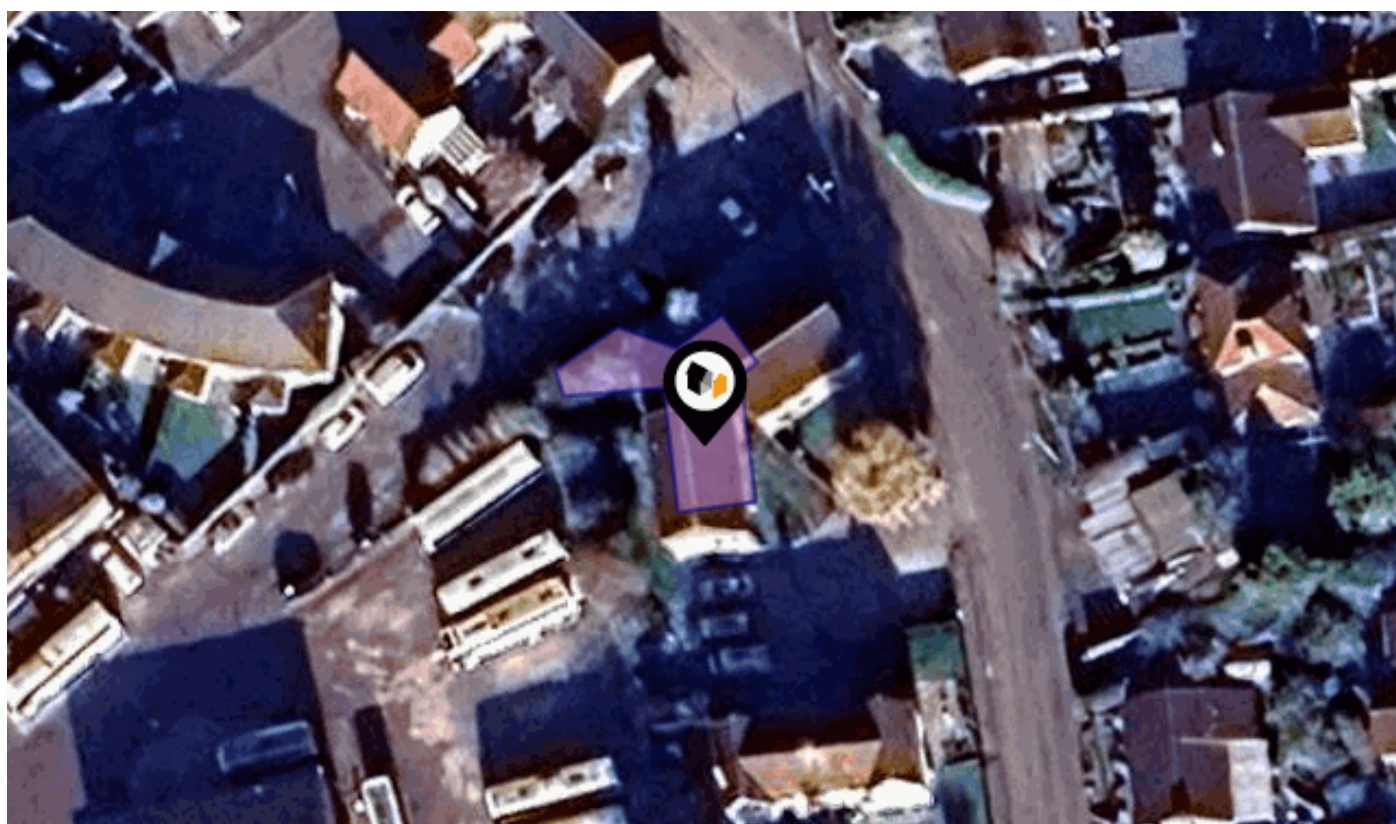




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 02nd October 2025



4, FAIRFIELD COURT, WINCANTON, BA9 9RJ

Landwood Group

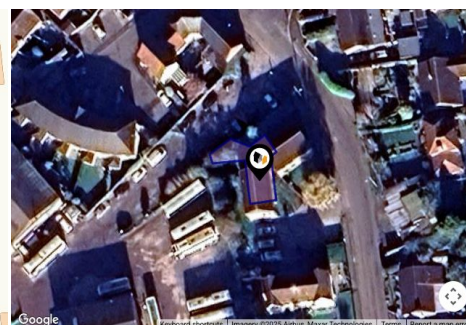
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,626
Title Number:	ST132001
UPRN:	30504506

Last Sold Date:	04/05/2006
Last Sold Price:	£70,000
Last Sold £/ft ² :	£101
Tenure:	Leasehold
Start Date:	25/08/1996
End Date:	03/04/2114
Lease Term:	125 years from 3 April 1989
Term Remaining:	88 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



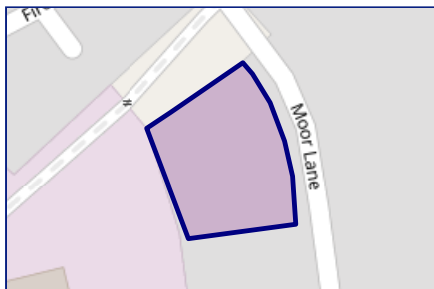
Satellite/Fibre TV Availability:



Property Multiple Title Plans

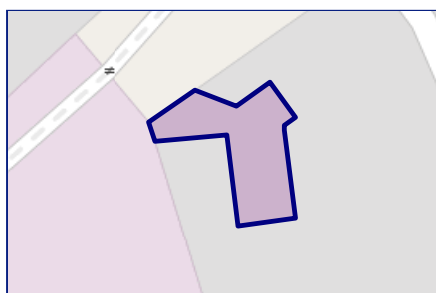
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Freehold Title Plan



ST171780

Leasehold Title Plan



ST132001

Start Date: 25/08/1996
End Date: 03/04/2114
Lease Term: 125 years from 3 April 1989
Term Remaining: 88 years

Property
EPC - Certificate

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4 Fairfield Court WINCANTON BA9 9RJ		Energy rating	
		C	
Valid until 14.09.2035		Certificate number 02359521350001594292	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

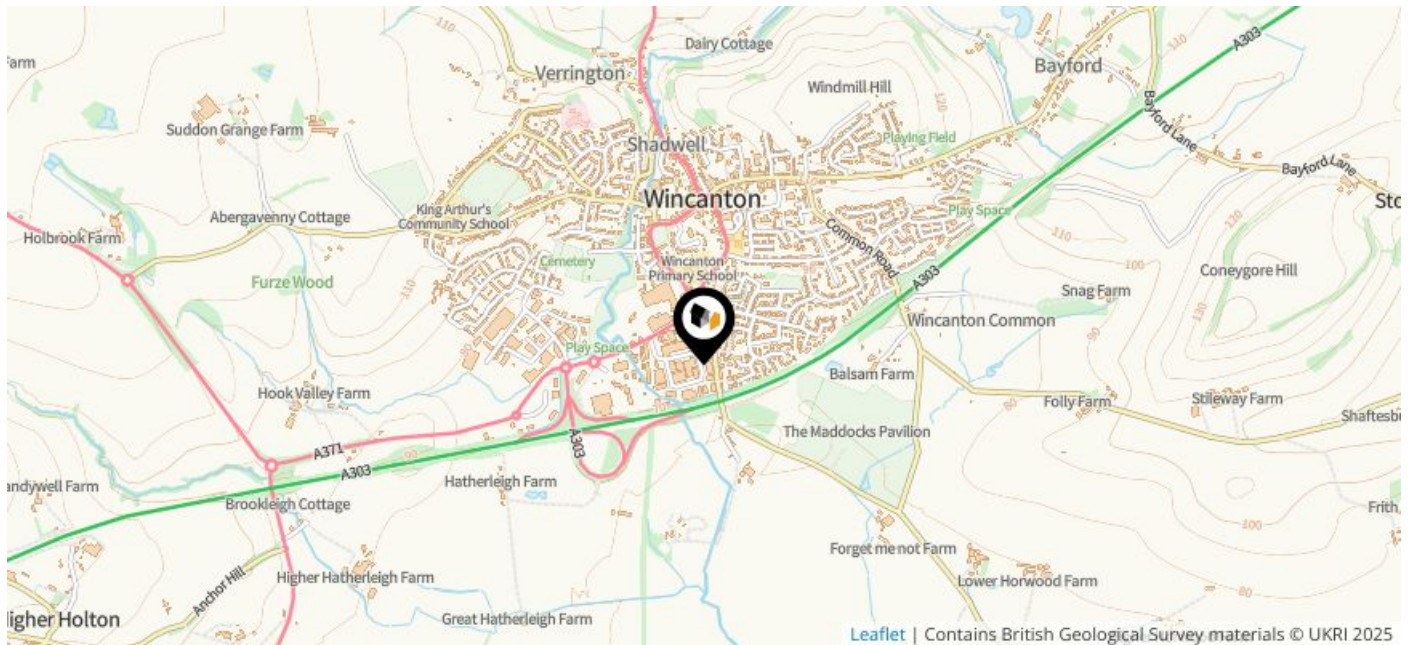
EPC - Additional Data

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Additional EPC Data

Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

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.

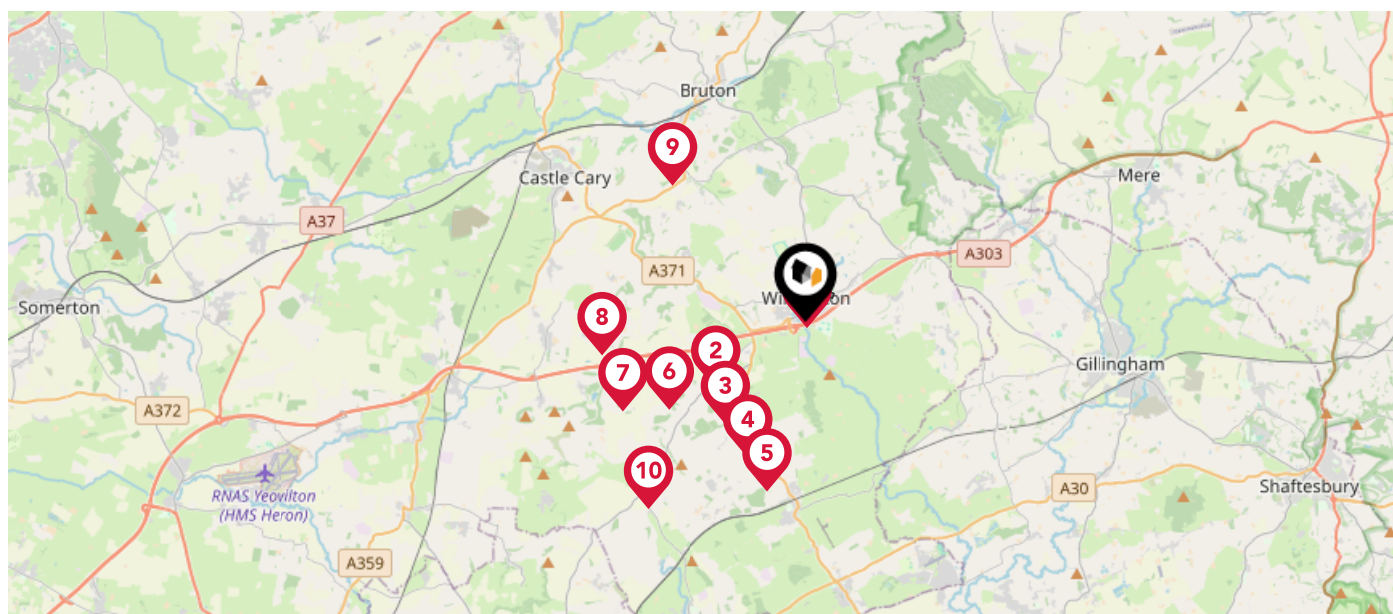
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

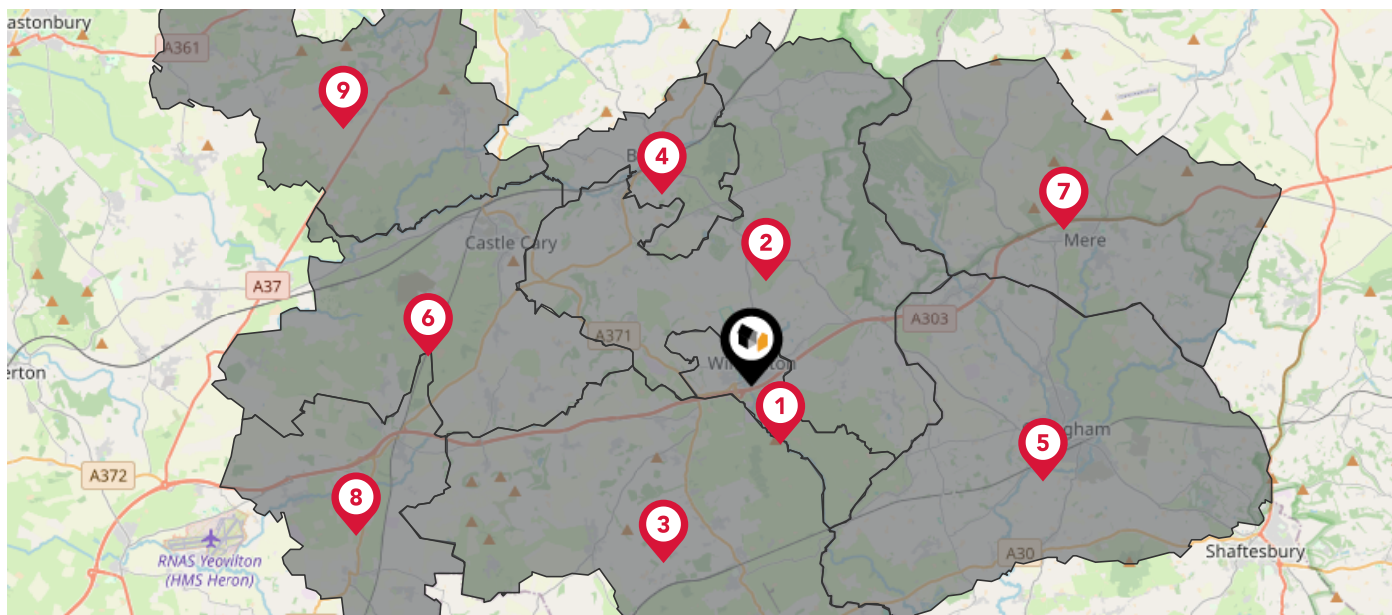
- | | |
|----|--------------------|
| 1 | Wincanton |
| 2 | Holton |
| 3 | North Cheriton |
| 4 | South Cheriton |
| 5 | Horsington |
| 6 | Maperton |
| 7 | Blackford |
| 8 | Woolston |
| 9 | Pitcombe |
| 10 | Charlton Horethorn |

Maps

Council Wards

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GROUP

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



Wincanton Ward



Tower Ward



Blackmoor Vale Ward



Bruton Ward



Gillingham Ward



Cary Ward



Mere ED

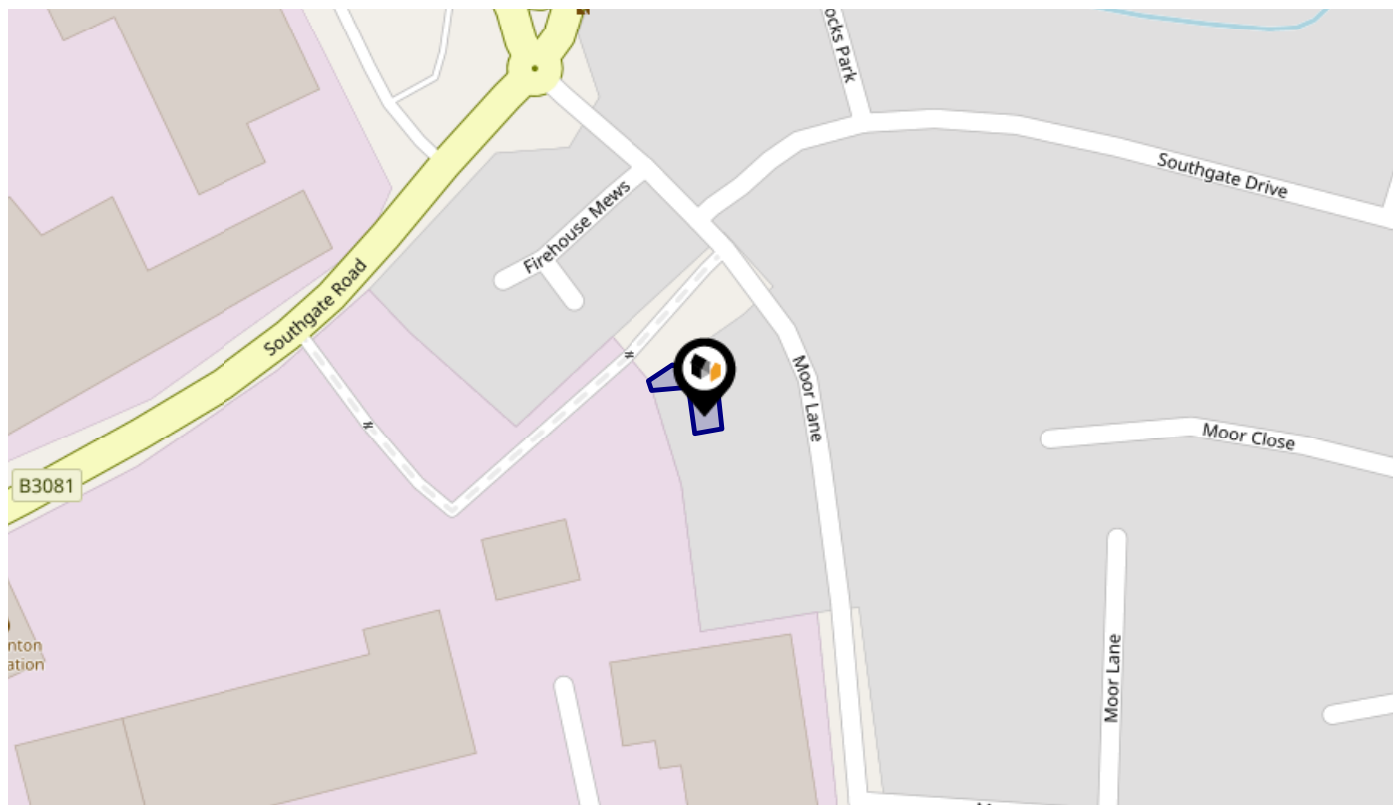


Camelot Ward



The Pennards and Ditcheat 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:

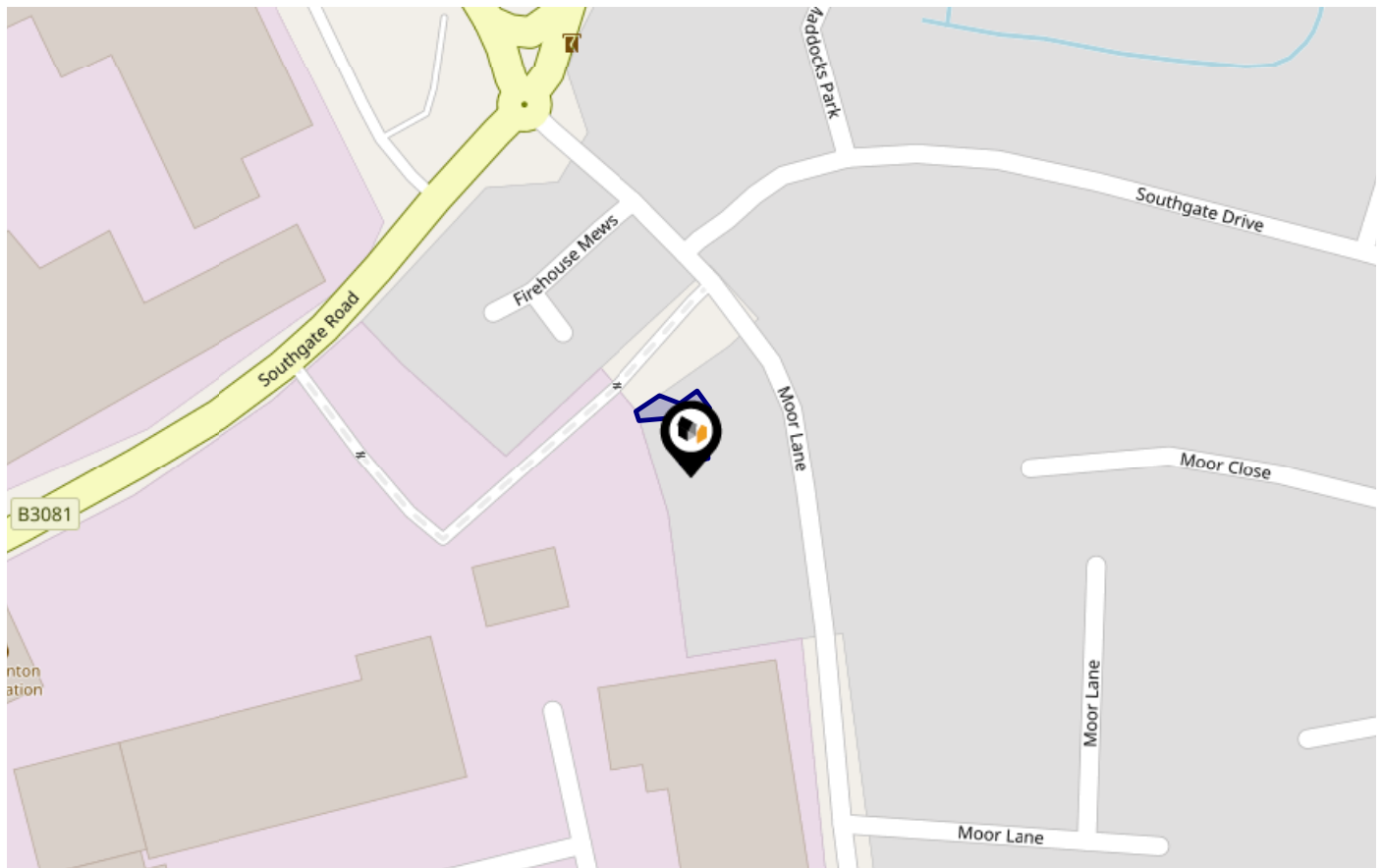
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

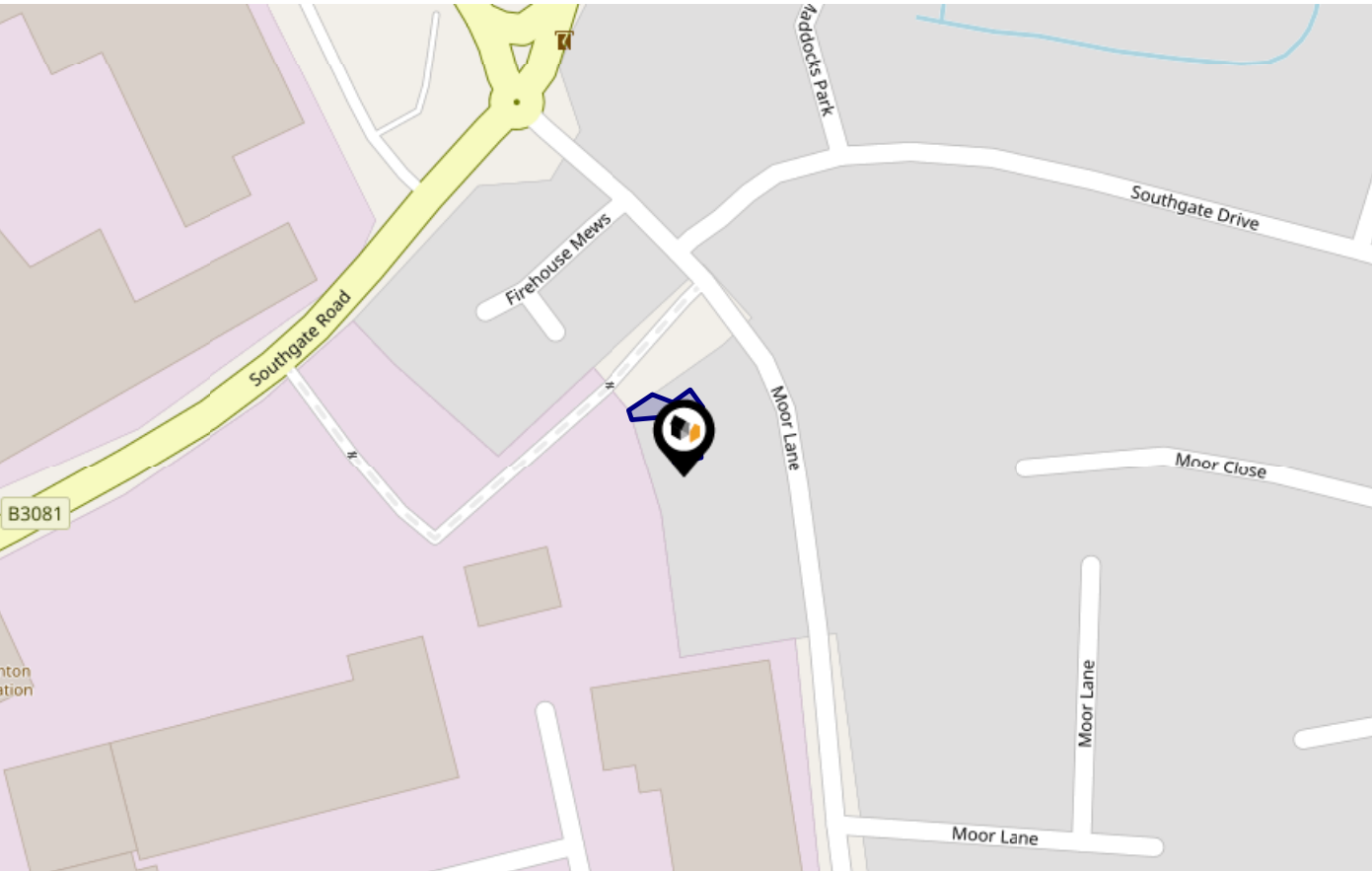
Chance of flooding to the following depths at this property:



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.

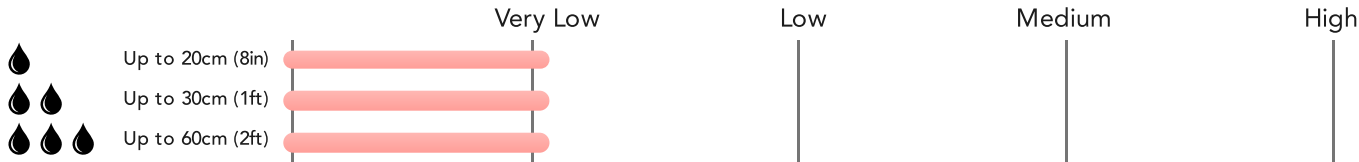


Risk Rating: Very low

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:

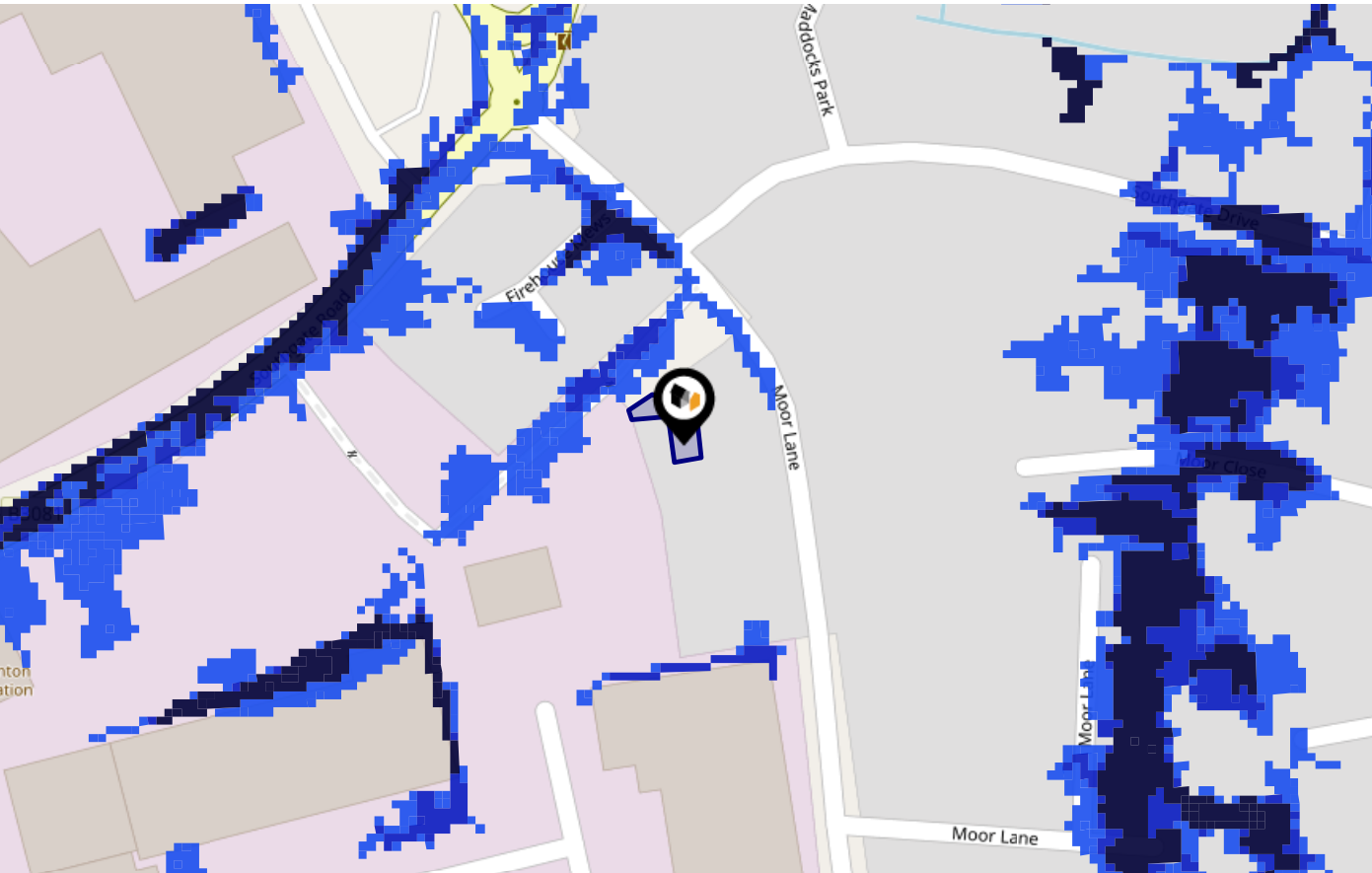


Flood Risk

Surface Water - Flood Risk

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GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

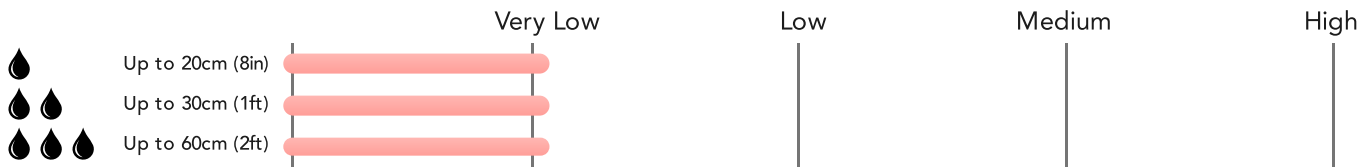


Risk Rating: Very low

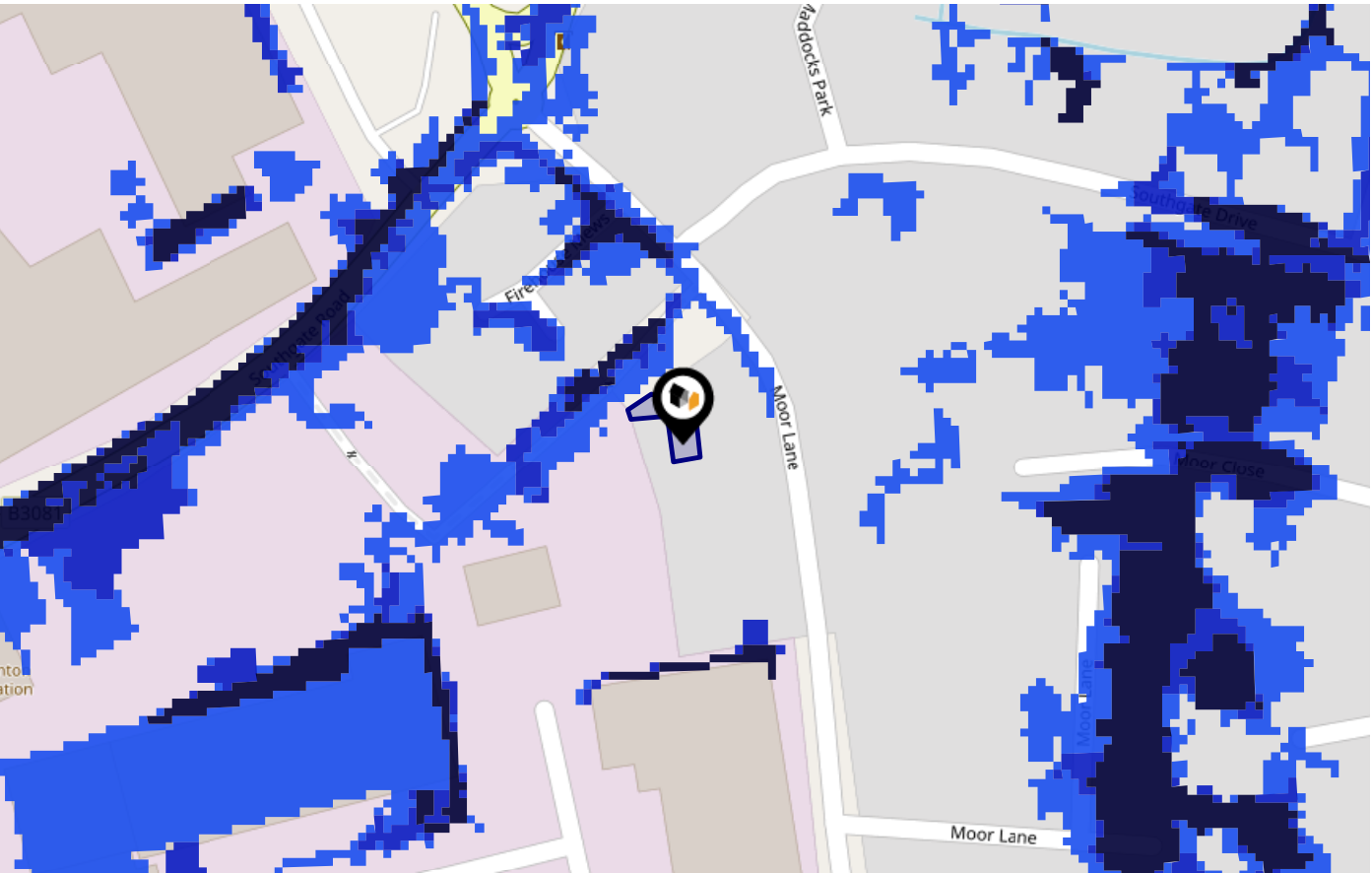
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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

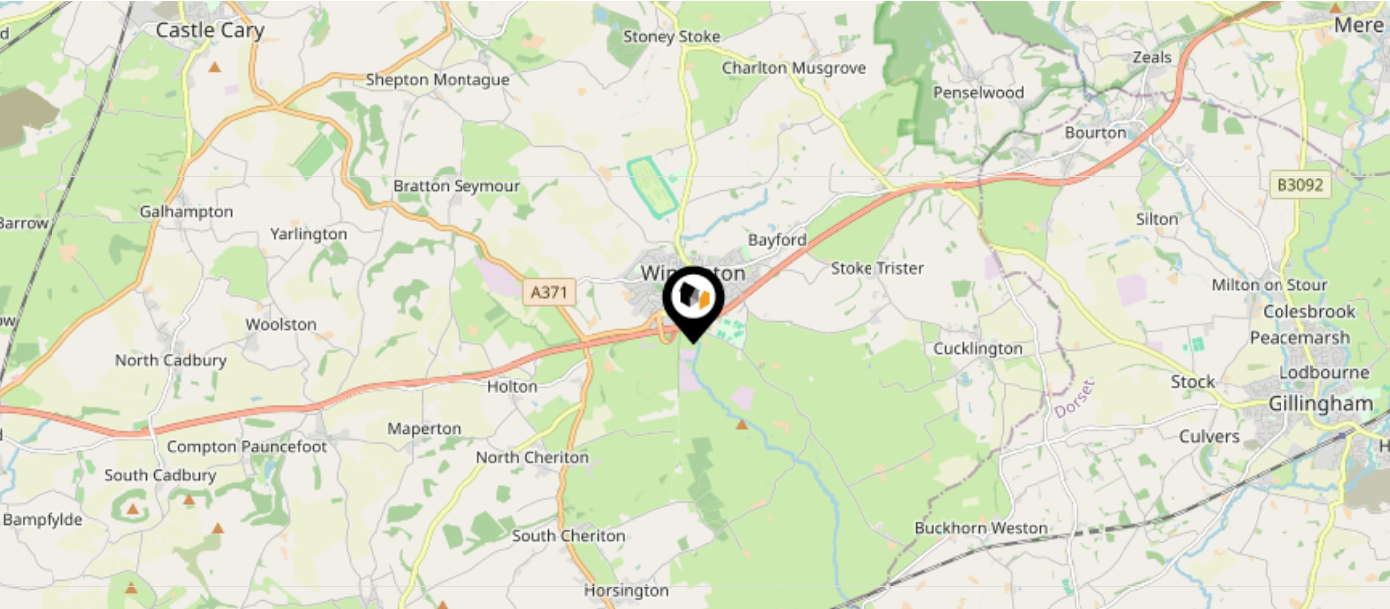
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

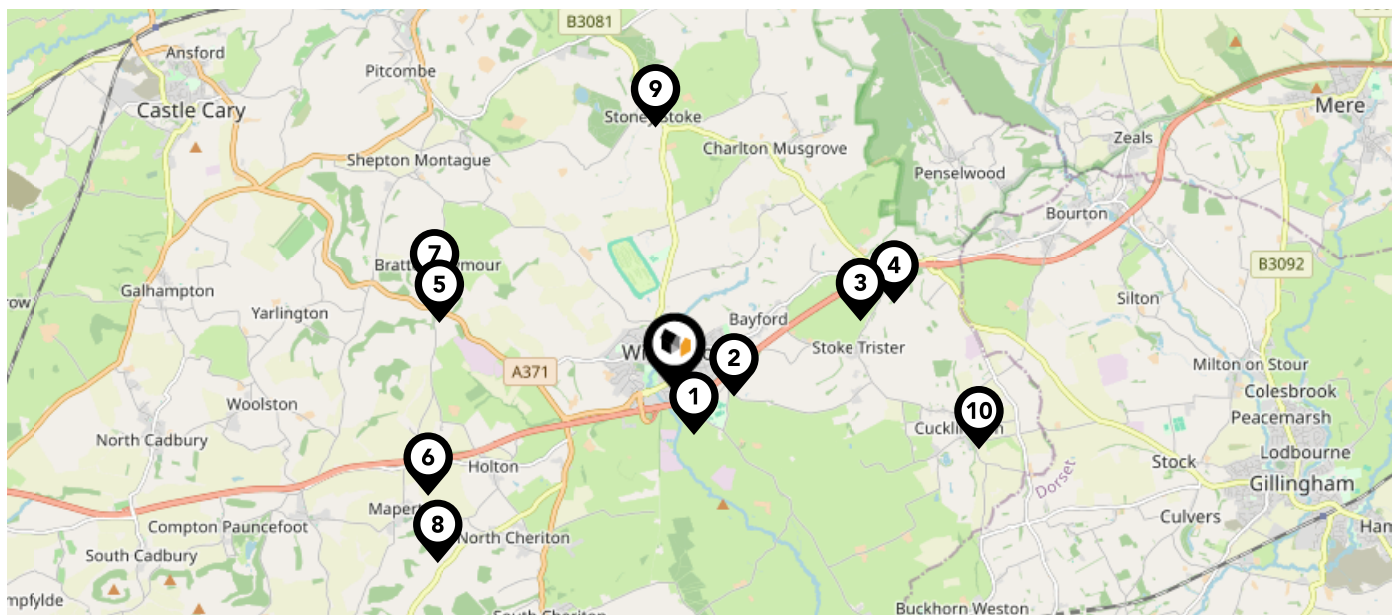
No data available.

Maps

Landfill Sites

LANDWOOD
GROUP

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

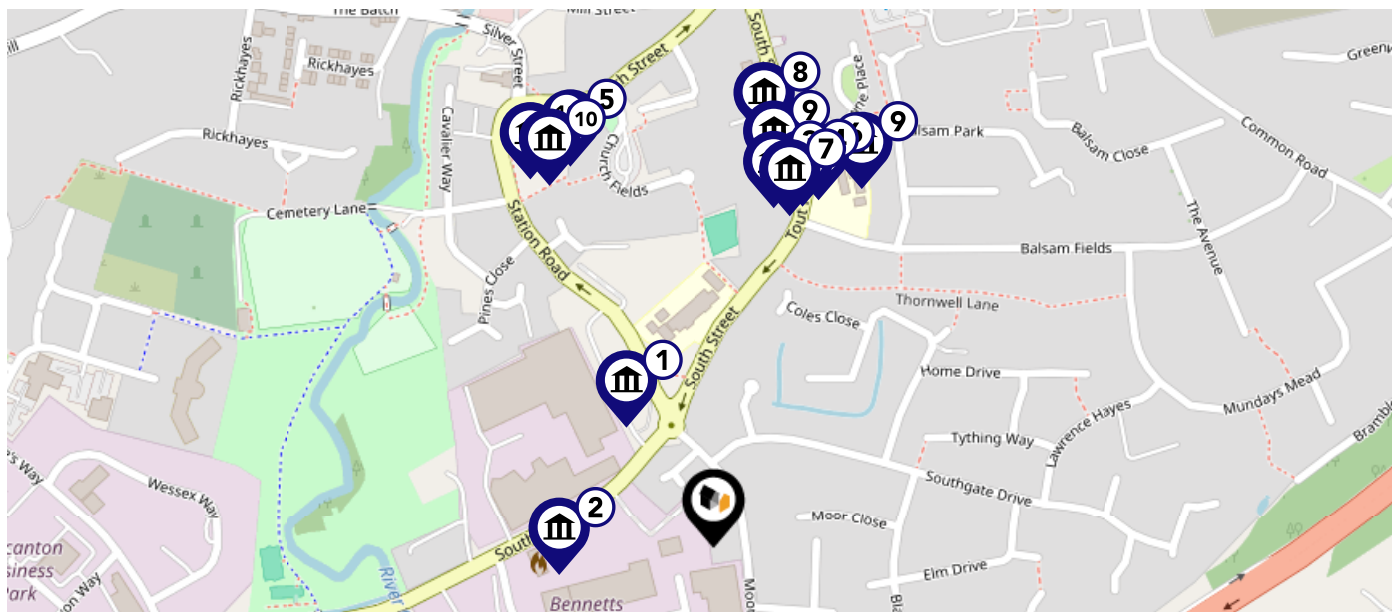
1	Moor Lane-Wincanton	Historic Landfill	
2	Balsam Lane-Wincanton, Somerset	Historic Landfill	
3	A303 Leigh Common-Wincanton, Somerset	Historic Landfill	
4	Chesils Copse-Leigh Common, Bourton	Historic Landfill	
5	Manor Farm-Bratton Seymour	Historic Landfill	
6	Maperton Refuse Tip-Mapperton, Dorset	Historic Landfill	
7	Hall School-Bratton Seymour	Historic Landfill	
8	Brundas Copse-Maperton	Historic Landfill	
9	Stoney Stoke-Bishop Sutton	Historic Landfill	
10	Old Quarry, Cucklington-Wincanton, Somerset	Historic Landfill	

Maps

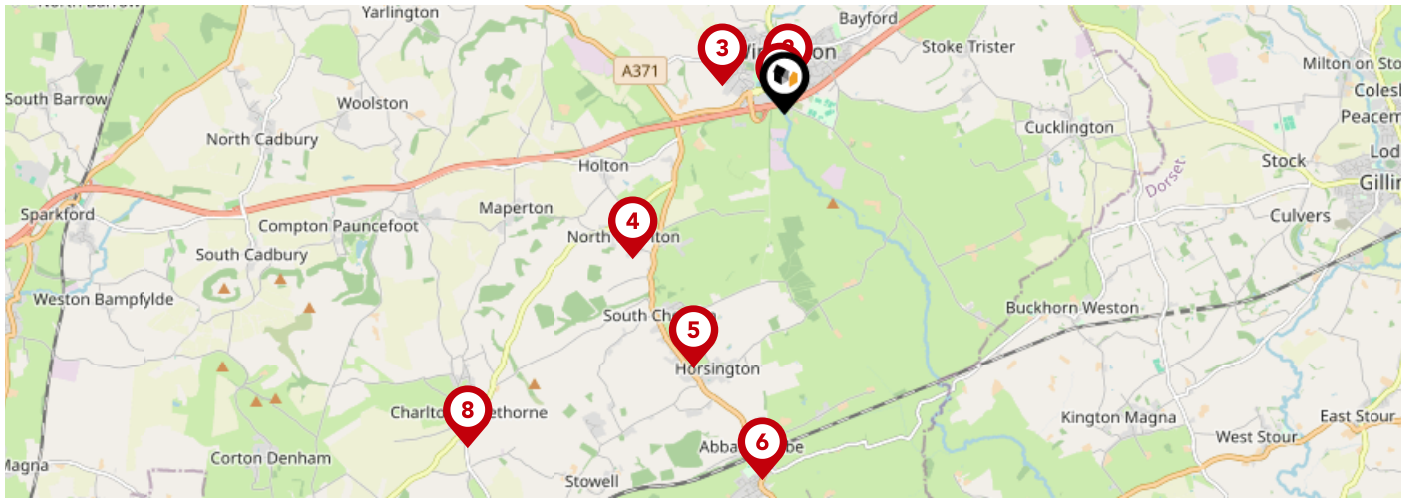
Listed Buildings

LANDWOOD
GROUP

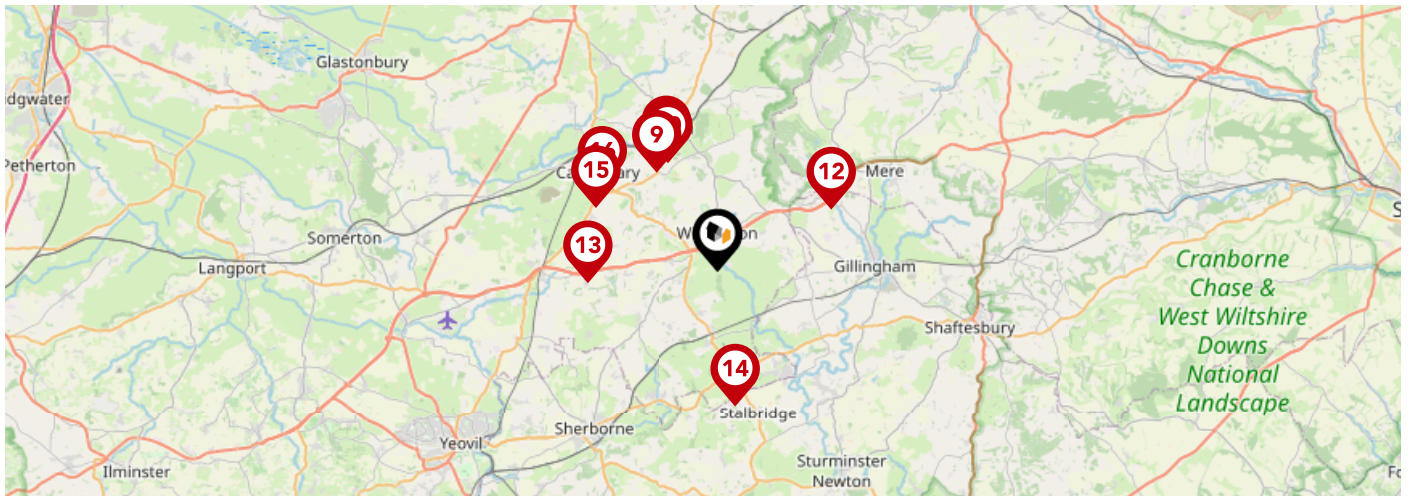
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1239018 - Bellfields	Grade II	0.1 miles
 1393216 - Lawrence House, Including Outbuilding 6m To Its West	Grade II	0.1 miles
 1239020 - The Former Cottage 15 Metres South Of The Dogs	Grade II	0.2 miles
 1239096 - The West Boundary Wall And Entrance Gateway, 8 Metres Fron Tout Hill House	Grade II	0.2 miles
 1238555 - The Thomas Memorial, 22 Metres East Of Chancel In Churchyard, Church Of St Peter And St Paul	Grade II	0.2 miles
 1273870 - Tout Hill House	Grade II	0.2 miles
 1273869 - The Coachman's Cottage, 20 Metres South East Of The Dogs	Grade II	0.2 miles
 1239066 - Old St Audreys	Grade II	0.2 miles
 1239098 - The Stables Etc, 30 Metres East Of Tout Hill House	Grade II	0.2 miles
 1274132 - The Nathaniel Ireson Monument, 4 Metres South East Of Chancel, Churchyard Of St Peter And St Paul	Grade II	0.2 miles
 1273913 - The Dogs	Grade I	0.2 miles
KPF  Key Property Facts 1238534 - Church Of St Peter And St Paul	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	Wincanton Primary School Ofsted Rating: Good Pupils: 391 Distance:0.09	☐	☒	☐	☐	☐
2	Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good Pupils: 125 Distance:0.27	☐	☒	☐	☐	☐
3	King Arthur's School Ofsted Rating: Requires improvement Pupils: 468 Distance:0.63	☐	☐	☒	☐	☐
4	Marchant Holliday School Ofsted Rating: Good Pupils: 49 Distance:1.96	☐	☐	☒	☐	☐
5	Horsington Church School Ofsted Rating: Good Pupils: 89 Distance:2.51	☐	☒	☐	☐	☐
6	Abbas and Templecombe Church School Ofsted Rating: Good Pupils: 103 Distance:3.42	☐	☒	☐	☐	☐
7	St George's Church of England School, Bourton Ofsted Rating: Outstanding Pupils:0 Distance:3.74	☐	☒	☐	☐	☐
8	Charlton Horethorne Church of England Primary School Ofsted Rating: Good Pupils: 49 Distance:4.29	☐	☒	☐	☐	☐

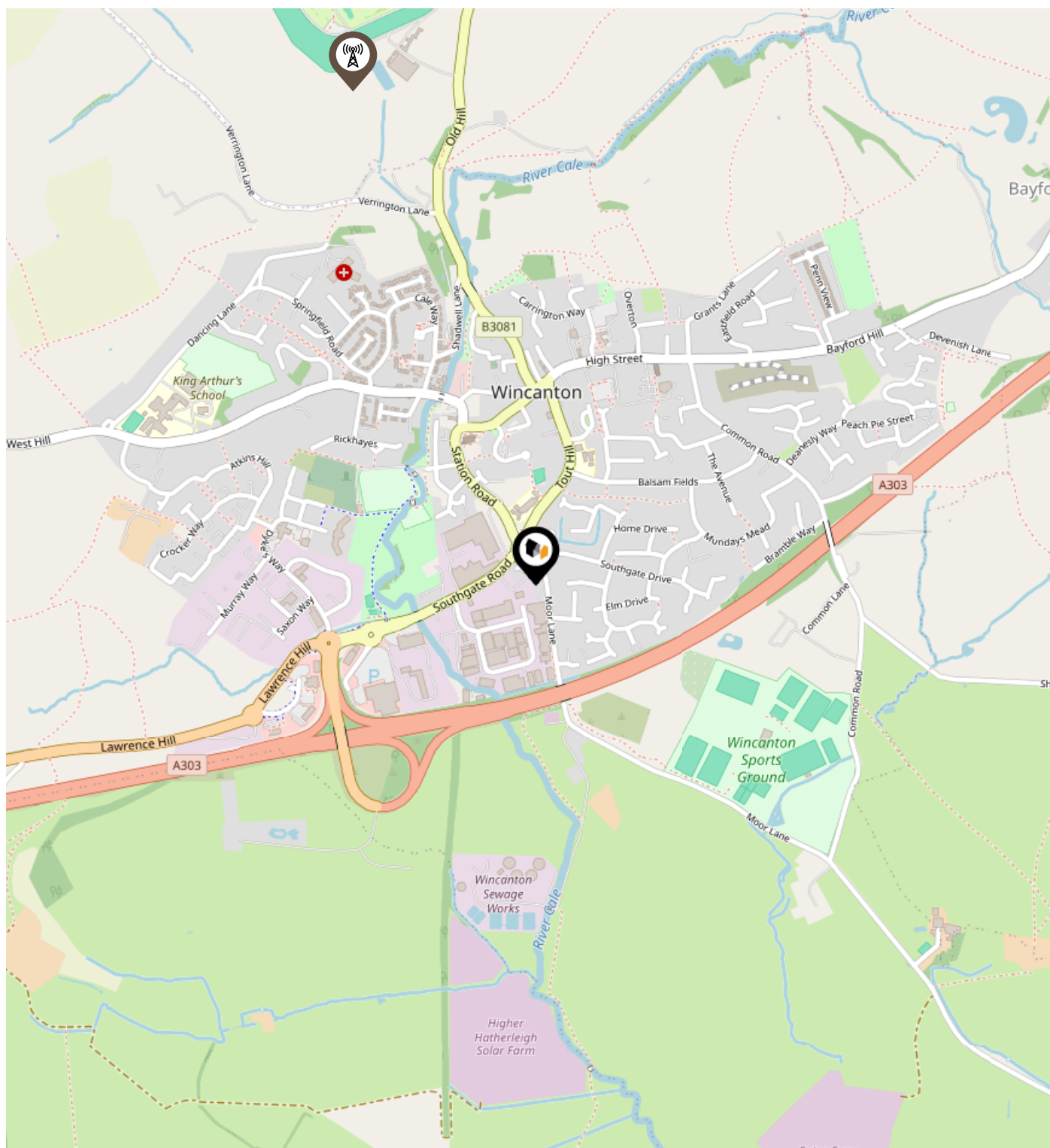


		Nursery	Primary	Secondary	College	Private
	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:4.34	☐	☐	☒	☐	☐
	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:4.48	☐	☐	☒	☐	☐
	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:4.64	☐	☒	☐	☐	☐
	Whitesheet Church of England Primary Academy Ofsted Rating: Good Pupils: 35 Distance:4.83	☐	☒	☐	☐	☐
	North Cadbury Church of England Primary School Ofsted Rating: Good Pupils: 75 Distance:4.88	☐	☒	☐	☐	☐
	St Nicholas CofE Primary School, Henstridge Ofsted Rating: Good Pupils:0 Distance:5.08	☐	☒	☐	☐	☐
	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:5.14	☐	☒	☐	☐	☐
	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:5.31	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

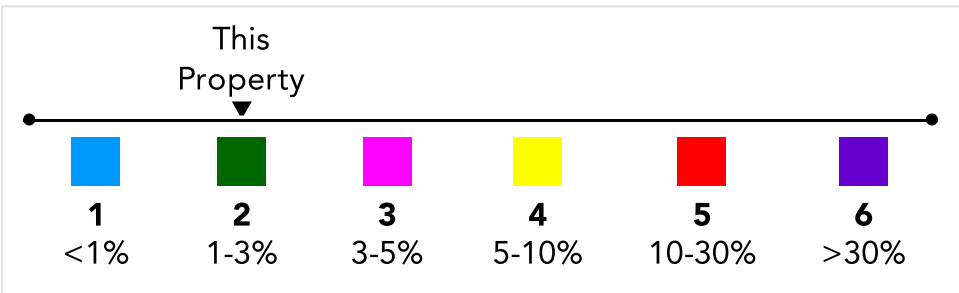
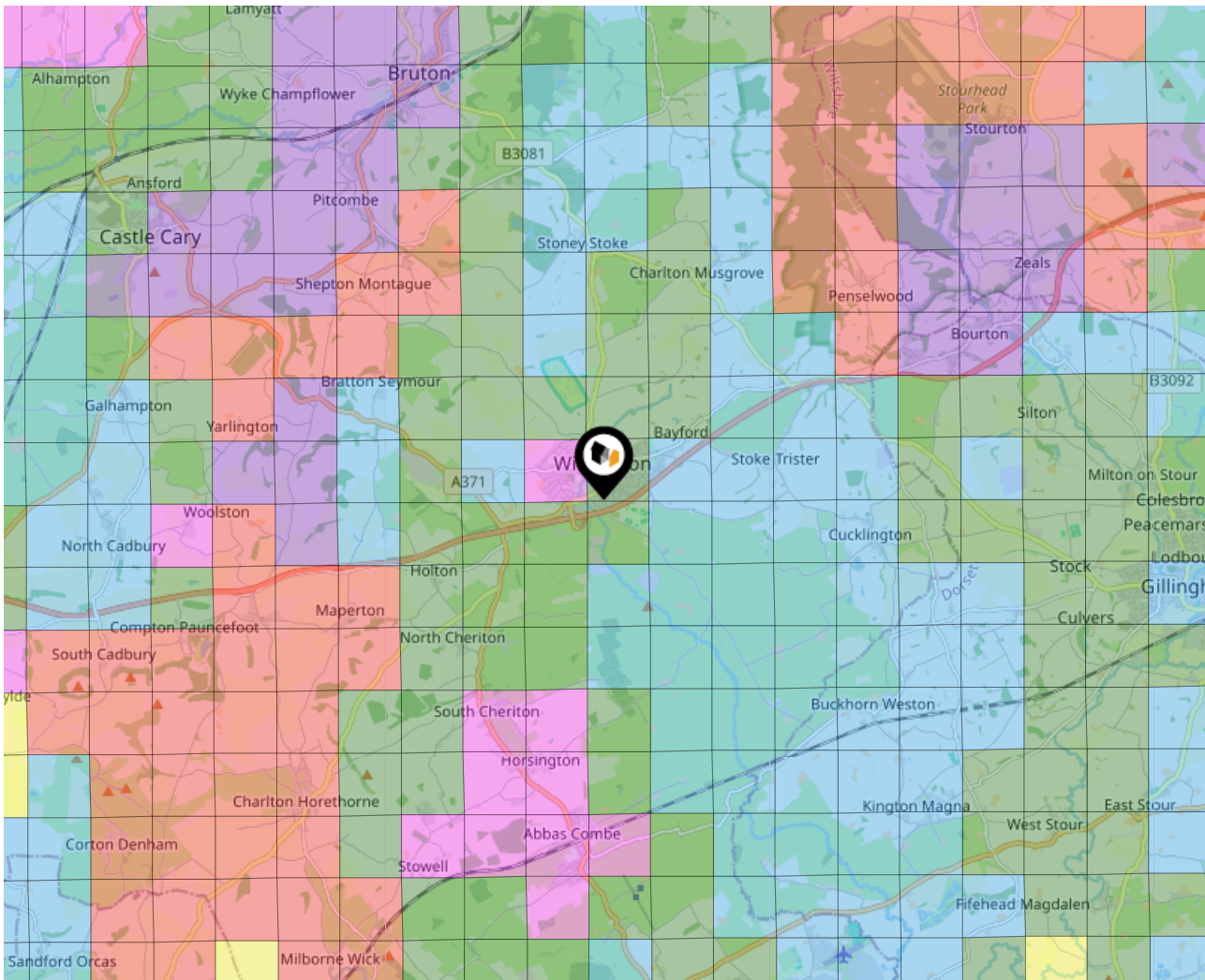


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

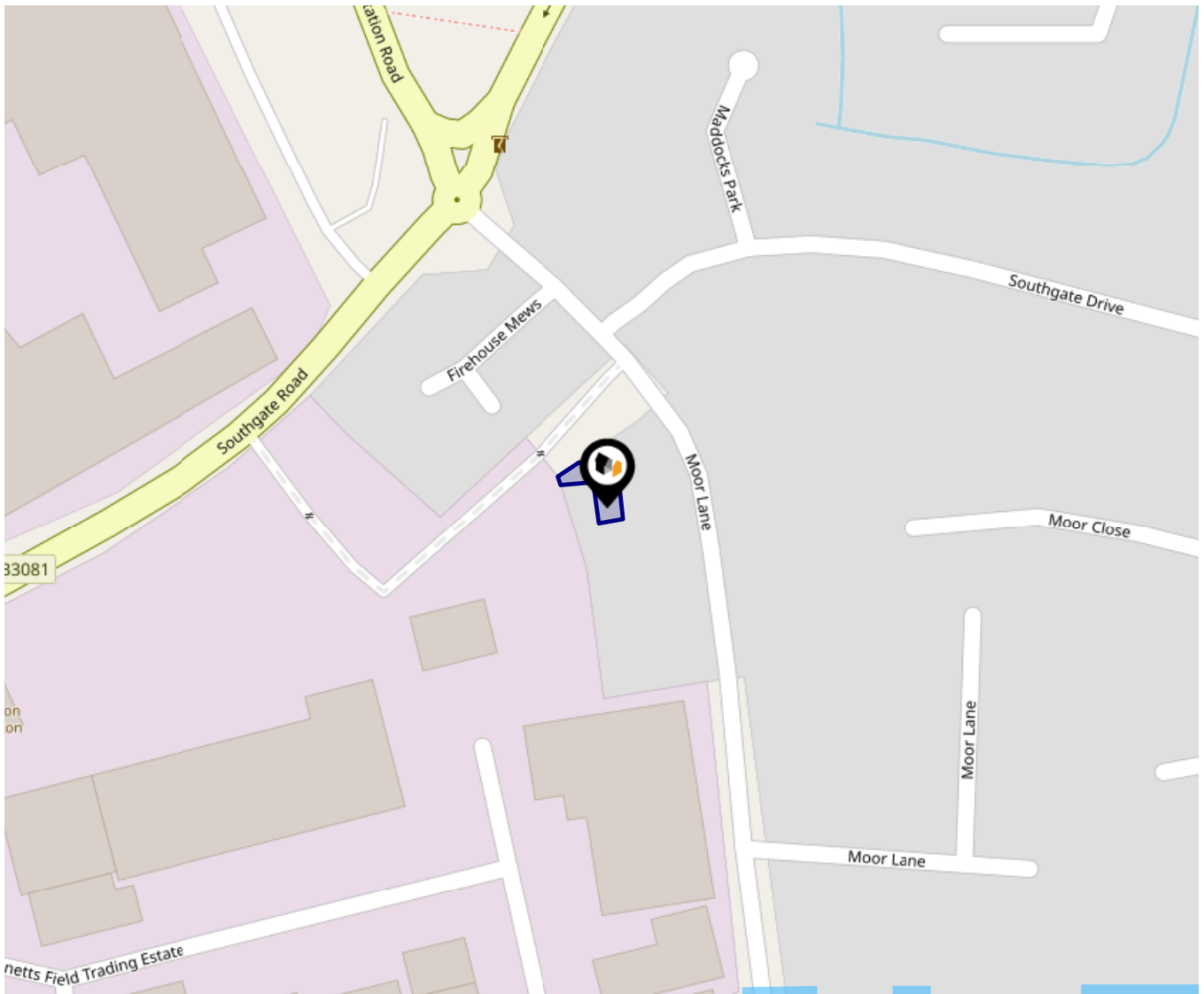
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

LANDWOOD
GROUP



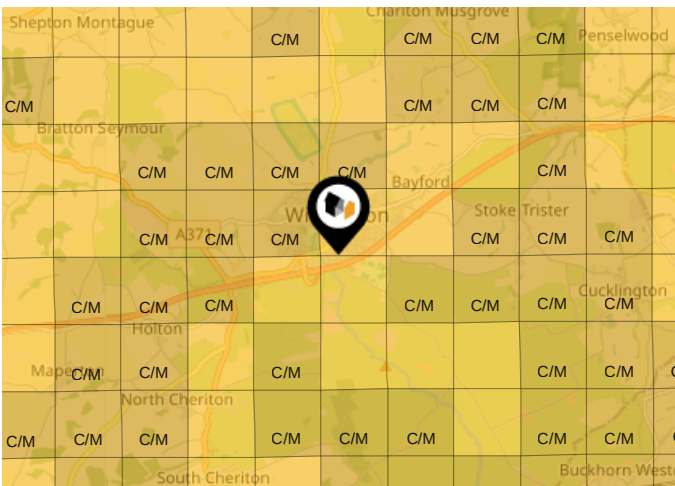
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



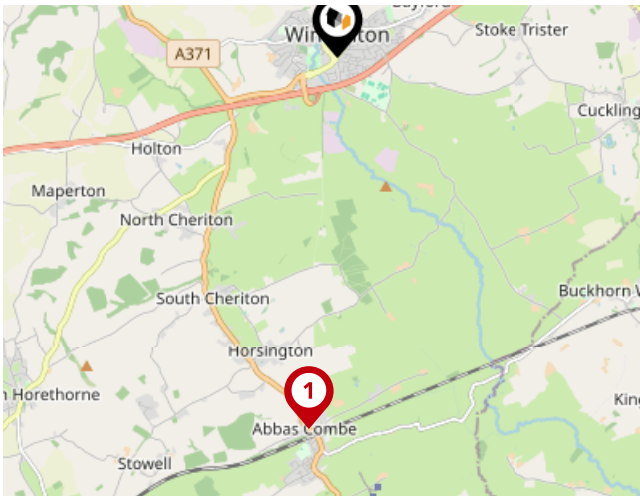
Primary Classifications (Most Common Clay Types)

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

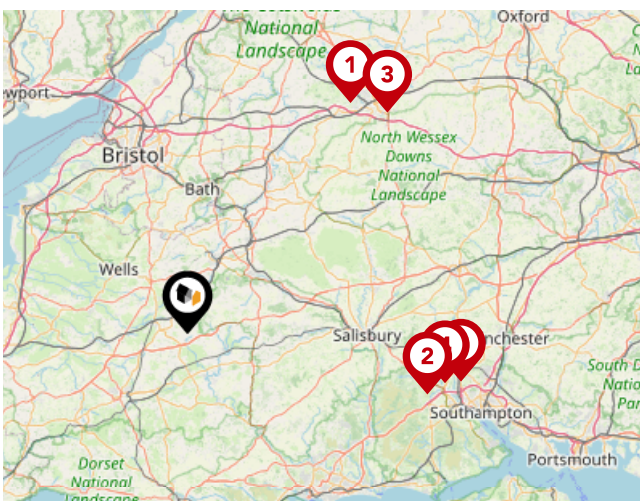
Transport (National)

LANDWOOD
GROUP



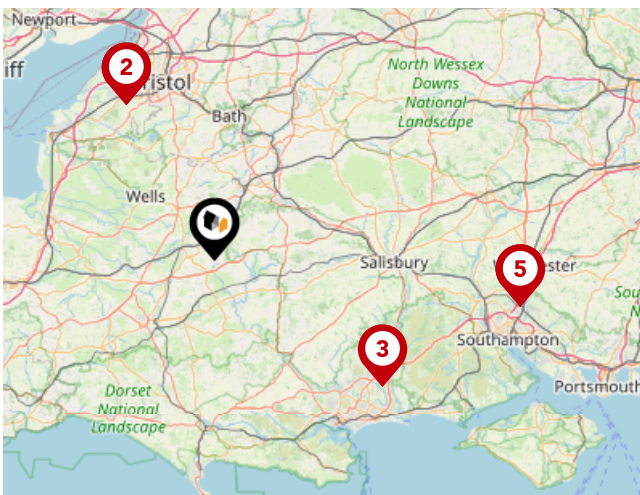
National Rail Stations

Pin	Name	Distance
1	Templecombe Rail Station	3.49 miles
2	Bruton Rail Station	4.43 miles
3	Castle Cary Rail Station	5.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J16	41.79 miles
2	M27 J1	36.92 miles
3	M4 J15	44.27 miles
4	M27 J2	39.09 miles
5	M27 J3	41.44 miles



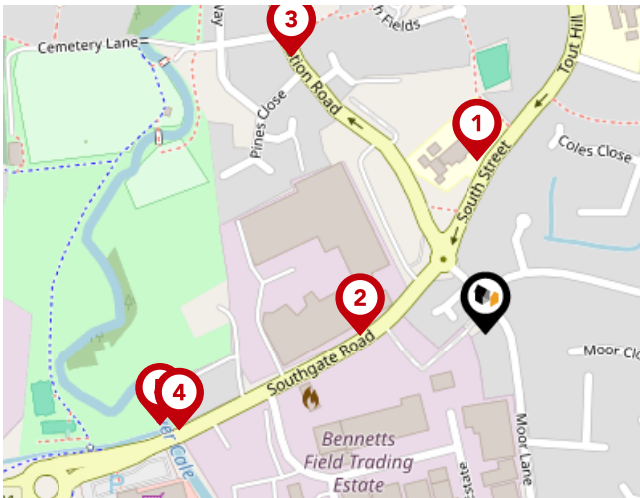
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	26.55 miles
2	Felton	26.55 miles
3	Bournemouth International Airport	31.55 miles
4	Southampton Airport	46.29 miles
5	North Stoneham	46.29 miles

Area

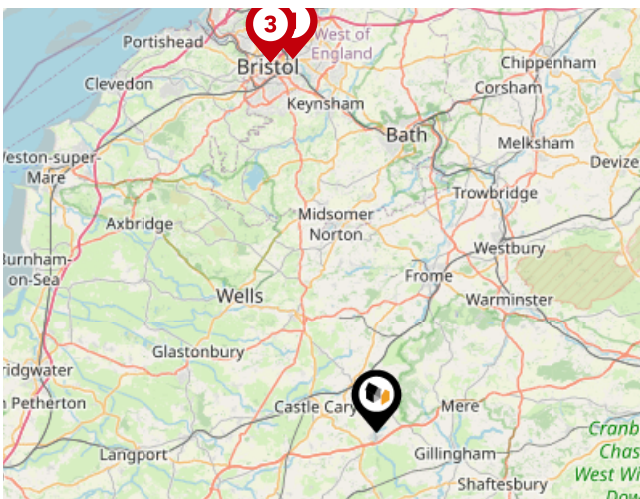
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	County Primary School	0.1 miles
2	Swc Depot	0.07 miles
3	Station Road	0.2 miles
4	Carmel Villas	0.19 miles
5	Hawkers Bridge	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	28.38 miles
2	Bathurst Basin Ferry Landing	28.54 miles
3	The Ostrich	28.54 miles

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.

Powered by



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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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