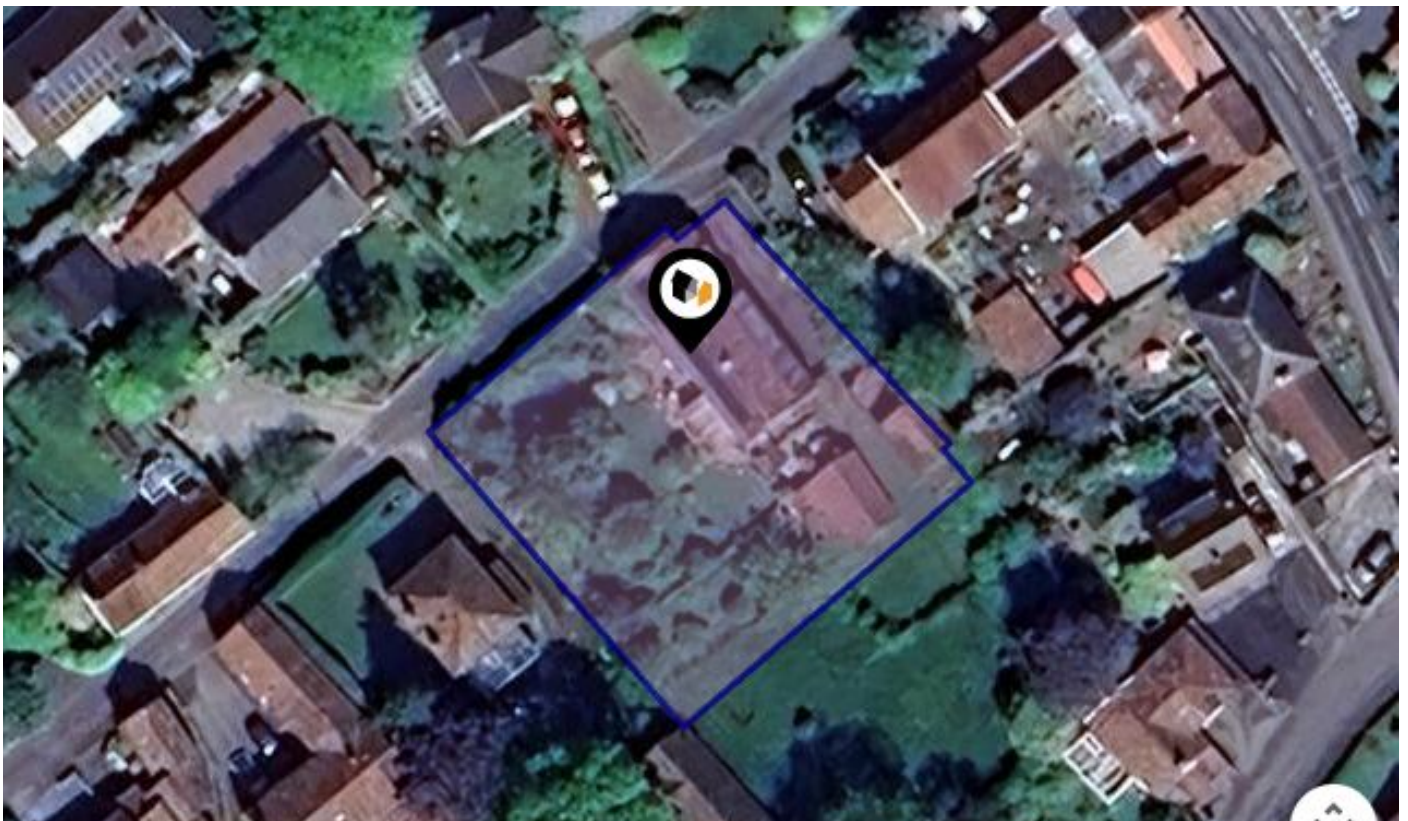




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 24th September 2025



**LAUREL HOUSE ANNEXE, THE STREET, DRAYCOTT,
CHEDDAR, BS27**

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





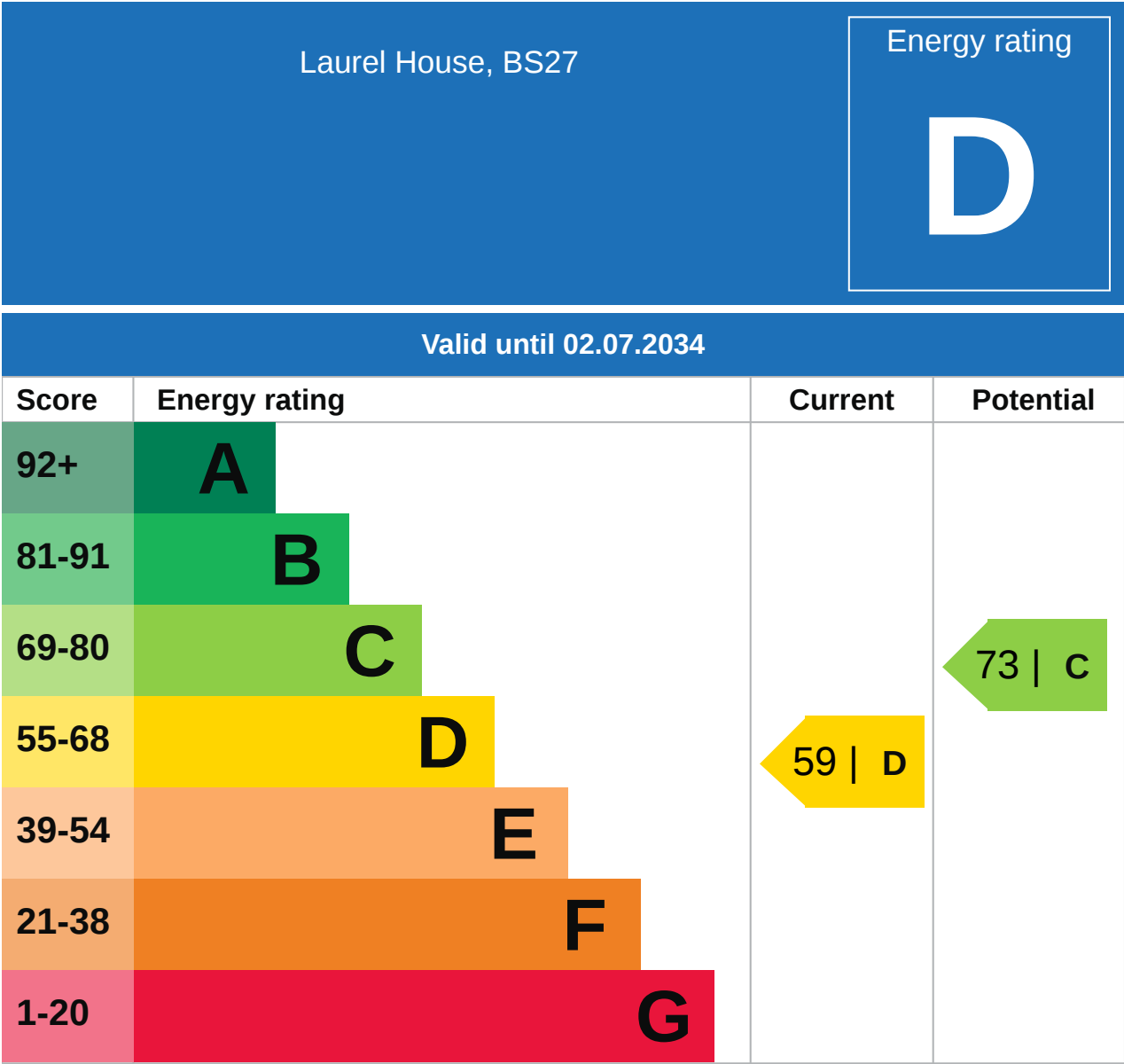
Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	398 ft ² / 37 m ²		
Plot Area:	0.27 acres		
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	WS53974		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	4	79	-
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	37 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.

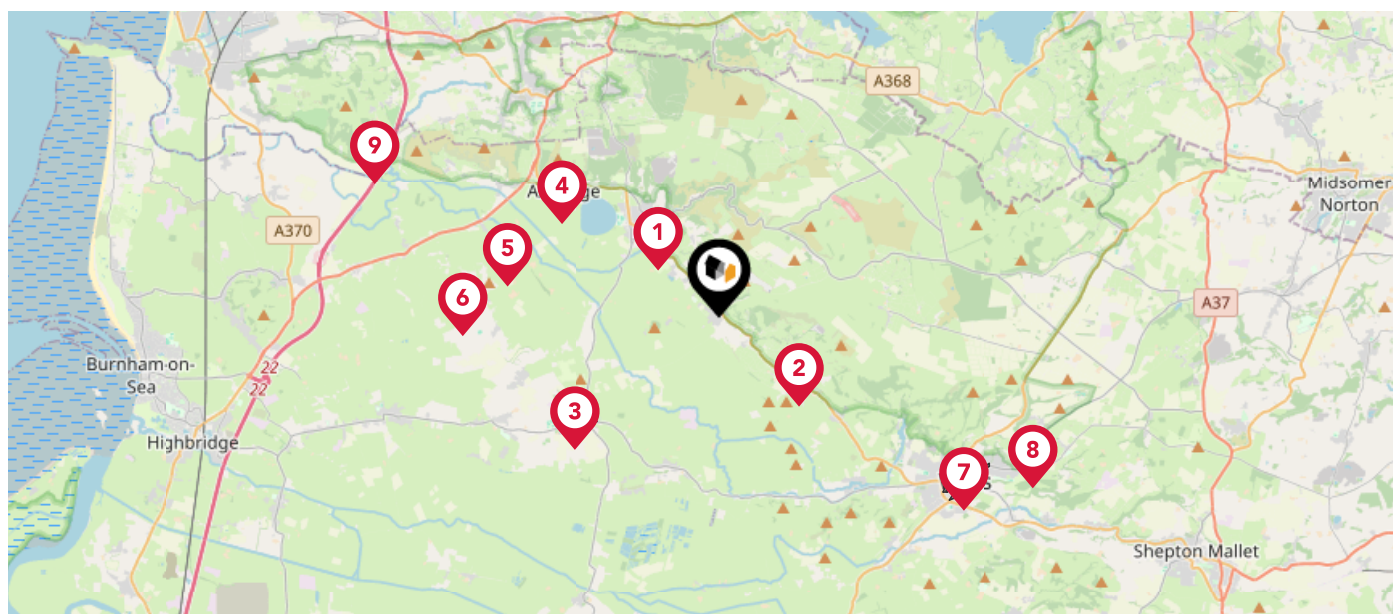
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Cheddar



Westbury sub Mendip



Wedmore



Axbridge



Weare



Stone Allerton



Wells

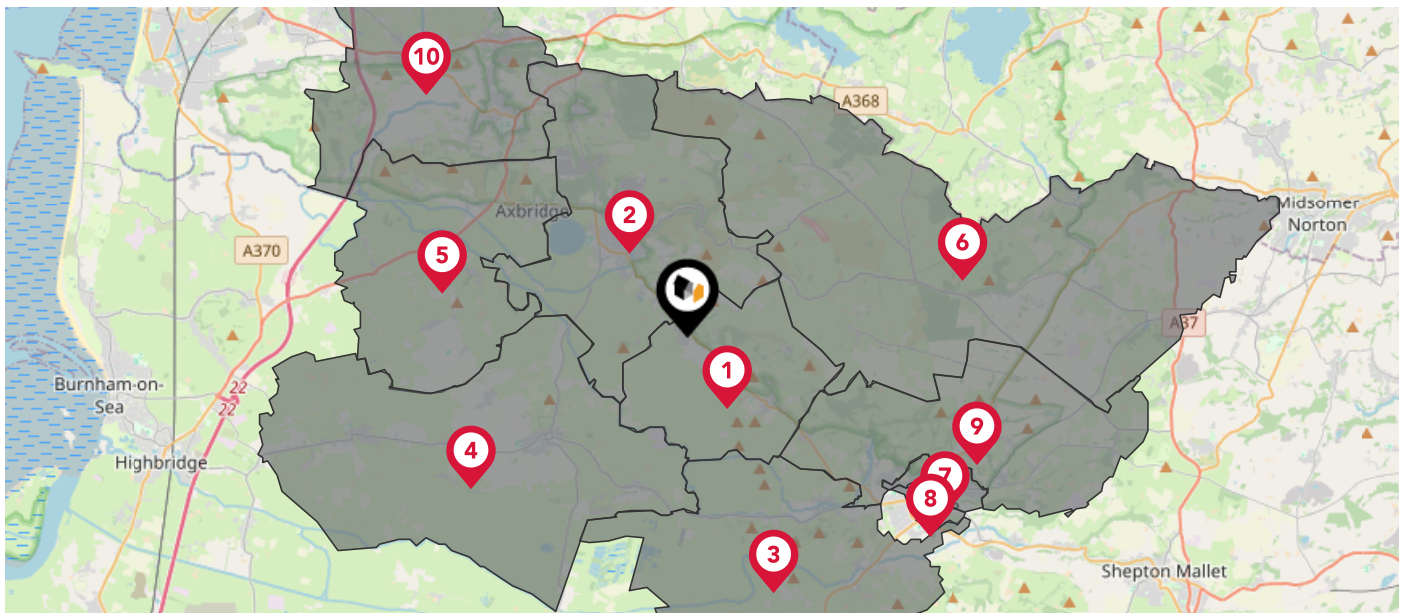


Mendip Hospital



Loxton

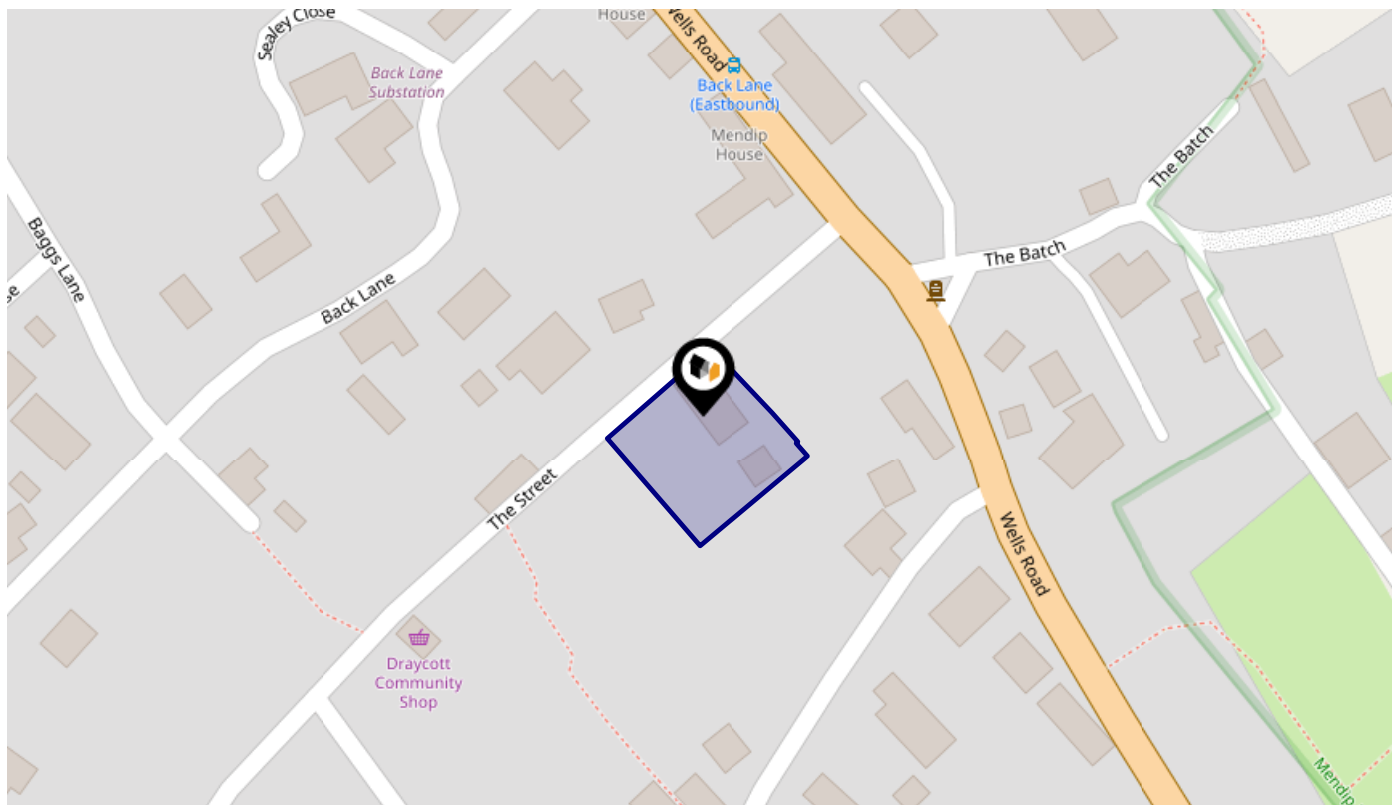
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Rodney and Westbury Ward
-  Cheddar and Shipham Ward
-  Wookey and St. Cuthbert Out West Ward
-  Wedmore and Mark Ward
-  Axevale Ward
-  Chewton Mendip and Ston Easton Ward
-  Wells St. Thomas' Ward
-  Wells Central Ward
-  St. Cuthbert Out North Ward
-  Banwell & Winscombe 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:

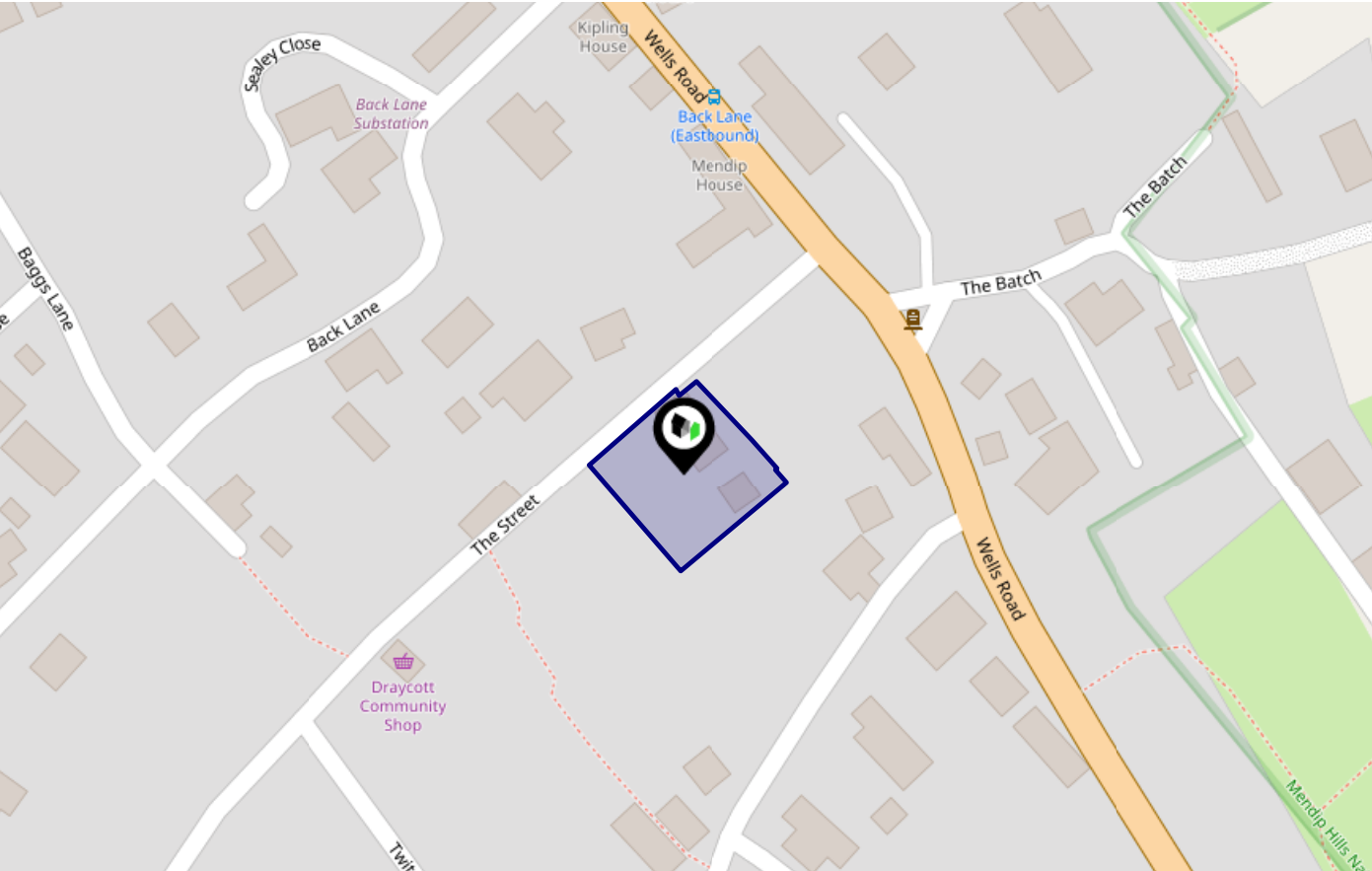
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

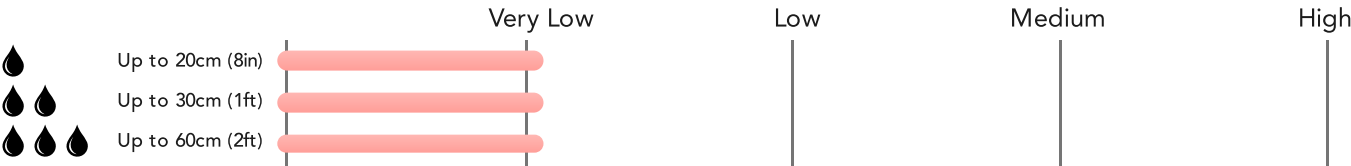


Risk Rating: Very low

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.

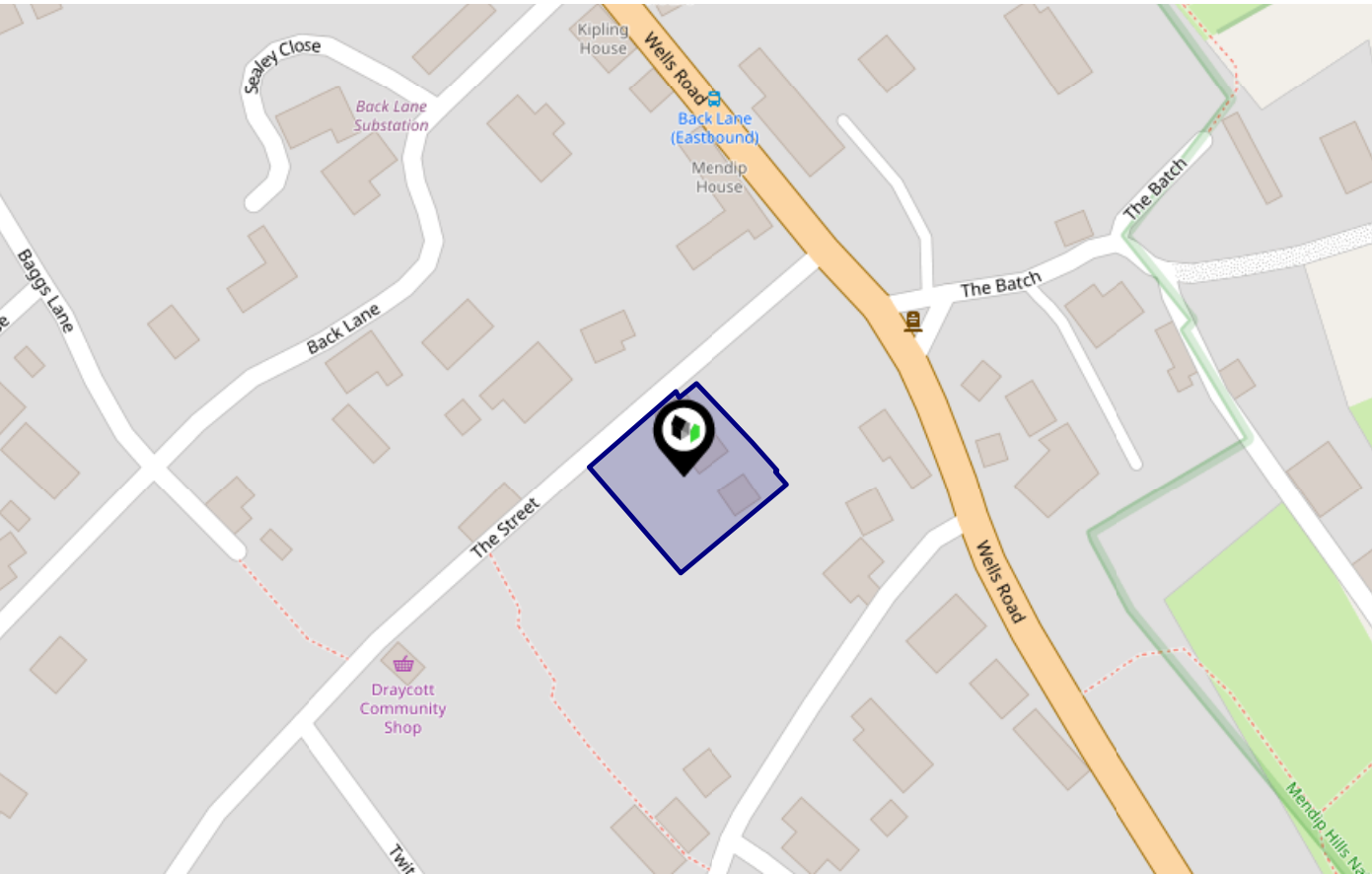
Chance of flooding to the following depths at this property:



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.

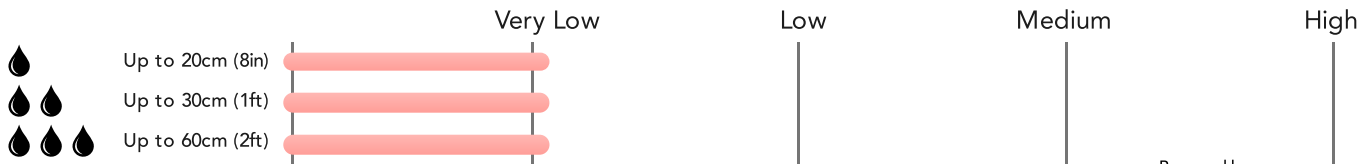


Risk Rating: Very low

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:

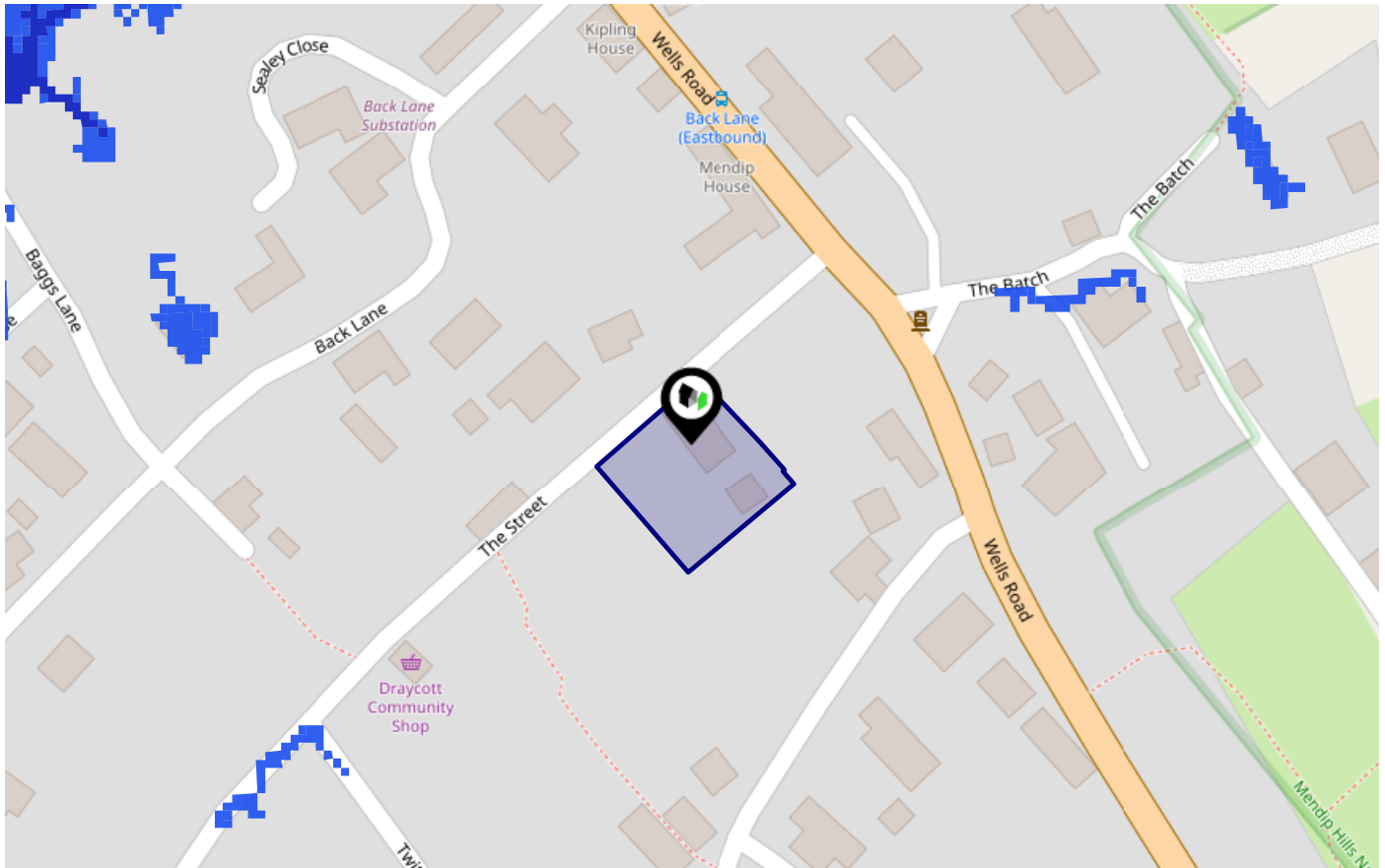


Flood Risk

Surface Water - Flood Risk

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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.

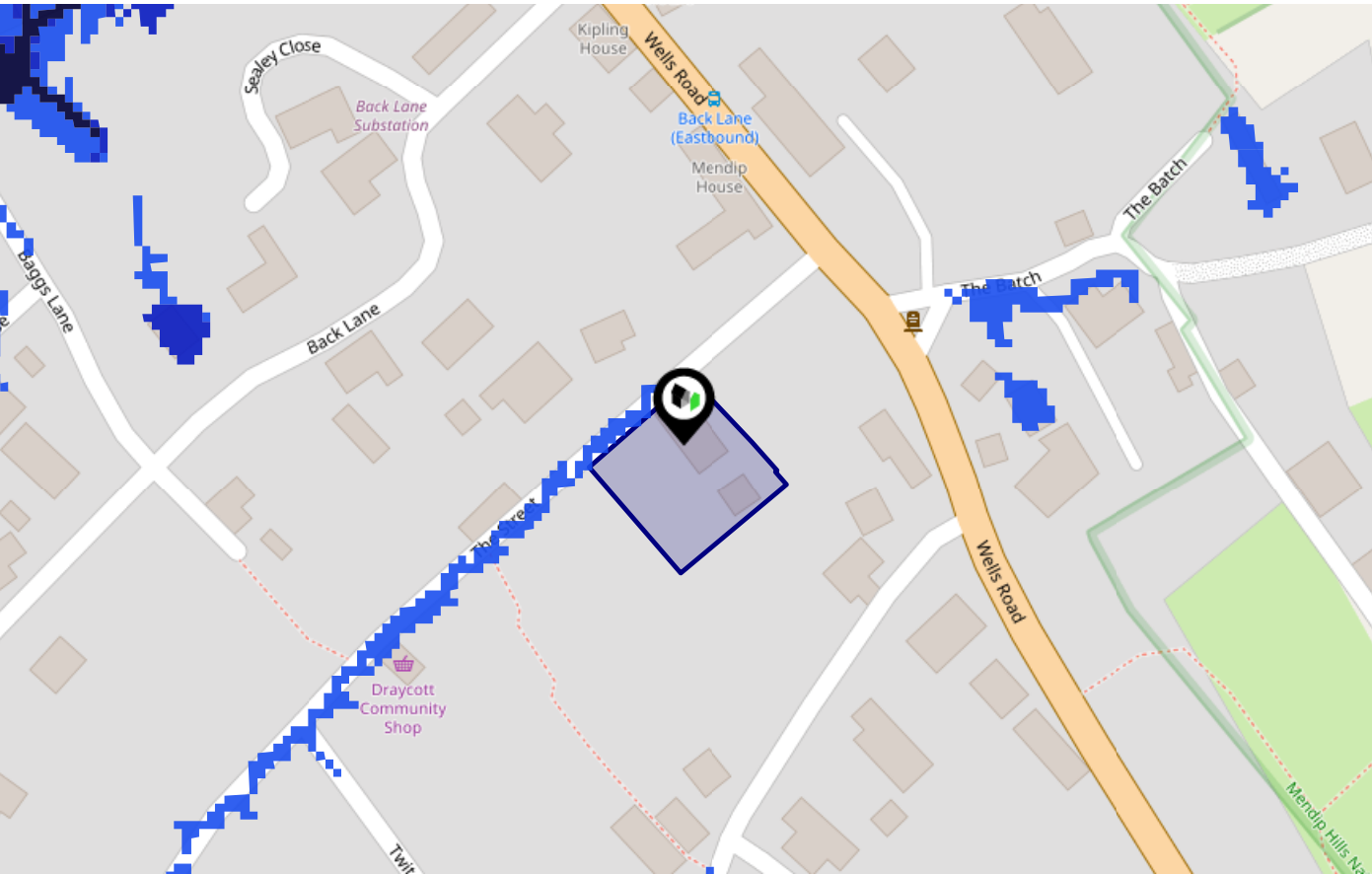
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

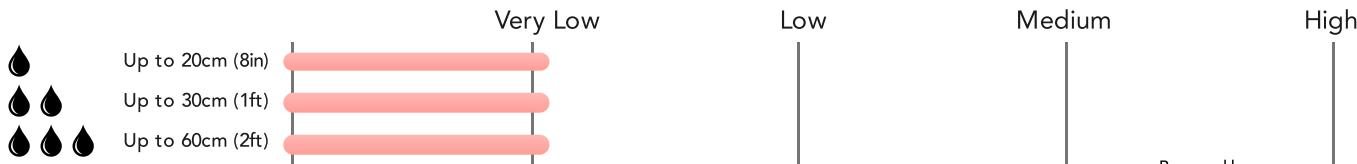


Risk Rating: Very low

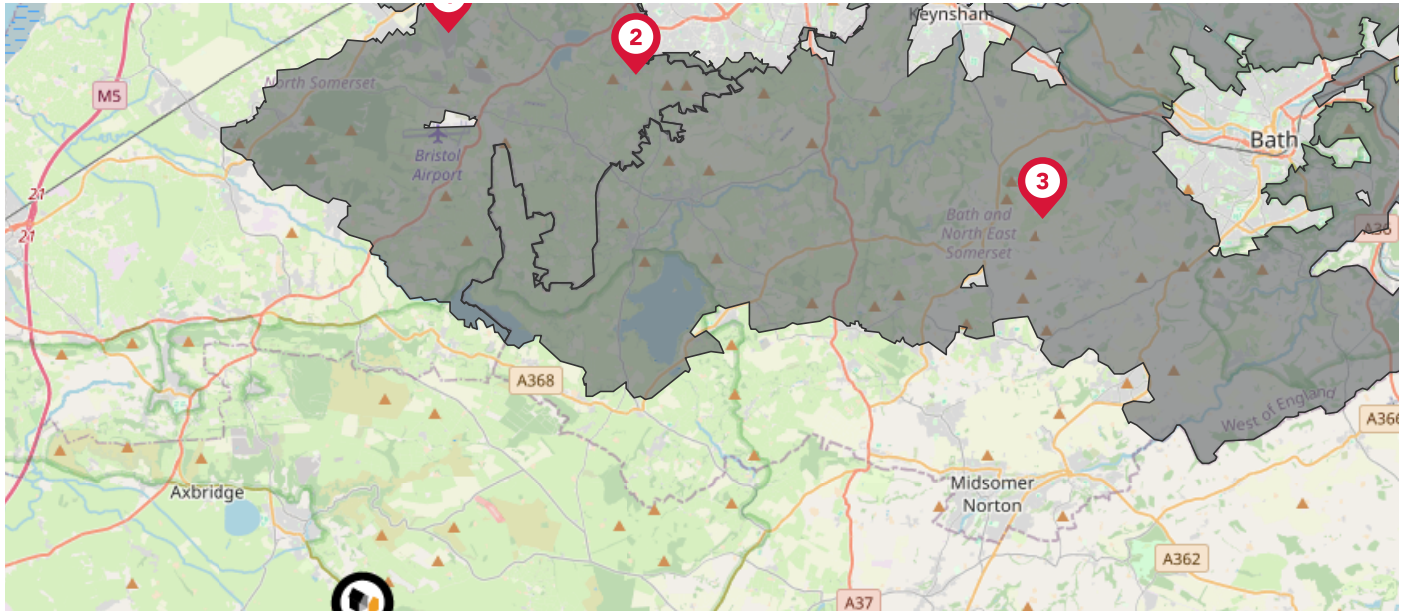
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

- 1 Bath and Bristol Green Belt - North Somerset
- 2 Bath and Bristol Green Belt - Bristol, City of
- 3 Bath and Bristol Green Belt - Bath and North East Somerset

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

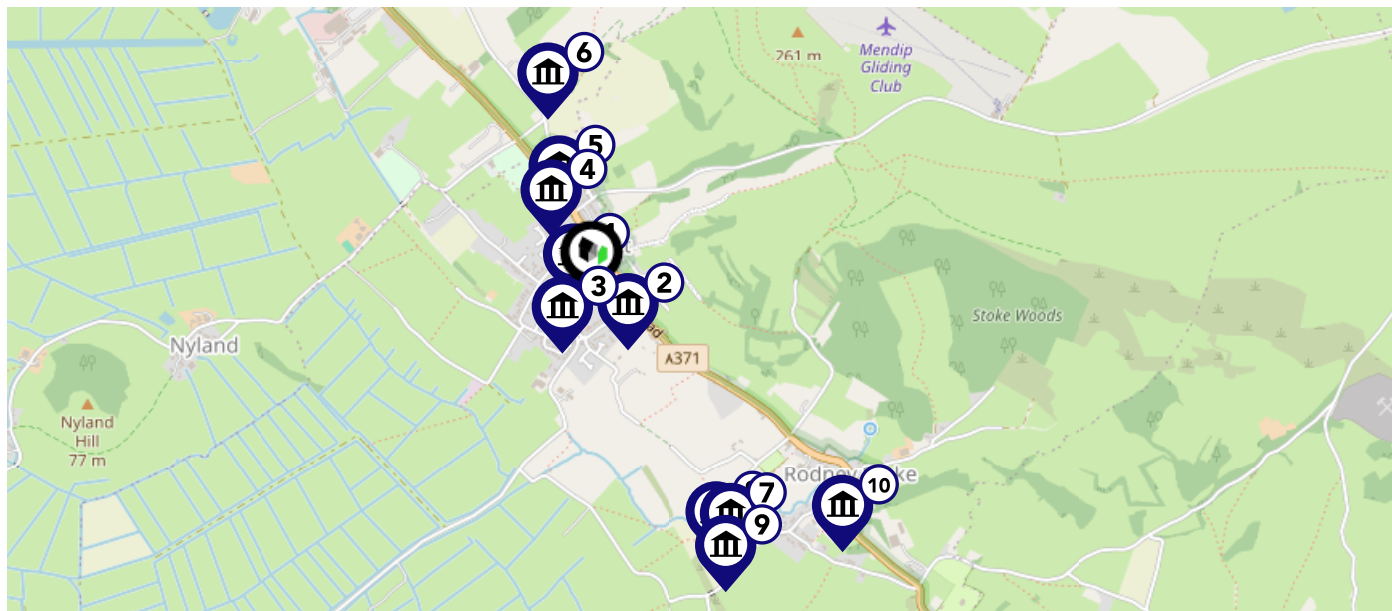
	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill
	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill
	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill
	Carscliffe Farm-Cheddar, Somerset	Historic Landfill
	Bradley Farm-Cheddar, Somerset	Historic Landfill
	Bradley Farm-Cheddar, Somerset	Historic Landfill
	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill
	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill
	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill
	Shipham Quarry-Shipham	Historic Landfill

Maps

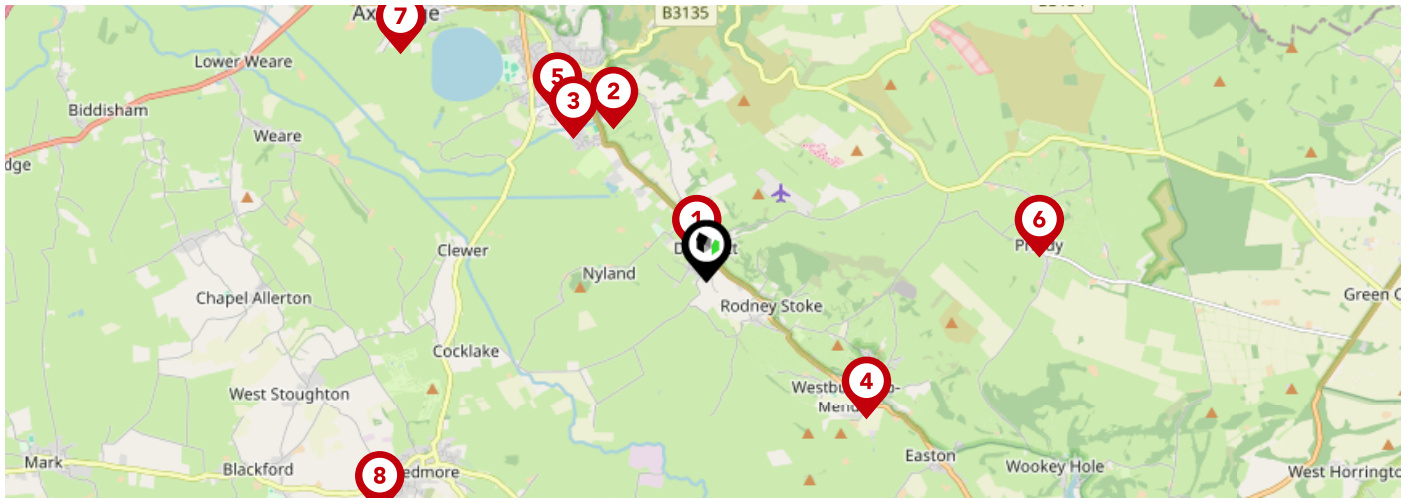
Listed Buildings

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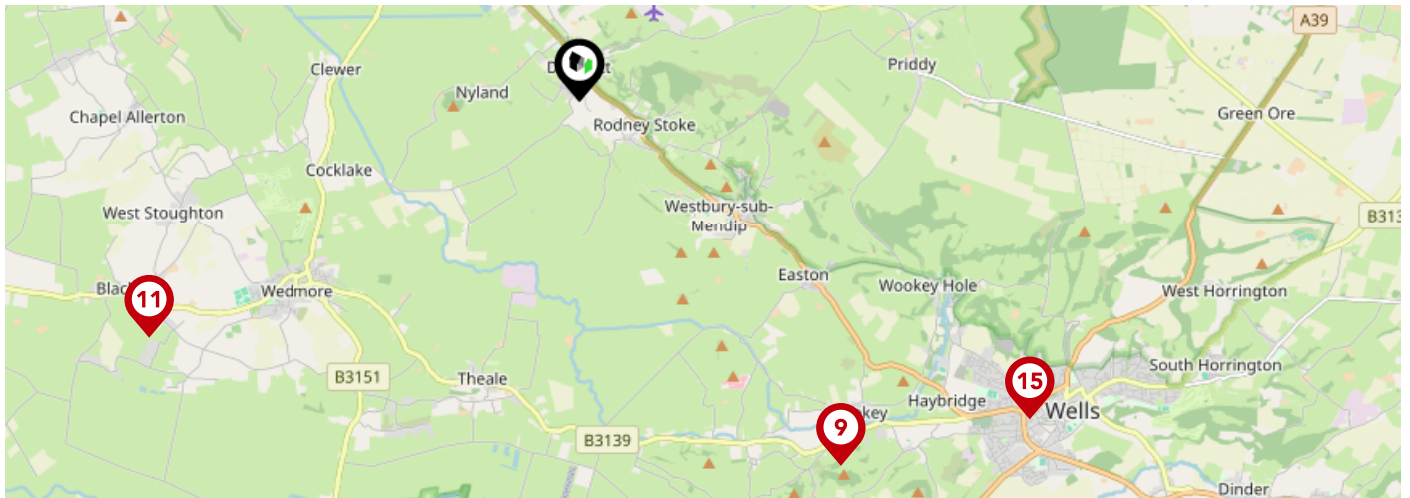
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058594 - The Ferns	Grade II	0.0 miles
 1058595 - Michaelmas Cottage	Grade II	0.1 miles
 1058597 - Barn Close	Grade II	0.1 miles
 1058596 - Westfield House	Grade II	0.2 miles
 1058589 - Church Of St Peter	Grade II	0.2 miles
 1173596 - Batcombe Farmhouse	Grade II	0.4 miles
 1058590 - Manor Farmhouse	Grade II	0.7 miles
 1058591 - Outbuilding To West Of Manor Farmhouse	Grade II	0.7 miles
 1058592 - Church Of St Leonard	Grade I	0.7 miles
 1345151 - Hillview Cottage	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:0.25	☐	☒	☐	☐	☐
2	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:1.66	☐	☐	☒	☐	☐
3	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:1.82	☐	☐	☒	☐	☐
4	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:1.96	☐	☒	☐	☐	☐
5	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:2.08	☐	☒	☐	☐	☐
6	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.11	☐	☒	☐	☐	☐
7	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:3.54	☐	☒	☐	☐	☐
8	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:3.71	☐	☒	☐	☐	☐

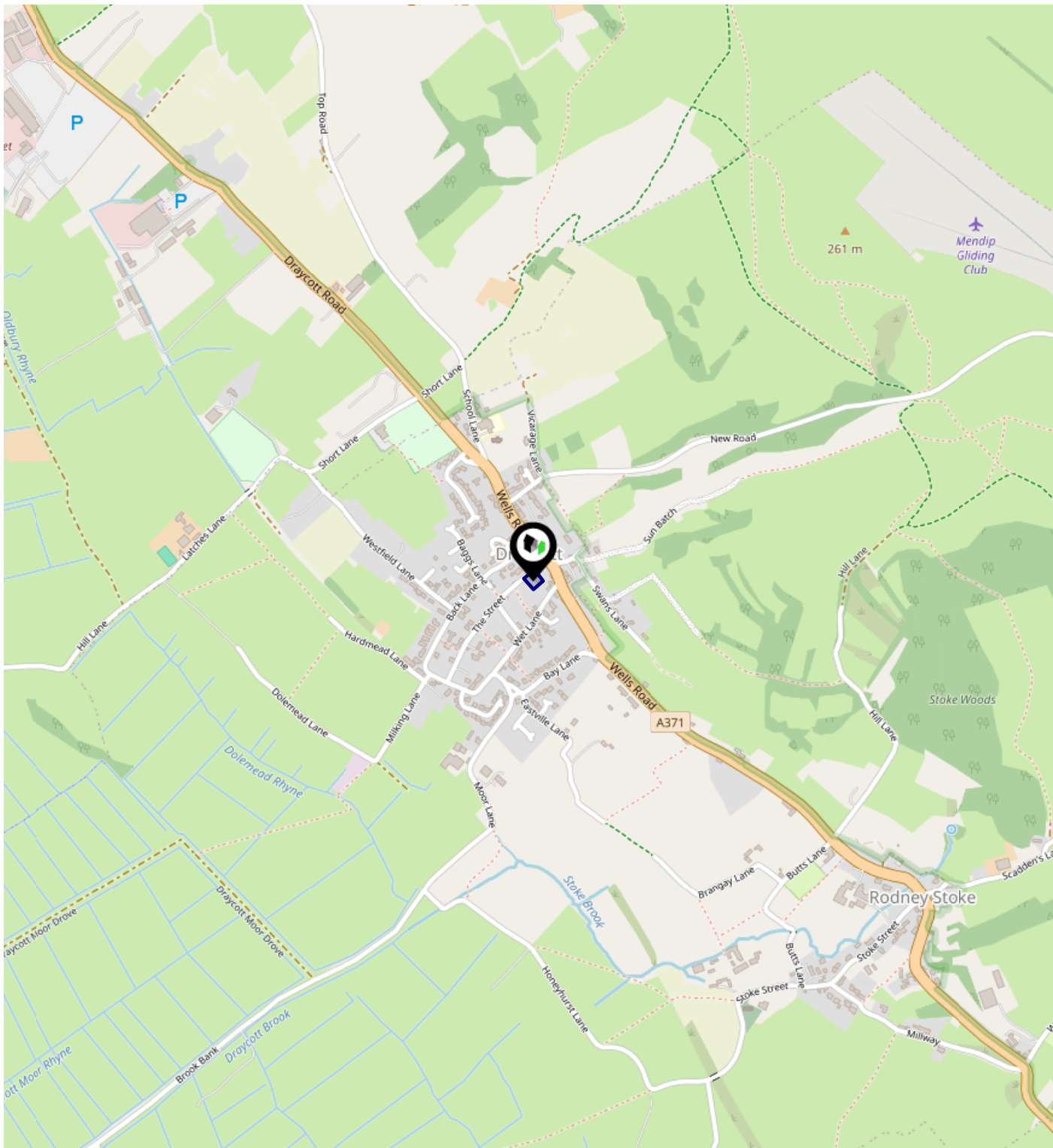


		Nursery	Primary	Secondary	College	Private
9	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.16	☐	☒	☐	☐	☐
10	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:4.51	☐	☒	☐	☐	☐
11	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:4.56	☐	☐	☒	☐	☐
12	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:4.64	☐	☒	☐	☐	☐
13	Sidcot School Ofsted Rating: Not Rated Pupils: 639 Distance:5.05	☐	☐	☒	☐	☐
14	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:5.11	☐	☒	☐	☐	☐
15	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:5.13	☐	☐	☒	☐	☐
16	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:5.26	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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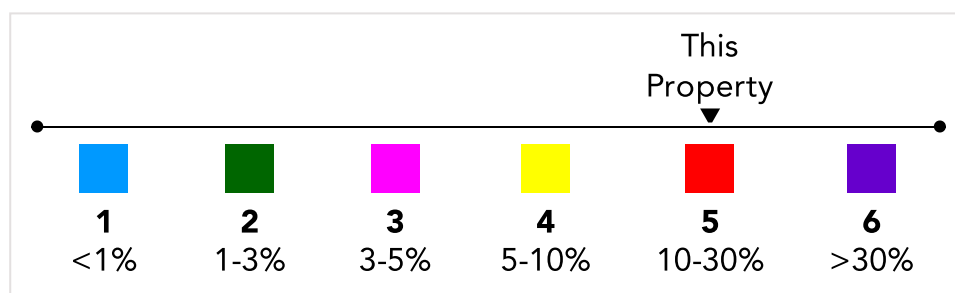
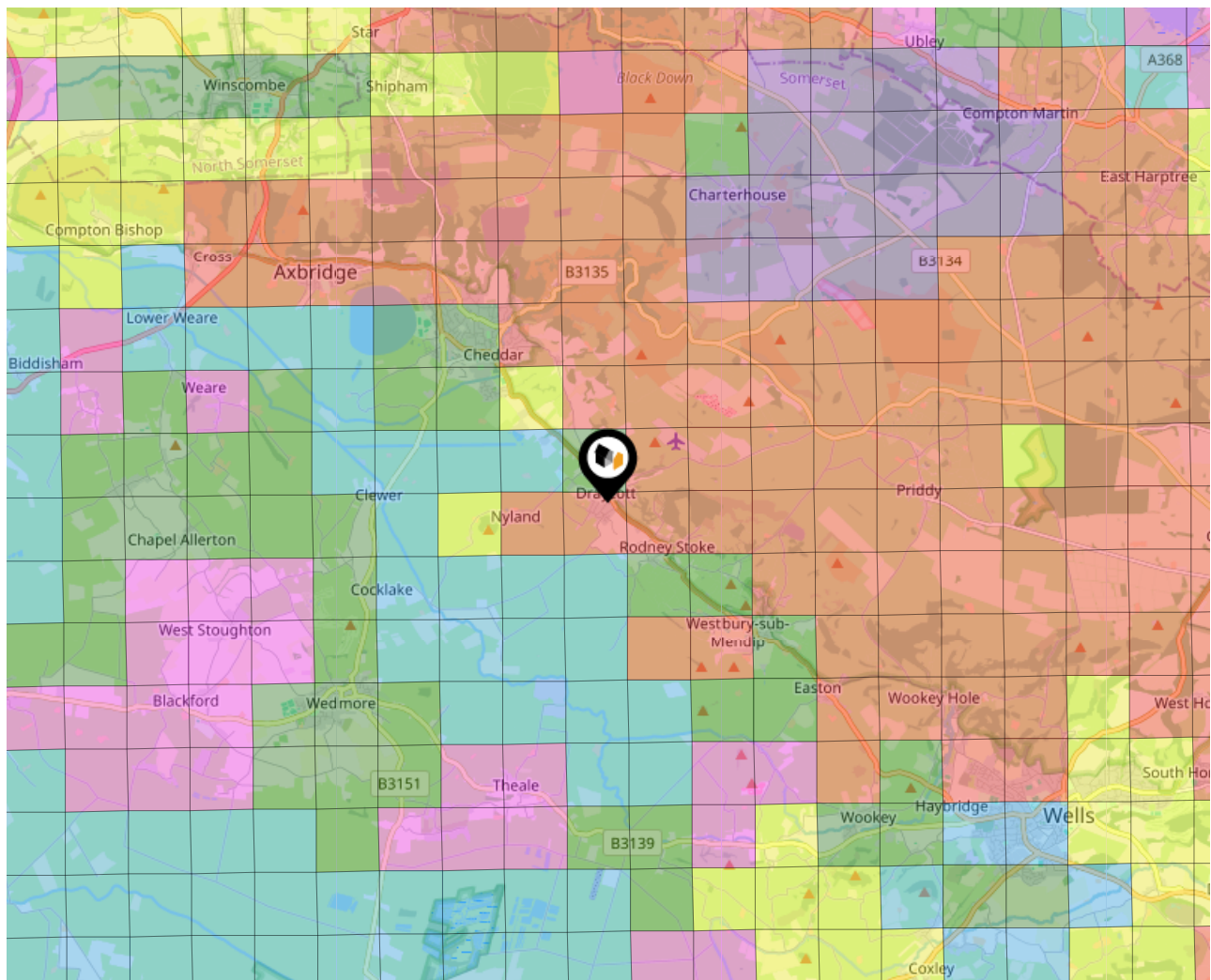


Key:

-  Power Pylons
-  Communication Masts

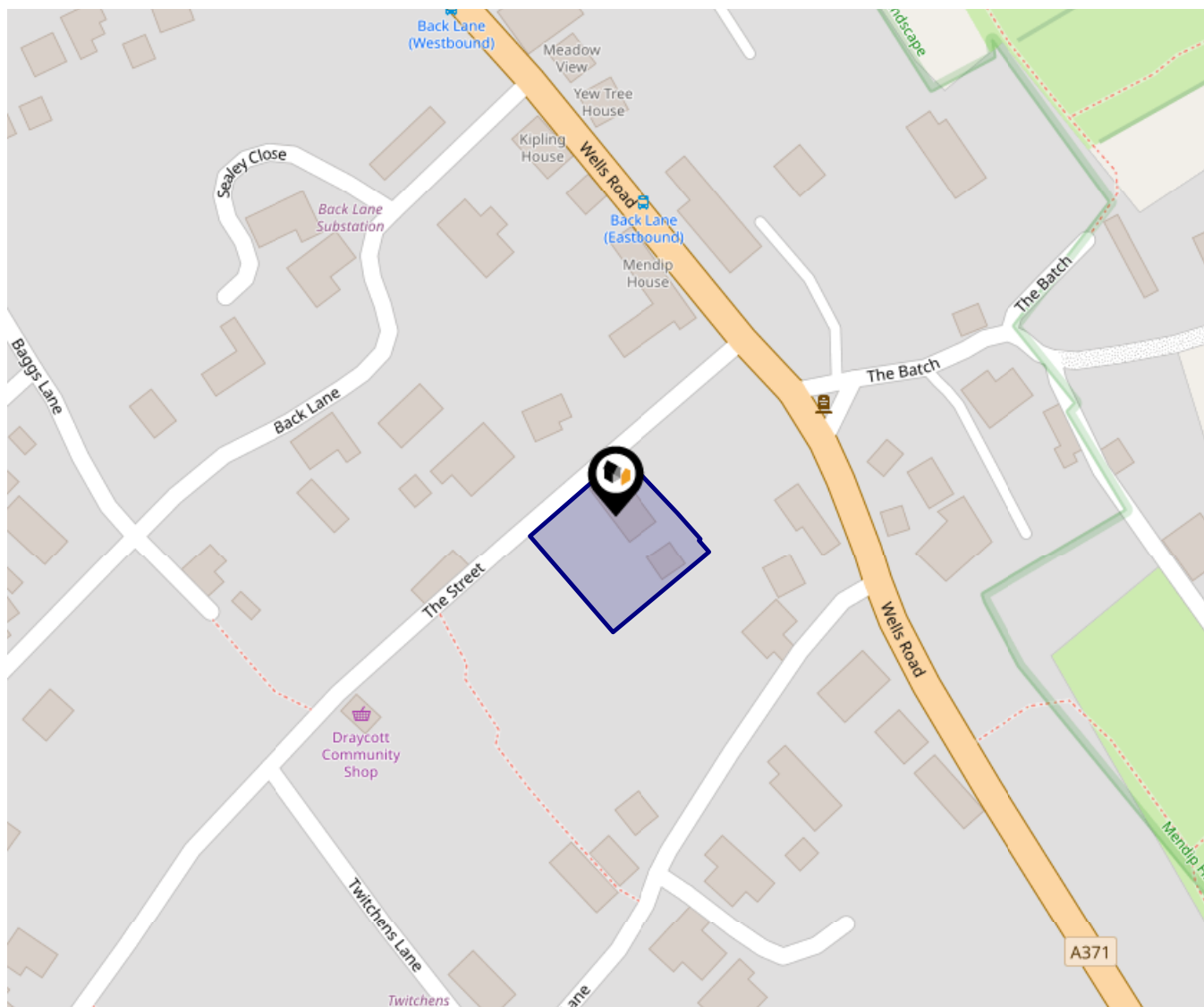
What is Radon?

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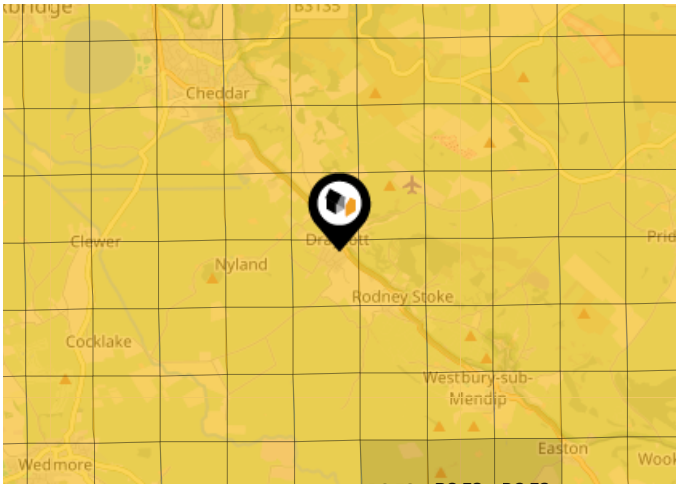
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

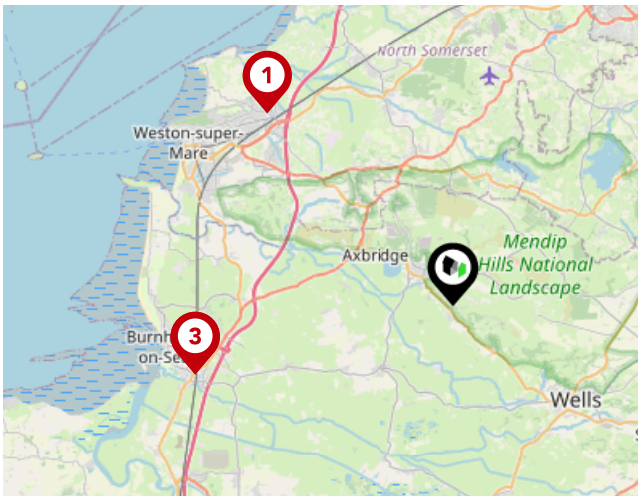


Primary Classifications (Most Common Clay Types)

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

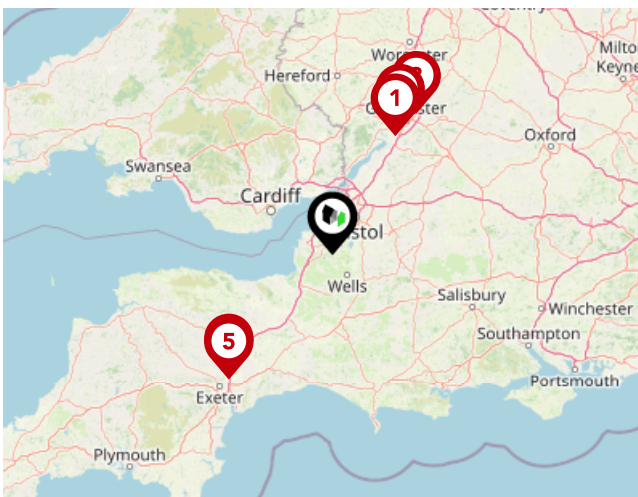
Area Transport (National)

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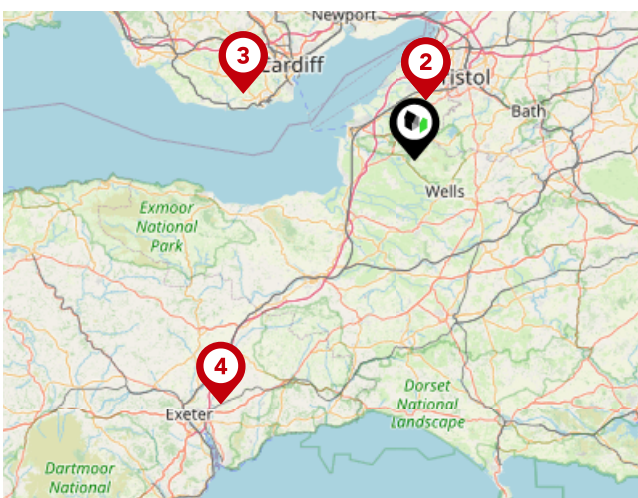
National Rail Stations

Pin	Name	Distance
	Worle Rail Station	9.88 miles
	Highbridge & Burnham-on-Sea Rail Station	9.92 miles
	Highbridge & Burnham-on-Sea Rail Station	9.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	39.42 miles
	M5 J12	42.54 miles
	M5 J11A	48.64 miles
	M5 J29	47.78 miles
	M5 J30	48.72 miles

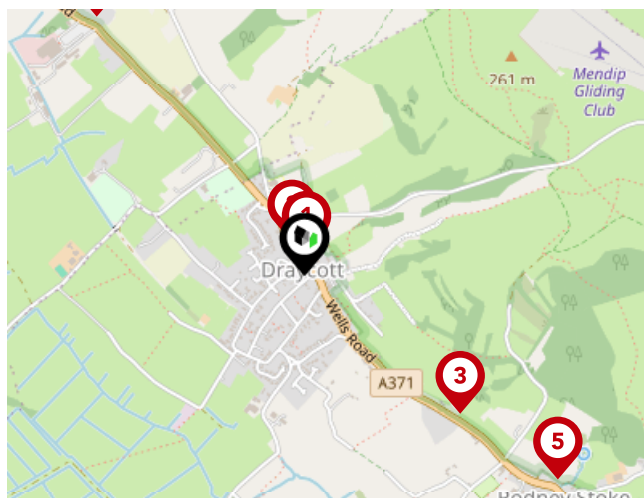


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	9.26 miles
	Felton	9.26 miles
	Cardiff Airport	27.29 miles
	Exeter Airport	46.42 miles

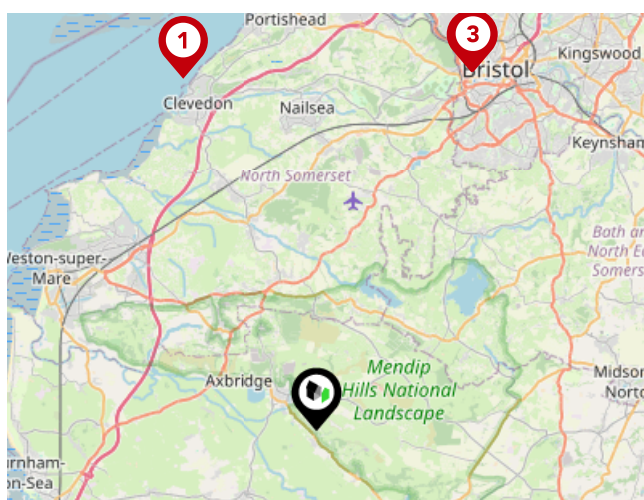
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
	Back Lane	0.05 miles
	Back Lane	0.08 miles
	Smiths Close	0.48 miles
	Garden Centre	0.77 miles
	Scaddens Lane	0.75 miles



Ferry Terminals

Pin	Name	Distance
	Clevedon Pier	13.95 miles
	Nova Scotia Ferry Landing	14.48 miles
	The Cottage Ferry Landing	14.48 miles

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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 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.



/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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The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



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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Valuation Office
Agency

