



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th August 2025



13, BEECH ROAD, SHIPHAM, WINSCOMBE, BS25 1SA

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

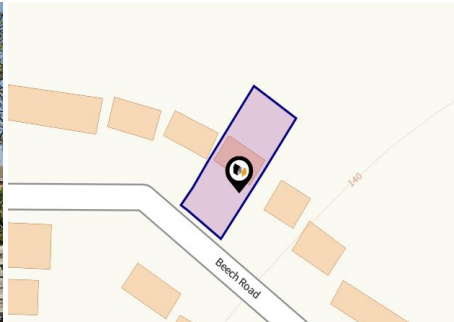
cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,560 ft ² / 145 m ²
Plot Area:	0.18 acres
Council Tax :	Band E
Annual Estimate:	£2,981
Title Number:	ST317668
UPRN:	100040917138

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)

10	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

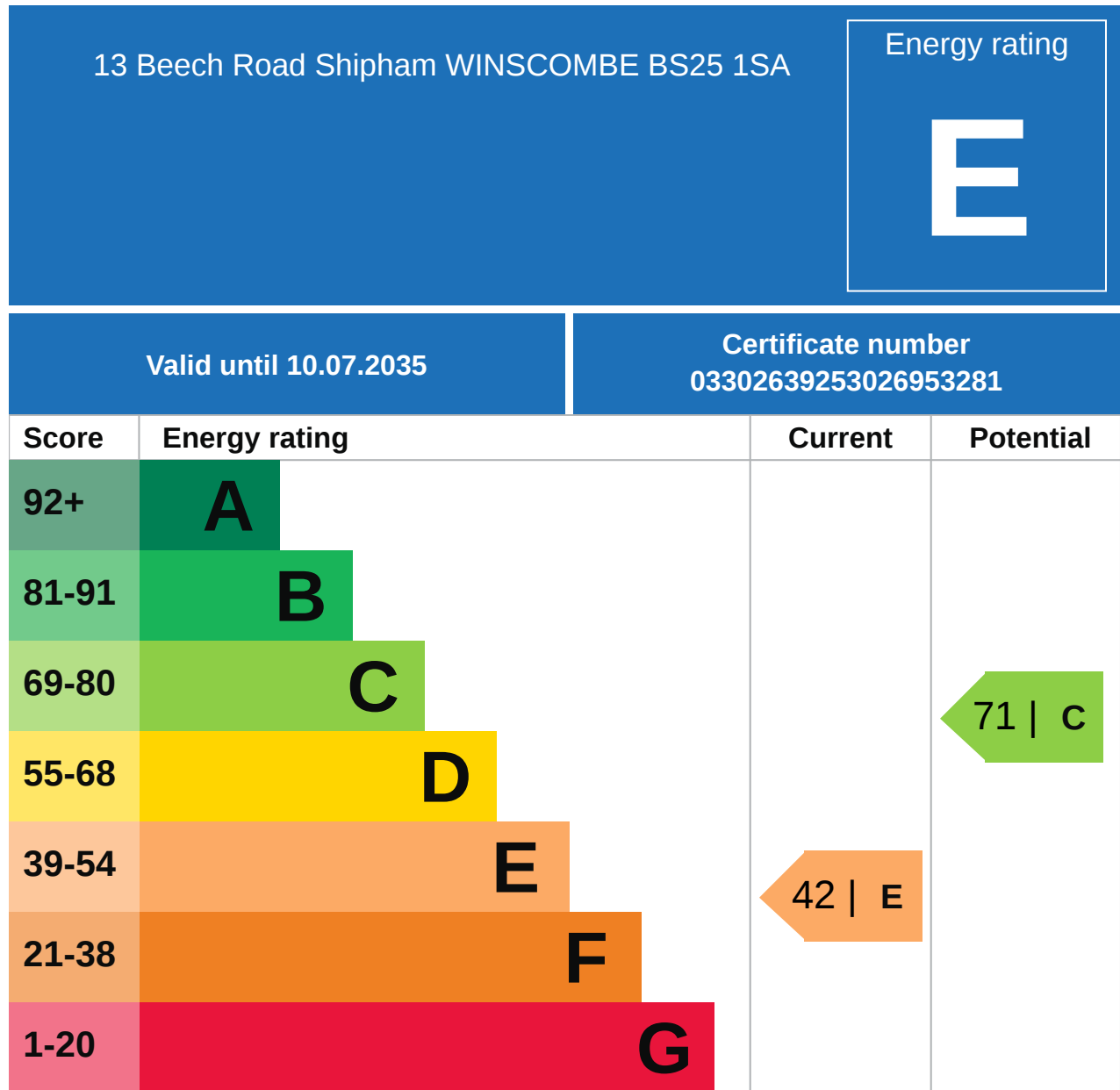


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

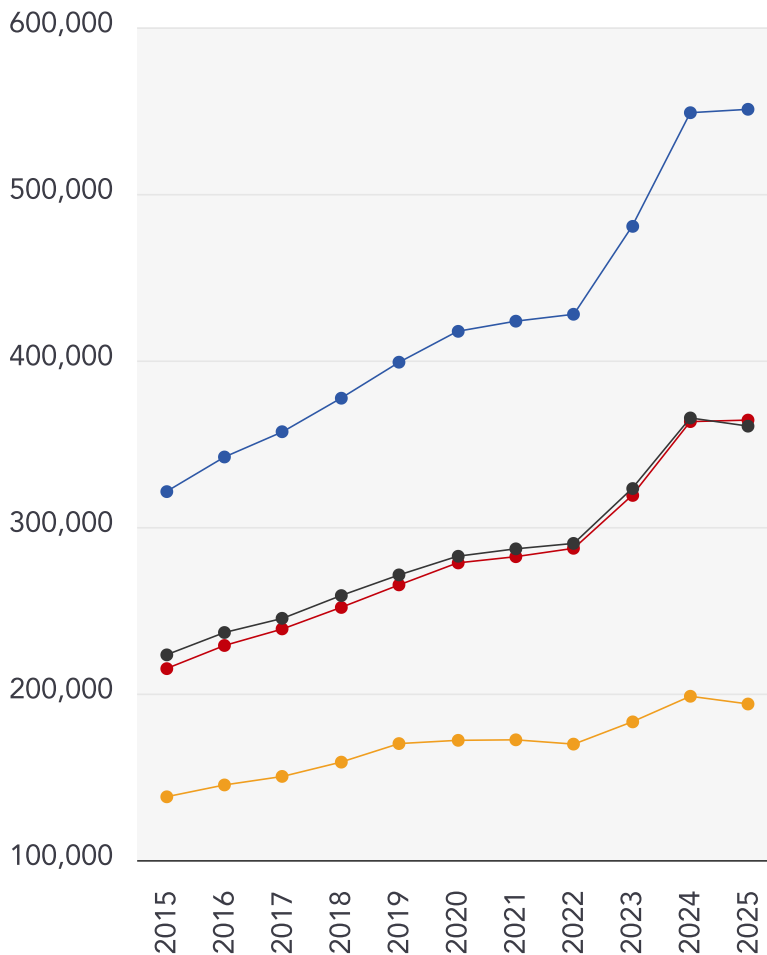
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	145 m ²

Market

House Price Statistics

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



Detached

+71.47%

Terraced

+61.53%

Semi-Detached

+69.44%

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.

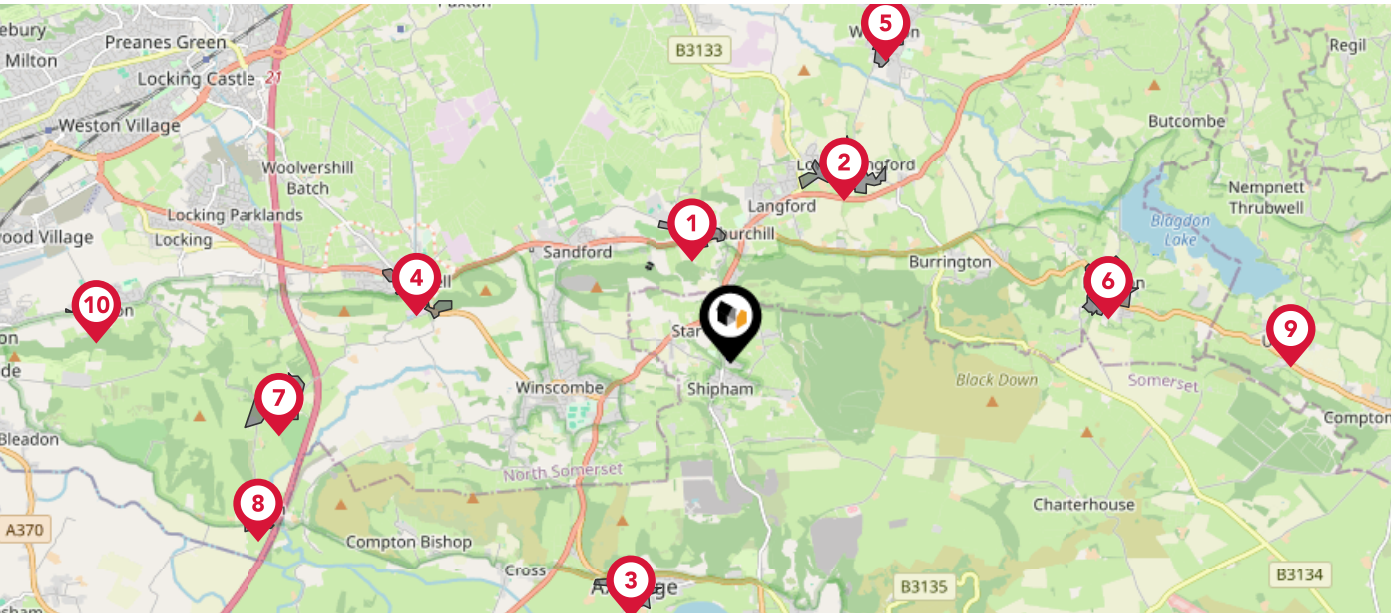
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

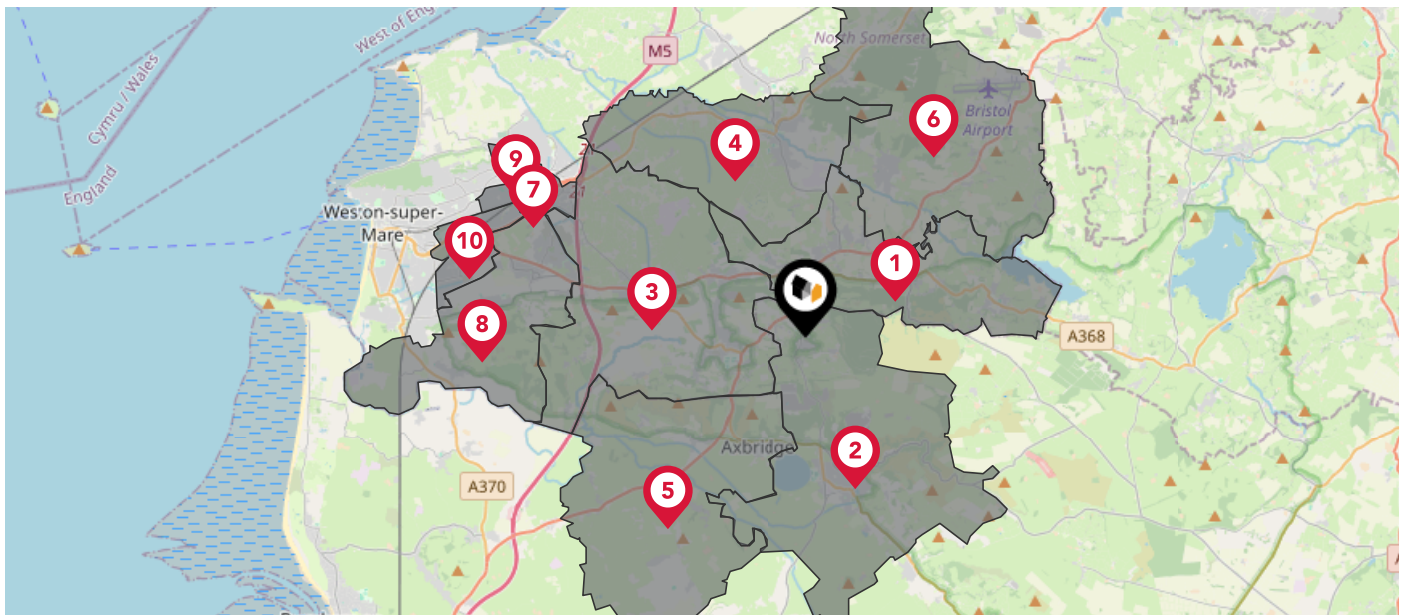
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Churchill
2	Lower Langford
3	Axbridge
4	Banwell
5	Wroughton
6	Blagdon
7	Chirston
8	Loxton
9	Ubley
10	Hutton

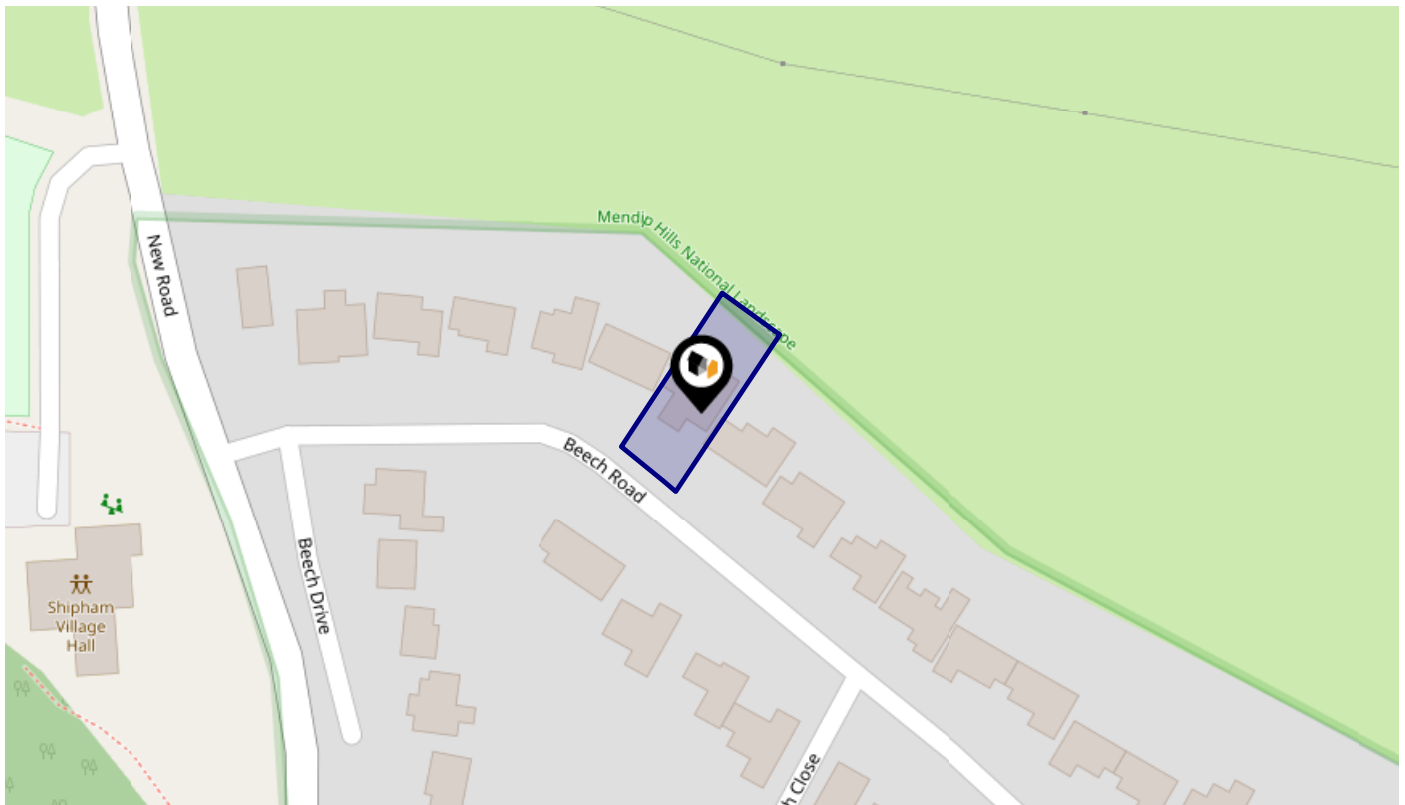
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Blagdon & Churchill Ward
- 2 Cheddar and Shipham Ward
- 3 Banwell & Winscombe Ward
- 4 Congresbury & Puxton Ward
- 5 Axevale Ward
- 6 Wrington Ward
- 7 Weston-super-Mare South Worle Ward
- 8 Hutton & Locking Ward
- 9 Weston-super-Mare Mid Worle Ward
- 10 Weston-super-Mare Winterstoke 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:

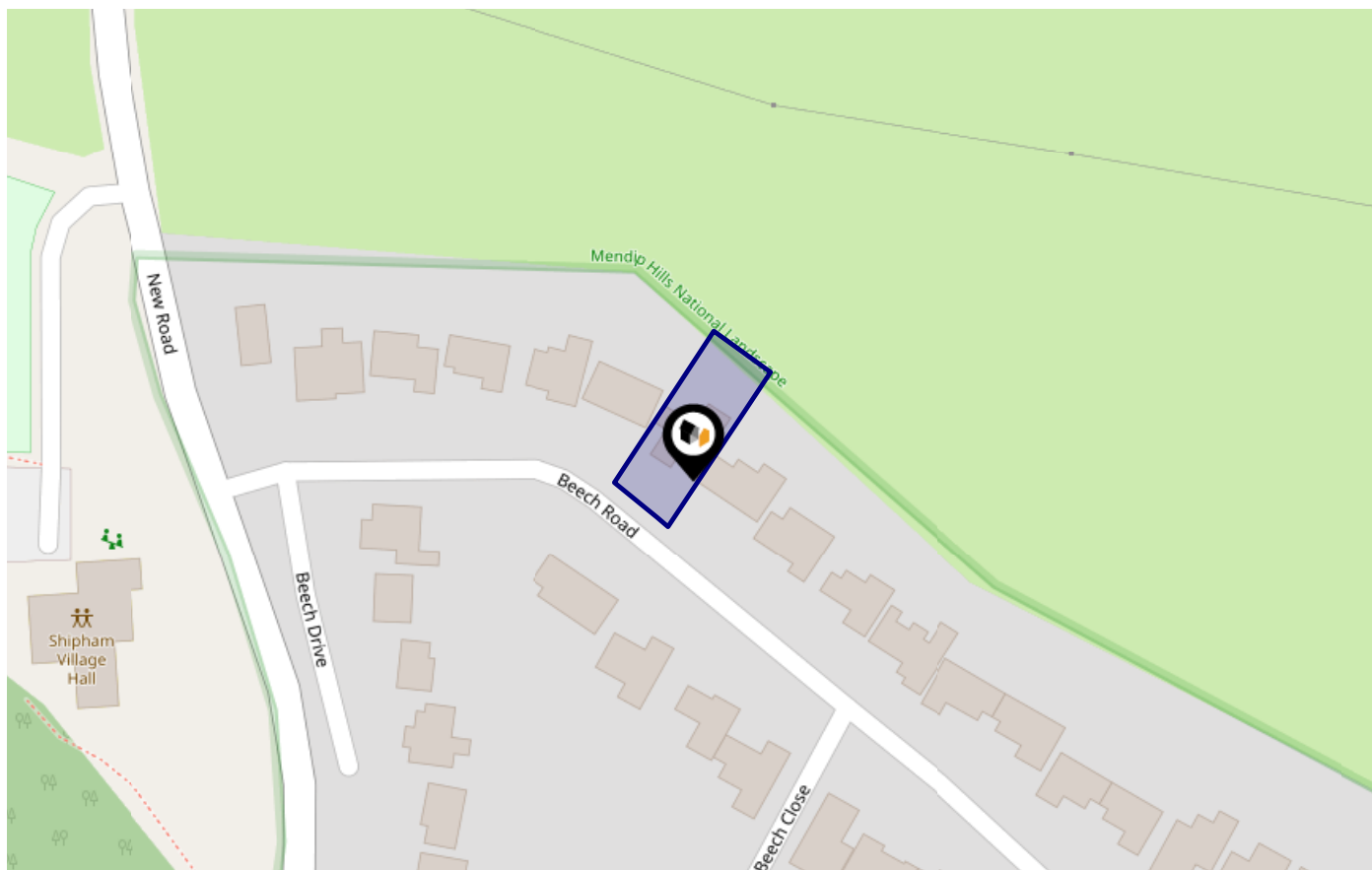
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

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.

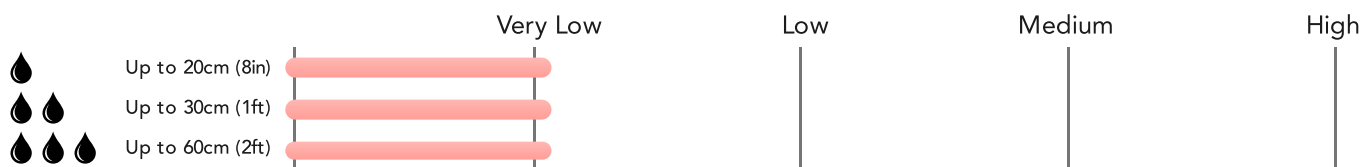


Risk Rating: Very low

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:

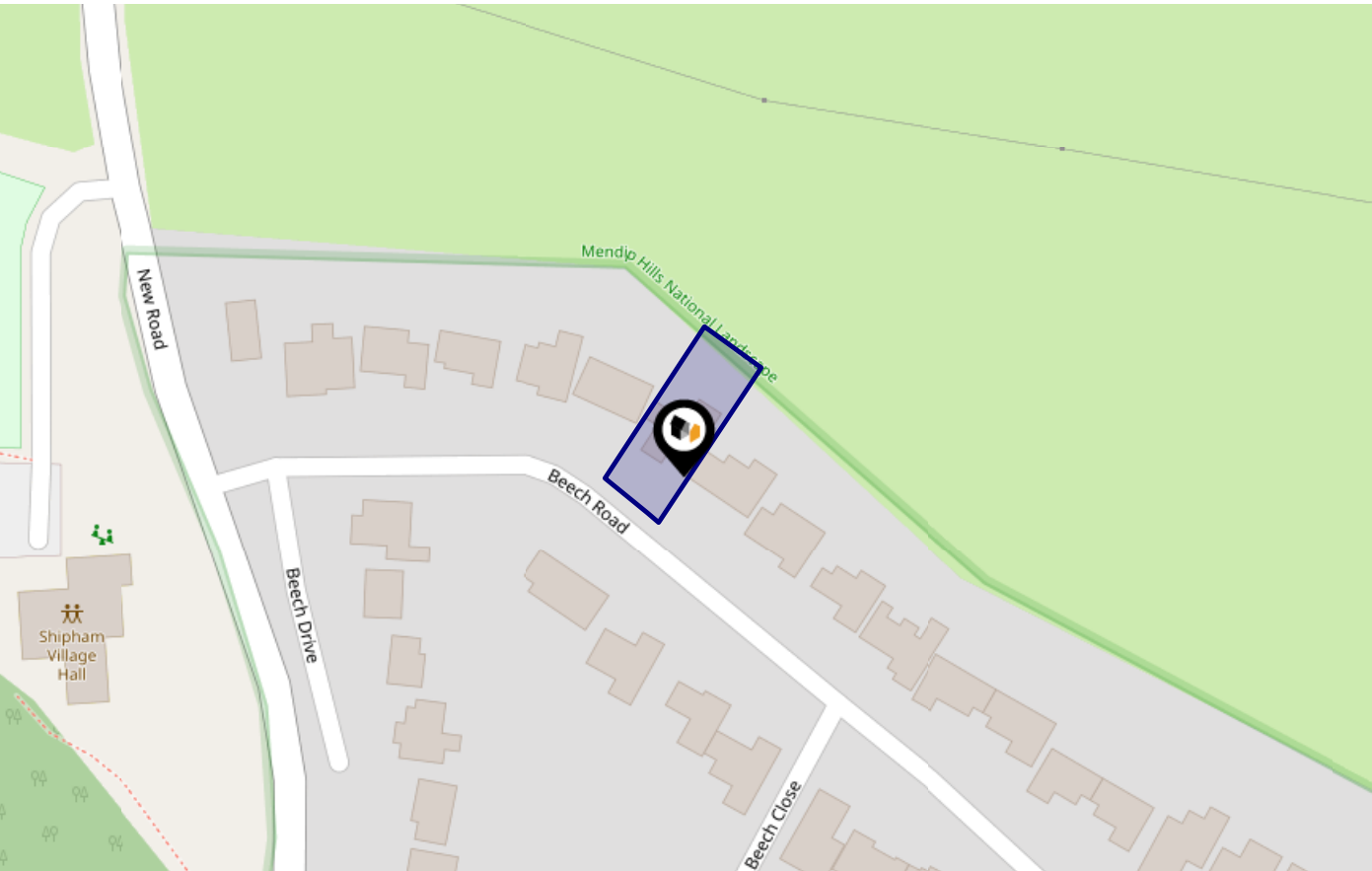


Flood Risk

Rivers & Seas - Climate Change

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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.

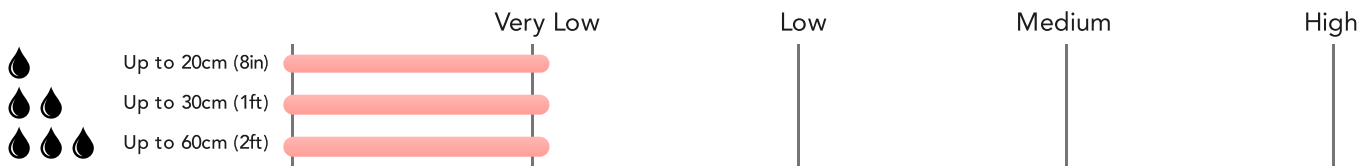


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Chance of flooding to the following depths at this property:

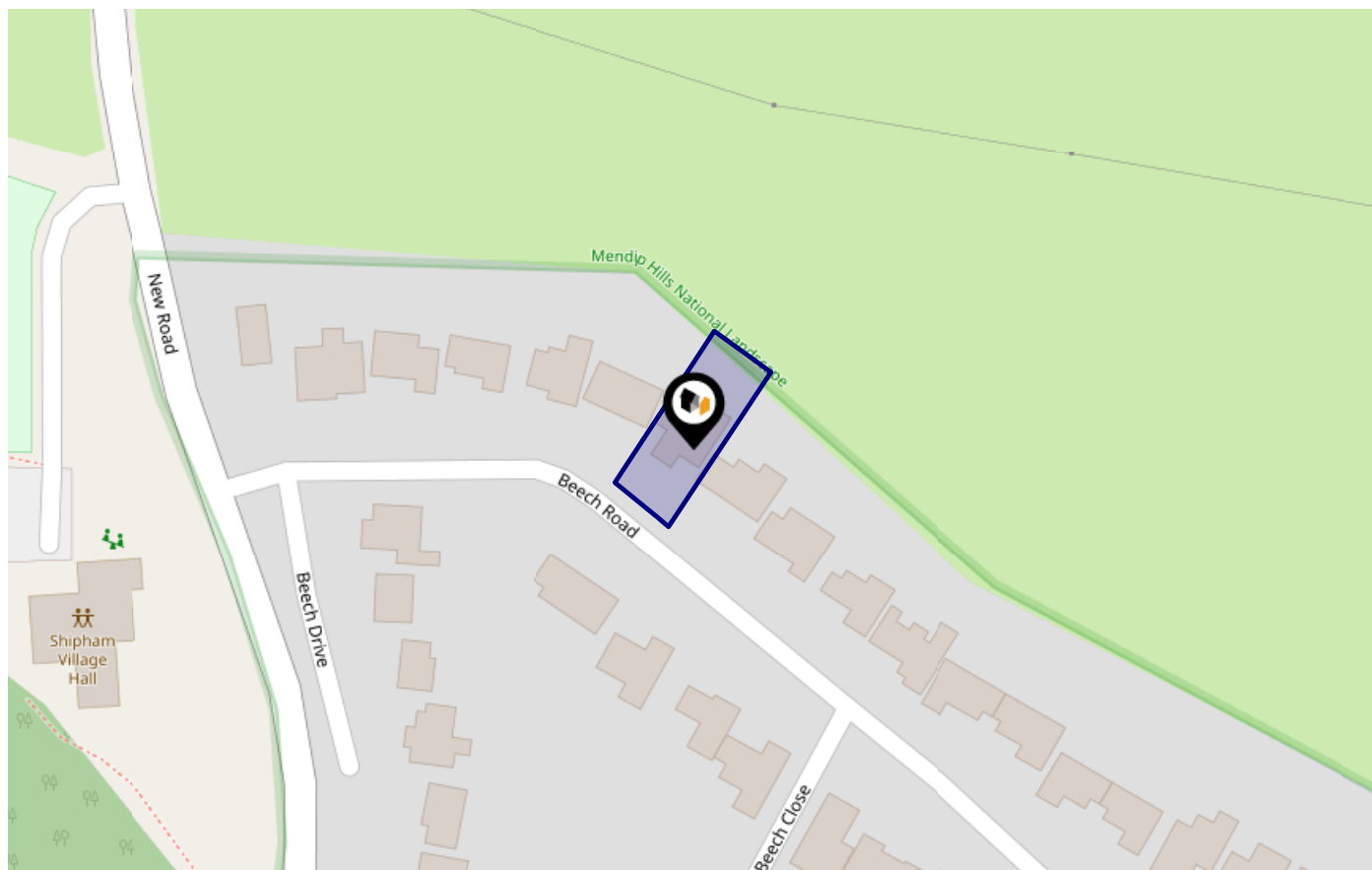


Flood Risk

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.

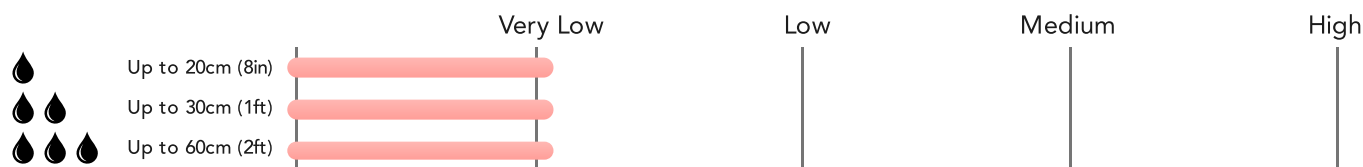


Risk Rating: Very low

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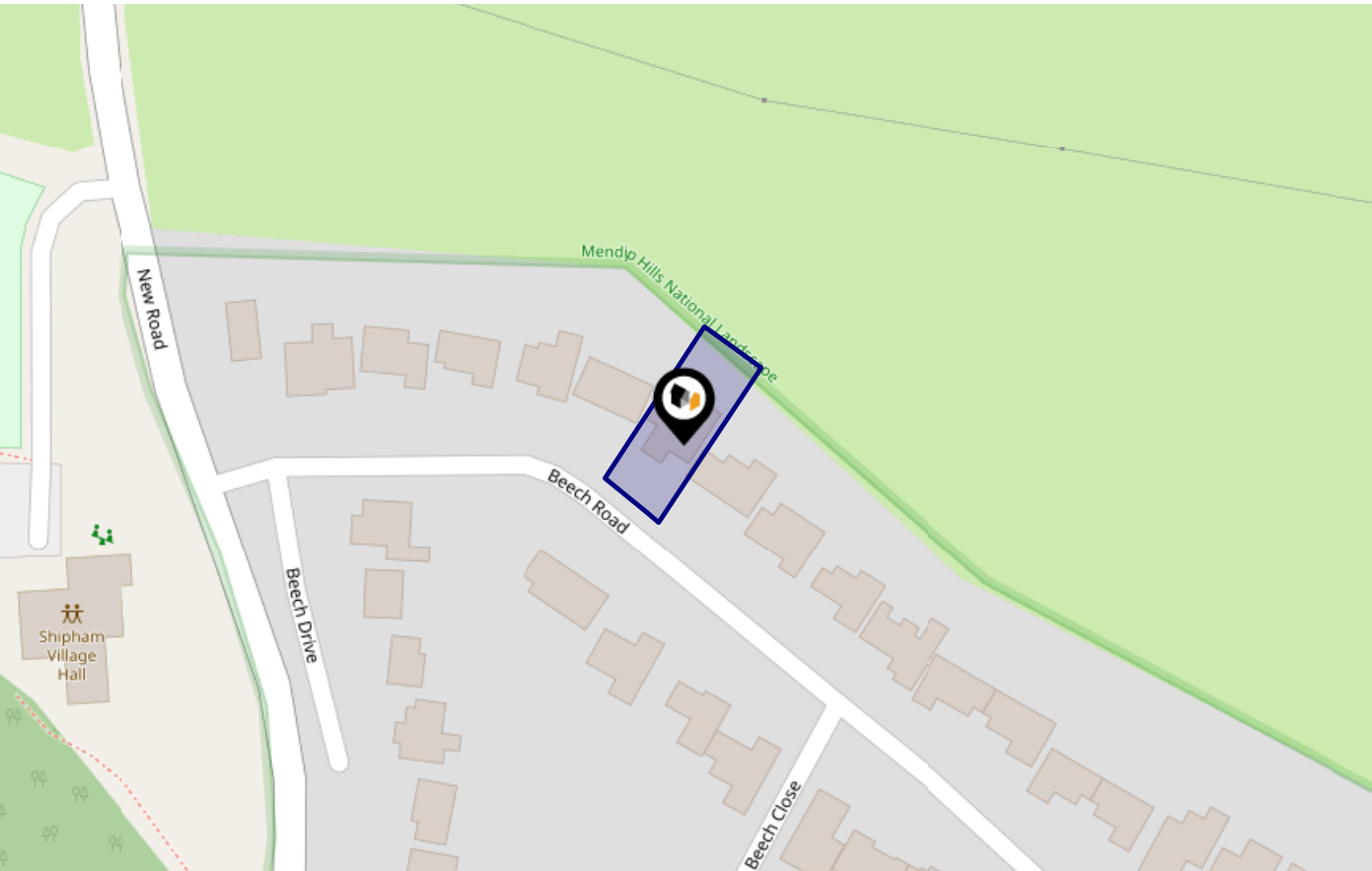
Chance of flooding to the following depths at this property:



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.

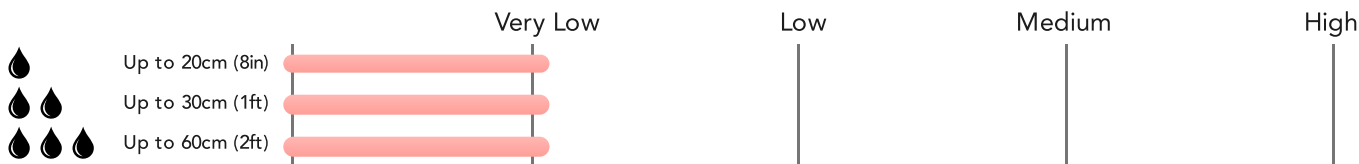


Risk Rating: Very low

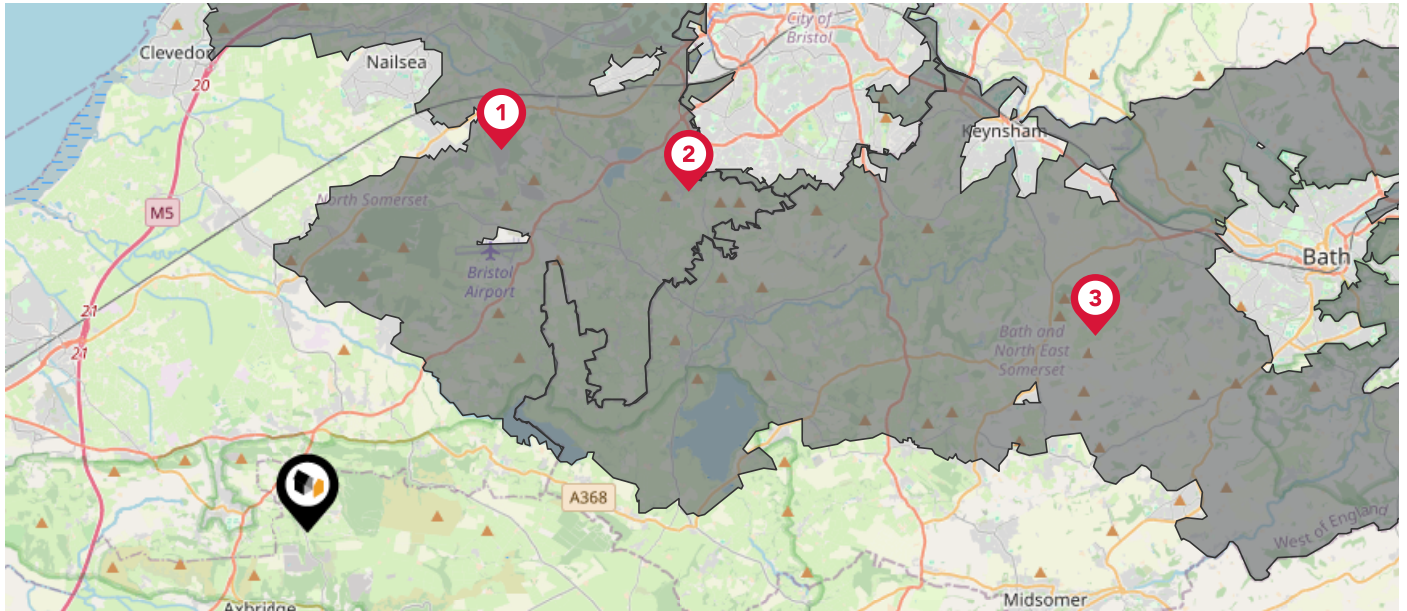
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Bristol, City of



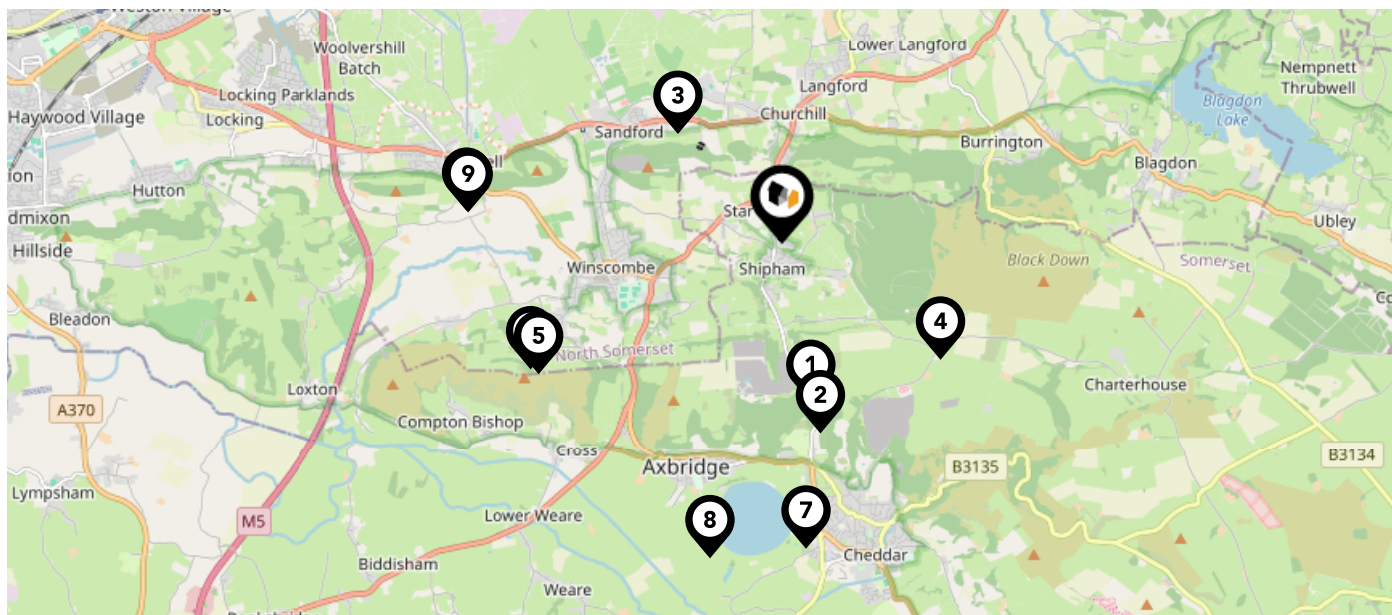
Bath and Bristol Green Belt - Bath and North East Somerset

Maps

Landfill Sites

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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

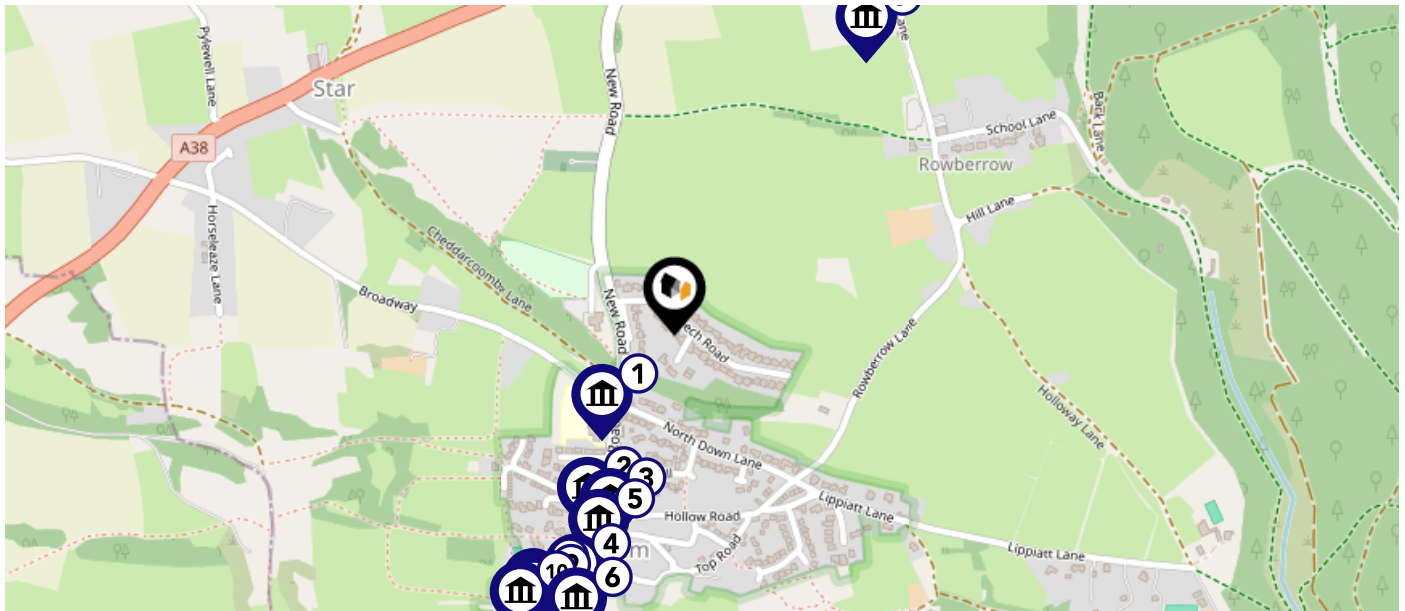
1	Shiphams Quarry-Shiphams	Historic Landfill	
2	Shiphams Quarry-Shiphams	Historic Landfill	
3	Land at Churchill Green-Churchill, Near Bristol	Historic Landfill	
4	Tynings Farm, Shiphams-Shiphams	Historic Landfill	
5	Barton Drove-Winscombe, Bristol	Historic Landfill	
6	Broad Knoll-Barton Drove, Winscombe, Bristol	Historic Landfill	
7	Land adjoining playing fields-Sharphams Road, Cheddar	Historic Landfill	
8	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill	
9	Banwell Quarry-Wint Hill, Banwell, Weston-Super-Mare, Bristol	Historic Landfill	
10	Banwell Quarry-Banwell, Weston-super-mare, Somerset	Historic Landfill	

Maps

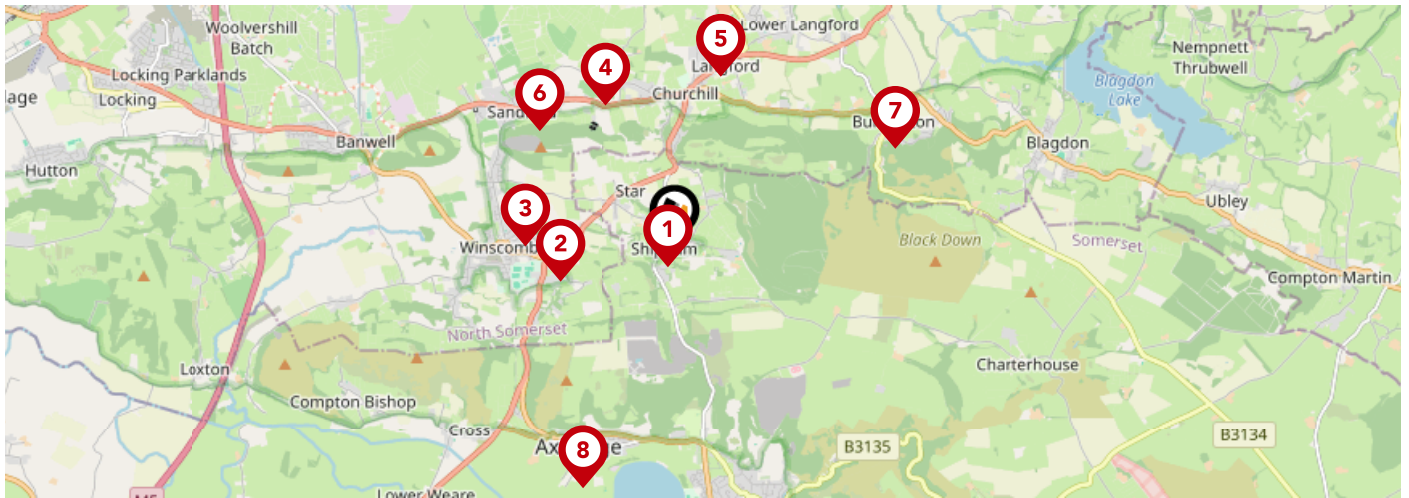
Listed Buildings

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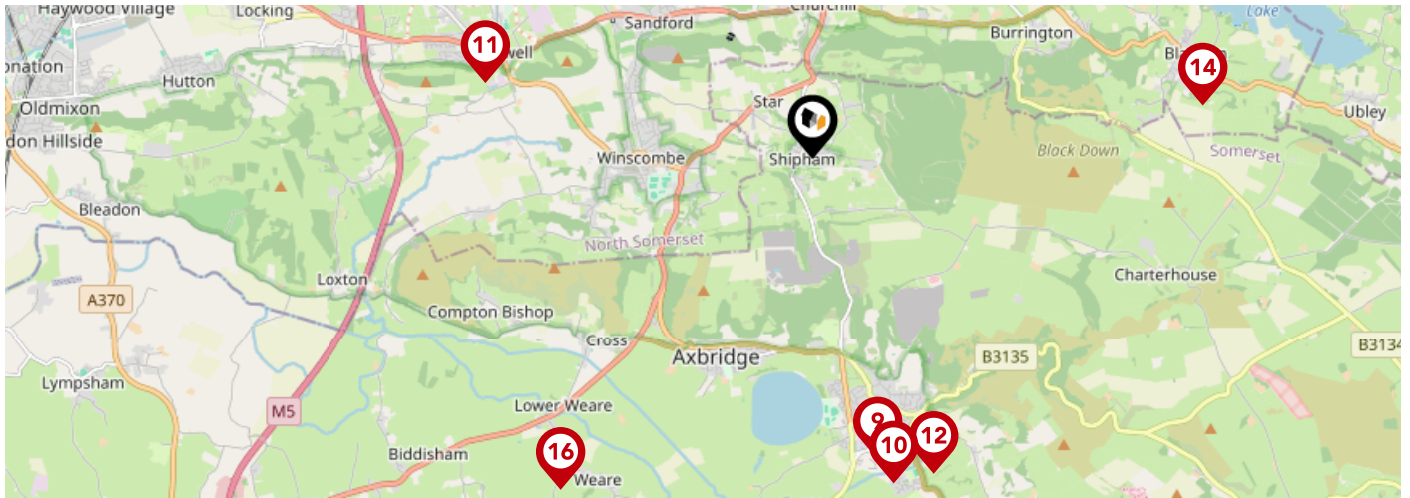
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1059086 - Turnpike Cottage	Grade II	0.1 miles
 1059088 - Bay Tree House	Grade II	0.2 miles
 1344908 - Little Manor And Forecourt Railings	Grade II	0.2 miles
 1059089 - Pair Of Gate Piers At Ngr St 4439 5745	Grade II	0.3 miles
 1441614 - Shipham War Memorial	Grade II	0.3 miles
 1296025 - Calamine Processor At Ngr St 4439 5739	Grade II	0.4 miles
 1059087 - The Old Rectory	Grade II	0.4 miles
 1173932 - Church Of St Leonard	Grade II	0.4 miles
 1344909 - Chest Tomb To Amelia Day In Churchyard, 5 Metres South Of Nave, Church Of St Leonard	Grade II	0.4 miles
 1173867 - The Manor	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Shiphams Church of England First School Ofsted Rating: Good Pupils: 91 Distance: 0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance: 1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Winscombe Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance: 1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance: 2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance: 2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

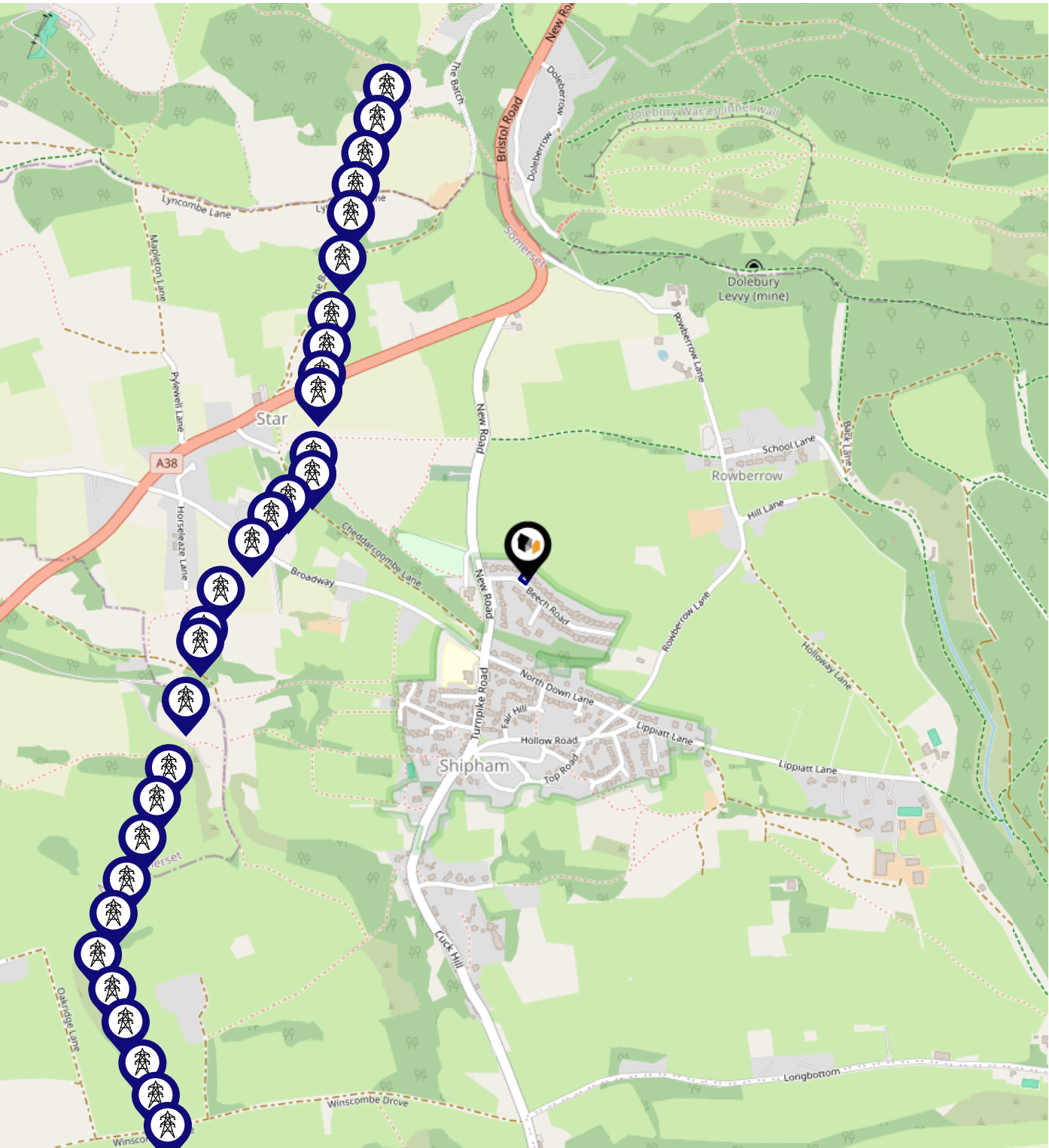


		Nursery	Primary	Secondary	College	Private
9	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Banwell Primary School Ofsted Rating: Good Pupils: 127 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Wroughton Church of England Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

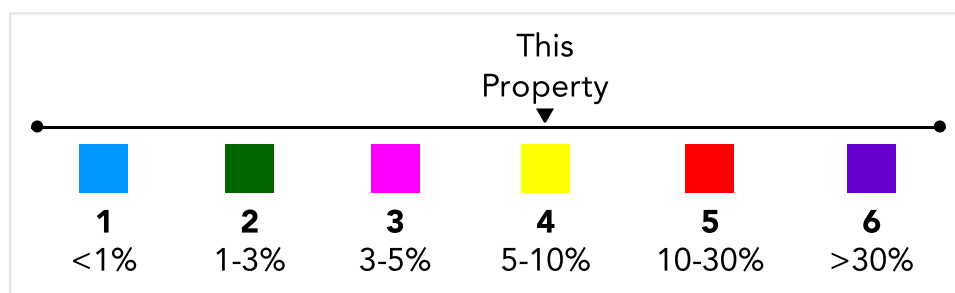
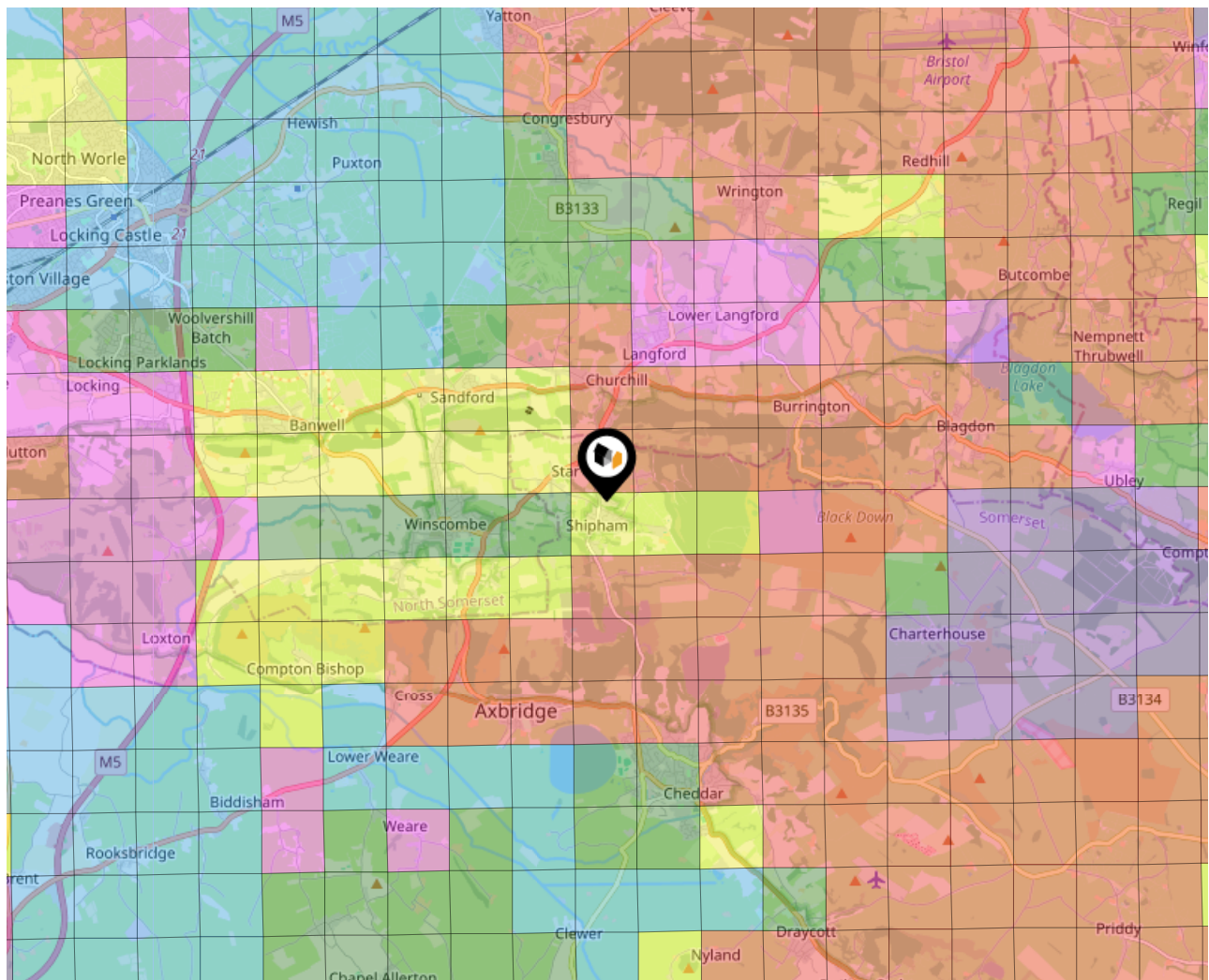
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- Key:**
-  Power Pylons
 -  Communication Masts

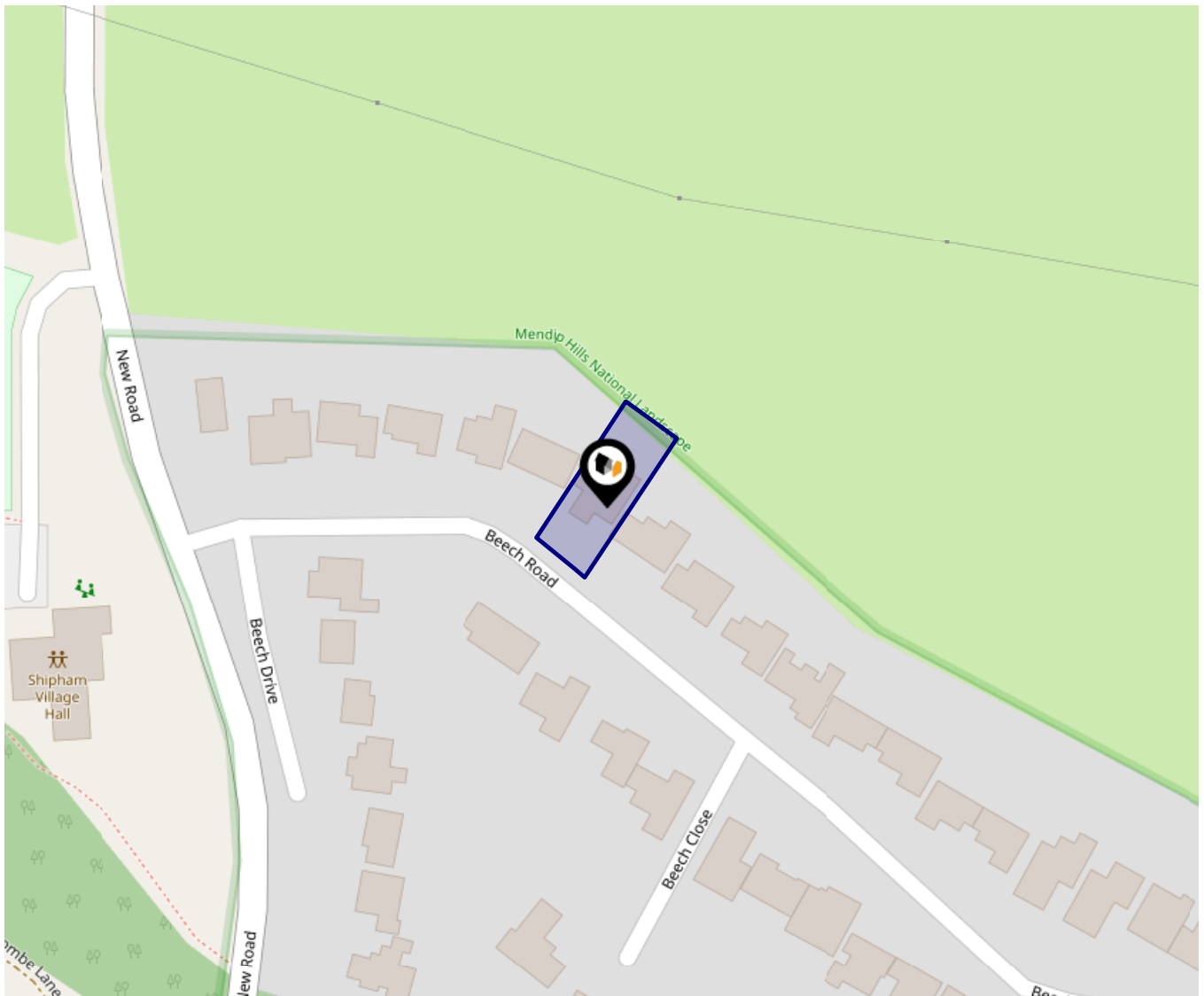
What is Radon?

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).



Local Area Road Noise

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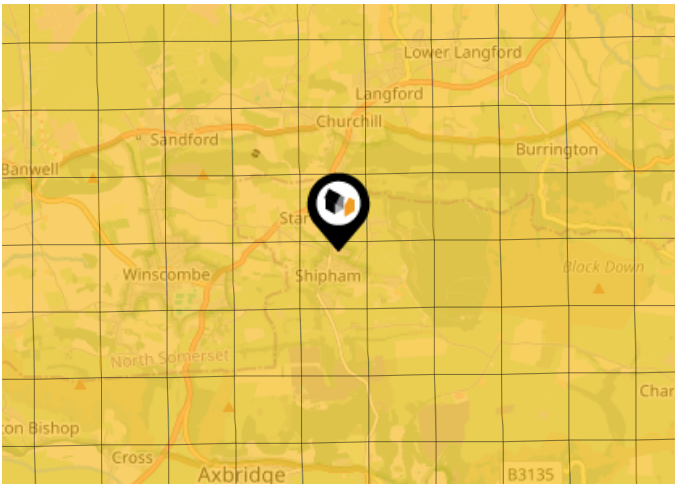
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

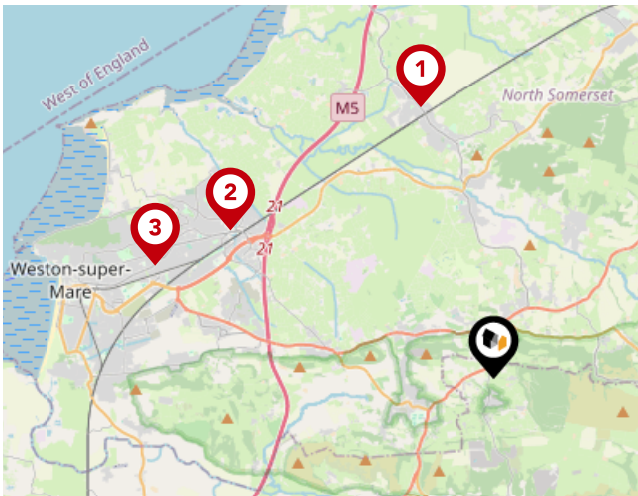


Primary Classifications (Most Common Clay Types)

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

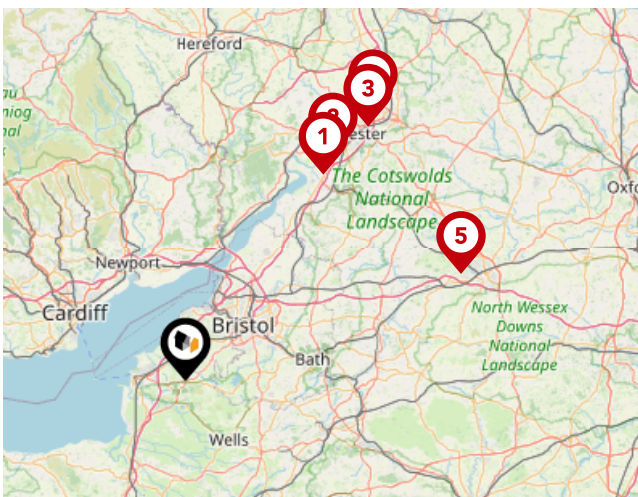
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	5.23 miles
2	Worle Rail Station	5.6 miles
3	Weston Milton Rail Station	6.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.69 miles
2	M5 J12	39.8 miles
3	M5 J11A	46.08 miles
4	M5 J11	48.31 miles
5	M4 J16	43.61 miles



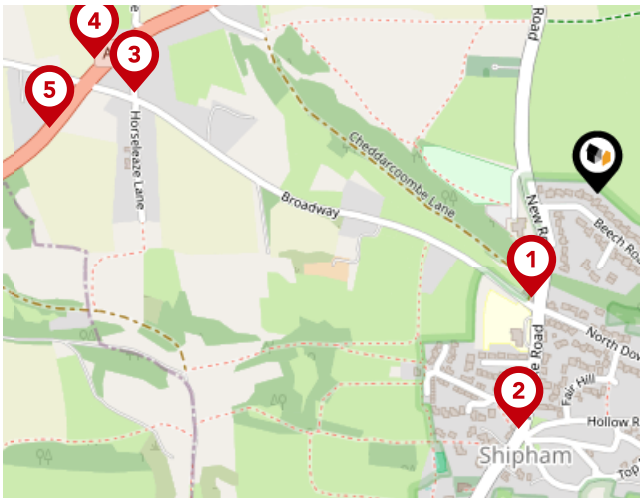
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	6.03 miles
2	Felton	6.03 miles
3	Cardiff Airport	24.07 miles
4	Staverton	48.32 miles

Area

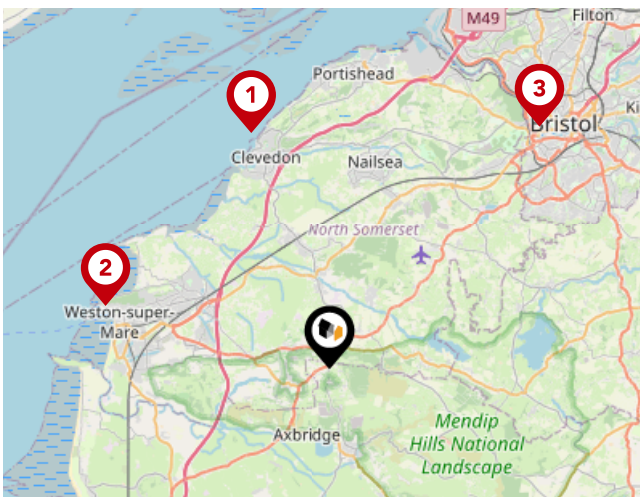
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Turnpike Cottage	0.14 miles
2	The Miners Arms	0.29 miles
3	Horseleaze Lane	0.55 miles
4	Boadway Junction	0.6 miles
5	Bus Shelter	0.64 miles



Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	9.19 miles
2	Weston-super-Mare Knightstone Harbour	8.61 miles
3	Nova Scotia Ferry Landing	11.82 miles

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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 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.



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