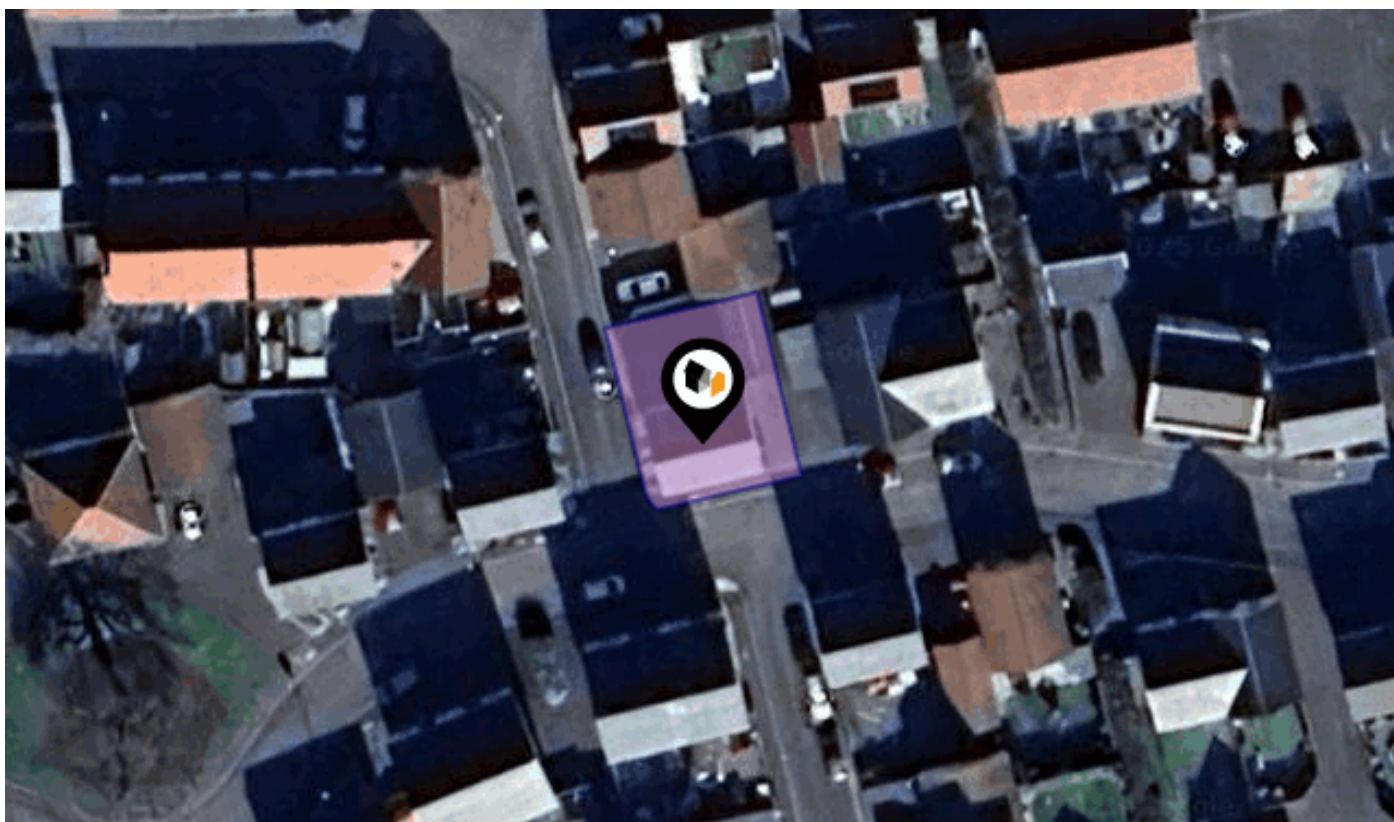




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> June 2025



**14, DABINETT DRIVE, SANDFORD, WINSCOMBE, BS25 5AE**

## Cooper and Tanner

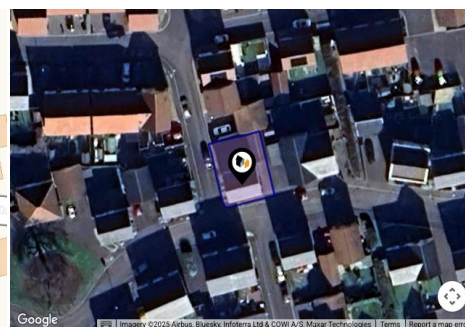
2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Detached	Last Sold Date:	28/02/2020
Bedrooms:	3	Last Sold Price:	£357,500
Floor Area:	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£357
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	2020		
Council Tax :	Band D		
Annual Estimate:	£2,295		
Title Number:	ST359250		
UPRN:	24147384		

## Local Area

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

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

**25** **1800**  
mb/s mb/s



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



Property  
**EPC - Certificate**

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14, Dabinett Drive, Sandford, BS25 5AE

Energy rating

**B**

Valid until 21.11.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		94   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

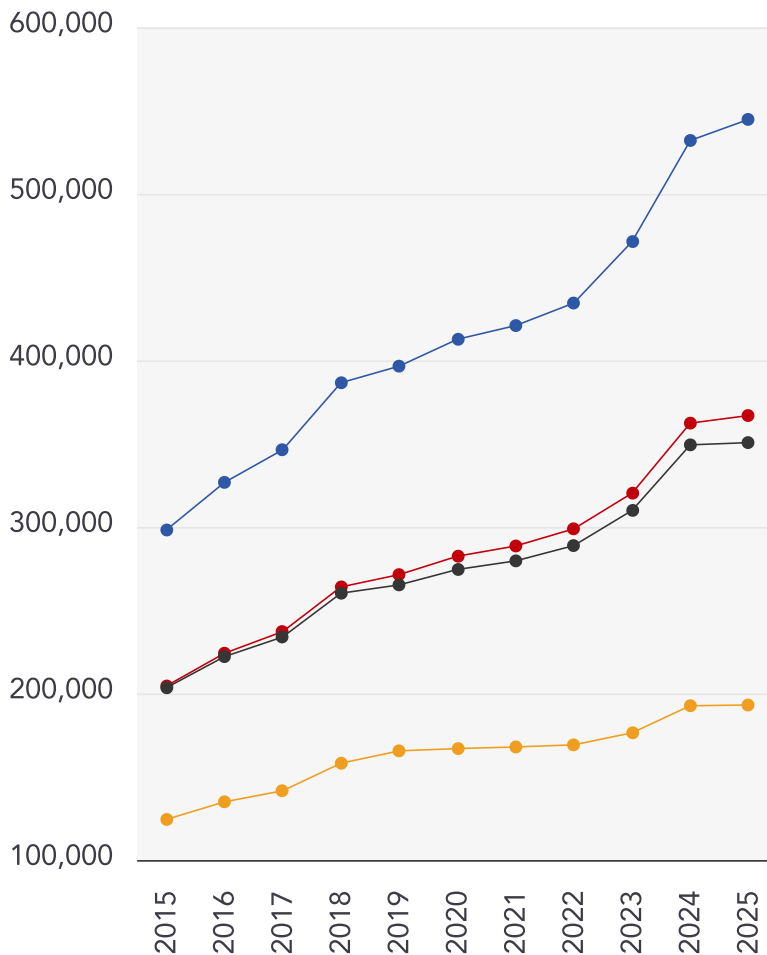
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.20 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Total Floor Area:</b>	93 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+82.69%**

Semi-Detached

**+79.41%**

Terraced

**+72.35%**

Flat

**+55.23%**

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.

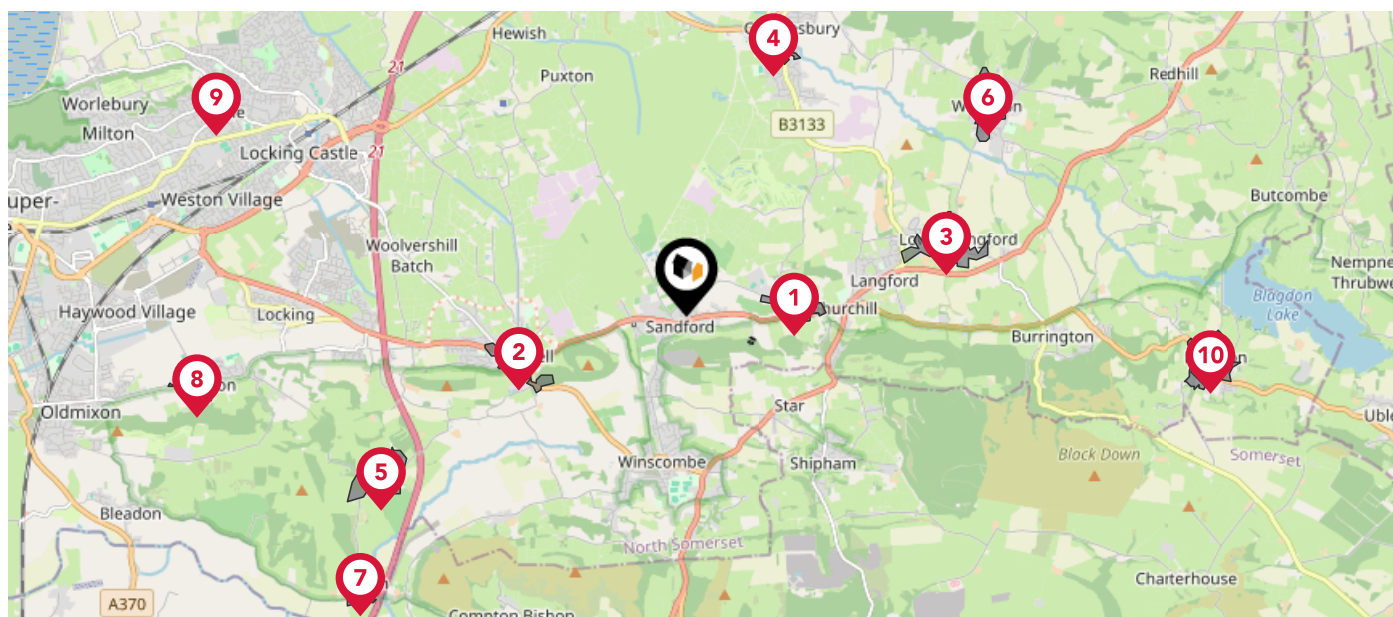
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Banwell

3

Lower Langford

4

Congresbury

5

Chirston

6

Writton

7

Loxton

8

Hutton

9

Worle Village

10

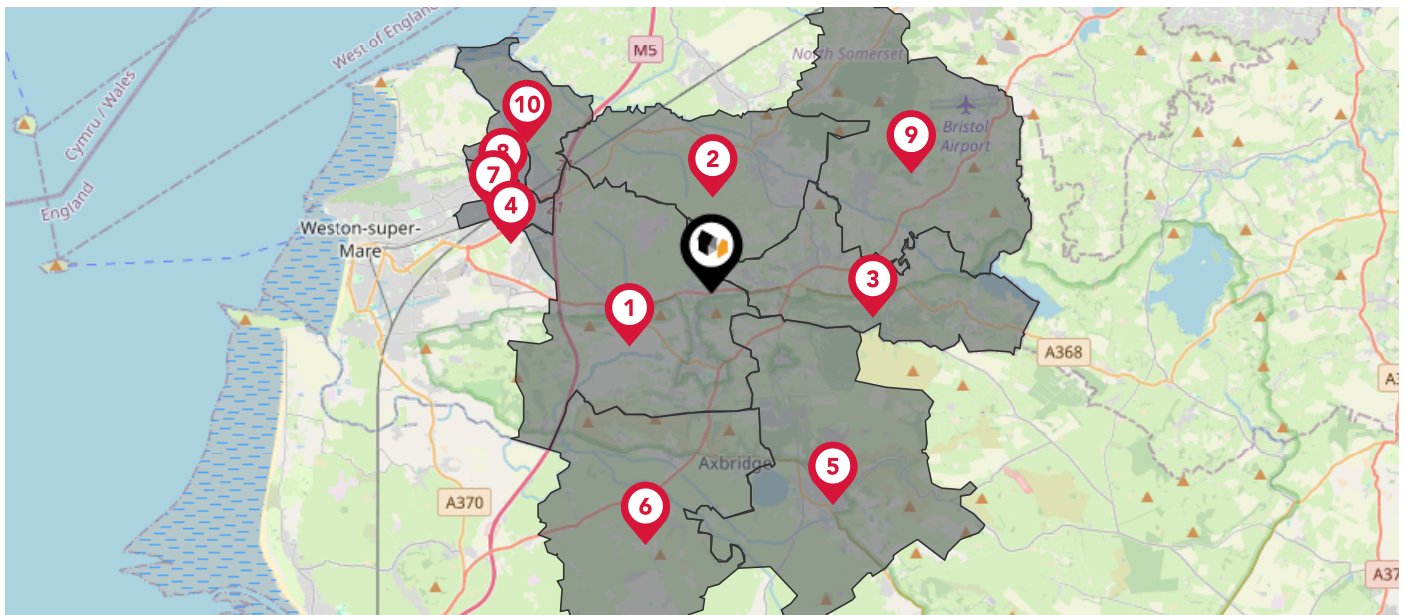
Blagdon

# Maps

## Council Wards

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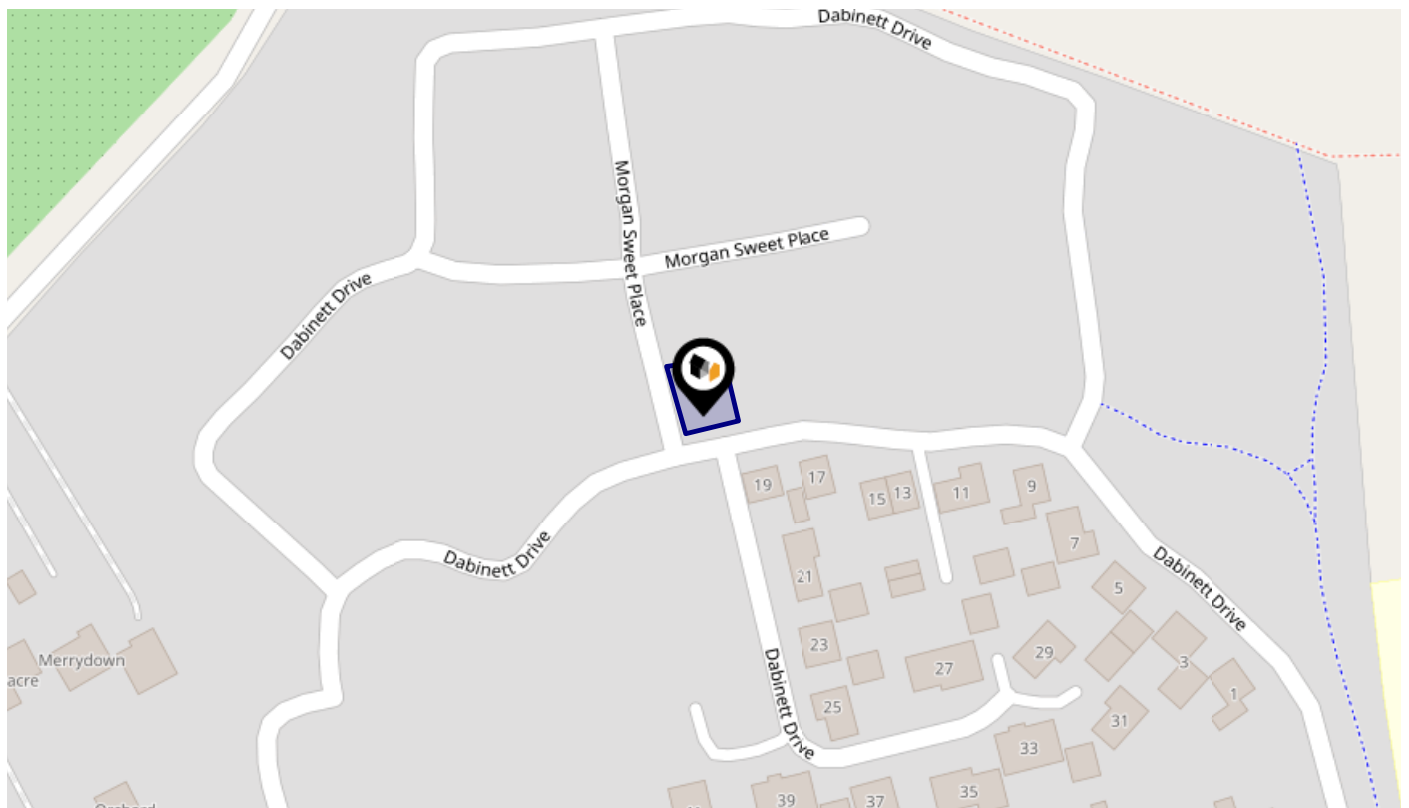
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Banwell & Winscombe Ward
- 2 Congresbury & Puxton Ward
- 3 Blagdon & Churchill Ward
- 4 Weston-super-Mare South Worle Ward
- 5 Cheddar and Shipham Ward
- 6 Axevale Ward
- 7 Weston-super-Mare Mid Worle Ward
- 8 Weston-super-Mare North Worle Ward
- 9 Wrington Ward
- 10 Wick St. Lawrence & St. Georges 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:

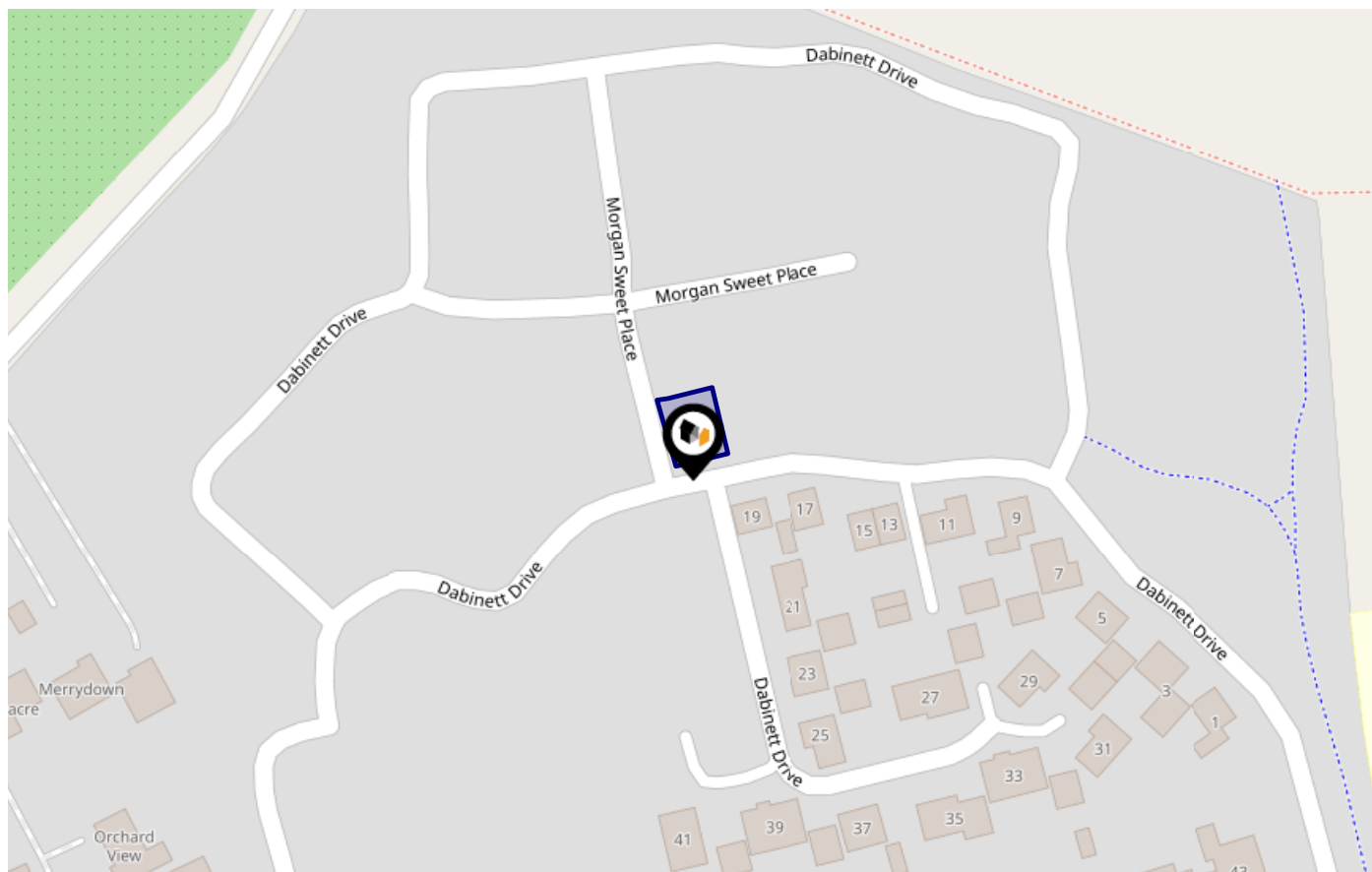
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

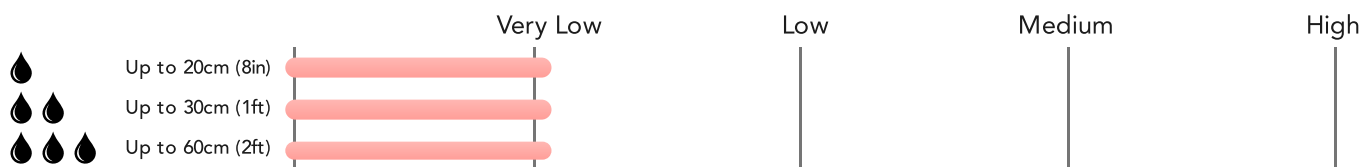


**Risk Rating: Very low**

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 (0.25%) 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:

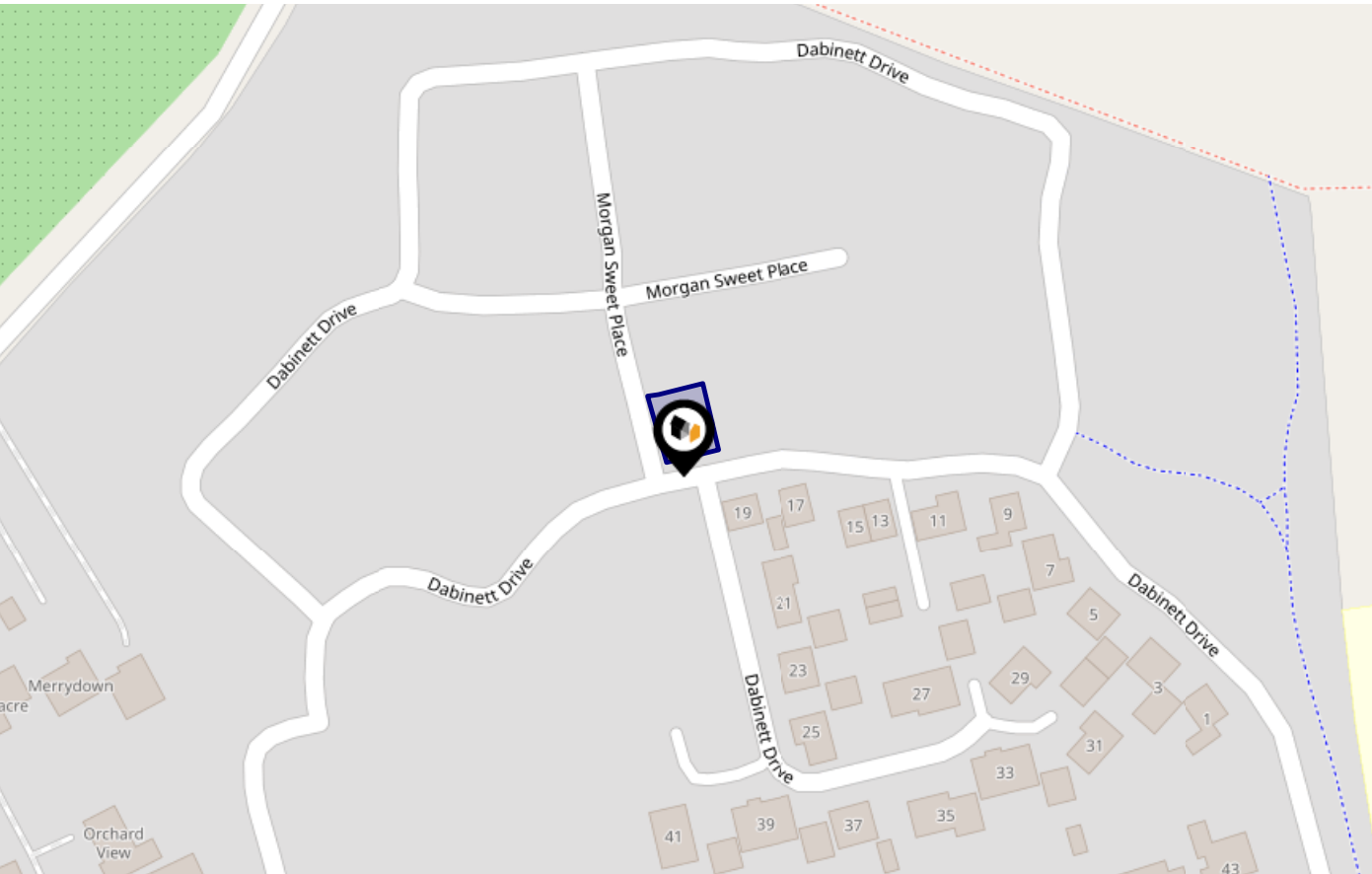


# Flood Risk

## 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.



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:

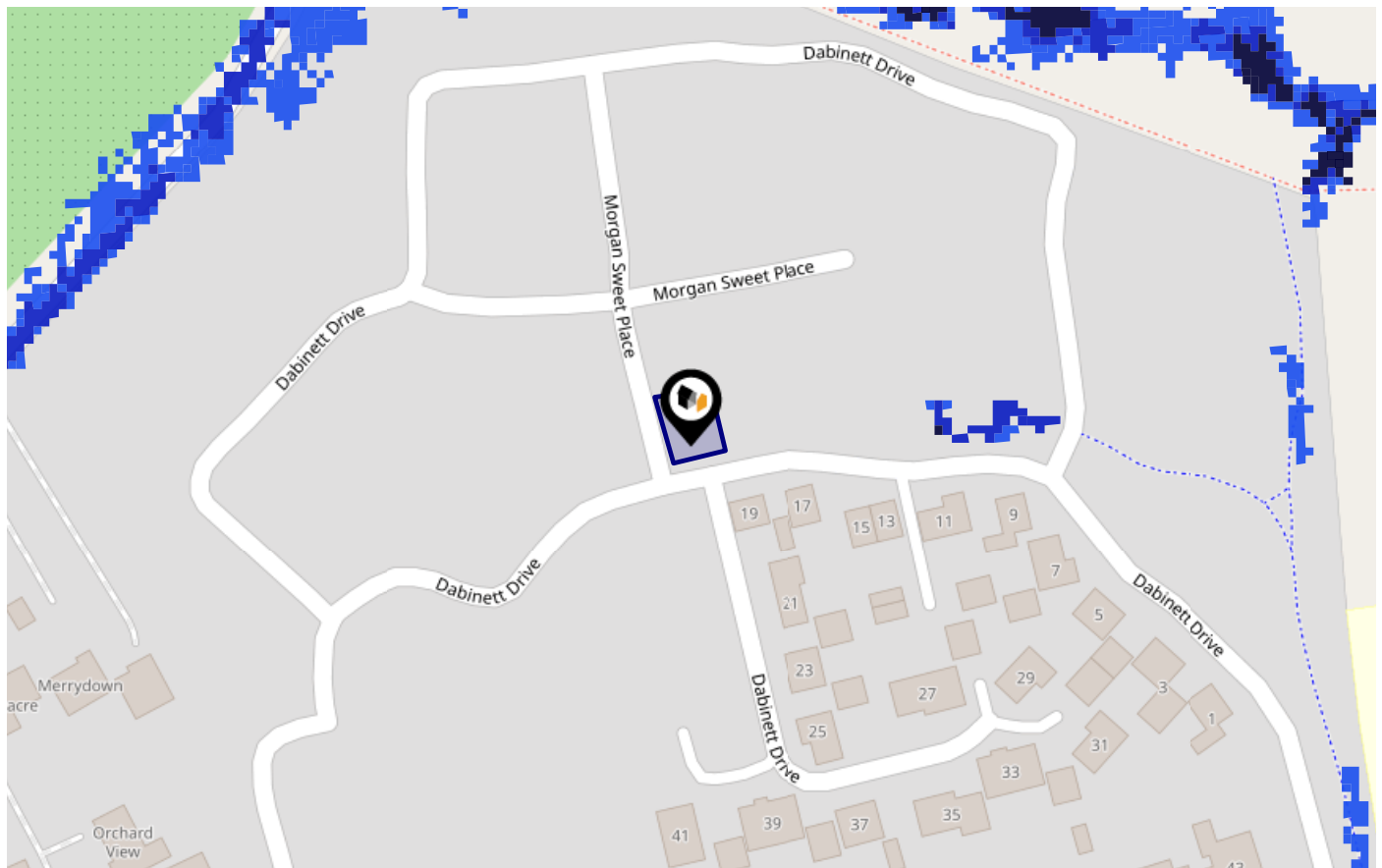


# Flood Risk

## 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:

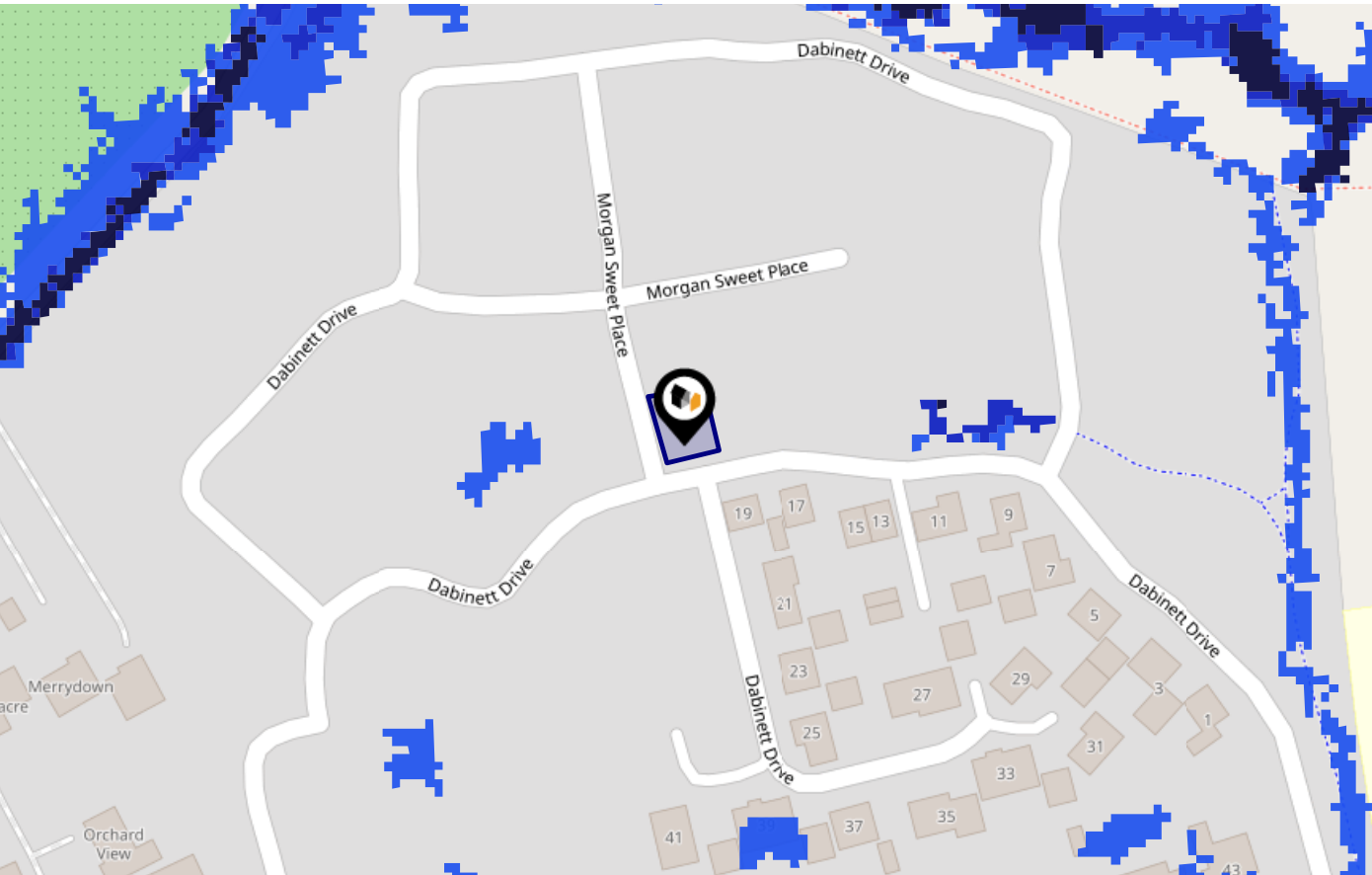


# Flood Risk

## 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.

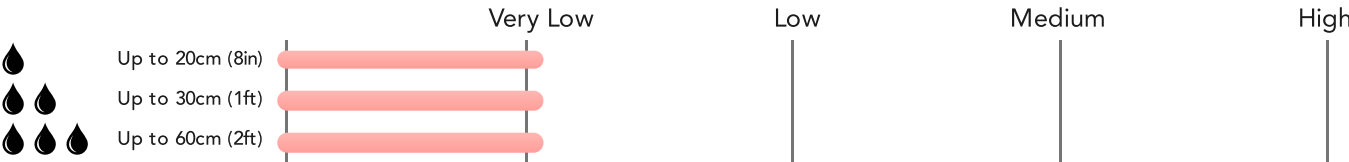


Risk Rating: Very low

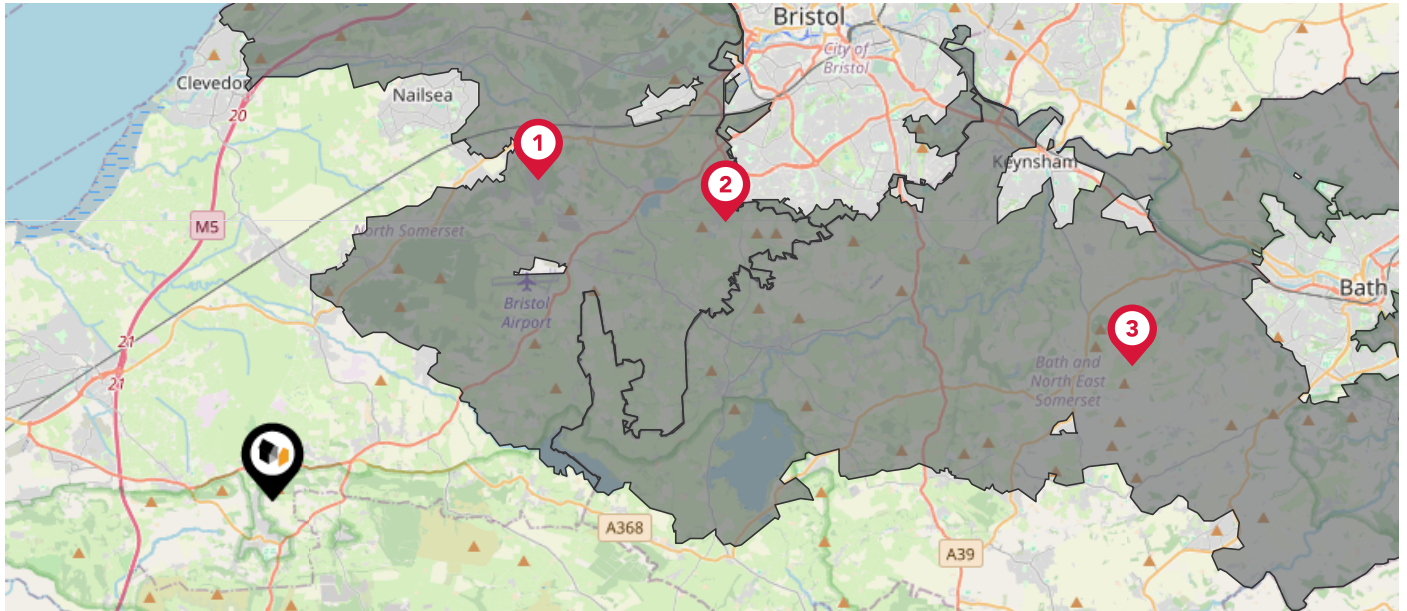
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



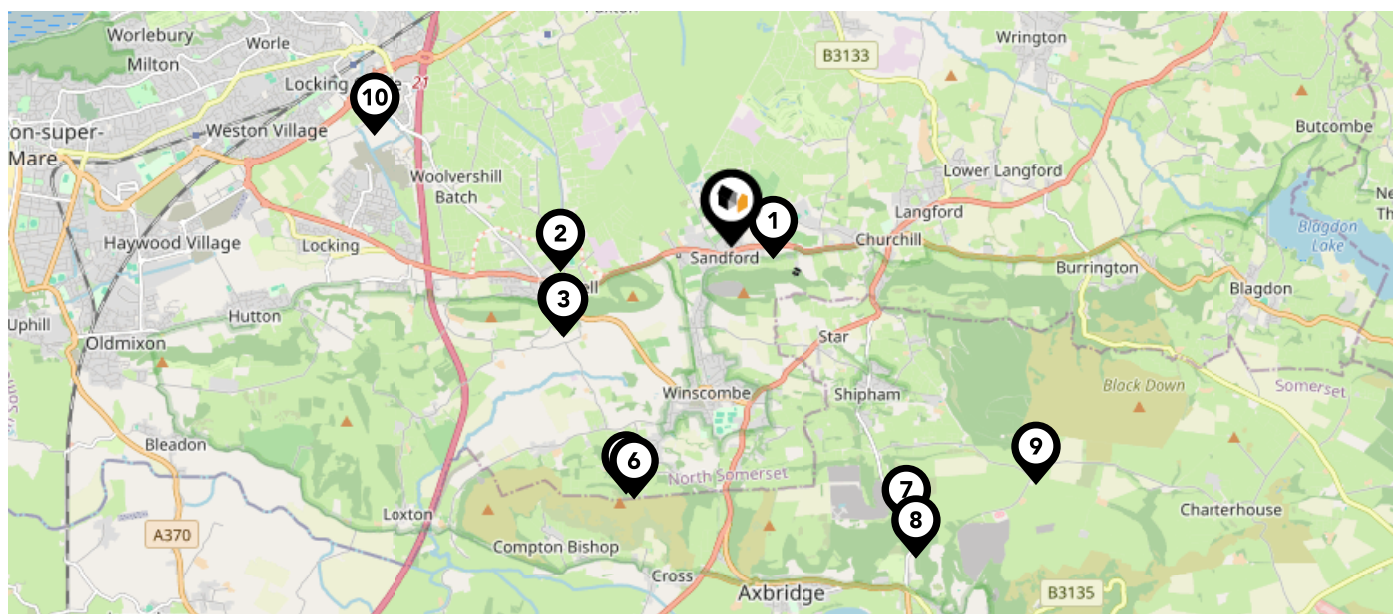
Bath and Bristol Green Belt - Bath and North East Somerset

# 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

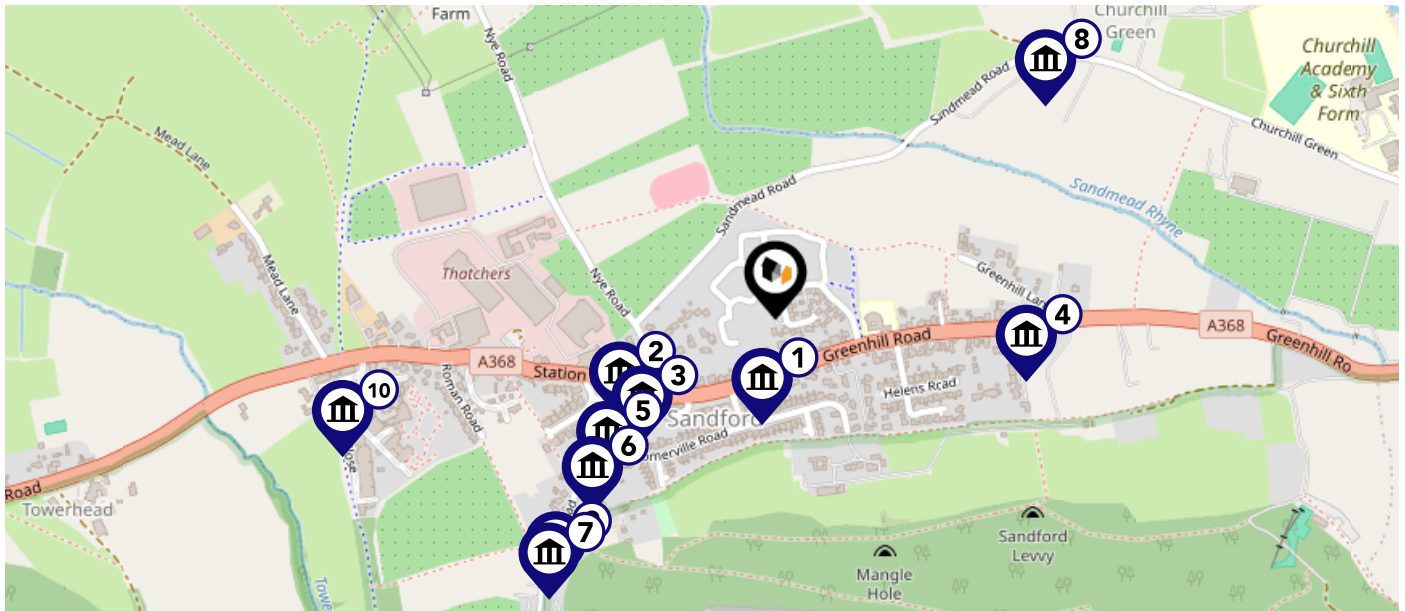
	Land at Churchill Green-Churchill, Near Bristol	Historic Landfill
	Adjacent To Bow Farm-Banwell	Historic Landfill
	Banwell Quarry-Wint Hill, Banwell, Weston-Super-Mare, Bristol	Historic Landfill
	Banwell Quarry-Banwell, Weston-super-mare, Somerset	Historic Landfill
	Broad Knoll-Barton Drove, Winscombe, Bristol	Historic Landfill
	Barton Drove-Winscombe, Bristol	Historic Landfill
	Shipham Quarry-Shipham	Historic Landfill
	Shipham Quarry-Shipham	Historic Landfill
	Tynings Farm, Shipham-Shipham	Historic Landfill
	Land Adjoining West Wick Green Farm-Wolvershill Road, West Wick, Weston-Super-Mare, Avon	Historic Landfill











# Maps

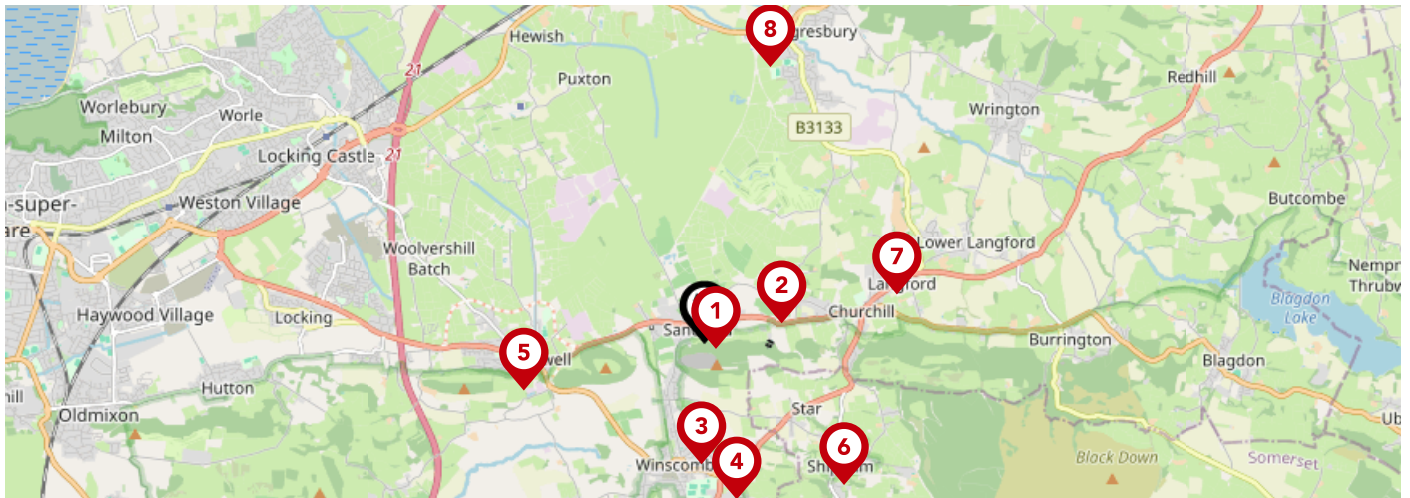
## Listed Buildings

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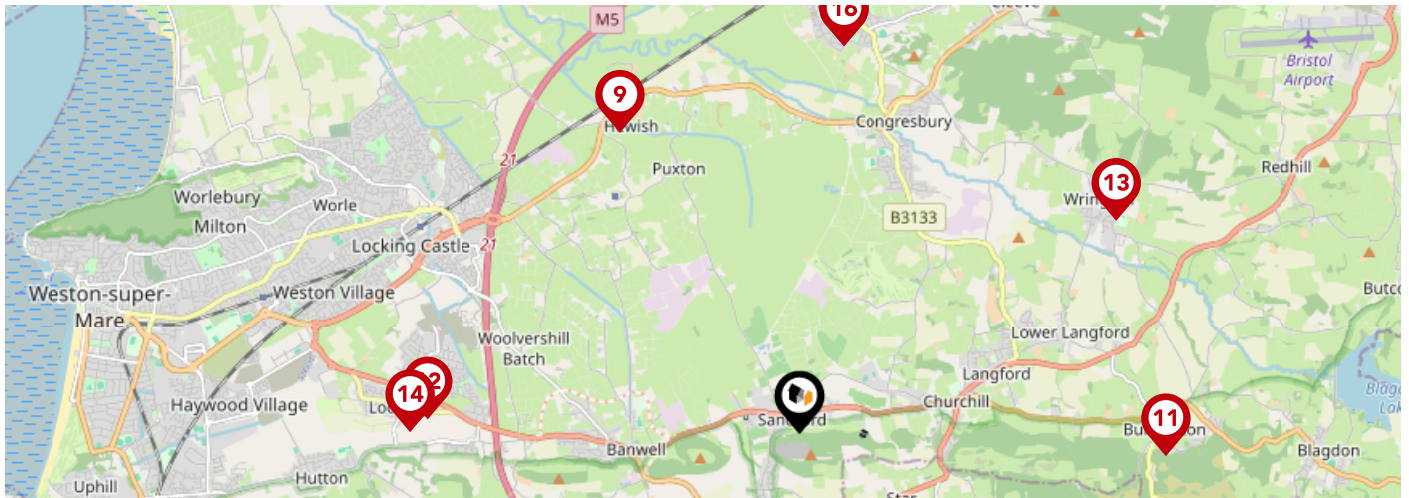
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1129758 - 20, Greenhill Road	Grade II	0.1 miles
	1312610 - Myrtle Farmhouse	Grade II	0.2 miles
	1320687 - Church Of All Saints	Grade II	0.2 miles
	1312631 - Pool Farmhouse	Grade II	0.3 miles
	1136826 - Walnut Tree Cottage	Grade II	0.3 miles
	1129759 - Hillside Cottage	Grade II	0.3 miles
	1320686 - Wesleyan Chapel, Retaining Wall, Railings And Gate	Grade II	0.4 miles
	1391032 - Churchill Green Farm	Grade II	0.4 miles
	1136815 - Sunday School North Of Wesleyan Chapel	Grade II	0.4 miles
	1129761 - Former Sandford Station	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sandford Primary School</b> Ofsted Rating: Outstanding   Pupils: 148   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Churchill Academy &amp; Sixth Form</b> Ofsted Rating: Requires improvement   Pupils: 1589   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Banwell Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Churchill Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

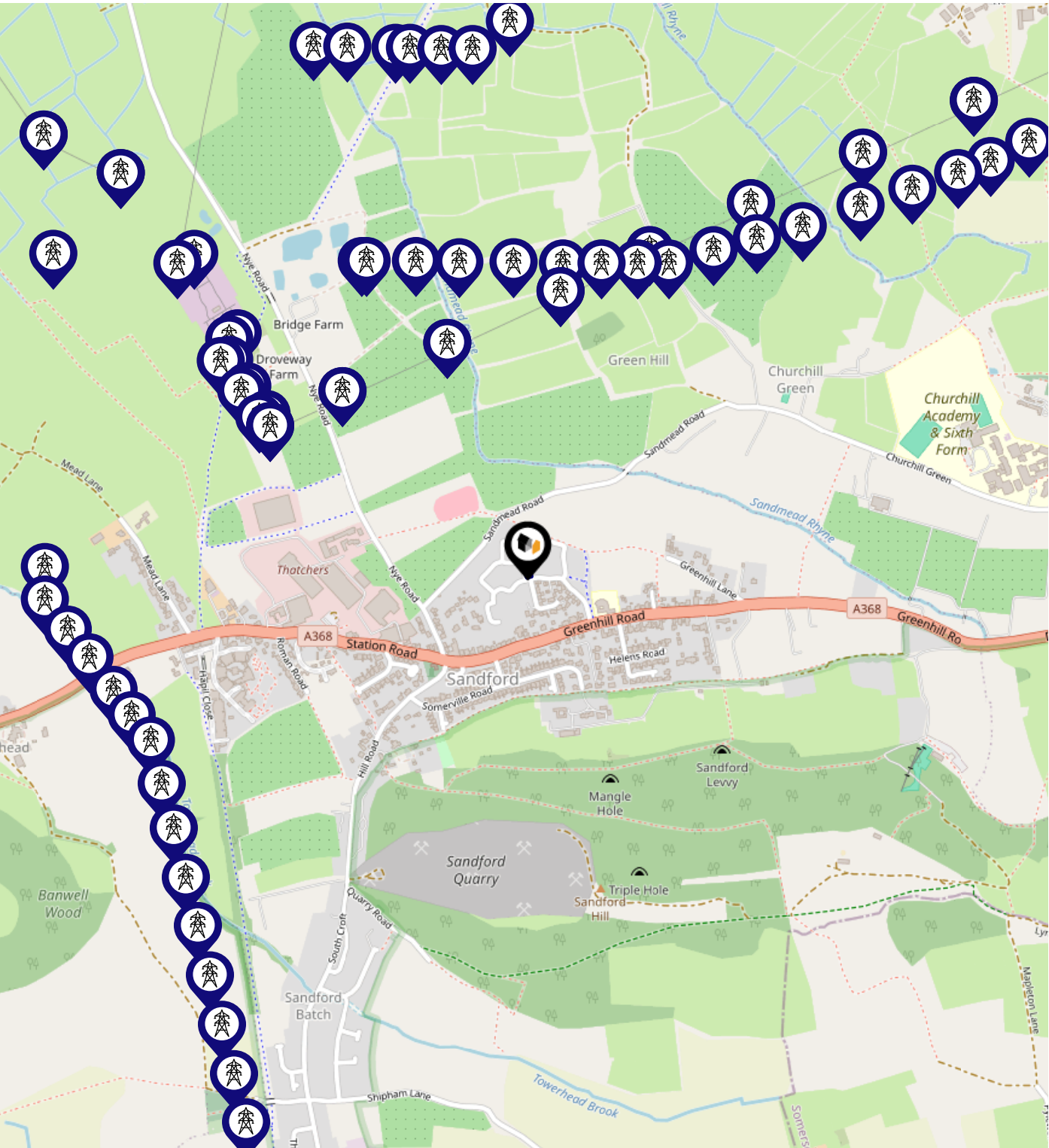


		Nursery	Primary	Secondary	College	Private
	<b>St Anne's Church Academy</b> Ofsted Rating: Good   Pupils: 385   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burrington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parklands Educate Together Primary</b> Ofsted Rating: Good   Pupils: 308   Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wrington Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Locking Primary School</b> Ofsted Rating: Good   Pupils: 281   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yatton Infant School</b> Ofsted Rating: Good   Pupils: 176   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yatton Church of England Junior School</b> Ofsted Rating: Good   Pupils: 333   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

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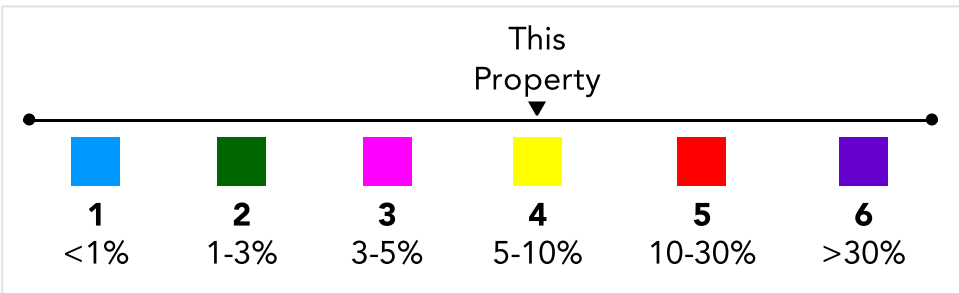
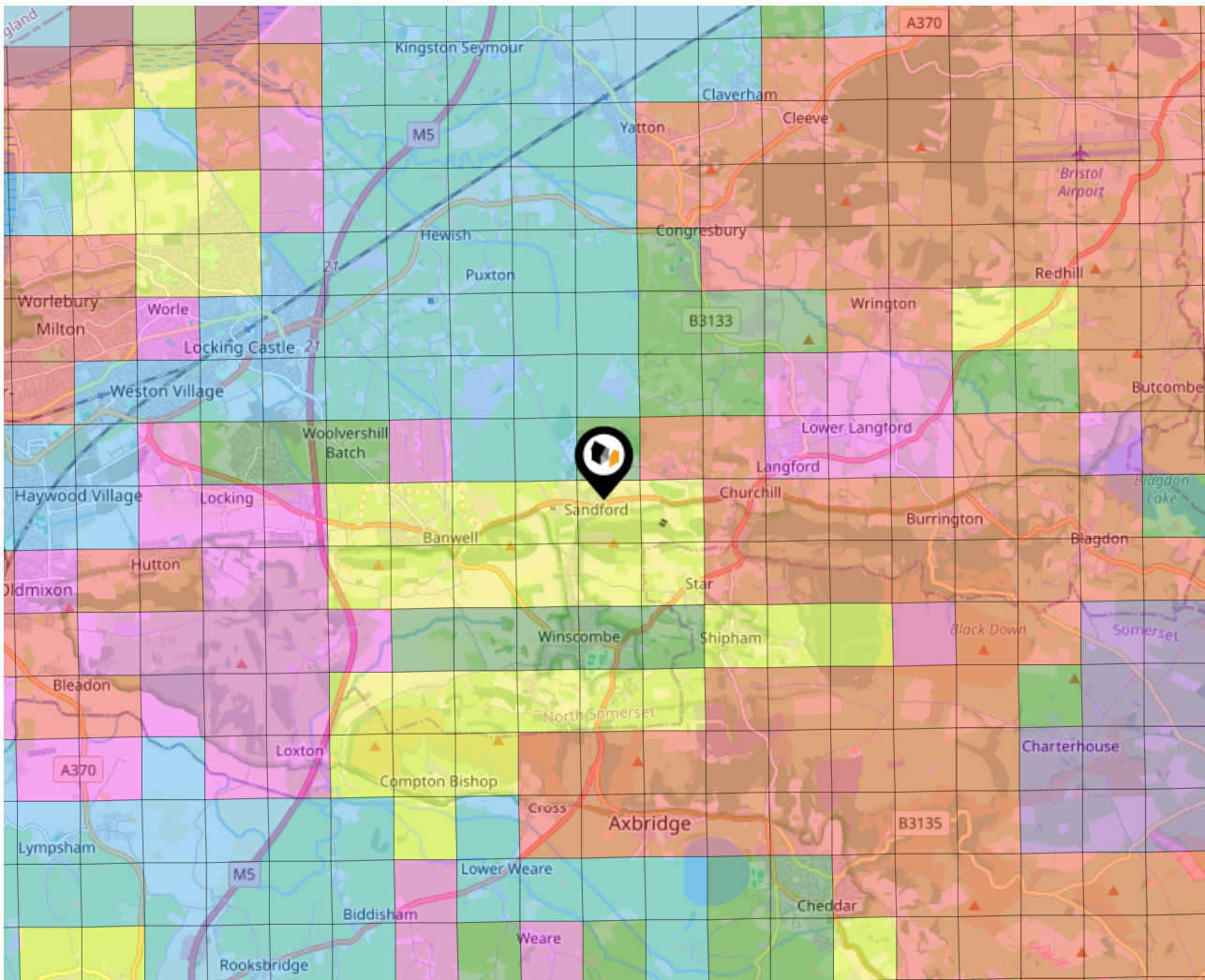


### Key:

-  Power Pylons
-  Communication Masts

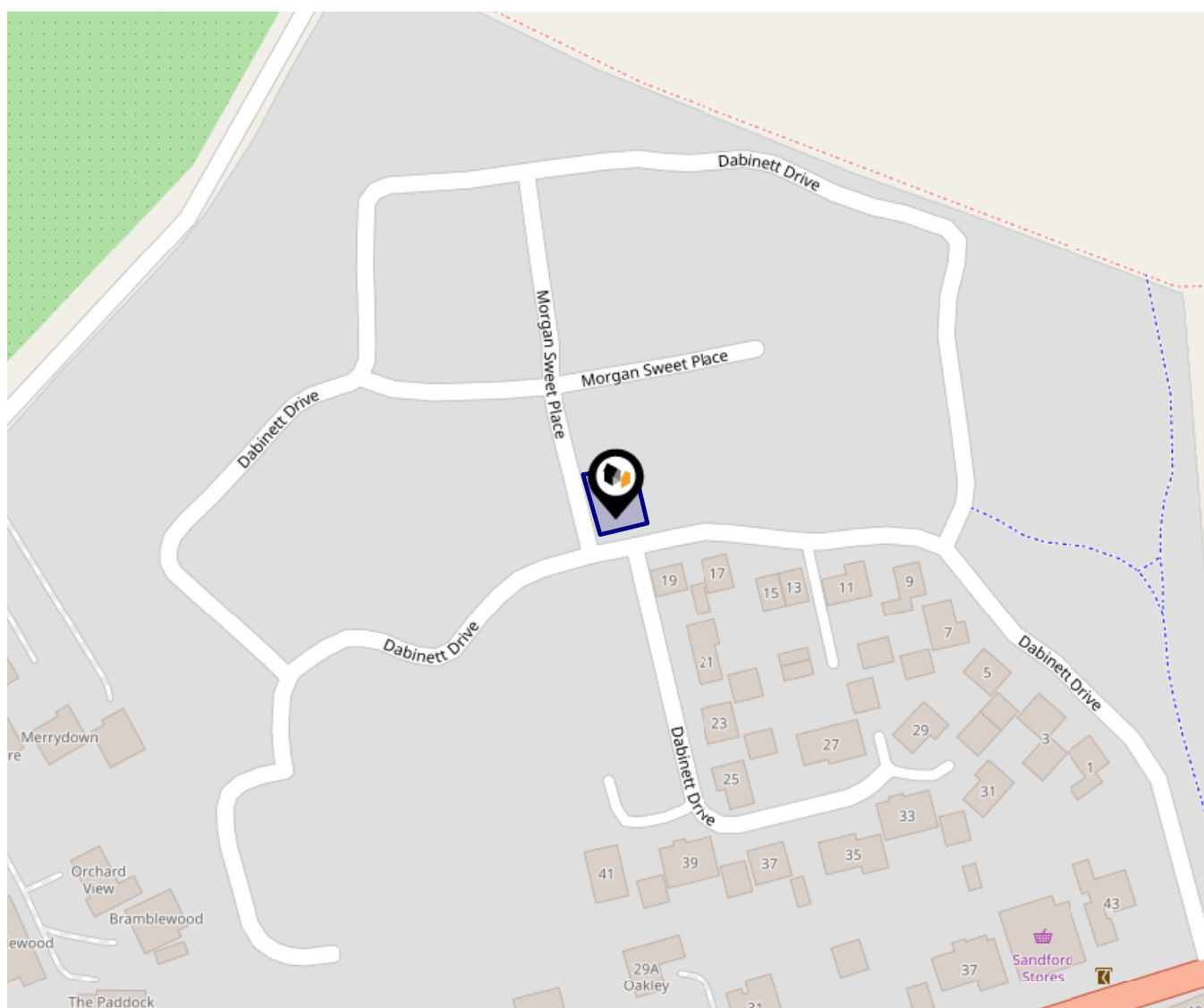
### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

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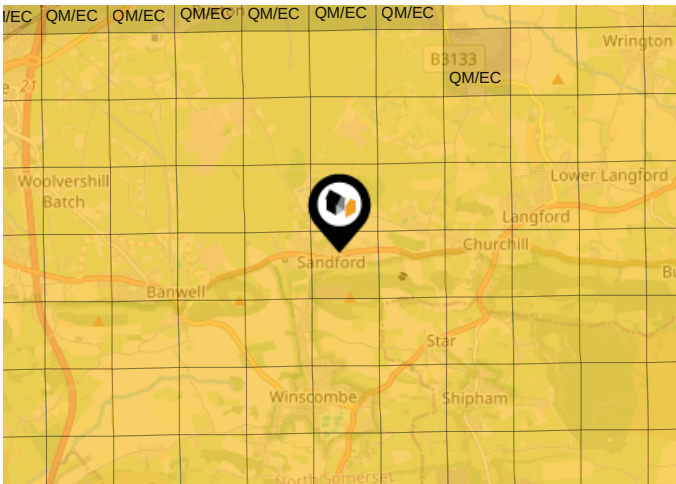
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	3.92 miles
2	Worle Rail Station	3.88 miles
3	Weston Milton Rail Station	5.02 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.53 miles
2	M5 J12	39.63 miles
3	M5 J11A	45.97 miles
4	M5 J11	48.18 miles
5	M5 J29	50.13 miles

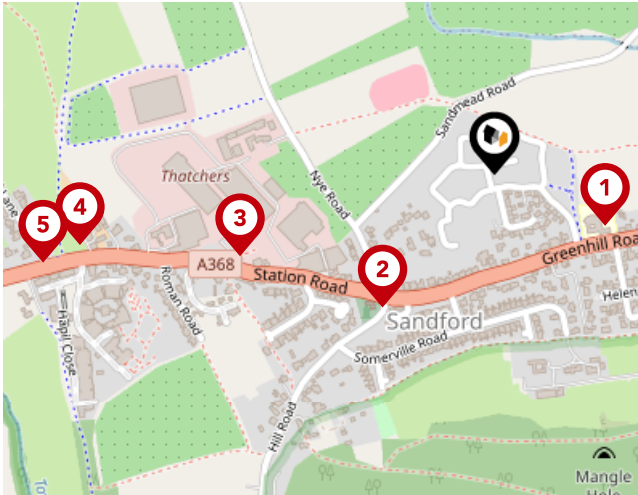


## Airports/Helipads

Pin	Name	Distance
1	Felton	6.22 miles
2	Bristol Airport	6.22 miles
3	Cardiff Airport	22.51 miles
4	Staverton	48.18 miles

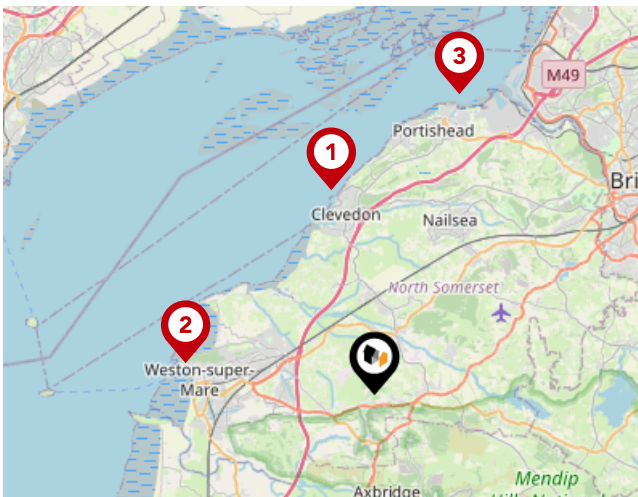
# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	School	0.14 miles
2	Church	0.2 miles
3	Thatchers Railway Inn	0.31 miles
4	Sandford Station	0.49 miles
5	Sandford Station	0.53 miles



## Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	7.74 miles
2	Weston-super-Mare Knightstone Harbour	7.06 miles
3	Portishead Pier	11.55 miles

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### 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 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.



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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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