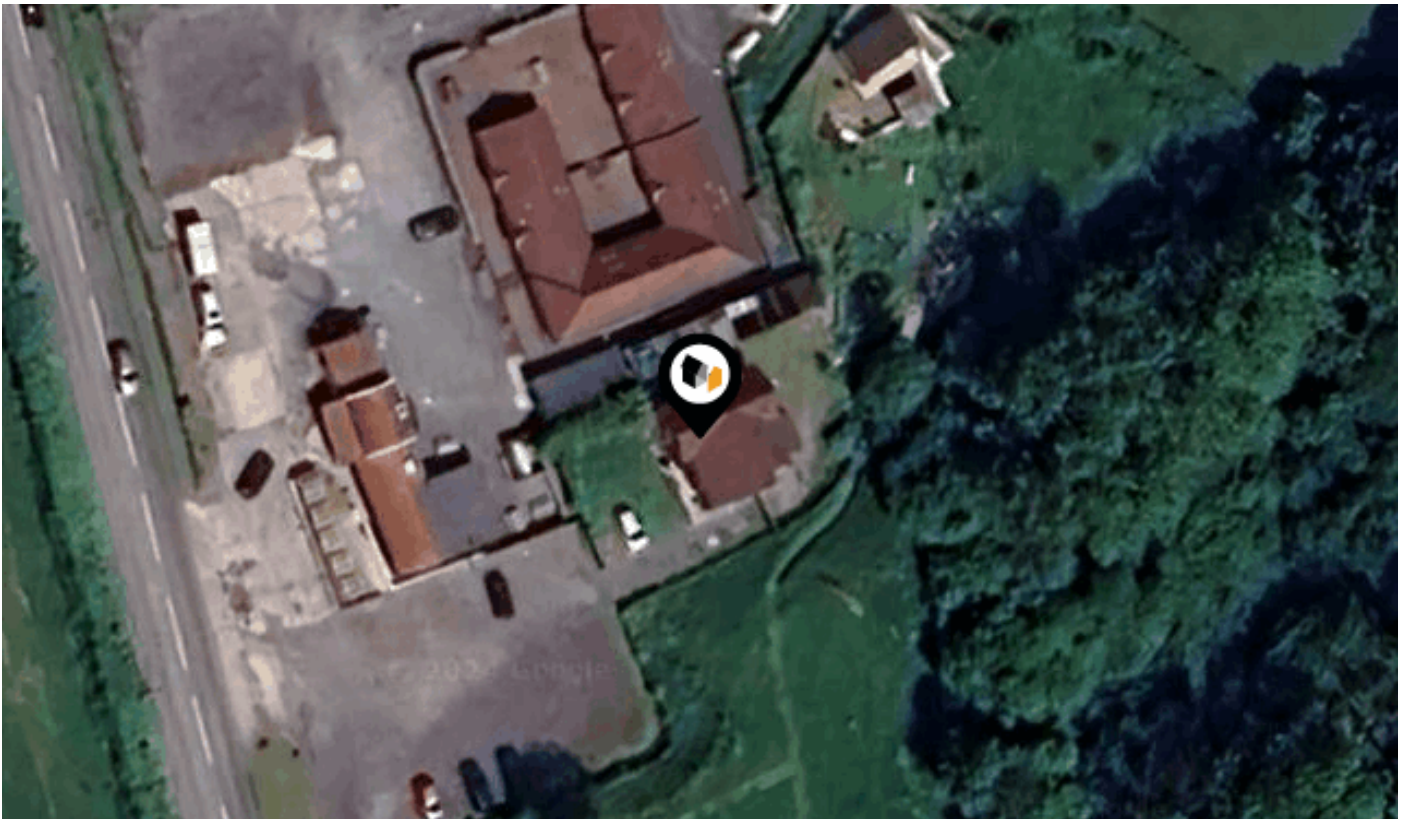




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> September 2024



## SHIPHAM HILL, CHEDDAR, BS25

### Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

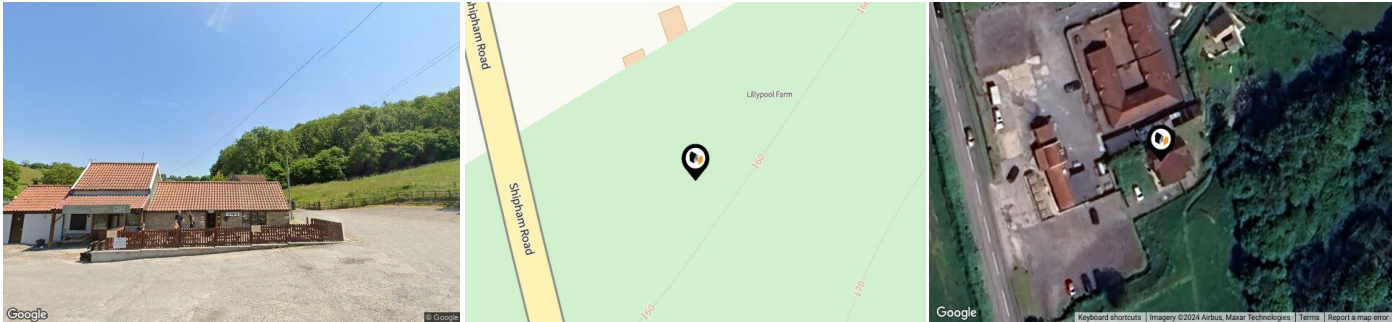
cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

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## Property

|                  |            |
|------------------|------------|
| Type:            | Commercial |
| Bedrooms:        | 14         |
| Year Built :     | 1950-1966  |
| Council Tax :    | Band E     |
| Annual Estimate: | £2,771     |

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|      |      |
|------|------|
| 4    | 1000 |
| mb/s | mb/s |
|      |      |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address

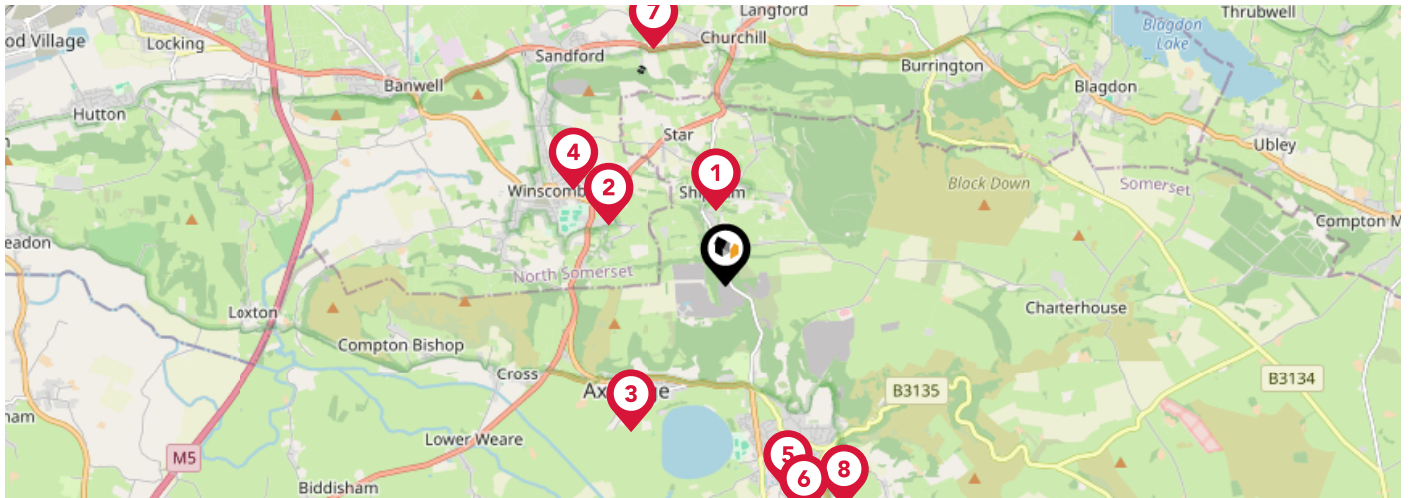
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Planning records for: *Shipham Hill, Cheddar, BS25*

|  |
|--|
| <b>Reference - 17/12/00076</b>   |
| <b>Decision:</b> Granted Permission  |
| <b>Date:</b> 19th October 2012   |
| <b>Description:</b><br>Erection of two storey extension to East elevation, partly on site of conservatory (to be demolished) and first floor extension to North elevation of cafe, improved parking, narrowing of existing access and formation of new access to existing dwelling |
| <b>Reference - 17/13/00014</b>   |
| <b>Decision:</b> Granted Permission  |
| <b>Date:</b> 08th April 2013   |
| <b>Description:</b><br>Demolition of outbuildings, erection of 11 holiday lets and formation of car parking  |
| <b>Reference - 17/23/00074</b>   |
| <b>Decision:</b> -   |
| <b>Date:</b> 01st November 2023  |
| <b>Description:</b><br>Erection of a detached garden studio.   |

# Area Schools

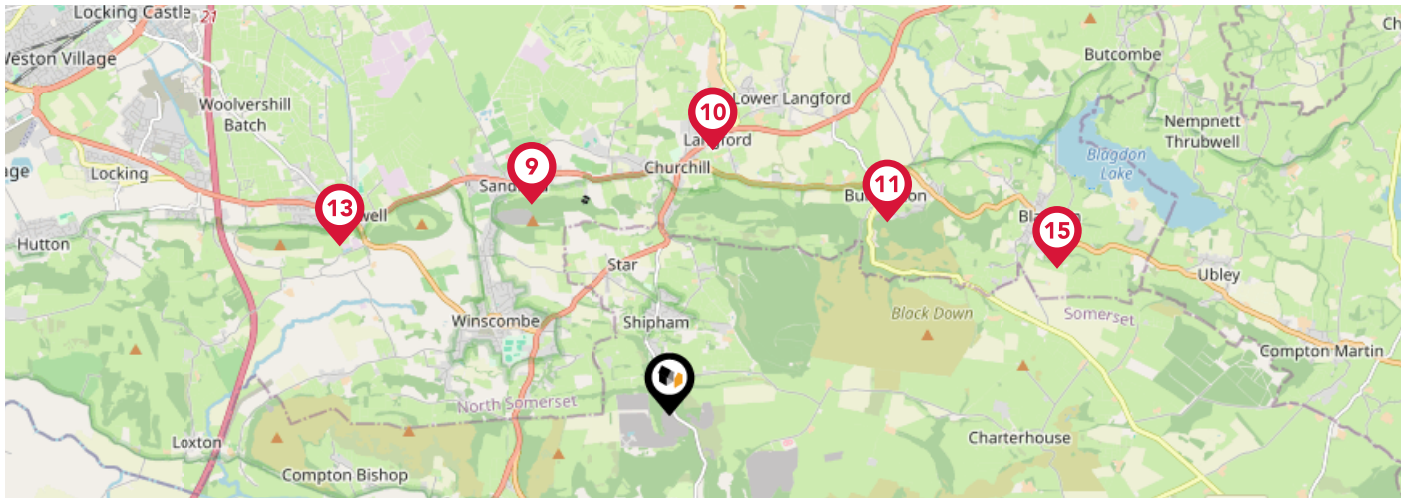
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|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Shipham Church of England First School</b><br>Ofsted Rating: Good   Pupils: 91   Distance:0.7               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Sidcot School</b><br>Ofsted Rating: Not Rated   Pupils: 639   Distance:1.22                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Axbridge Church of England First School Academy</b><br>Ofsted Rating: Good   Pupils: 185   Distance:1.62    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Winscombe Primary School</b><br>Ofsted Rating: Good   Pupils: 212   Distance:1.66                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Cheddar First School</b><br>Ofsted Rating: Good   Pupils: 333   Distance:2                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>The Kings of Wessex Academy</b><br>Ofsted Rating: Good   Pupils: 1045   Distance:2.25                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Churchill Academy &amp; Sixth Form</b><br>Ofsted Rating: Requires improvement   Pupils: 1589   Distance:2.3 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Fairlands Middle School</b><br>Ofsted Rating: Good   Pupils: 434   Distance:2.33                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

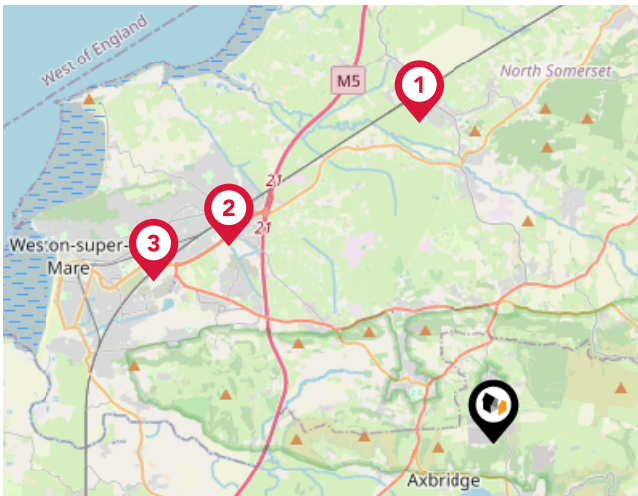
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|  | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p><b>9 Sandford Primary School</b><br/>Ofsted Rating: Outstanding   Pupils: 148   Distance:2.33</p>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10 Churchill Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 205   Distance:2.49</p>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11 Burrington Church of England Primary School</b><br/>Ofsted Rating: Good   Pupils: 101   Distance:2.7</p>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12 Weare Academy First School</b><br/>Ofsted Rating: Good   Pupils: 165   Distance:3.23</p>                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13 Banwell Primary School</b><br/>Ofsted Rating: Good   Pupils: 127   Distance:3.44</p>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14 Draycott &amp; Rodney Stoke Church of England First School</b><br/>Ofsted Rating: Good   Pupils: 72   Distance:3.74</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15 Blagdon Primary School</b><br/>Ofsted Rating: Good   Pupils: 99   Distance:3.85</p>                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16 Wrington Church of England Primary School</b><br/>Ofsted Rating: Outstanding   Pupils: 208   Distance:4.27</p>          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

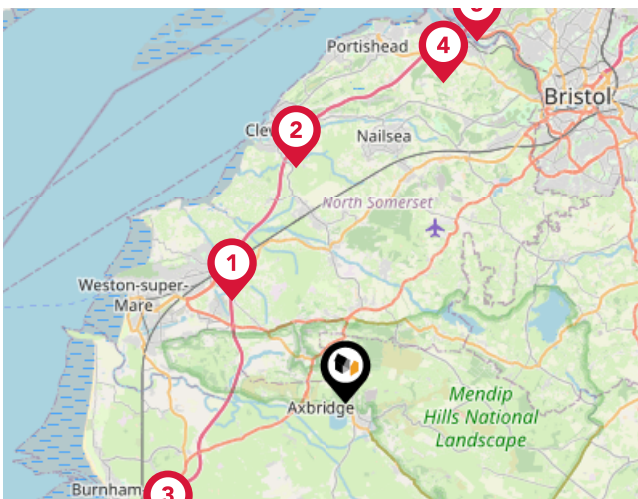
# Area Transport (National)

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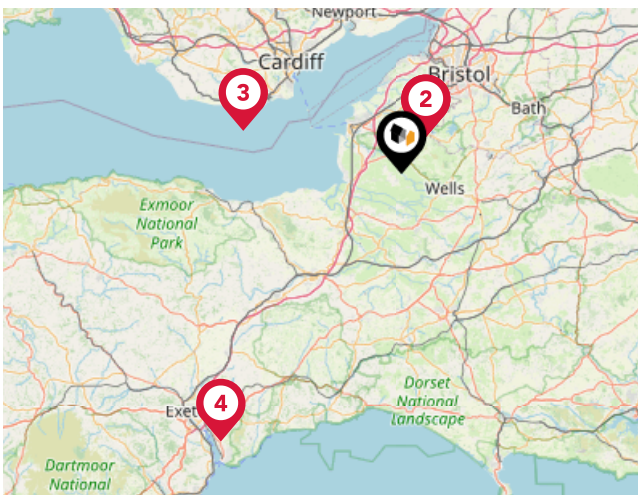
## National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Yatton Rail Station        | 6.08 miles |
| 2   | Worle Rail Station         | 6.11 miles |
| 3   | Weston Milton Rail Station | 6.98 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J21 | 5.69 miles  |
| 2   | M5 J20 | 8.95 miles  |
| 3   | M5 J22 | 8.13 miles  |
| 4   | M5 J19 | 12.44 miles |
| 5   | M5 J18 | 14.3 miles  |



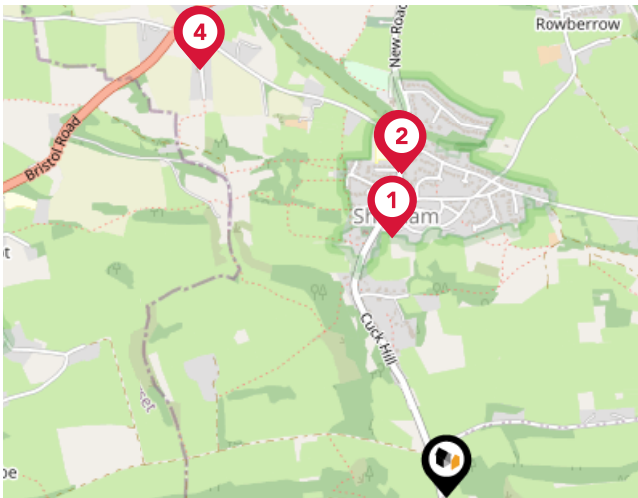
## Airports/Helipads

| Pin | Name            | Distance    |
|-----|-----------------|-------------|
| 1   | Bristol Airport | 6.72 miles  |
| 2   | Felton          | 6.72 miles  |
| 3   | Cardiff Airport | 24.32 miles |
| 4   | Exeter Airport  | 48.03 miles |

# Area

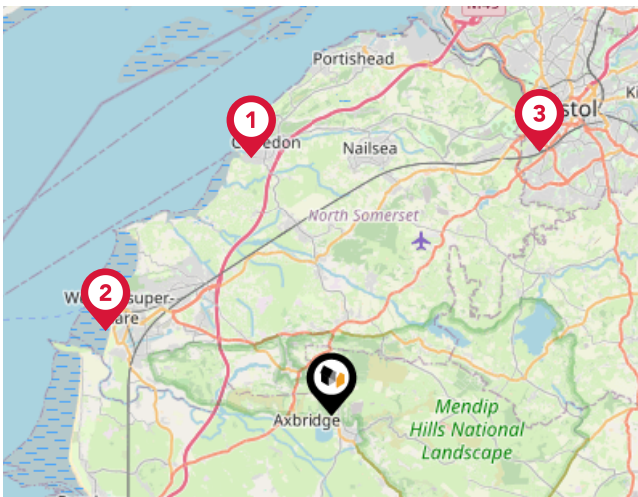
## Transport (Local)

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### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | The Miners Arms  | 0.62 miles |
| 2   | The Bus Shelter  | 0.76 miles |
| 3   | Turnpike Cottage | 0.76 miles |
| 4   | Horseleaze Lane  | 1.15 miles |
| 5   | Elm Close        | 1.15 miles |



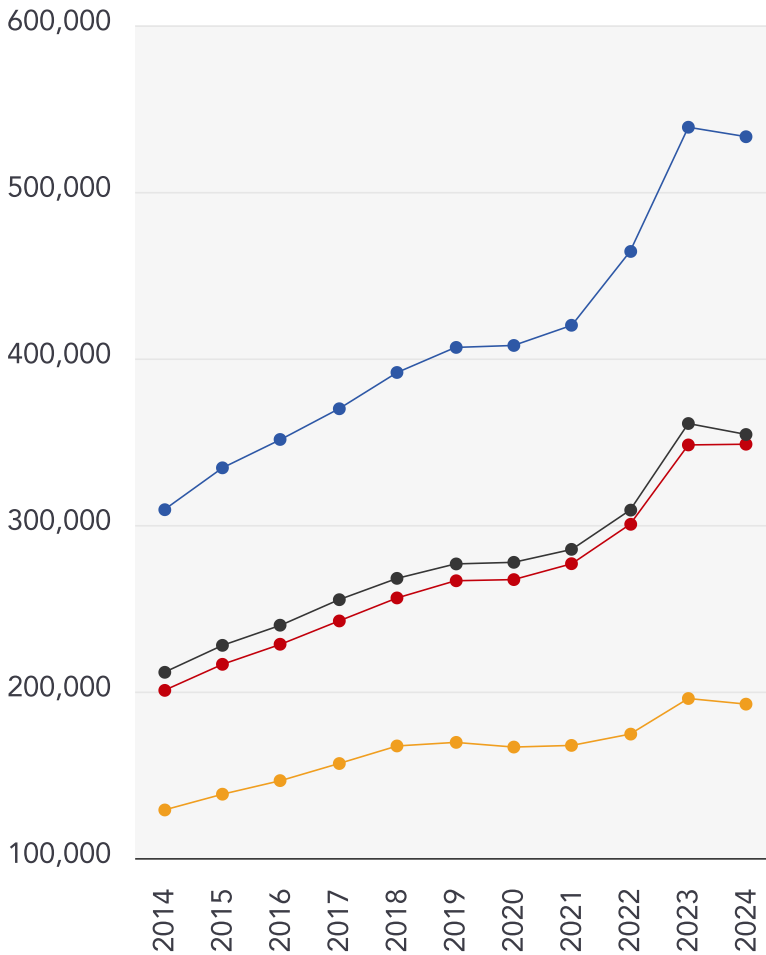
### Ferry Terminals

| Pin | Name                                     | Distance    |
|-----|--|-------------|
| 1   | Clevedon Pier                            | 10.03 miles |
| 2   | Weston-super-Mare<br>Knightstone Harbour | 8.92 miles  |
| 3   | Nova Scotia Ferry Landing                | 12.47 miles |

# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BS25



Detached

**+72.44%**

Terraced

**+67.5%**

Semi-Detached

**+73.65%**

Flat

**+49.31%**



COOPER  
AND  
TANNER

### Cooper and Tanner

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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 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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