

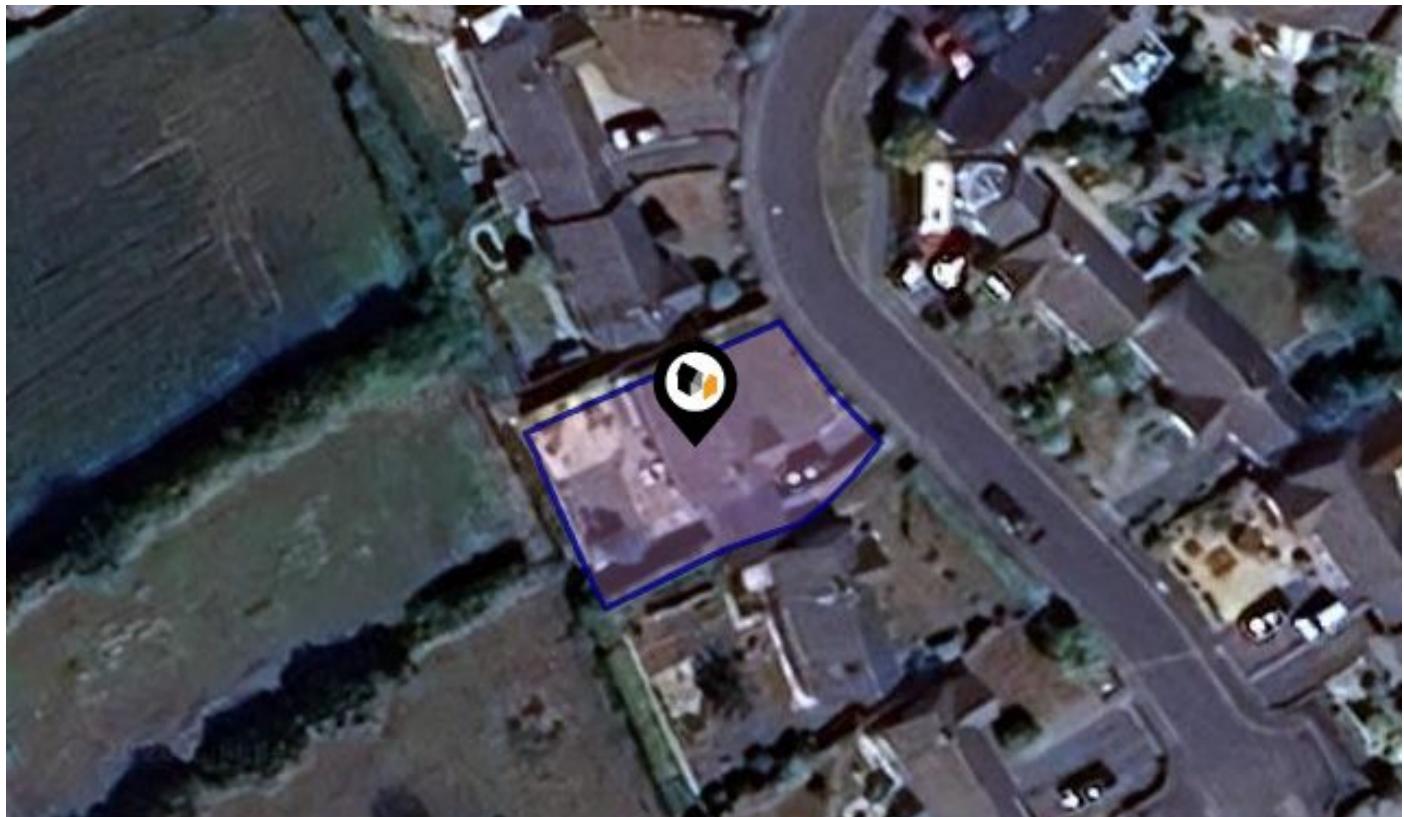


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 16th January 2026



14, CROSS FARM ROAD, DRAYCOTT, CHEDDAR, BS27 3SE

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk



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Lettings Intelligence

Property Overview

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Property

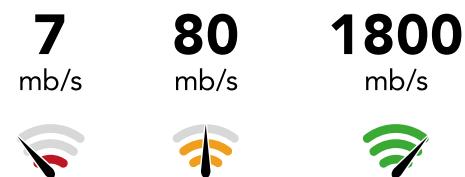
Type:	Detached
Bedrooms:	3
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,439
Title Number:	WS19114
UPRN:	250003197

Tenure: Freehold

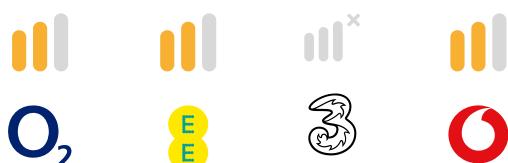
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

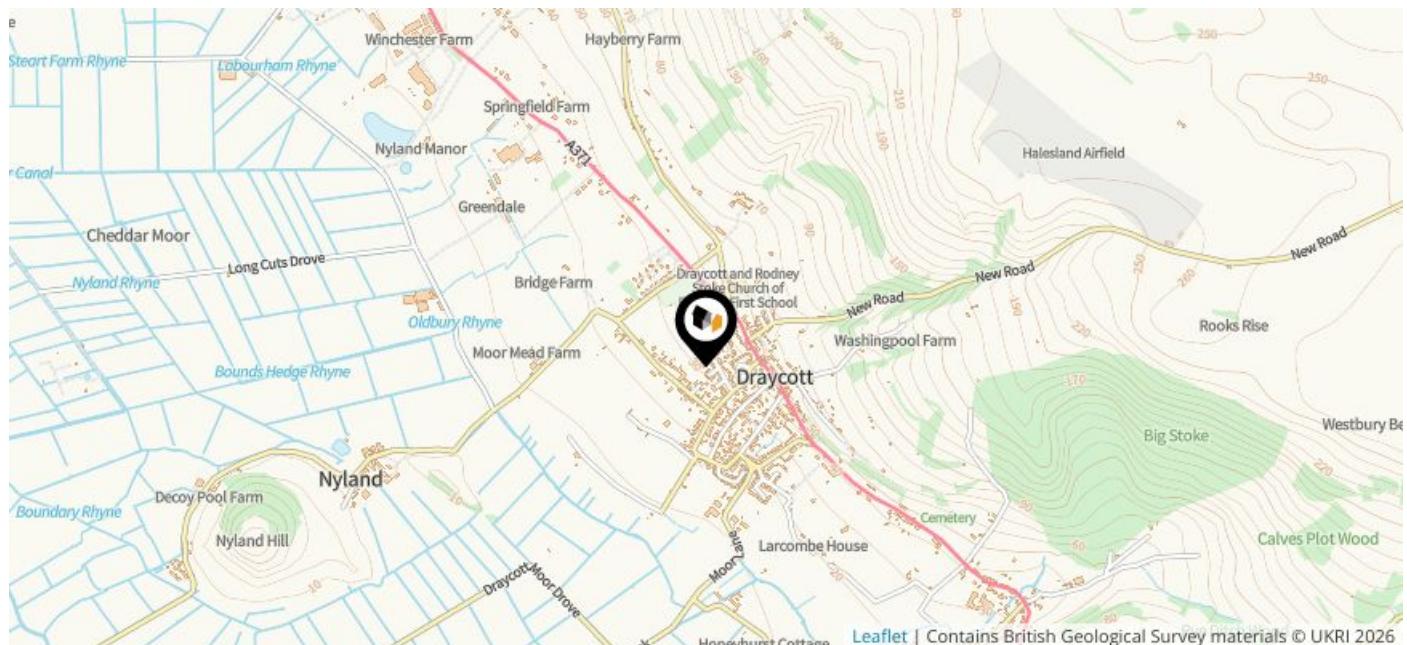
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Maps Coal Mining

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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.

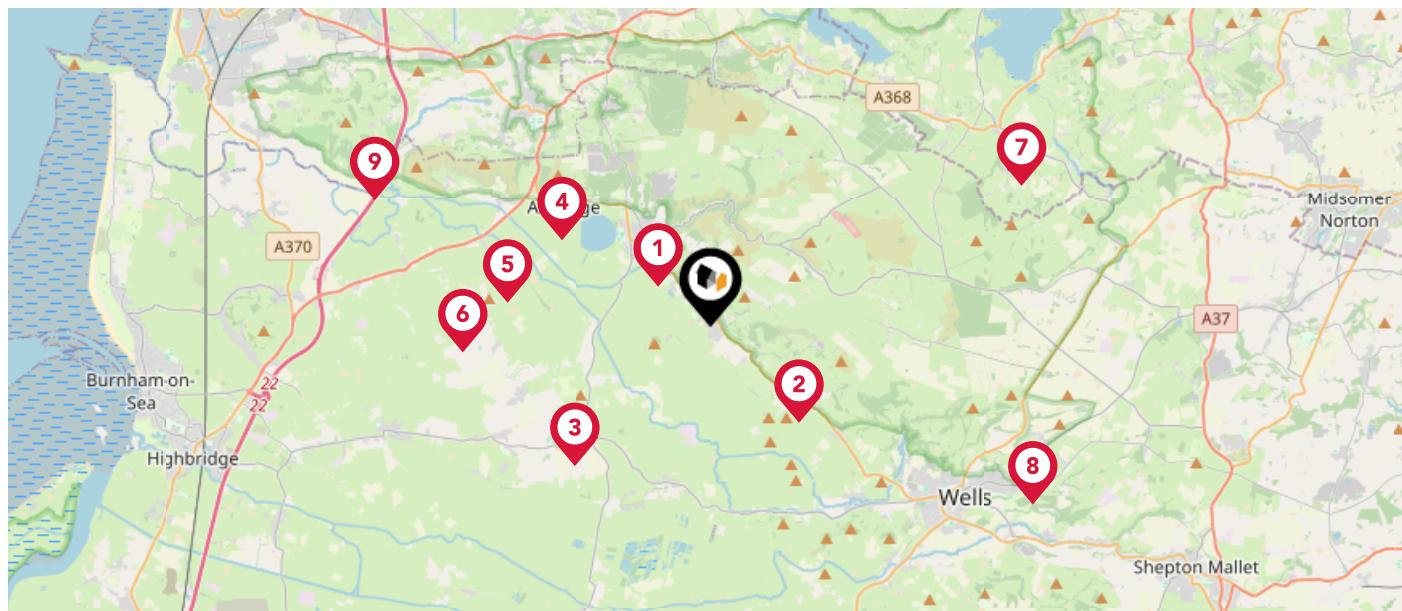
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

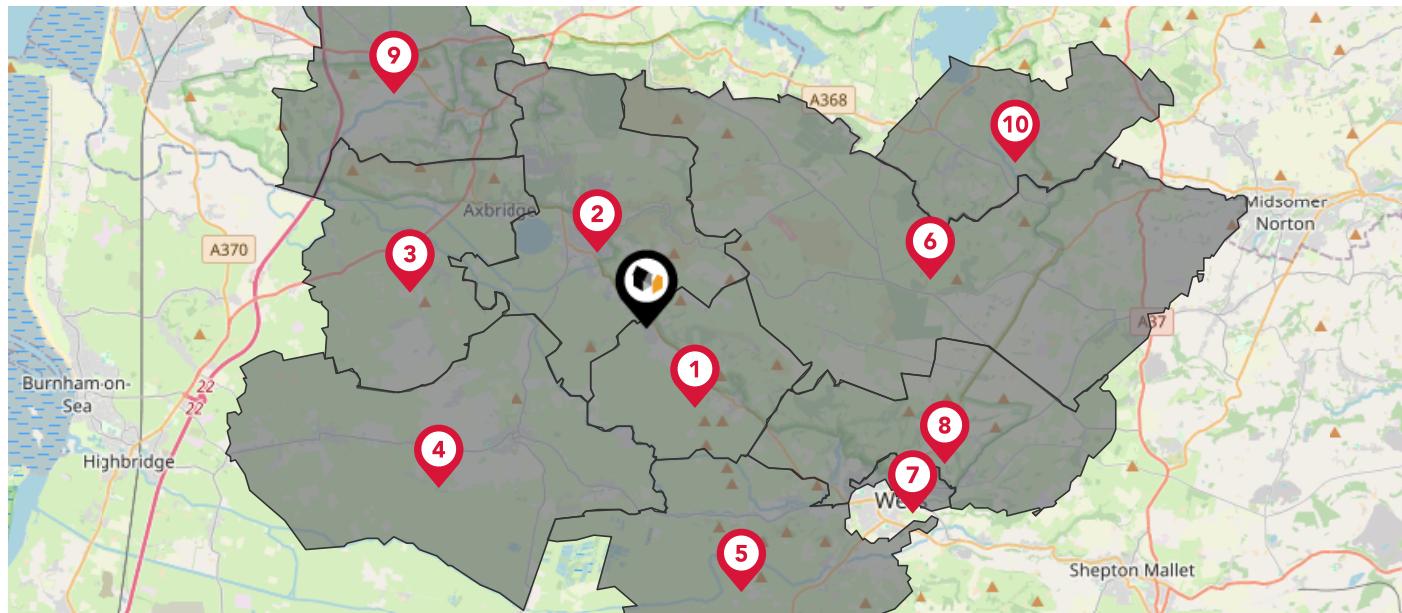
- 1 Cheddar
- 2 Westbury sub Mendip
- 3 Wedmore
- 4 Axbridge
- 5 Weare
- 6 Stone Allerton
- 7 East Harptree
- 8 Mendip Hospital
- 9 Loxton

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

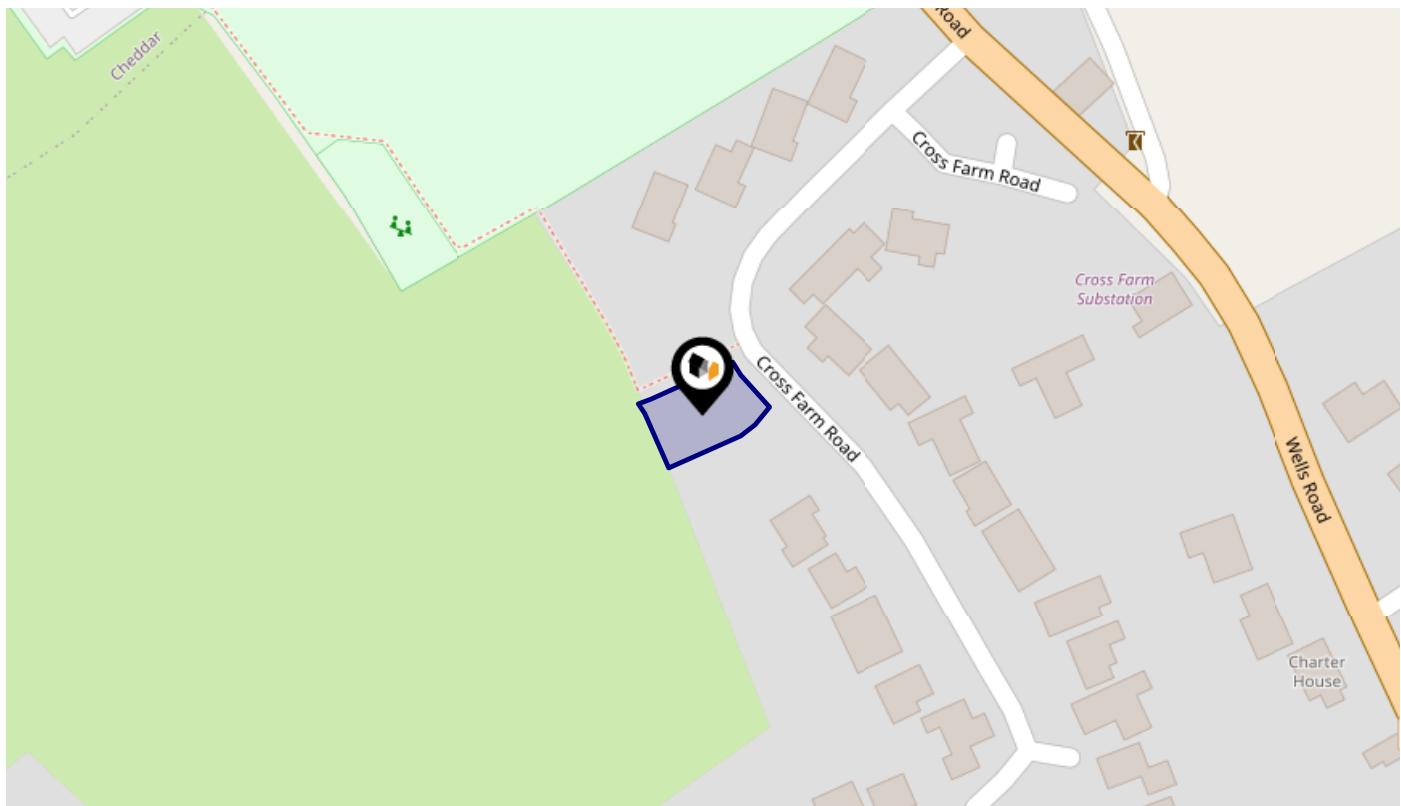
- 1 Rodney and Westbury Ward
- 2 Cheddar and Shipham Ward
- 3 Axe Vale Ward
- 4 Wedmore and Mark Ward
- 5 Wookey and St. Cuthbert Out West Ward
- 6 Chewton Mendip and Ston Easton Ward
- 7 Wells St. Thomas' Ward
- 8 St. Cuthbert Out North Ward
- 9 Banwell & Winscombe Ward
- 10 Mendip Ward

Maps

Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

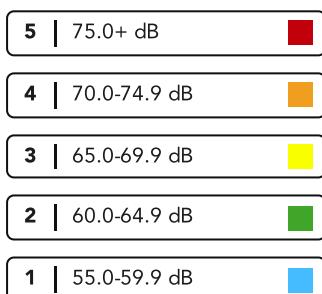


Rail Noise Data

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:

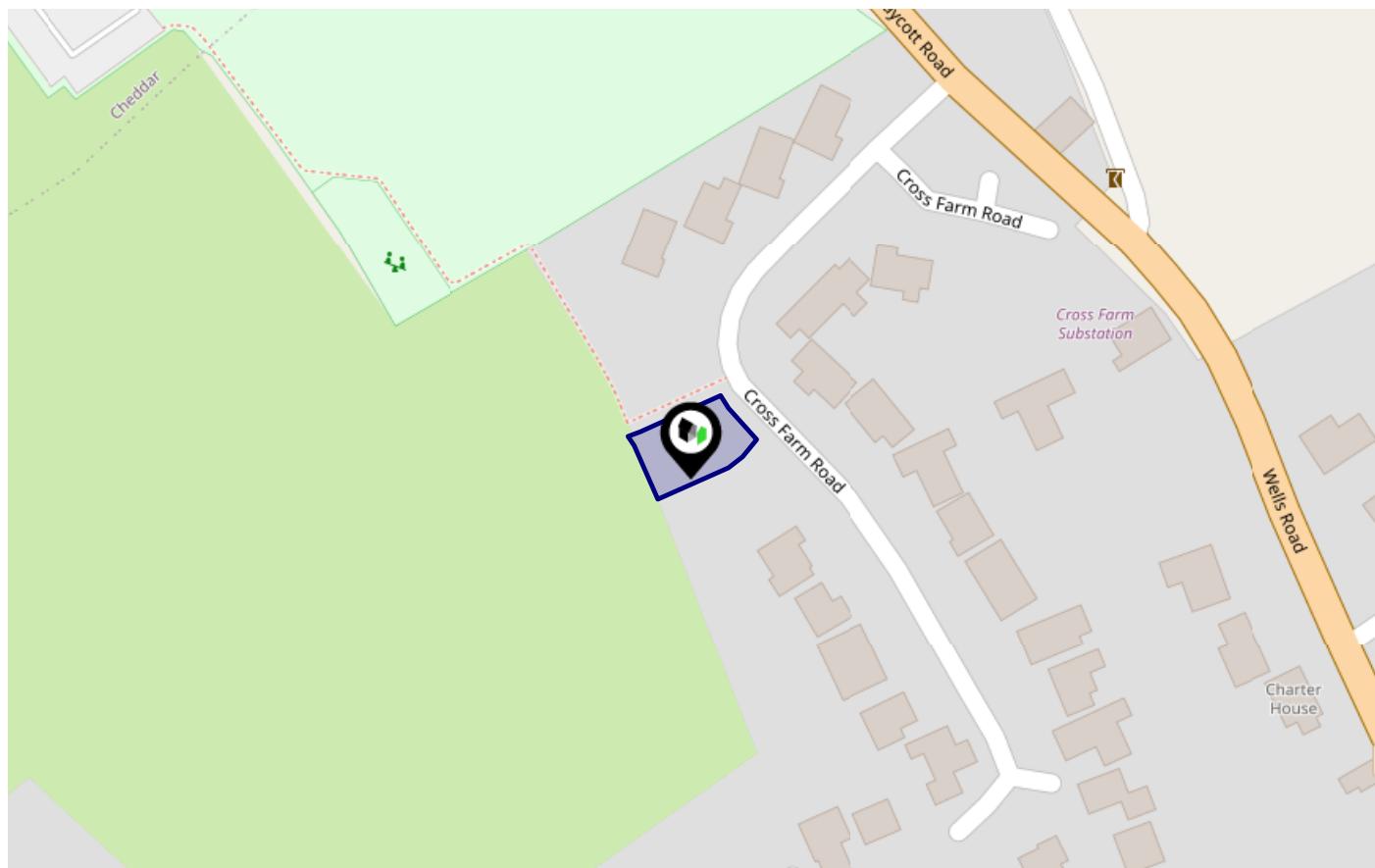


Flood Risk

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.

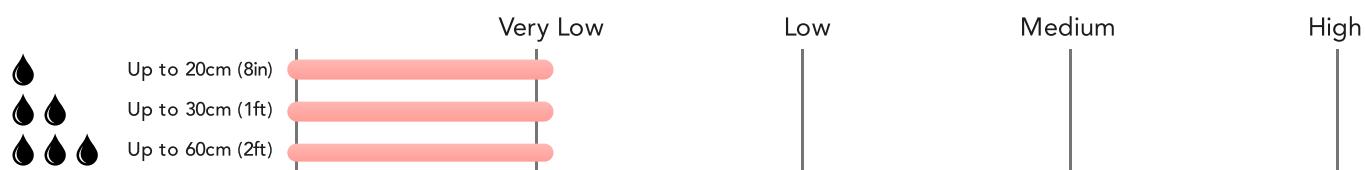


Risk Rating: Very low

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:

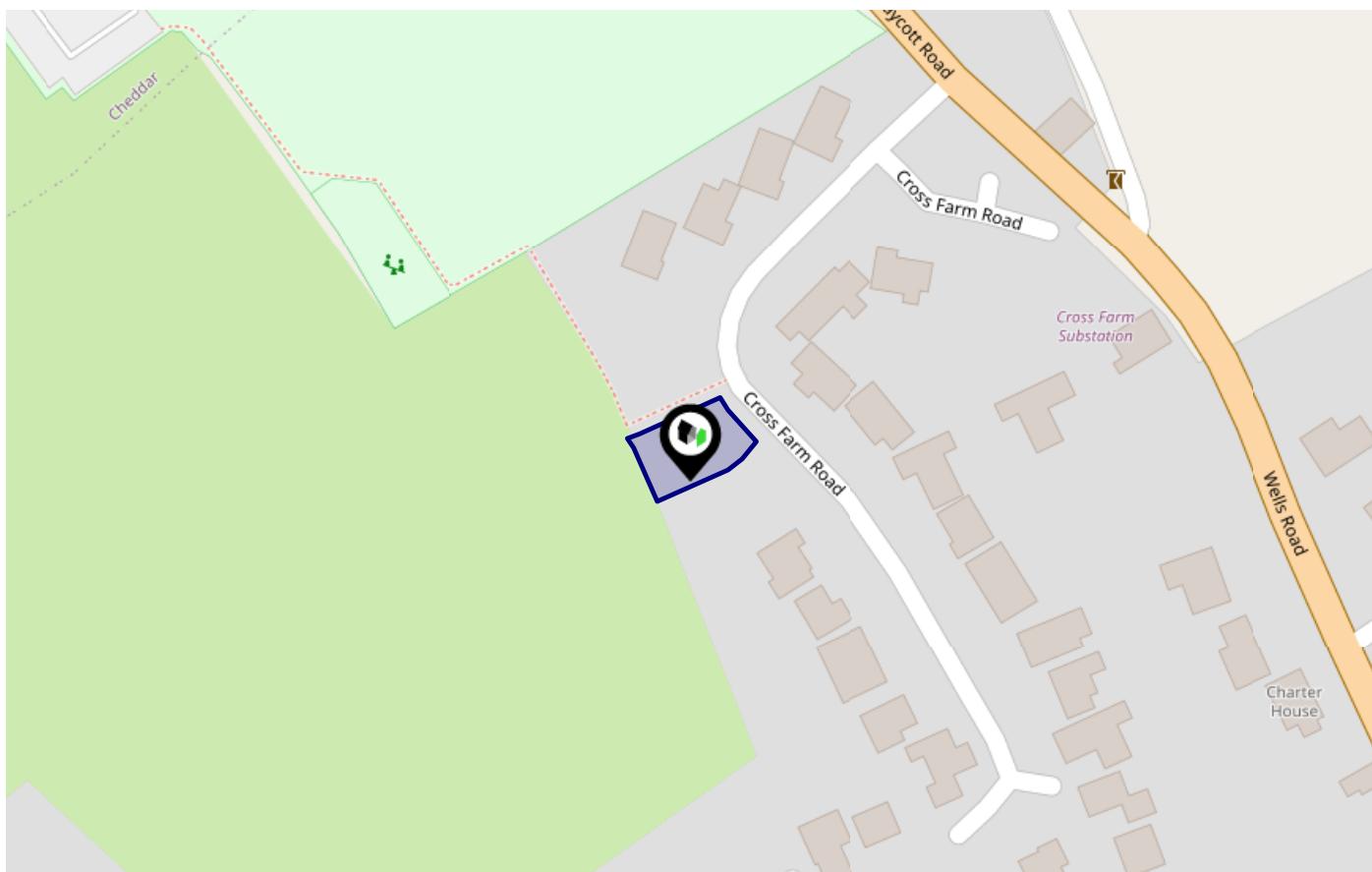


Flood Risk

Rivers & Seas - Climate Change

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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.

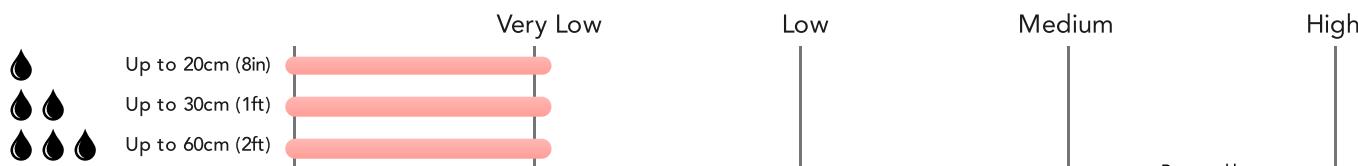


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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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Chance of flooding to the following depths at this property:

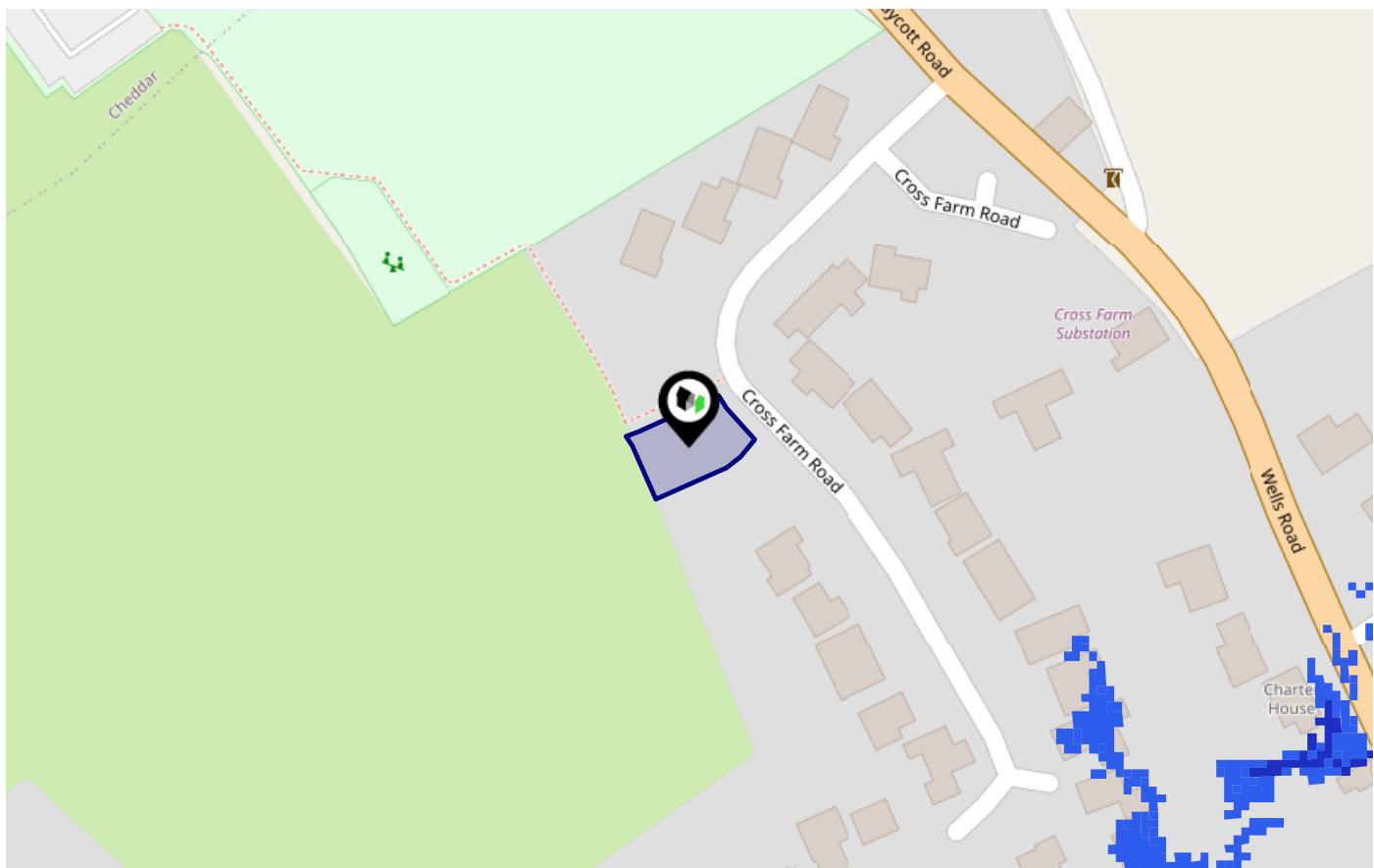


Flood Risk

Surface Water - 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.
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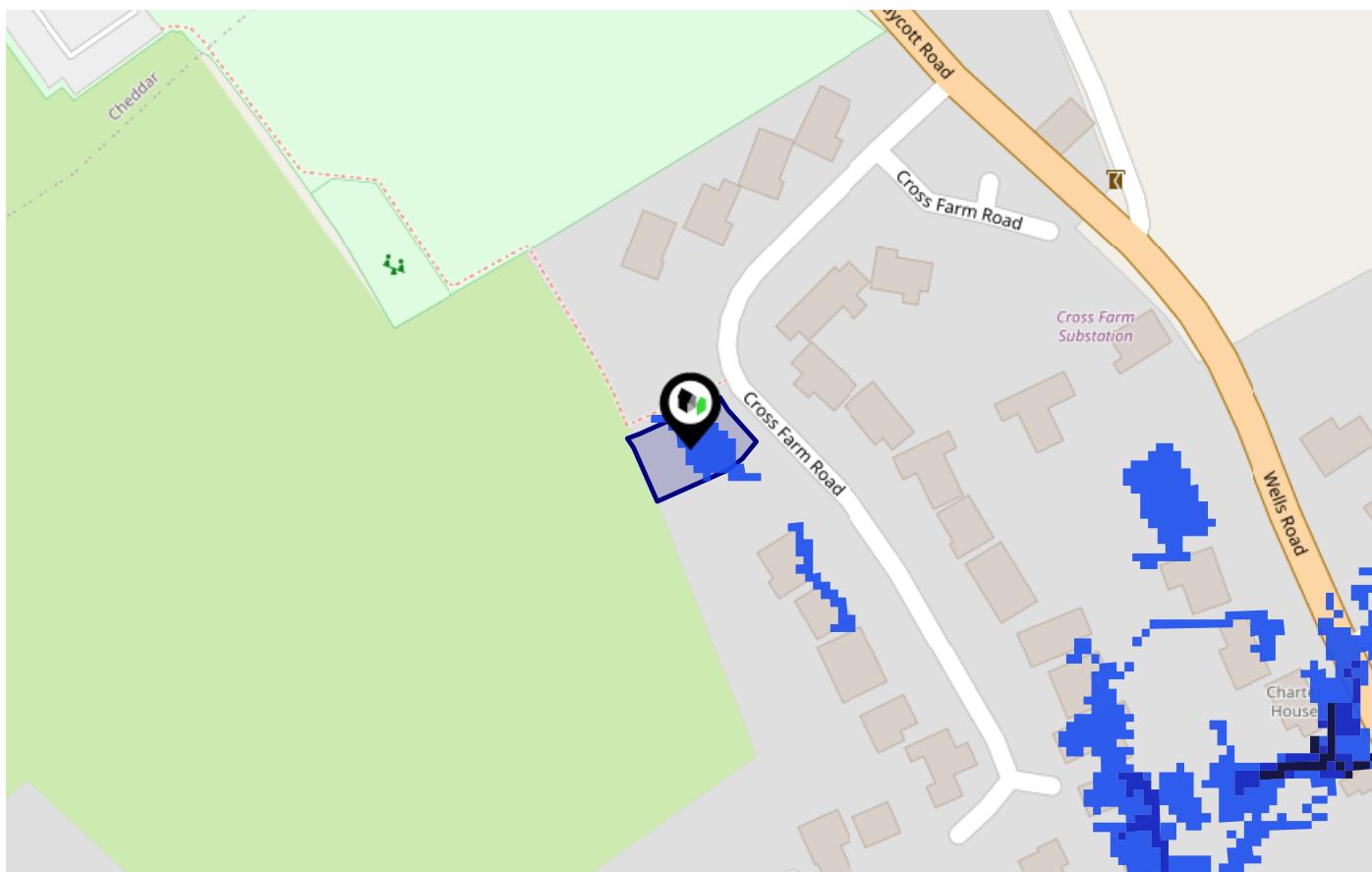


Flood Risk

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.

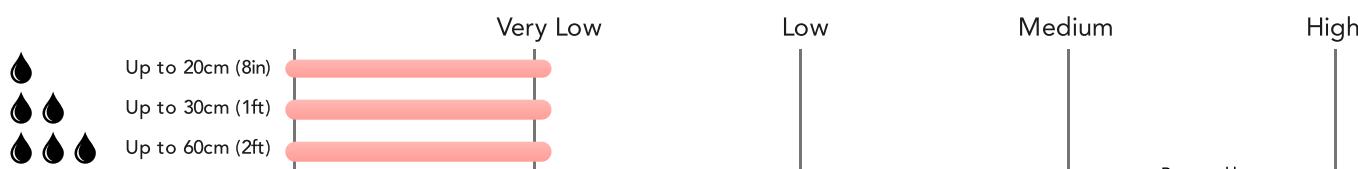


Risk Rating: Low

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:

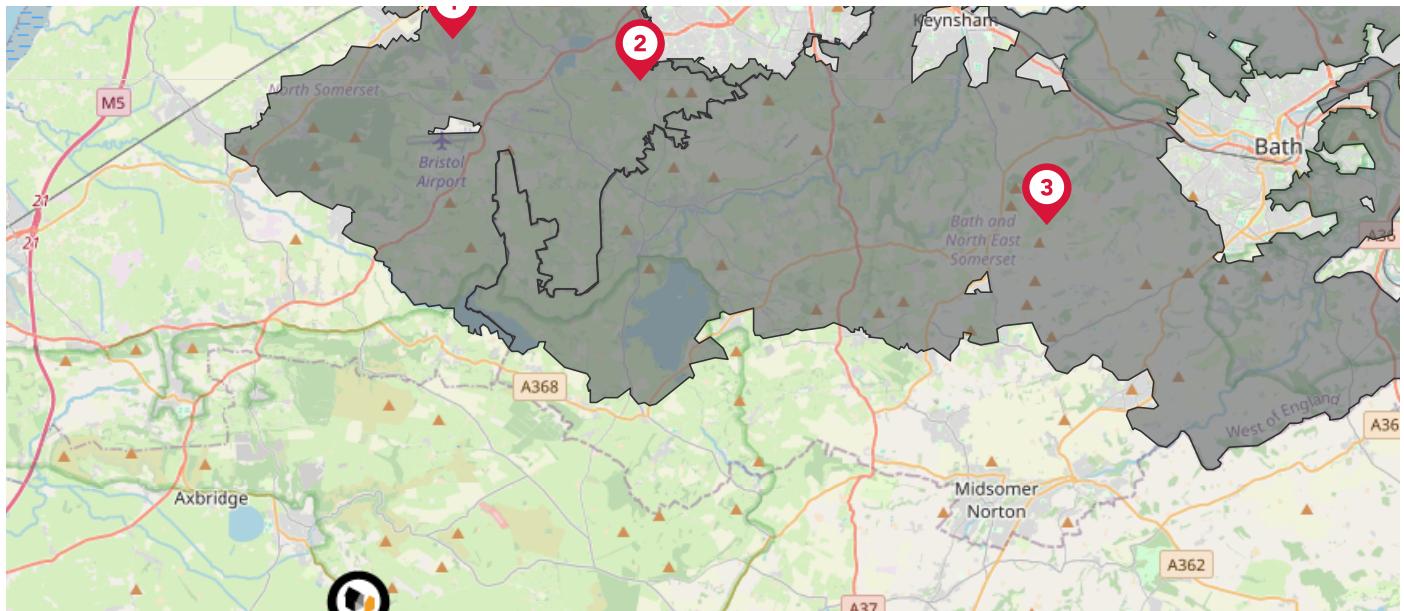


Maps

Green Belt

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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

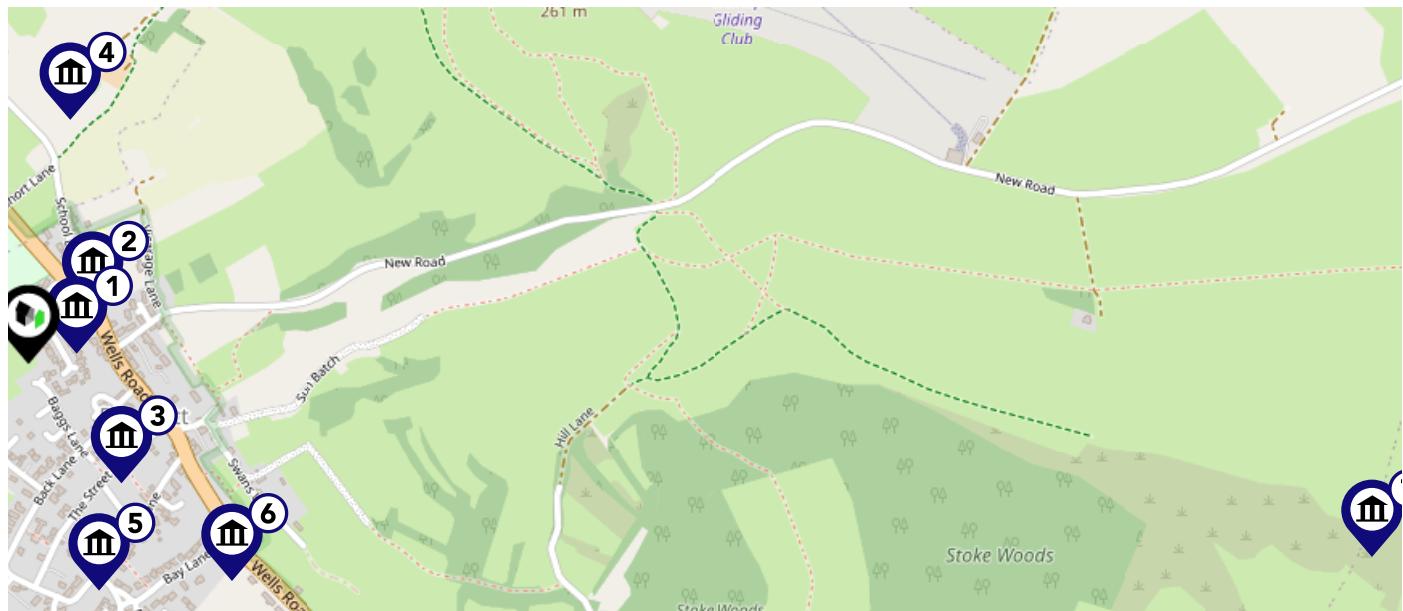
1	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
2	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
3	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
4	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
5	Bradley Farm-Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
6	Bradley Farm-Cheddar, Somerset	Historic Landfill	<input type="checkbox"/>
7	Land adjoining playing fields-Sharpham Road, Cheddar	Historic Landfill	<input type="checkbox"/>
8	Axbridge Refuse Tip-Moorland Street, Axbridge, Somerset	Historic Landfill	<input type="checkbox"/>
9	Shipham Quarry-Shipham	Historic Landfill	<input type="checkbox"/>
10	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill	<input type="checkbox"/>

Maps

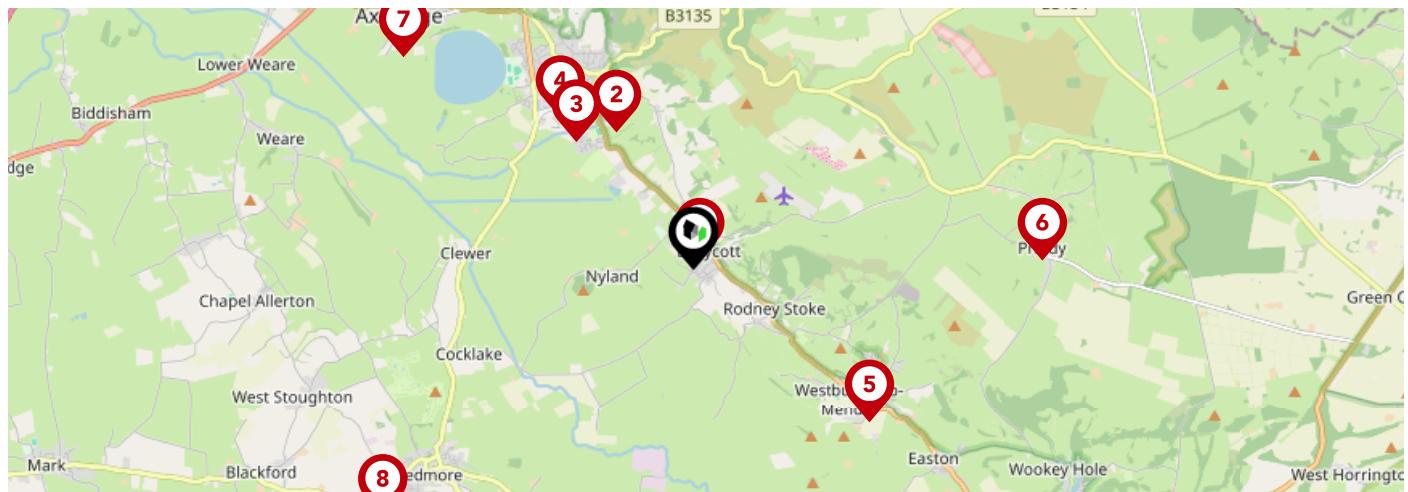
Listed Buildings

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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
1058596 - Westfield House	Grade II	0.1 miles
1058589 - Church Of St Peter	Grade II	0.1 miles
1058594 - The Ferns	Grade II	0.2 miles
1173596 - Batcombe Farmhouse	Grade II	0.3 miles
1058597 - Barn Close	Grade II	0.3 miles
1058595 - Michaelmas Cottage	Grade II	0.3 miles
1415656 - Roc Monitoring Posts	Grade II	1.6 miles



Nursery Primary Secondary College Private

1 Draycott & Rodney Stoke Church of England First School

Ofsted Rating: Good | Pupils: 72 | Distance: 0.11



2 Fairlands Middle School

Ofsted Rating: Good | Pupils: 434 | Distance: 1.47



3 The Kings of Wessex Academy

Ofsted Rating: Good | Pupils: 1045 | Distance: 1.62



4 Cheddar First School

Ofsted Rating: Good | Pupils: 333 | Distance: 1.88



5 St Lawrence's CofE Primary School

Ofsted Rating: Good | Pupils: 49 | Distance: 2.16



6 Priddy Primary School

Ofsted Rating: Good | Pupils: 40 | Distance: 3.24



7 Axbridge Church of England First School Academy

Ofsted Rating: Good | Pupils: 185 | Distance: 3.35



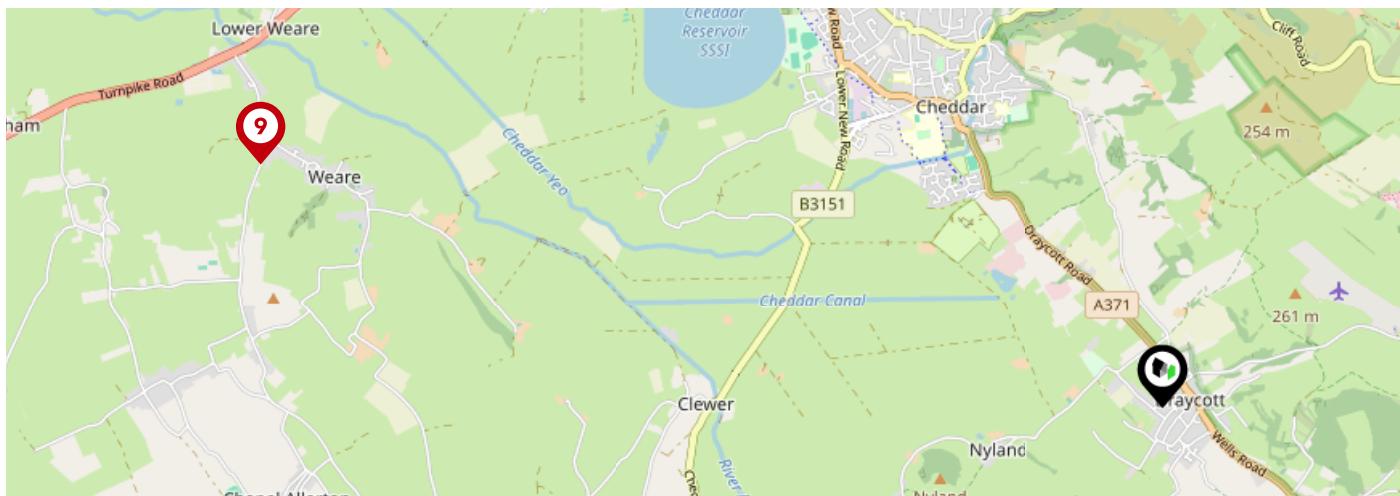
8 Wedmore First School Academy

Ofsted Rating: Good | Pupils: 186 | Distance: 3.69



Area Schools

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Nursery Primary Secondary College Private



Weare Academy First School

Ofsted Rating: Good | Pupils: 165 | Distance: 4.33



Wookey Primary School

Ofsted Rating: Good | Pupils: 97 | Distance: 4.36



Shipham Church of England First School

Ofsted Rating: Good | Pupils: 91 | Distance: 4.45



Hugh Sexey Church of England Middle School

Ofsted Rating: Good | Pupils: 655 | Distance: 4.52



Sidcot School

Ofsted Rating: Not Rated | Pupils: 639 | Distance: 4.85



Blagdon Primary School

Ofsted Rating: Good | Pupils: 99 | Distance: 5.02



Burrington Church of England Primary School

Ofsted Rating: Good | Pupils: 101 | Distance: 5.12



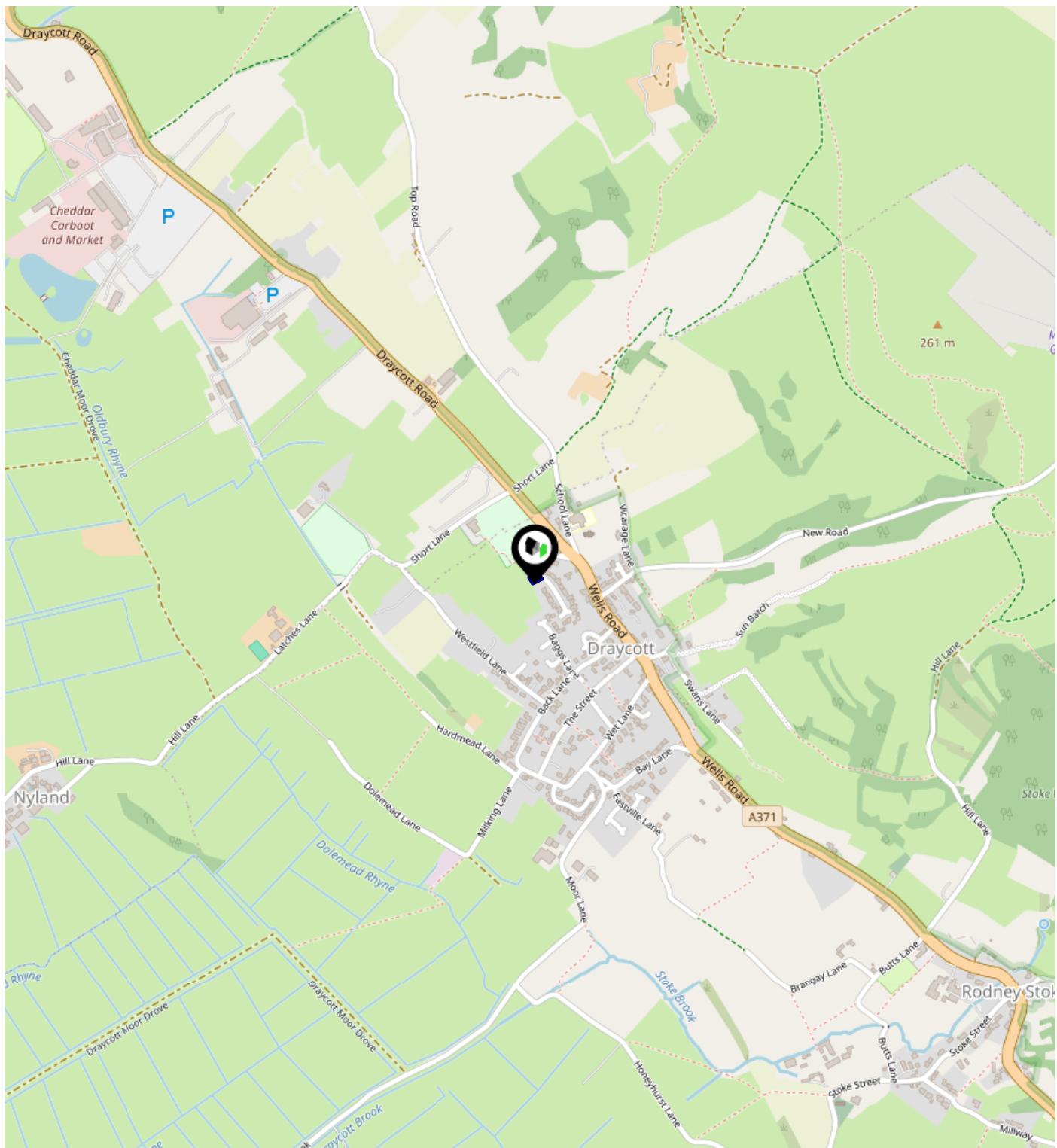
Winscombe Primary School

Ofsted Rating: Good | Pupils: 212 | Distance: 5.31



Local Area Masts & Pylons

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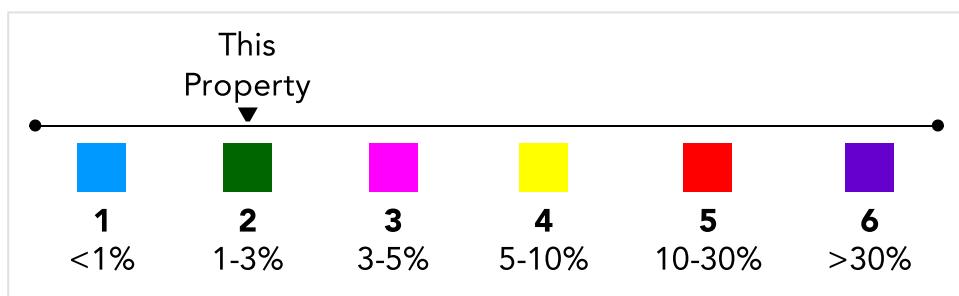
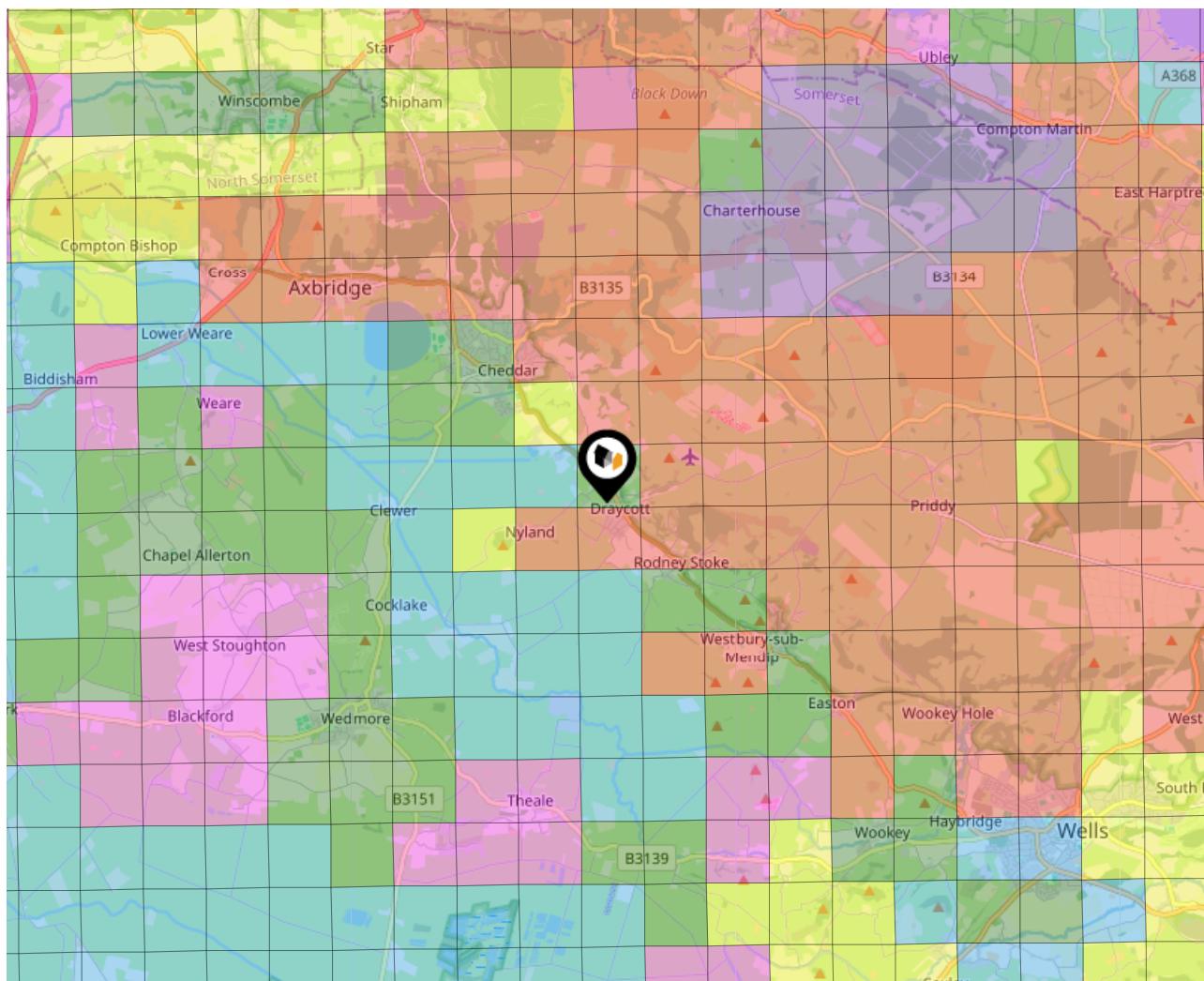


Key:

-  Power Pylons
-  Communication Masts

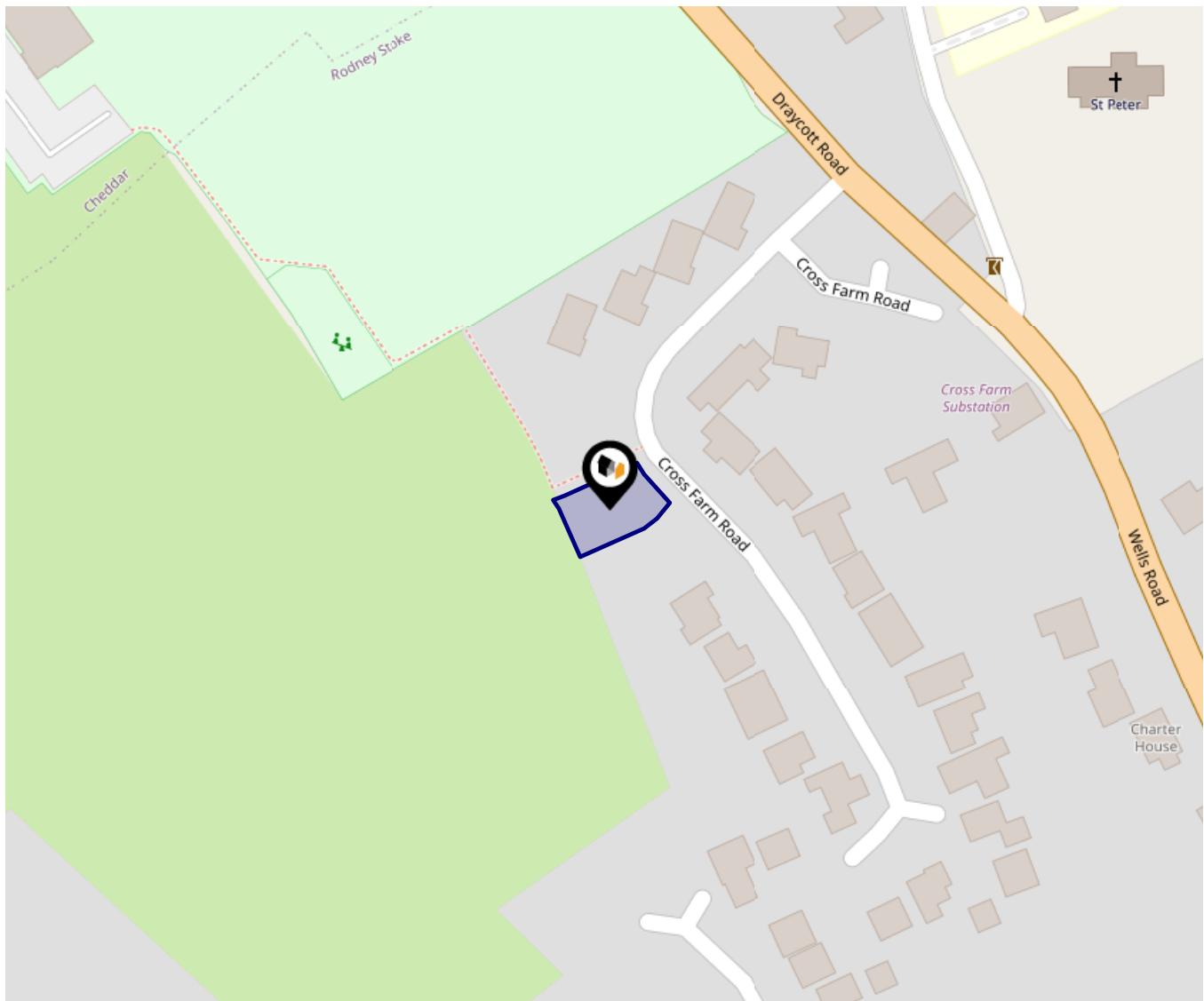
What is Radon?

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:

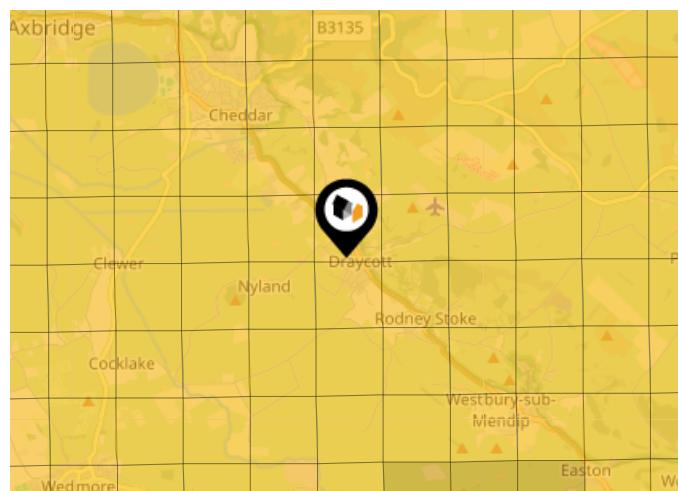
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay

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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)		

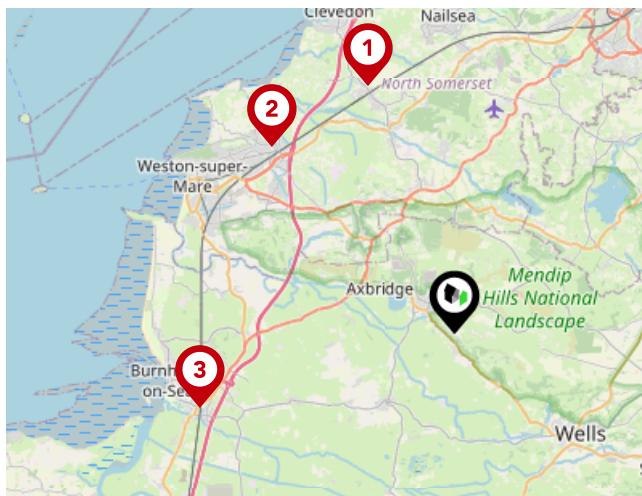


Primary Classifications (Most Common Clay Types)

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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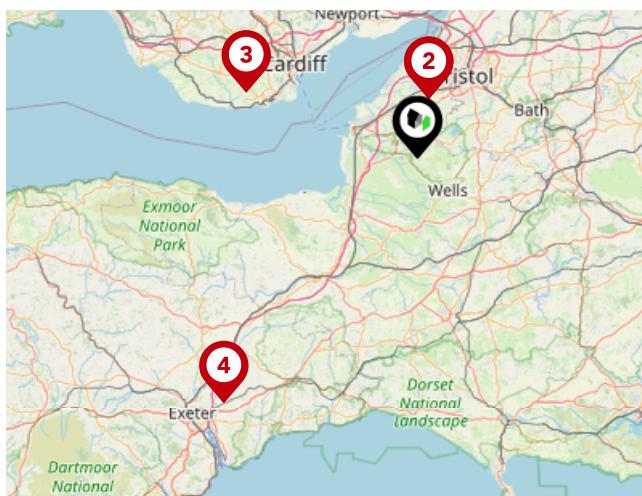
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	9.79 miles
2	Worle Rail Station	9.68 miles
3	Highbridge & Burnham-on-Sea Rail Station	9.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	39.36 miles
2	M5 J12	42.48 miles
3	M5 J11A	48.59 miles
4	M5 J29	47.8 miles
5	M5 J30	48.74 miles

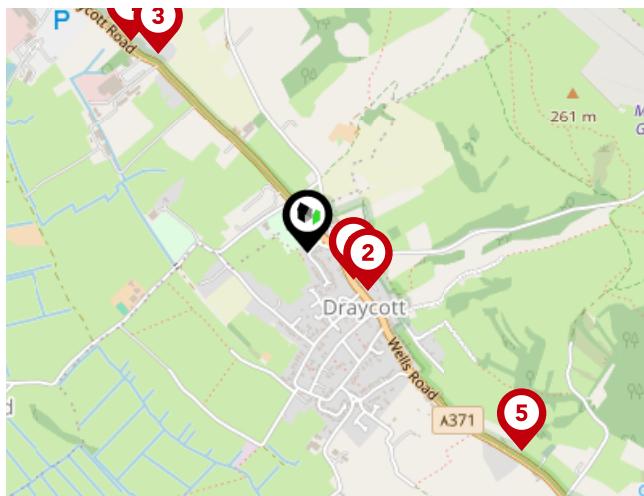


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	9.15 miles
2	Felton	9.15 miles
3	Cardiff Airport	27.1 miles
4	Exeter Airport	46.44 miles

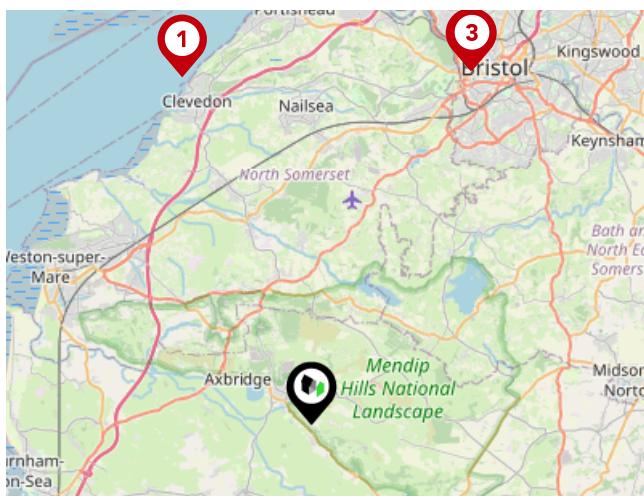
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Back Lane	0.13 miles
2	Back Lane	0.17 miles
3	Garden Centre	0.58 miles
4	Garden Centre	0.64 miles
5	Smiths Close	0.68 miles



Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	13.77 miles
2	Nova Scotia Ferry Landing	14.41 miles
3	The Cottage Ferry Landing	14.4 miles

Cooper and Tanner

About Us

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Cooper and Tanner

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.

Cooper and Tanner

Testimonials

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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 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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UK Government

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



Cooper and Tanner

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Land Registry



Valuation Office Agency



Royal Mail