



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 16th July 2025



22, SHELDON DRIVE, WELLS, BA5 2HB

Cooper and Tanner

86 High Street, Street, BA16 0EN

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Property Overview

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Property

Type:	Terraced	Last Sold £/ft ² :	£369
Bedrooms:	2	Tenure:	Freehold
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.02 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS18863		
UPRN:	250014266		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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22, Sheldon Drive, WELLS, BA5 2HB		Energy rating <div>C</div>	
Valid until 29.04.2024		Certificate number 8834-7724-2740-4261-3926	
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

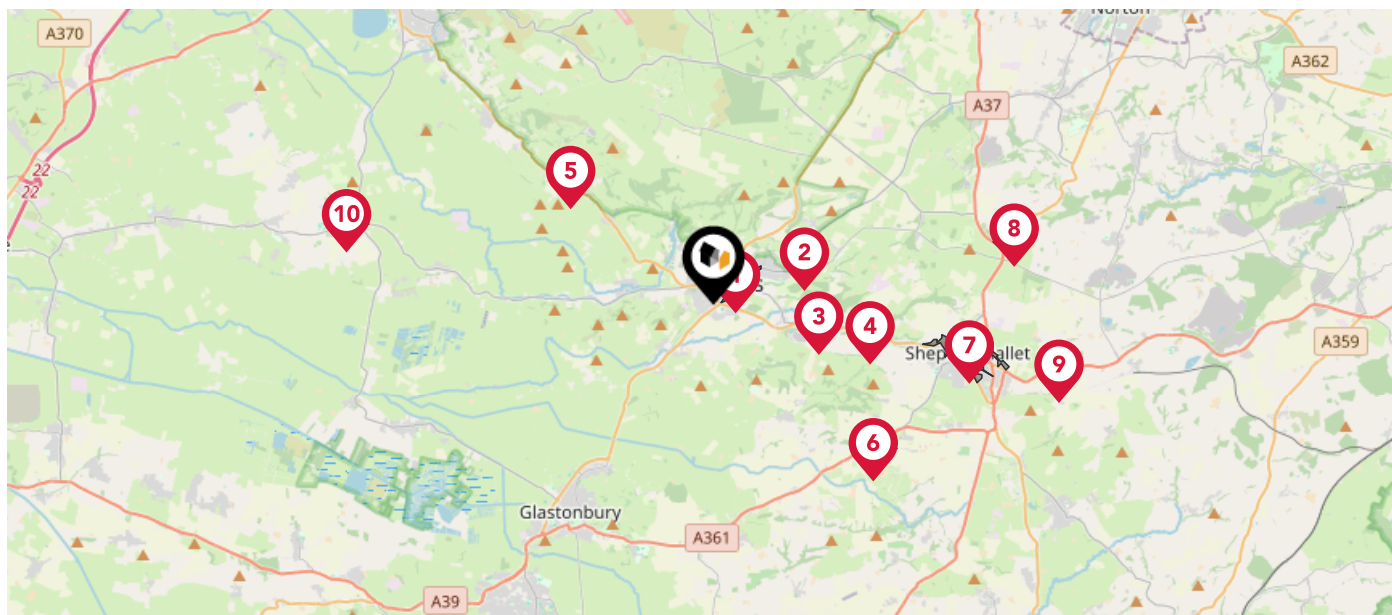
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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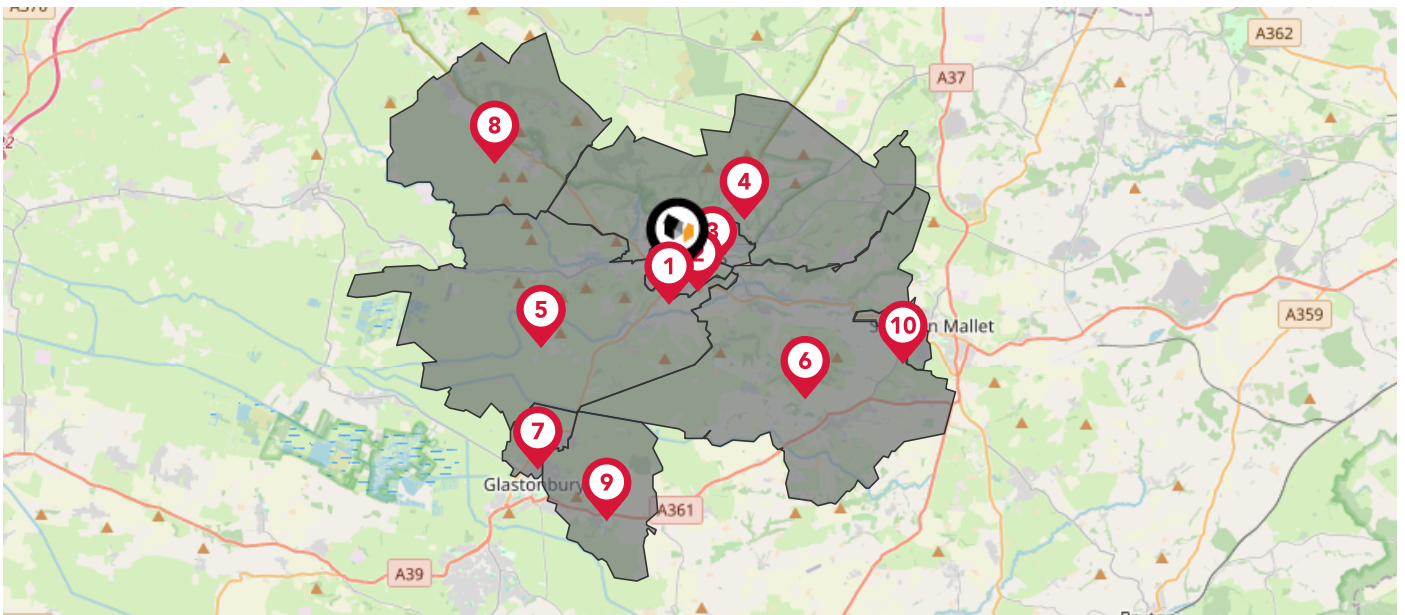
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- | | |
|----|---------------------|
| 1 | Wells |
| 2 | Mendip Hospital |
| 3 | Dinder |
| 4 | Croscombe |
| 5 | Westbury sub Mendip |
| 6 | Pilton |
| 7 | Shepton Mallet |
| 8 | Oakhill |
| 9 | Doulting |
| 10 | Wedmore |

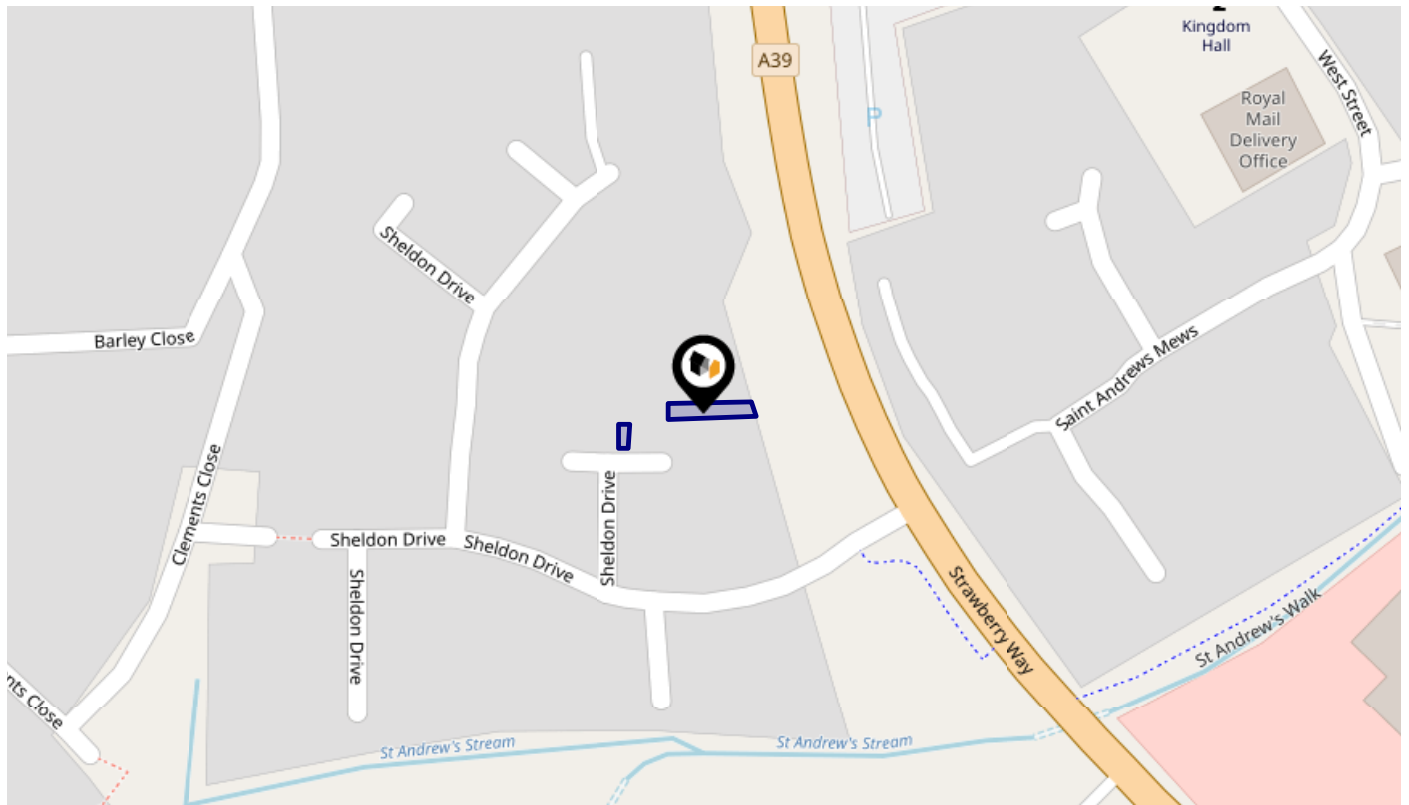
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Wells St. Cuthbert's Ward
-  Wells Central Ward
-  Wells St. Thomas' Ward
-  St. Cuthbert Out North Ward
-  Wookey and St. Cuthbert Out West Ward
-  Croscombe and Pilton Ward
-  Glastonbury St. John's Ward
-  Rodney and Westbury Ward
-  Glastonbury St. Edmund's Ward
-  Shepton West 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:

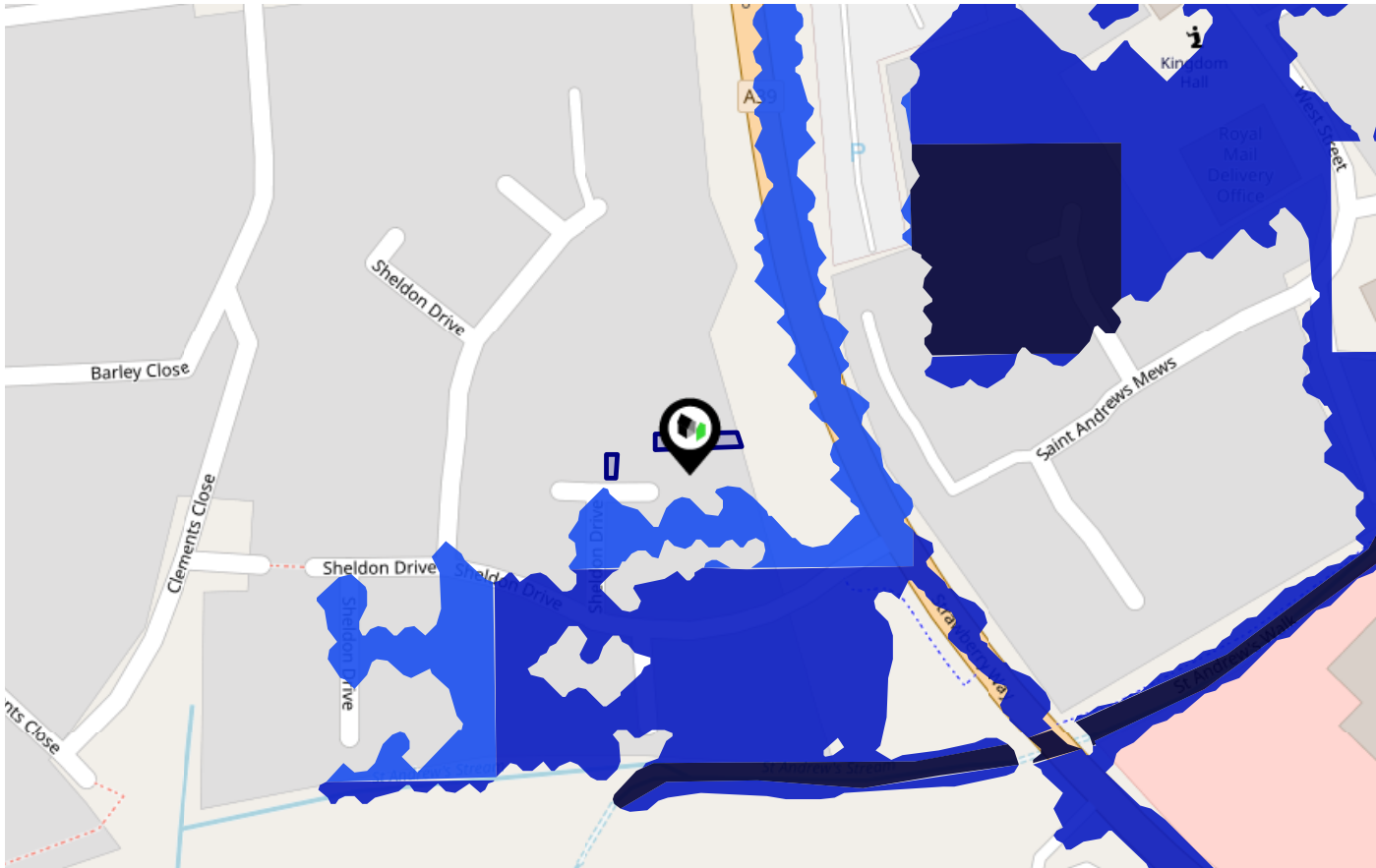
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

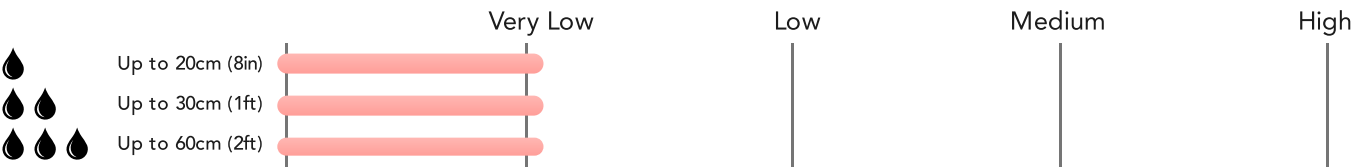


Risk Rating: Very low

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.

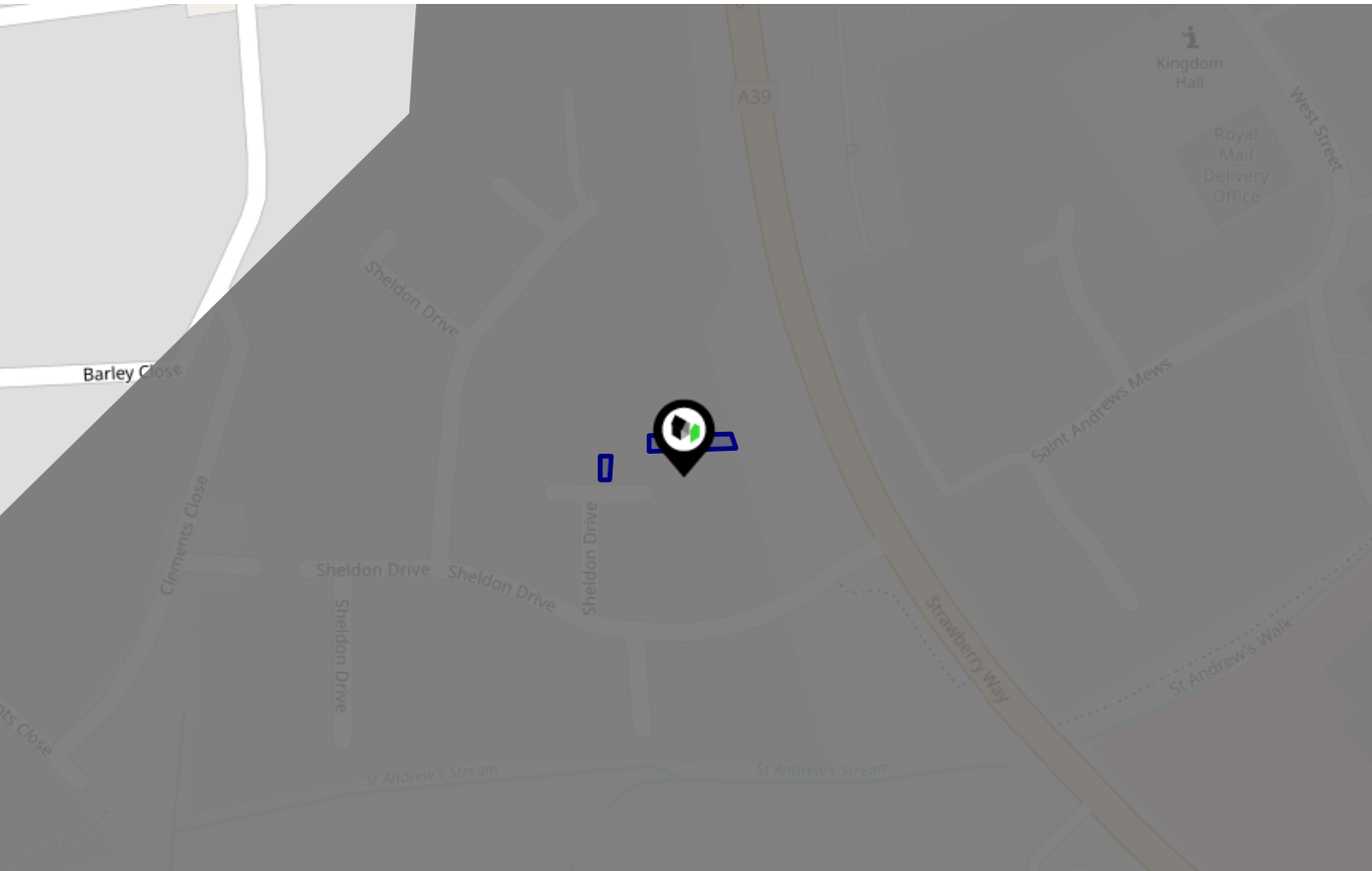
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

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.

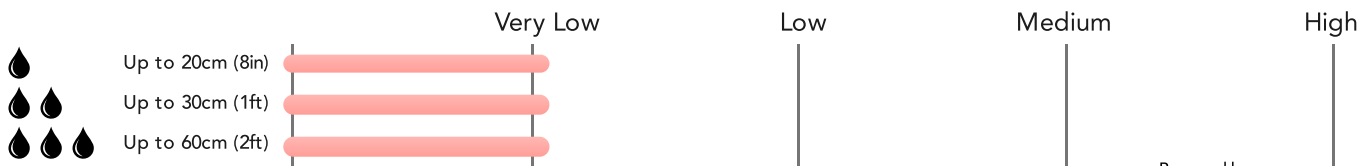


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

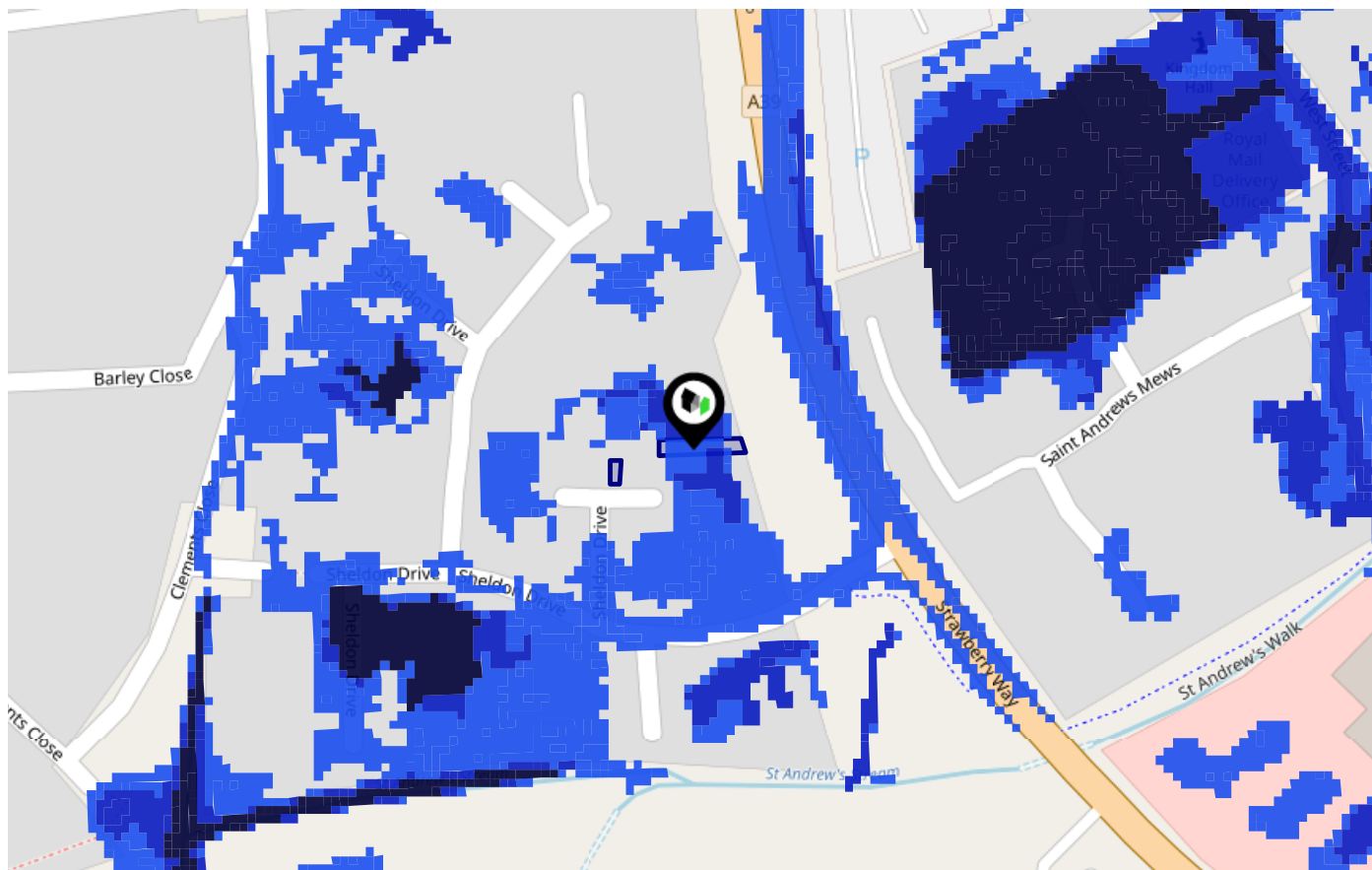


Flood Risk

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.

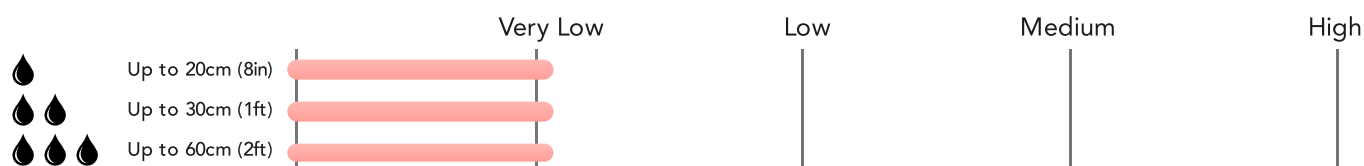


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:

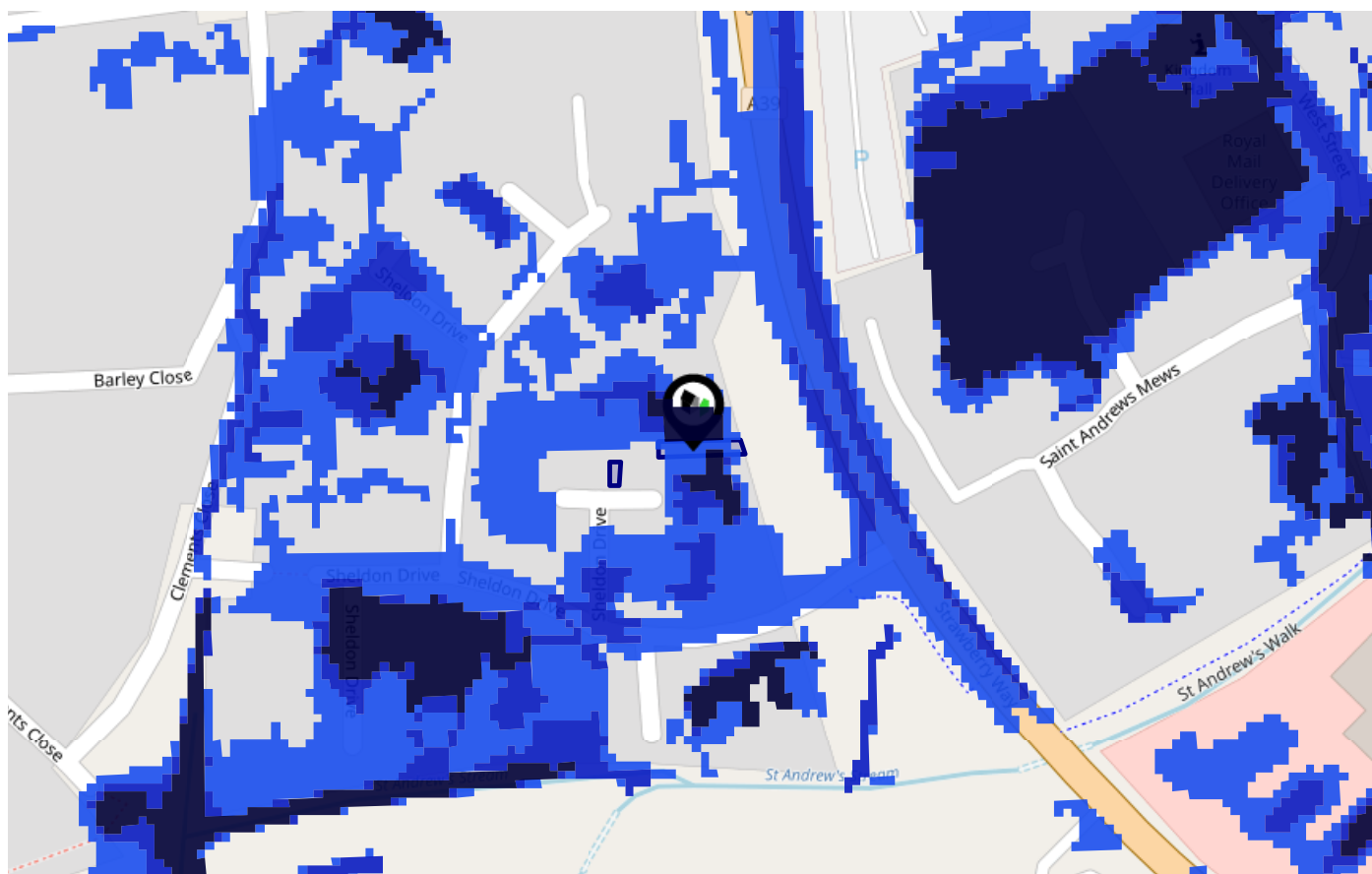


Flood Risk

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: 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.
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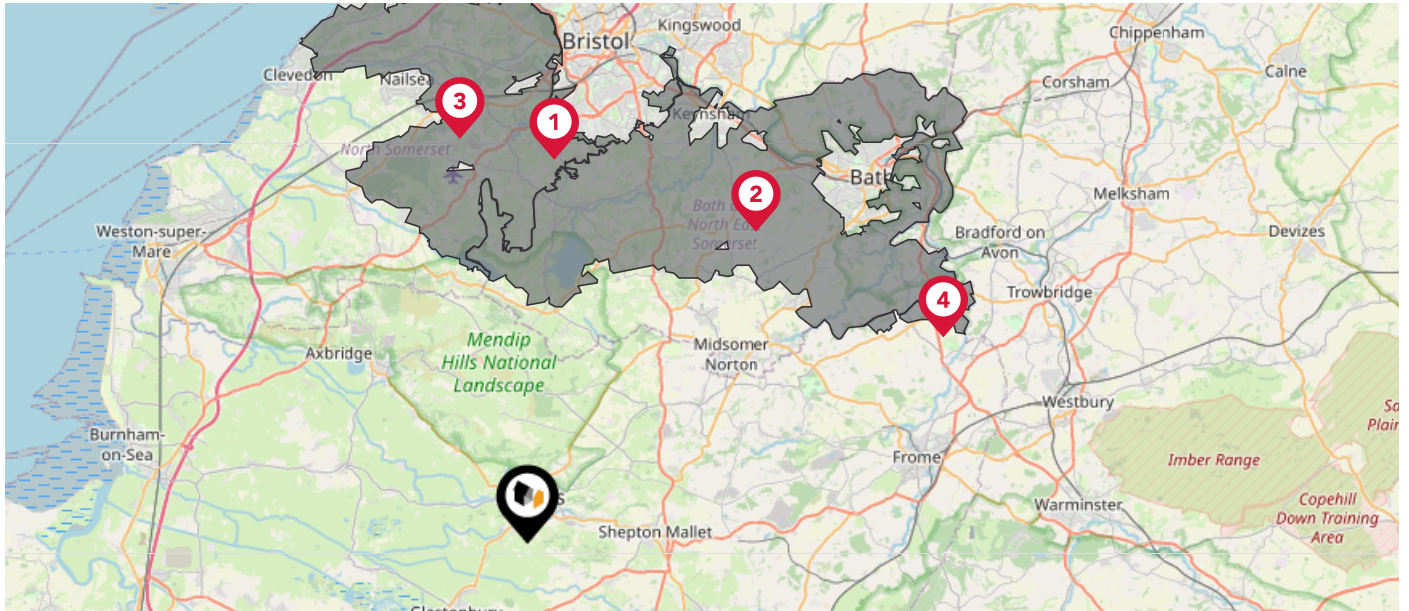
Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

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Lettings Intelligence

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



Nearby Green Belt Land



Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Mendip

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

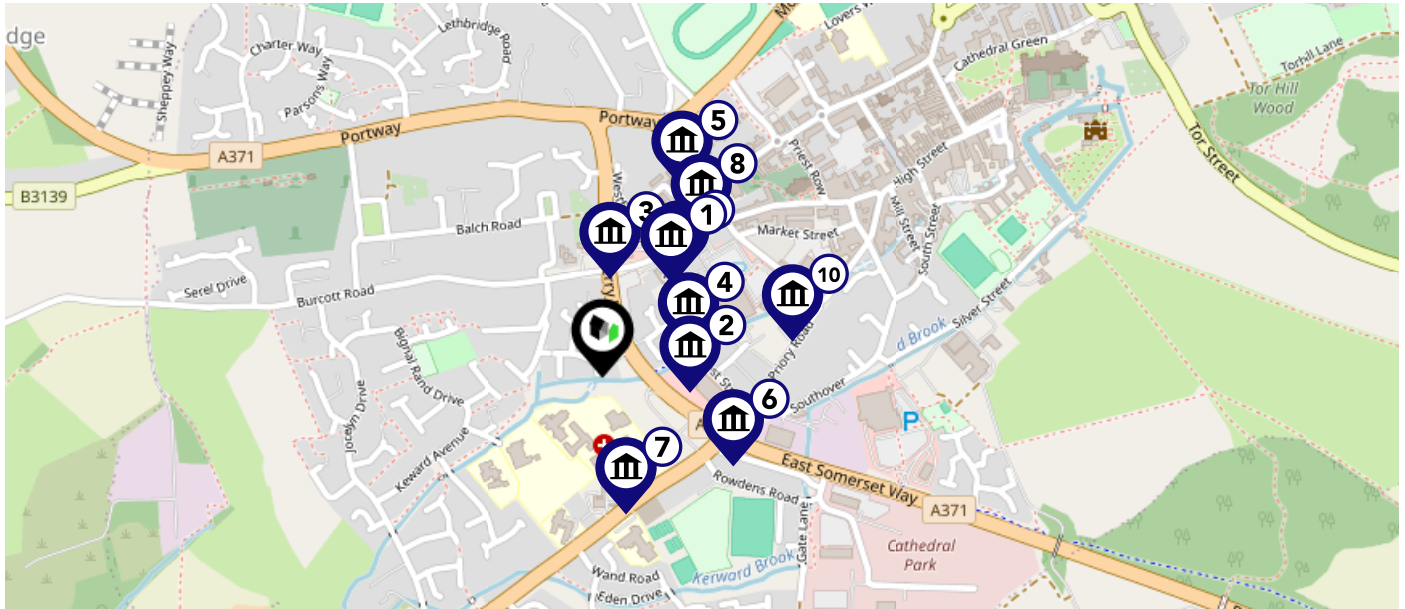
1	Burcott Road-Wells, Norfolk	Historic Landfill	
2	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill	
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill	
4	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill	
5	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill	
6	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill	
7	Knowle Lane-Wookey	Historic Landfill	
8	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill	
9	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill	
10	Dark Lane-Dinder	Historic Landfill	











Maps

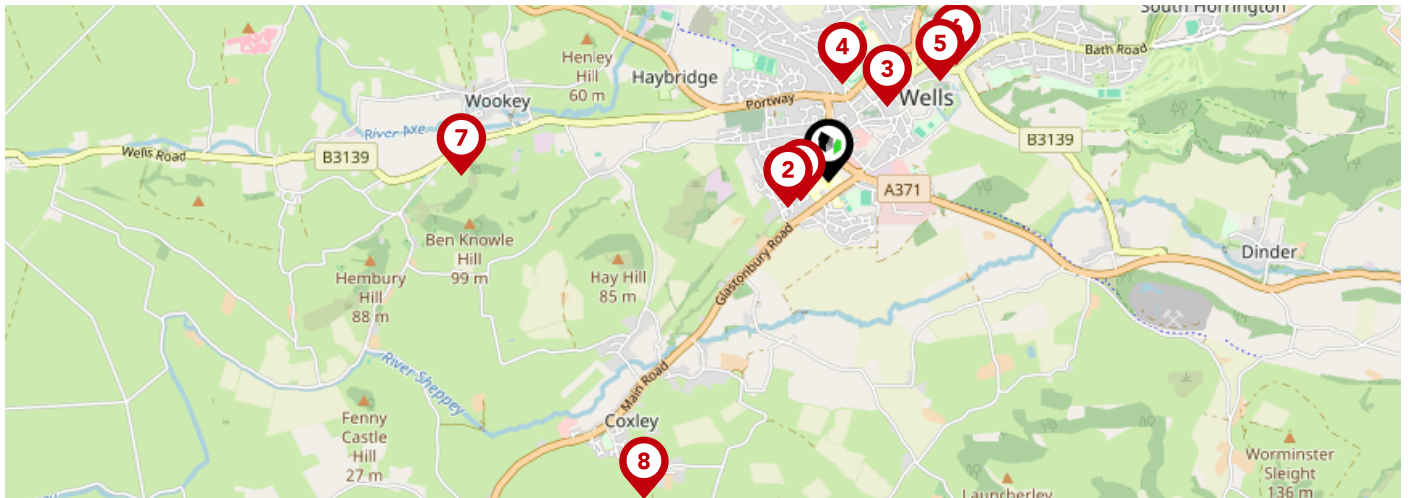
Listed Buildings

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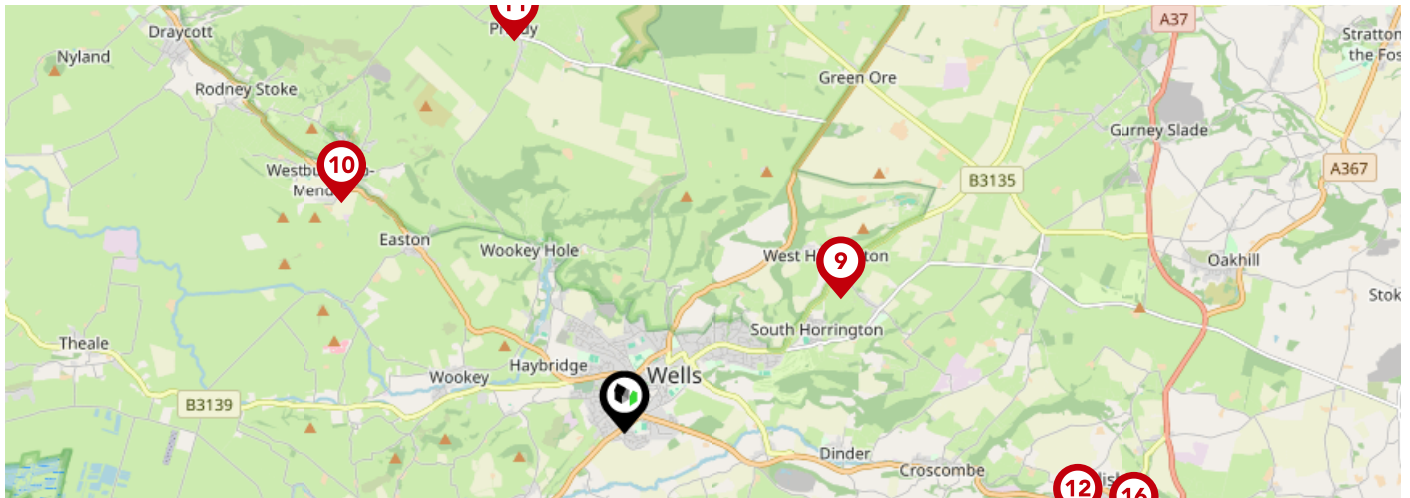
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1383190 - 16 And 17, Tucker Street	Grade II	0.1 miles
 1383203 - West Street House	Grade II	0.1 miles
 1383204 - Former Railway Goods Shed	Grade II	0.1 miles
 1272461 - Fire Hydrant	Grade II	0.1 miles
 1383059 - Boundary Walls To South And West Of The Blue School	Grade II	0.2 miles
 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.2 miles
 1382946 - Wells Infirmary Main Block (also Known As Priory Hospital)	Grade II	0.2 miles
 1383056 - Portway House	Grade II	0.2 miles
 1383188 - 14, Tucker Street	Grade II	0.2 miles
 1383073 - Regal Cinema	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

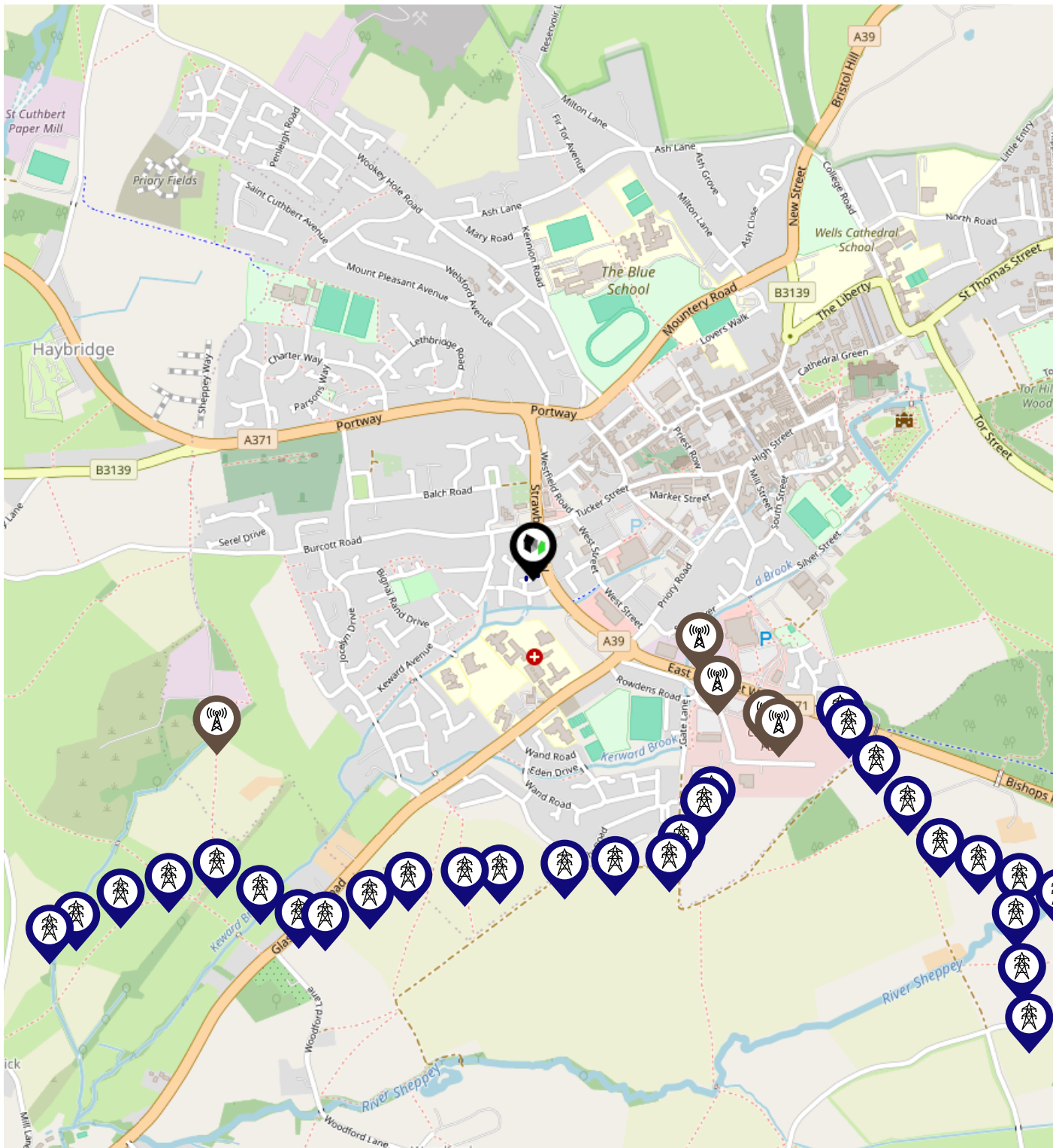


		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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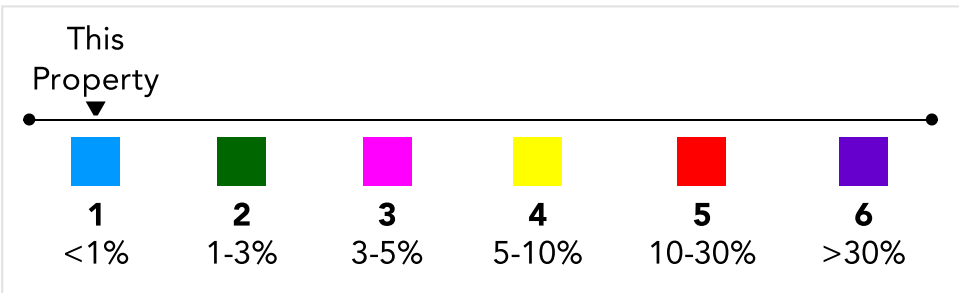
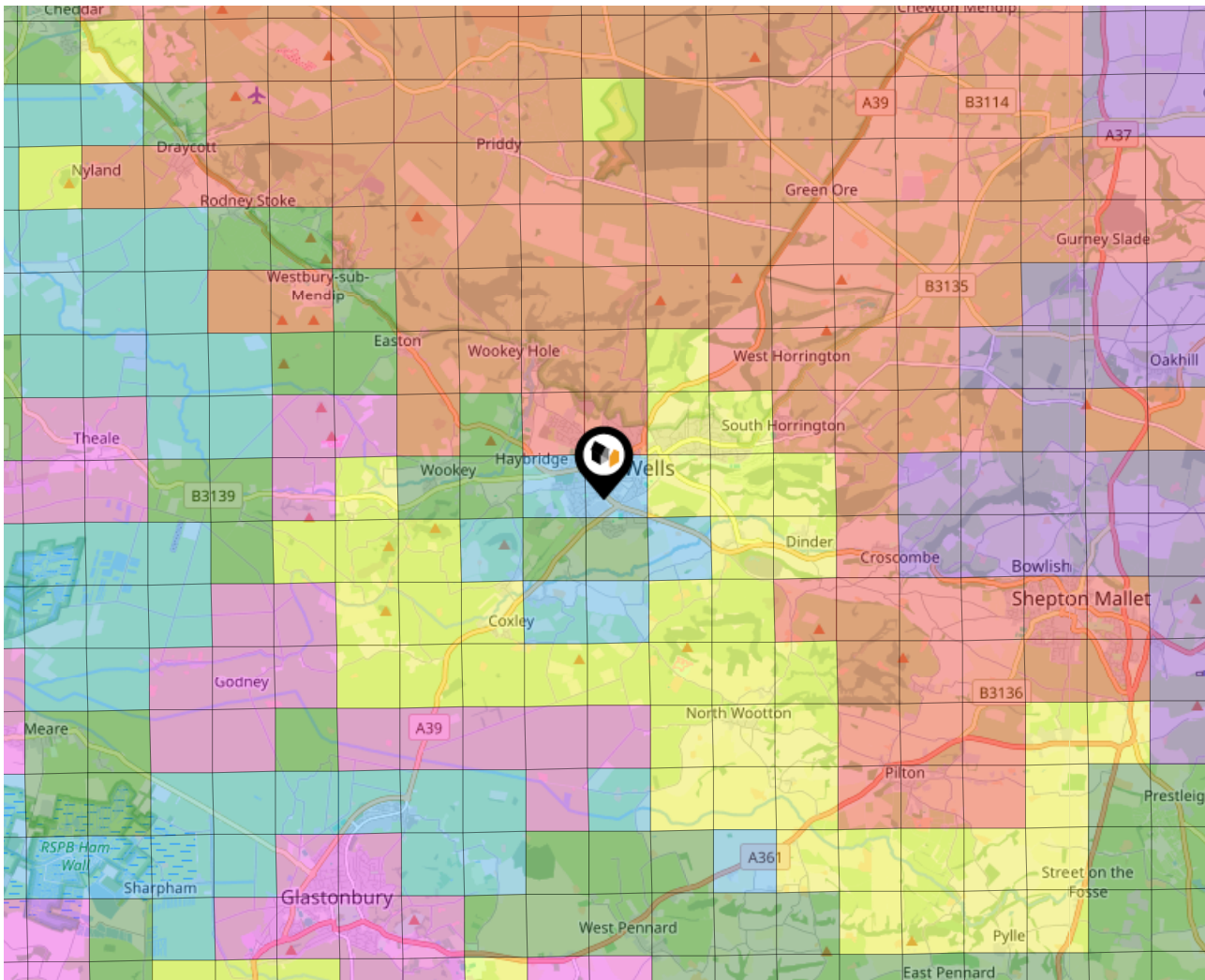


Key:

-  Power Pylons
-  Communication Masts

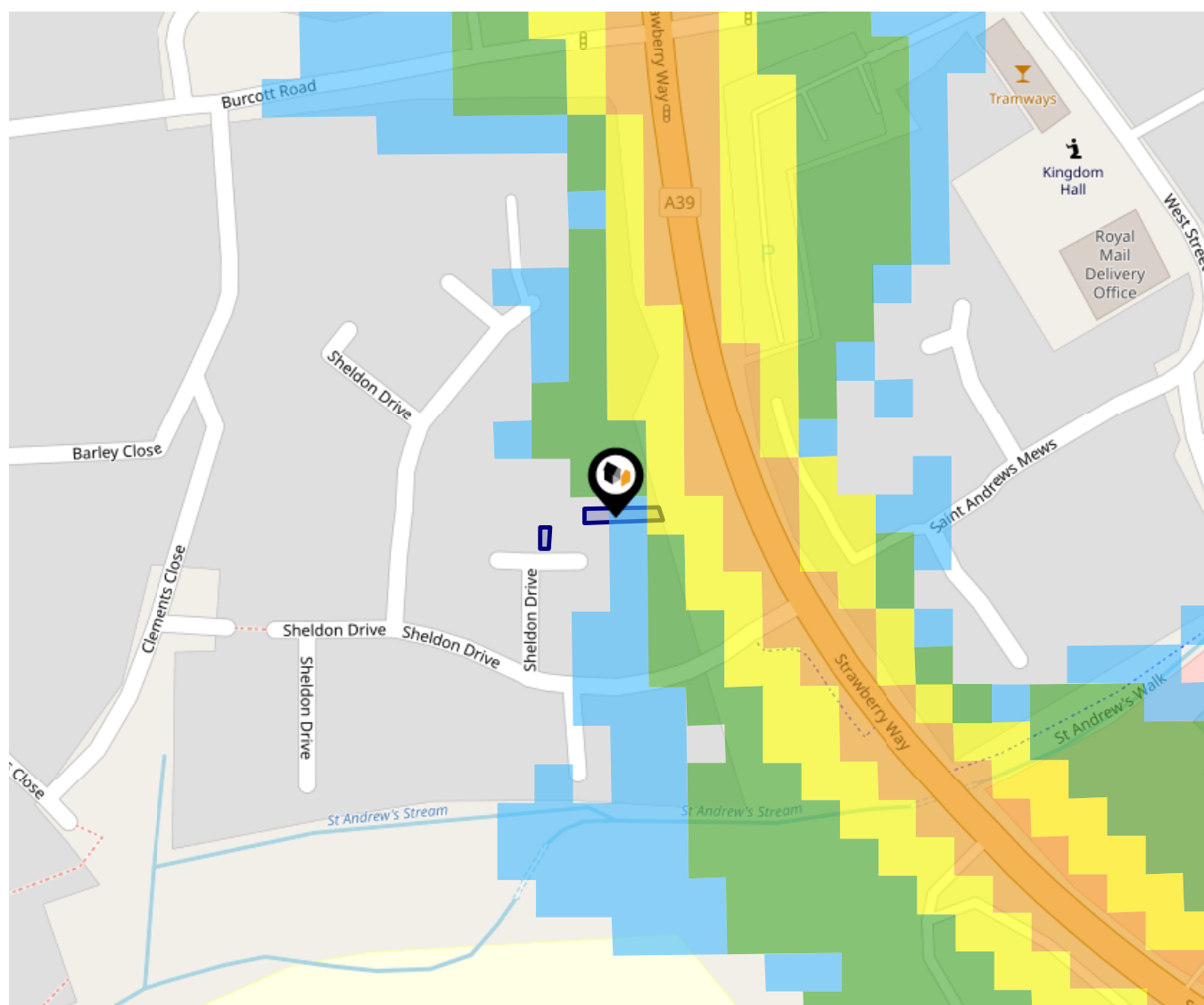
What is Radon?

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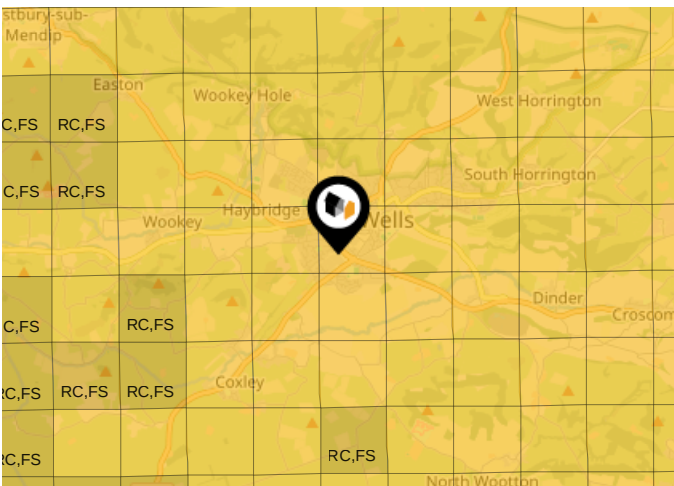
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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

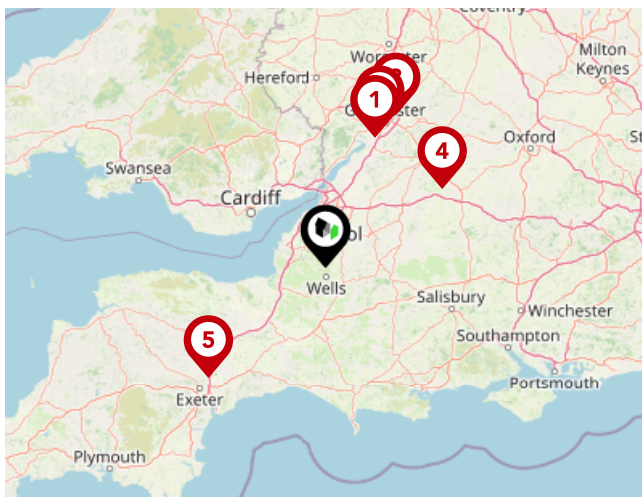
Area Transport (National)

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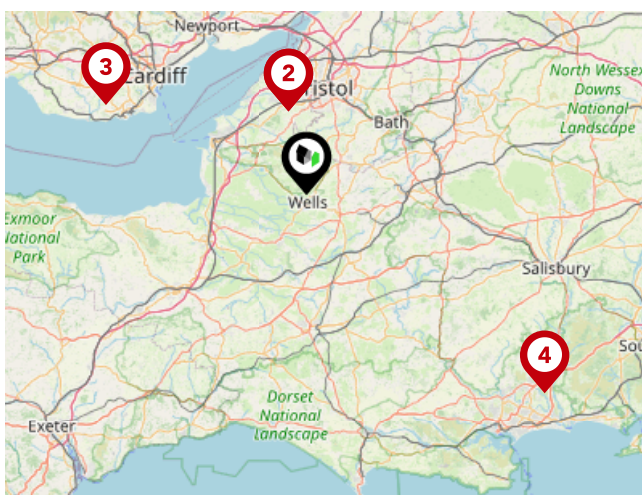
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.32 miles
2	Bruton Rail Station	11.14 miles
3	Yatton Rail Station	14.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.86 miles
2	M5 J12	43.95 miles
3	M5 J11A	49.76 miles
4	M4 J16	41.84 miles
5	M5 J29	48.18 miles



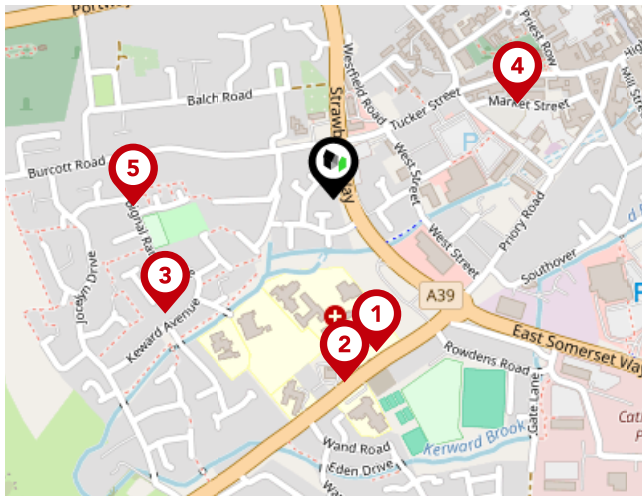
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.74 miles
2	Felton	12.74 miles
3	Cardiff Airport	32.42 miles
4	Bournemouth International Airport	46.47 miles

Area

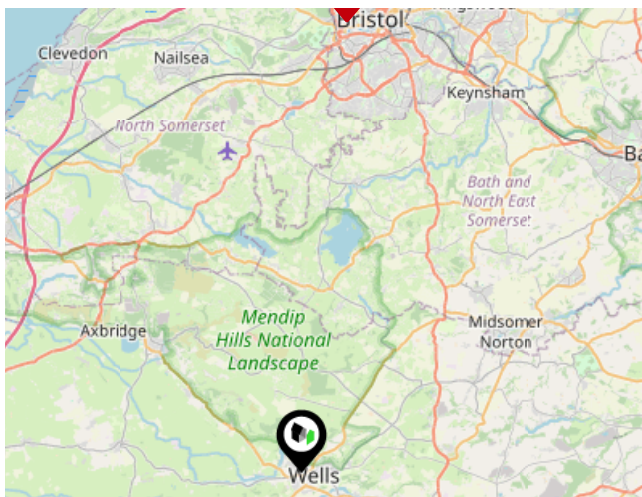
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Priory Health Park	0.18 miles
2	Priory Health Park	0.21 miles
3	Bishopslea Close	0.24 miles
4	Bus Station	0.24 miles
5	Wolsey Close	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.76 miles
2	Nova Scotia Ferry Landing	16.79 miles
3	Pumphouse Ferry Landing	16.84 miles

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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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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