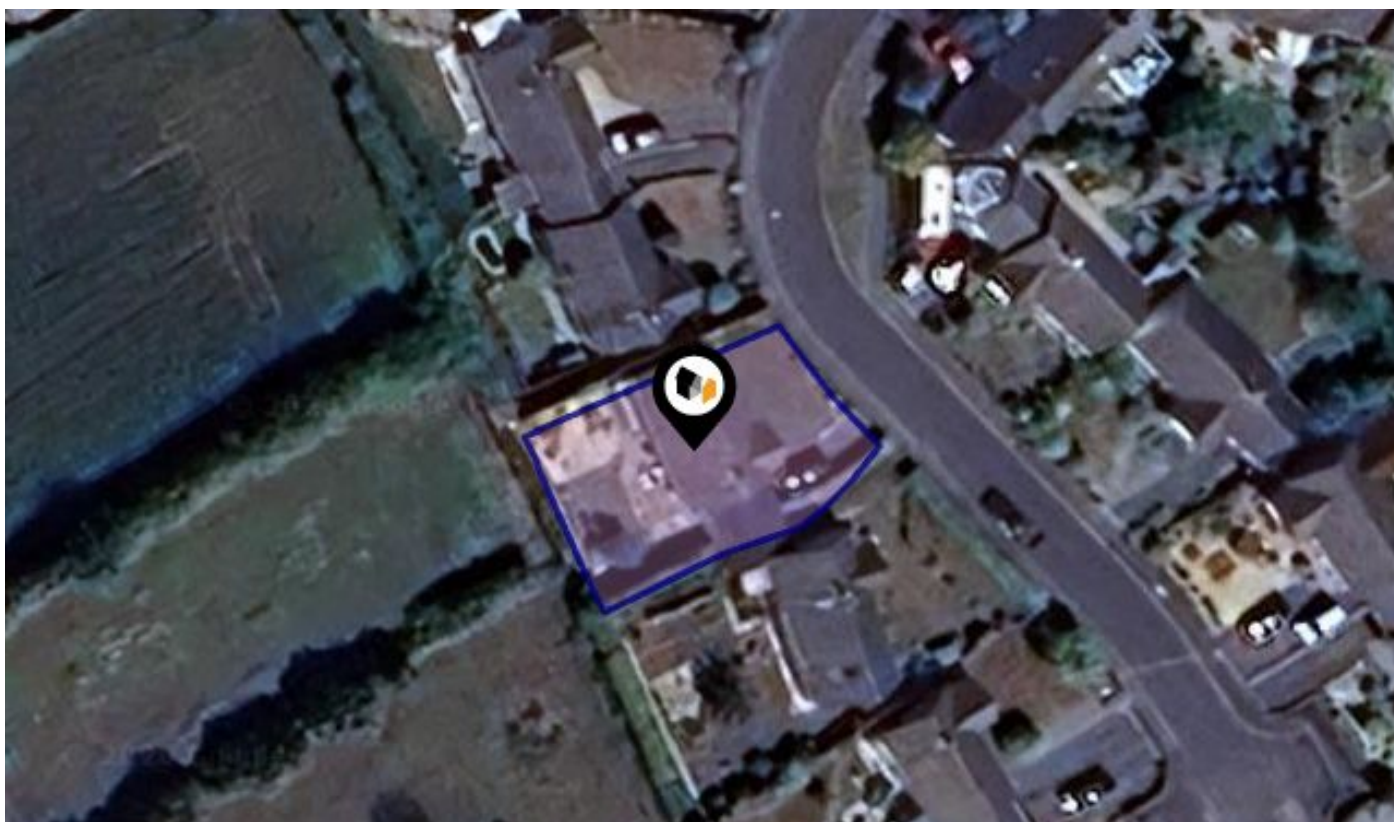




# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 16<sup>th</sup> January 2026



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

## Cooper and Tanner

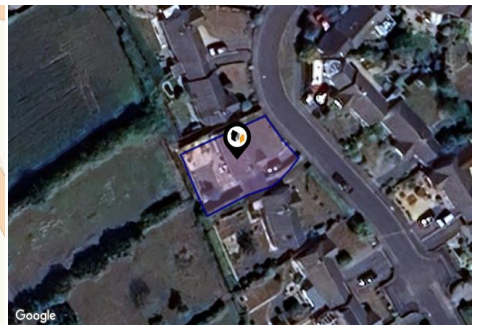
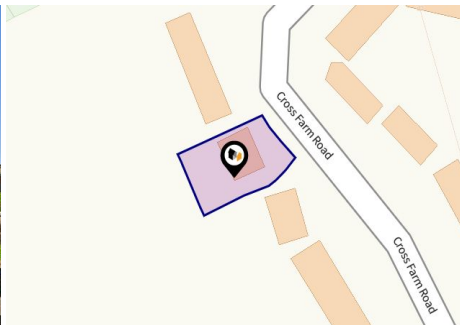
2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





## 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)

7  
mb/s



80  
mb/s



1800  
mb/s



### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:







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.

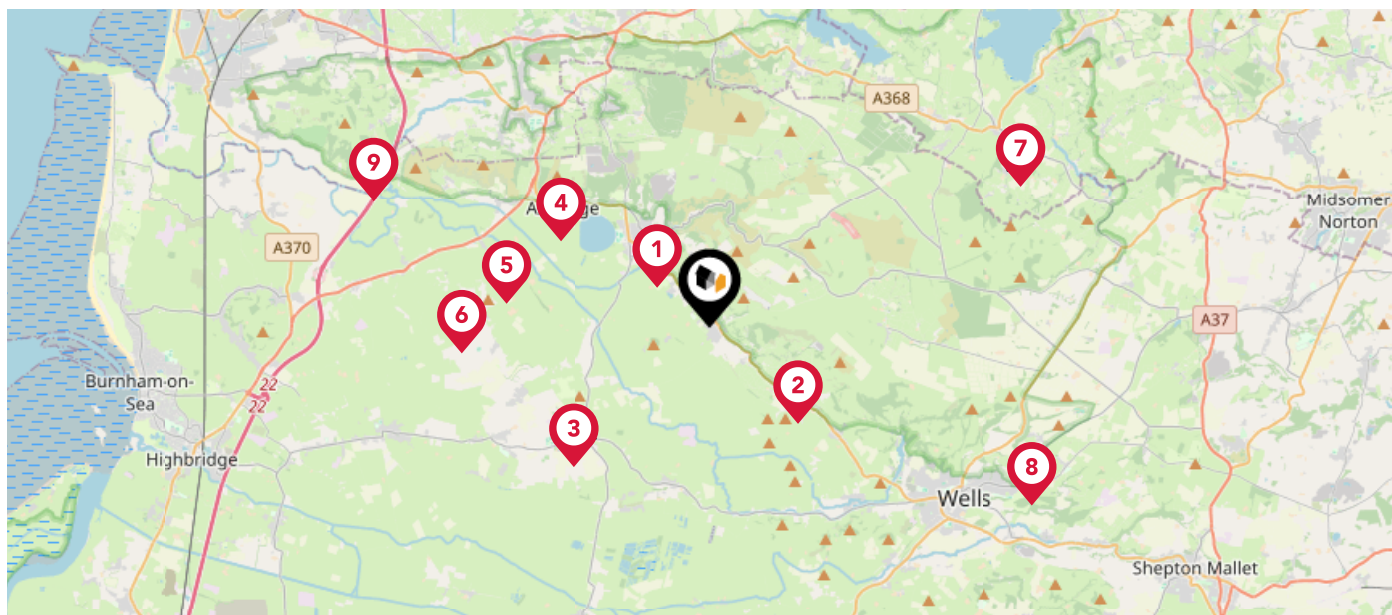
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



East Harptree

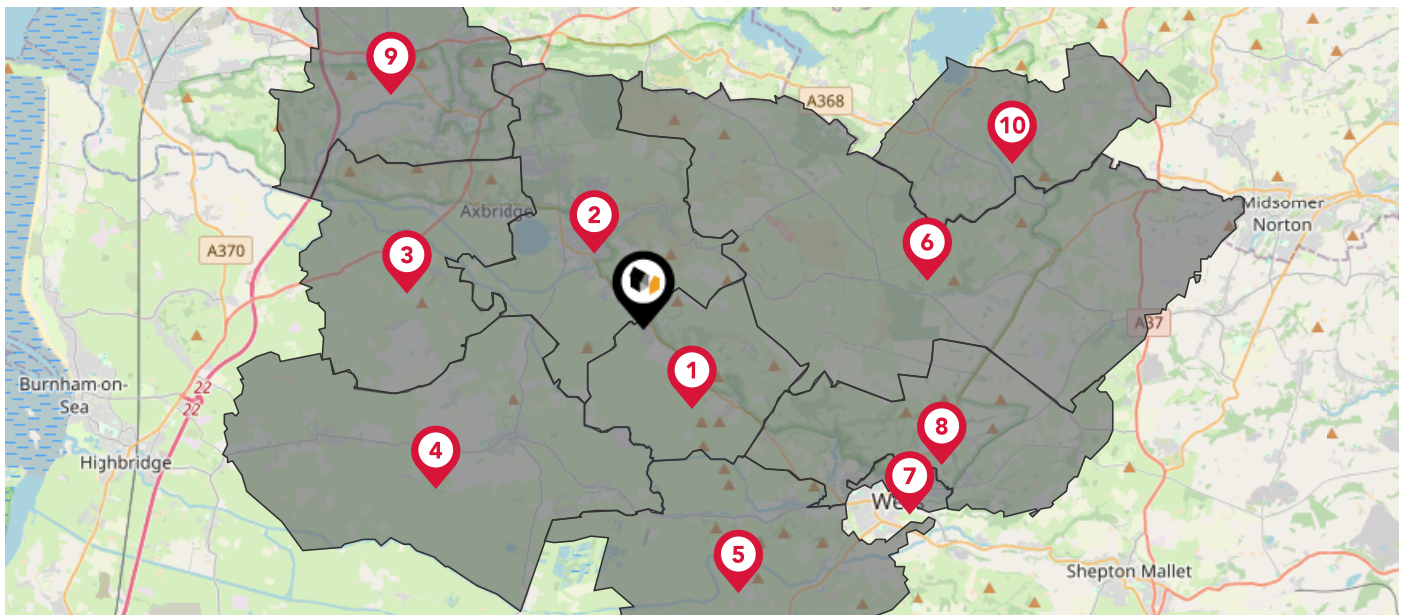


Mendip Hospital



Loxton

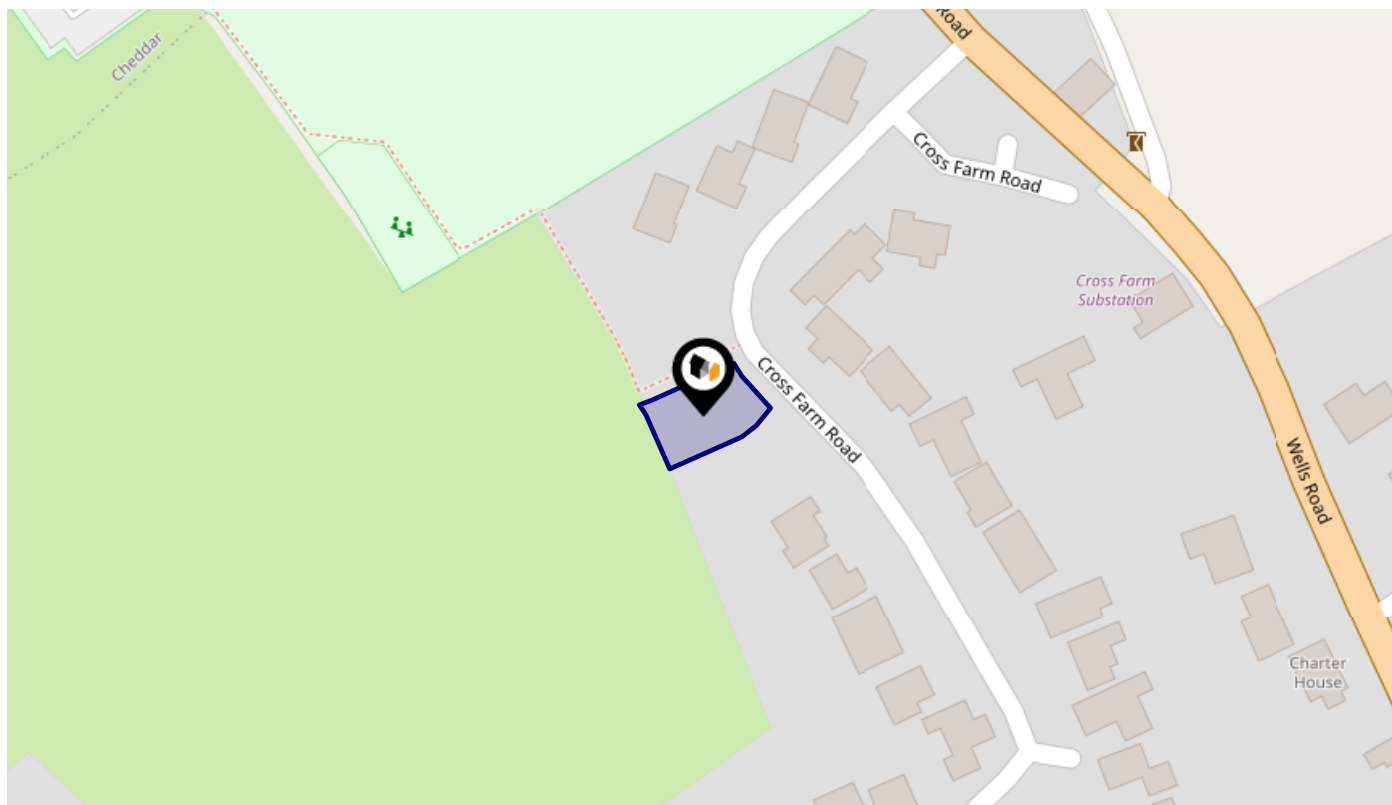
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Rodney and Westbury Ward
- 2 Cheddar and Shipham Ward
- 3 Axevale 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

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	

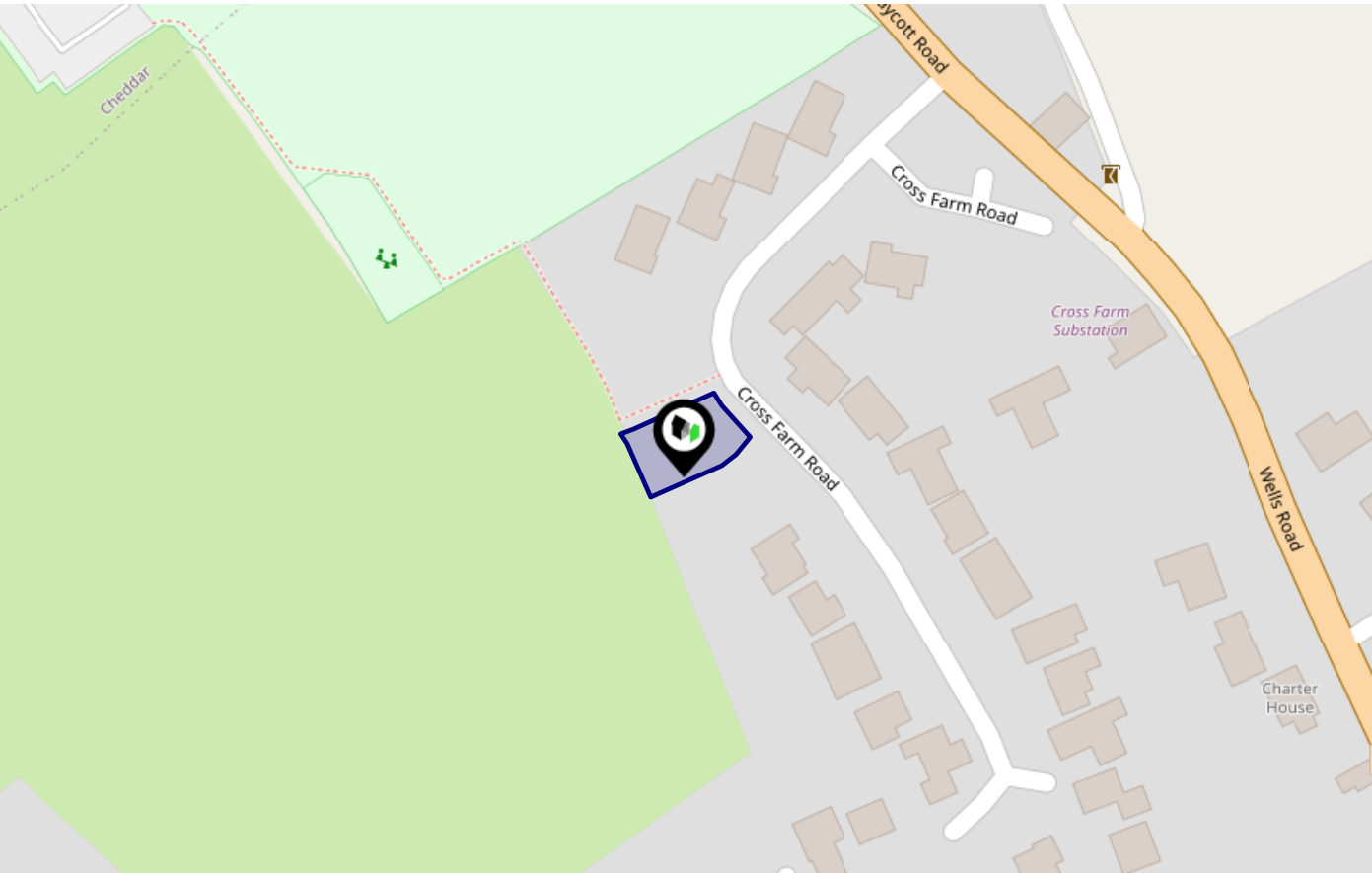


# Flood Risk

## 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.

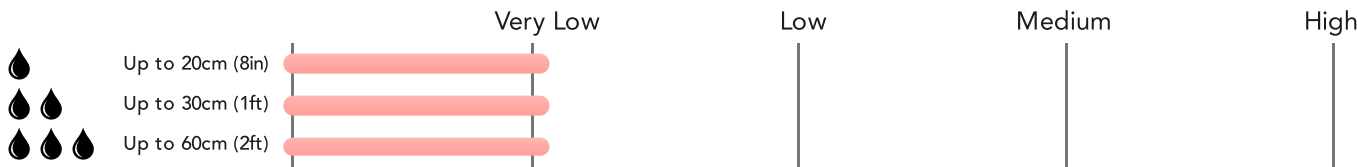


**Risk Rating:** Very low

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:



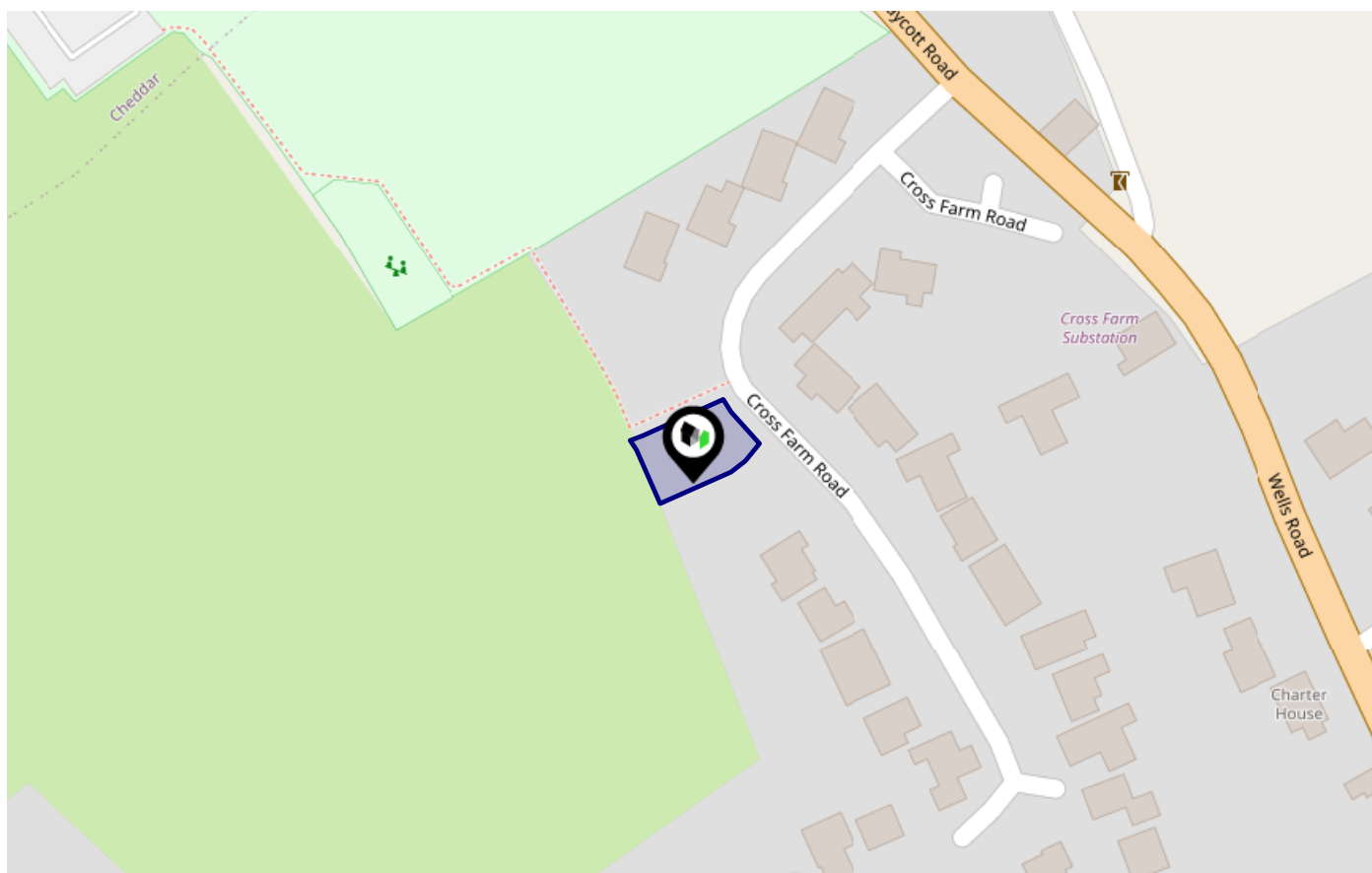


# Flood Risk

## Rivers & Seas - Climate Change

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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.

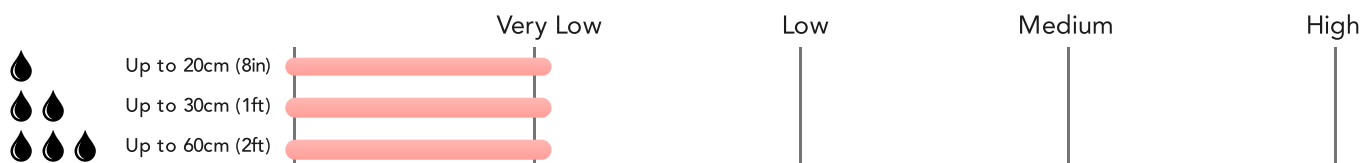


Risk Rating: Very low

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:



KFT - Key Facts for Tenants

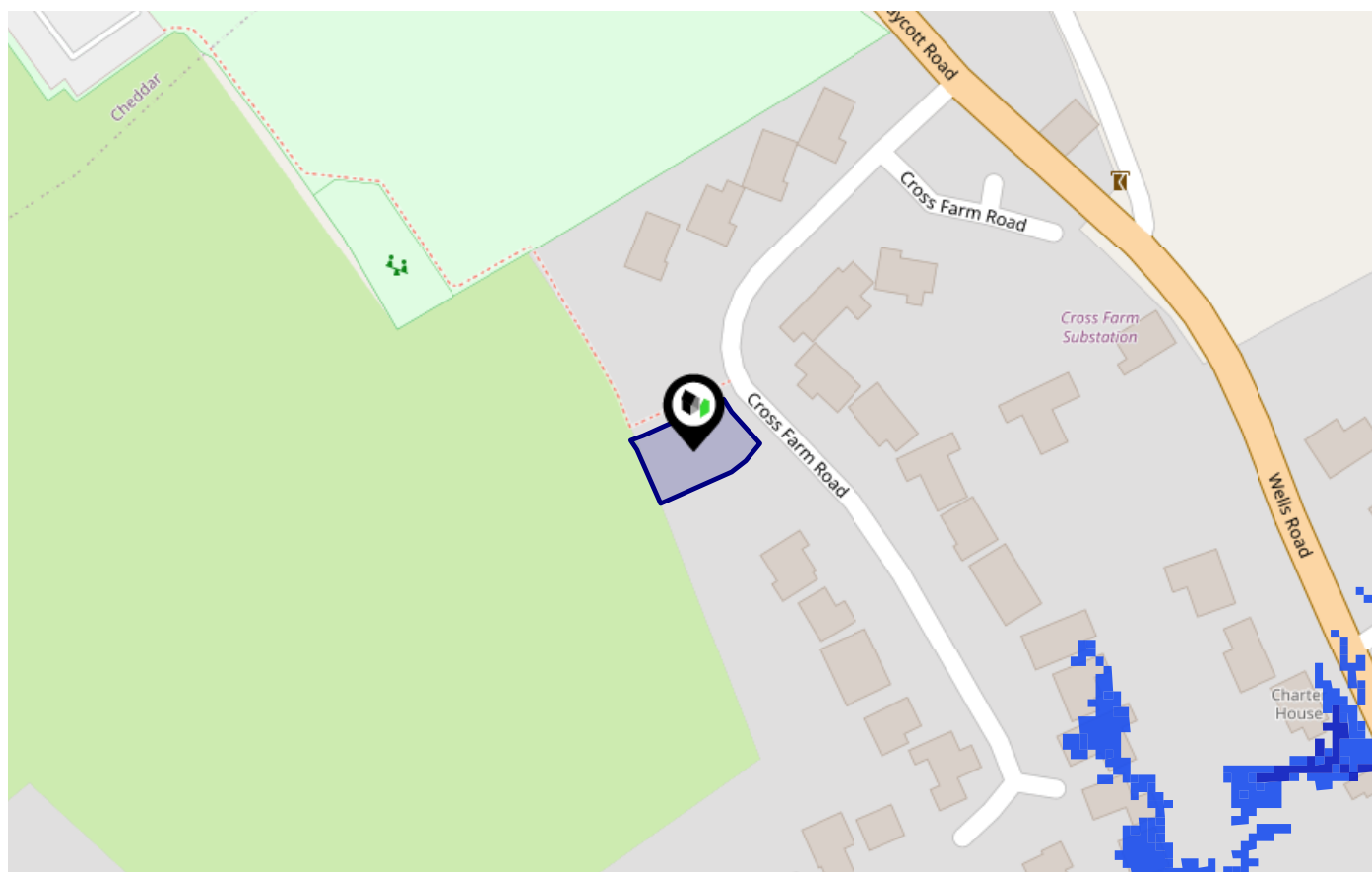
Powered by  
**aprift**  
Lettings Intelligence

# 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.

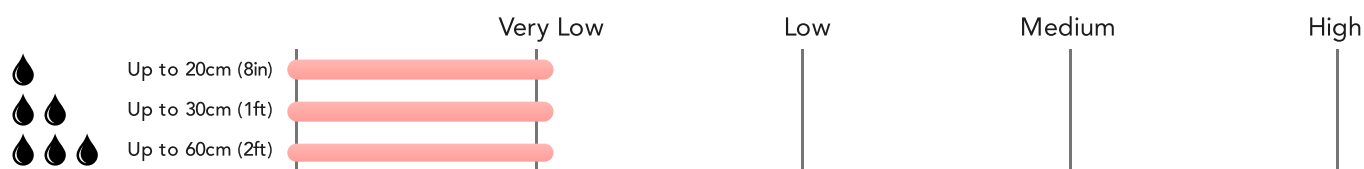


**Risk Rating:** Very low

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.

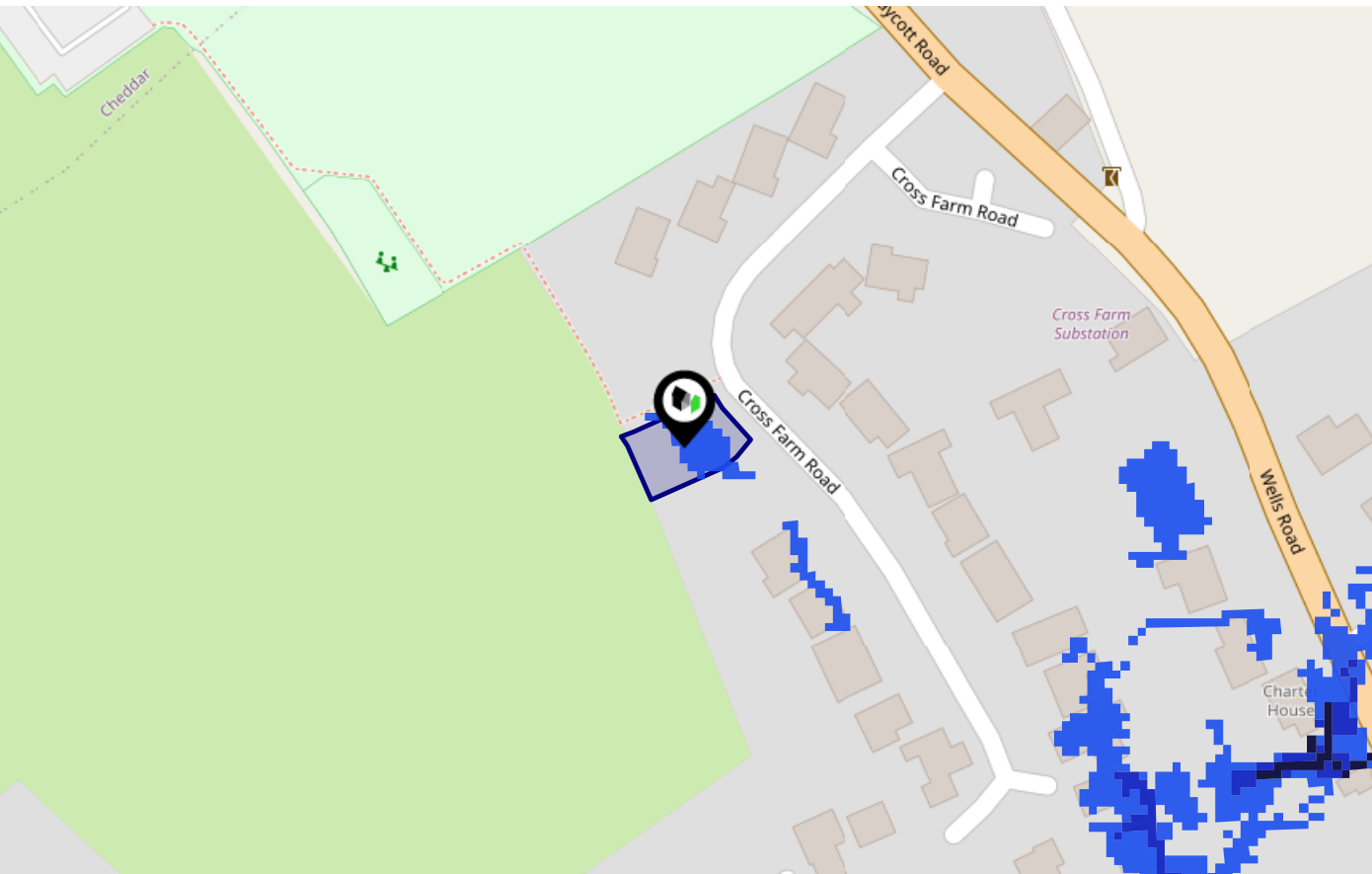
Chance of flooding to the following depths at this property:



# 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: 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:



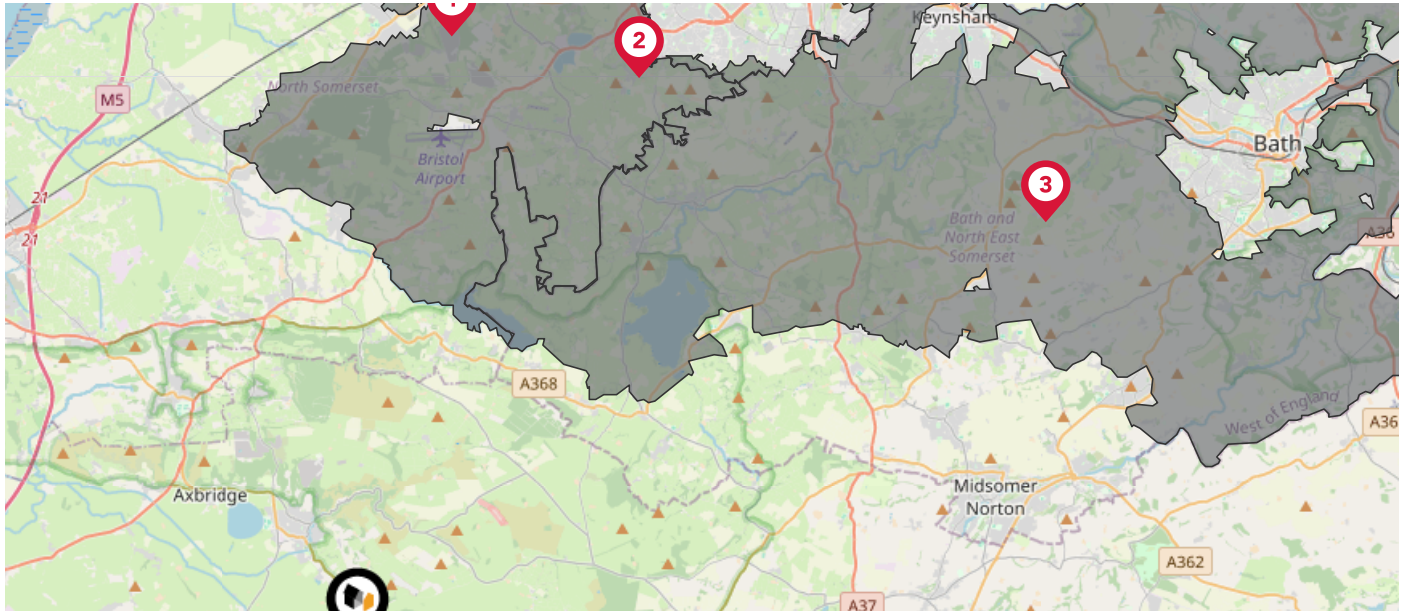


# Maps




## 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

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

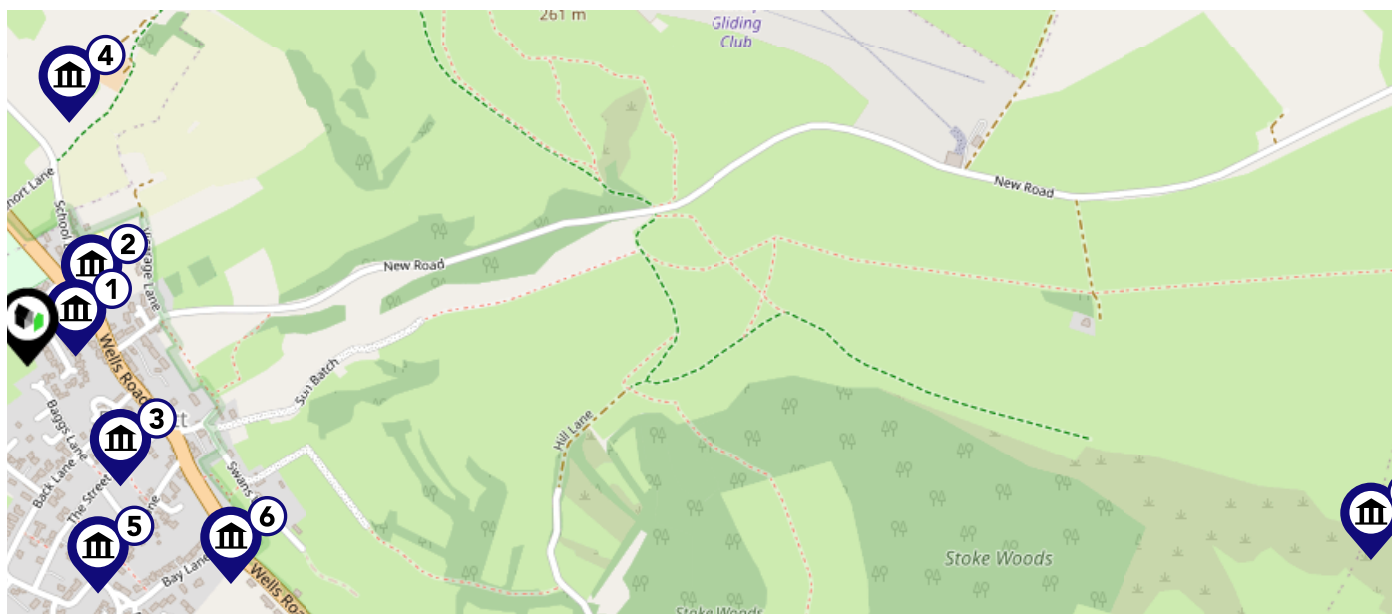
<b>1</b>	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill	
<b>2</b>	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill	
<b>3</b>	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill	
<b>4</b>	Carscliffe Farm-Cheddar, Somerset	Historic Landfill	
<b>5</b>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








# Maps

## Listed Buildings

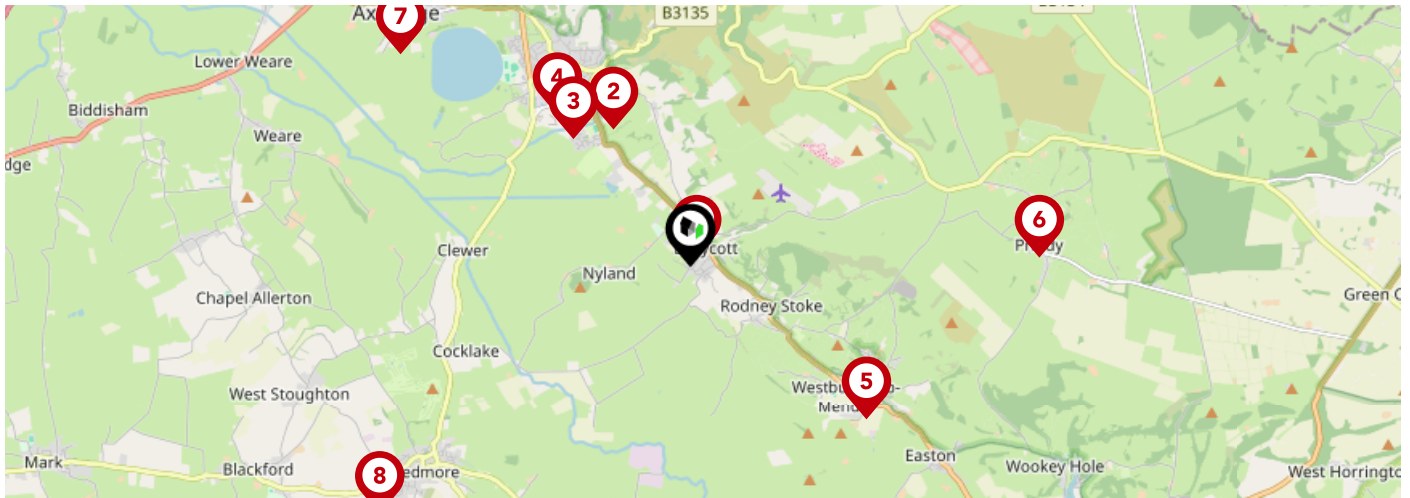
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

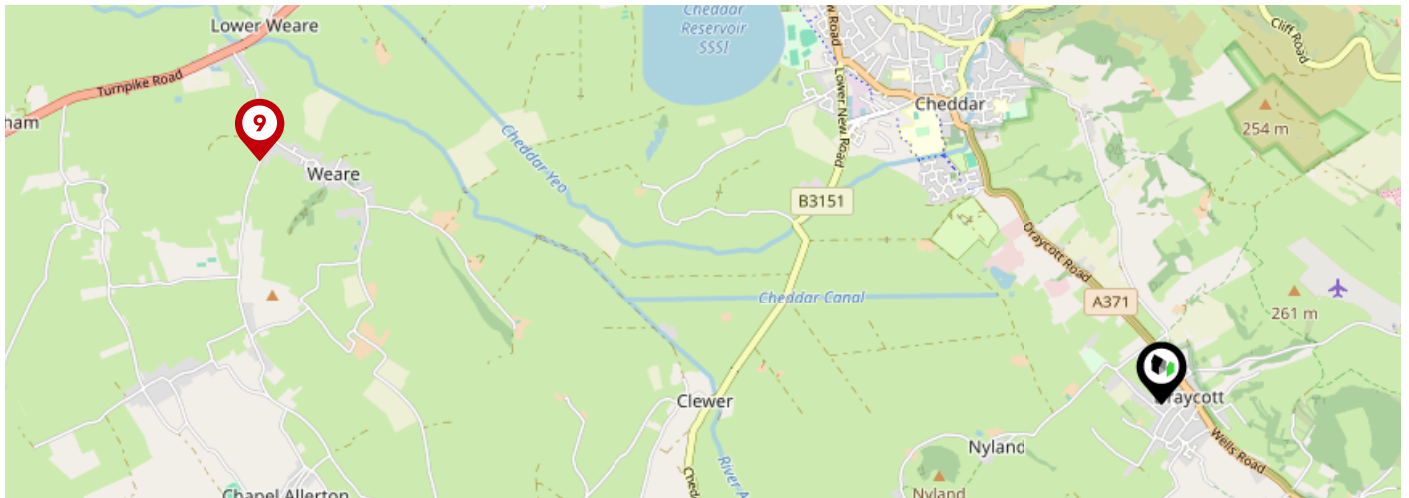


Listed Buildings in the local district	Grade	Distance
 1058596 - Westfield House	Grade II	0.1 miles
 1058589 - Church Of St Peter	Grade II	0.1 miles
 1058594 - The Ferns	Grade II	0.2 miles
 1173596 - Batcombe Farmhouse	Grade II	0.3 miles
 1058597 - Barn Close	Grade II	0.3 miles
 1058595 - Michaelmas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





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Draycott &amp; Rodney Stoke Church of England First School</b> Ofsted Rating: Good   Pupils: 72   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Fairlands Middle School</b> Ofsted Rating: Good   Pupils: 434   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Kings of Wessex Academy</b> Ofsted Rating: Good   Pupils: 1045   Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cheddar First School</b> Ofsted Rating: Good   Pupils: 333   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Priddy Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Axbridge Church of England First School Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

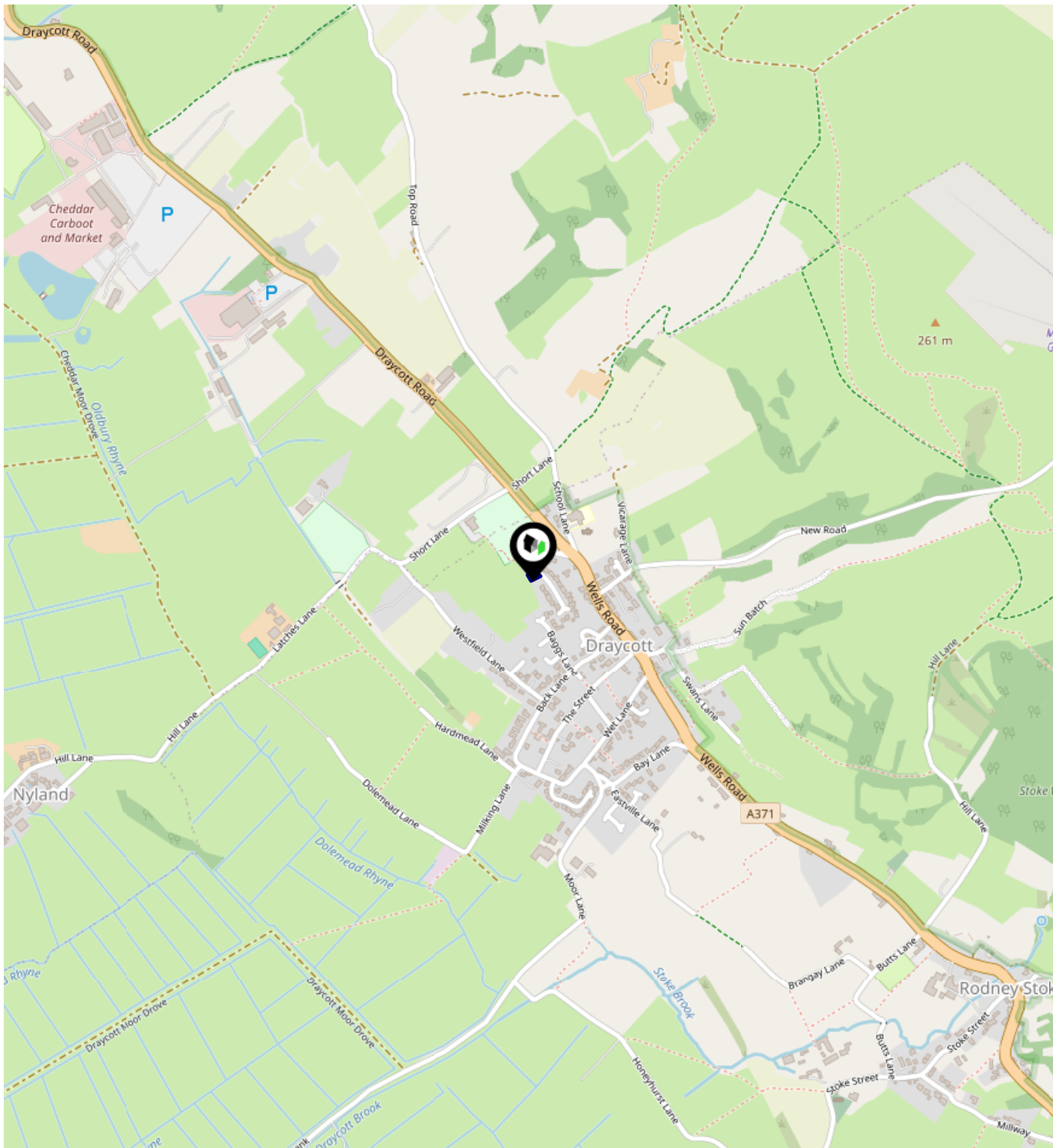


		Nursery	Primary	Secondary	College	Private
9	<b>Weare Academy First School</b> Ofsted Rating: Good   Pupils: 165   Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Shipham Church of England First School</b> Ofsted Rating: Good   Pupils: 91   Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:4.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Sidcot School</b> Ofsted Rating: Not Rated   Pupils: 639   Distance:4.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Blagdon Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:5.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Burrington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 101   Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Winscombe Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

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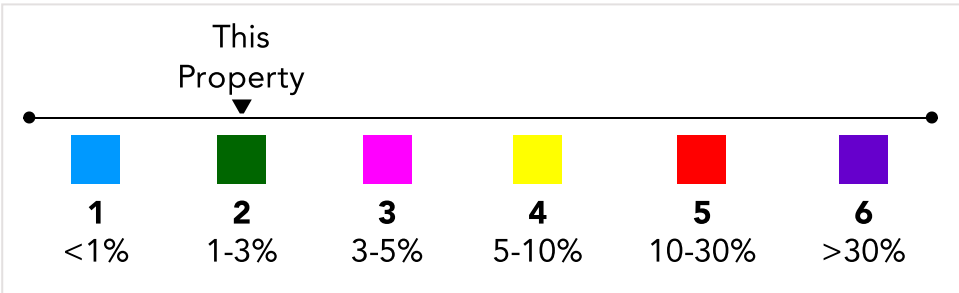
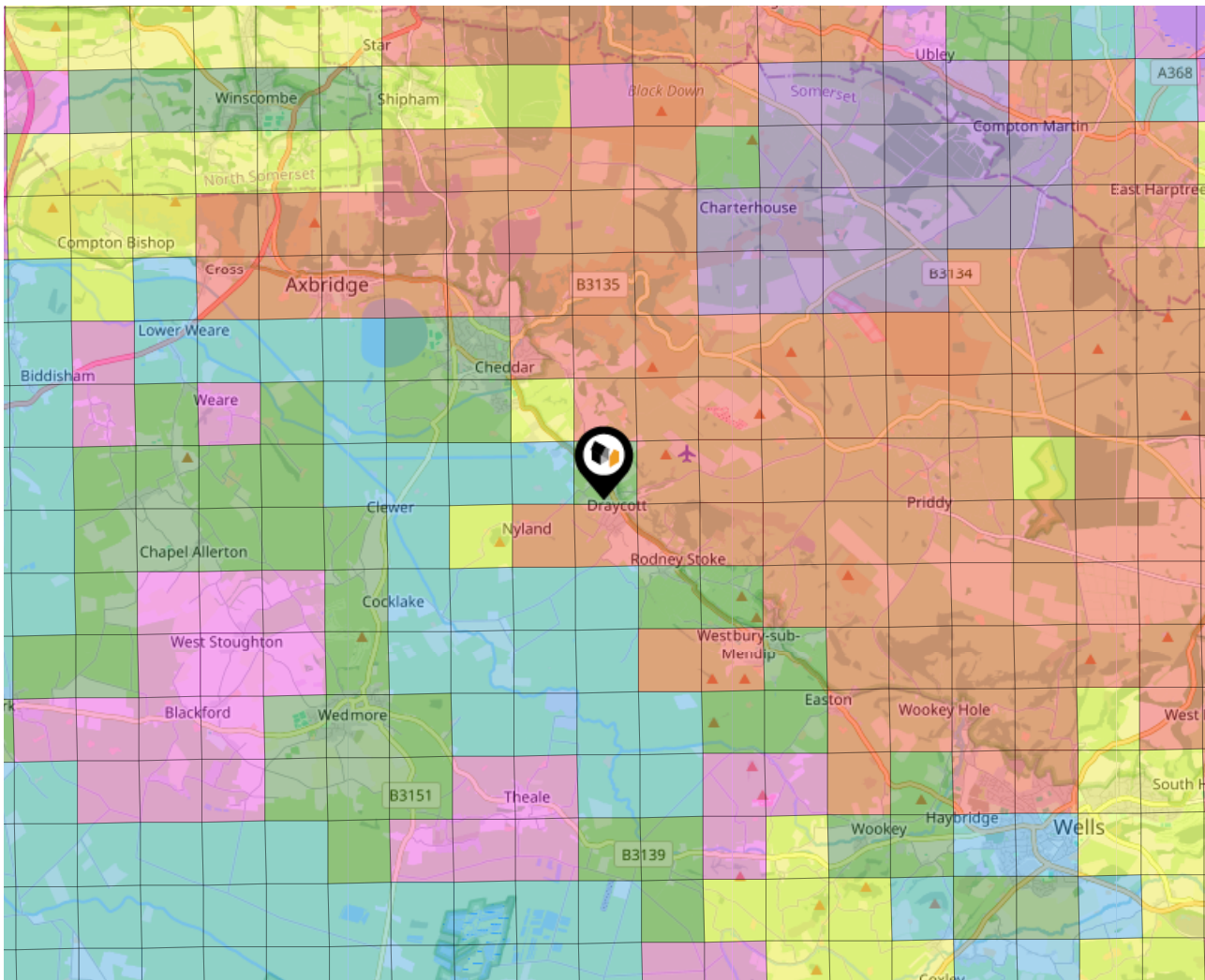
### Key:

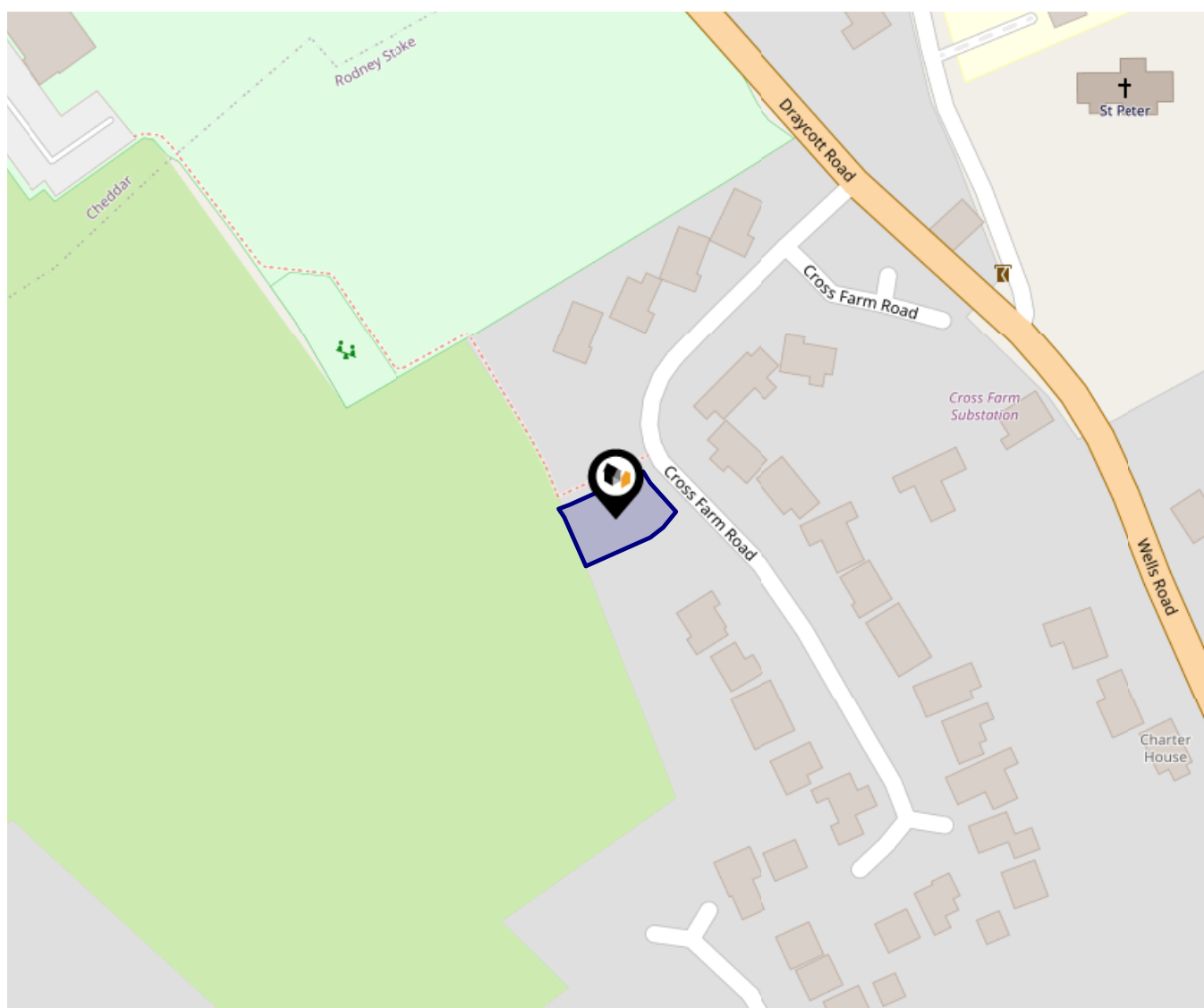
-  Power Pylons
-  Communication Masts



### 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/m<sup>3</sup>).





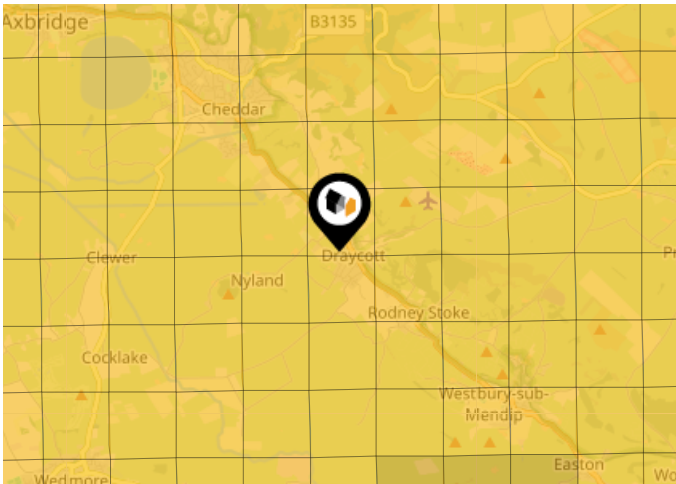
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	RUDACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



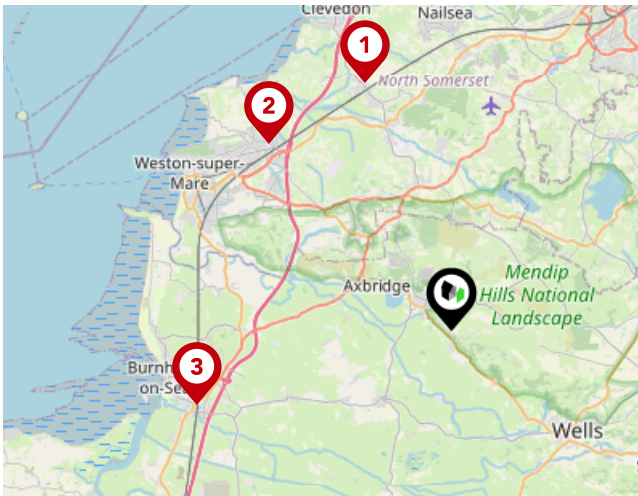
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



# Area Transport (National)

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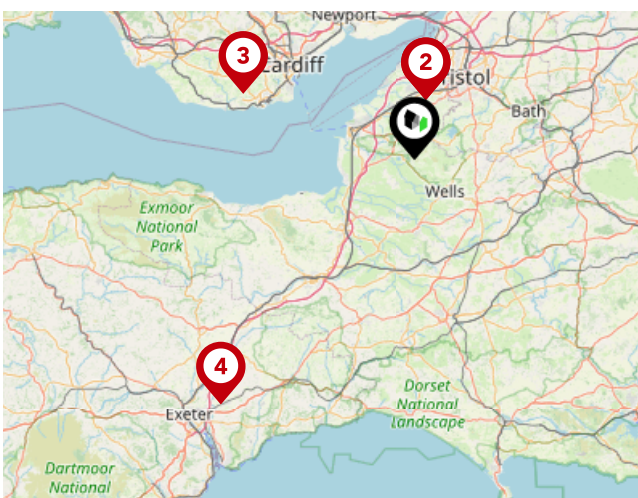
## National Rail Stations

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

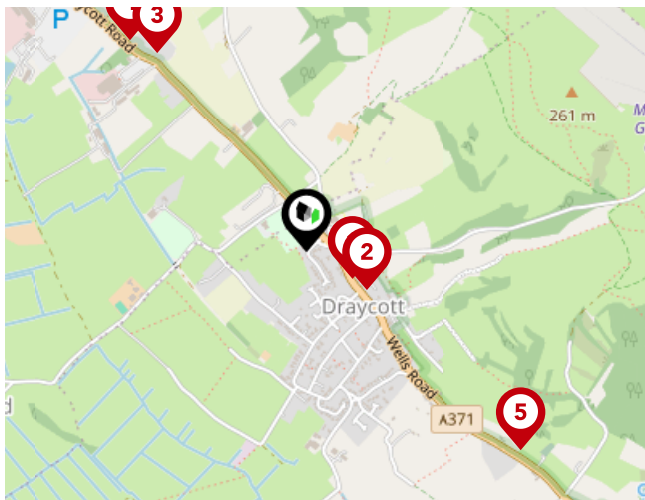


## Airports/Helipads

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

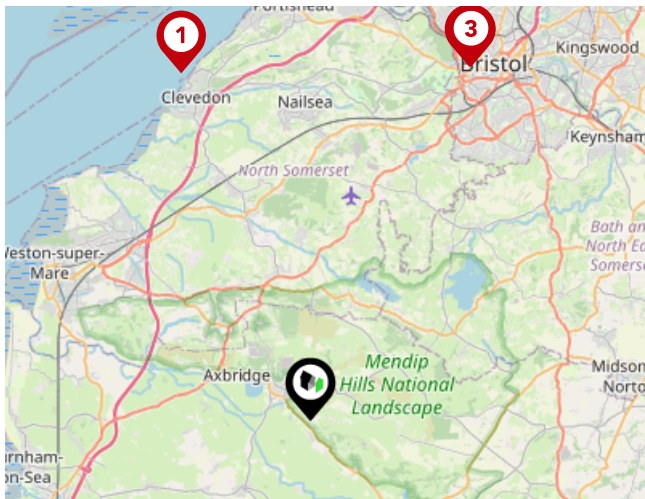
# Area

## Transport (Local)



### 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

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### Cooper and Tanner

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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.



### Contains public sector information licensed under the Open Government License v3.0

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:



COOPER  
AND  
TANNER

### Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA  
01934 740055  
cheddar@cooperandtanner.co.uk  
cooperandtanner.co.uk



Valuation Office  
Agency

