



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



## KITES CROFT, WESTBURY SUB MENDIP, WELLS, BA5

### Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

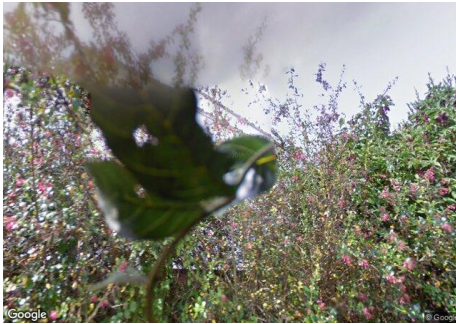
cheddar@cooperandtanner.co.uk

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# Property Overview

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## Property

**Type:** Detached  
**Bedrooms:** 5  
**Plot Area:** 0.38 acres  
**Council Tax :** Band F  
**Annual Estimate:** £3,275  
**Title Number:** WS37530

**Tenure:** Freehold

## Local Area

**Local Authority:** Somerset  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas No Risk  
● Surface Water Very Low

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

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>18</b><br>mb/s | <b>72</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

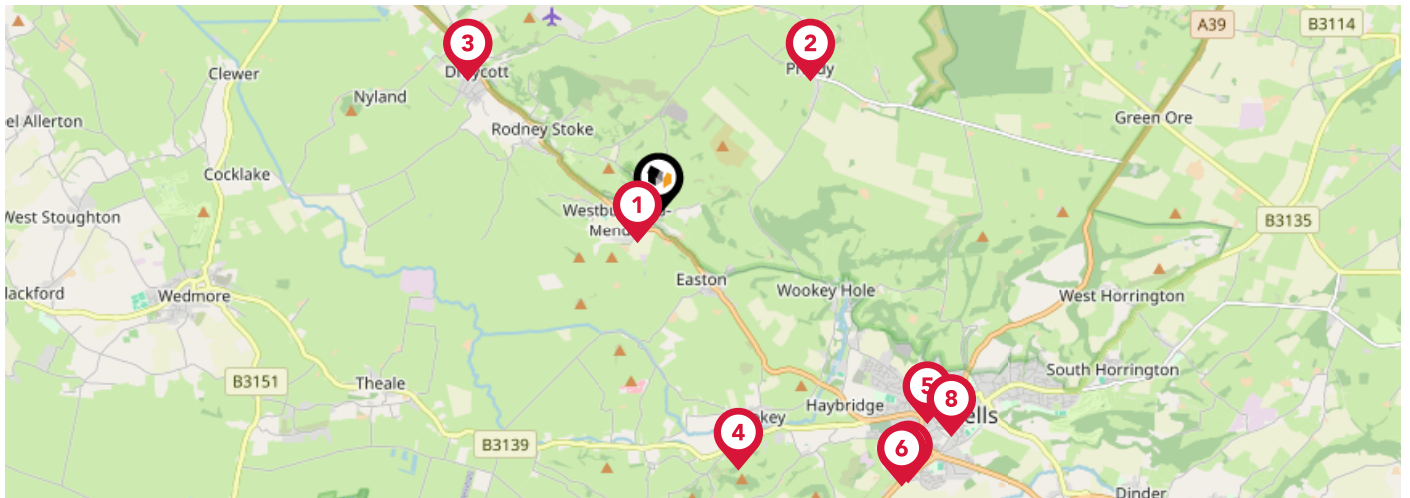
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Planning records for: *Kites Croft, Westbury Sub Mendip, Wells, BA5*

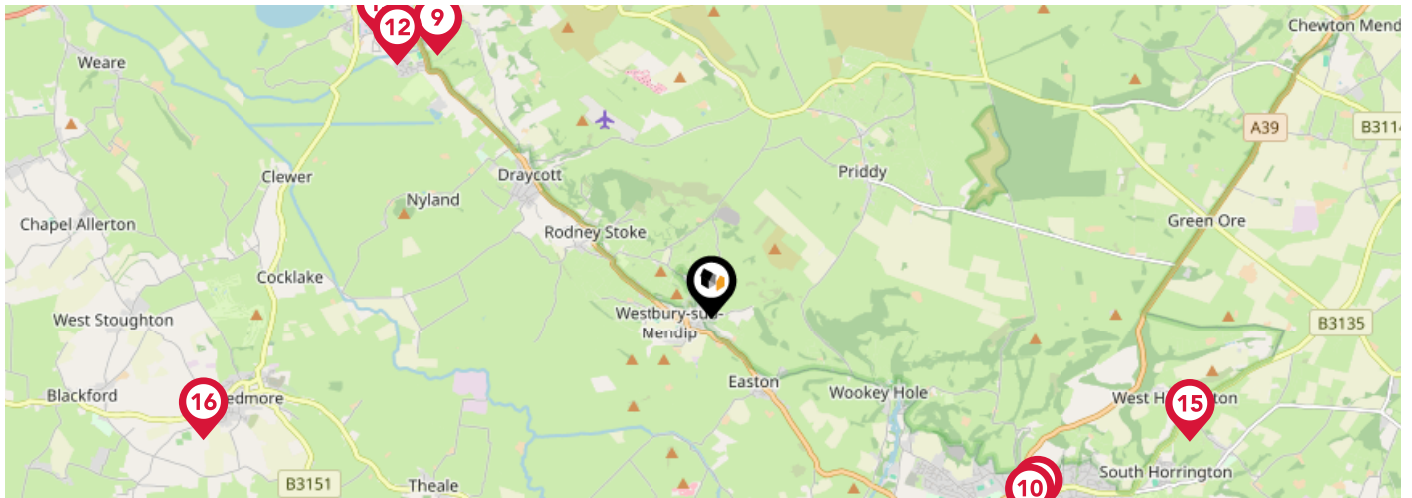
|   |
|---|
| <b>Reference - 085498/005</b>                         |
| <b>Decision:</b> Approval with Conditions             |
| <b>Date:</b> 02nd April 2007                          |
| <b>Description:</b><br>Single storey extension. (DEL) |

# Area Schools

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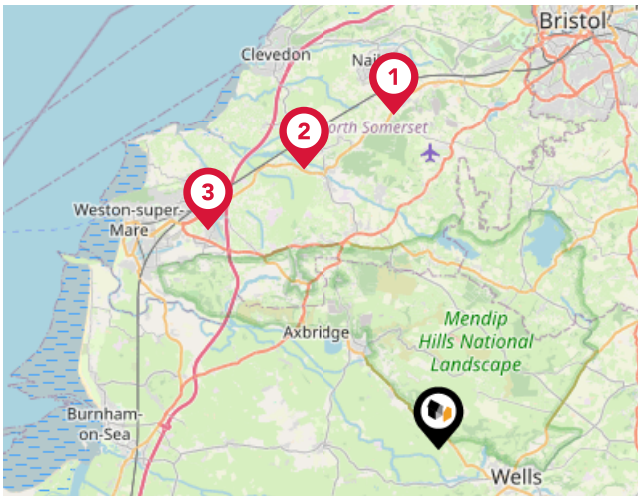
|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>St Lawrence's CofE Primary School</b><br/>Ofsted Rating: Good   Pupils: 49   Distance:0.31</p>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>Priddy Primary School</b><br/>Ofsted Rating: Good   Pupils: 40   Distance:1.89</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Draycott &amp; Rodney Stoke Church of England First School</b><br/>Ofsted Rating: Good   Pupils: 72   Distance:2.17</p>      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>Wookey Primary School</b><br/>Ofsted Rating: Good   Pupils: 97   Distance:2.47</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>The Blue School</b><br/>Ofsted Rating: Good   Pupils: 1434   Distance:3.16</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>St Cuthbert's CofE Junior School</b><br/>Ofsted Rating: Good   Pupils: 174   Distance:3.37</p>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>St Cuthbert's Church of England Academy Infants and Pre-School</b><br/>Ofsted Rating: Good   Pupils: 172   Distance:3.39</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>St Joseph and St Teresa Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 149   Distance:3.39</p>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Fairlands Middle School</b><br>Ofsted Rating: Good   Pupils: 434   Distance:3.53                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Wells Cathedral School</b><br>Ofsted Rating: Not Rated   Pupils: 780   Distance:3.53               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Stoberry Park School</b><br>Ofsted Rating: Good   Pupils: 318   Distance:3.55                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>The Kings of Wessex Academy</b><br>Ofsted Rating: Good   Pupils: 1045   Distance:3.75              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Cheddar First School</b><br>Ofsted Rating: Good   Pupils: 333   Distance:4.01                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Coxley Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 64   Distance:4.18      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Horrington Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 102   Distance:4.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Wedmore First School Academy</b><br>Ofsted Rating: Good   Pupils: 186   Distance:4.85              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

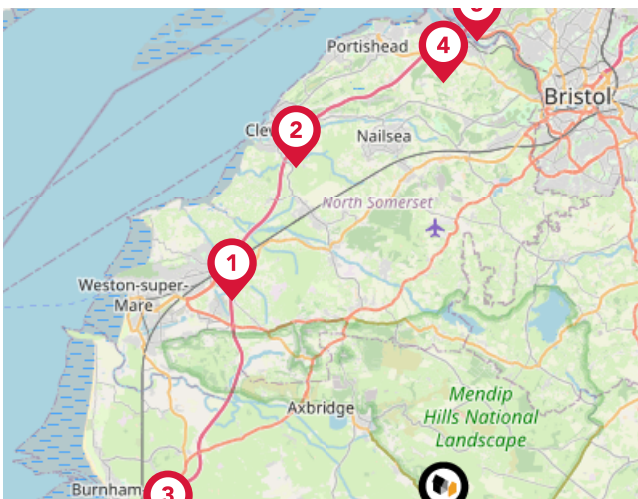
# Area Transport (National)

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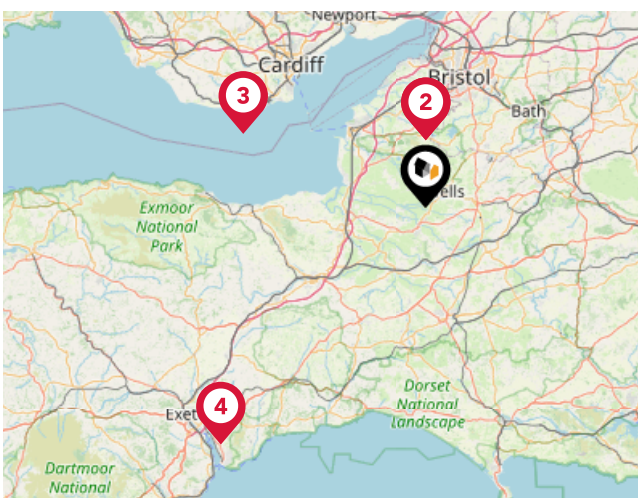
## National Rail Stations

| Pin | Name                            | Distance    |
|-----|---------------------------------|-------------|
| 1   | Nailsea & Backwell Rail Station | 12.5 miles  |
| 2   | Yatton Rail Station             | 11.56 miles |
| 3   | Worle Rail Station              | 11.8 miles  |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J21 | 11.44 miles |
| 2   | M5 J20 | 14.35 miles |
| 3   | M5 J22 | 10.24 miles |
| 4   | M5 J19 | 16.39 miles |
| 5   | M5 J18 | 17.98 miles |

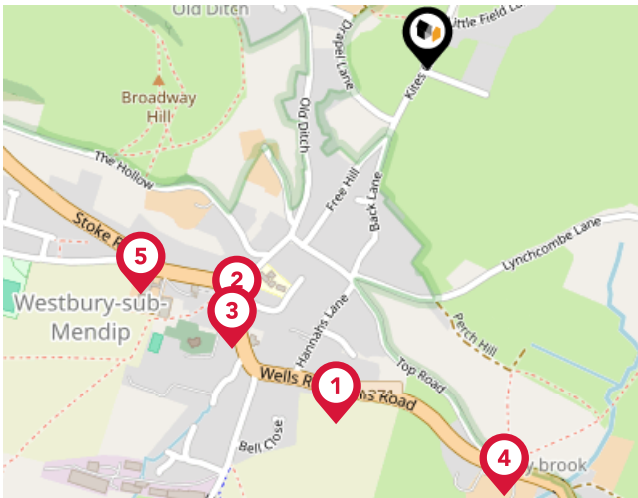


## Airports/Helipads

| Pin | Name            | Distance    |
|-----|-----------------|-------------|
| 1   | Bristol Airport | 10.12 miles |
| 2   | Felton          | 10.12 miles |
| 3   | Cardiff Airport | 29.23 miles |
| 4   | Exeter Airport  | 46.72 miles |

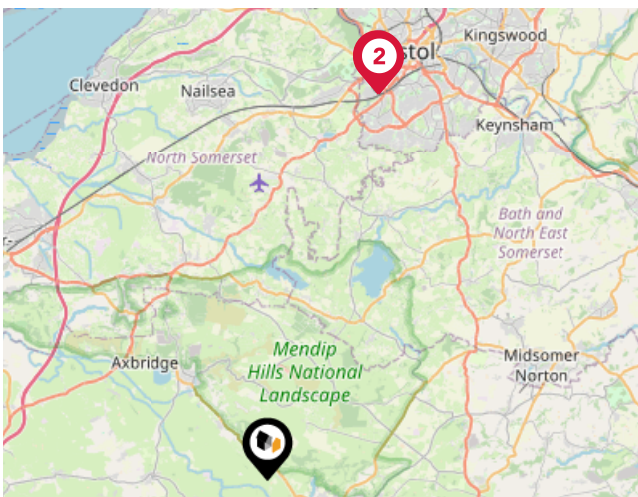
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Edenmount           | 0.42 miles |
| 2   | St. Lawrence Church | 0.36 miles |
| 3   | St. Lawrence Church | 0.39 miles |
| 4   | Top Road            | 0.5 miles  |
| 5   | Roughmoor Lane      | 0.42 miles |



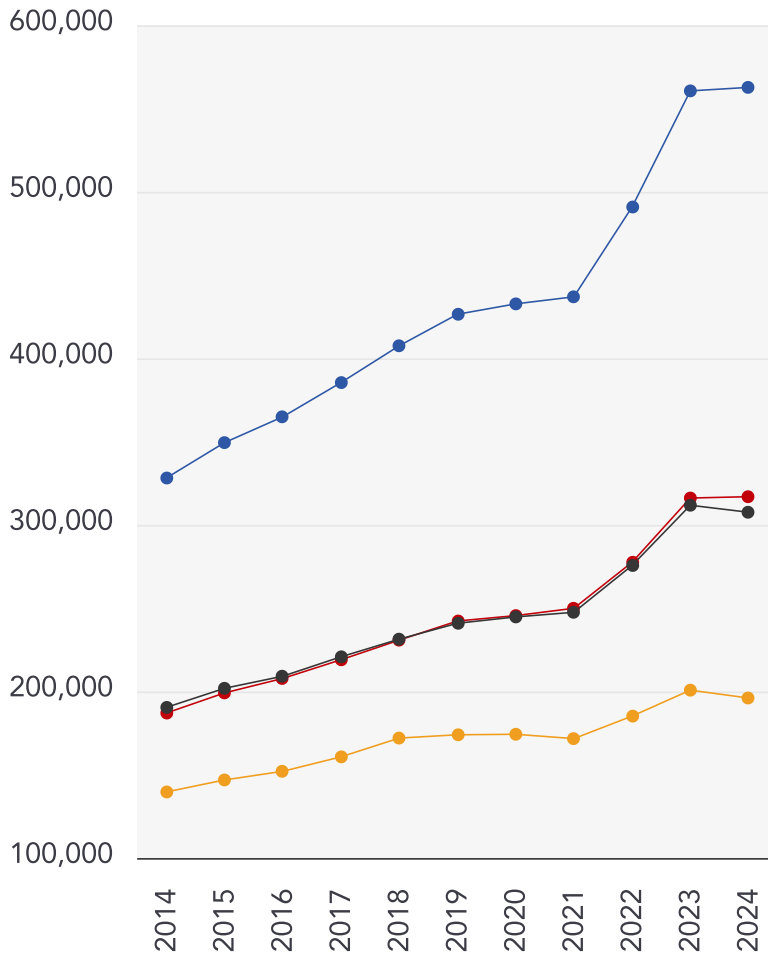
### Ferry Terminals

| Pin | Name                      | Distance    |
|-----|---------------------------|-------------|
| 1   | Nova Scotia Ferry Landing | 14.88 miles |
| 2   | The Cottage Ferry Landing | 14.87 miles |
| 3   | Pumphouse Ferry Landing   | 14.94 miles |

# Market House Price Statistics

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10 Year History of Average House Prices by Property Type in BA5



Detached

**+71.47%**

Semi-Detached

**+69.44%**

Terraced

**+61.53%**

Flat

**+40.39%**



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### Cooper and Tanner

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## 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

## 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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Valuation Office  
Agency

