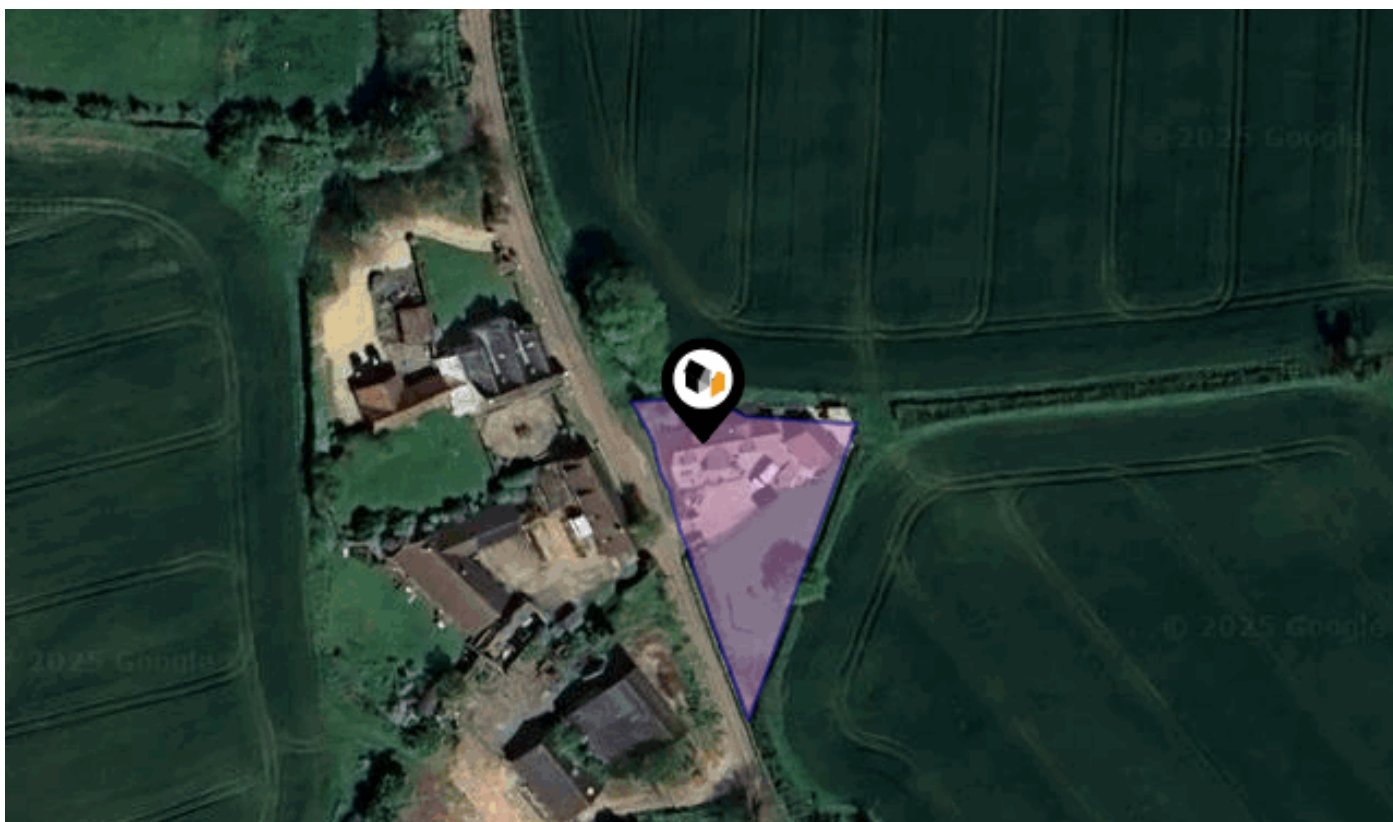




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th February 2025



NUTGROVE BARN, REDHILL, BRISTOL, BS40 5TT

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type: Detached
Bedrooms: 3
Plot Area: 0.25 acres
Title Number: AV163007
UPRN: 24091599

Last Sold Date: 26/09/1997
Last Sold Price: £135,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s



1000
mb/s

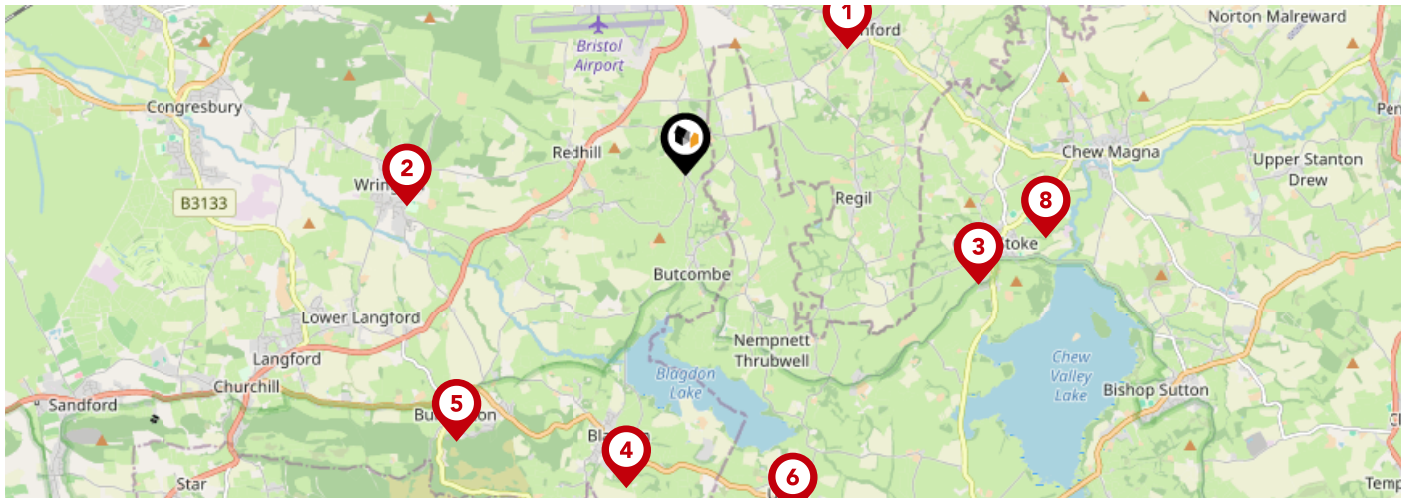


Mobile Coverage:
(based on calls indoors)

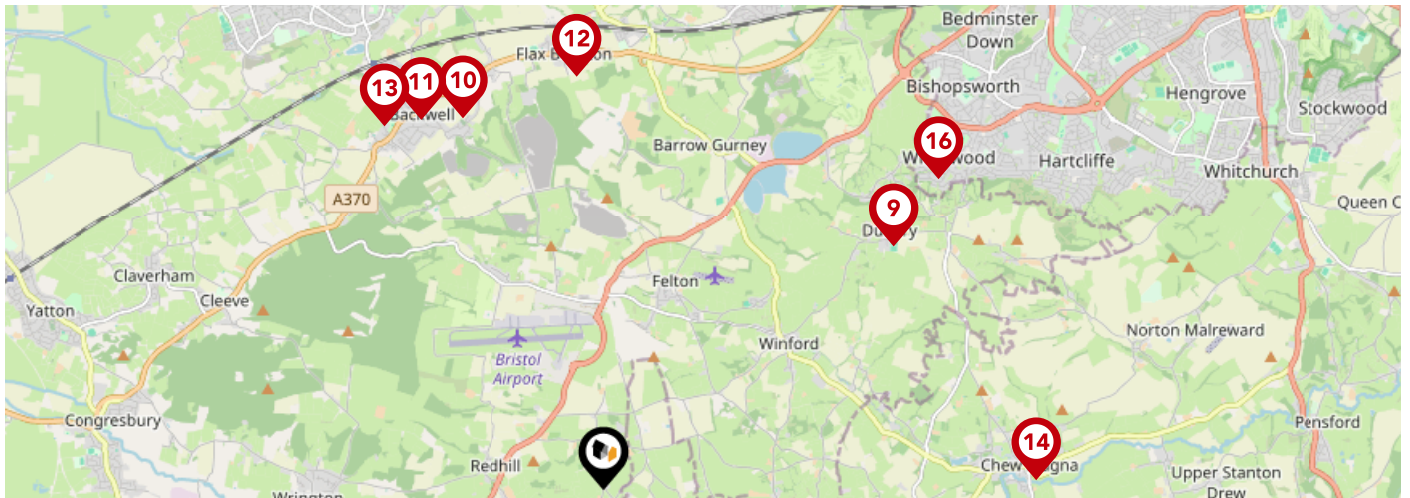


Satellite/Fibre TV Availability:





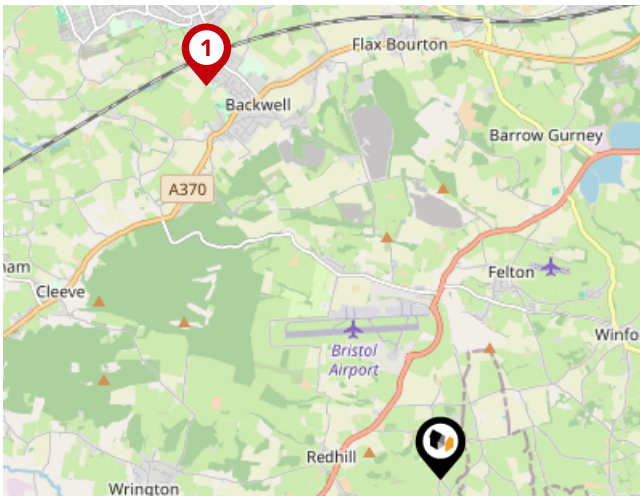
		Nursery	Primary	Secondary	College	Private
1	Winford Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Writtle Church of England Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chew Stoke Church School Ofsted Rating: Good Pupils: 178 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ubley Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Backwell Church of England Junior School Ofsted Rating: Outstanding Pupils: 239 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chew Valley School Ofsted Rating: Good Pupils: 1201 Distance:3.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Dundry Church of England Primary School Ofsted Rating: Good Pupils: 96 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Fairfield PNEU School Ofsted Rating: Not Rated Pupils: 129 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Backwell School Ofsted Rating: Good Pupils: 1630 Distance:3.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Flax Bourton Church of England Primary School Ofsted Rating: Outstanding Pupils: 199 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	West Leigh Infant School Ofsted Rating: Good Pupils: 134 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Chew Magna Primary School Ofsted Rating: Good Pupils: 96 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Four Acres Academy Ofsted Rating: Good Pupils: 443 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

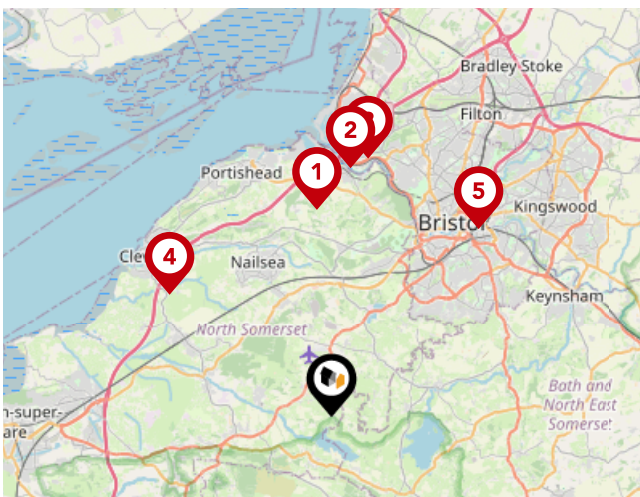
Area Transport (National)

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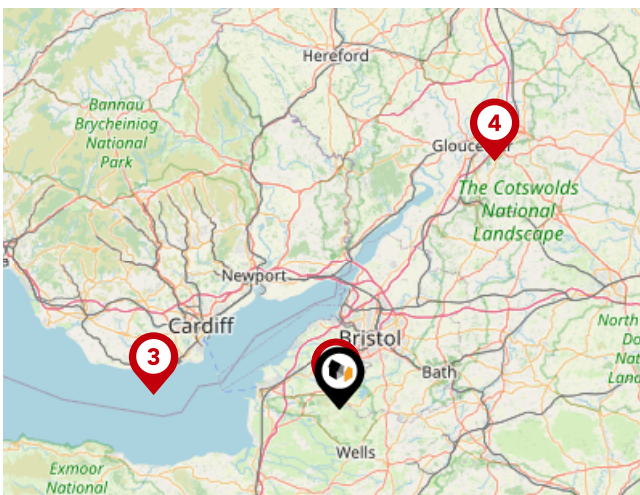
National Rail Stations

Pin	Name	Distance
1	Nailsea & Backwell Rail Station	4.24 miles
2	Parson Street Rail Station	6.08 miles
3	Yatton Rail Station	5.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J19	7.66 miles
2	M5 J18	9.22 miles
3	M5 J18A	9.65 miles
4	M5 J20	7.49 miles
5	M32 J3	8.81 miles



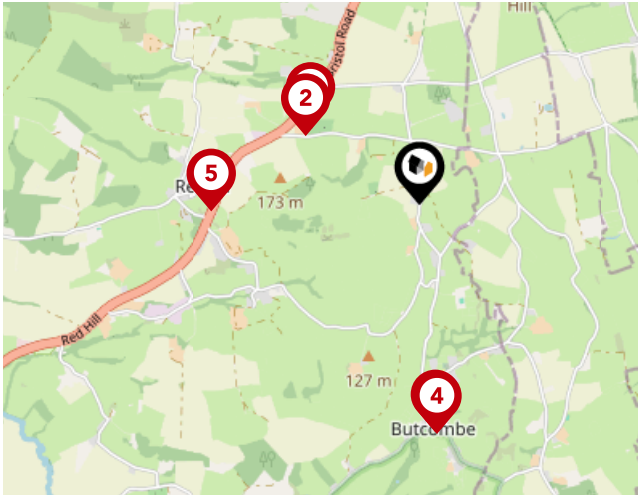
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	1.45 miles
2	Felton	1.45 miles
3	Cardiff Airport	27.66 miles
4	Staverton	43.06 miles

Area

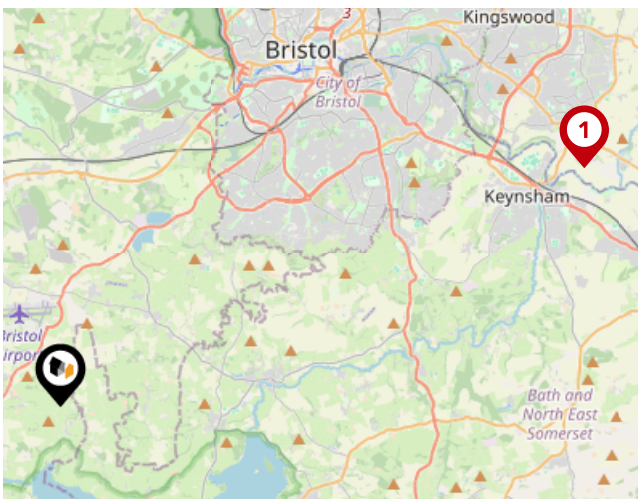
Transport (Local)

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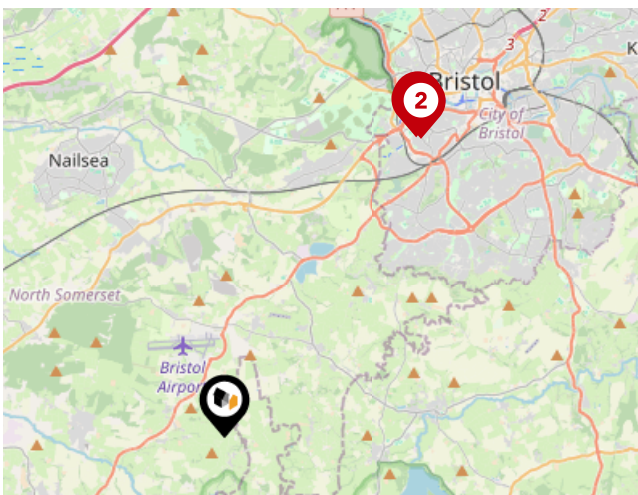
Bus Stops/Stations

Pin	Name	Distance
1	Ashford Road	0.62 miles
2	Ashford Road	0.61 miles
3	Old Post Office	1.06 miles
4	Old Post Office	1.07 miles
5	Church Road	0.96 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	10.62 miles



Ferry Terminals

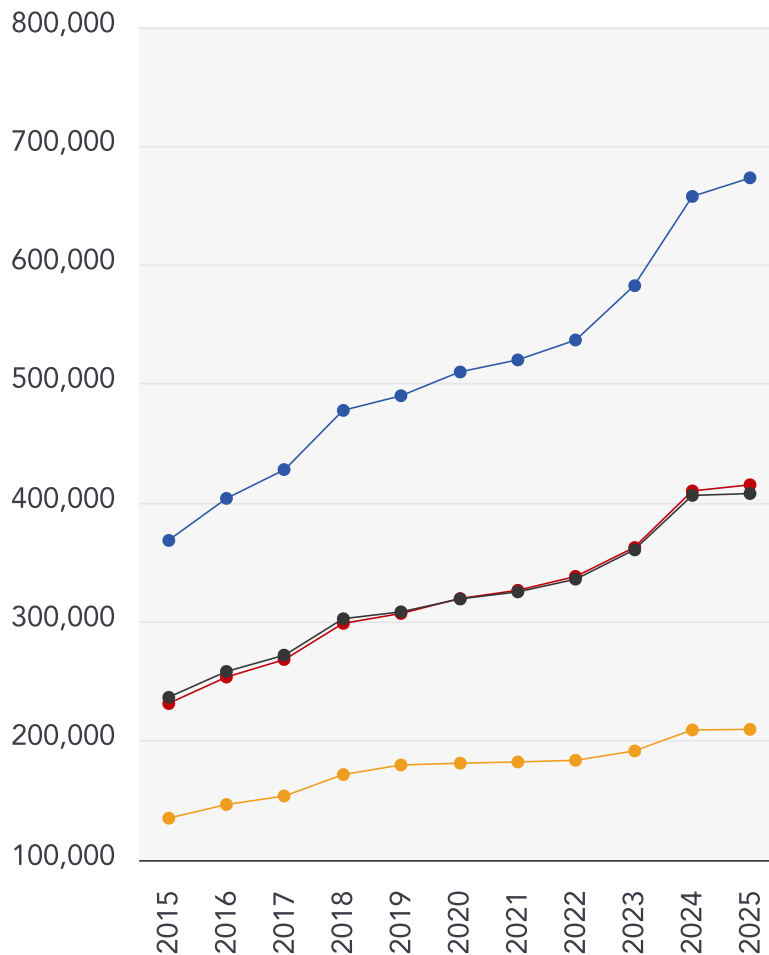
Pin	Name	Distance
1	Nova Scotia Ferry Landing	6.61 miles
2	The Cottage Ferry Landing	6.62 miles
3	Pumphouse Ferry Landing	6.67 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in BS40



Detached

+82.69%

Terraced

+72.35%

Semi-Detached

+79.41%

Flat

+55.23%

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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 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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