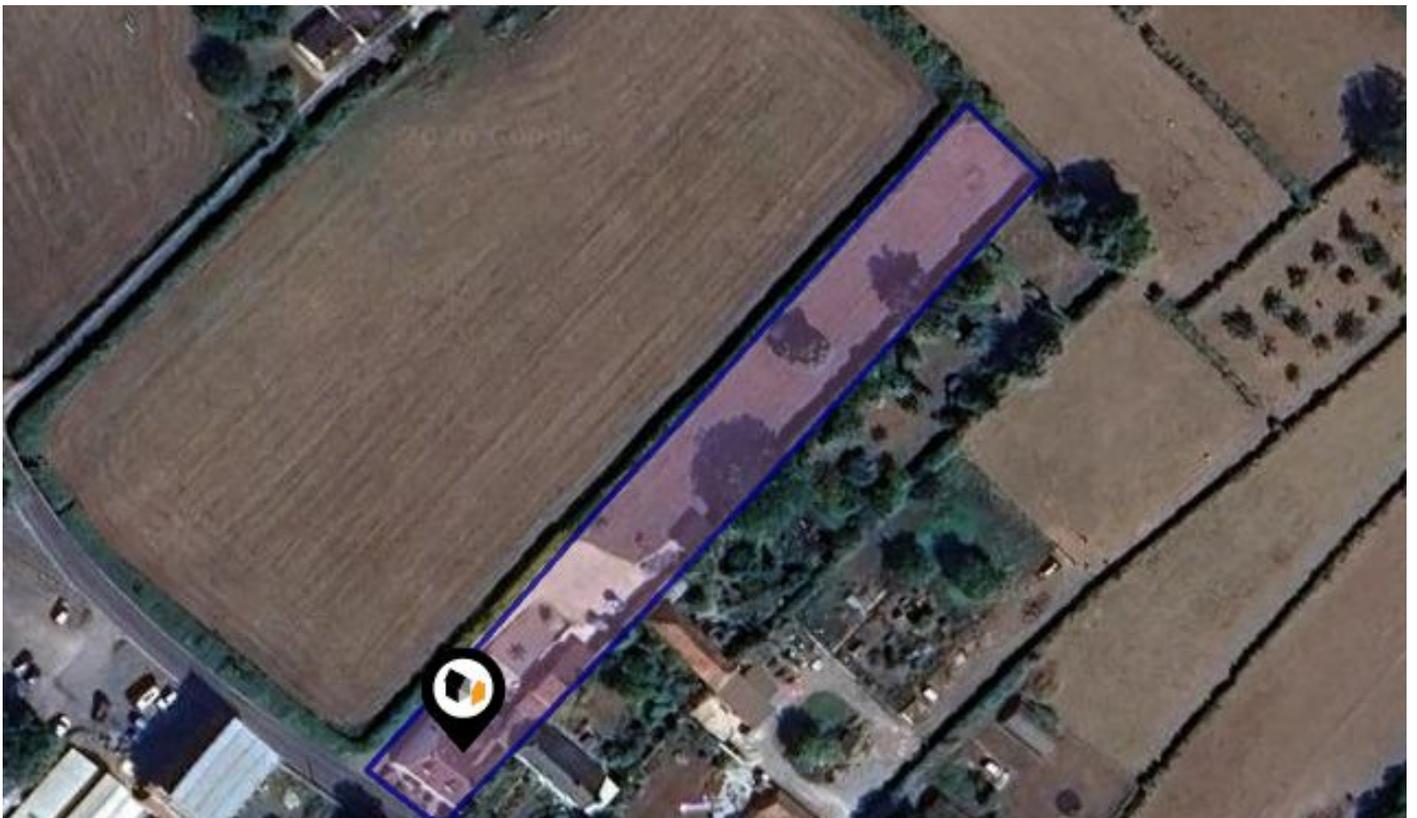# COOPER AND TANNER

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 18th February 2026

STONE ALLERTON, AXBRIDGE, BS26

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	6		
Floor Area:	2,185 ft^2 / 203 m^2		
Plot Area:	0.65 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£4,064		
Title Number:	ST118916		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2
mb/s

1000
mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   O (Vodafone)

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning History
This Address

Planning records for: *Stone Allerton, Axbridge, BS26*

Reference - 49/19/00015

Decision: -

Date: 04th September 2019

Description:

Application for Non-Material Amendments to Planning Permission 49/18/00030 to allow for alterations to internal layout and blocking up half of the existing far right hand door to install window.

Reference - 49/18/00030

Decision: Granted Permission

Date: 24th October 2018

Description:

Conversion of outbuilding to residential annexe. Erection of garage/store and car port.

Reference - 49/05/00003

Decision: Granted Permission

Date: 29th March 2005

Description:

Erection of one single storey extension and one part single storey, part two storey extension with first floor terrace to rear elevation

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WEARE ROAD, AXBRIDGE, BS26

Energy rating

D

Valid until 16.01.2022

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D		61 | D	63 | D
39-54	E			
21-38	F			
1-20	G			

Additional EPC Data

Property Type:	Detached house
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, Unknown loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	203 m^2

10 Year History of Average House Prices by Property Type in BS26
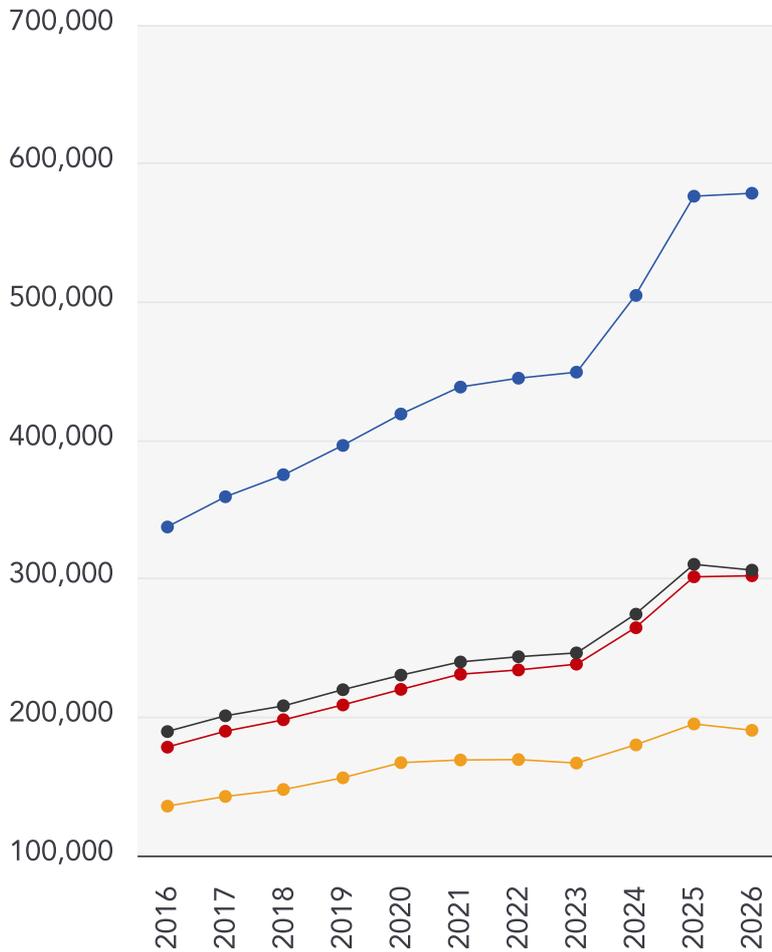
Detached

+71.47%

Terraced

+61.53%

Semi-Detached

+69.44%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
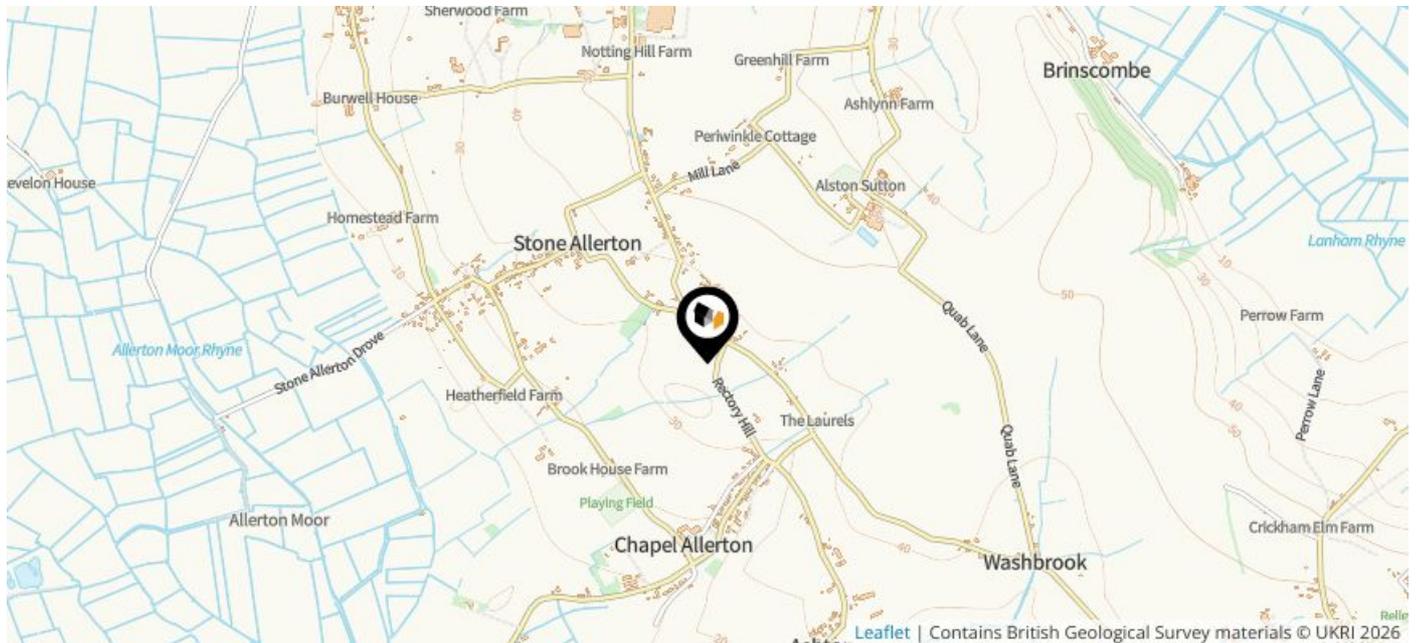
Mine Entry

✕ 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.
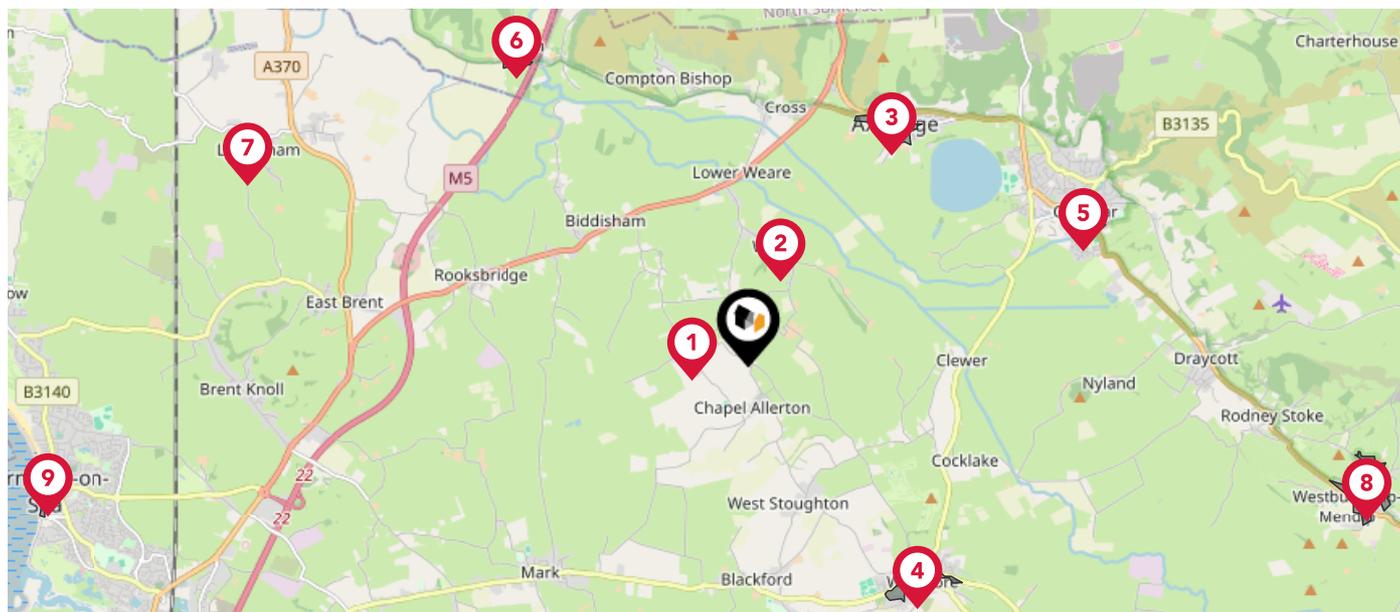

Nearby Conservation Areas	
1	Stone Allerton
2	Weare
3	Axbridge
4	Wedmore
5	Cheddar
6	Loxton
7	Lympsham
8	Westbury sub Mendip
9	Burnham-on-Sea

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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
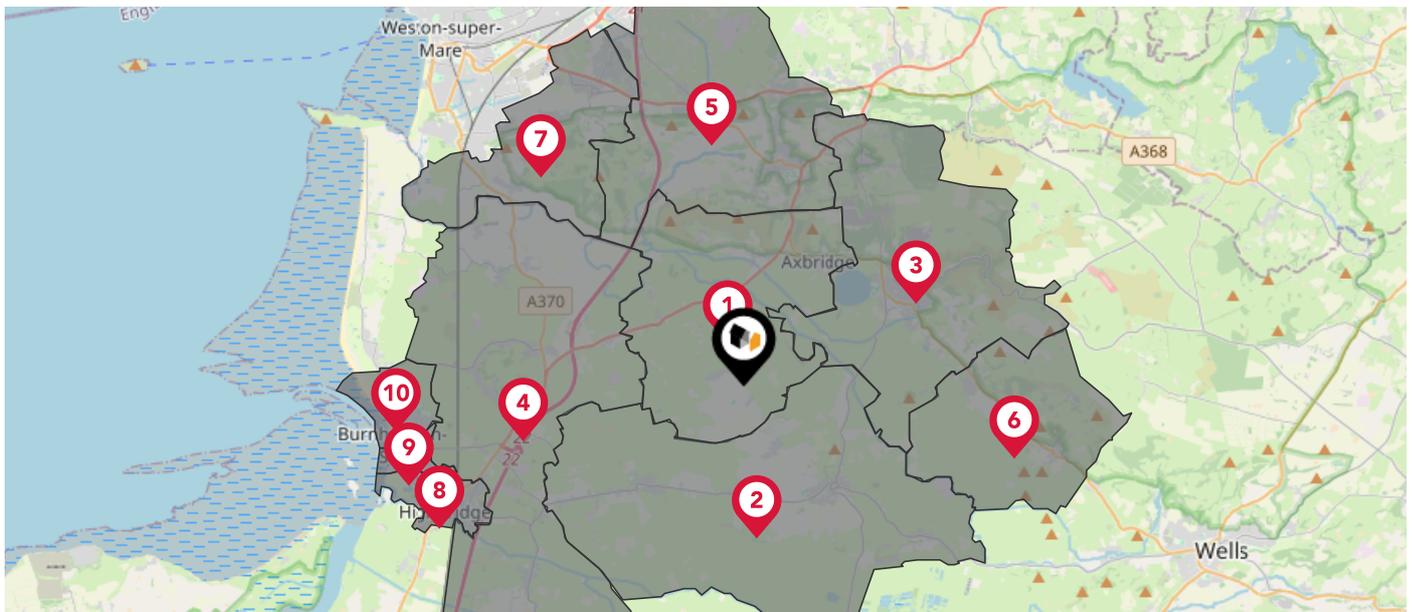
Nearby Council Wards

1	Axevale Ward
2	Wedmore and Mark Ward
3	Cheddar and Shipham Ward
4	Knoll Ward
5	Banwell & Winscombe Ward
6	Rodney and Westbury Ward
7	Hutton & Locking Ward
8	Highbridge and Burnham Marine Ward
9	Burnham Central Ward
10	Burnham North Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
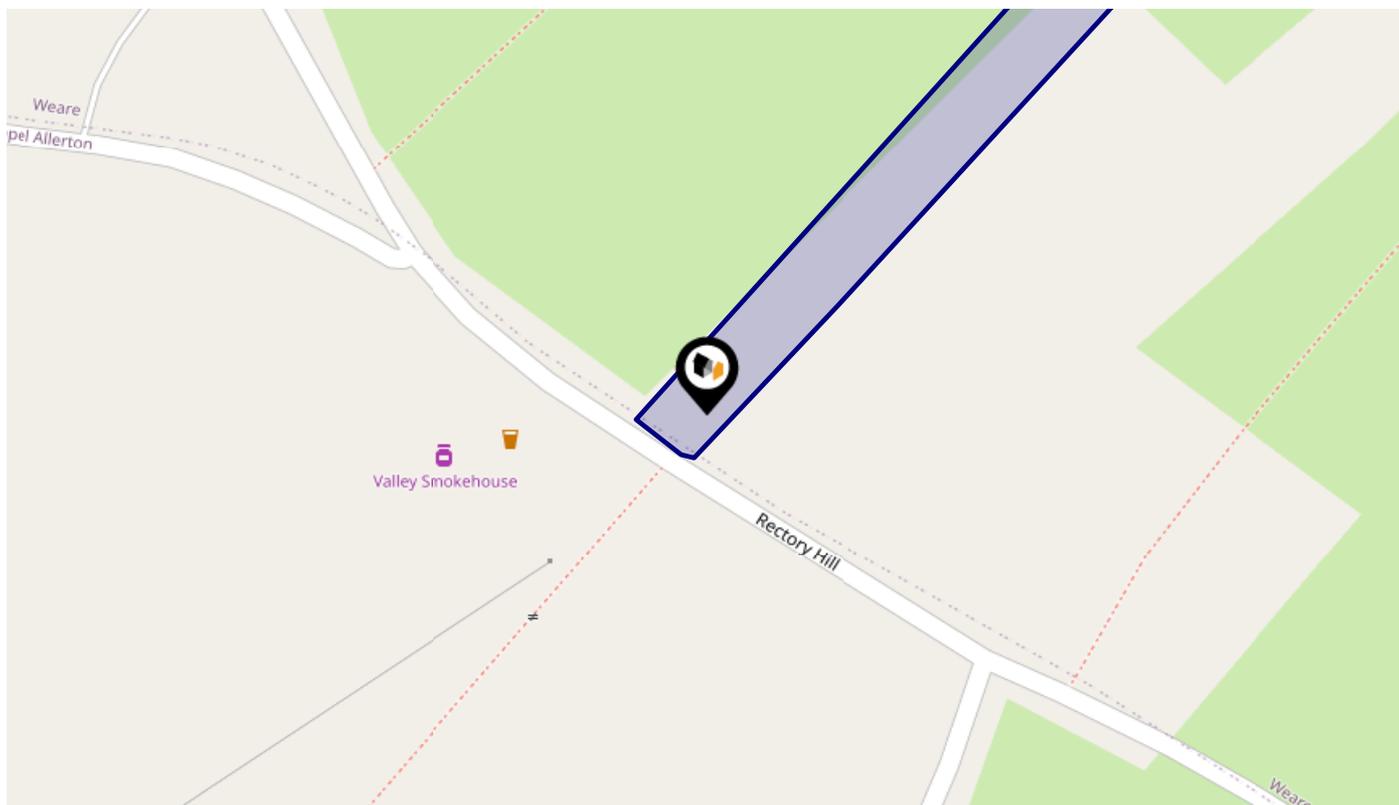
Rail Noise Data

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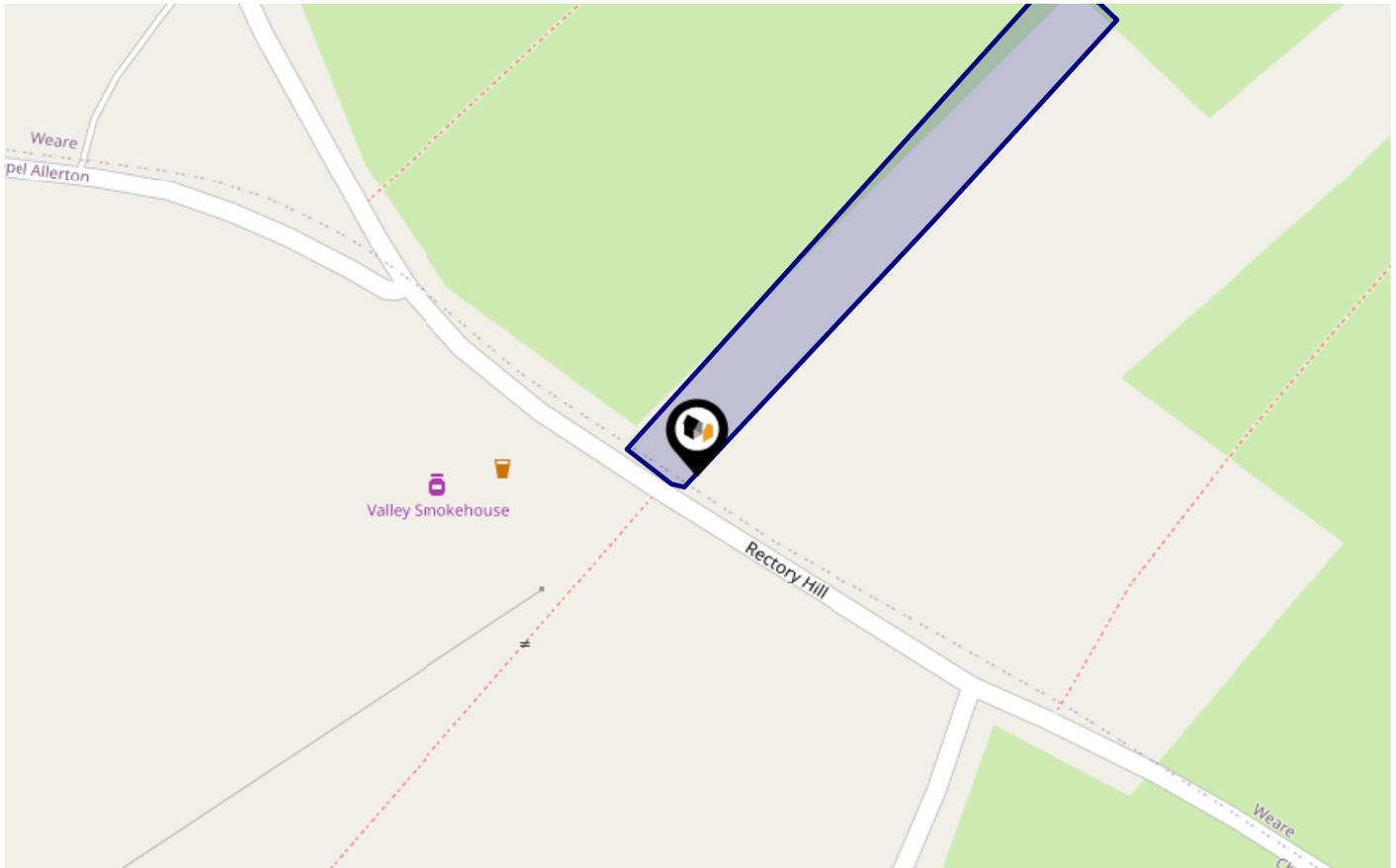
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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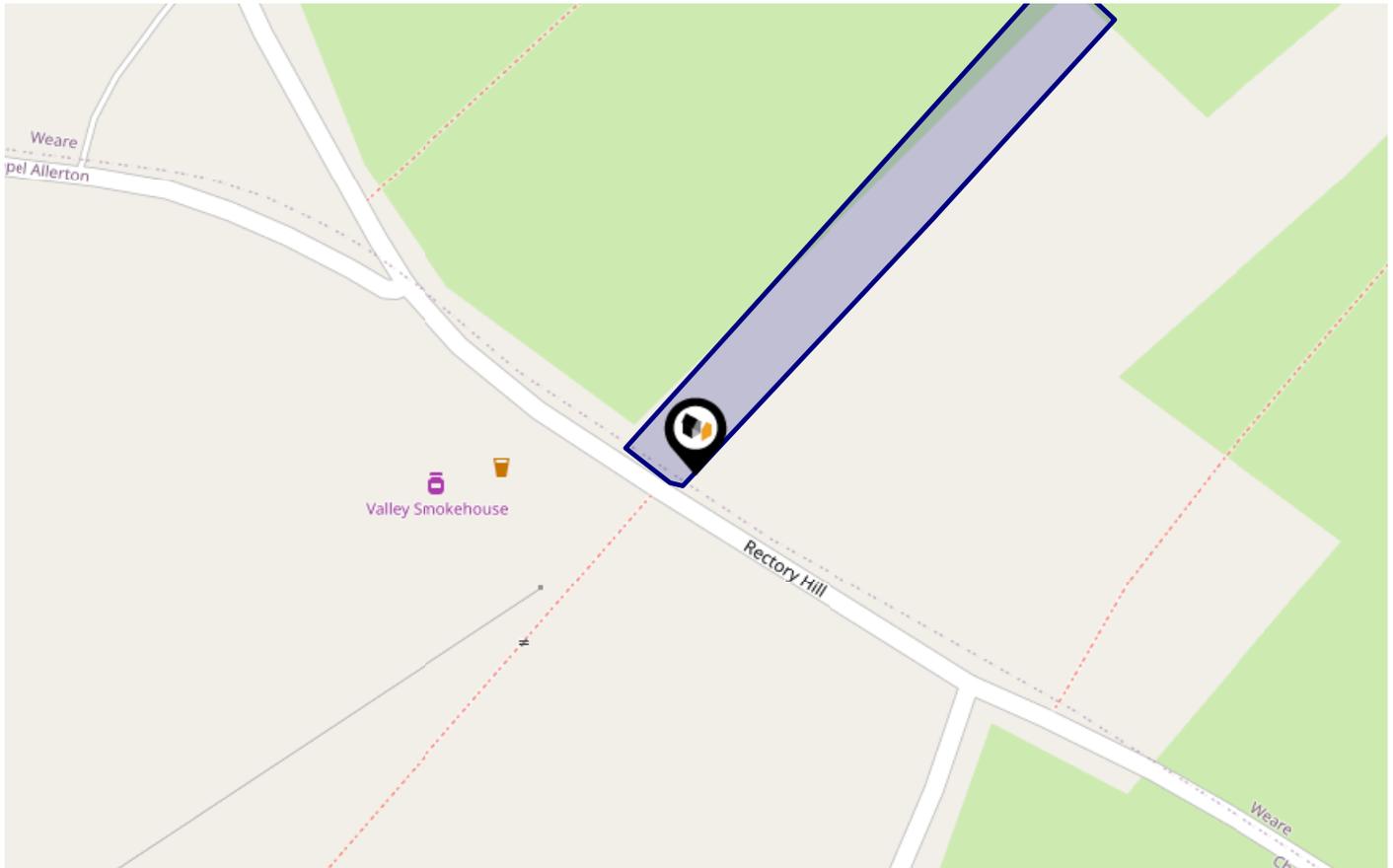
Chance of flooding to the following depths at this property:

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

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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

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.

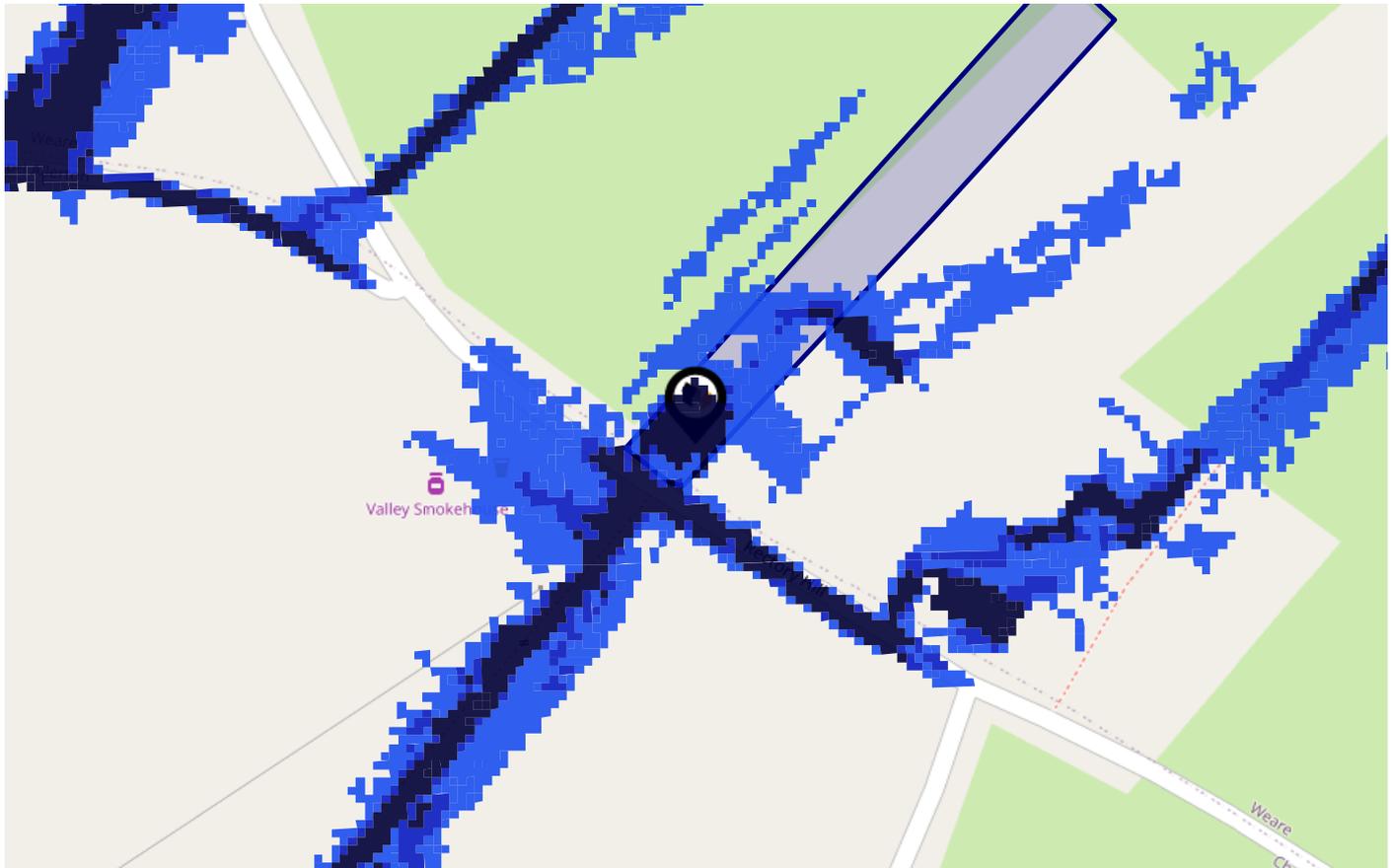**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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

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: High

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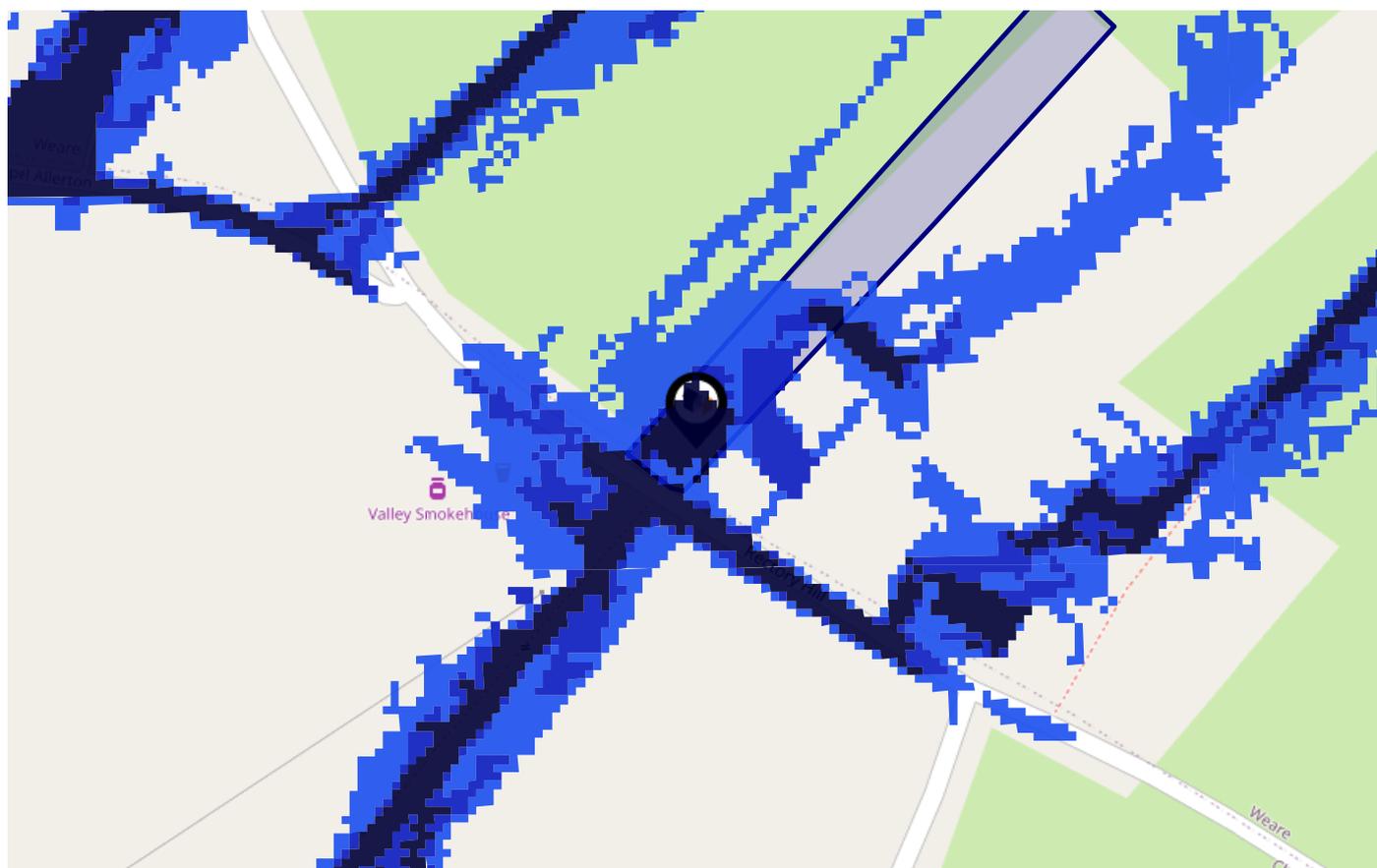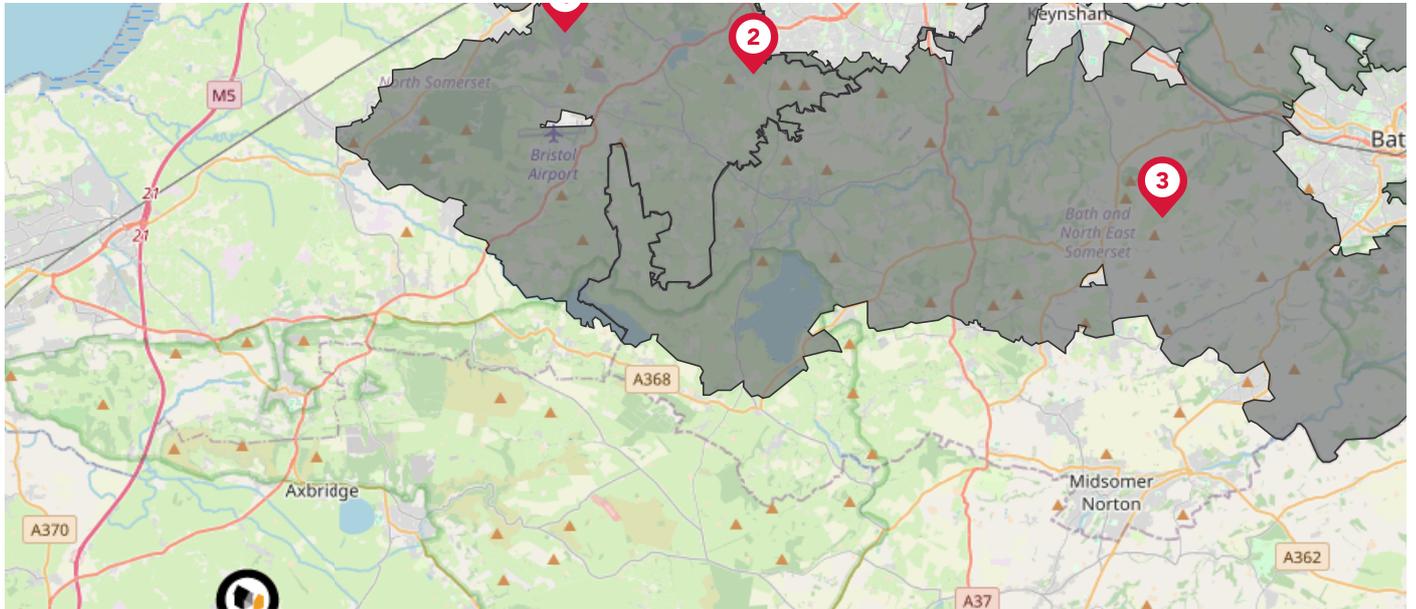
Chance of flooding to the following depths at this property:

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

Flood Risk
Surface Water - Climate Change

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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: High

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)				

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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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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		
1	Moor View Farm-Stone Allerton	Historic Landfill
2	OS Plot 0001-Chapel Allerton, Axbridge, Somerset	Historic Landfill
3	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill
4	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill
5	Carscliffe Farm-Cheddar, Somerset	Historic Landfill
6	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill
7	Shipham Quarry-Shipham	Historic Landfill
8	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill
9	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill
10	Bradley Farm-Cheddar, Somerset	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...
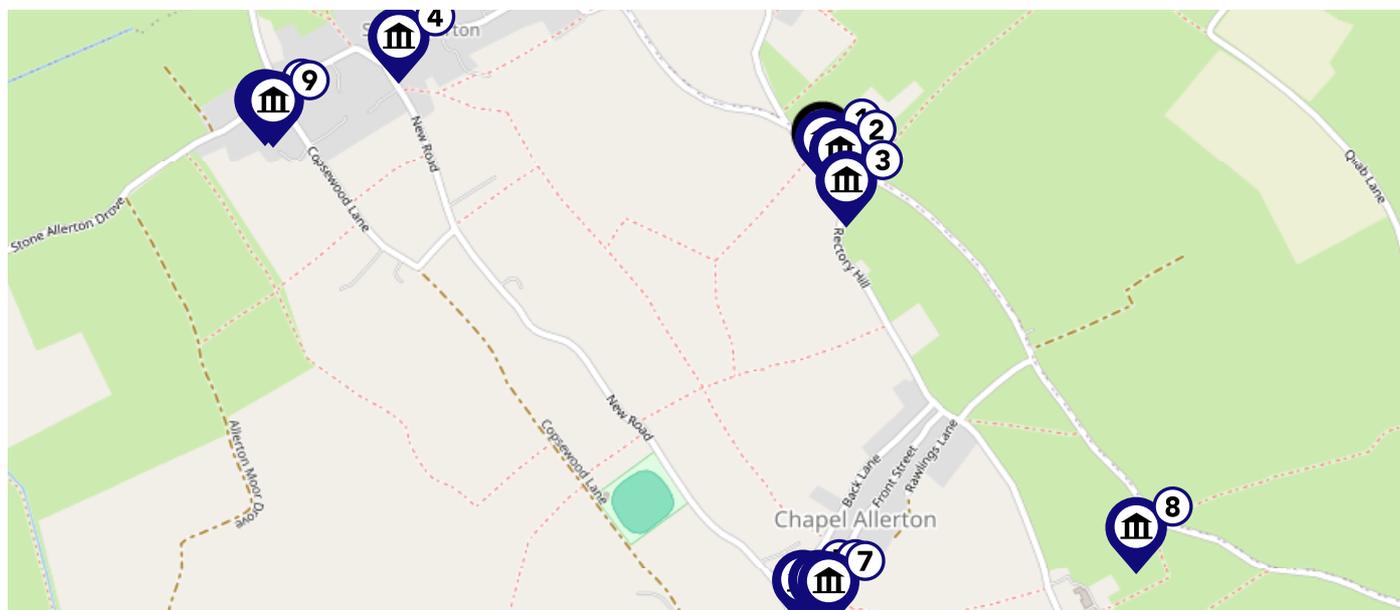
Listed Buildings in the local district	Grade	Distance
1344911 - Greenfield House, Forecourt Wall, Gate Piers And Gate	Grade II	0.0 miles
1173991 - Fallowdene	Grade II	0.0 miles
1344914 - Roadsign At Ngr St 4093 5095	Grade II	0.1 miles
1059106 - Manor Farmhouse, Forecourt Railings And Gates	Grade II	0.5 miles
1059105 - Manor Farmhouse	Grade II	0.5 miles
1173571 - The Parish Church	Grade II	0.5 miles
1344916 - Churchyard Cross, In Churchyard Of Parish Church	Grade II	0.5 miles
1173522 - Ashton Windmill	Grade II	0.6 miles
1059095 - Garden Wall To Underhill Cottage	Grade II	0.6 miles
1059094 - Underhill Cottage	Grade II	0.6 miles

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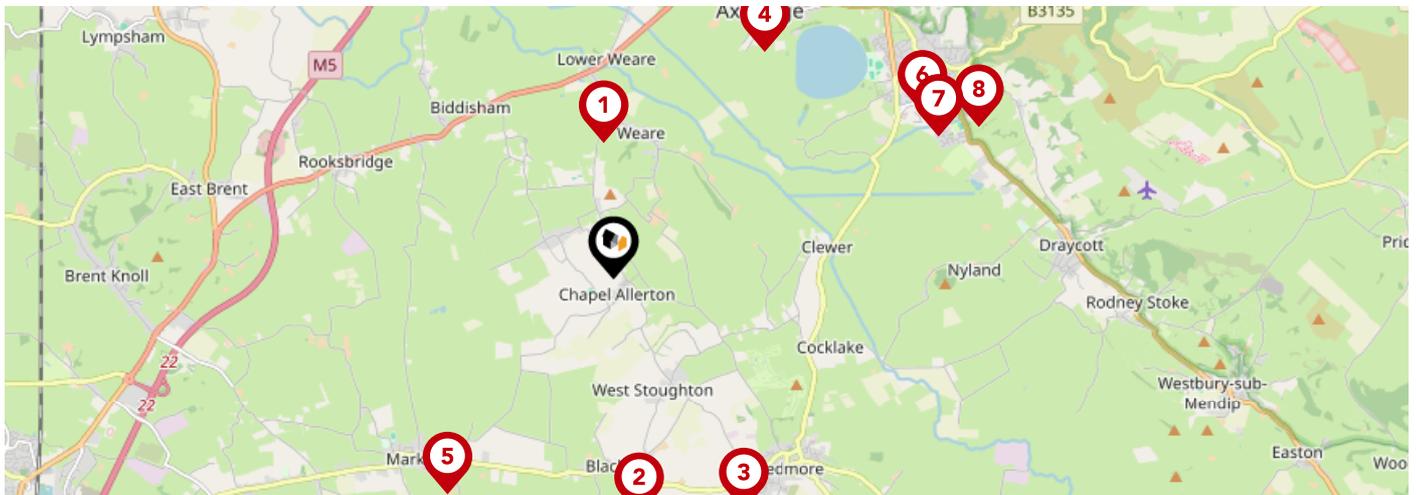
	Nursery	Primary	Secondary	College	Private
1 Weare Academy First School Ofsted Rating: Good	Pupils: 165	Distance:1.26	☐	☑	☐	☐	☐
2 Hugh Sexey Church of England Middle School Ofsted Rating: Good	Pupils: 655	Distance:2.22	☐	☐	☑	☐	☐
3 Wedmore First School Academy Ofsted Rating: Good	Pupils: 186	Distance:2.47	☐	☑	☐	☐	☐
4 Axbridge Church of England First School Academy Ofsted Rating: Good	Pupils: 185	Distance:2.52	☐	☑	☐	☐	☐
5 Sedgemoor Manor School Ofsted Rating: Good	Pupils: 71	Distance:2.53	☐	☐	☑	☐	☐
6 Cheddar First School Ofsted Rating: Good	Pupils: 333	Distance:3.24	☐	☑	☐	☐	☐
7 The Kings of Wessex Academy Ofsted Rating: Good	Pupils: 1045	Distance:3.28	☐	☐	☑	☐	☐
8 Fairlands Middle School Ofsted Rating: Good	Pupils: 434	Distance:3.67	☐	☐	☑	☐	☐

|	Nursery	Primary	Secondary	College	Private
9 Mark First and Pre-School CE Academy Ofsted Rating: Good | Pupils: 162 | Distance:3.7	☐	☑	☐	☐	☐
10 East Brent Church of England First School Ofsted Rating: Good | Pupils: 75 | Distance:4	☐	☑	☐	☐	☐
11 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good | Pupils: 72 | Distance:4.16	☐	☑	☐	☐	☐
12 Sidcot School Ofsted Rating: Not Rated | Pupils: 639 | Distance:4.19	☐	☐	☑	☐	☐
13 Winscombe Primary School Ofsted Rating: Good | Pupils: 212 | Distance:4.42	☐	☑	☐	☐	☐
14 Brent Knoll Church of England Primary School Ofsted Rating: Good | Pupils: 182 | Distance:4.62	☐	☑	☐	☐	☐
15 Shipham Church of England First School Ofsted Rating: Good | Pupils: 91 | Distance:4.69	☐	☑	☐	☐	☐
16 Banwell Primary School Ofsted Rating: Good | Pupils: 127 | Distance:5.09	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
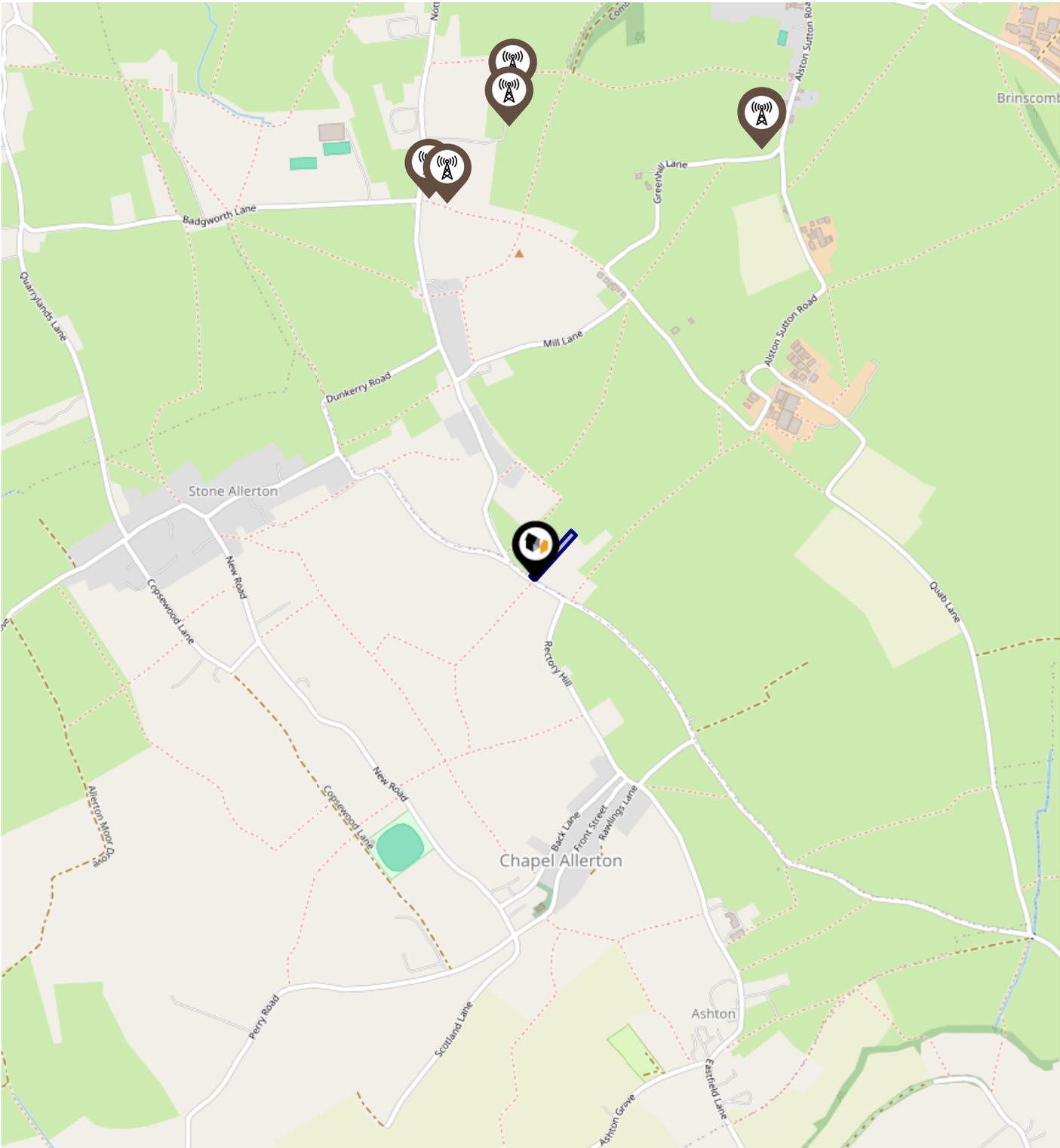
Key:

📍 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/m3).
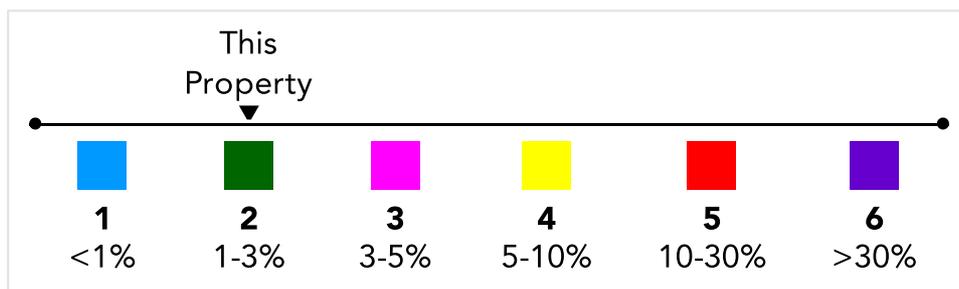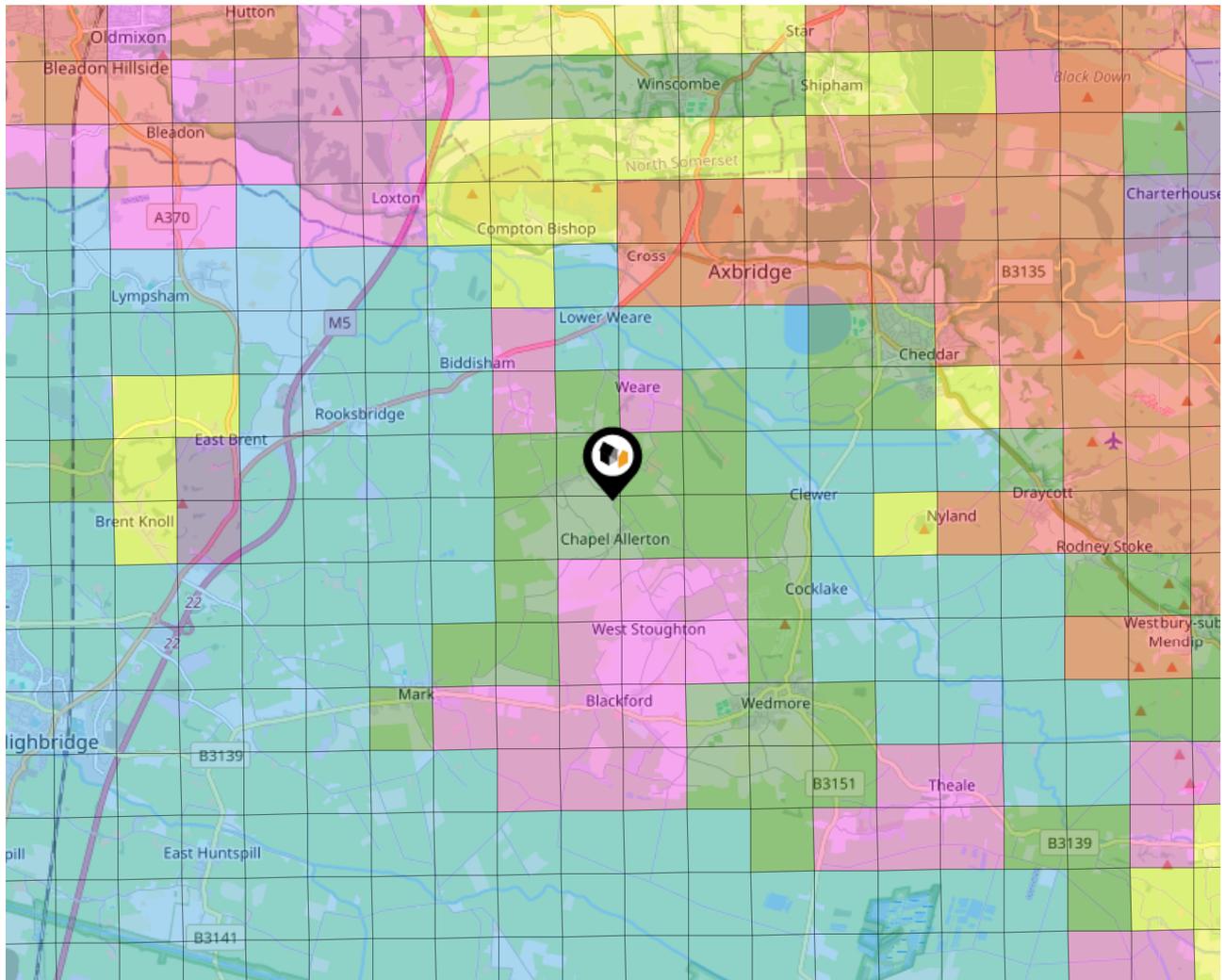
This
Property
▼

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

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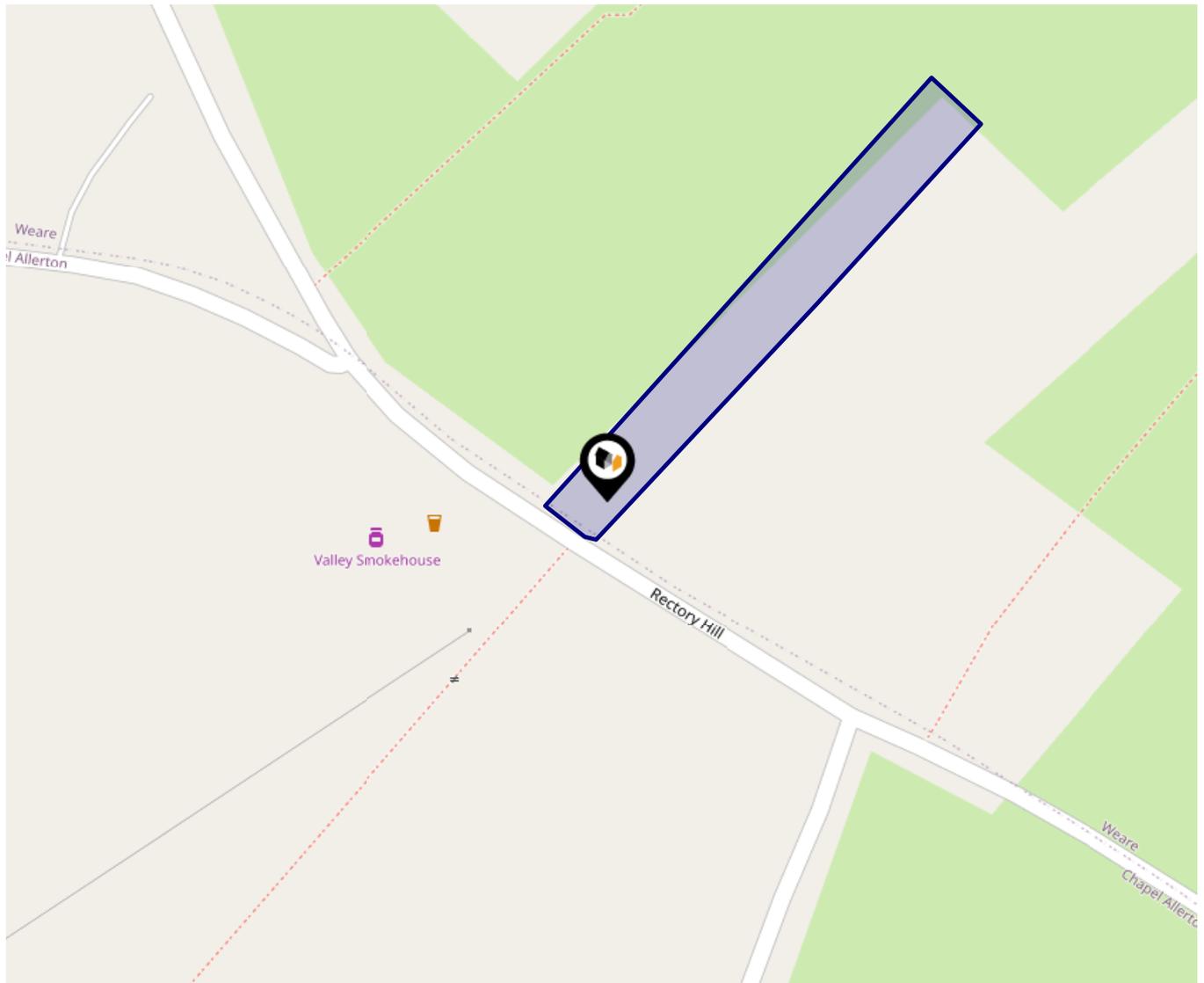
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY		
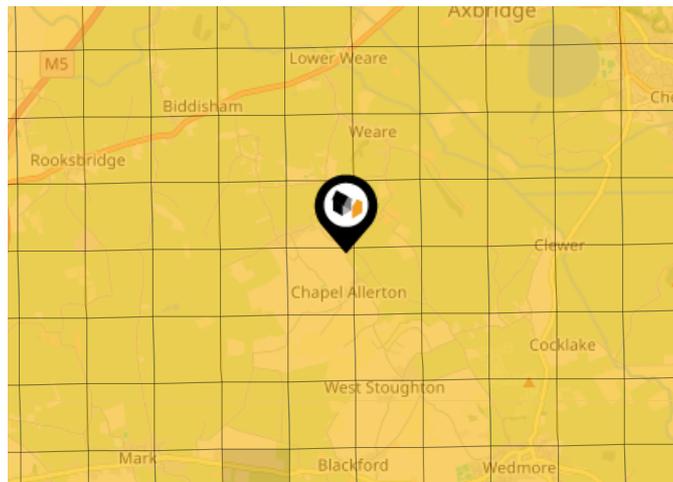
Primary Classifications (Most Common Clay Types)

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

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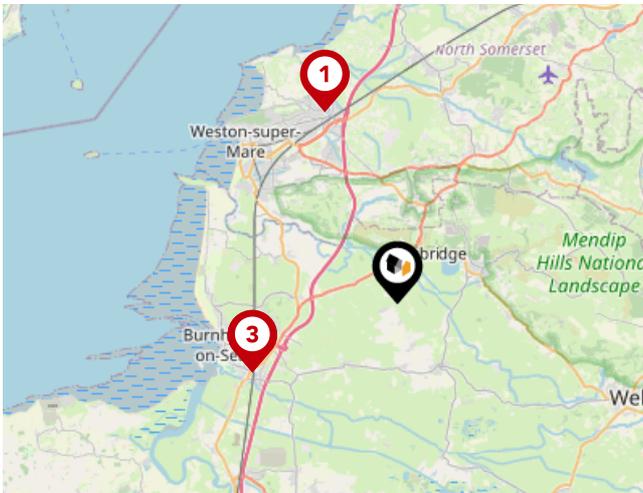
National Rail Stations

Pin	Name	Distance
1	Worle Rail Station	7.57 miles
2	Highbridge & Burnham-on-Sea Rail Station	5.92 miles
3	Highbridge & Burnham-on-Sea Rail Station	5.93 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	41.54 miles
2	M5 J12	44.66 miles
3	M5 J29	45.15 miles
4	M5 J30	46.13 miles
5	M4 J16	47.39 miles

Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	10.86 miles
2	Felton	10.86 miles
3	Cardiff Airport	23.39 miles
4	Exeter Airport	43.89 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.43 miles
2	Memorial Cross	0.62 miles
3	Weare First School	1.24 miles
4	The Old School House	1.14 miles
5	Mendip View Farm	1.61 miles

Ferry Terminals

Pin	Name	Distance
1	Weston-super-Mare Knightstone Harbour	8.98 miles
2	Bridgwater Ferry Terminal	9.95 miles
3	Clevedon Pier	13.05 miles

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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

Providence House Wedmore BS28 4EG
01934 713296
wedmore@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

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