COOPER AND TANNER

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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 27th February 2026

LONGFIELD DRIVE, WEDMORE, BS28

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

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cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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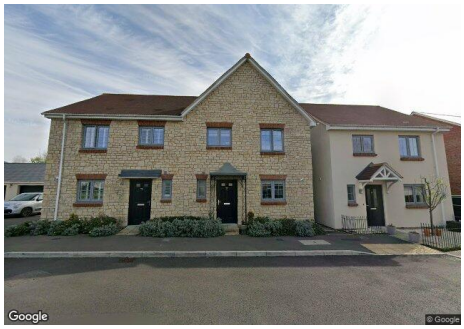
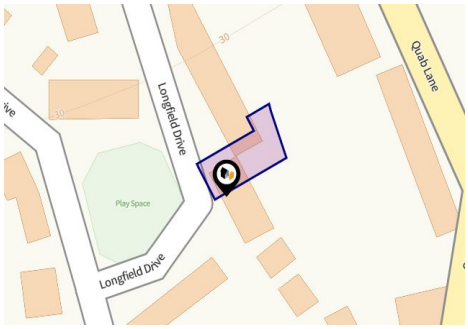
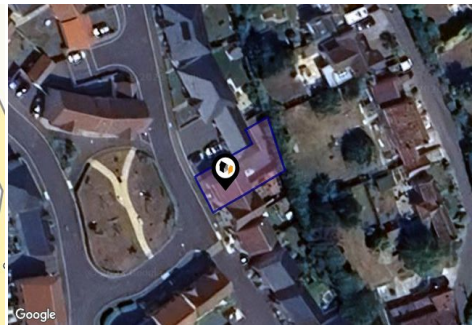
Property
Overview

COOPER AND TANNER







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	914 ft^2 / 85 m^2		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	ST364257		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s | **32** mb/s | **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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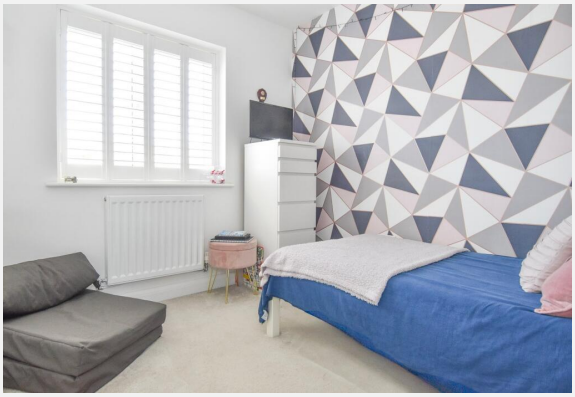
Gallery
Photos

COOPER AND TANNER



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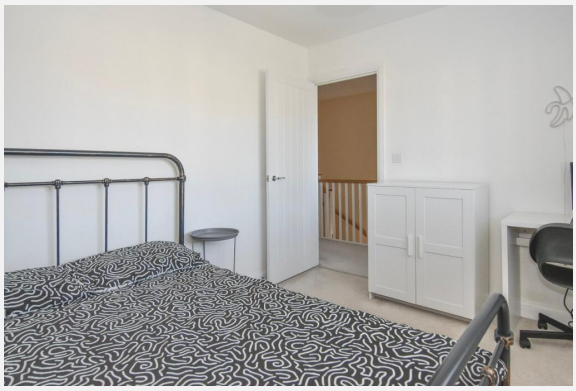

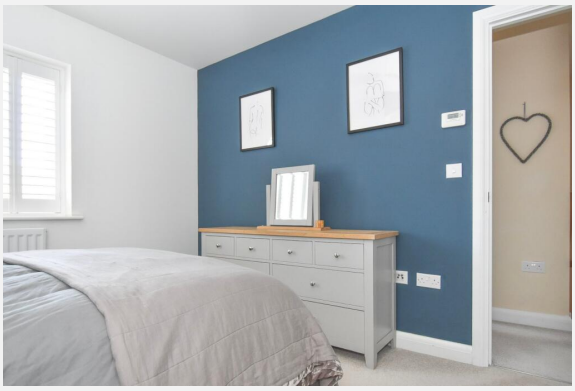

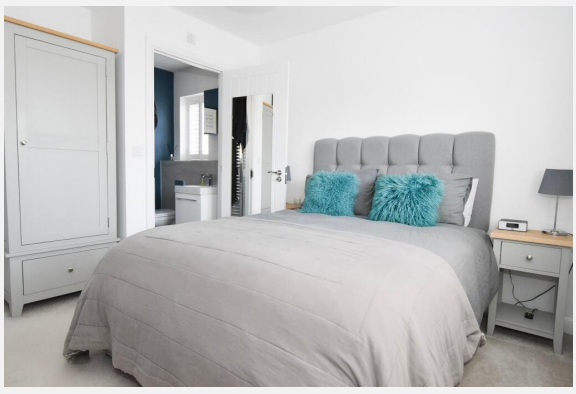

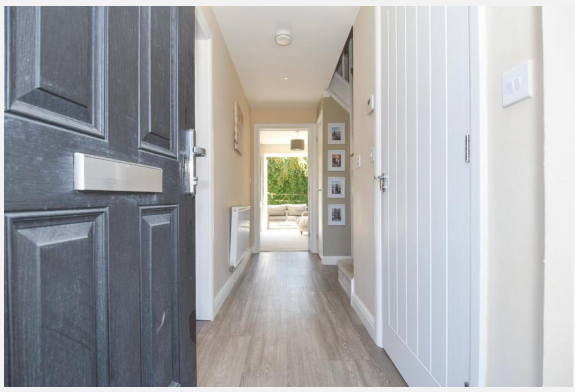

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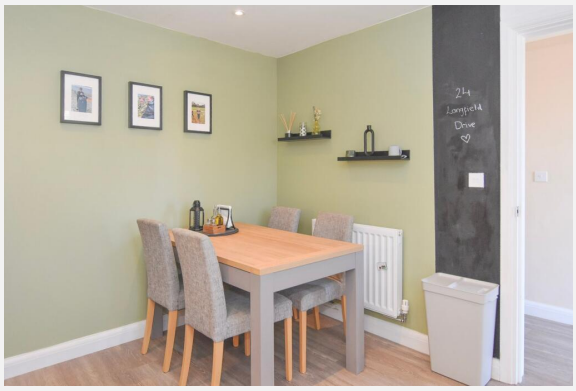
COOPER AND TANNER



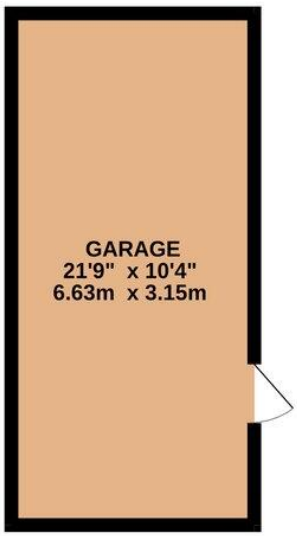
Gallery
Photos

COOPER AND TANNER

Gallery
Floorplan

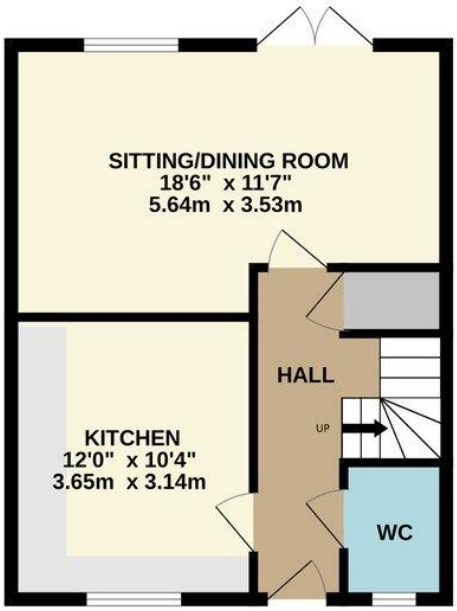
COOPER AND TANNER

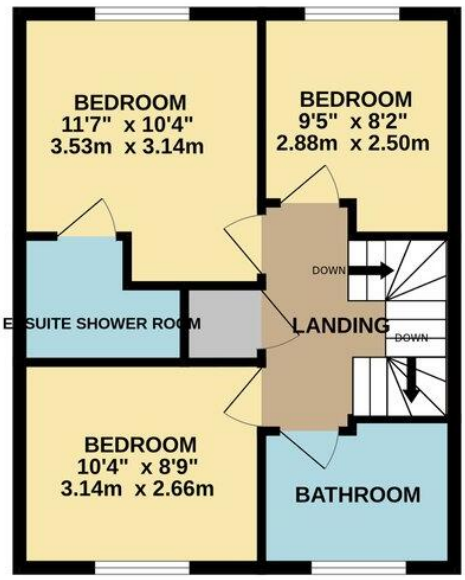
LONGFIELD DRIVE, WEDMORE, BS28



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.





TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate

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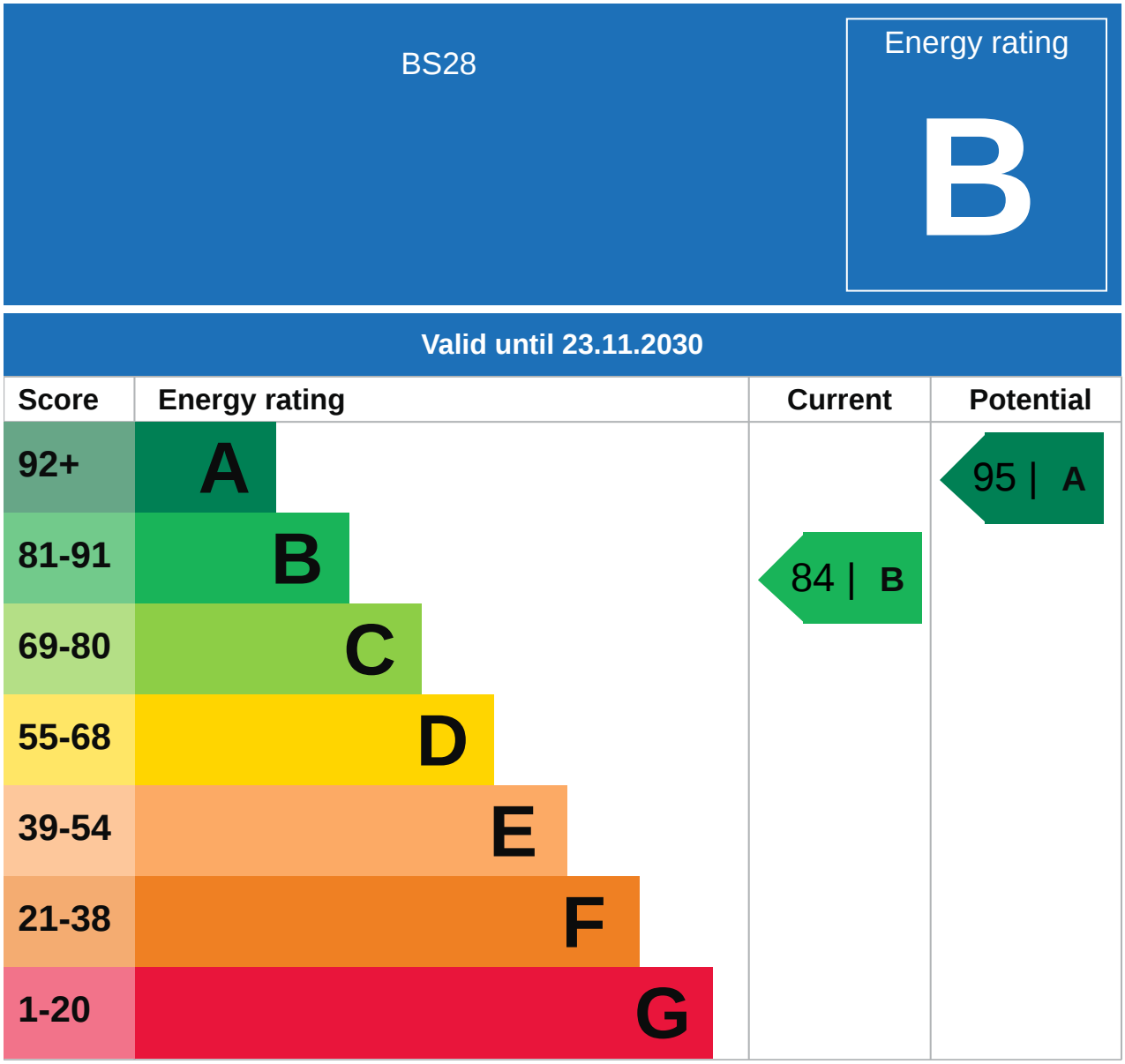

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	85 m^2

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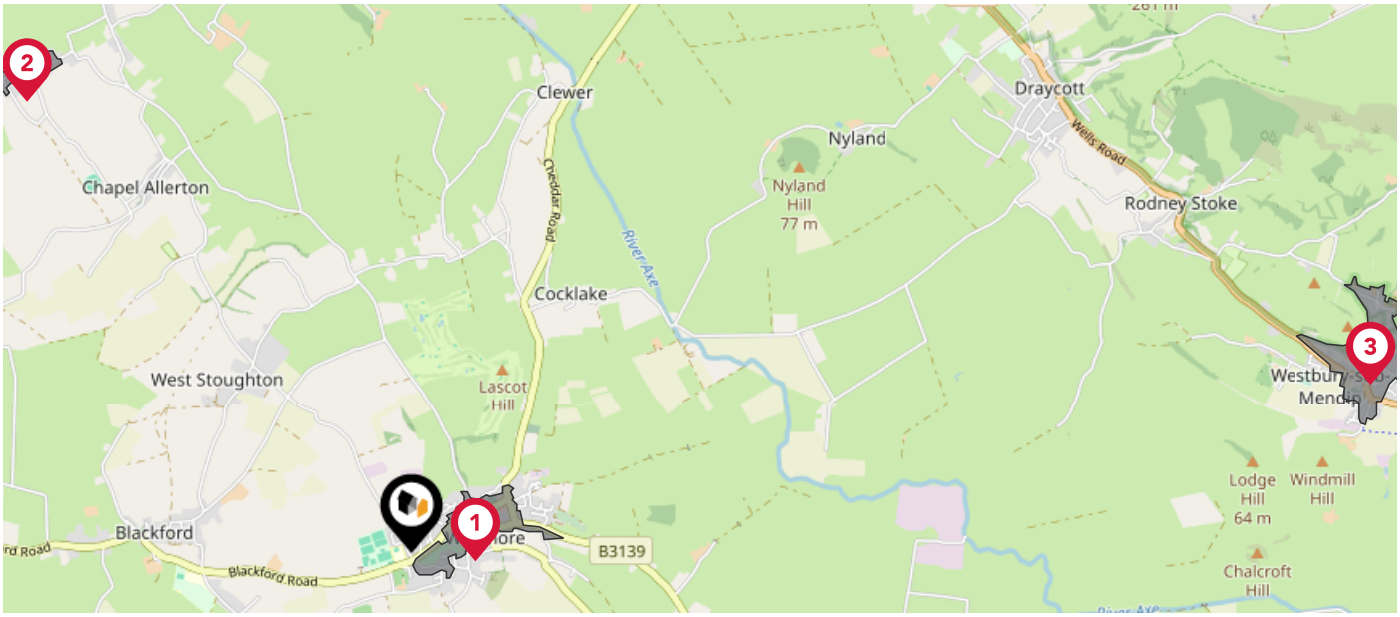
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Wedmore
2	Stone Allerton
3	Westbury sub Mendip

Maps
Council Wards

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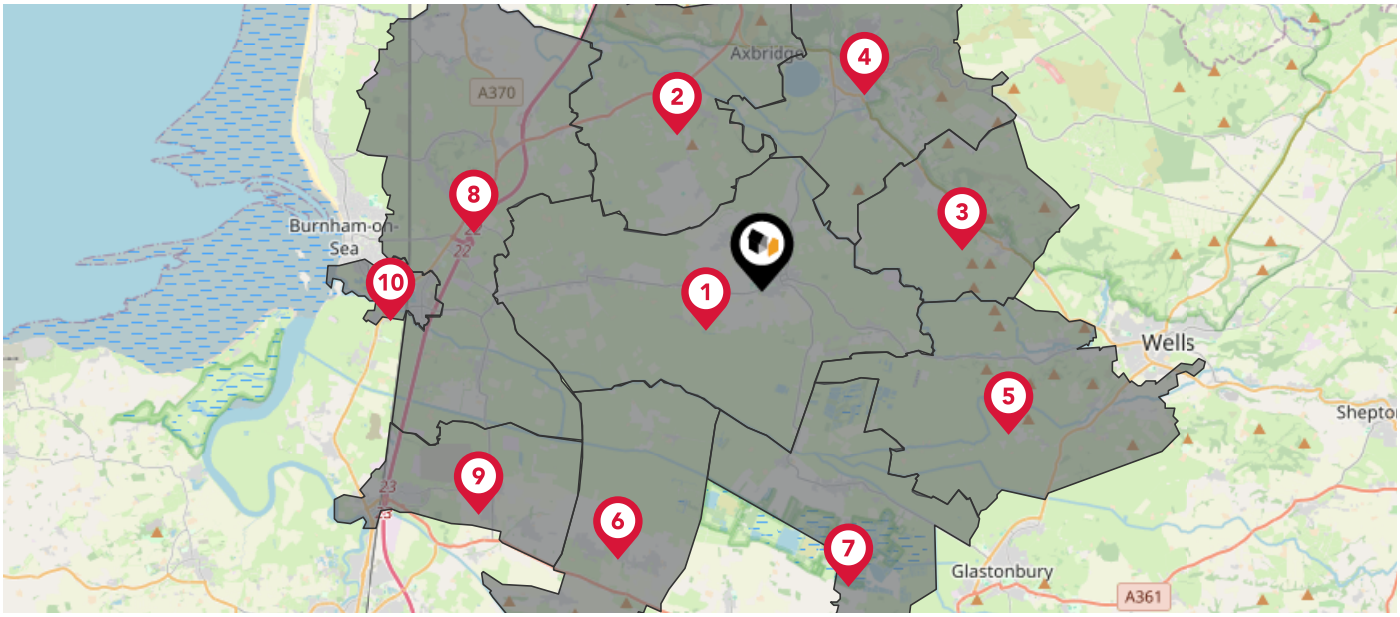
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1	Wedmore and Mark Ward
2	Axevale Ward
3	Rodney and Westbury Ward
4	Cheddar and Shipham Ward
5	Wookey and St. Cuthbert Out West Ward
6	West Polden Ward
7	Moor Ward
8	Knoll Ward
9	Puriton and Woolavington Ward
10	Highbridge and Burnham Marine Ward

Maps
Rail Noise

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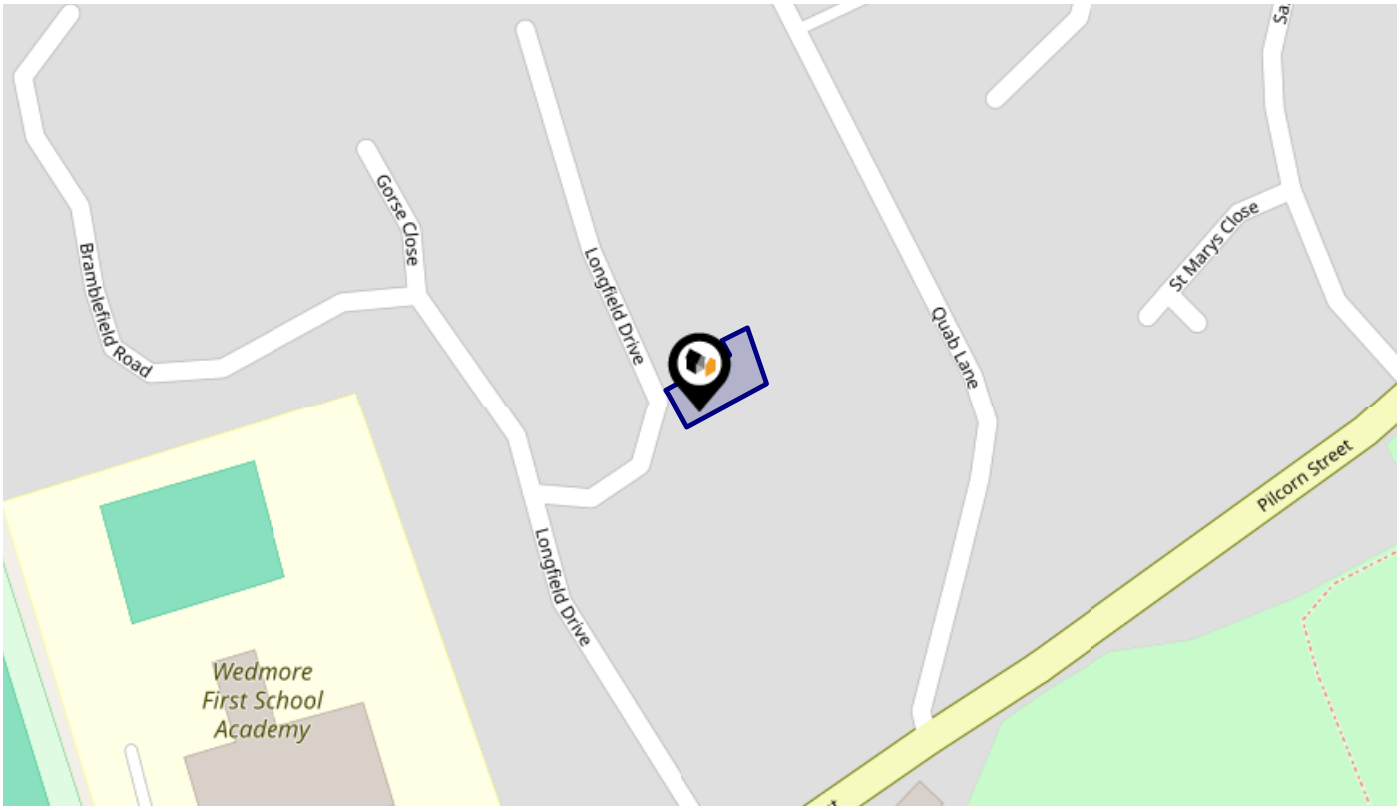
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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:

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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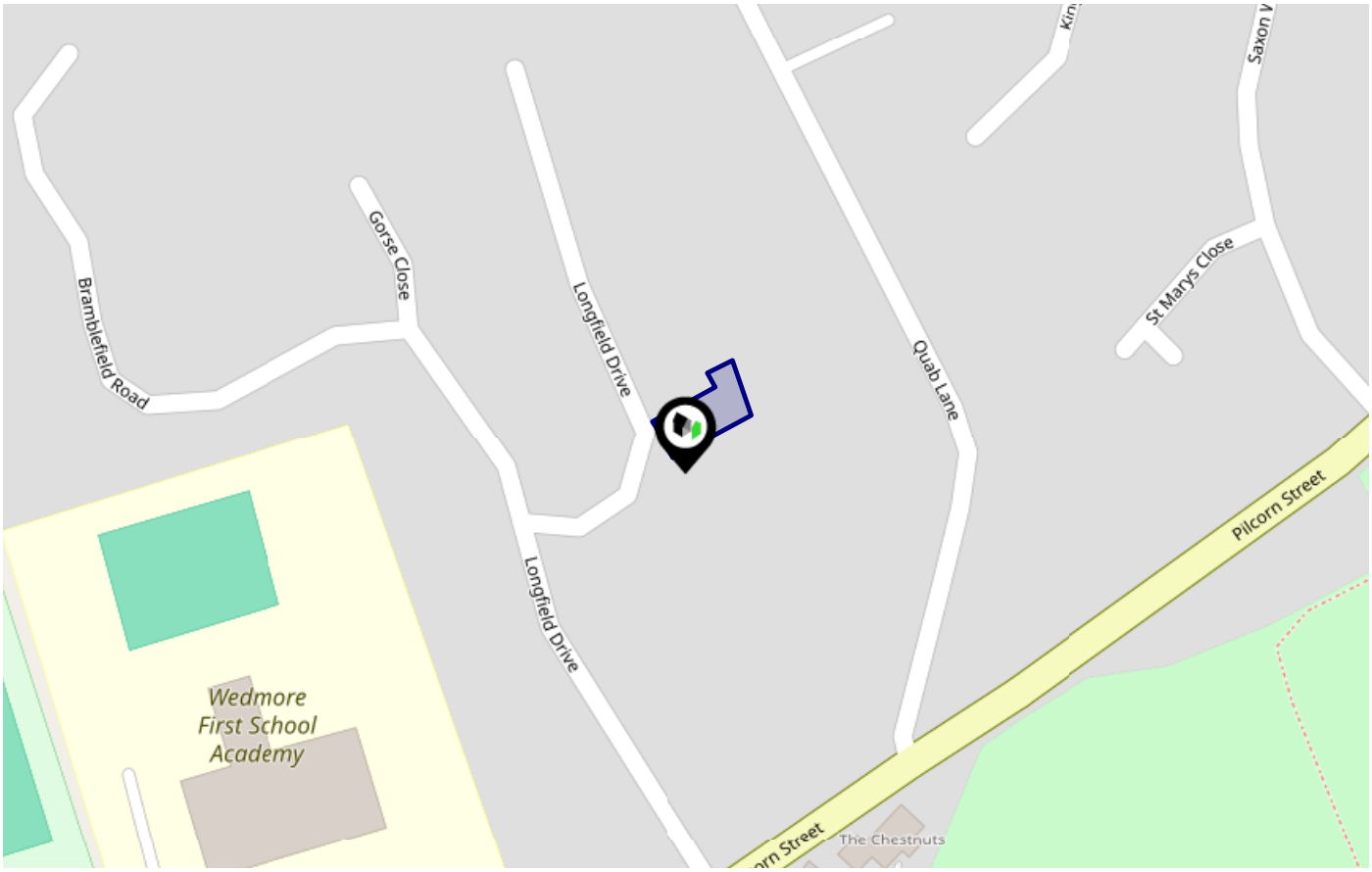
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

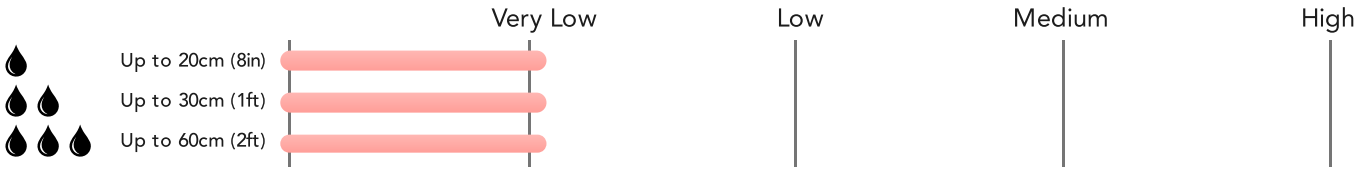


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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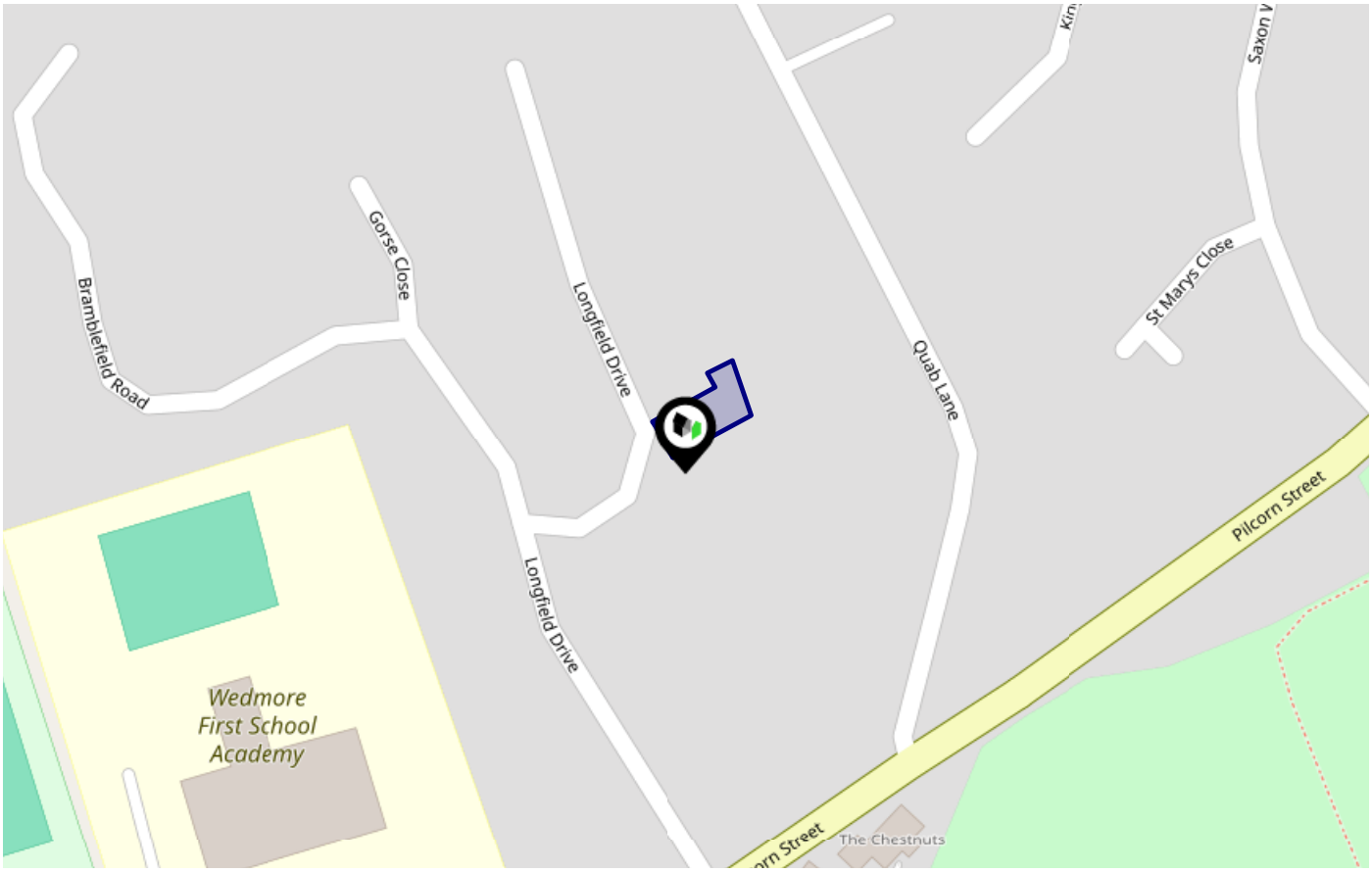
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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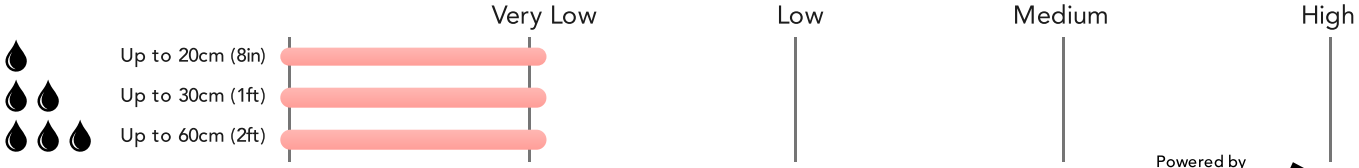

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Flood Risk
Surface Water - Flood Risk

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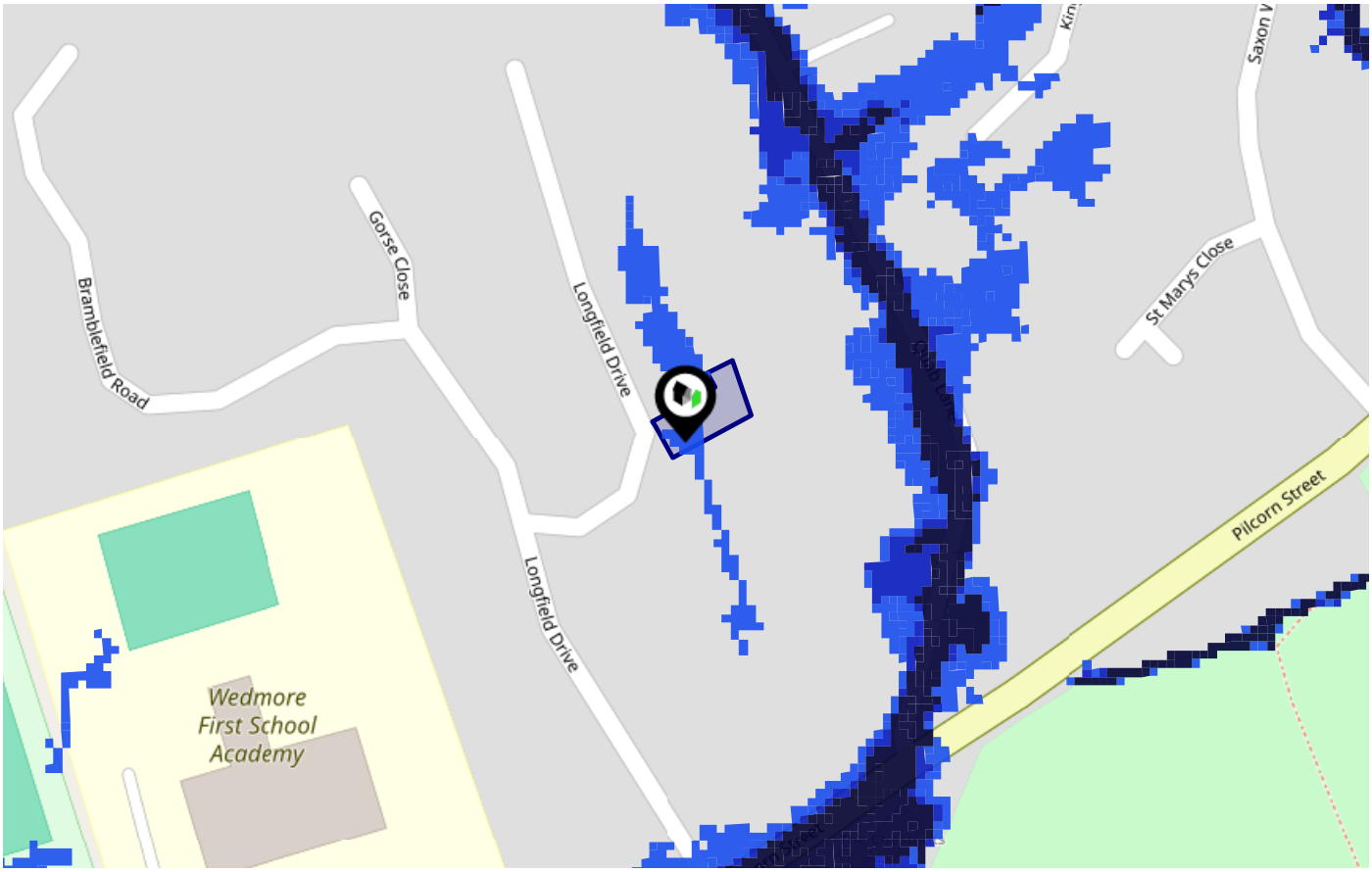
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

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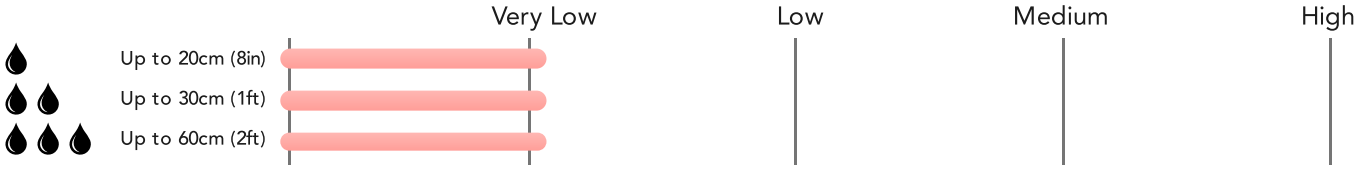

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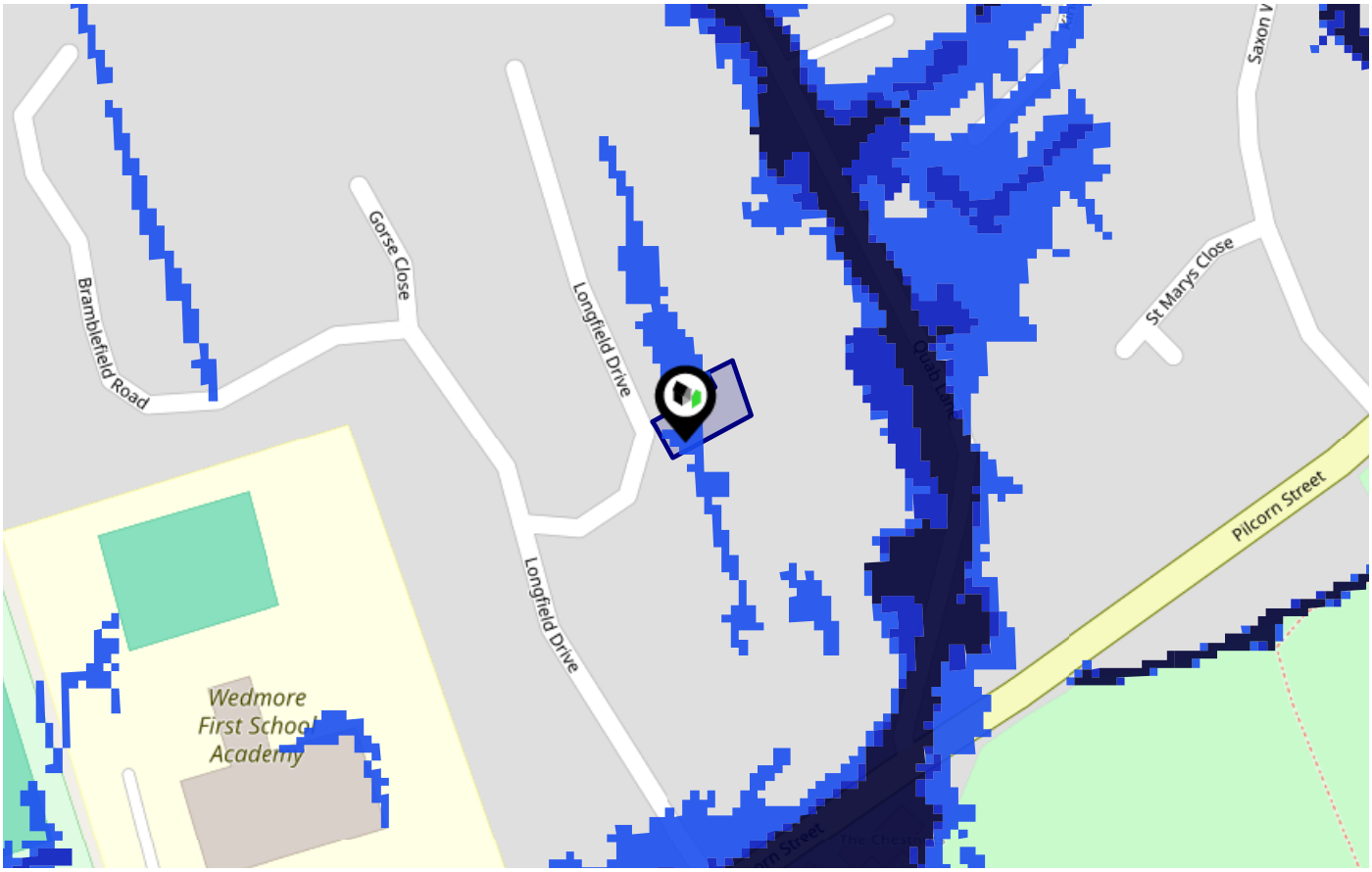
Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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.



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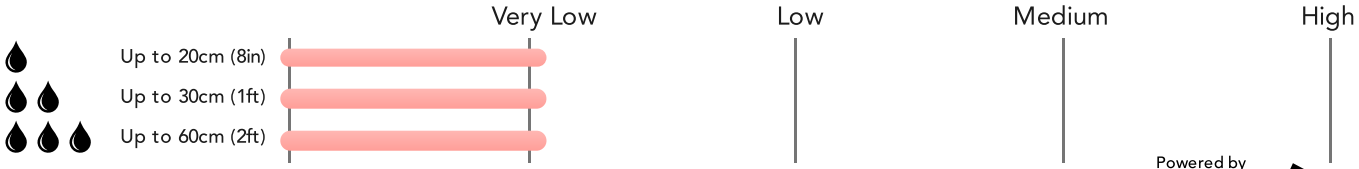

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Maps
Green Belt

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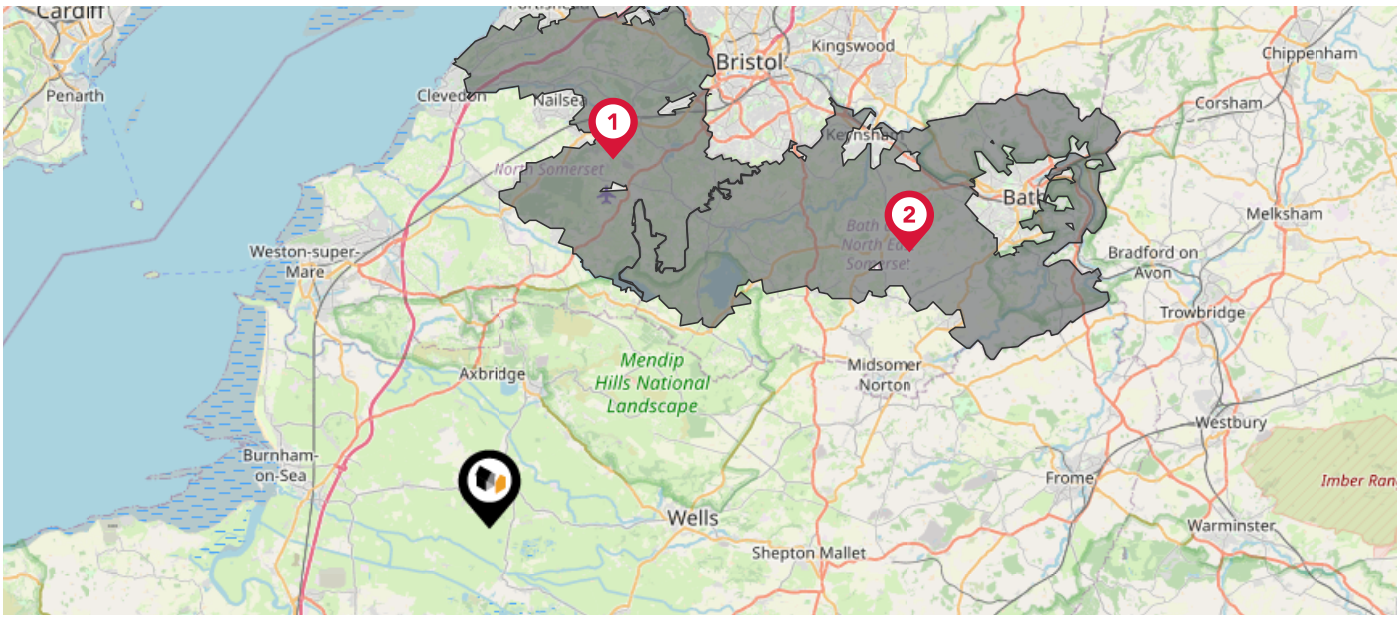
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - North Somerset
2	Bath and Bristol Green Belt - Bath and North East Somerset

Maps
Landfill Sites

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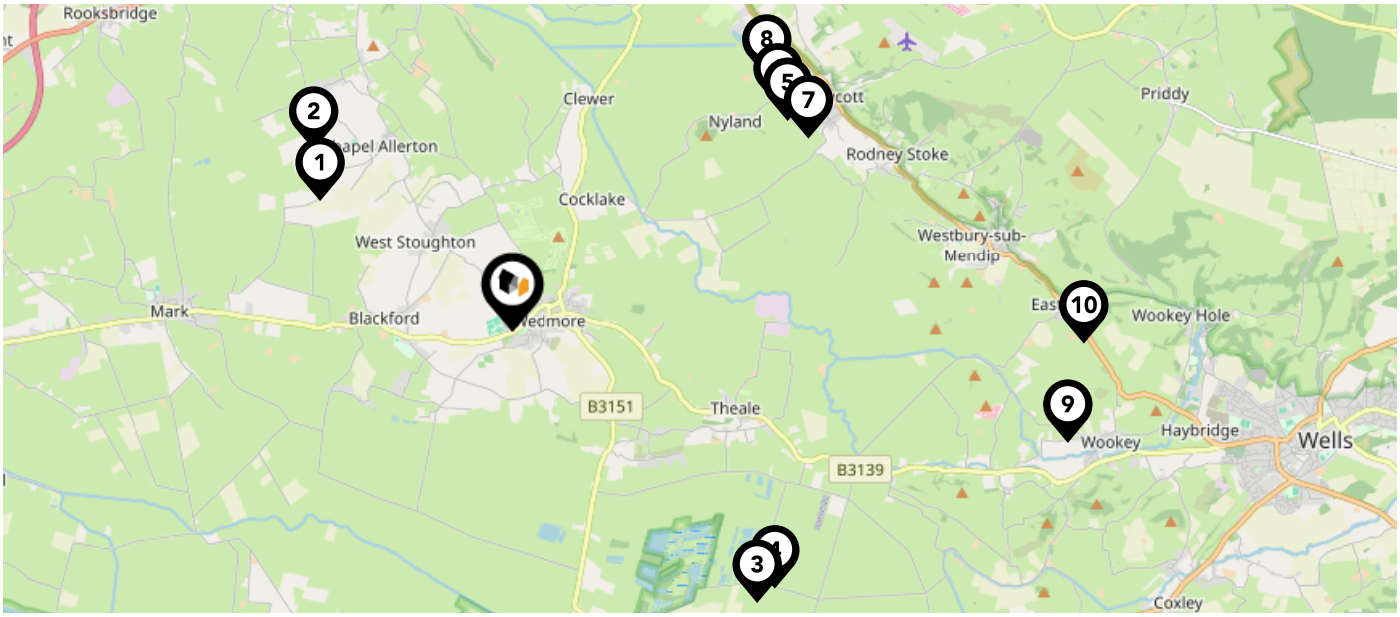
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	OS Plot 0001-Chapel Allerton, Axbridge, Somerset	Historic Landfill
2	Moor View Farm-Stone Allerton	Historic Landfill
3	Eastern Drove-Meare, Panborough, Meare, Somerset	Historic Landfill
4	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill
5	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill
6	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill
7	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill
8	Carscliffe Farm-Cheddar, Somerset	Historic Landfill
9	Knowle Lane-Wookey	Historic Landfill
10	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill

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Maps
Listed Buildings

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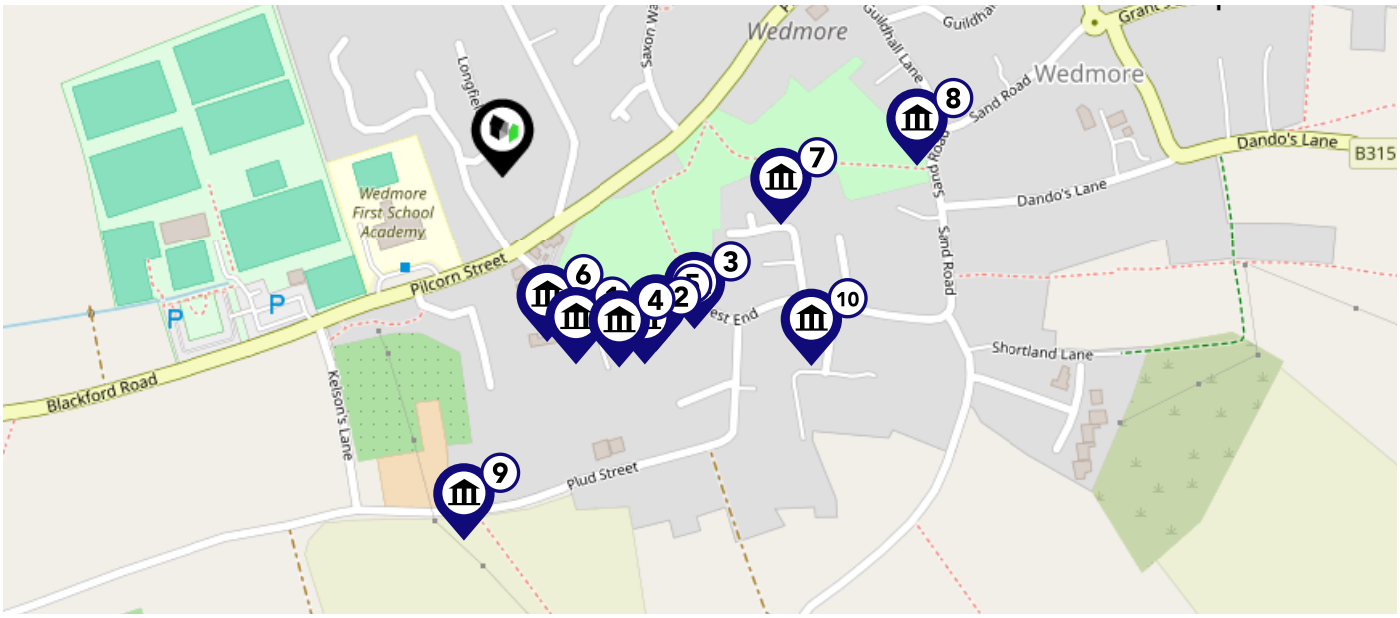
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1252922 - Porch House	Grade II	0.1 miles
2 1252921 - Mulberry House	Grade II	0.1 miles
3 1253039 - West End Farmhousse	Grade II	0.1 miles
4 1252923 - Westholme Farmhouse And Wall	Grade II	0.1 miles
5 1262049 - Gate Piers To Mulberry House	Grade II	0.1 miles
6 1252924 - Westovers And Attached Wall	Grade II	0.1 miles
7 1261989 - The Close	Grade II	0.2 miles
8 1252913 - Methodist Church, Forecourt Wall, Gate Piers, Gates And Lamp Overthrow	Grade II	0.2 miles
9 1262082 - Kelsons Farmhouse	Grade II	0.2 miles
10 1262048 - Gogs House, Forecourt Railings, Gates And Gate Piers	Grade II	0.2 miles

Area
Schools

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	Nursery	Primary	Secondary	College	Private
1 Wedmore First School Academy Ofsted Rating: Good | Pupils: 186 | Distance:0.08	☐	☑	☐	☐	☐
2 Hugh Sexey Church of England Middle School Ofsted Rating: Good | Pupils: 655 | Distance:1.04	☐	☐	☑	☐	☐
3 Sedgemoor Manor School Ofsted Rating: Good | Pupils: 71 | Distance:2.8	☐	☐	☑	☐	☐
4 Weare Academy First School Ofsted Rating: Good | Pupils: 165 | Distance:3.63	☐	☑	☐	☐	☐
5 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good | Pupils: 72 | Distance:3.7	☐	☑	☐	☐	☐
6 The Kings of Wessex Academy Ofsted Rating: Good | Pupils: 1045 | Distance:3.84	☐	☐	☑	☐	☐
7 Cheddar First School Ofsted Rating: Good | Pupils: 333 | Distance:3.97	☐	☑	☐	☐	☐
8 Abbot's Way School Ofsted Rating: Not Rated | Pupils: 39 | Distance:4.01	☐	☐	☑	☐	☐

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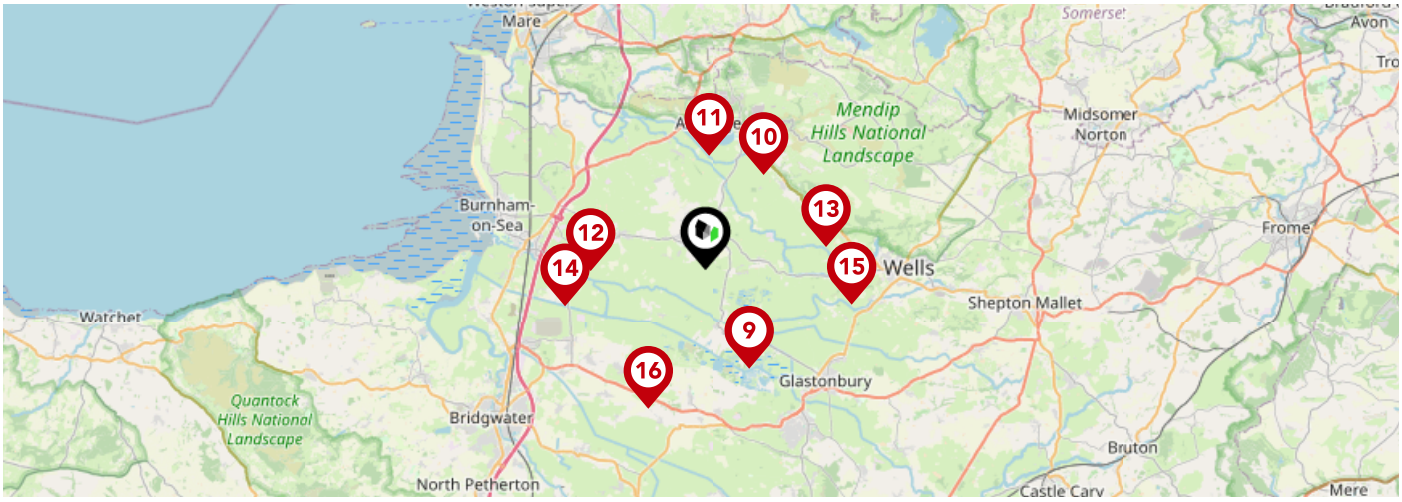
Area
Schools

COOPER AND TANNER



		Nursery	Primary	Secondary	College	Private
9	**Meare Village Primary School** Ofsted Rating: Outstanding | Pupils: 96 | Distance:4.04	☐	☑	☐	☐	☐
10	**Fairlands Middle School** Ofsted Rating: Good | Pupils: 434 | Distance:4.1	☐	☐	☑	☐	☐
11	**Axbridge Church of England First School Academy** Ofsted Rating: Good | Pupils: 185 | Distance:4.2	☐	☑	☐	☐	☐
12	**Mark First and Pre-School CE Academy** Ofsted Rating: Good | Pupils: 162 | Distance:4.27	☐	☑	☐	☐	☐
13	**St Lawrence's CofE Primary School** Ofsted Rating: Good | Pupils: 49 | Distance:4.54	☐	☑	☐	☐	☐
14	**East Huntspill Primary Academy** Ofsted Rating: Good | Pupils: 77 | Distance:5.42	☐	☑	☐	☐	☐
15	**Wookey Primary School** Ofsted Rating: Good | Pupils: 97 | Distance:5.55	☐	☑	☐	☐	☐
16	**Catcott Primary School** Ofsted Rating: Good | Pupils: 144 | Distance:5.6	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

Power Pylons

Communication Masts

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Environment
Radon Gas

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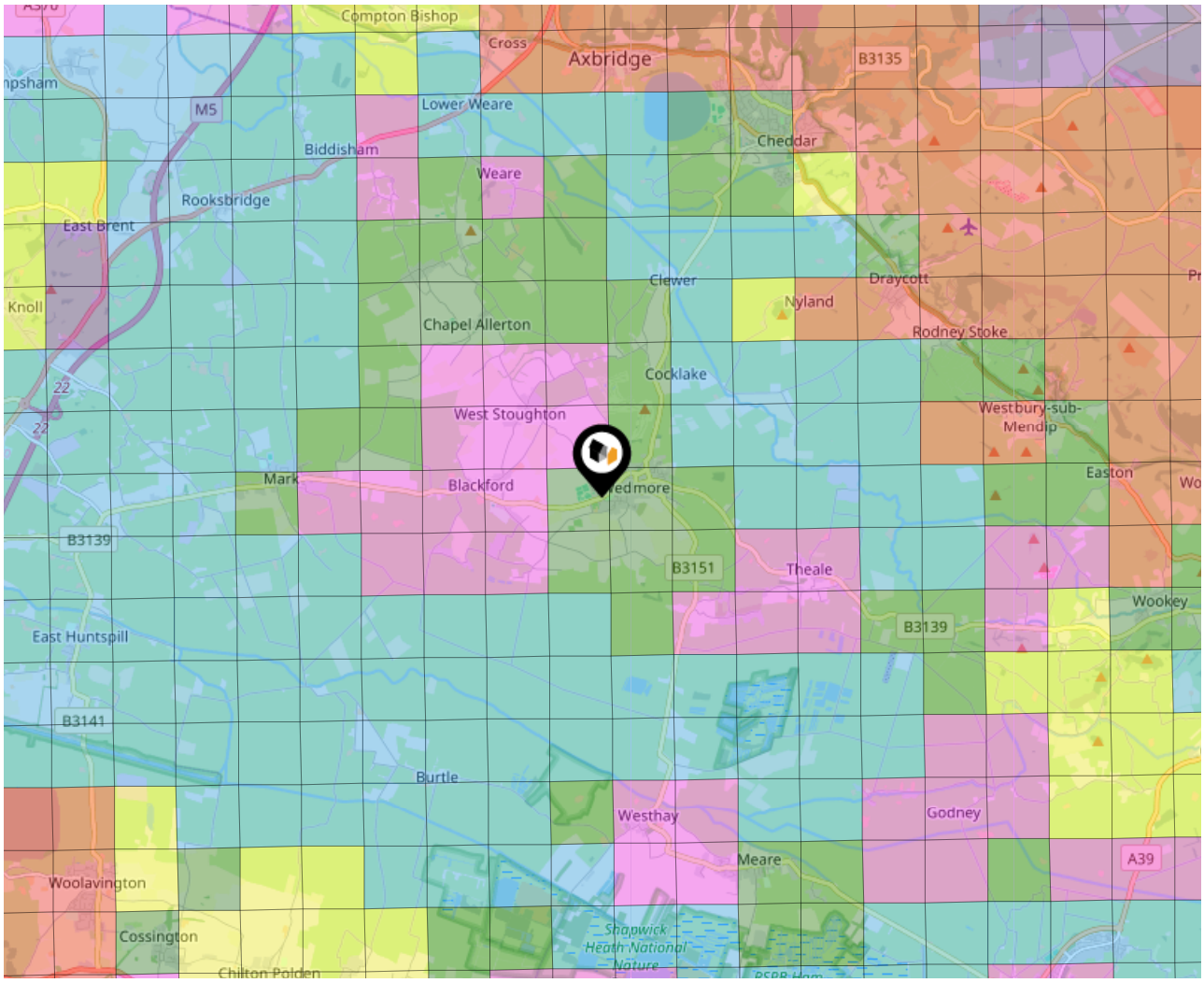
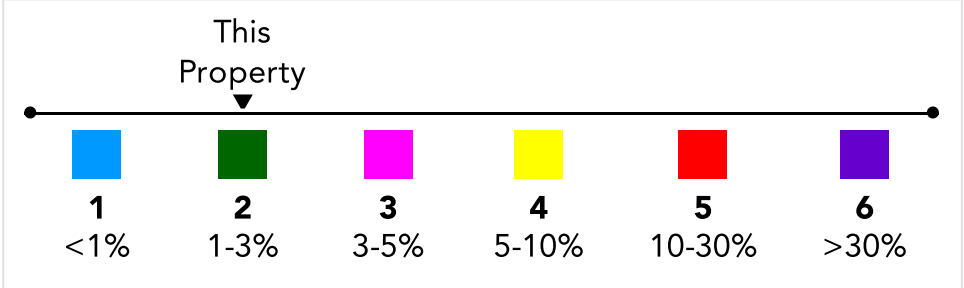
What is Radon?

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).





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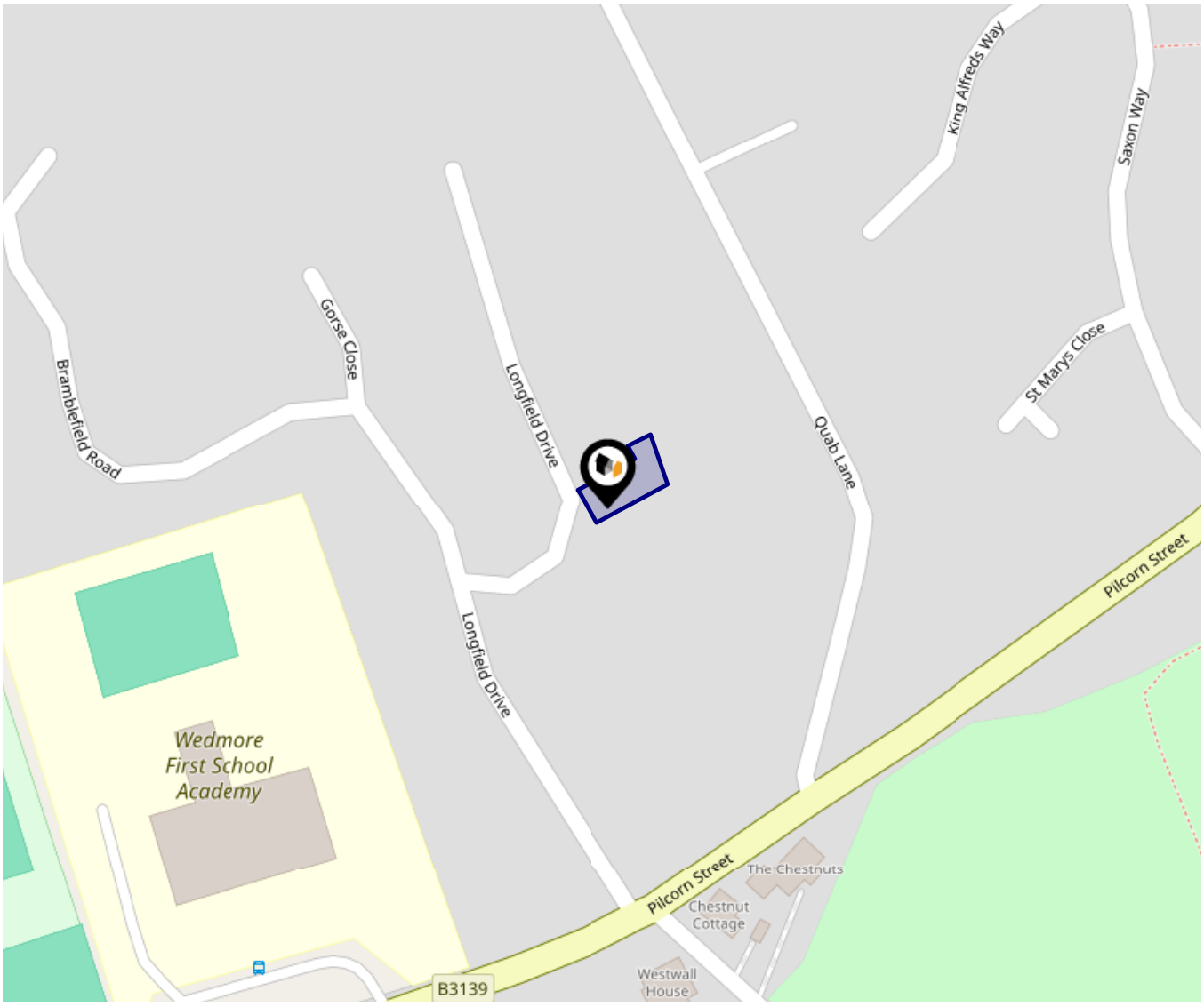
Local Area
Road Noise

COOPER AND TANNER



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:

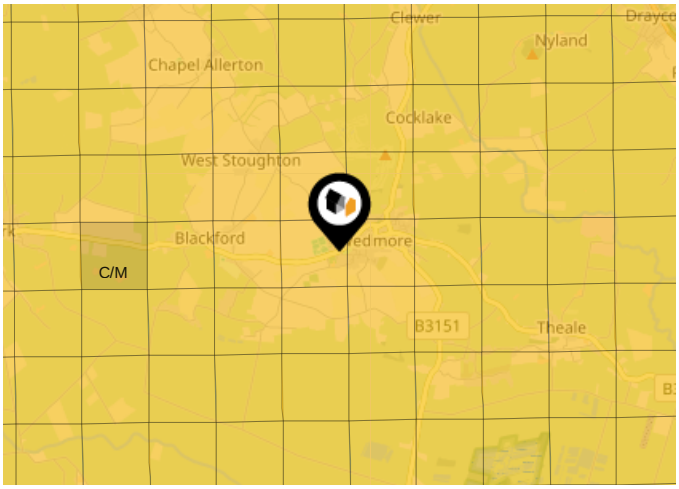
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

COOPER AND TANNER

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

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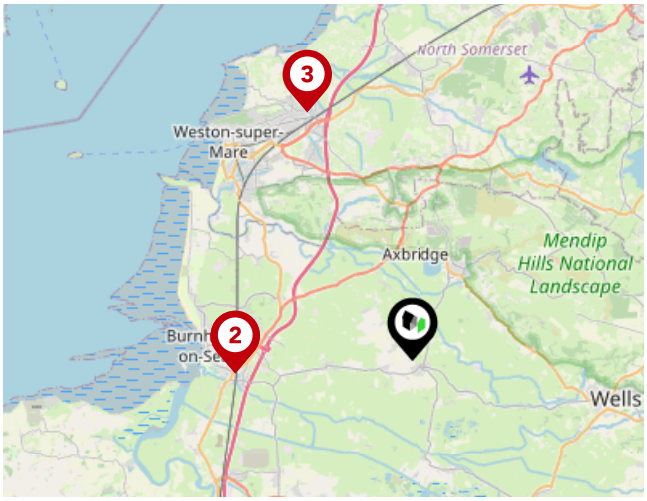
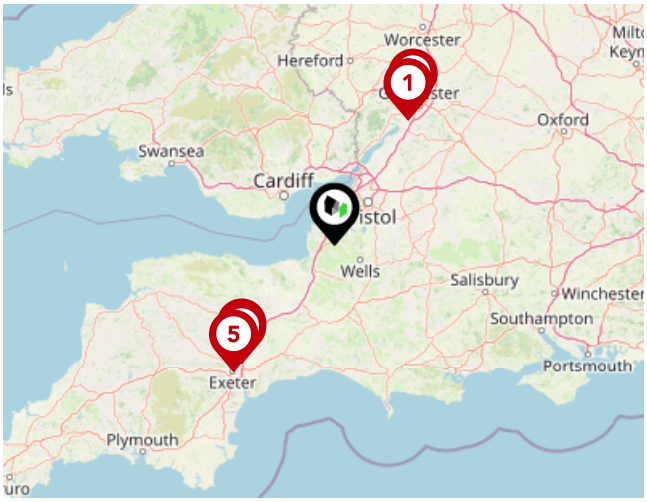


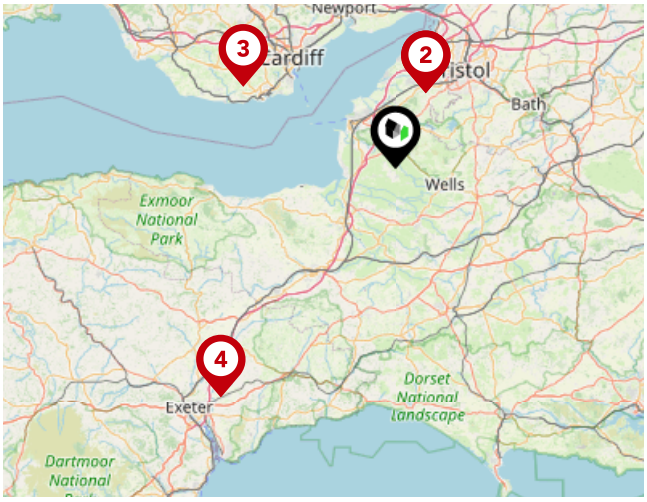
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.63 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.64 miles
3	Worle Rail Station	9.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	42.68 miles
2	M5 J12	45.8 miles
3	M5 J29	44.27 miles
4	M5 J30	45.22 miles
5	M5 J31	48.36 miles



Airports/Helipads

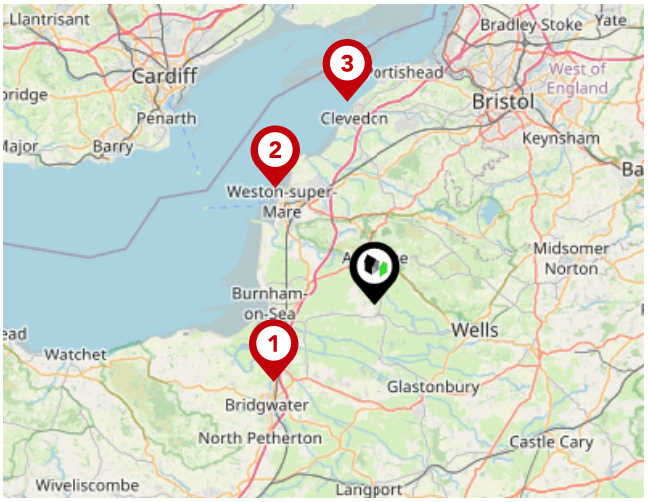
Pin	Name	Distance
1	Bristol Airport	12.13 miles
2	Felton	12.13 miles
3	Cardiff Airport	25.47 miles
4	Exeter Airport	42.94 miles

Area
Transport (Local)

COOPER AND TANNER

Bus Stops/Stations

Pin	Name	Distance
1	The Borough Yard	0.49 miles
2	The Swan Inn	0.5 miles
3	Combe Batch Rise	0.61 miles
4	Hugh Sexey School	0.96 miles
5	Hugh Sexey School	0.98 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.39 miles
2	Weston-super-Mare Knightstone Harbour	11.39 miles
3	Clevedon Pier	15.26 miles

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

COOPER AND TANNER

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:

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail