COOPER AND TANNER

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# **MIR:** Material Info

## The Material Information Affecting this Property

**Tuesday 24th November 2026**



## ANSFORD ROAD, CASTLE CARY, BA7


**Cooper and Tanner**

Fore Street Castle Cary BA7 7BG

01963 350327

castlecary@cooperandtanner.co.uk

cooperandtanner.co.uk



arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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# Property
# Overview

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Floor Area:** | 1,399 ft$^2$ / 130 m$^2$ | | |
| **Plot Area:** | 0.07 acres | | |
| **Year Built :** | 1900-1929 | | |
| **Council Tax :** | Band C | | |
| **Annual Estimate:** | £2,276 | | |
| **Title Number:** | ST169813 | | |

## Local Area

**Local Authority:** Somerset

**Conservation Area:** Castle Cary

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 18 mb/s | 80 mb/s | 1000 mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

# Planning History
# This Address

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Planning records for: ***Ansford Road, Castle Cary, BA7***

| **Reference - 11/01223/TCA** | |
|---|---|
| **Decision:** | Decided |
| **Date:** | 28th March 2011 |
| **Description:** | |
| Notification of intent to fell an Acacia tree within a conservation area (GR: 364188/132549) | |



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# Planning
# In Street

COOPER AND TANNER

Planning records for: ***Sports Pavilion Memorial Playing Field Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 10/02378/FUL**

**Decision:** Approved

**Date:** 05th July 2010

**Description:**

Replacement of existing flat roof with box profile roof (GR: 364158/132726)

Planning records for: ***Somerville Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 25/02778/FUL**

**Decision:** Approved

**Date:** 17th November 2025

**Description:**

Change of use of an existing building from commercial use for use as a single residential annexe, demolition and replacement of existing garage and workshop.

**Reference - 12/01471/TCA**

**Decision:** Decided

**Date:** 18th April 2012

**Description:**

Notification of intent to carry out works to 1 No. Sycamore and fell 1 No. Fir tree, within a Conservatio area. ( GR 364192/132502 )

**Reference - 26/01542/DOC1**

**Decision:** Awaiting decision

**Date:** 06th July 2026

**Description:**

Discharge of Conditions No. 06 (Statement of Justification from licensed ecologist) and 07 (Lighting plan) of Planning Application 25/02778/FUL



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# Planning
# In Street

COOPER AND TANNER

Planning records for: ***Colway House Ansford Road Castle Cary Somerset BA7 7HG***

| **Reference - 13/04952/FUL** | |
|---|---|
| **Decision:** | Approved |
| **Date:** | 06th December 2013 |
| **Description:** | |
| Erection of conservatory to rear (GR: 364190/132569) | |

Planning records for: ***Tanglefoot Ansford Road Castle Cary Somerset BA7 7HG***

| **Reference - 22/02738/HOU** | |
|---|---|
| **Decision:** | Approved |
| **Date:** | 23rd September 2022 |
| **Description:** | |
| Replacement of conservatory with single storey rear extension and single storey side extension for garden storage. | |

| **Reference - 26/01200/HOU** | |
|---|---|
| **Decision:** | Approved |
| **Date:** | 26th May 2026 |
| **Description:** | |
| Addition of bay window to front of property and refurbishment of existing porch from White UPVC to hardwood. | |

Planning records for: ***1 Hill View Ansford Road Castle Cary Somerset BA7 7HG***

| **Reference - 22/03229/HOU** | |
|---|---|
| **Decision:** | Approved |
| **Date:** | 17th November 2022 |
| **Description:** | |
| Proposed replacement garage and new single storey extension and porch to main house | |



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# Planning
# In Street

COOPER AND TANNER

Planning records for: ***1 Hill View Ansford Road Castle Cary BA7 7HG***

**Reference - 19/02362/HOU**

**Decision:** Approved

**Date:** 23rd August 2019

**Description:**

Proposed new veranda/decked area and attic conversion including 3 No. dormer widows and rooflights.

**Reference - 22/03226/TCA**

**Decision:** Approved

**Date:** 17th November 2022

**Description:**

Notification of intent to carry out Tree Surgery Works to No. 1 Tree within a Conservation Area.

**Reference - 17/04758/TCA**

**Decision:** Decided

**Date:** 29th November 2017

**Description:**

Notification of intent to fell 1 No. multi stemmed Sycamore tree, within a conservation area.

Planning records for: ***3 Hill View Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 17/03400/TCA**

**Decision:** Decided

**Date:** 07th August 2017

**Description:**

Notification of intent to carry out tree surgery works to 1 No. tree within a conservation.



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# Planning
# In Street

COOPER AND TANNER

Planning records for: ***3 Hill View Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 20/02027/TCA**

**Decision:** Decided

**Date:** 17th July 2020

**Description:**

Notification of intent to carry out Tree Surgery Works to No 1 Tree within a Conservation Area

**Reference - 22/01569/TCA**

**Decision:** Decided

**Date:** 20th May 2022

**Description:**

Notification of intent to carry out tree surgery works to No.01 tree within a Conservation Area

**Reference - 08/24/00038**

**Decision:** Decided

**Date:** 05th March 2024

**Description:**

Installation of 2no. advertisement signs and 1no. totem signage.

**Reference - 24/00599/TCA**

**Decision:** Decided

**Date:** 05th March 2024

**Description:**

Notification of intent to fell No.1 tree within a Conservation Area.



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# Planning
# In Street

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Planning records for: ***3 Hill View Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 18/01559/TCA**

**Decision:** Decided

**Date:** 11th May 2018

**Description:**

Notification of intent to carry out tree surgery works to 1 No. tree within a conservation area

**Reference - 2024/0421/CLE**

**Decision:** Decided

**Date:** 05th March 2024

**Description:**

Application for an existing lawful development certificate for the existing residential use of Slodbrook Farm including the erection of a residential dwellinghouse with extension and stationing of a static caravan.

**Reference - 2024/0429/APP**

**Decision:** Decided

**Date:** 05th March 2024

**Description:**

Approval of details reserved by conditions 5(phasing), 10(CEMP), 13(LEMP), 14(surface water) on planning consent 2022/2371/VRC

Planning records for: ***The Laurels Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 17/03570/FUL**

**Decision:** Approved

**Date:** 05th September 2017

**Description:**

Erection of single storey replacement extension with conservation rooflights. Insertion of 2 new windows and 2 rooflights.

# Planning
# In Street

COOPER AND TANNER

Planning records for: ***Belvedere Ansford Road Castle Cary Somerset BA7 7HG***

**Reference - 07/02248/FUL**

**Decision:** Approved

**Date:** 25th May 2007

**Description:**

The erection of a conservatory to the rear of bungalow (GR364190/132471)

**Reference - 22/02979/TCA**

**Decision:** Approved

**Date:** 24th October 2022

**Description:**

Notification of intent to carry out Tree Surgery works to No. 5 Trees within a Conservation Area.

**Reference - 22/03024/HOU**

**Decision:** Approved

**Date:** 24th October 2022

**Description:**

Single storey rear extension replacing Upvc conservatory and single storey bay window extension on front elevation

**Reference - 20/00290/HOU**

**Decision:** Approved

**Date:** 29th January 2020

**Description:**

Removal of garden shed and erection of single storey side extension to form a workshop



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# Planning
# In Street

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Planning records for: ***Belvedere Ansford Road Castle Cary Somerset BA7 7HG***

| **Reference - 23/00959/DOC1** | |
|---|---|
| **Decision:** | Awaiting decision |
| **Date:** | 11th April 2023 |
| **Description:** | |
| Discharge of Condition No. 4 (BEP) of Planning Application 22/03024/HOU. | |



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# Gallery
# **Photos**

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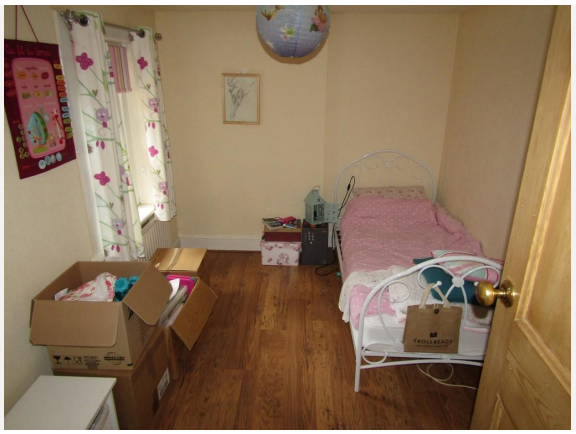





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# Gallery
# **Photos**

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Property
# EPC - Certificate

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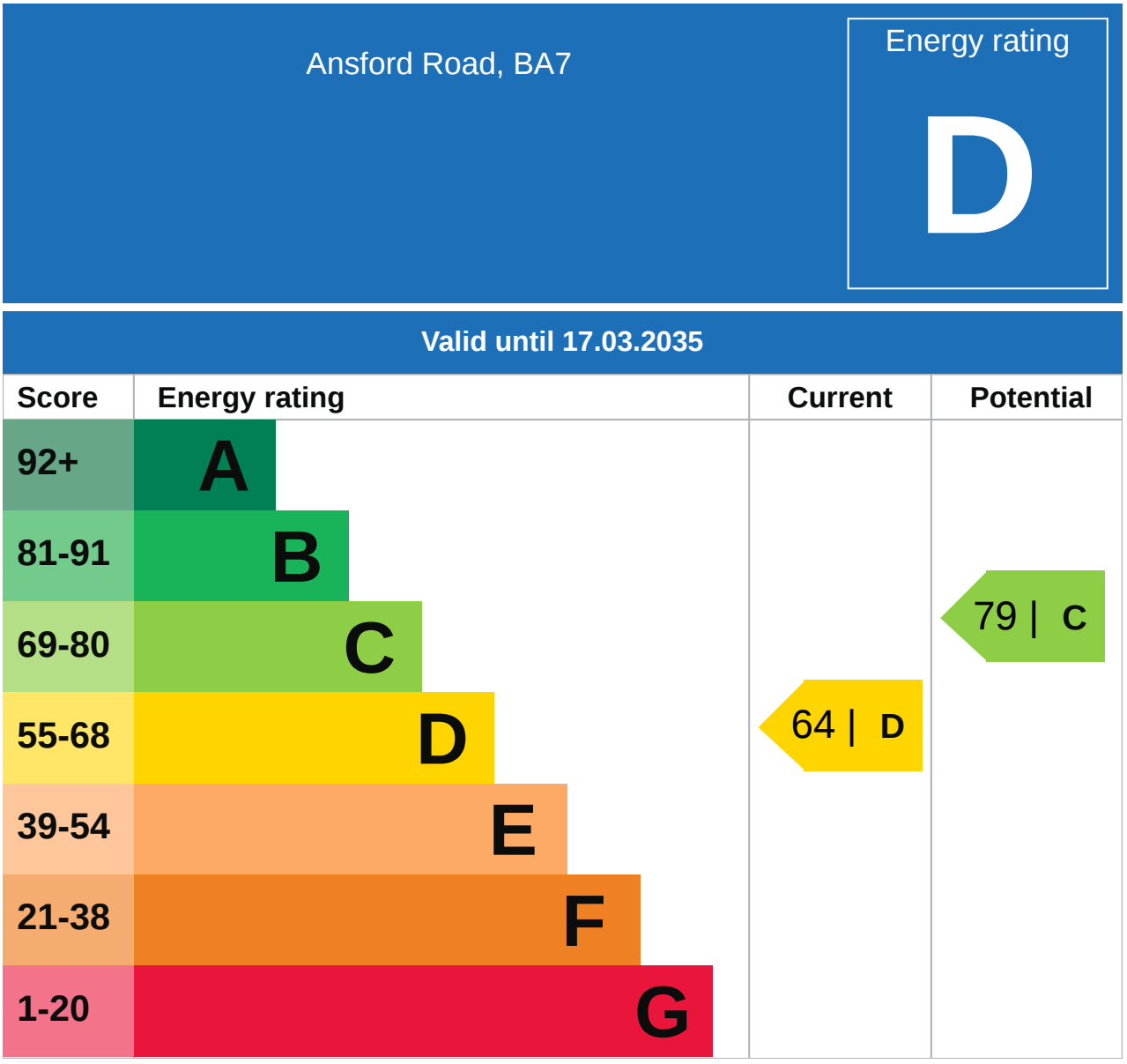




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Property

# EPC - Additional Data

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Mid-Terrace |
| **Transaction Type:** | Rental |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 1 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Solid brick, as built, no insulation (assumed) |
| **Walls Energy:** | Very Poor |
| **Roof:** | Pitched, no insulation (assumed) |
| **Roof Energy:** | Very Poor |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Programmer, room thermostat and TRVs |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in 92% of fixed outlets |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 130 $m^2$ |



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# Flood Risk
# Surface Water - Flood Risk

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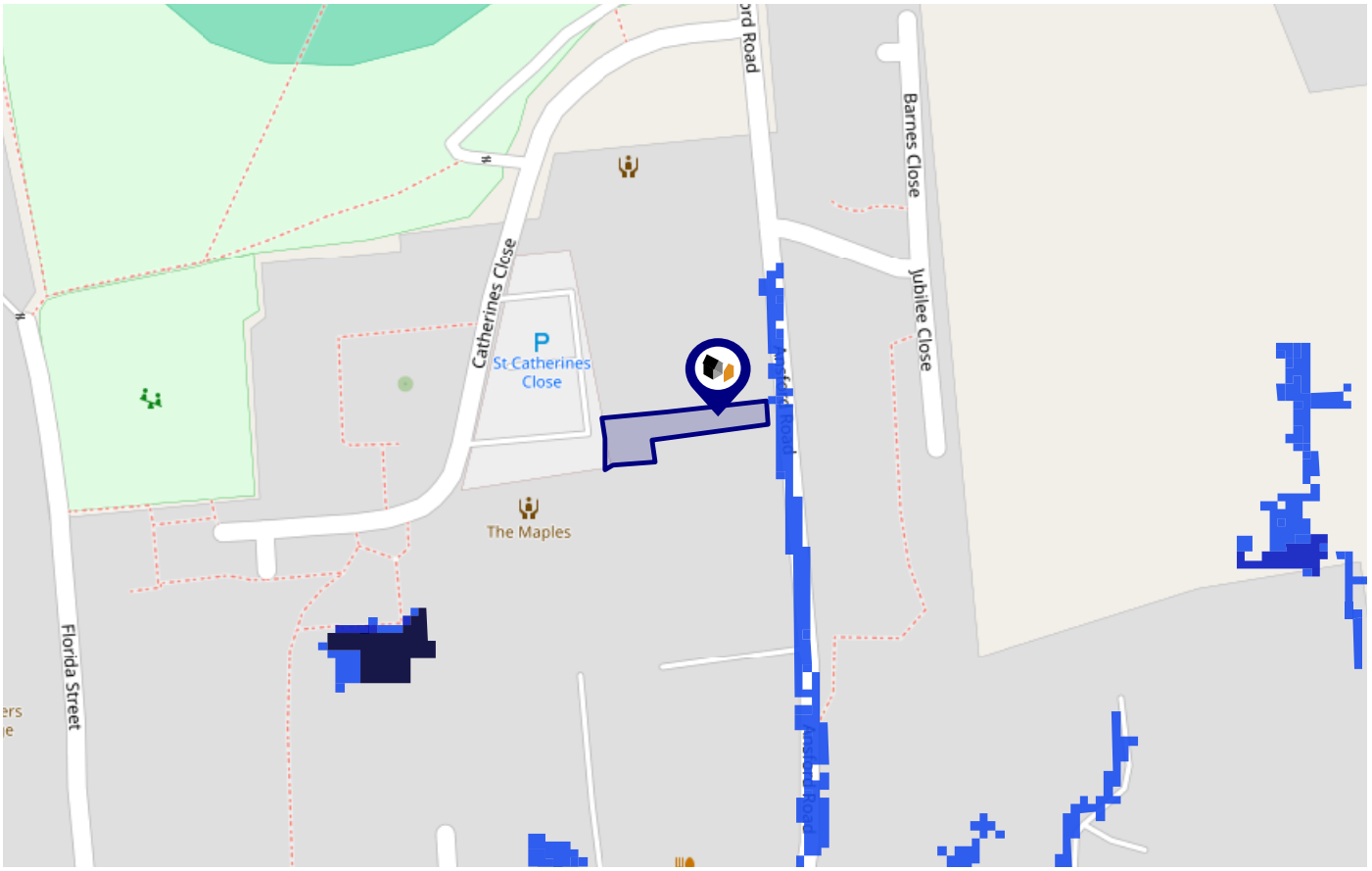
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

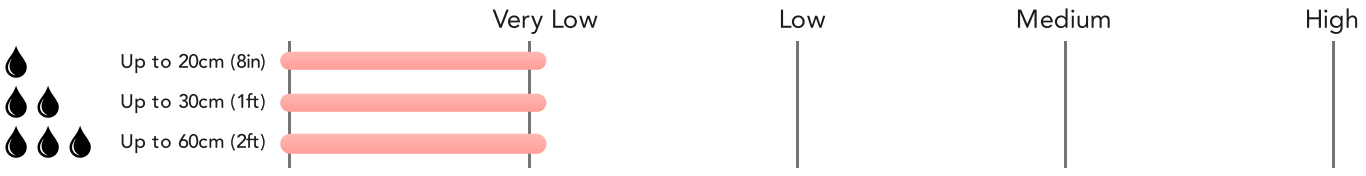



Risk Rating: Very low

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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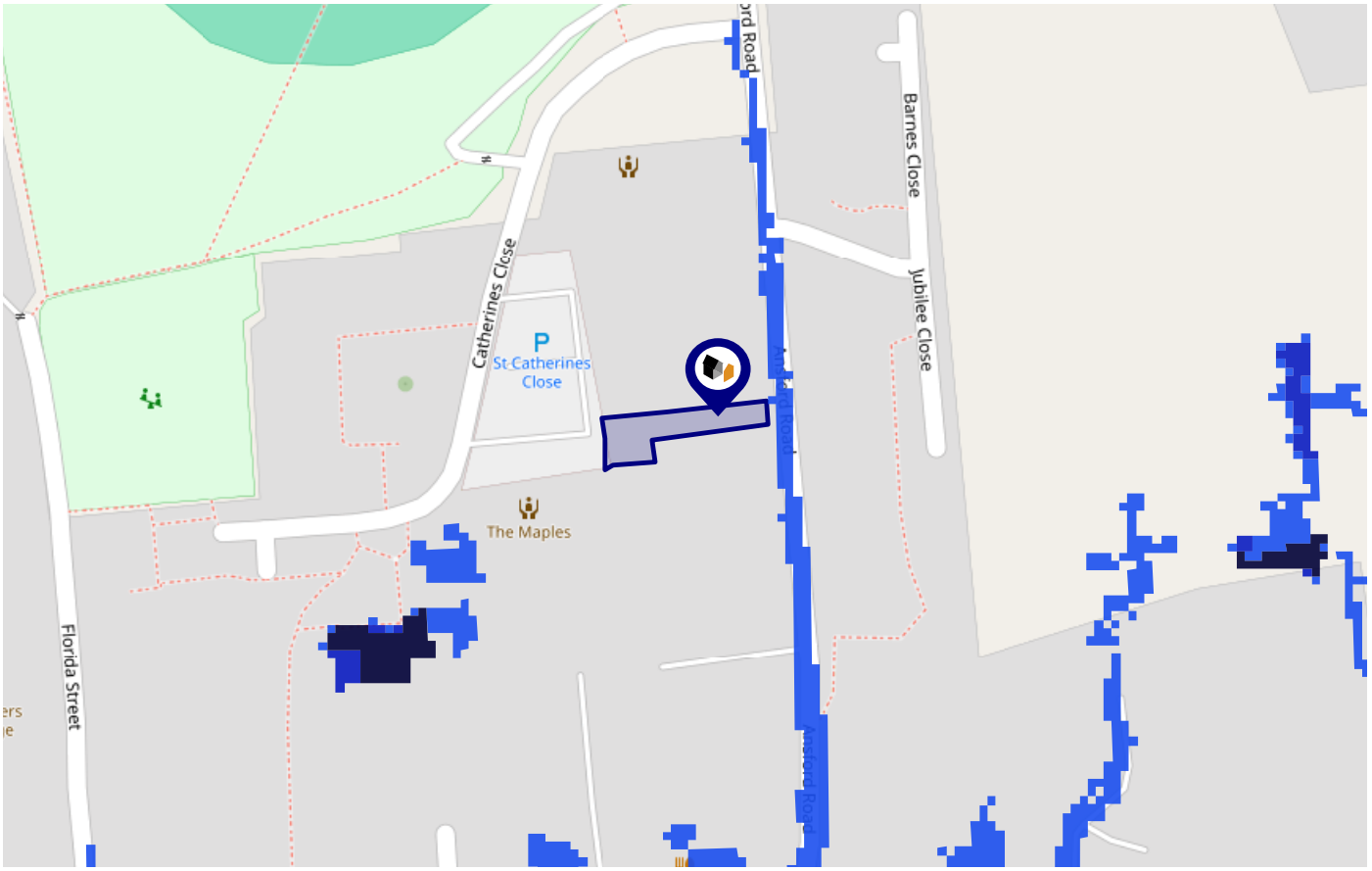
# Flood Risk
# Surface Water - Climate Change

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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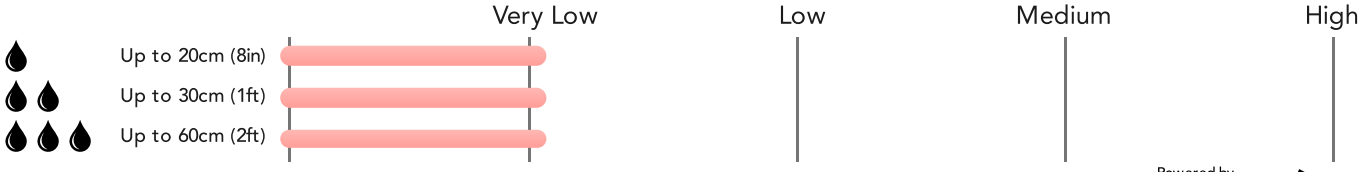


**MIR -** Material Info

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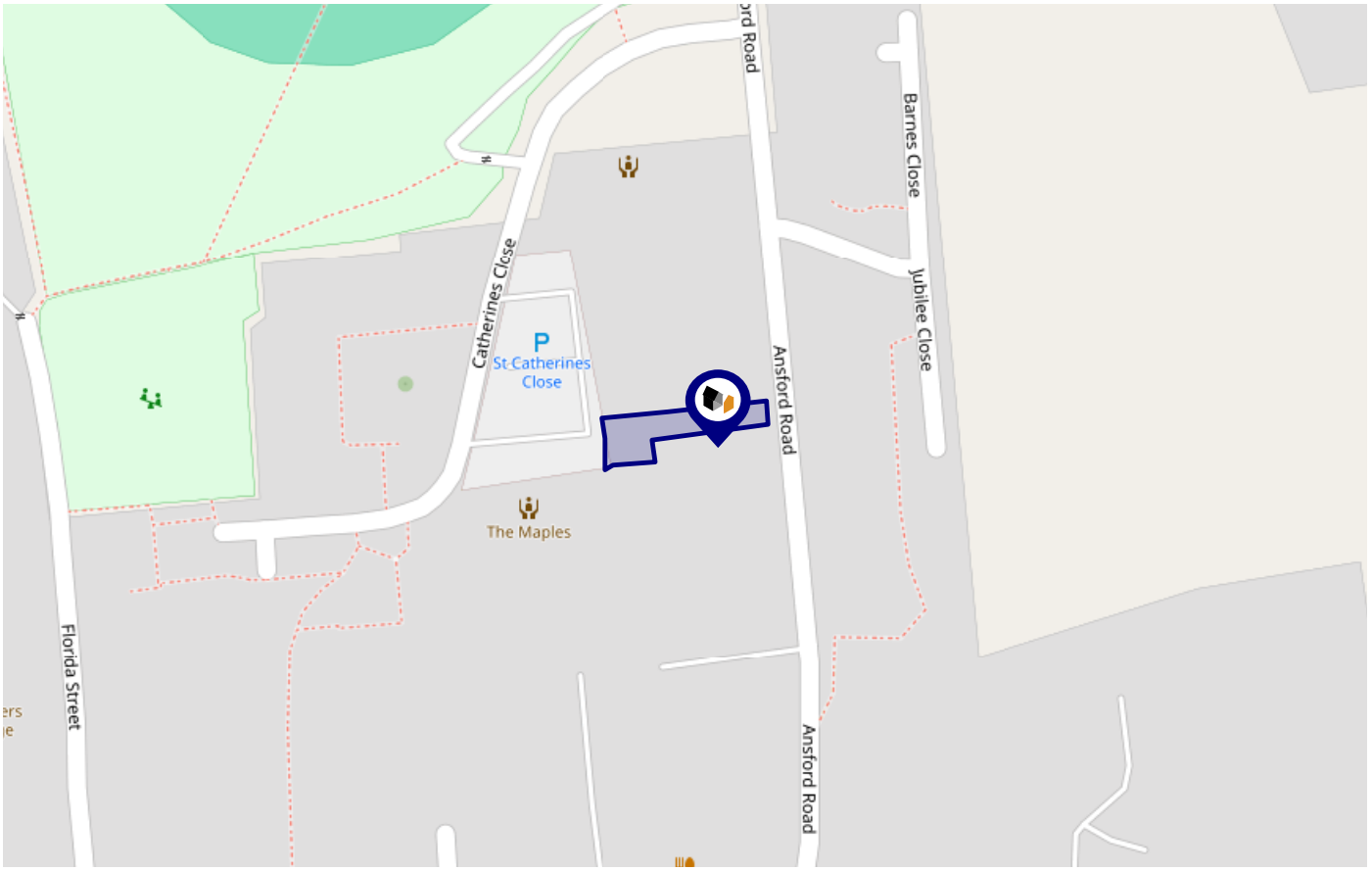
# Flood Risk
# Rivers & Seas - Flood Risk

COOPER AND TANNER

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

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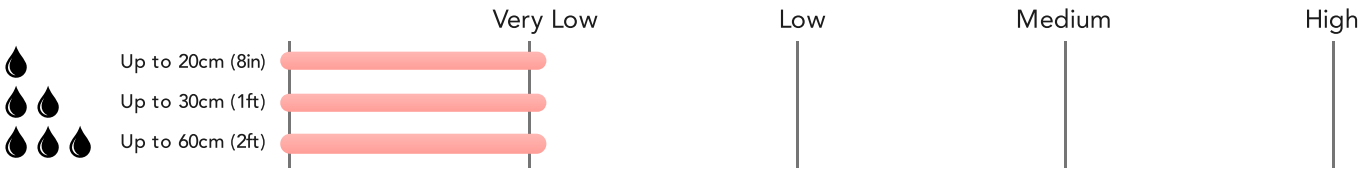




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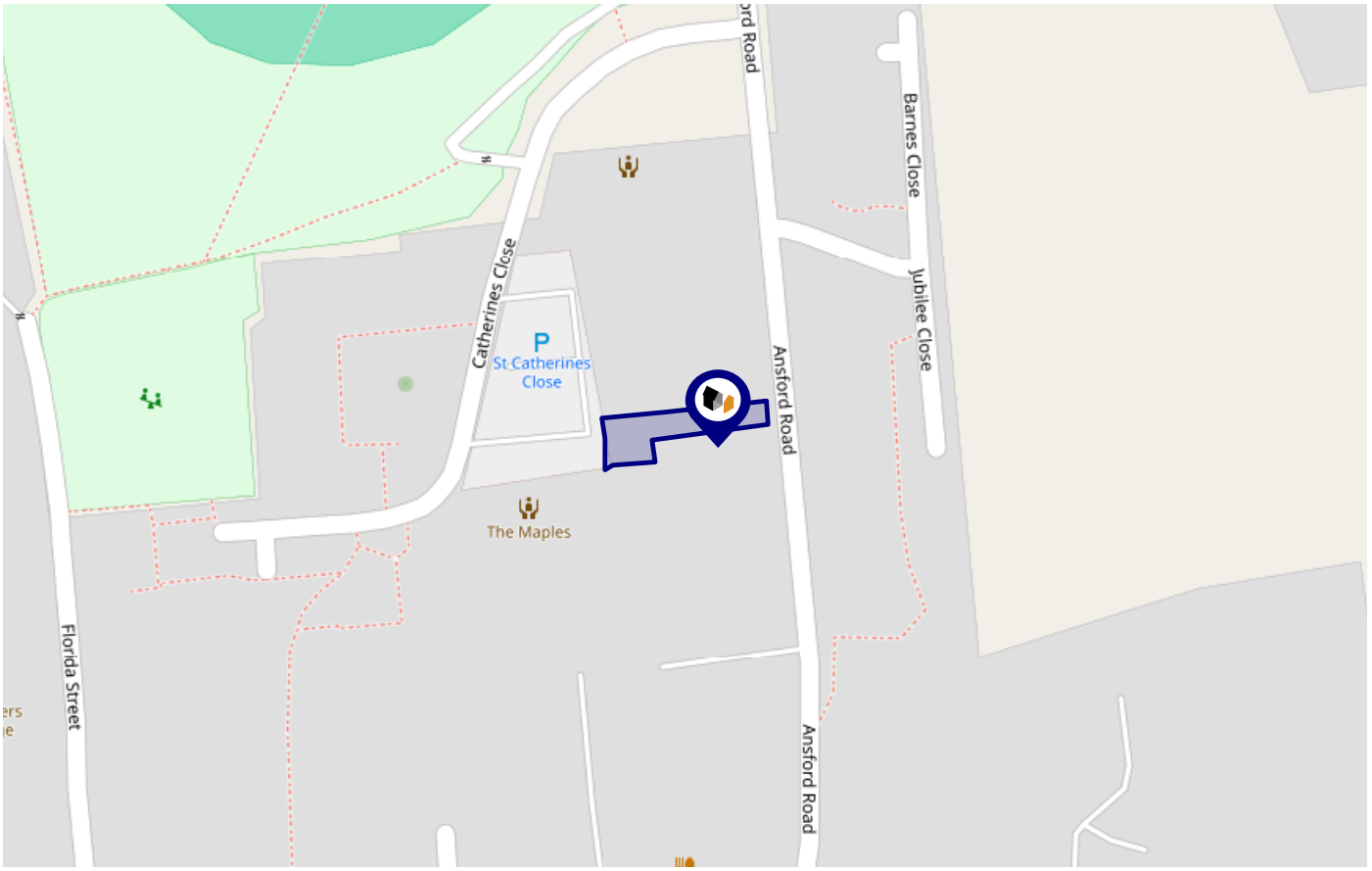
# Flood Risk
# Rivers & Seas - Climate Change

COOPER AND TANNER

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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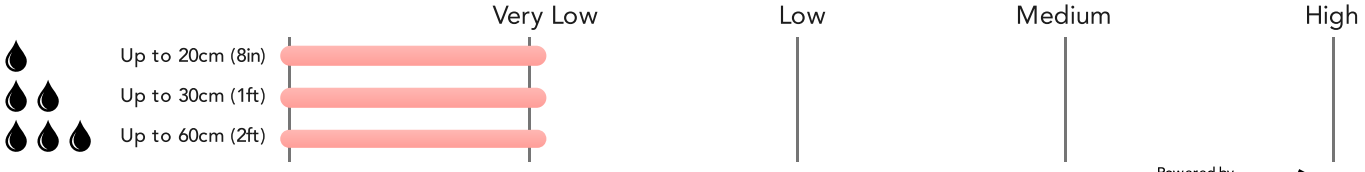


**MIR -** Material Info

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# Maps
# Conservation Areas

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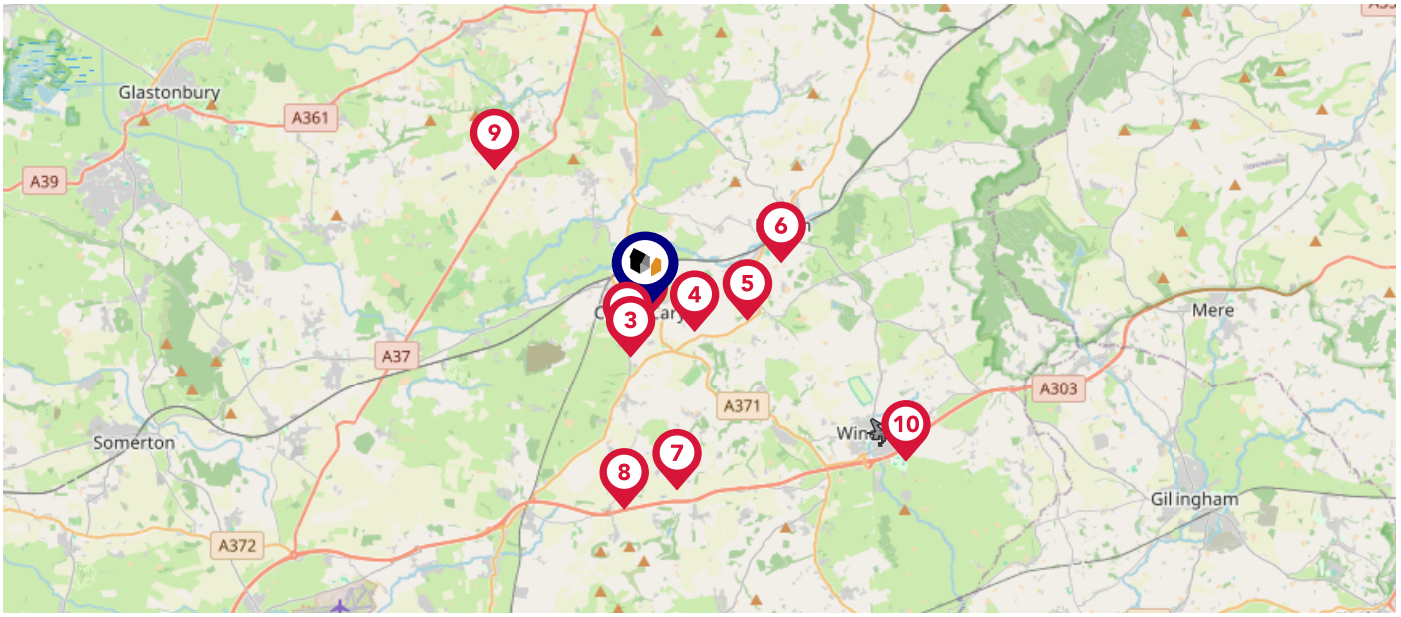
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




## Nearby Conservation Areas

| | |
|---|---|
| 1 | Ansford |
| 2 | Higher Flax Mills |
| 3 | Castle Cary |
| 4 | Hadspen |
| 5 | Pitcombe |
| 6 | Bruton |
| 7 | Woolston |
| 8 | North Cadbury |
| 9 | East Pennard |
| 10 | Wincanton |

# Maps
# Landfill Sites

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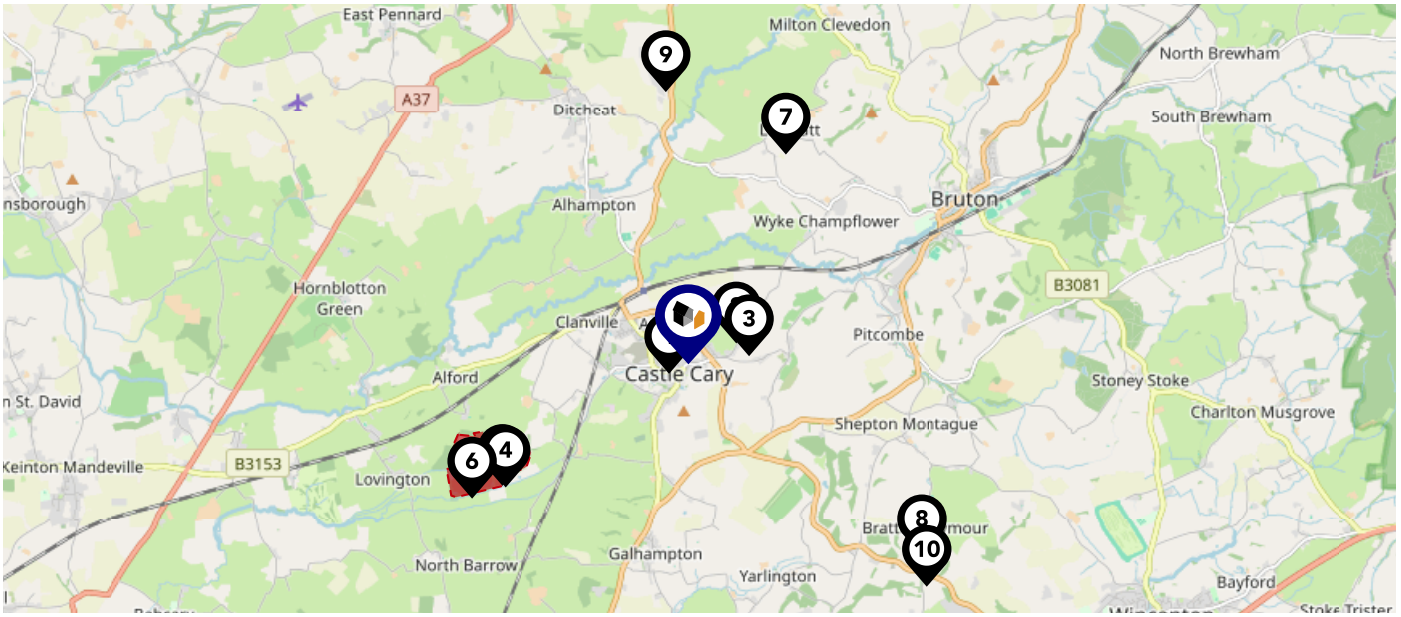
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Churchfields-Ansford | Historic Landfill |
| 2 | Combe Common-Ansford | Historic Landfill |
| 3 | Honeywick Hill-Castle Cary | Historic Landfill |
| 4 | EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site | Active Landfill |
| 5 | Dimmer Landfill-Dimmer Lane,Castle Cary,,Somerset | Historic Landfill |
| 6 | Dimmer Lane | Active Landfill |
| 7 | Lambrook House-Lamyatt | Historic Landfill |
| 8 | Hall School-Bratton Seymour | Historic Landfill |
| 9 | No name provided by source | Active Landfill |
| 10 | Manor Farm-Bratton Seymour | Historic Landfill |

# Maps
# Coal Mining

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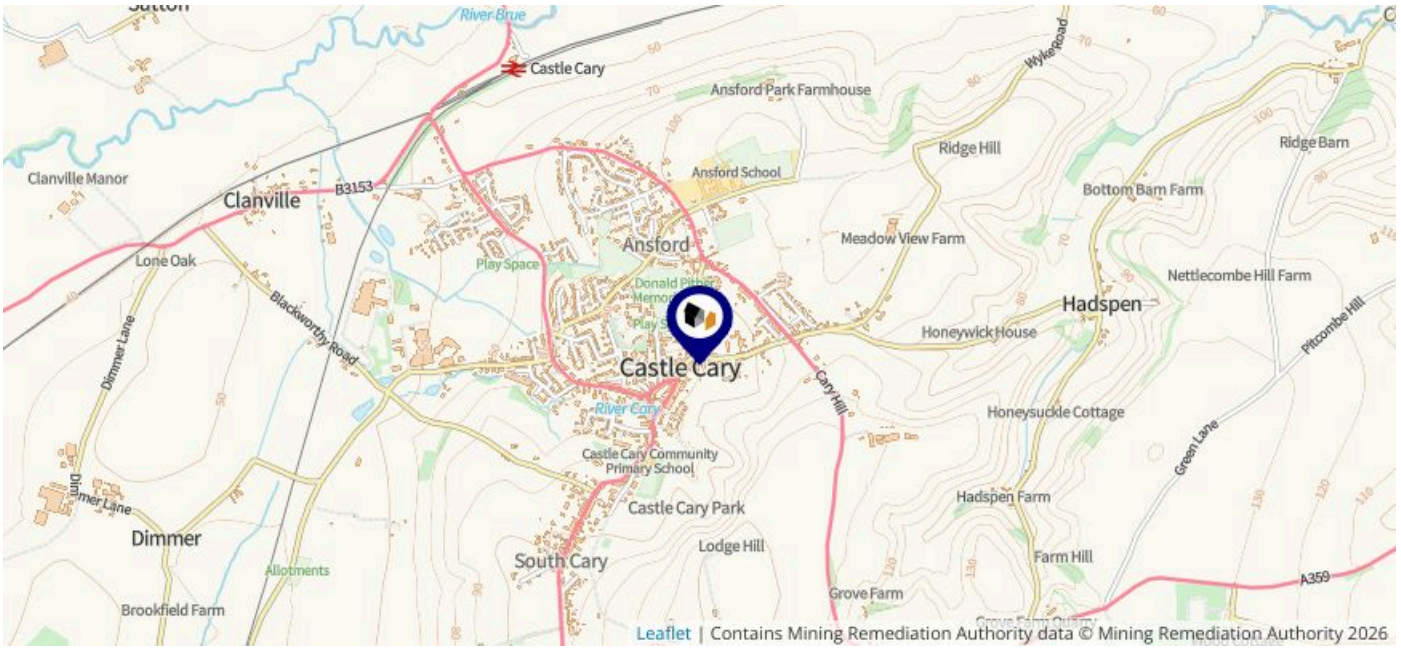
This map displays nearby coal mine entrances and their classifications.




## 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.



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# Maps
# Council Wards

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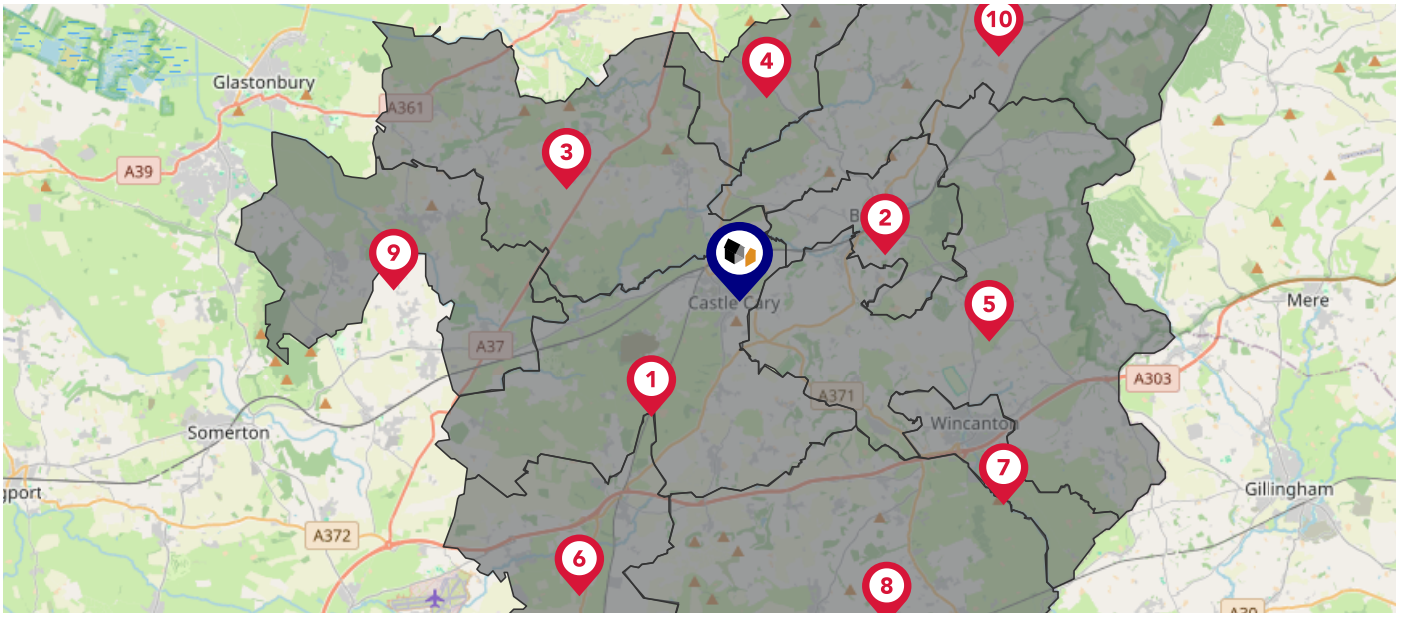
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500




## Nearby Council Wards

| | |
|---|---|
| 1 | Cary Ward |
| 2 | Bruton Ward |
| 3 | The Pennards and Ditcheat Ward |
| 4 | Creech Ward |
| 5 | Tower Ward |
| 6 | Camelot Ward |
| 7 | Wincanton Ward |
| 8 | Blackmoor Vale Ward |
| 9 | Butleigh and Baltonsborough Ward |
| 10 | Postlebury Ward |



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# Environment
# Radon Gas

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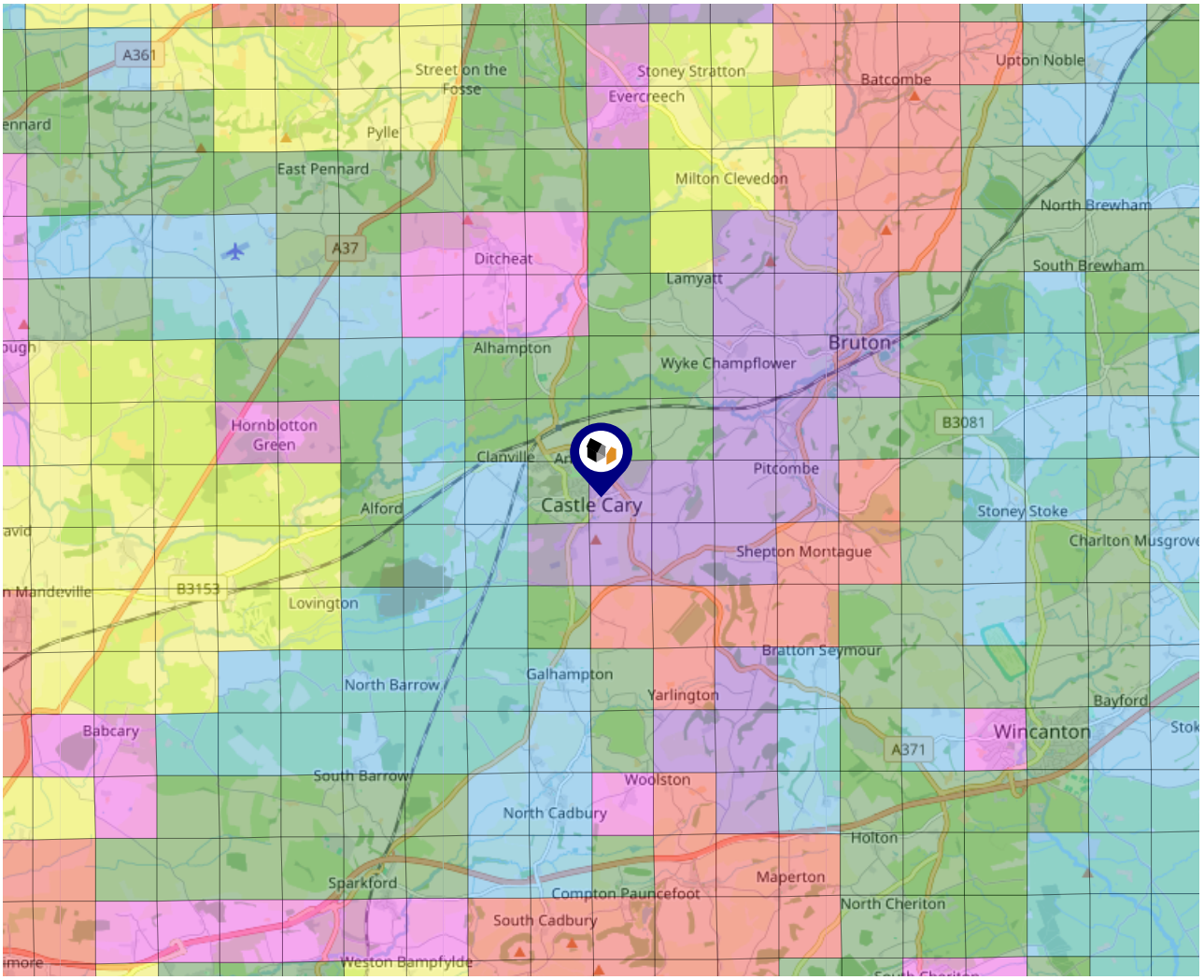
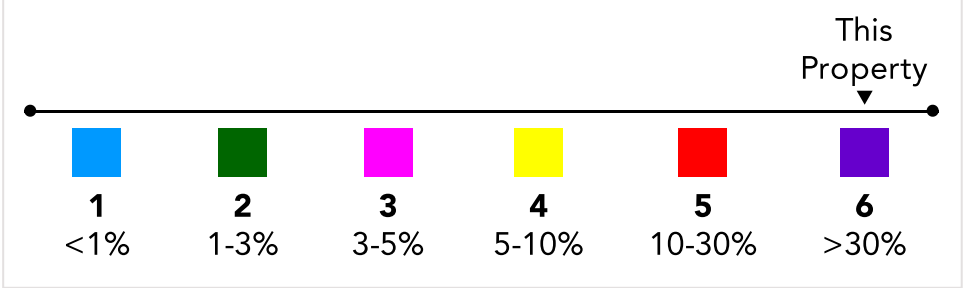
## What is Radon?

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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# Environment
# Soils & Clay

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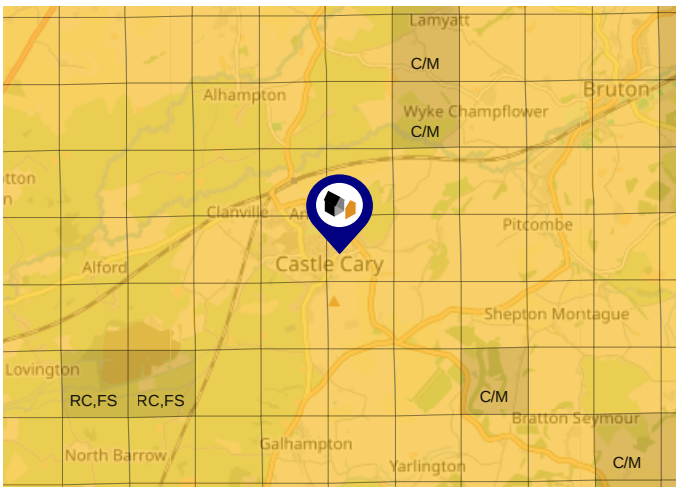
## Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|---|---|---|---|
| **Carbon Content:** | VARIABLE | **Soil Texture:** | SILTY LOAM TO SANDY LOAM |
| **Parent Material Grain:** | ARENACEOUS | **Soil Depth:** | INTERMEDIATE |
| **Soil Group:** | MEDIUM(SILTY) | | |




## 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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# Local Area
# Masts & Pylons

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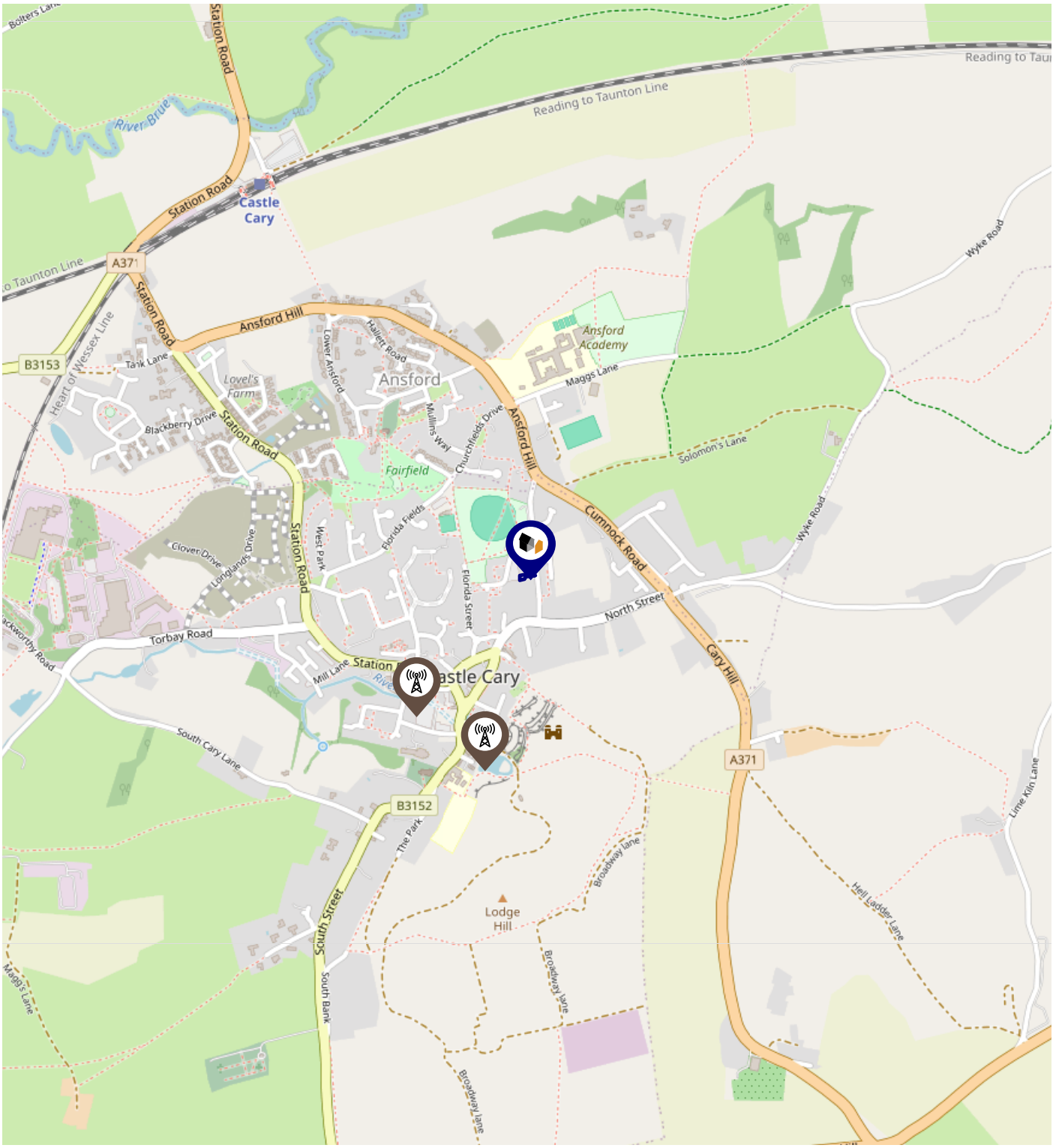


**Key:**

- Power Pylons
- Communication Masts



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# Maps
# Listed Buildings

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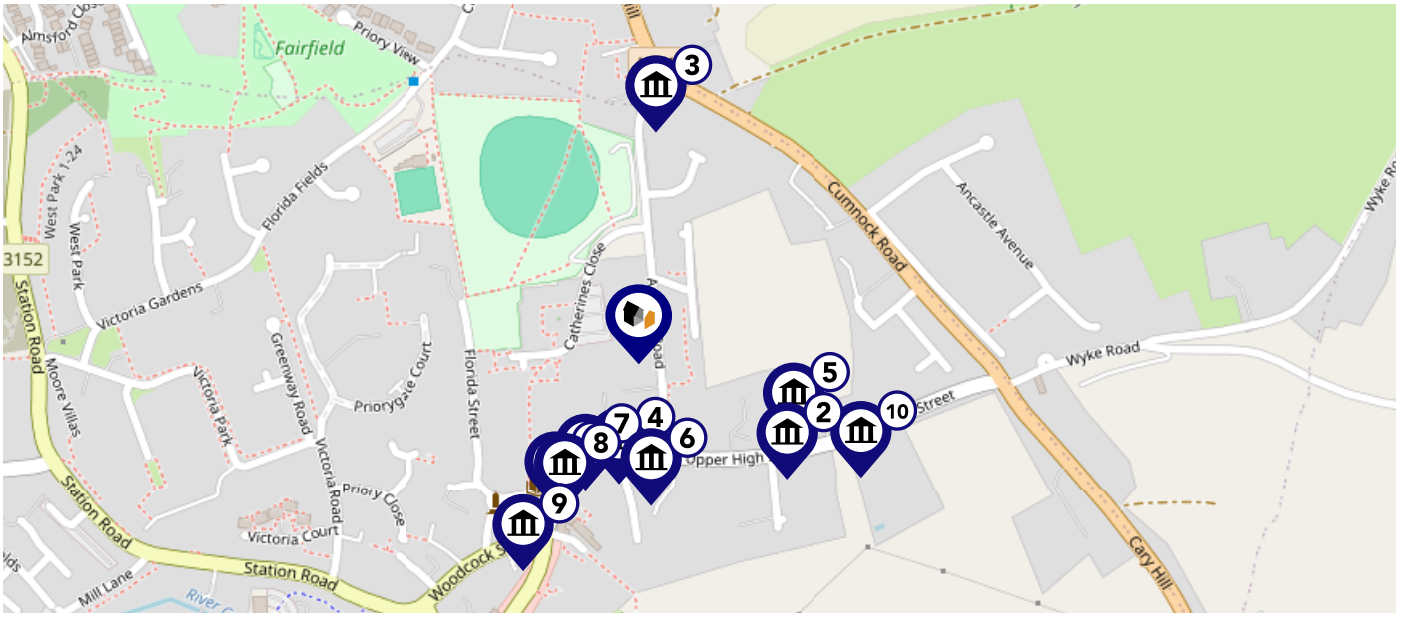
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...




| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1056252 - Ashcot And Candle Cottage | Grade II | 0.1 miles |
| 2 1366388 - Ochil Tree House | Grade II | 0.1 miles |
| 3 1177392 - Ansford House | Grade II | 0.1 miles |
| 4 1056251 - The Old Bakehouse, And Front Boundary Railings | Grade II | 0.1 miles |
| 5 1177857 - Offices To Ansford Factory | Grade II | 0.1 miles |
| 6 1177505 - Highfield House | Grade II | 0.1 miles |
| 7 1366362 - Tuckers And Carysports, And House Over | Grade II | 0.1 miles |
| 8 1056250 - Cary Antiques, With Front Boundary Railings | Grade II | 0.1 miles |
| 9 1056253 - Cary Pet Supplies Hair Affair | Grade II | 0.1 miles |
| 10 1177901 - The Drive Gate, Front Railings And Boundary Wall To The Pines | Grade II | 0.1 miles |



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# Material Information

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## Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.
The landlord has made us aware that, to the best of their knowledge, the property is not as risk of collapse.

## Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

## Restrictive Covenants

We have not been made aware if this property contains restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

## Rights of Way (Public & Private)

We have not been made aware of any public or private right of ways.

## Construction Type

Traditional Material



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# Material Information

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## Property Lease Information

## Listed Building Information

## Stamp Duty

## Other

The landlord has made us aware that to the best of their knowledge there are no known Planning Considerations

## Other



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# Utilities & Services

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## Electricity Supply

## Gas Supply

## Central Heating

## Water Supply

## Drainage



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# Area
# Schools

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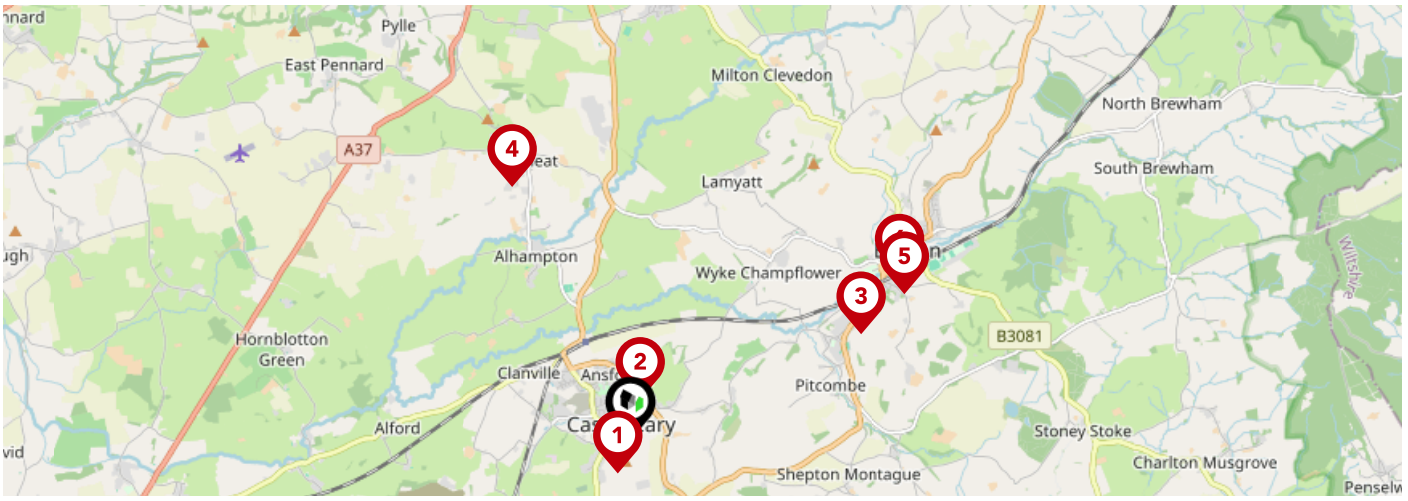


| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Castle Cary Community Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 205 \| Distance:0.34 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Ansford Academy**<br>Ofsted Rating: Requires improvement \| Pupils: 543 \| Distance:0.37 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 | **Sexey's School**<br>Ofsted Rating: Good \| Pupils: 685 \| Distance:2.37 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 | **Ditcheat Primary School**<br>Ofsted Rating: Good \| Pupils: 91 \| Distance:2.59 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **King's Bruton**<br>Ofsted Rating: Not Rated \| Pupils: 355 \| Distance:2.88 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 | **Bruton Primary School**<br>Ofsted Rating: Good \| Pupils: 252 \| Distance:2.92 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **North Cadbury Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 75 \| Distance:3.15 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | **Evercreech Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 181 \| Distance:4.18 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

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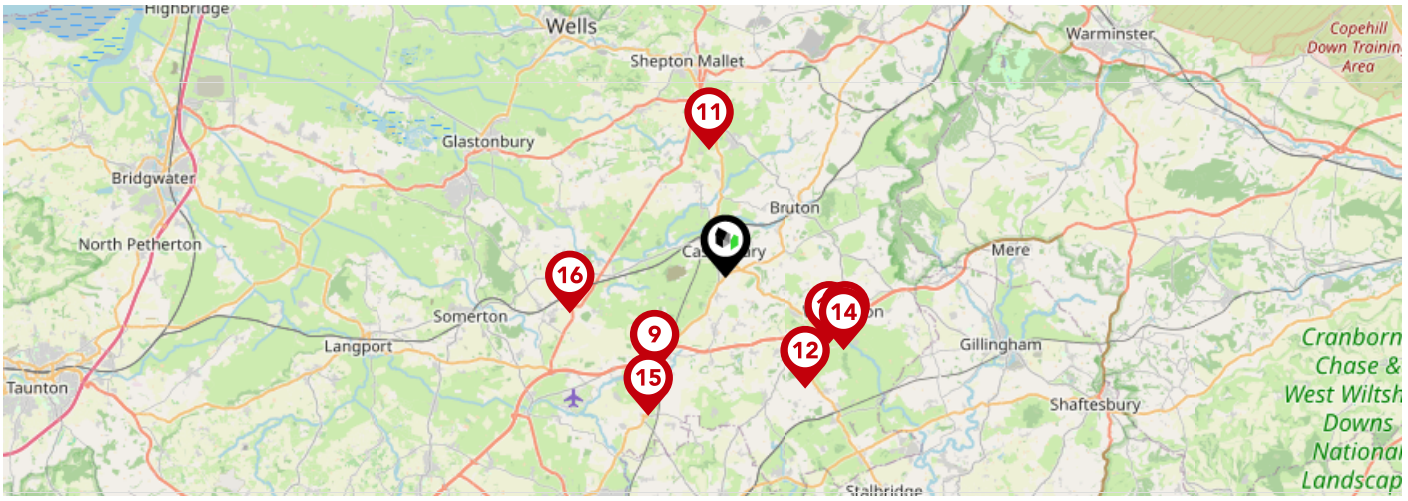


| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 9 | **Hazlegrove Preparatory School**<br>Ofsted Rating: Not Rated \| Pupils: 409 \| Distance:4.41 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 10 | **King Arthur's School**<br>Ofsted Rating: Requires improvement \| Pupils: 468 \| Distance:4.55 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 11 | **The Mendip School**<br>Ofsted Rating: Good \| Pupils: 164 \| Distance:4.85 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 12 | **Marchant Holliday School**<br>Ofsted Rating: Good \| Pupils: 49 \| Distance:5.05 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 13 | **Our Lady of Mount Carmel Catholic Primary**<br>Ofsted Rating: Good \| Pupils: 125 \| Distance:5.08 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | **Wincanton Primary School**<br>Ofsted Rating: Good \| Pupils: 391 \| Distance:5.11 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 | **Countess Gytha Primary School**<br>Ofsted Rating: Good \| Pupils: 146 \| Distance:5.85 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | **Keinton Mandeville Primary School**<br>Ofsted Rating: Good \| Pupils: 166 \| Distance:5.93 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Transport (National)

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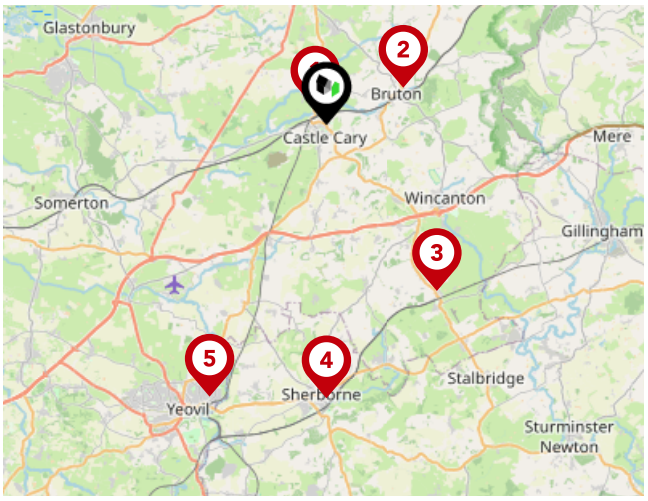


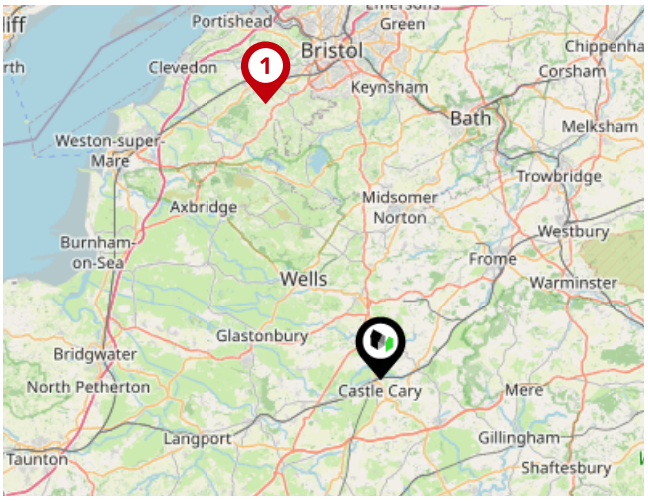

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Castle Cary Rail Station | 0.74 miles |
| 2 | Bruton Rail Station | 3.18 miles |
| 3 | Templecombe Rail Station | 7.44 miles |
| 4 | Sherborne Rail Station | 10.16 miles |
| 5 | Yeovil Pen Mill Rail Station | 11.03 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M5 J24 | 20.88 miles |




## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Bristol International Airport | 22.14 miles |



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# Area
# Transport (Local)

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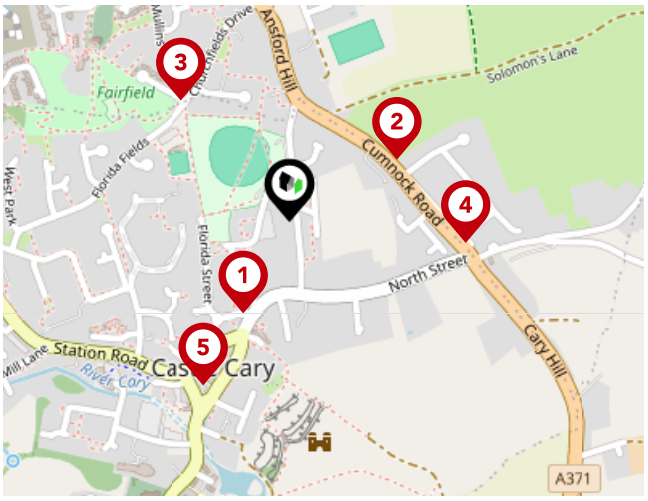


## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Town Hall | 0.12 miles |
| 2 | Ancastle Terrace | 0.14 miles |
| 3 | Priory View | 0.18 miles |
| 4 | Cary Hill | 0.2 miles |
| 5 | Horsepond Inn | 0.21 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Bridgwater Ferry Terminal | 21.09 miles |



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# Cooper and Tanner
# Testimonials

## Testimonial 1

I cannot express enough gratitude for the exceptional service provided by Cooper and Tanner Castle Cary estate agents throughout my recent house purchase. I was met with professionalism, expertise, and genuine care for my needs as a buyer. Their team went above and beyond to guide me through every step of the process, ensuring that I felt informed and supported at all times. They were always available to answer any questions or concerns.

## Testimonial 2

The office staff at Castle Cary were exceptionally professional, helpful and friendly throughout the sale of my late fathers property. They were always on hand to assist and guide with the sale process and went the extra mile to ensure everything went Smoothly. Their communication skills were excellent and I was always kept informed of progress. I have no hesitation in recommending Cooper and Tanner and would certainly use their services again.

## Testimonial 3

We found the ladies in the office in Castle Cary extremely helpful and friendly. They couldn't do enough for us, bearing in mind we were buying through them and not selling. They made the whole experience much smoother for us. We loved the present and card they gave us when we got the keys. We would willingly recommend them to anyone buying or selling with them.

## Testimonial 4

The team at Cooper & Tanner are brilliant, kept us in the loop all the way through the process. Highly recommend them.

/cooperandtanner

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# Disclaimer

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## Important - Please read

# 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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Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail