



MIR: Material Info

The Material Information Affecting this Property

Friday 30th October 2026



BADGERS FOLLY, CASTLE CARY, BA7

Cooper and Tanner

Fore Street Castle Cary BA7 7BG

01963 350327

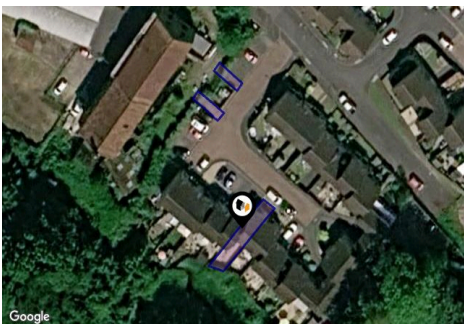
castlecary@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.03 acres		
Year Built :	2000		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS5321		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	56 mb/s	1000 mb/s
• Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Planning records for: **5 Badgers Folly Castle Cary Somerset BA7 7BF**

Reference - 08/03291/FUL	
Decision:	Approved
Date:	15th August 2008
Description:	The erection of a carport/shed (Retrospective)(GR 363601/132268)

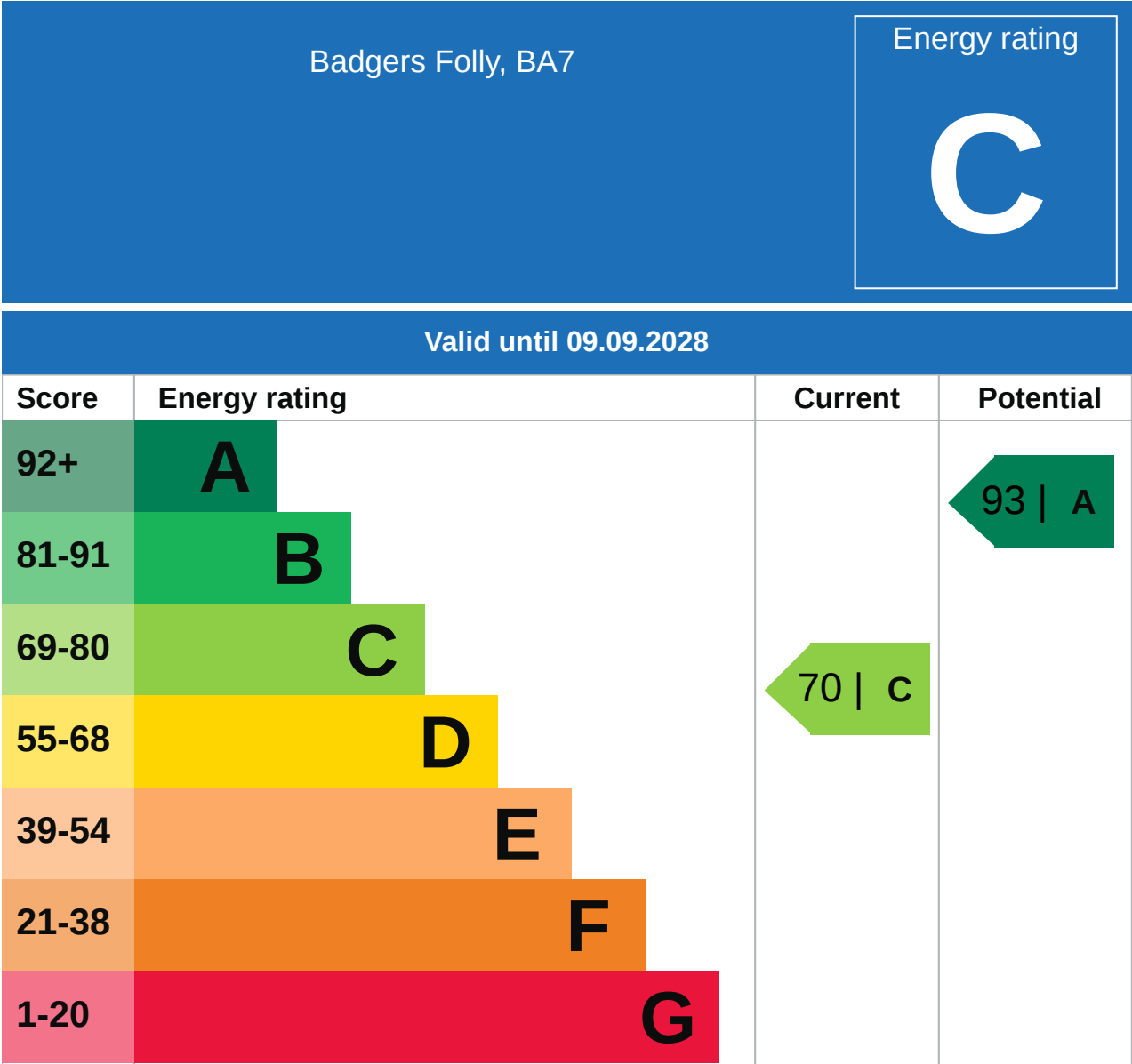
Planning records for: **14 Badgers Folly Castle Cary Somerset BA7 7BF**

Reference - 06/01277/FUL	
Decision:	Refused
Date:	02nd May 2006
Description:	Extension of residential curtilage and garden (GR 363565/132294)

Reference - 08/05301/TCA	
Decision:	Decided
Date:	19th December 2008
Description:	Notification of intent to carry out tree surgery works to an Ash tree within a conservation area (GR: 363565/132294)

Property
EPC - Certificate

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Property EPC - Additional Data

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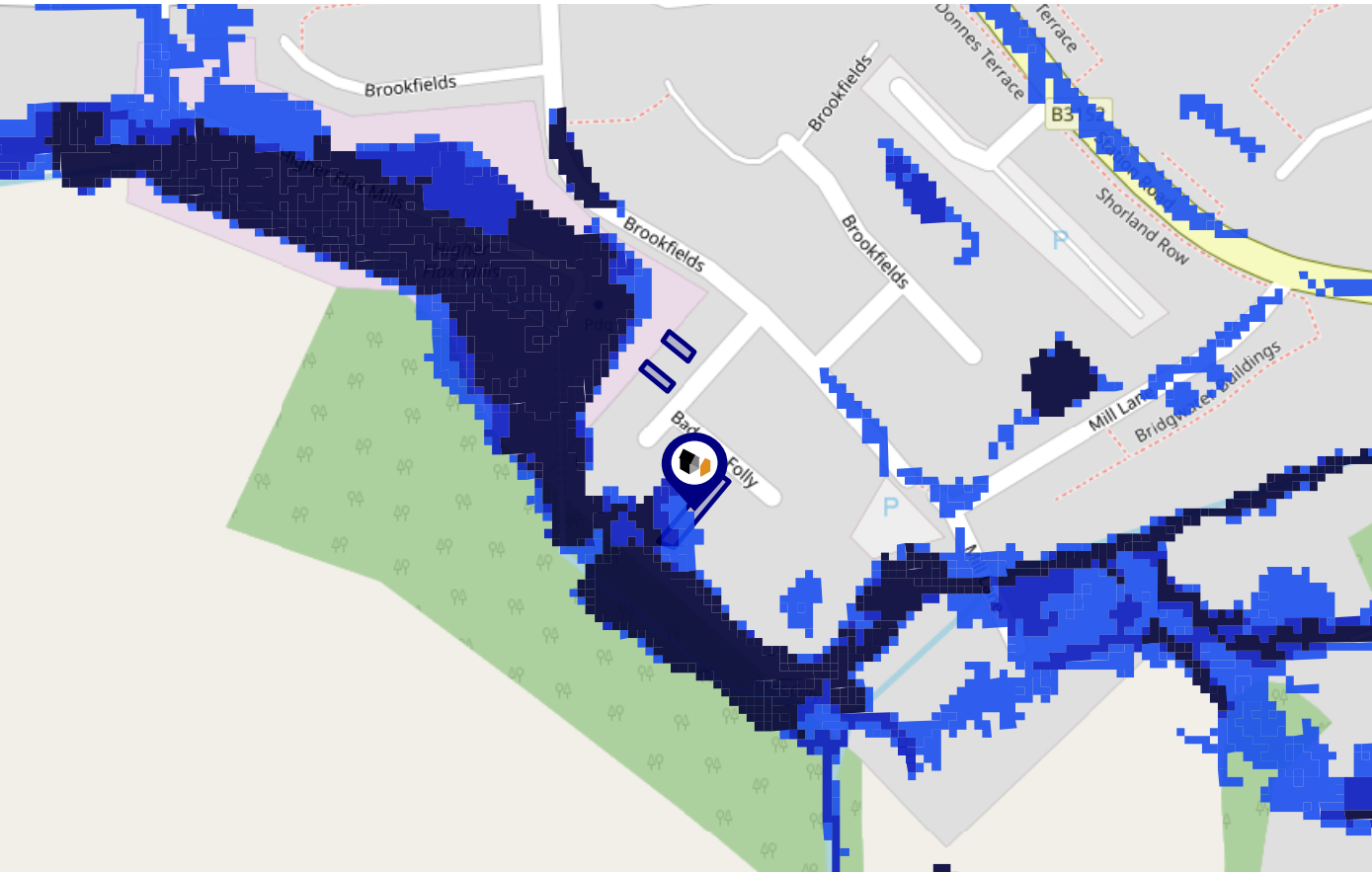
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	56 m ²

Flood Risk

Surface Water - Flood Risk

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

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:

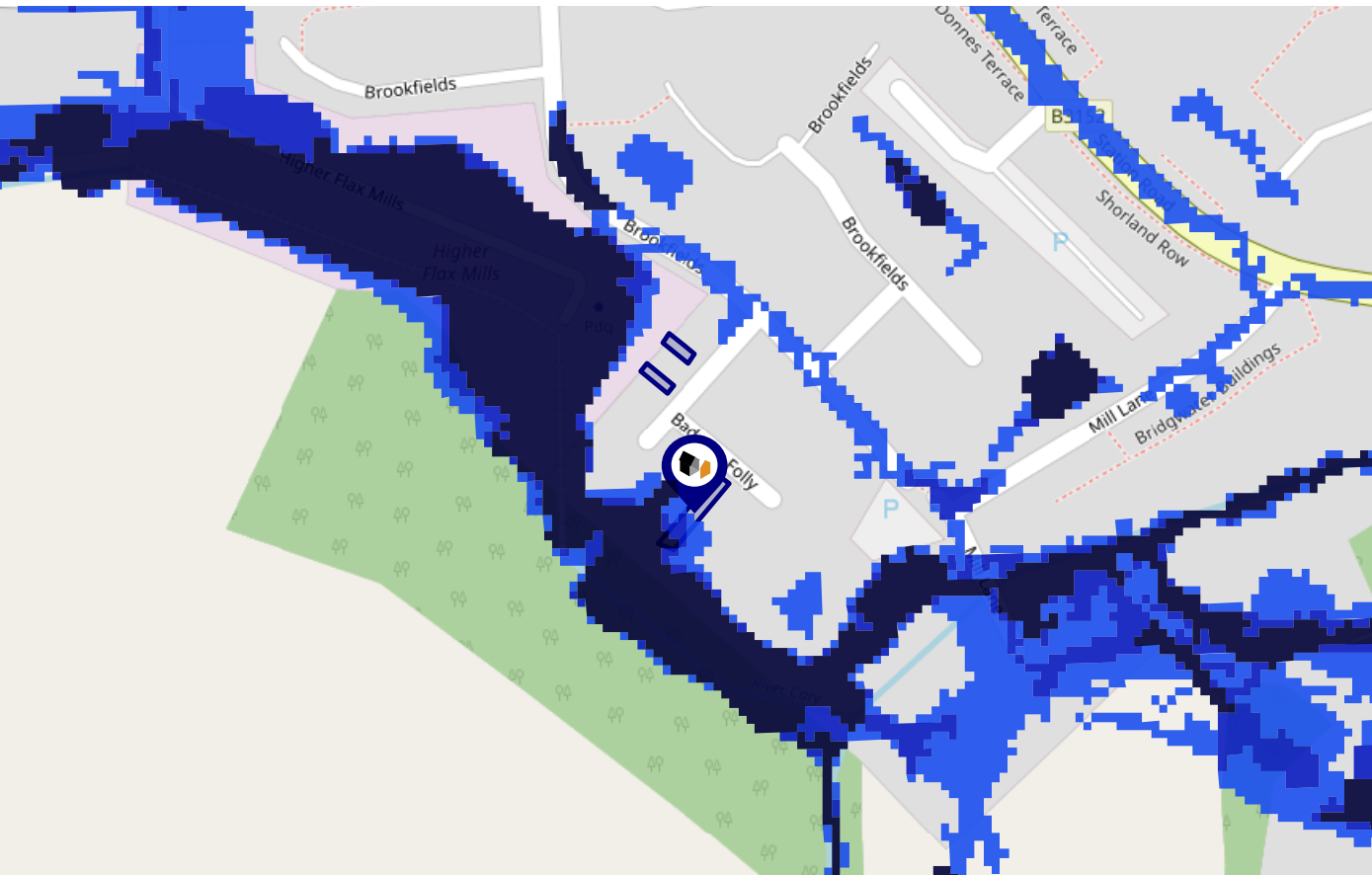


Flood Risk

Surface Water - Climate Change

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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.

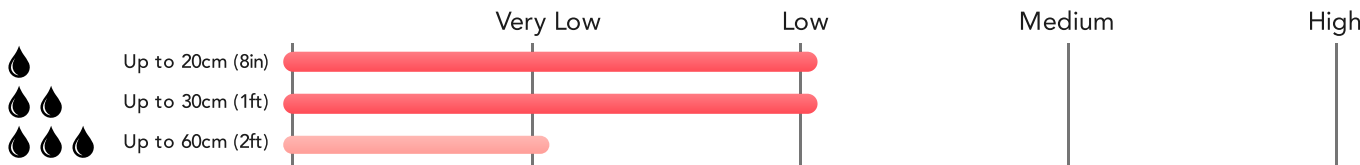


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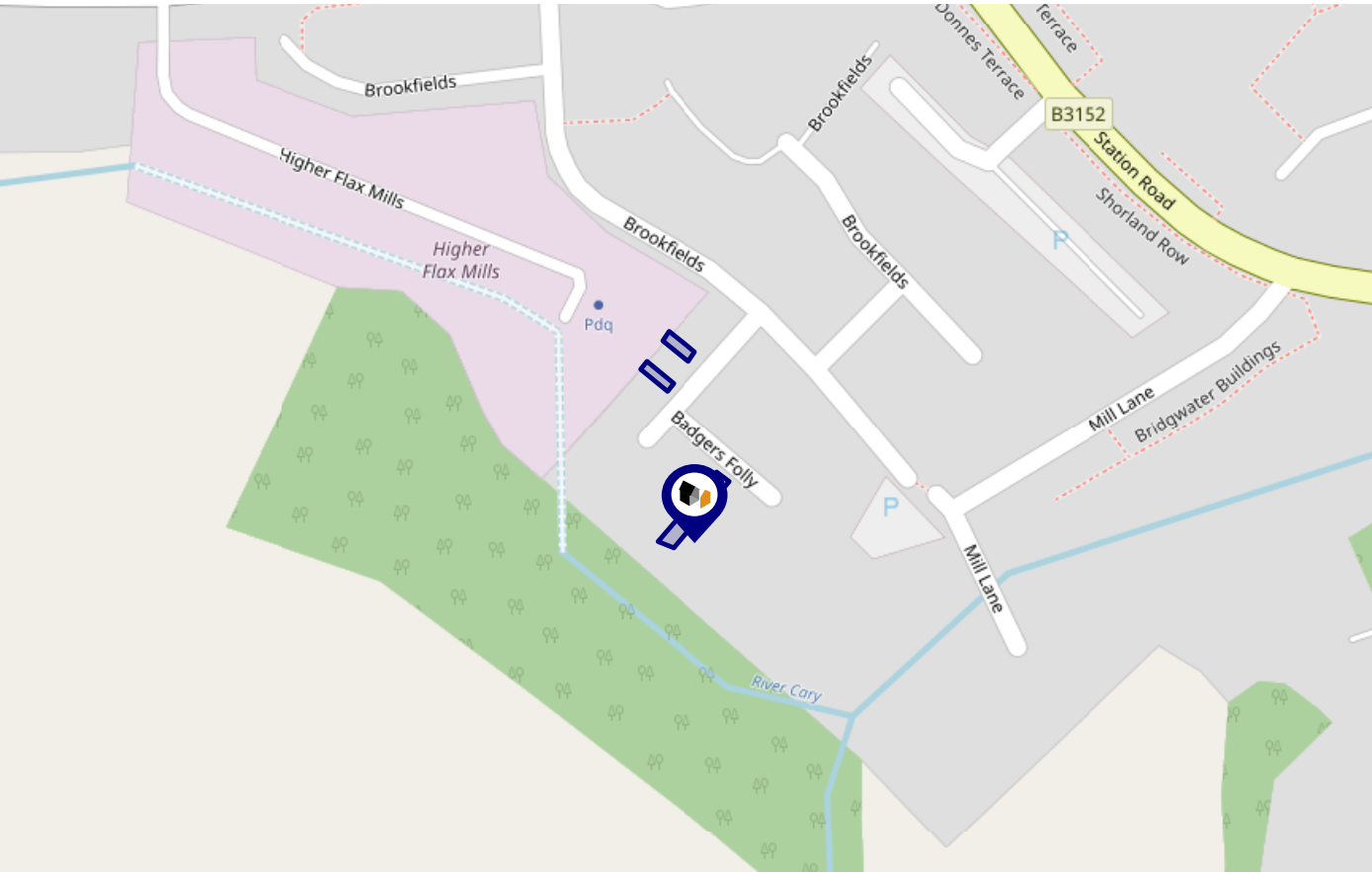
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Flood Risk

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

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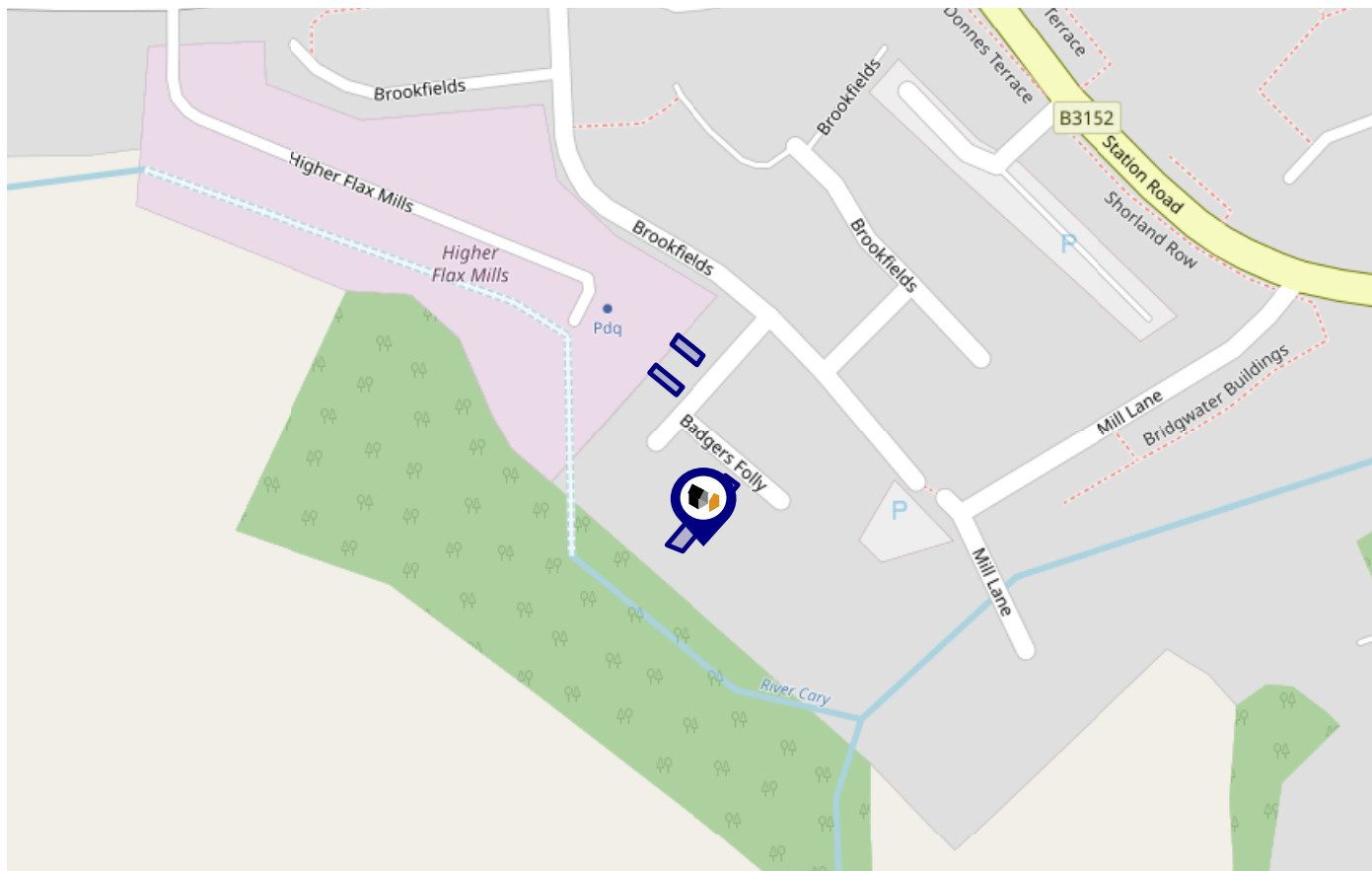


Flood Risk

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.

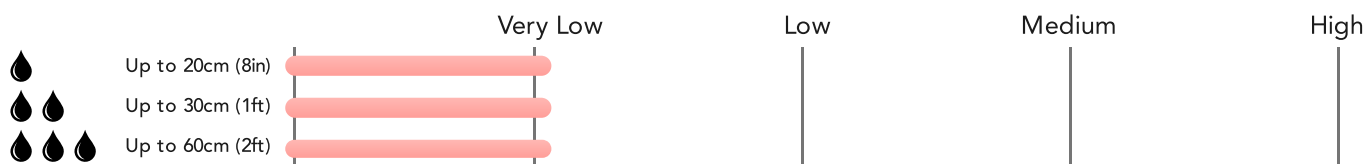


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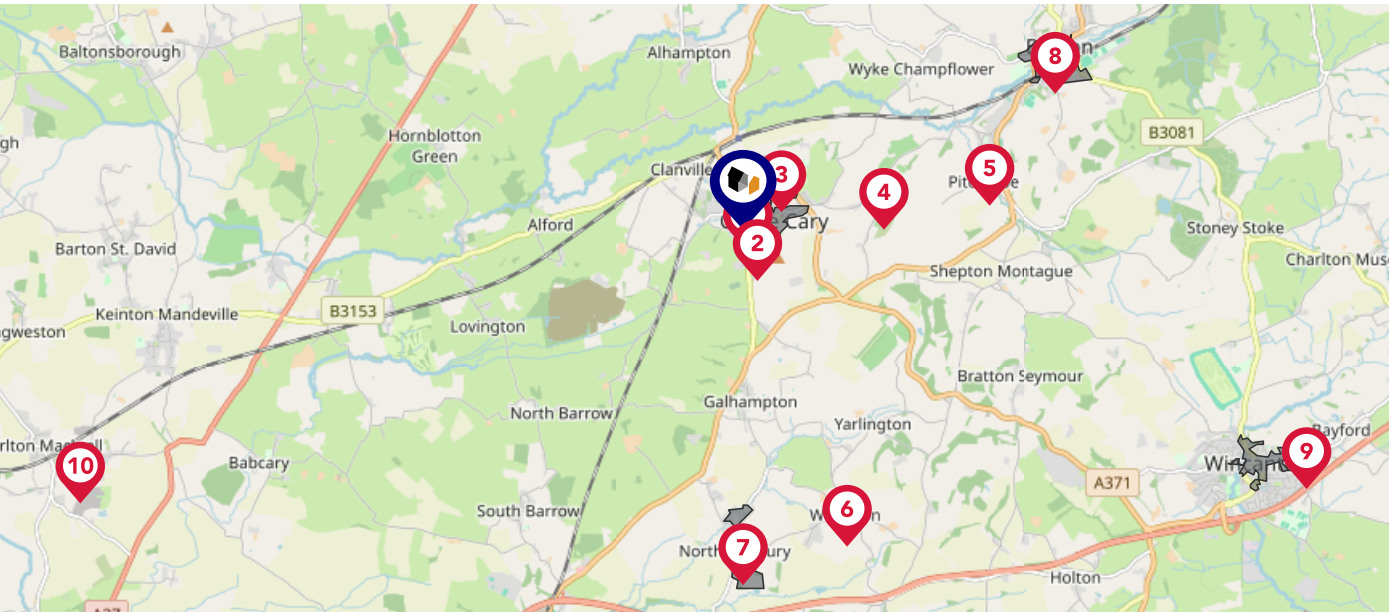
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Maps

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.



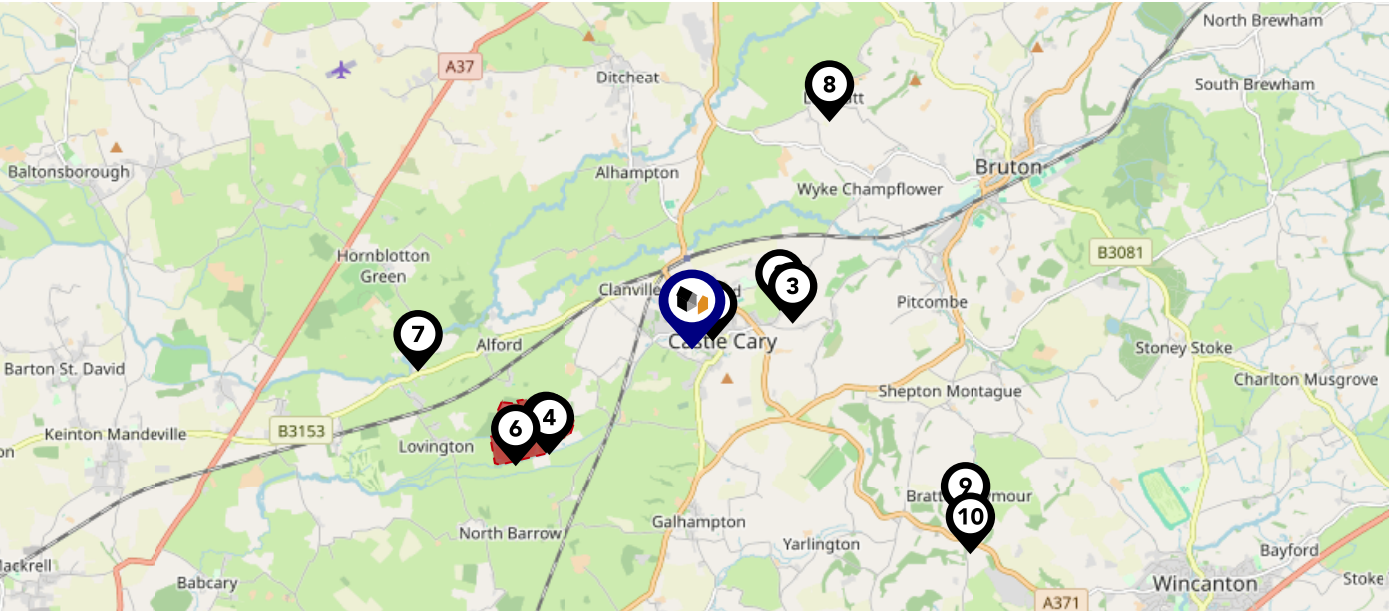
Nearby Conservation Areas	
1	Higher Flax Mills
2	Castle Cary
3	Ansford
4	Hadspen
5	Pitcombe
6	Woolston
7	North Cadbury
8	Bruton
9	Wincanton
10	Charlton Adam

Maps

Landfill Sites

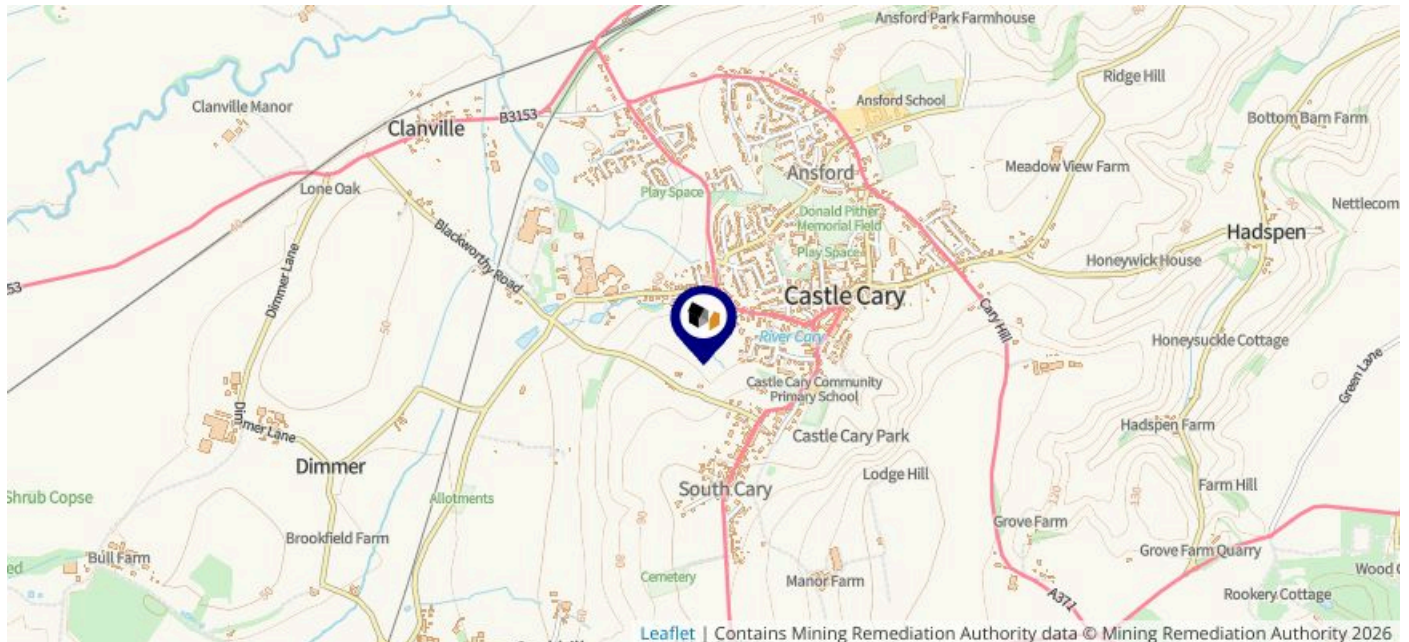
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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
8	Lambrook House-Lamyatt	Historic Landfill
9	Hall School-Bratton Seymour	Historic Landfill
10	Manor Farm-Bratton Seymour	Historic Landfill

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.

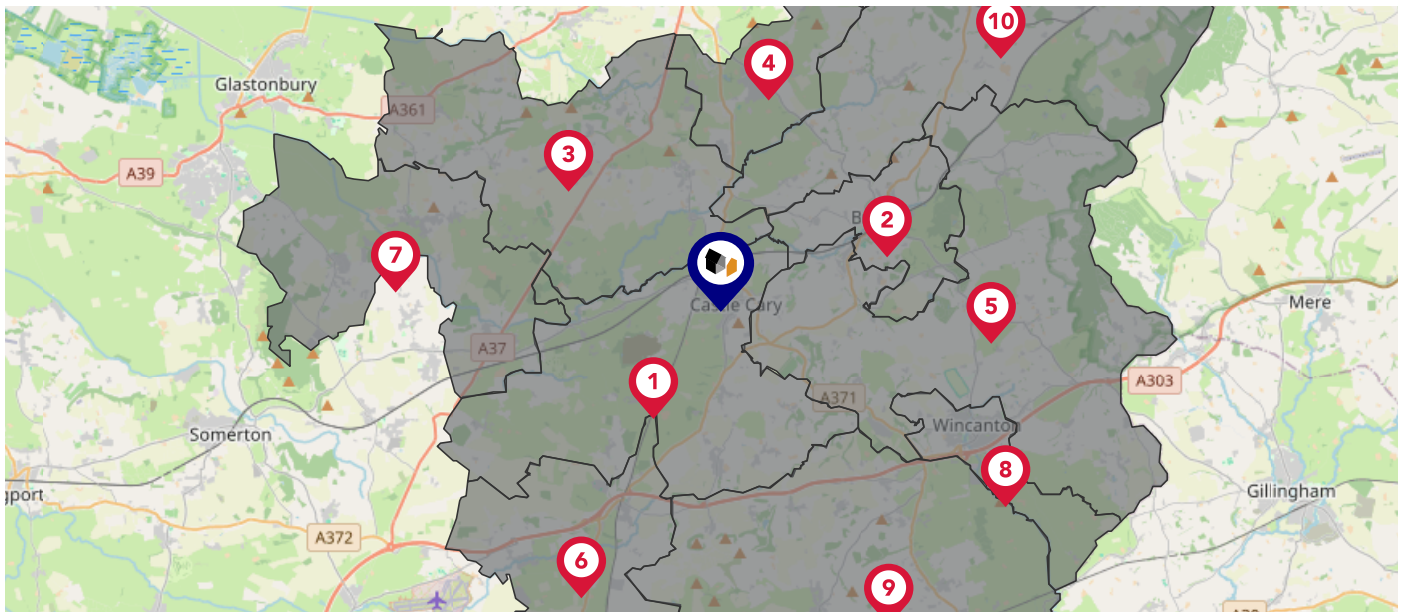
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

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

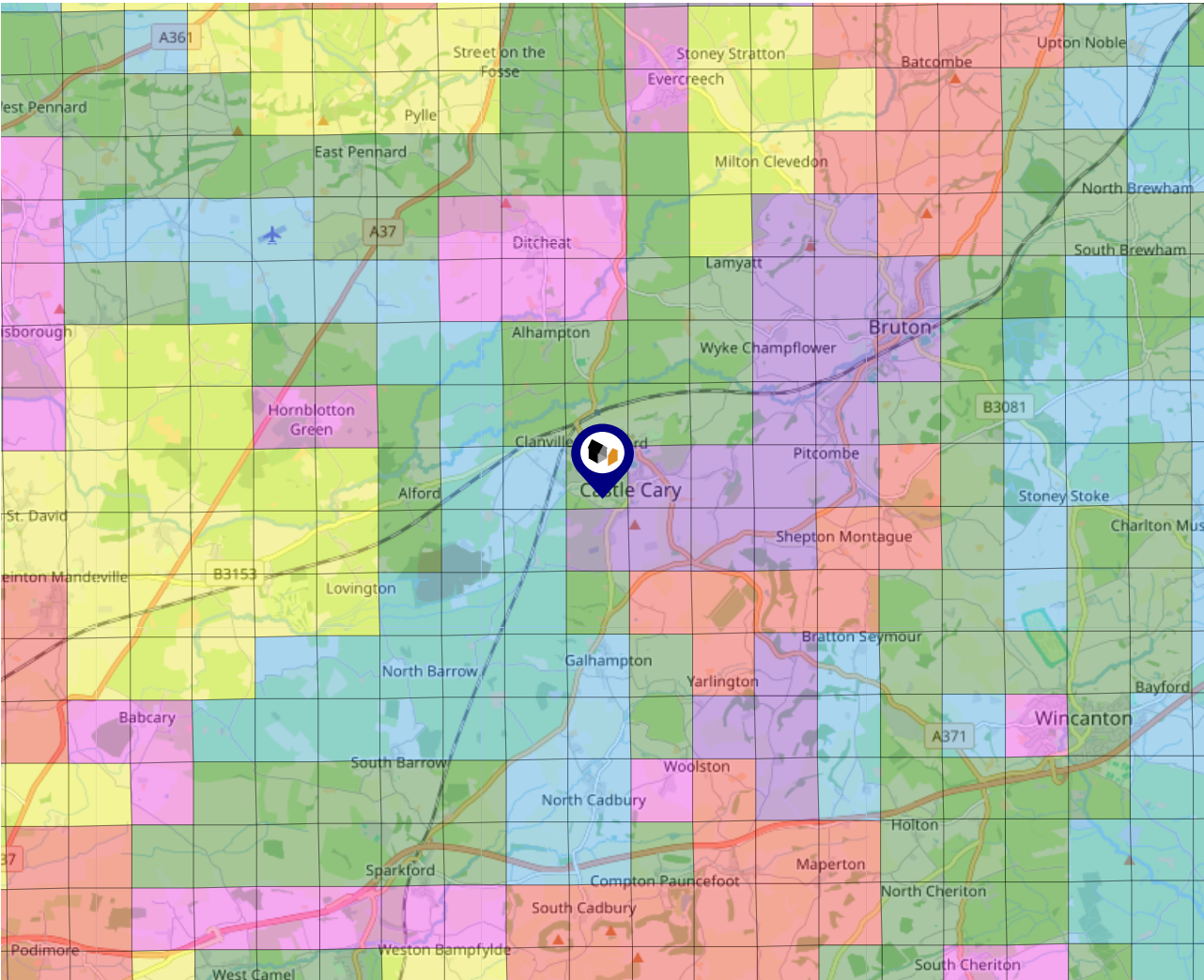
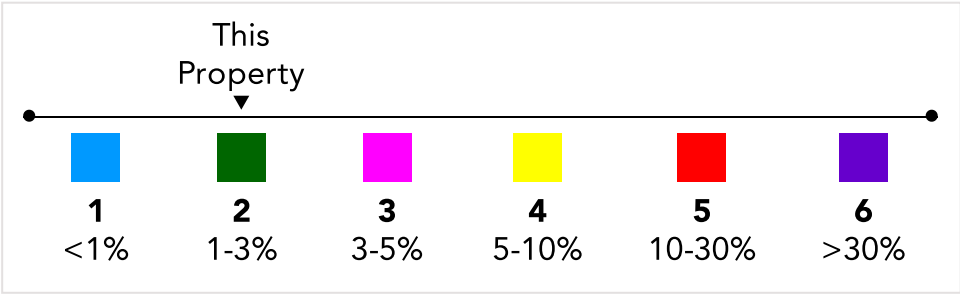


Nearby Council Wards

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

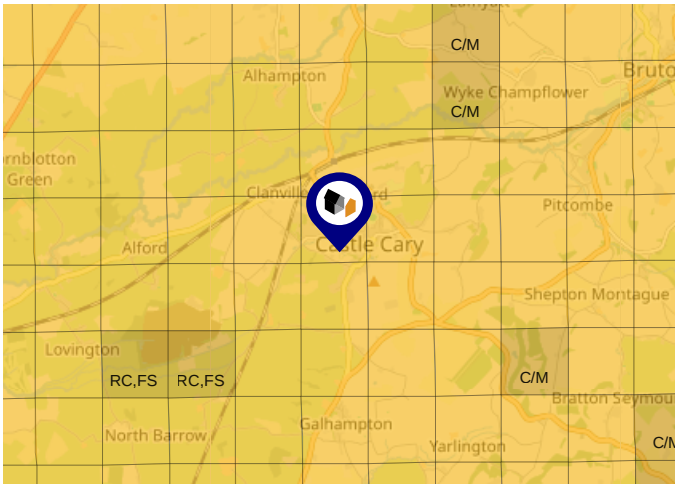
What is Radon?

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).



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)		



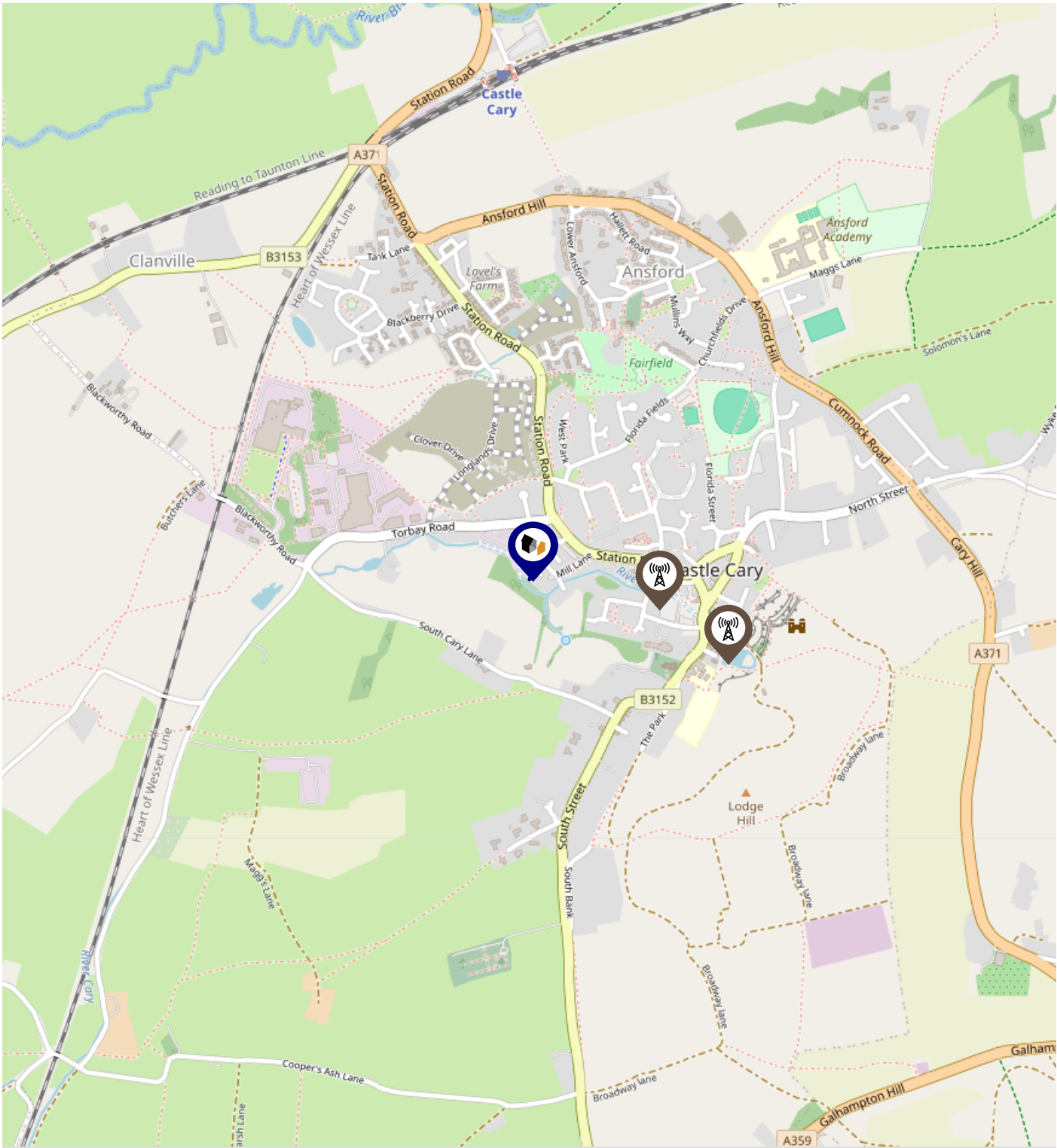
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

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Key:

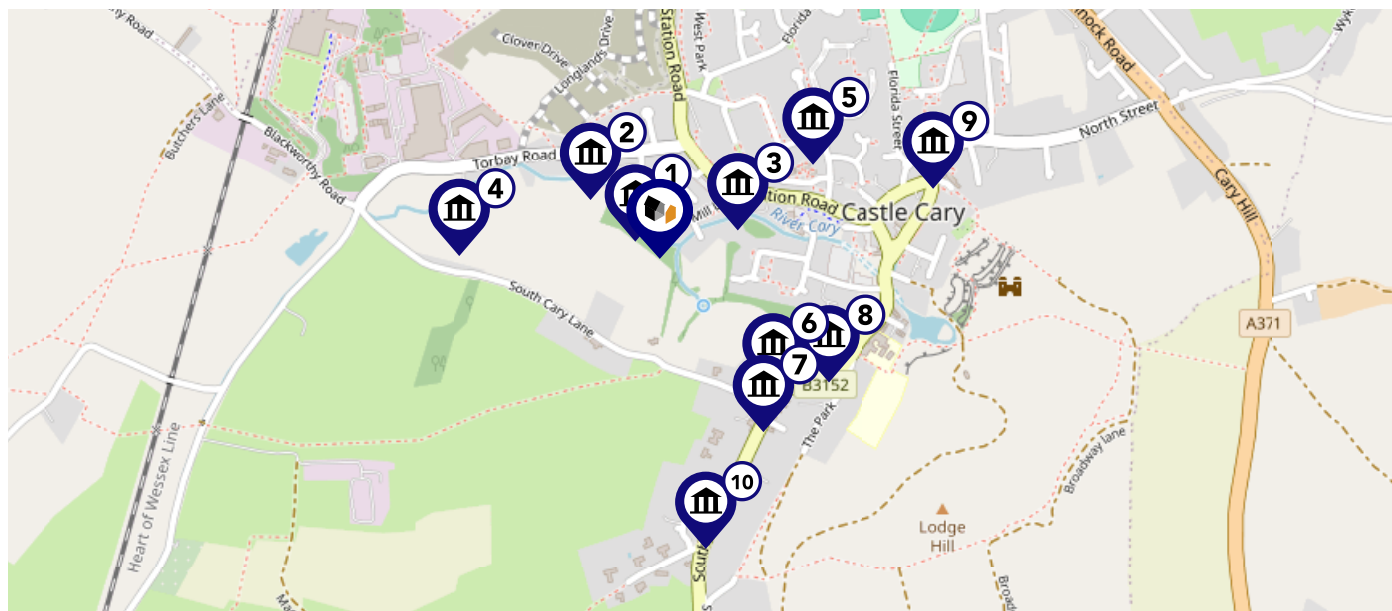
-  Power Pylons
-  Communication Masts

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
 1056226 - Higher Flax Mills	Grade II	0.0 miles
 1177751 - Entrance Lodge To Higher Flax Mills	Grade II	0.1 miles
 1056225 - Nicholas House, With Front Boundary Railings	Grade II	0.1 miles
 1177821 - Torbay House	Grade II	0.2 miles
 1177455 - Entrance Gateway About 90 Metres South Of St John's Priory	Grade II	0.2 miles
 1056245 - The Old Vicarage	Grade II	0.2 miles
 1366385 - South Cottage	Grade II	0.2 miles
 1056241 - Church Of All Saints	Grade II	0.2 miles
 1056252 - Ashcot And Candle Cottage	Grade II	0.3 miles
 1366386 - The Countryman Inn And Alma Cottages	Grade II	0.3 miles

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 at 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 way.

Construction Type

Traditional Materials

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Electric

Water Supply

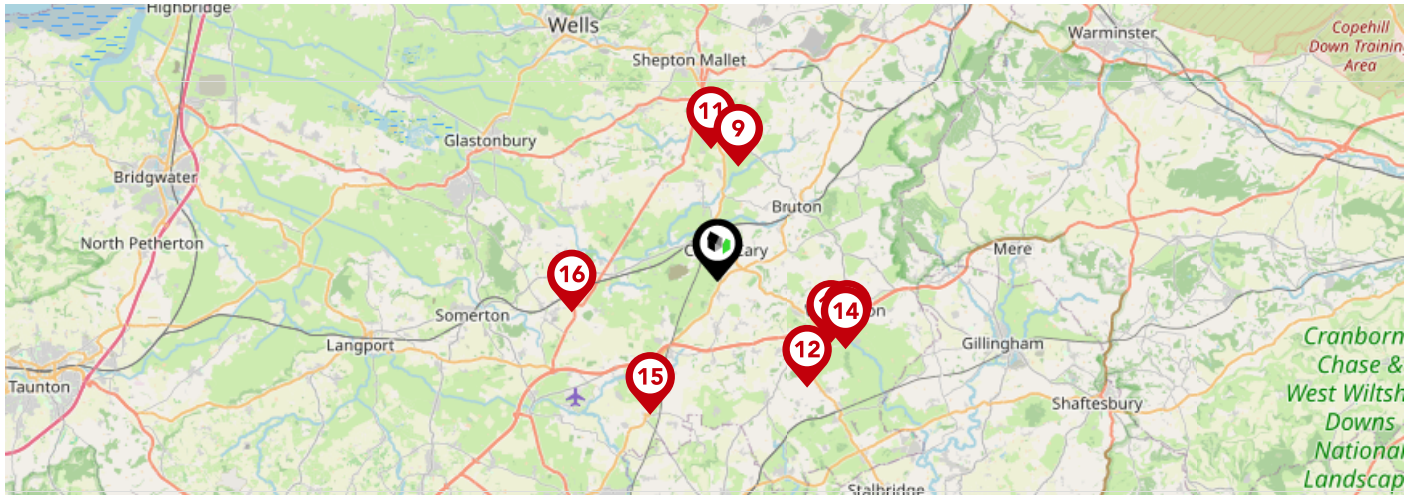
Mains

Drainage

Mains



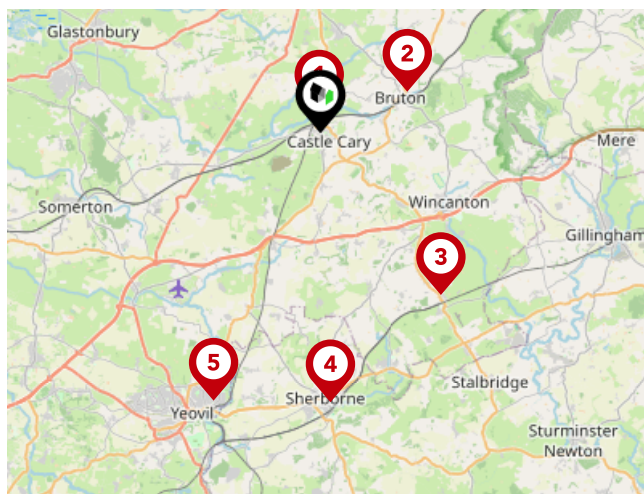
		Nursery	Primary	Secondary	College	Private
1	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.29	☐	☒	☐	☐	☐
2	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:0.7	☐	☐	☒	☐	☐
3	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.61	☐	☒	☐	☐	☐
4	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:2.78	☐	☐	☒	☐	☐
5	North Cadbury Church of England Primary School Ofsted Rating: Good Pupils: 75 Distance:2.96	☐	☒	☐	☐	☐
6	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.29	☐	☐	☒	☐	☐
7	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.33	☐	☒	☐	☐	☐
8	Hazlegrove Preparatory School Ofsted Rating: Not Rated Pupils: 409 Distance:4.06	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:4.39	☐	☒	☐	☐	☐
10	King Arthur's School Ofsted Rating: Requires improvement Pupils: 468 Distance:4.79	☐	☐	☒	☐	☐
11	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.99	☐	☐	☒	☐	☐
12	Marchant Holliday School Ofsted Rating: Good Pupils: 49 Distance:5.16	☐	☐	☒	☐	☐
13	Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good Pupils: 125 Distance:5.33	☐	☒	☐	☐	☐
14	Wincanton Primary School Ofsted Rating: Good Pupils: 391 Distance:5.35	☐	☒	☐	☐	☐
15	Countess Gytha Primary School Ofsted Rating: Good Pupils: 146 Distance:5.52	☐	☒	☐	☐	☐
16	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:5.53	☐	☒	☐	☐	☐

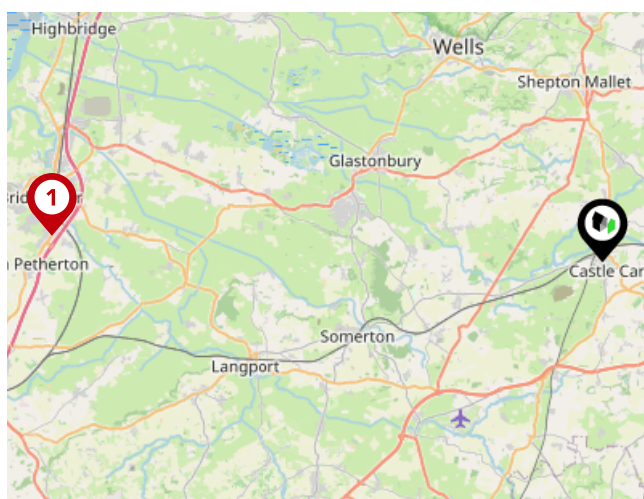
Area Transport (National)

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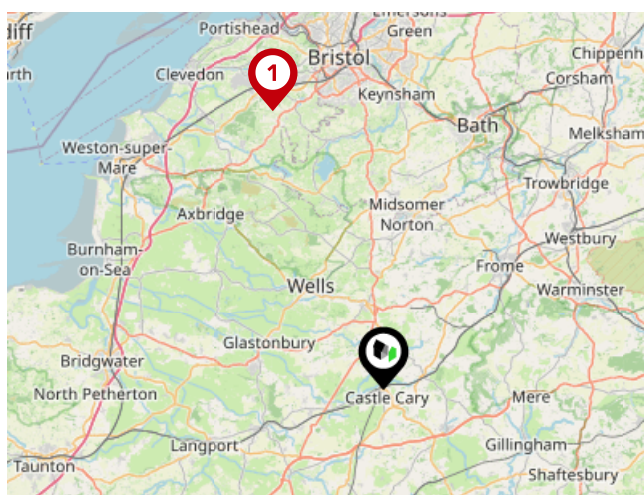
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	0.77 miles
2	Bruton Rail Station	3.59 miles
3	Templecombe Rail Station	7.52 miles
4	Sherborne Rail Station	10 miles
5	Yeovil Pen Mill Rail Station	10.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	20.51 miles

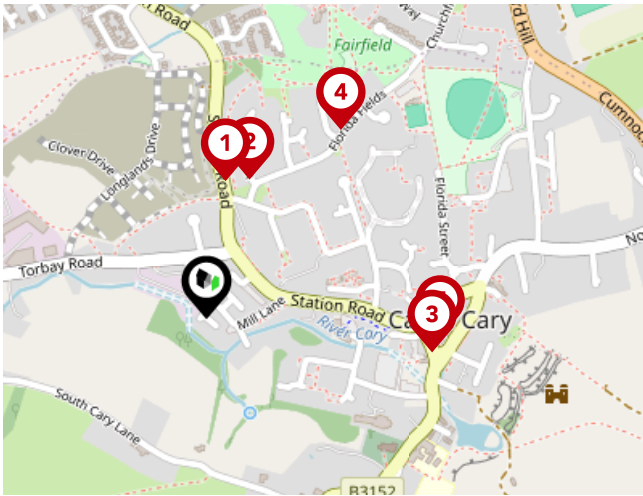


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	22.16 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.16 miles
2	Victoria Gardens	0.17 miles
3	Horse Pond Inn	0.26 miles
4	Florida Fields	0.26 miles
5	Horsepond Inn	0.27 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	20.76 miles

Cooper and Tanner Testimonials

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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



/cooper_and_tanner/

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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