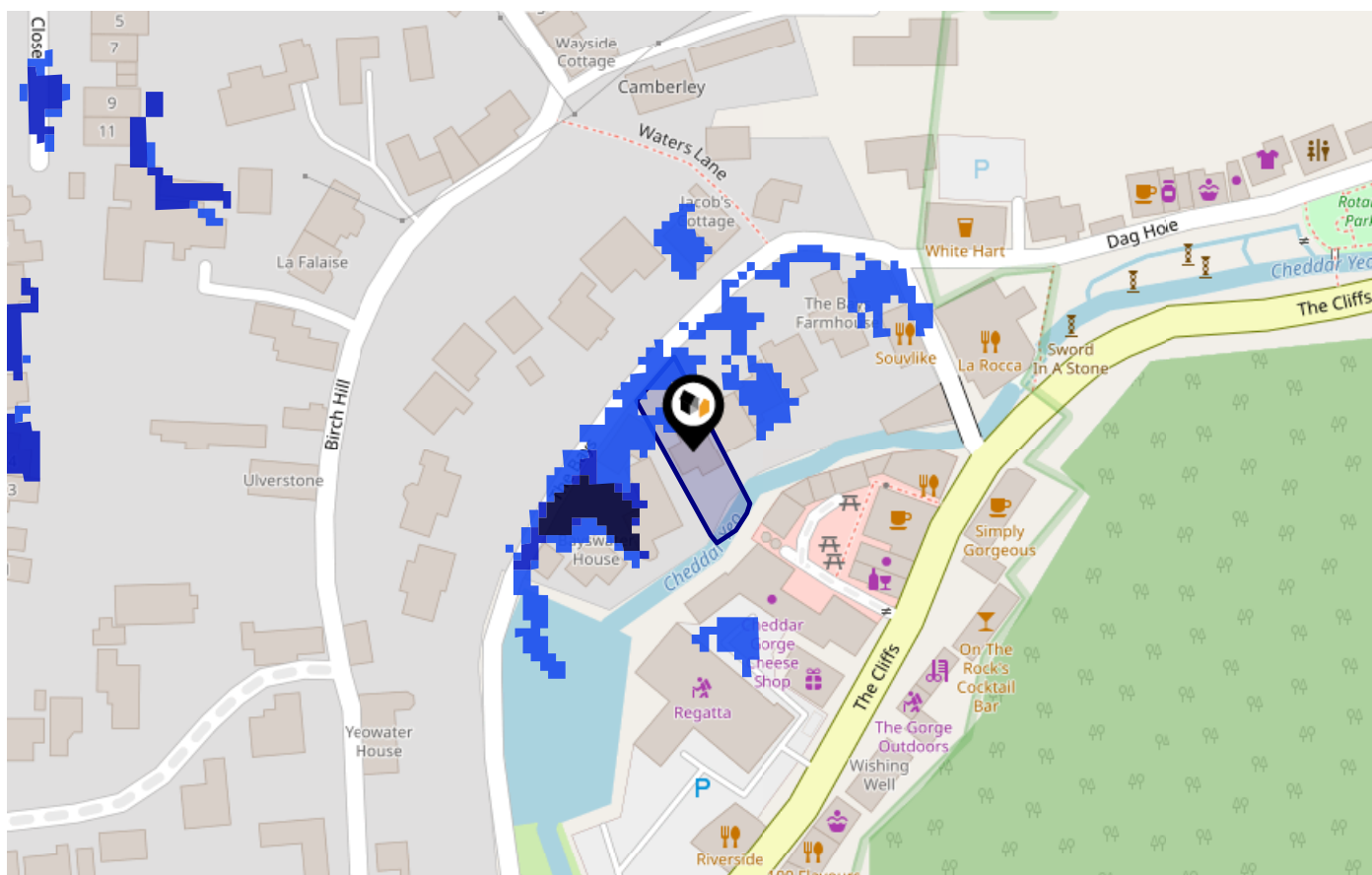
Flood Risk
Surface Water - Climate Change

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.
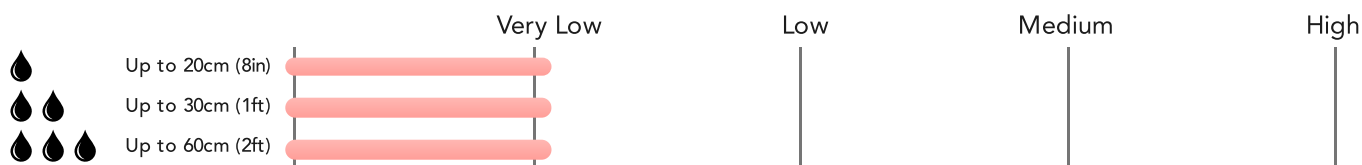

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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Green Belt

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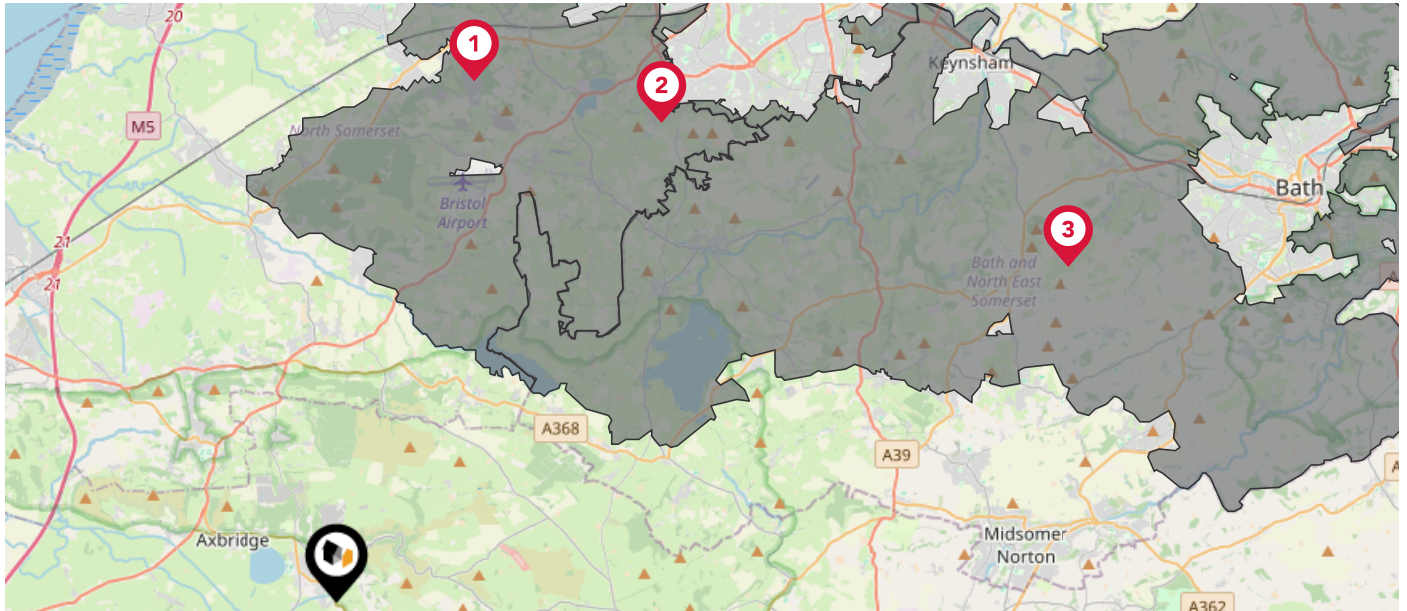
Nearby Green Belt Land

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

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

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
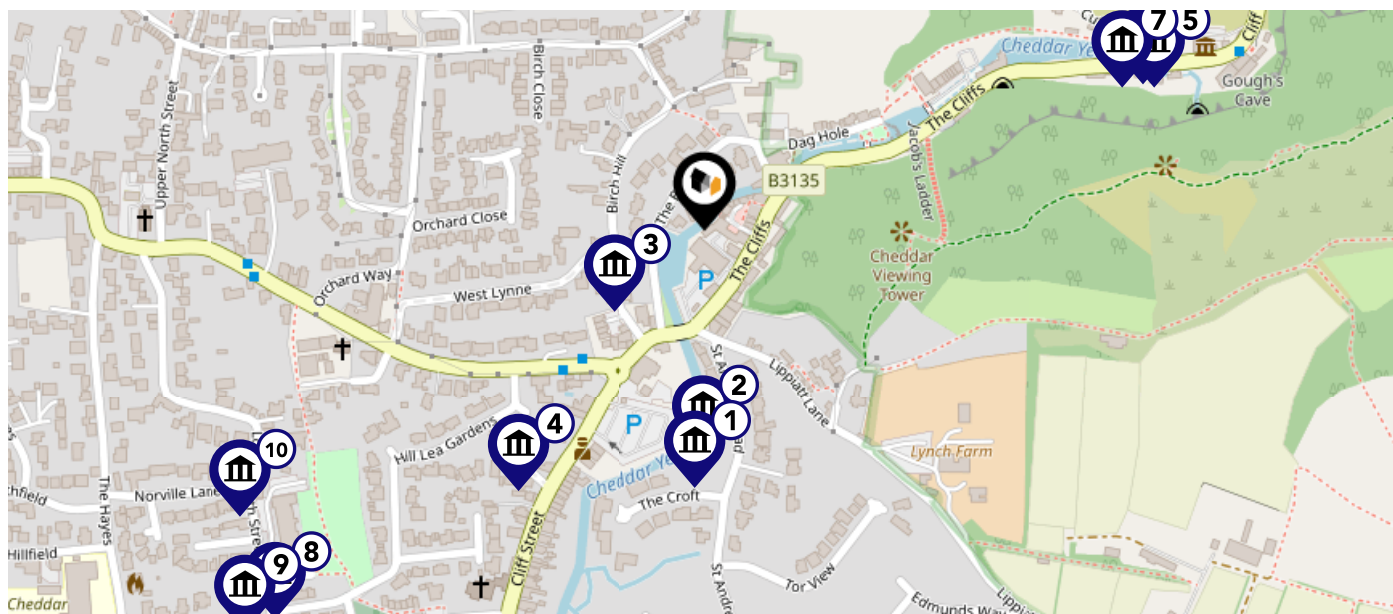
Listed Buildings in the local district		Grade	Distance
1	1059115 - Magnolia House, Millstream House, The Hall And The Sidewing	Grade II	0.1 miles
2	1173724 - Millcourt	Grade II	0.1 miles
3	1059107 - Yeowater House	Grade II	0.1 miles
4	1059109 - Hillview House	Grade II	0.2 miles
5	1059119 - Lily Cottage	Grade II	0.3 miles
6	1059077 - Rose Cottage	Grade II	0.3 miles
7	1296074 - Cheddar Pottery	Grade II	0.3 miles
8	1344881 - Hannah Mores Cottage	Grade II	0.3 miles
9	1059112 - The Dolphins	Grade II	0.3 miles
10	1059113 - Norville House And Forecourt Wall	Grade II	0.3 miles

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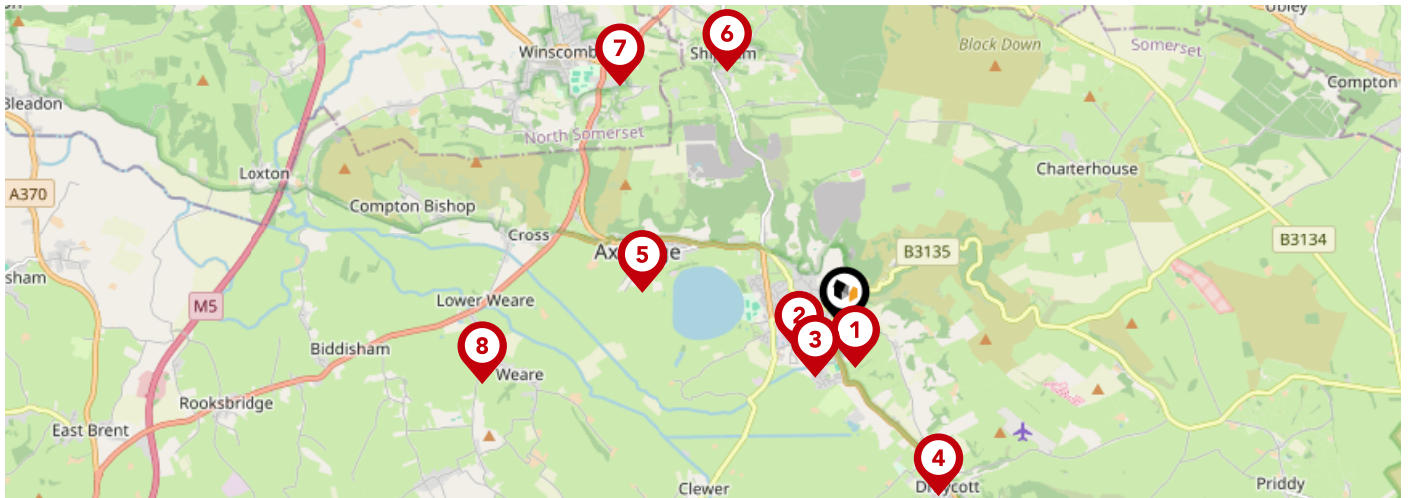
		Nursery	Primary	Secondary	College	Private
1	**Fairlands Middle School** Ofsted Rating: Good | Pupils: 434 | Distance:0.37	☐	☐	☑	☐	☐
2	**Cheddar First School** Ofsted Rating: Good | Pupils: 333 | Distance:0.48	☐	☑	☐	☐	☐
3	**The Kings of Wessex Academy** Ofsted Rating: Good | Pupils: 1045 | Distance:0.52	☐	☐	☑	☐	☐
4	**Draycott & Rodney Stoke Church of England First School** Ofsted Rating: Good | Pupils: 72 | Distance:1.77	☐	☑	☐	☐	☐
5	**Axbridge Church of England First School Academy** Ofsted Rating: Good | Pupils: 185 | Distance:1.91	☐	☑	☐	☐	☐
6	**Shipham Church of England First School** Ofsted Rating: Good | Pupils: 91 | Distance:2.63	☐	☑	☐	☐	☐
7	**Sidcot School** Ofsted Rating: Not Rated | Pupils: 639 | Distance:3.07	☐	☐	☑	☐	☐
8	**Weare Academy First School** Ofsted Rating: Good | Pupils: 165 | Distance:3.4	☐	☑	☐	☐	☐

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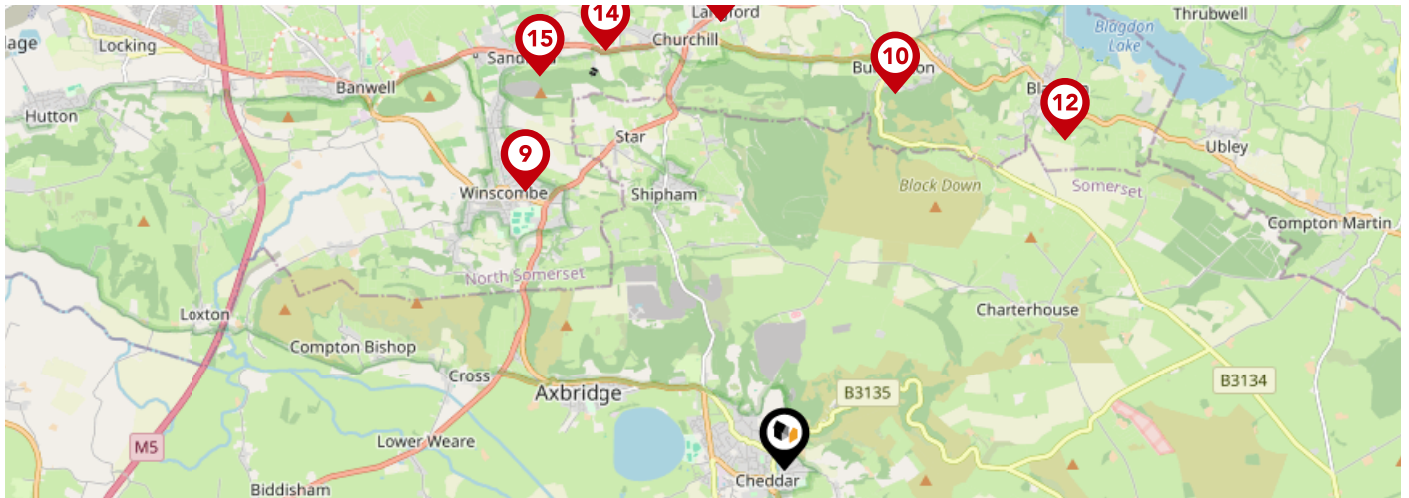
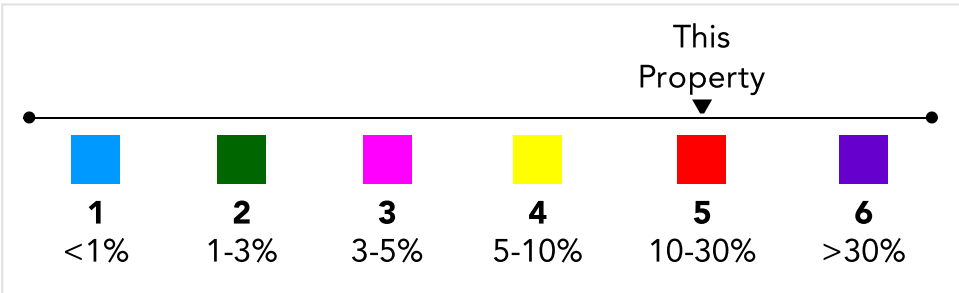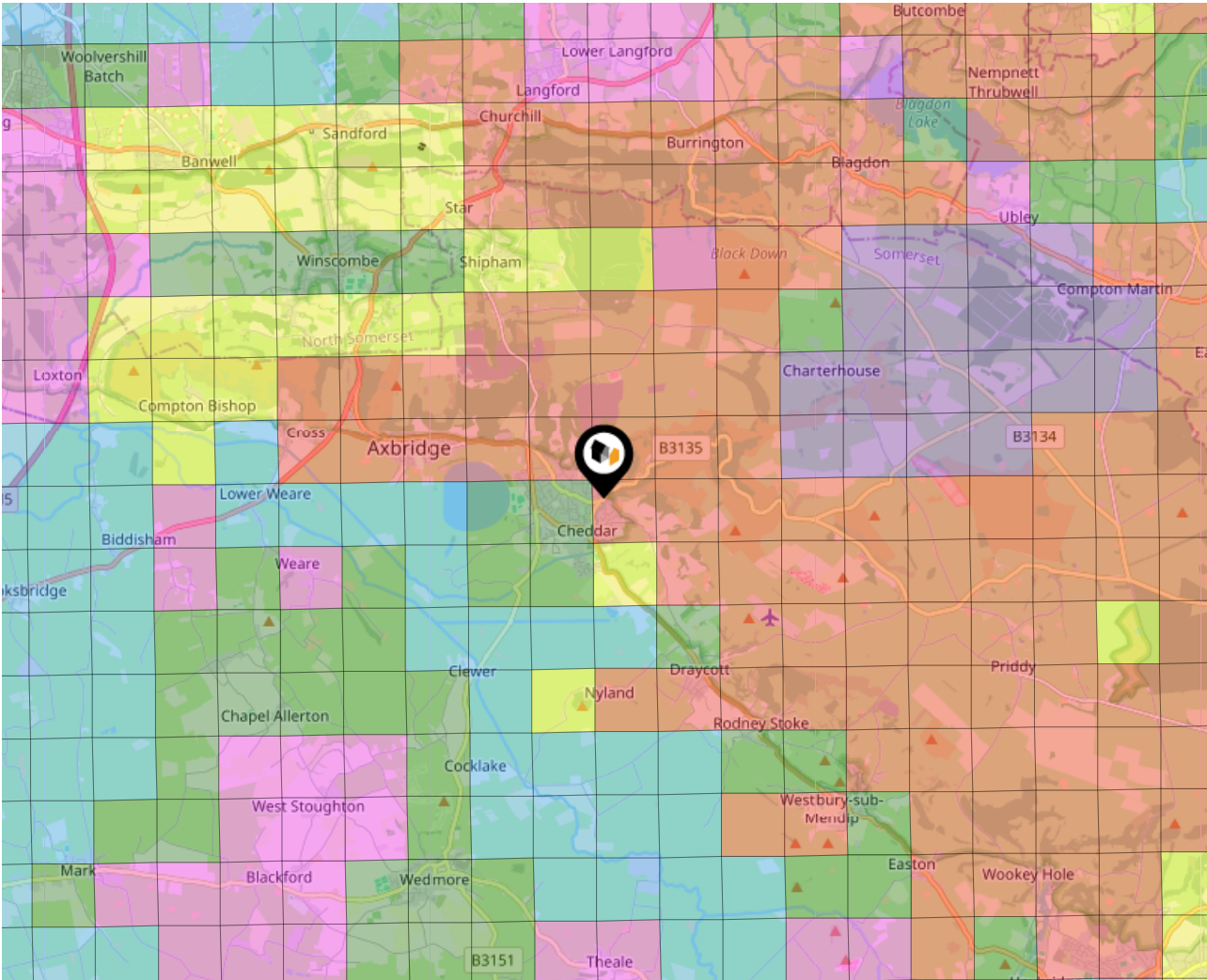|	Nursery	Primary	Secondary	College	Private
9 **Winscombe Primary School** Ofsted Rating: Good | Pupils: 212 | Distance:3.53	☐	☑	☐	☐	☐
10 **Burrington Church of England Primary School** Ofsted Rating: Good | Pupils: 101 | Distance:3.63	☐	☑	☐	☐	☐
11 **St Lawrence's CofE Primary School** Ofsted Rating: Good | Pupils: 49 | Distance:3.91	☐	☑	☐	☐	☐
12 **Blagdon Primary School** Ofsted Rating: Good | Pupils: 99 | Distance:4.02	☐	☑	☐	☐	☐
13 **Churchill Church of England Primary School** Ofsted Rating: Good | Pupils: 205 | Distance:4.19	☐	☑	☐	☐	☐
14 **Churchill Academy & Sixth Form** Ofsted Rating: Requires improvement | Pupils: 1589 | Distance:4.23	☐	☐	☑	☐	☐
15 **Sandford Primary School** Ofsted Rating: Outstanding | Pupils: 148 | Distance:4.3	☐	☑	☐	☐	☐
16 **Priddy Primary School** Ofsted Rating: Good | Pupils: 40 | Distance:4.34	☐	☑	☐	☐	☐
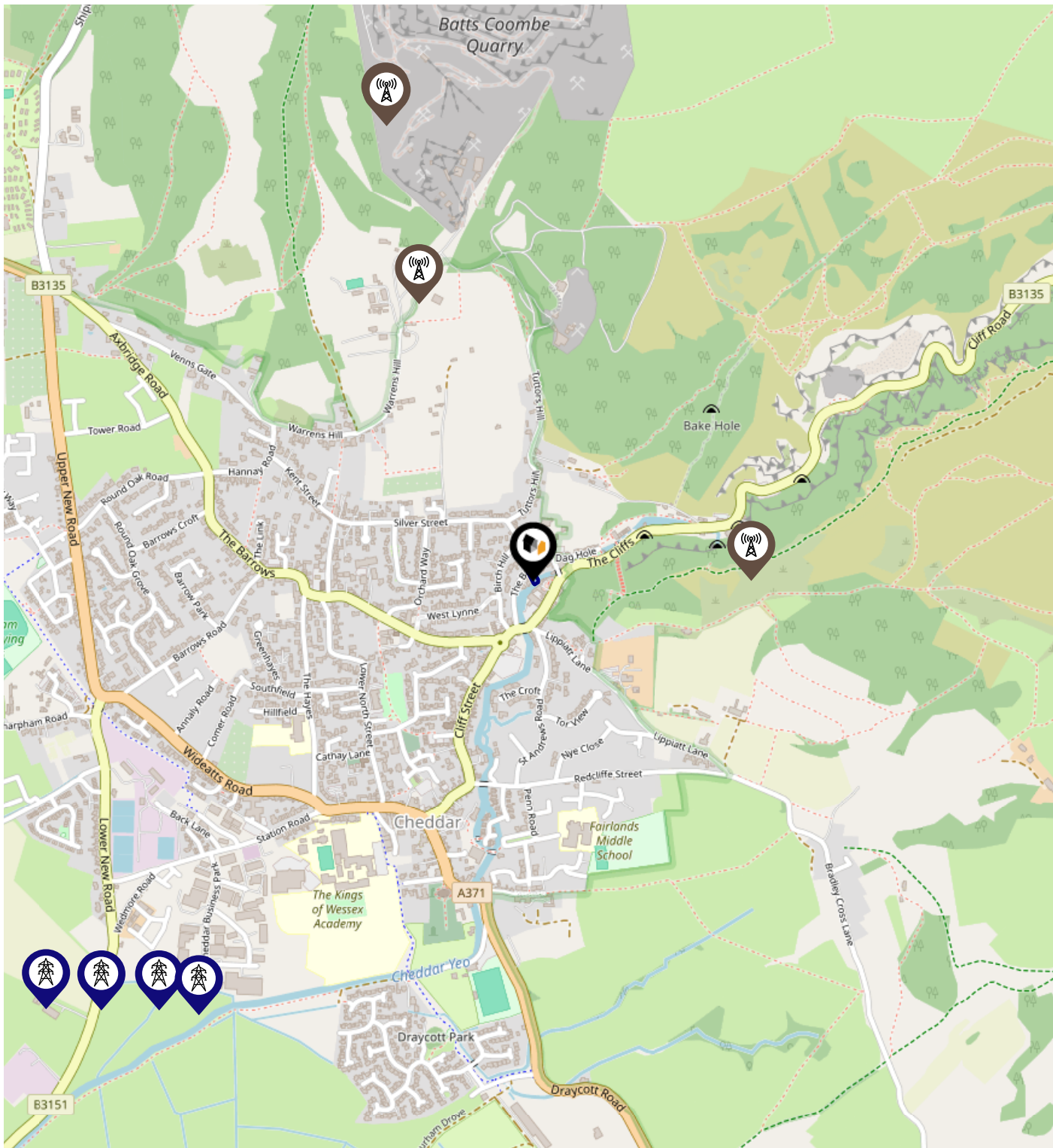
Key:

Power Pylons

Communication Masts

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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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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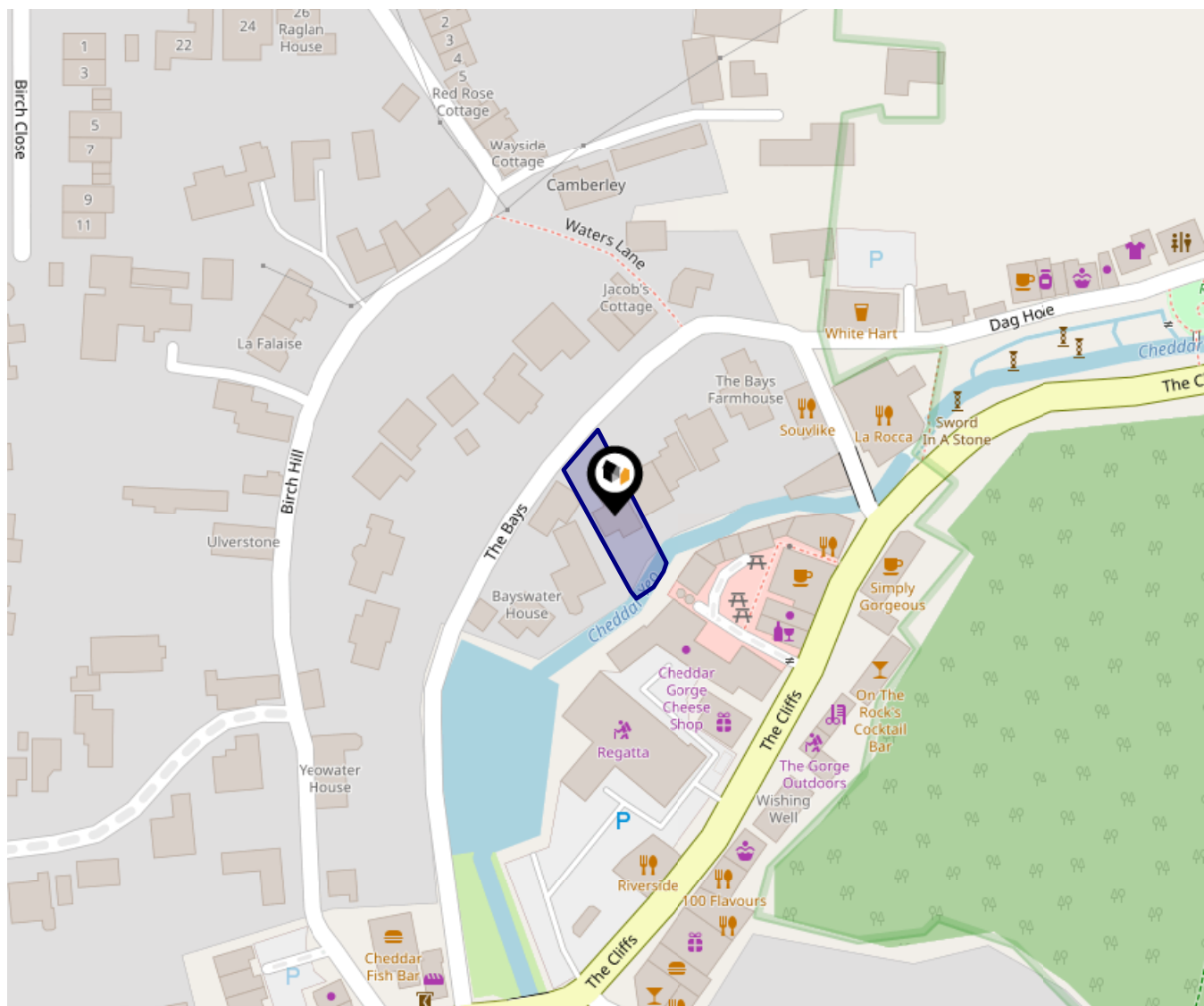
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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

Carbon Content:	HIGH	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		
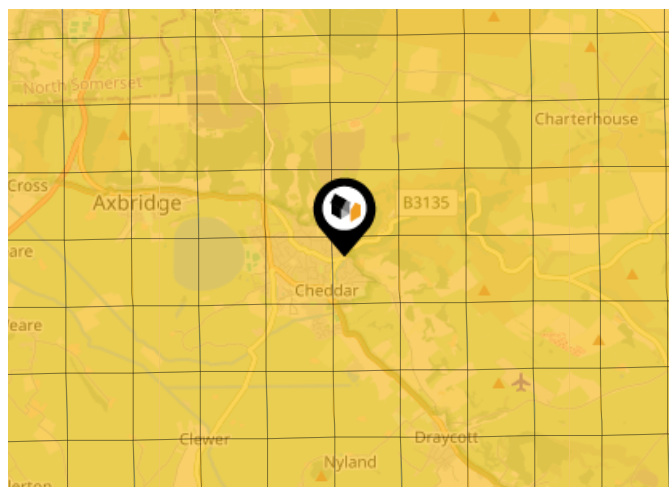
Primary Classifications (Most Common Clay Types)

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
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess
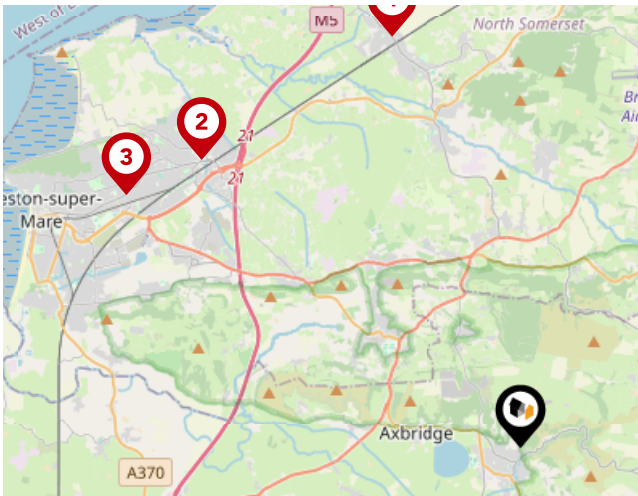
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	7.98 miles
2	Worle Rail Station	7.96 miles
3	Weston Milton Rail Station	8.68 miles
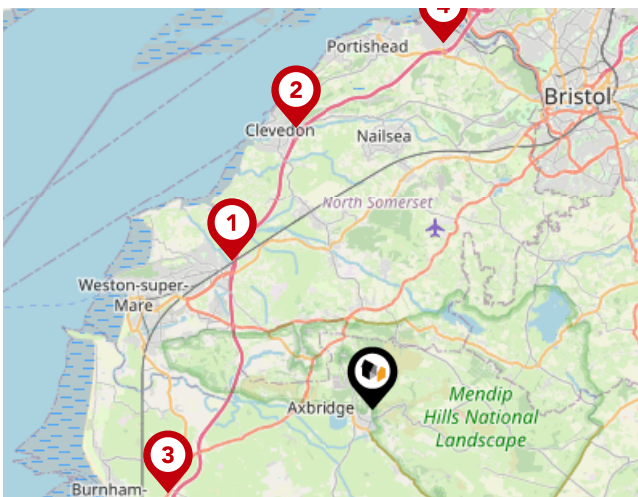
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	7.59 miles
2	M5 J20	10.84 miles
3	M5 J22	8.19 miles
4	M5 J19	13.84 miles
5	M5 J18	15.62 miles
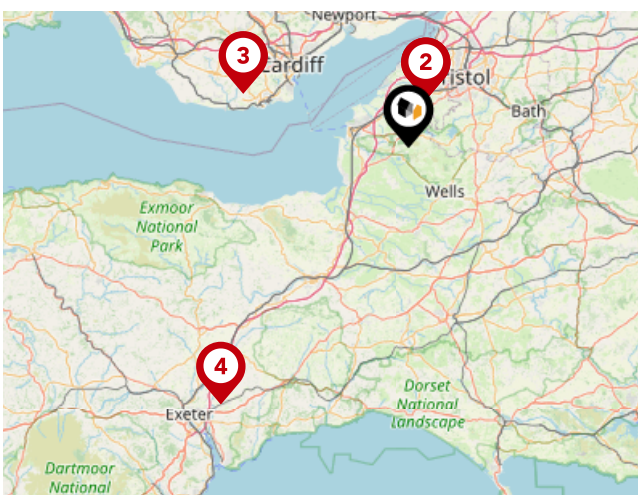
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	7.8 miles
2	Felton	7.8 miles
3	Cardiff Airport	25.78 miles
4	Exeter Airport	47.23 miles

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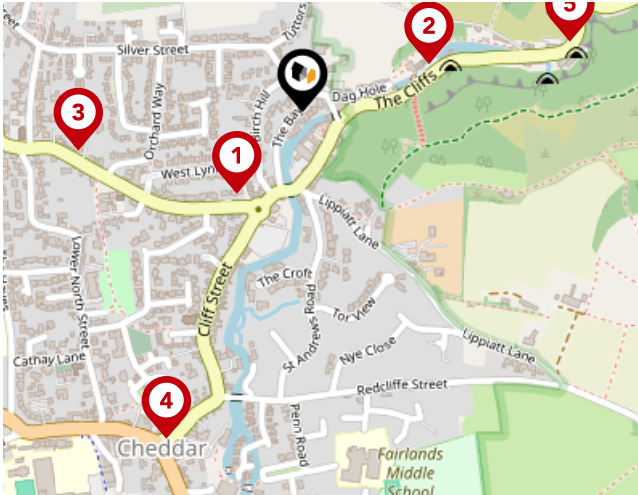
Bus Stops/Stations

Pin	Name	Distance
1	Tweentown	0.12 miles
2	Cox's Mill Hotel	0.16 miles
3	Greenhill House	0.26 miles
4	Union Street	0.41 miles
5	Gough's Cave	0.32 miles
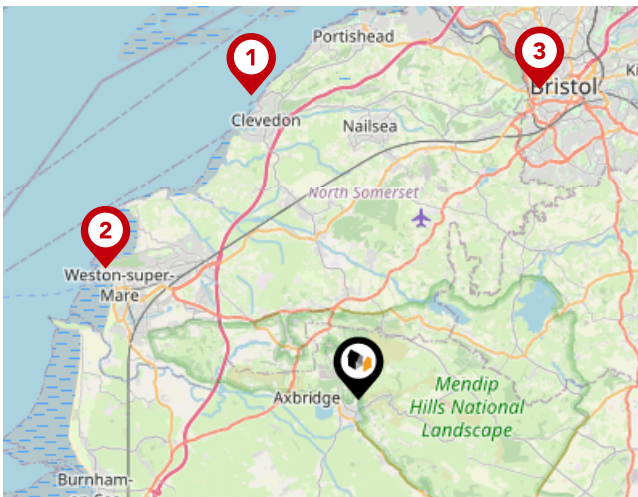
Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	11.95 miles
2	Weston-super-Mare Knightstone Harbour	10.53 miles
3	Nova Scotia Ferry Landing	13.32 miles

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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.

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.

 /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.

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Cooper and Tanner

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cheddar@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail