



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 21st August 2026



BROAD STREET, WRINGTON, BRISTOL, BS40

Cooper and Tanner

2 Saxon Court Cheddar BS27 3NA

01934 740055

cheddar@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.04 acres
Title Number:	ST396066

Tenure: Leasehold

Local Area

Local Authority:	North somerset
Conservation Area:	Wroughton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

20
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT

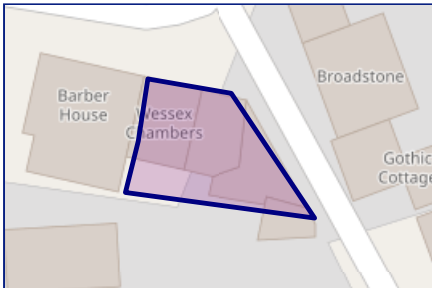


sky



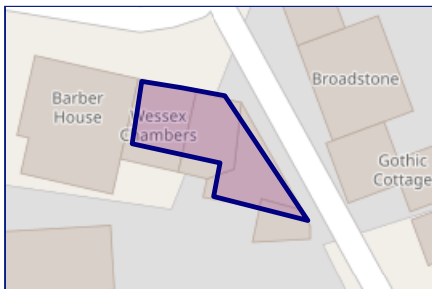
Virgin media

Freehold Title Plan



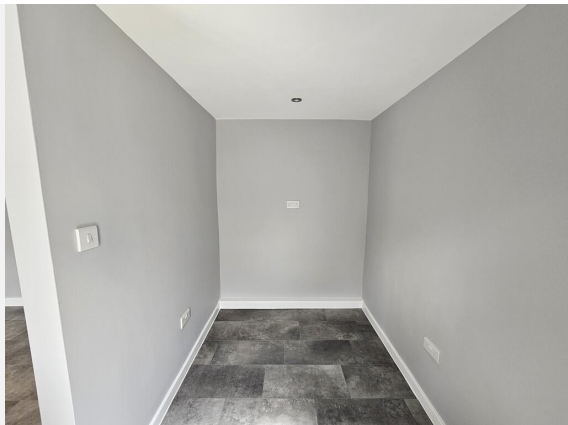
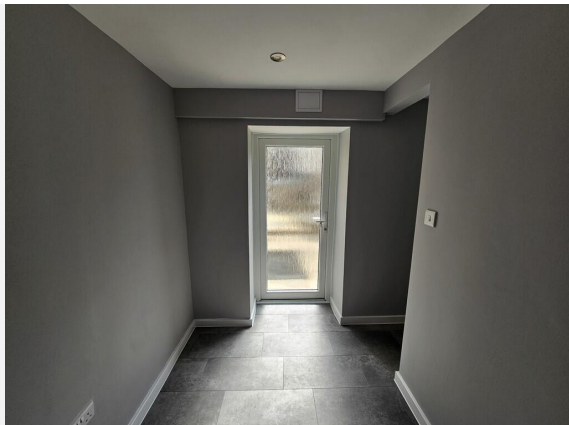
AV138236

Leasehold Title Plan

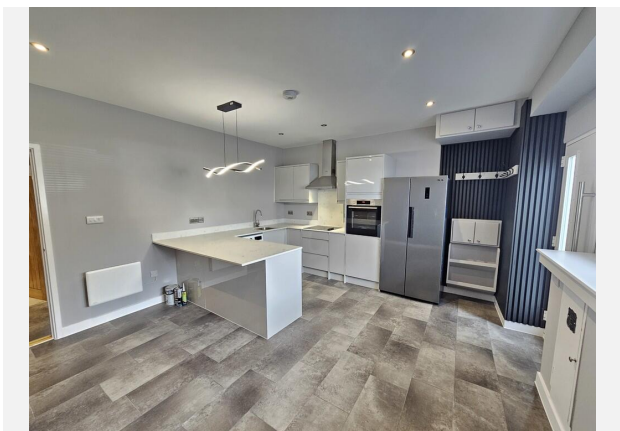


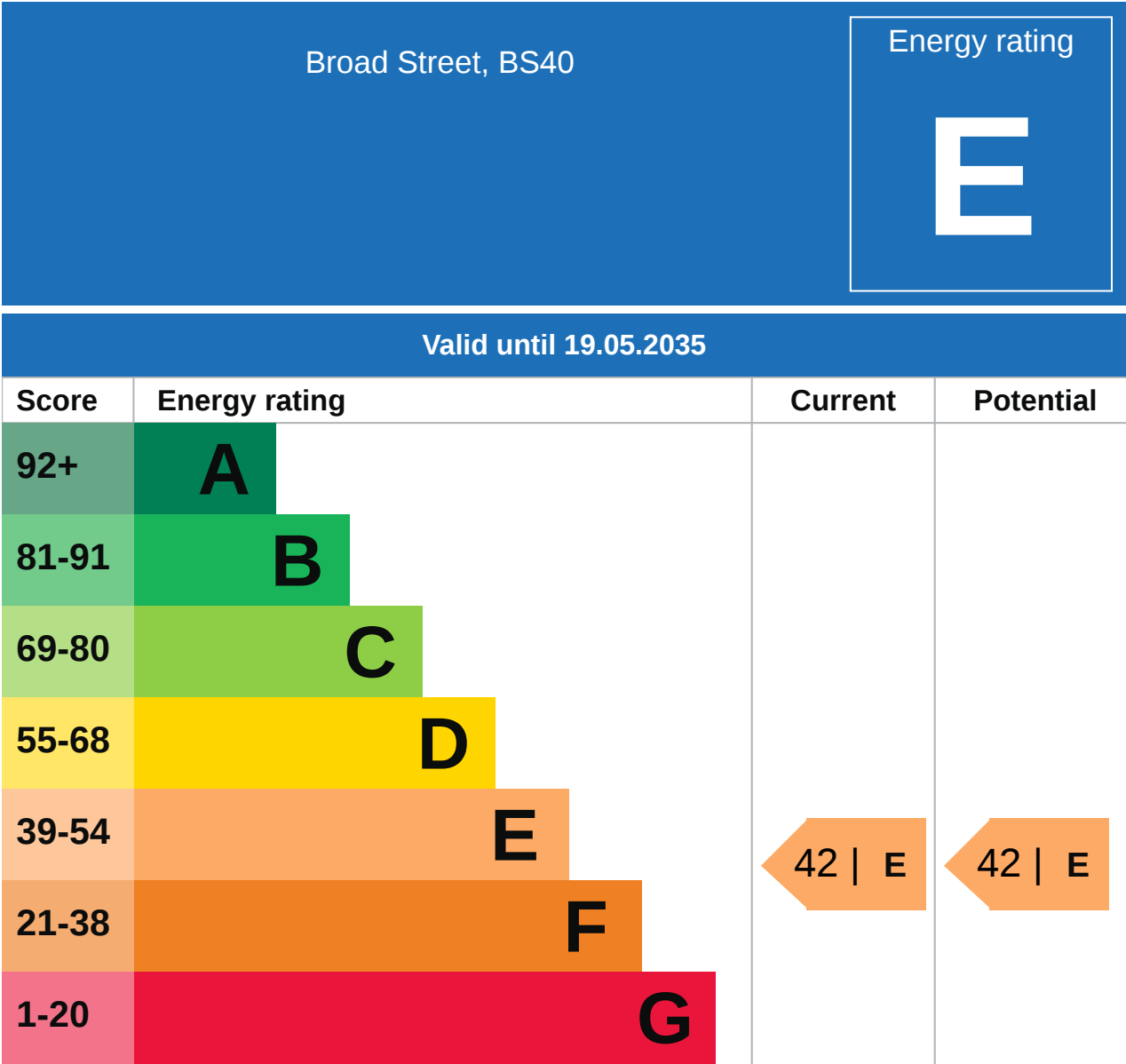
ST396066

Start Date:	01/05/2025
End Date:	02/05/3024
Lease Term:	999 years commencing on and including 2 May 2025
Term Remaining:	998 years









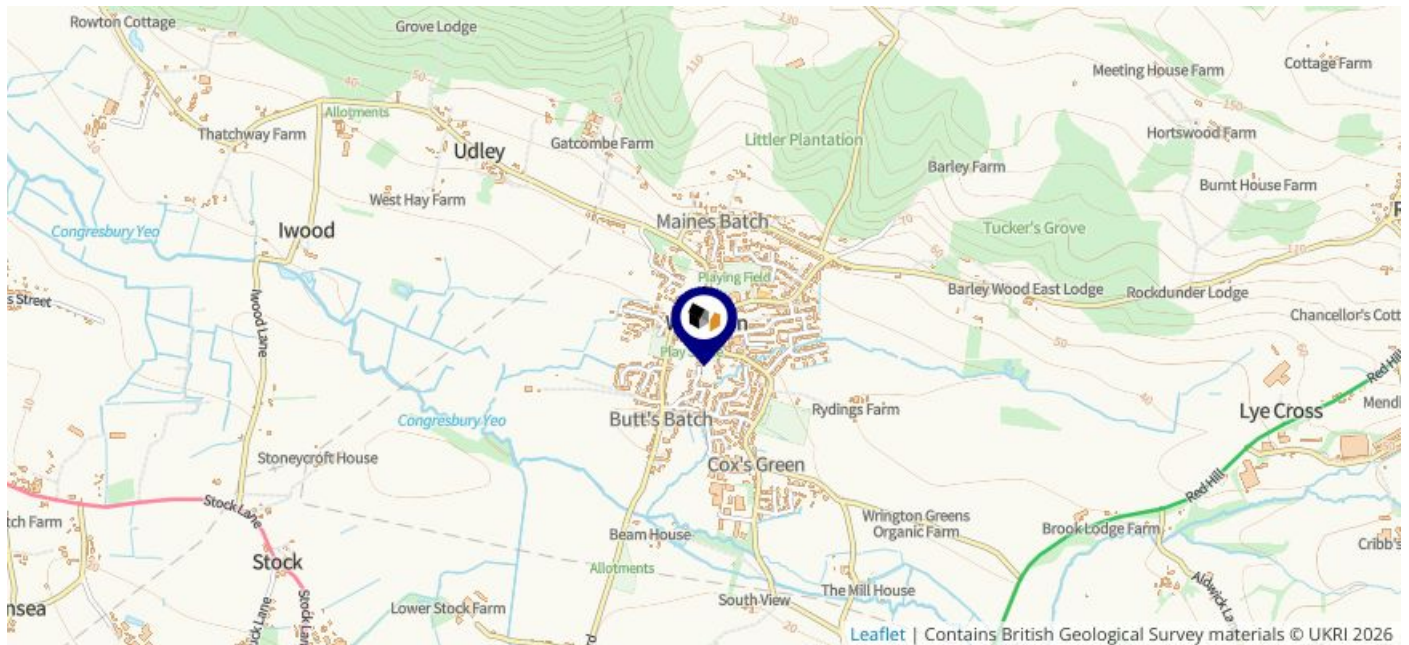
Property EPC - Additional Data

COOPER
AND
TANNER

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.32 W/m ² K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Excellent lighting efficiency
Floors:	Average thermal transmittance 0.44 W/m ² K
Total Floor Area:	55 m ²

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.

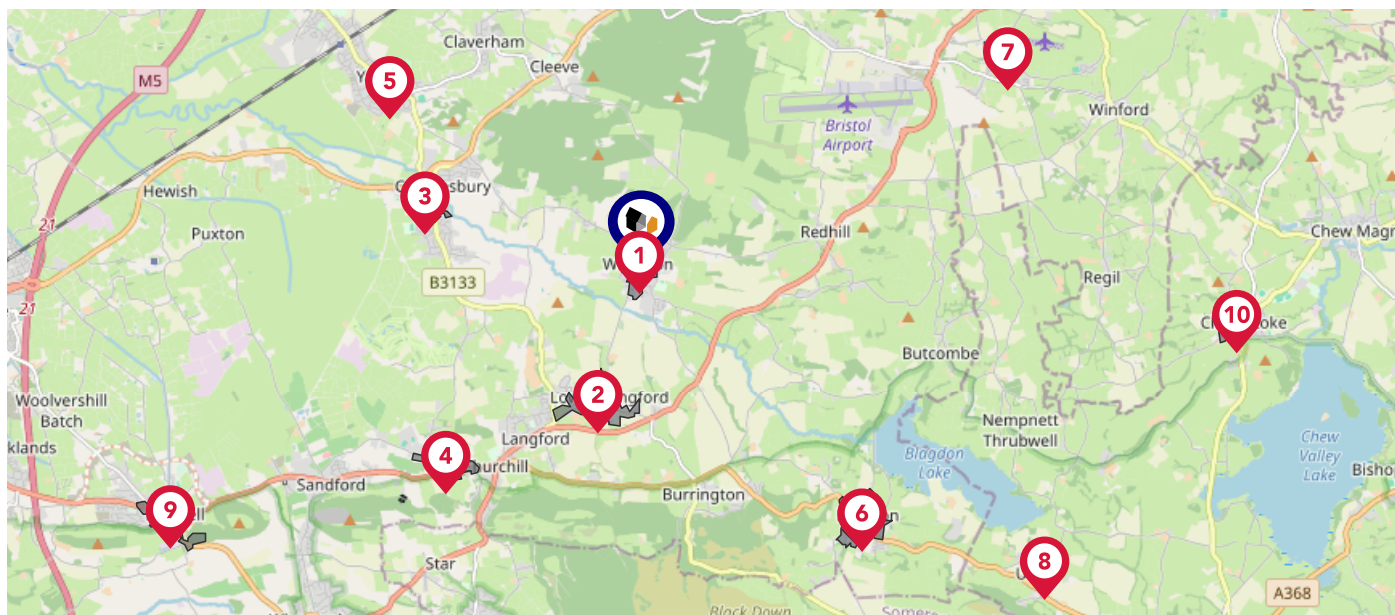
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

COOPER
AND
TANNER

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

Wroughton

2

Lower Langford

3

Congresbury

4

Churchill

5

Yatton

6

Blagdon

7

Felton Upper Town

8

Ubley

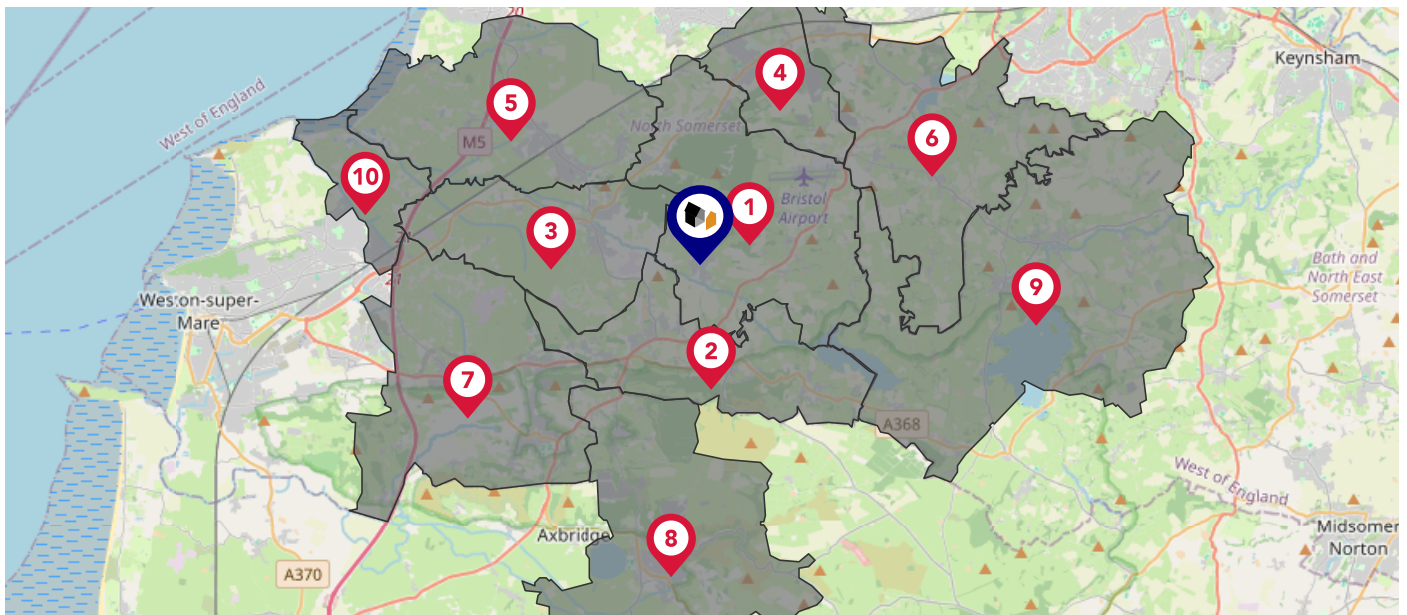
9

Banwell

10

Chew Stoke

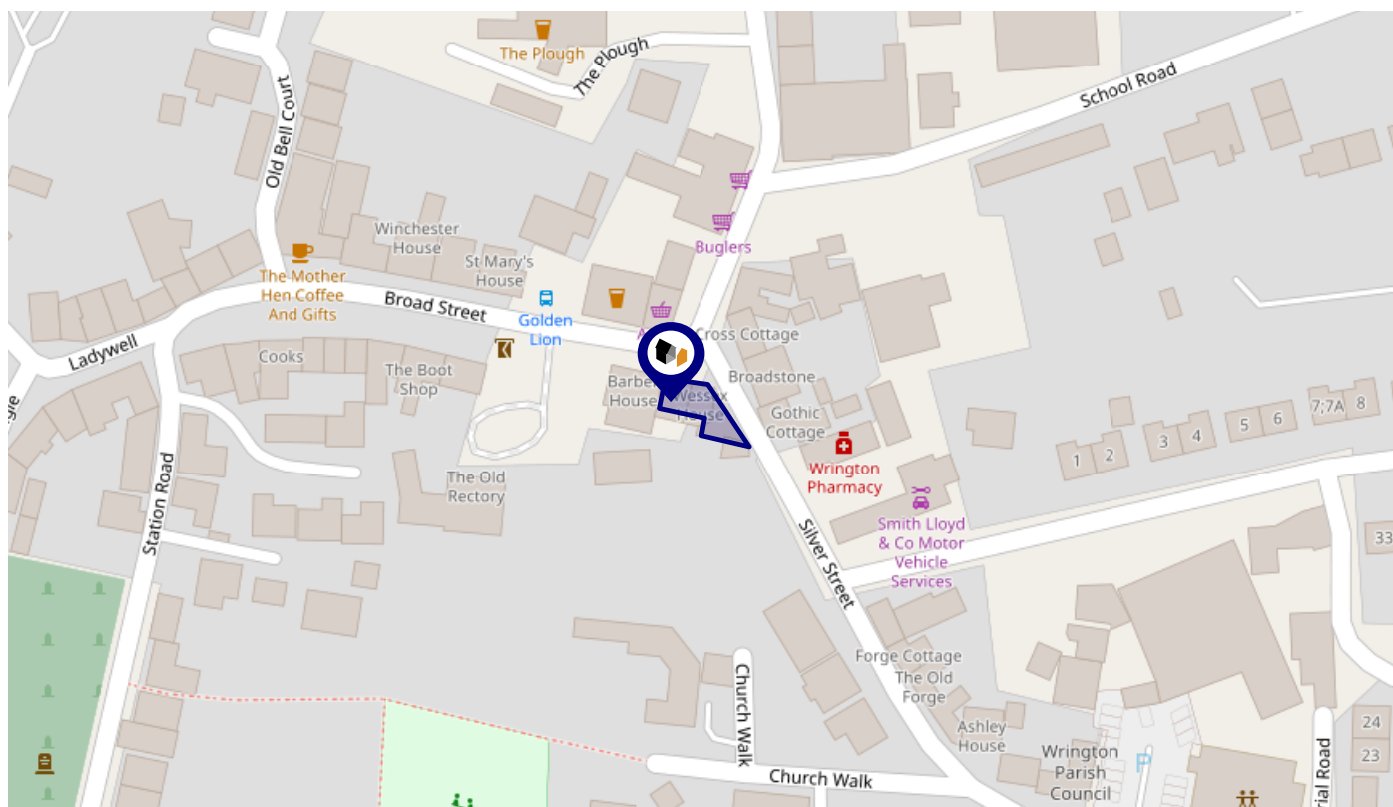
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Writton Ward
-  Blagdon & Churchill Ward
-  Congresbury & Puxton Ward
-  Backwell Ward
-  Yatton Ward
-  Winford Ward
-  Banwell & Winscombe Ward
-  Cheddar and Shiphams Ward
-  Chew Valley Ward
-  Wick St. Lawrence & St. Georges 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:

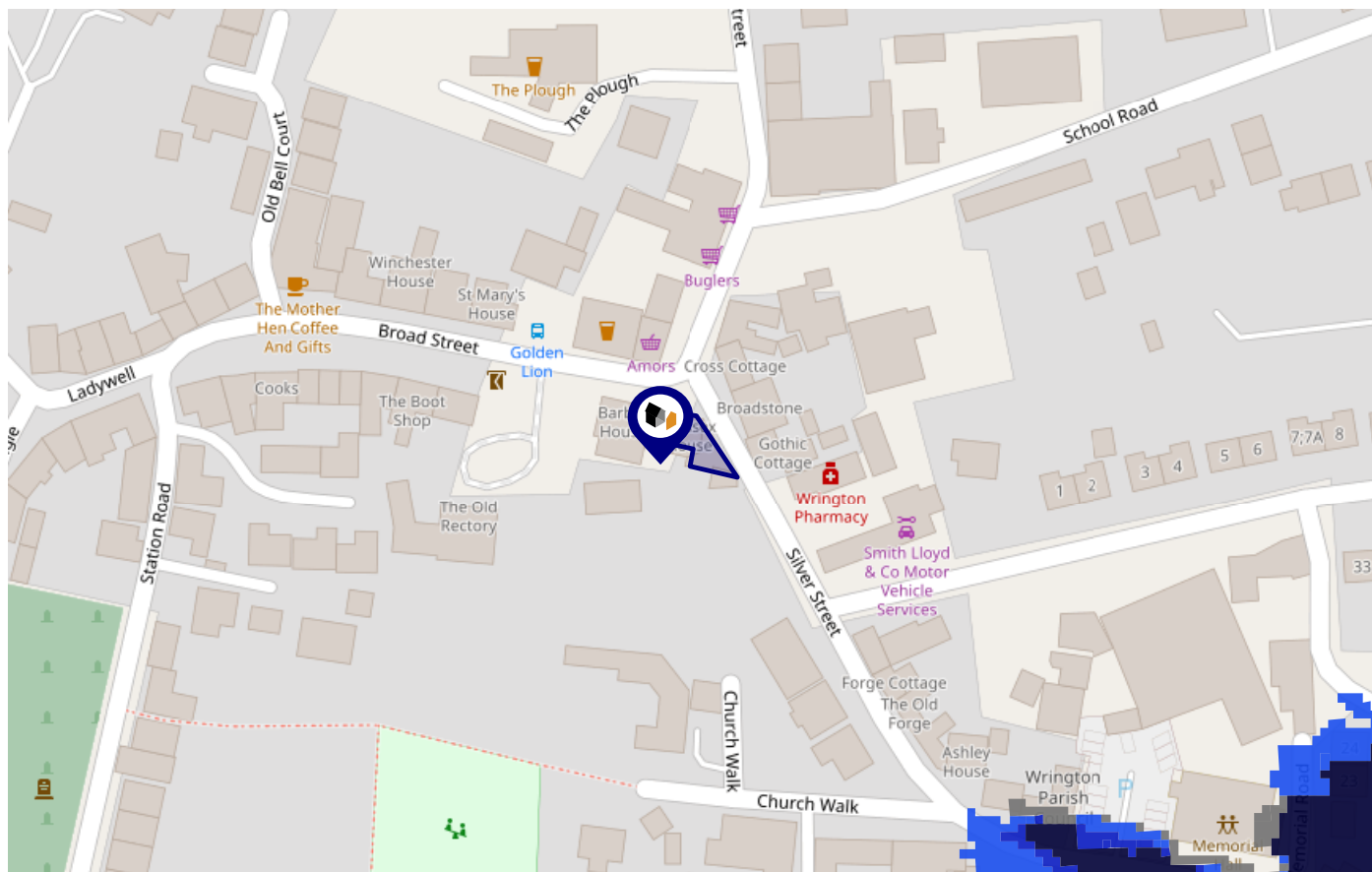
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

COOPER
AND
TANNER

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

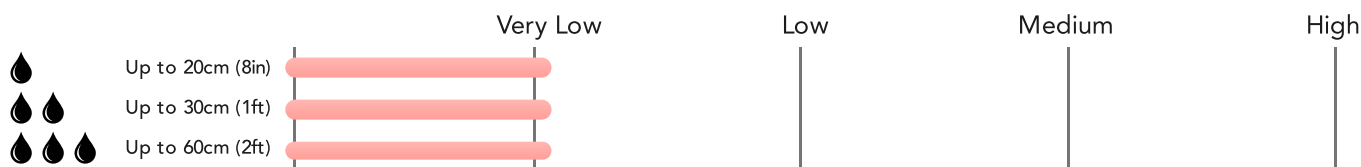


Risk Rating: Very low

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:

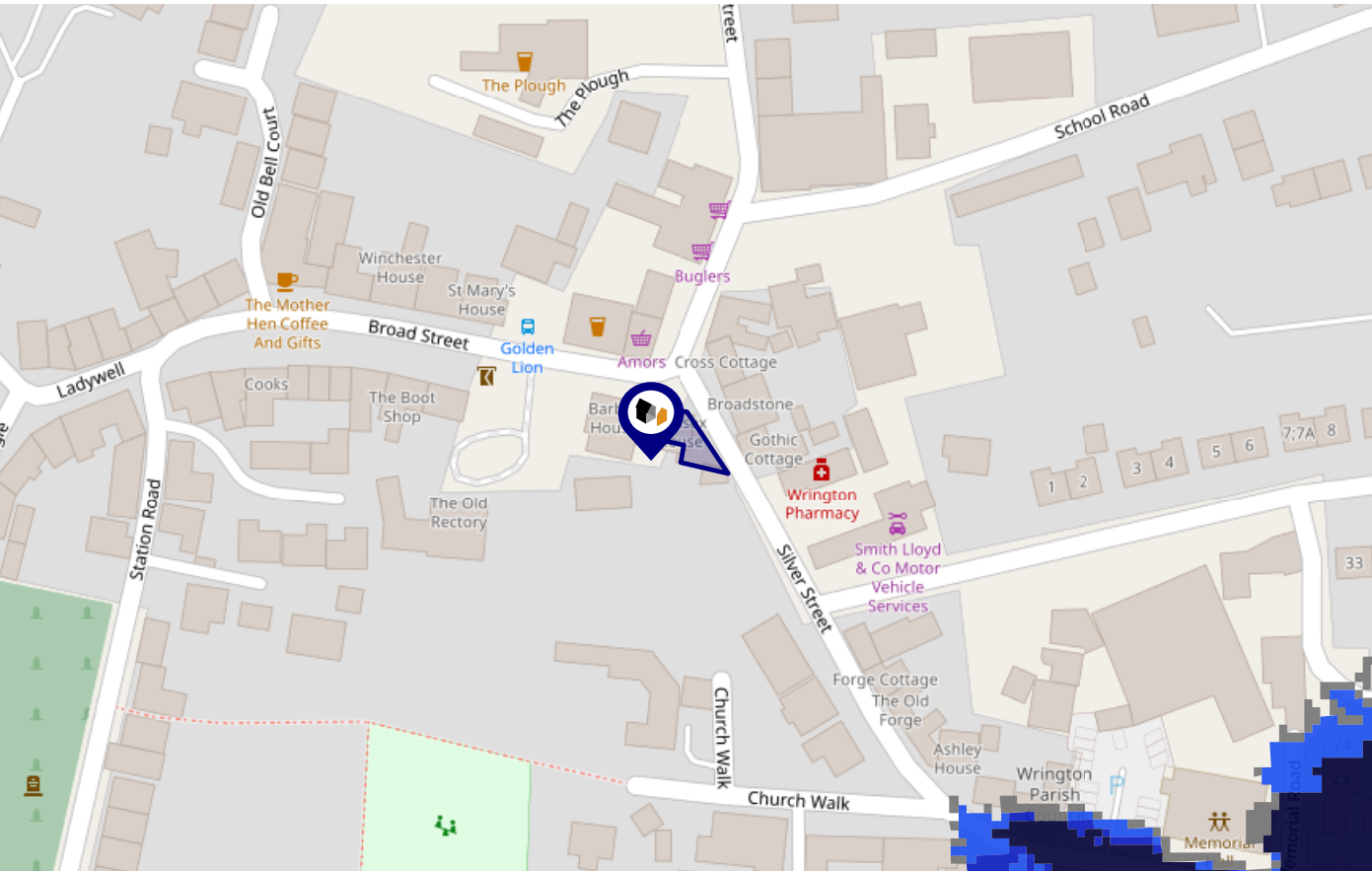


Flood Risk

Rivers & Seas - Climate Change

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.

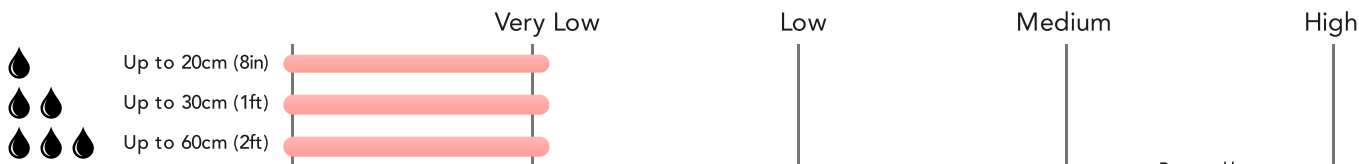


Risk Rating: Very low

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:

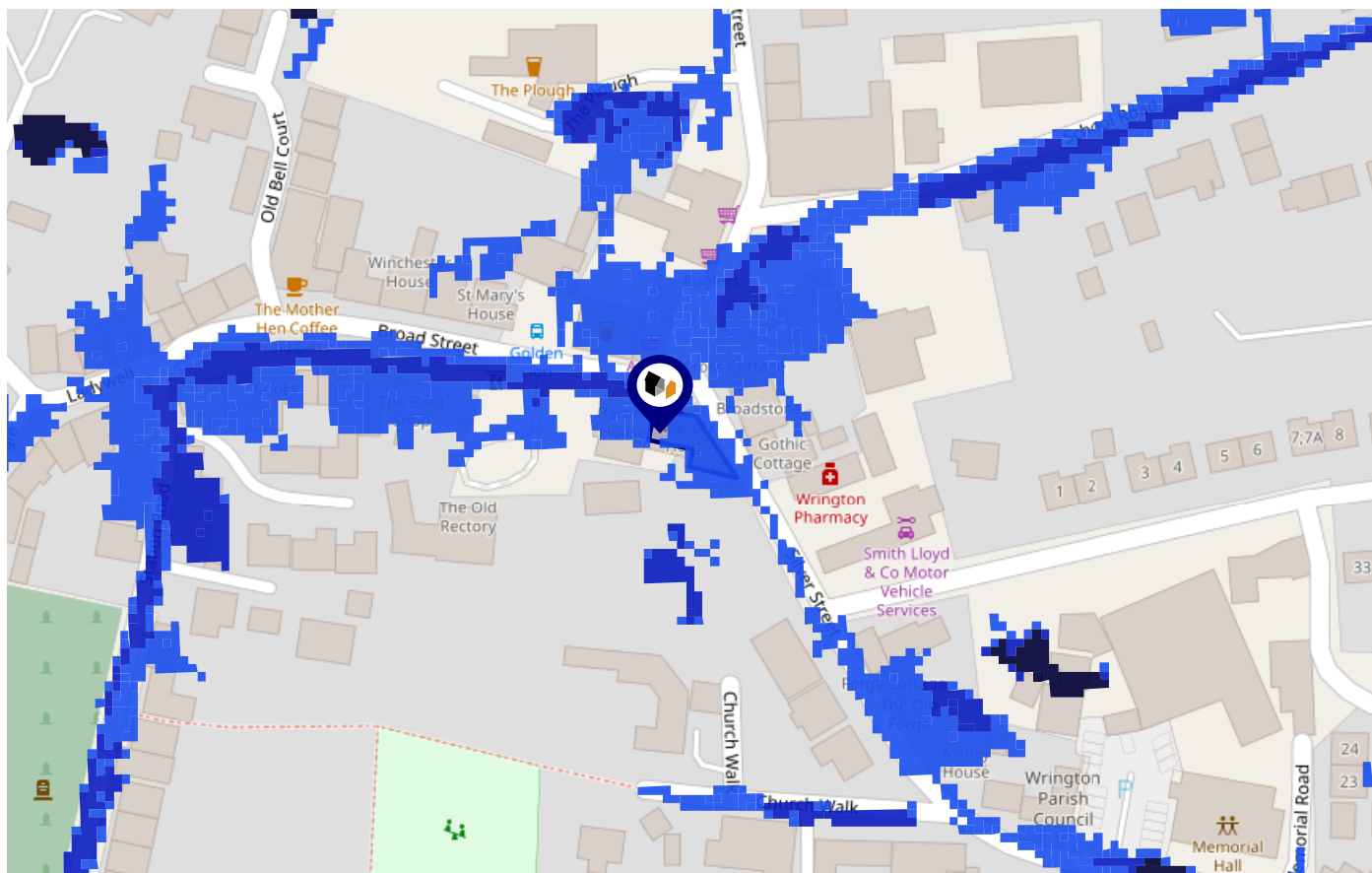


Flood Risk

Surface Water - Flood Risk

COOPER
AND
TANNER

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

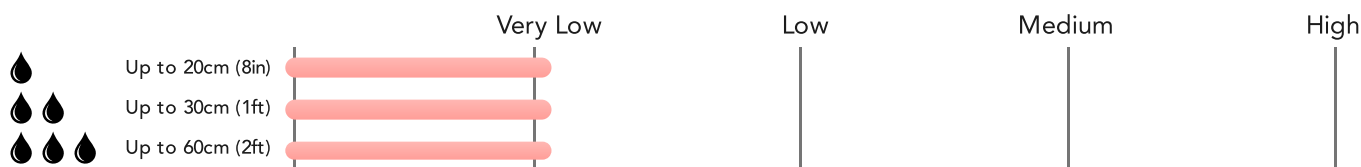


Risk Rating: Very low

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:

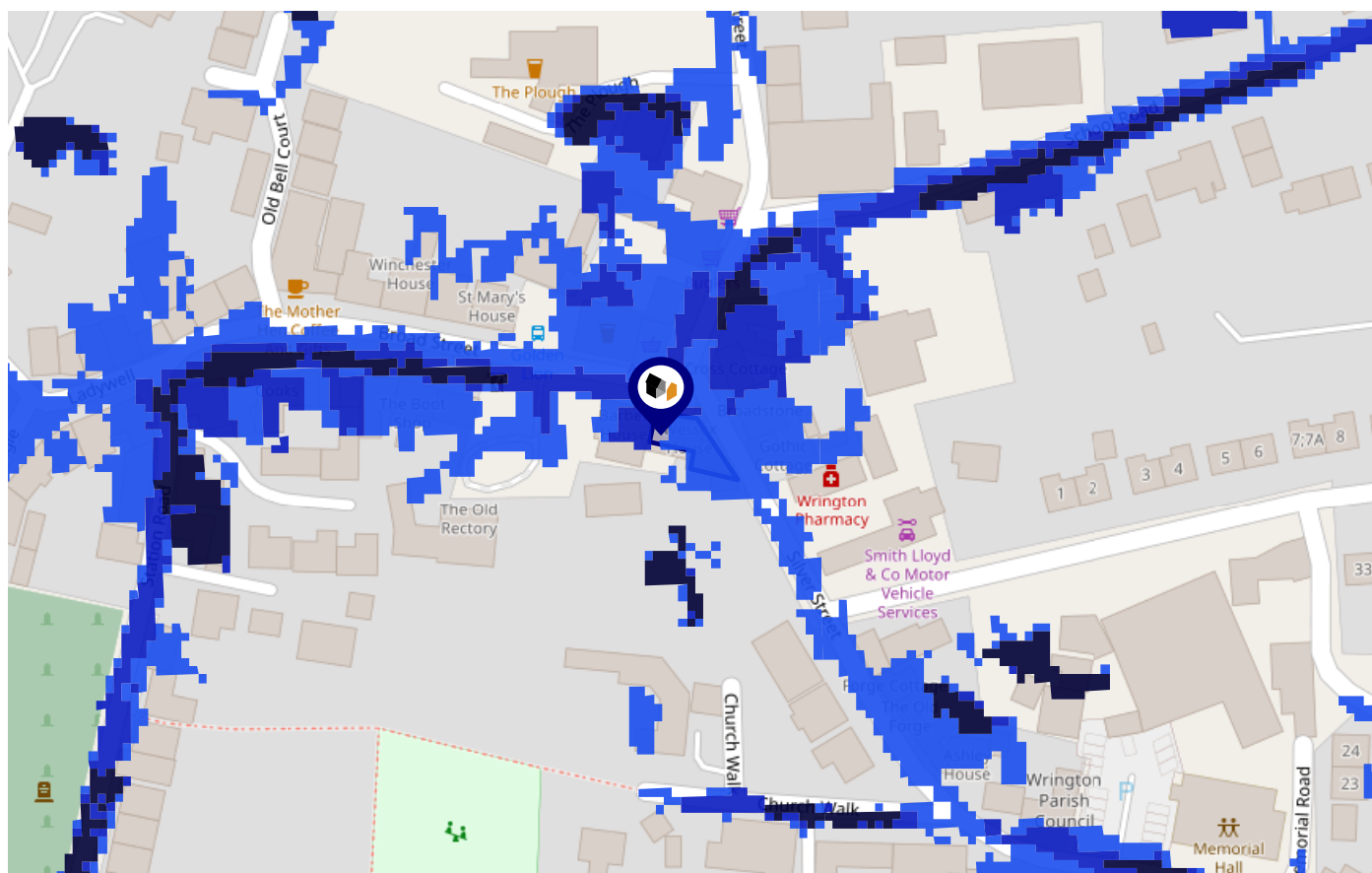


Flood Risk

Surface Water - Climate Change

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.

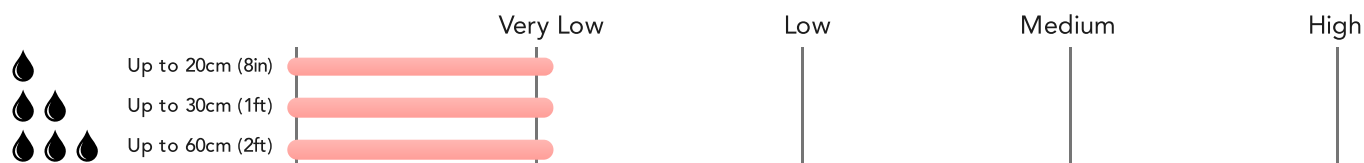


Risk Rating: Very low

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.

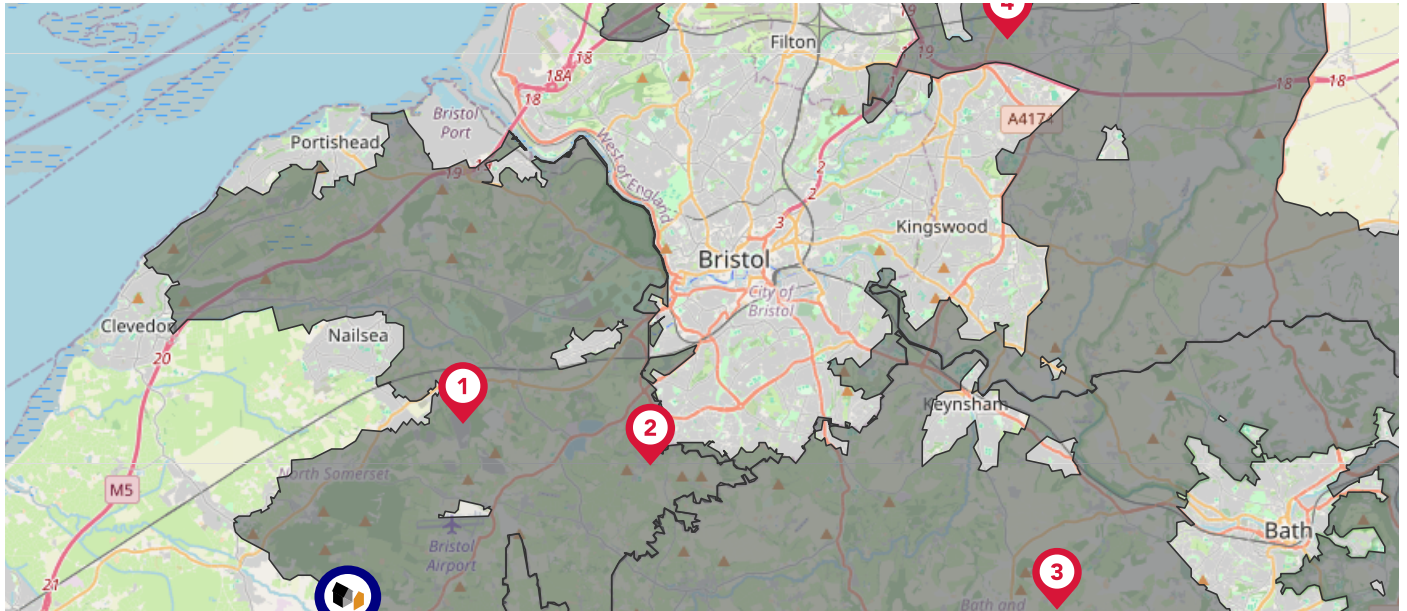
Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

Powered by
aprift
Lettings Intelligence

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



Nearby Green Belt Land

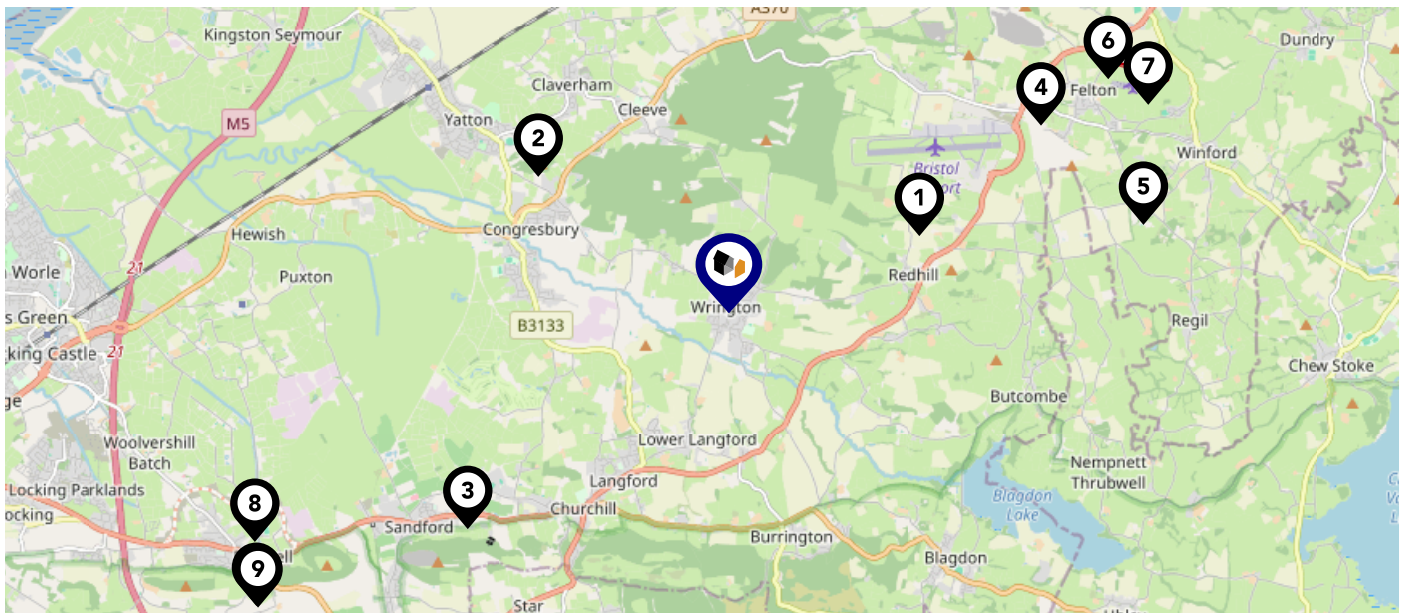
-  Bath and Bristol Green Belt - North Somerset
-  Bath and Bristol Green Belt - Bristol, City of
-  Bath and Bristol Green Belt - Bath and North East Somerset
-  Bath and Bristol Green Belt - South Gloucestershire

Maps

Landfill Sites

COOPER
AND
TANNER

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

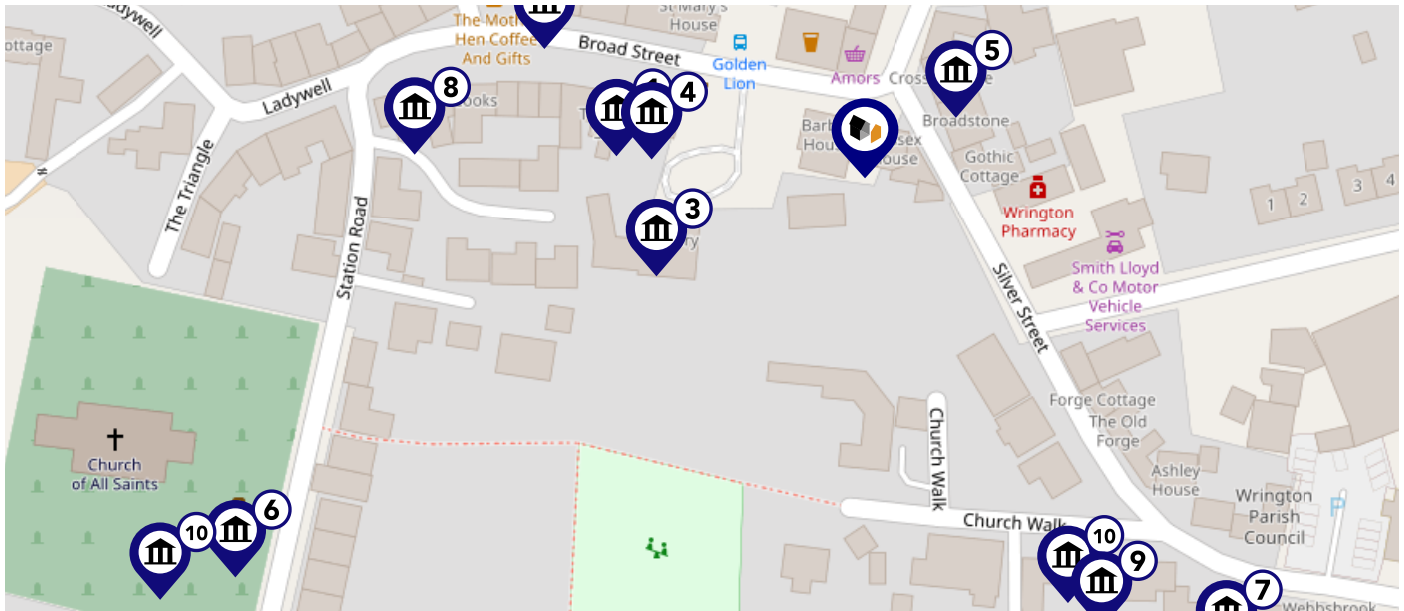
1	Part Plot 8429-Goblin Combe Farm, Winters Lane, Redhill, Bristol	Historic Landfill	
2	Henley Quarry-Henley Lane, Yatton, Britsol	Historic Landfill	
3	Land at Churchill Green-Churchill, Near Bristol	Historic Landfill	
4	EA/EPR/FB3301MS/V003	Active Landfill	
5	The Old Quarry-Parsonage Lane, Winford, Bristol	Historic Landfill	
6	Dial Quarry-Bridgewater Road, Barrow Gurney	Historic Landfill	
7	EA/EPR/LP3999FA/V003 - Hartcliffe Rocks Quarry,	Active Landfill	
8	Adjacent To Bow Farm-Banwell	Historic Landfill	
9	Banwell Quarry-Wint Hill, Banwell, Weston-Super-Mare, Bristol	Historic Landfill	
10	Banwell Quarry-Banwell, Weston-super-mare, Somerset	Historic Landfill	

Maps

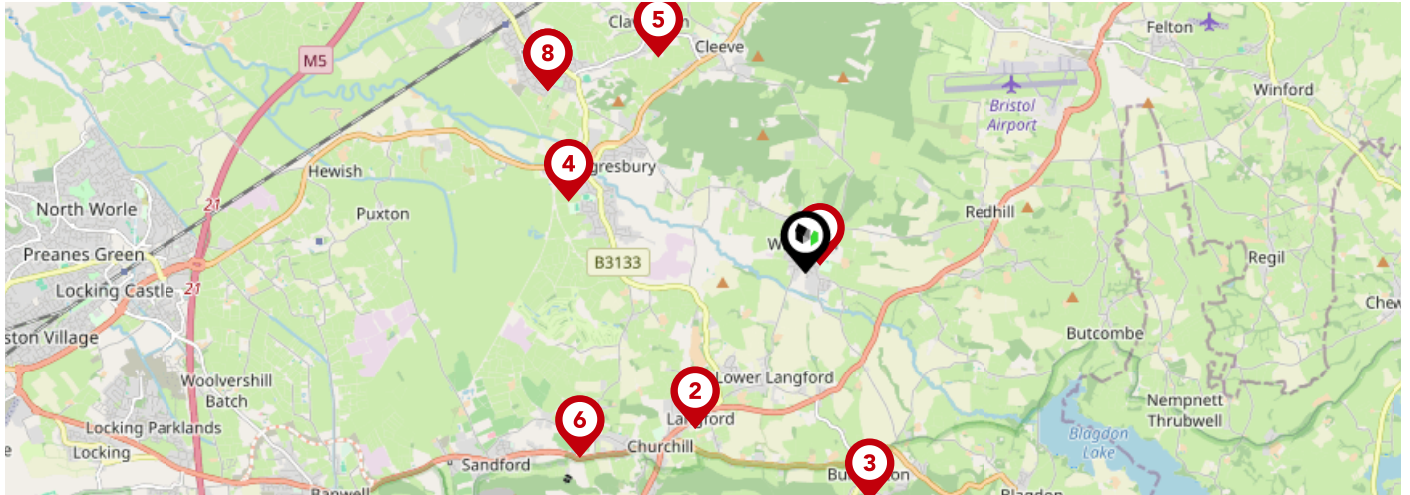
Listed Buildings

COOPER
AND
TANNER

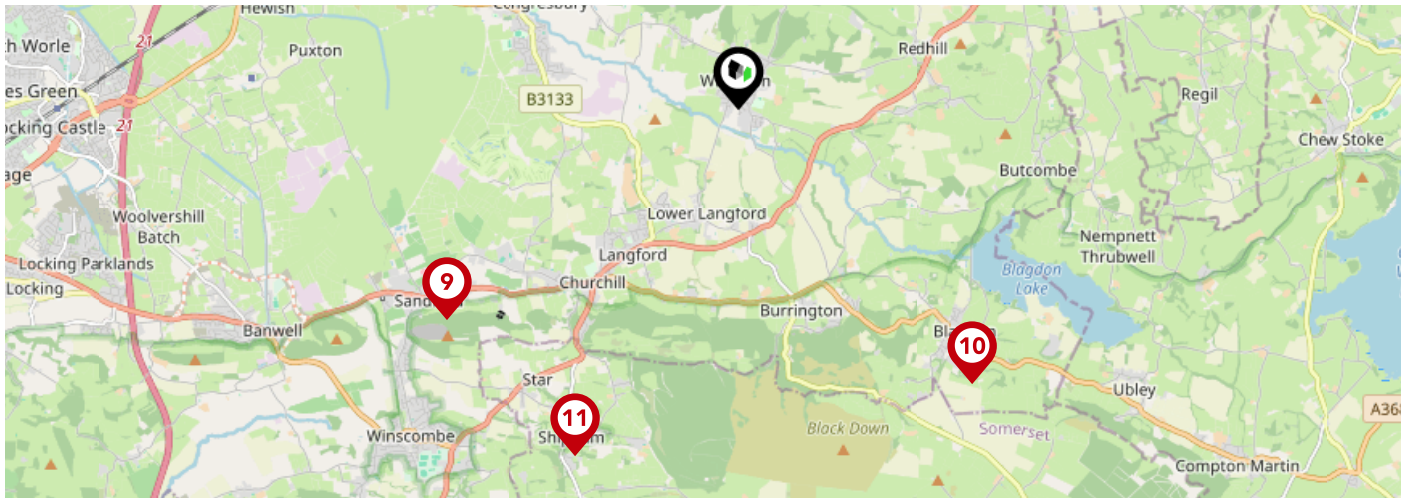
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1129221 - Millard's Shoe Shop	Grade II	0.0 miles
 1200018 - K6 Telephone Kiosk (outside Post Office)	Grade II	0.0 miles
 1320920 - The Old Rectory	Grade II	0.0 miles
 1158187 - Rectory Cottage	Grade II	0.0 miles
 1311574 - Cross Cottage	Grade II	0.0 miles
 1320924 - War Memorial In Churchyard, 15 Metres East Of Church Of All Saints	Grade II	0.1 miles
 1129226 - Webbsbrook House	Grade II	0.1 miles
 1320921 - Cambridge House	Grade II	0.1 miles
 1129222 - Glaisters	Grade II	0.1 miles
 1311579 - More Family Monument In Churchyard, 20 Metres South East Of Church Of All Saints	Grade II	0.1 miles



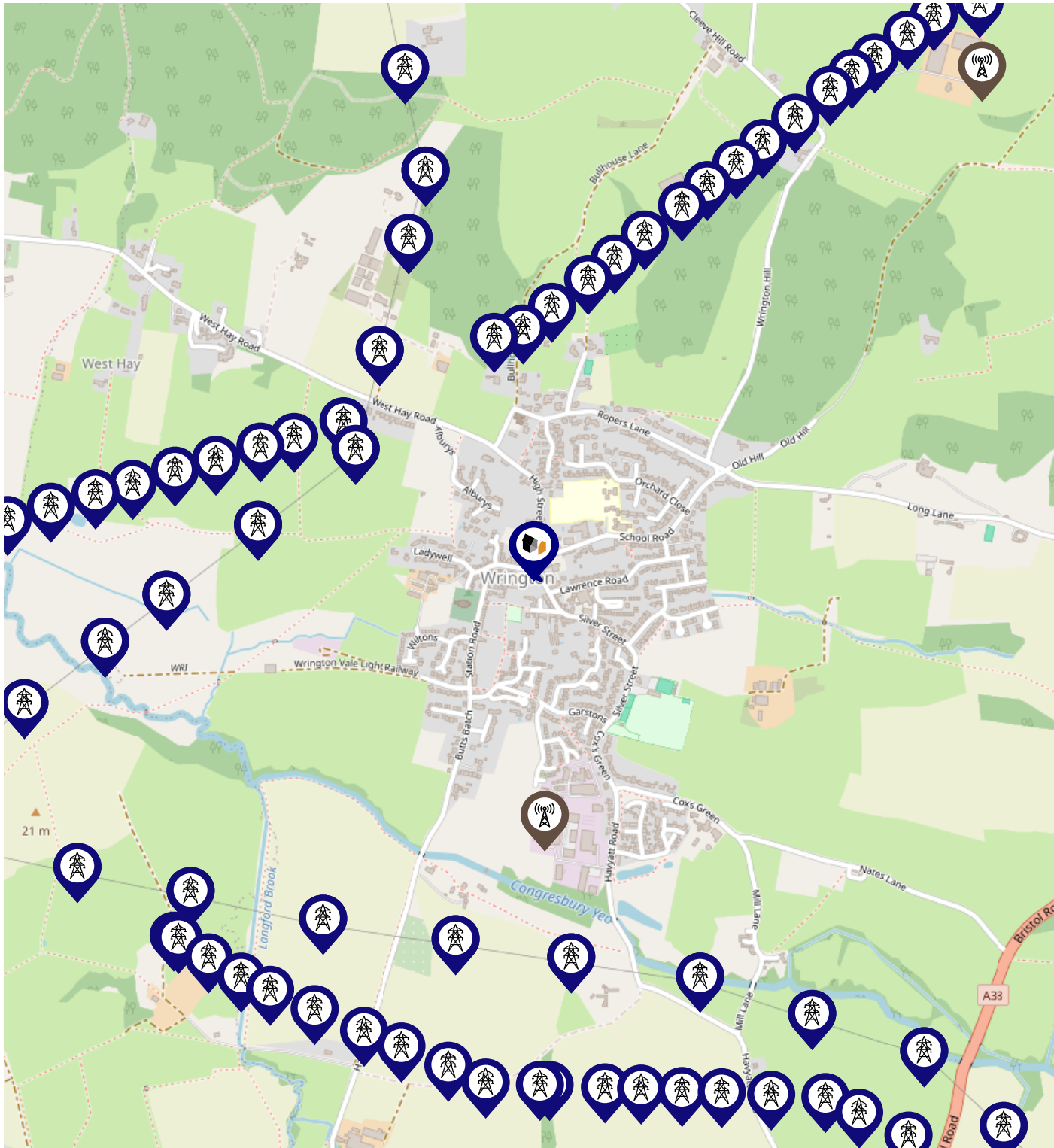
		Nursery	Primary	Secondary	College	Private
1	Wrighton Church of England Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:0.15	☐	☒	☐	☐	☐
2	Churchill Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.77	☐	☒	☐	☐	☐
3	Burrington Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.19	☐	☒	☐	☐	☐
4	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 197 Distance:2.3	☐	☒	☐	☐	☐
5	Court-De-Wyck Church School Ofsted Rating: Good Pupils: 129 Distance:2.42	☐	☒	☐	☐	☐
6	Churchill Academy & Sixth Form Ofsted Rating: Requires improvement Pupils: 1589 Distance:2.69	☐	☐	☒	☐	☐
7	Yatton Infant School Ofsted Rating: Good Pupils: 176 Distance:2.92	☐	☒	☐	☐	☐
8	Yatton Church of England Junior School Ofsted Rating: Good Pupils: 333 Distance:2.92	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Sandford Primary School Ofsted Rating: Outstanding Pupils: 148 Distance:3.32	☐	☒	☐	☐	☐
10	Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:3.34	☐	☒	☐	☐	☐
11	Shipham Church of England First School Ofsted Rating: Good Pupils: 91 Distance:3.54	☐	☒	☐	☐	☐
12	Backwell Church of England Junior School Ofsted Rating: Outstanding Pupils: 239 Distance:3.69	☐	☒	☐	☐	☐
13	West Leigh Infant School Ofsted Rating: Good Pupils: 134 Distance:3.79	☐	☒	☐	☐	☐
14	Backwell School Ofsted Rating: Good Pupils: 1630 Distance:3.91	☐	☐	☒	☐	☐
15	Chestnut Park Primary Ofsted Rating: Outstanding Pupils: 108 Distance:4.05	☐	☒	☐	☐	☐
16	Fairfield PNEU School Ofsted Rating: Not Rated Pupils: 129 Distance:4.06	☐	☒	☐	☐	☐

Local Area Masts & Pylons

COOPER
AND
TANNER

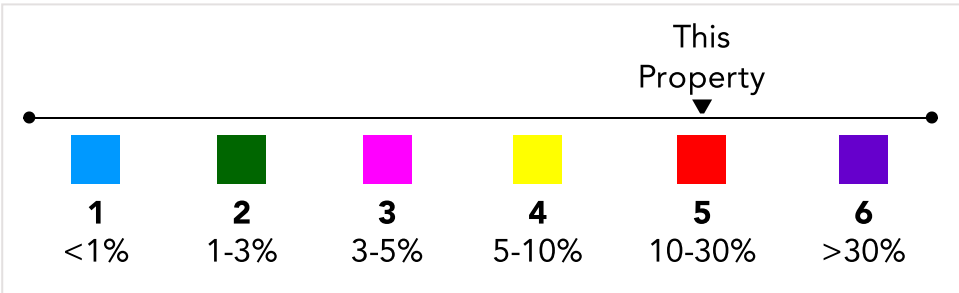
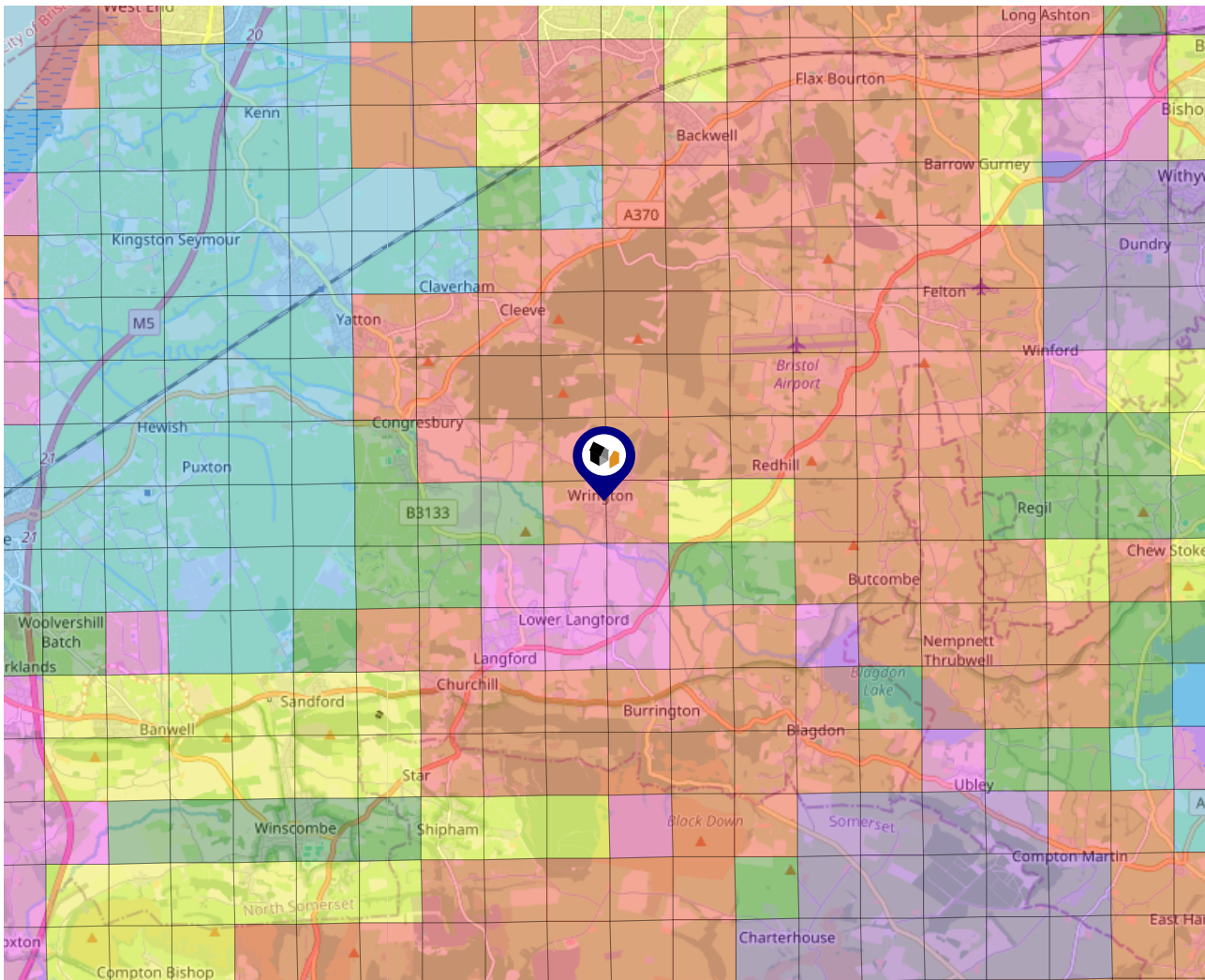


Key:

-  Power Pylons
-  Communication Masts

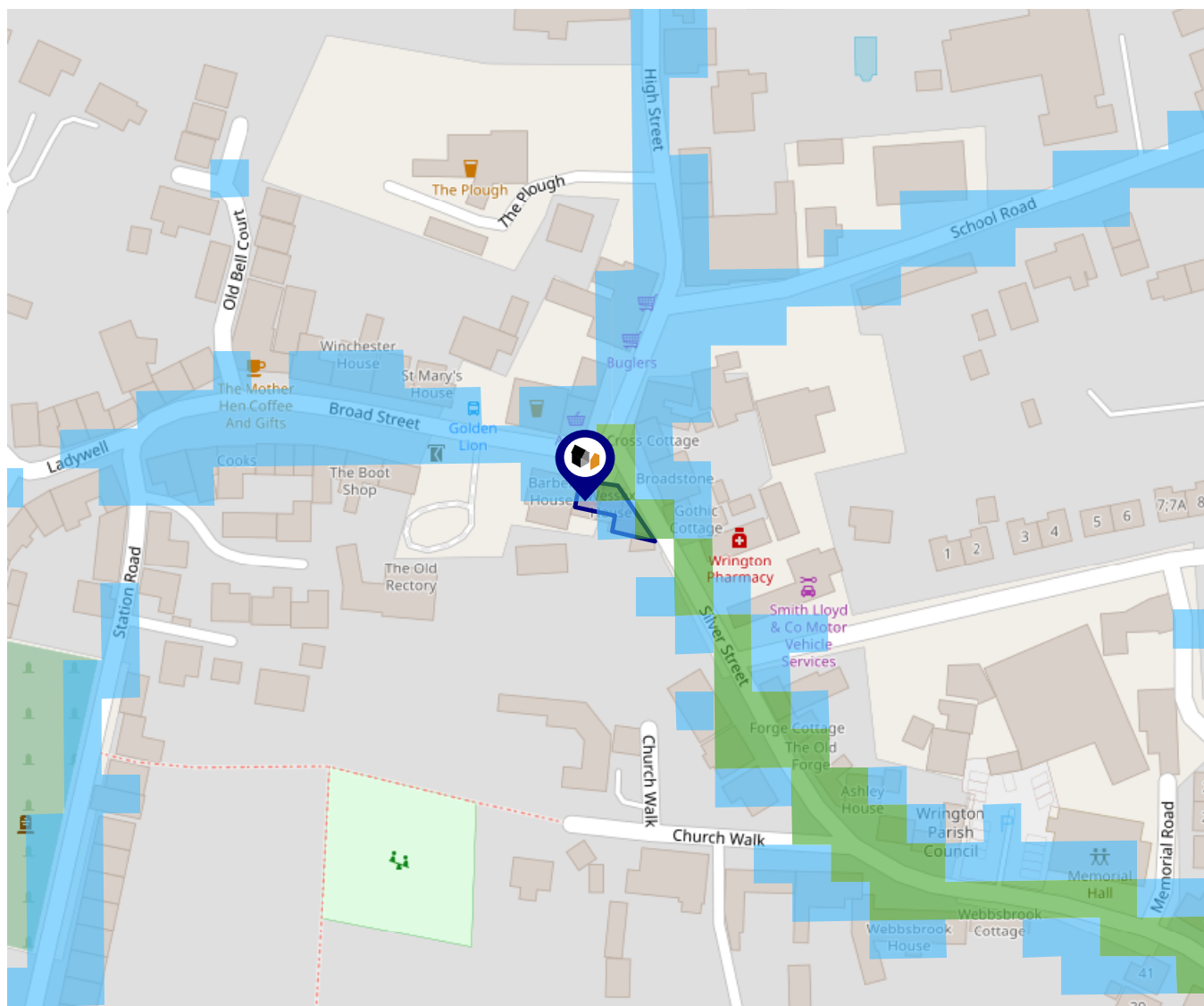
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

COOPER
AND
TANNER

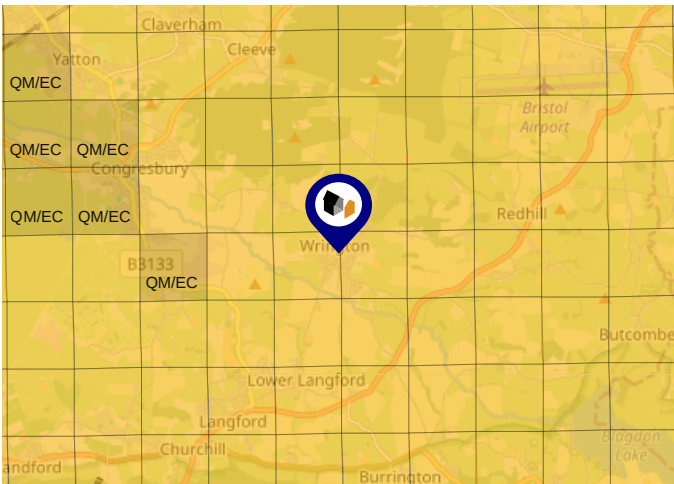


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

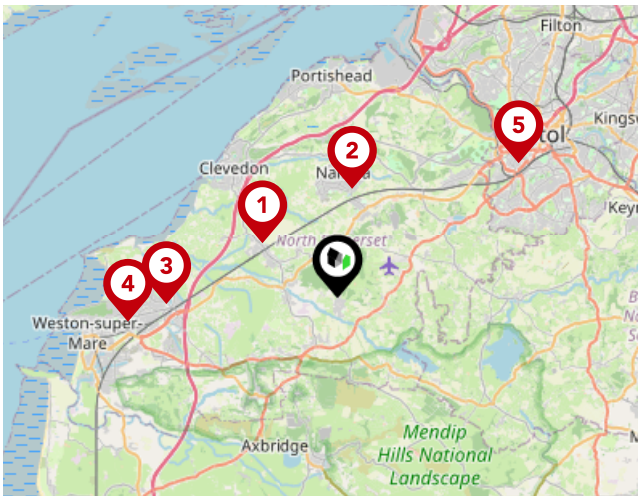


Primary Classifications (Most Common Clay Types)

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

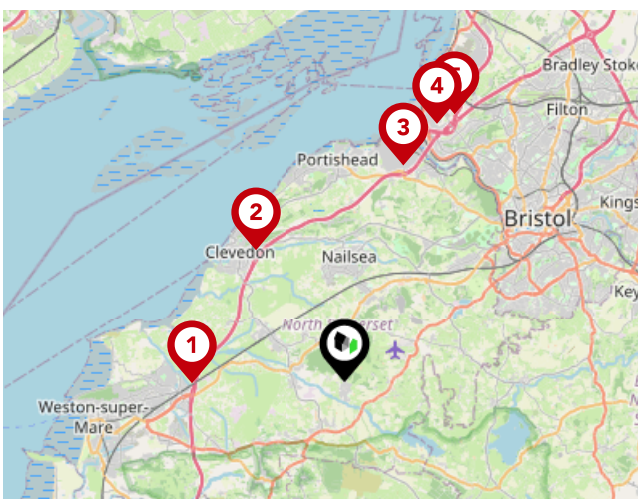
Area Transport (National)

COOPER
AND
TANNER



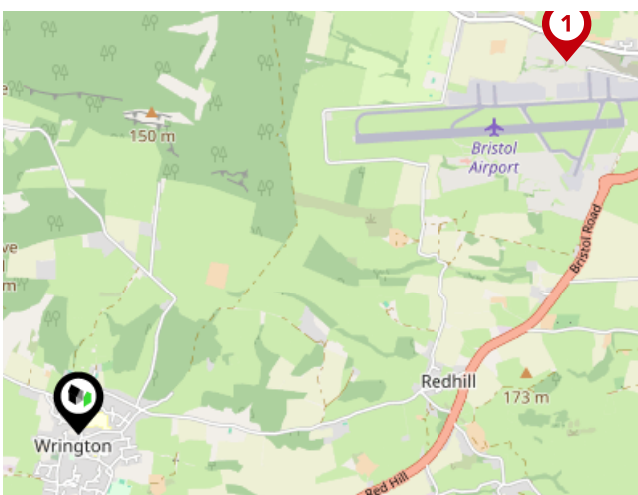
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	3.44 miles
2	Nailsea & Backwell Rail Station	4.02 miles
3	Worle Rail Station	6.32 miles
4	Weston Milton Rail Station	7.78 miles
5	Parson Street Rail Station	8.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	5.59 miles
2	M5 J20	5.85 miles
3	M5 J19	8.28 miles
4	M5 J18	10.13 miles
5	M5 J18A	10.7 miles

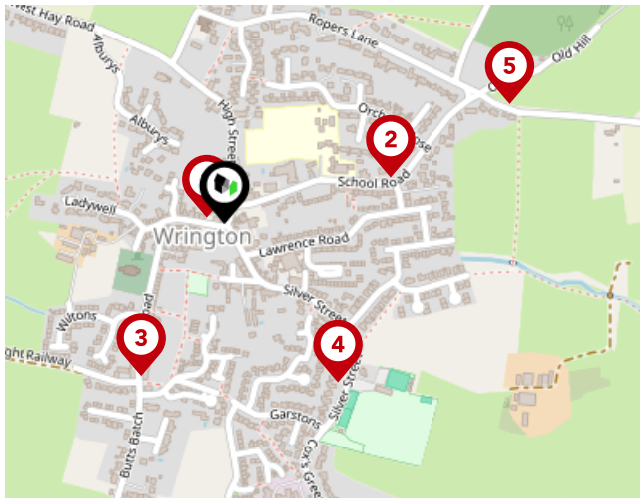


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	2.83 miles

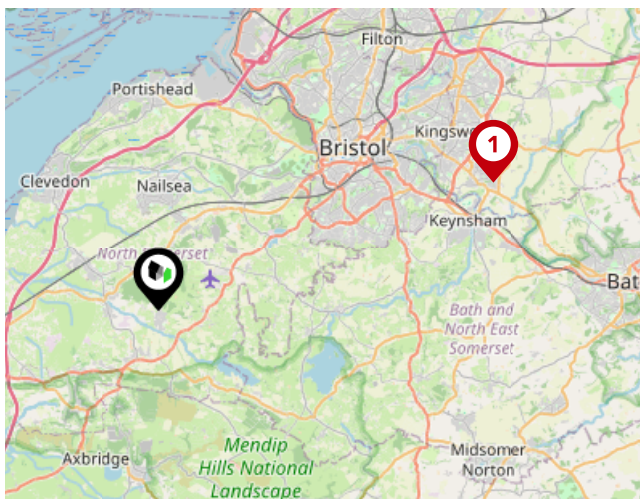
Area Transport (Local)

COOPER
AND
TANNER



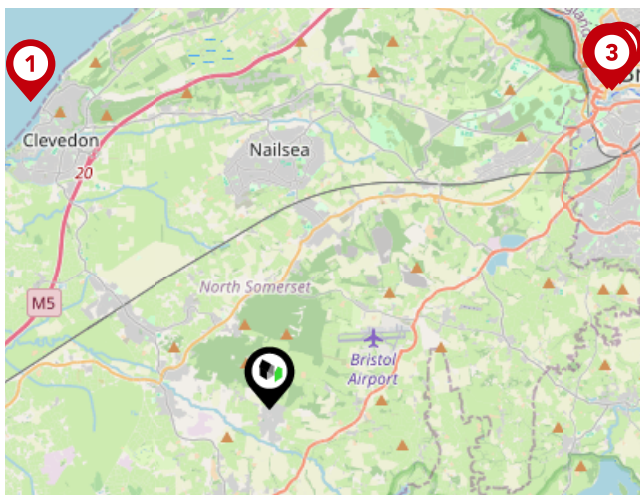
Bus Stops/Stations

Pin	Name	Distance
1	Golden Lion	0.02 miles
2	South Meadows	0.2 miles
3	Glebe Road	0.2 miles
4	Garstons	0.22 miles
5	School Road	0.35 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.24 miles



Ferry Terminals

Pin	Name	Distance
1	Clevedon Pier	7.17 miles
2	Nova Scotia Ferry Landing	8.61 miles
3	The Cottage Ferry Landing	8.64 miles
4	Pumphouse Ferry Landing	8.67 miles
5	Bristol Marina Ferry Landing	8.84 miles

COOPER
AND
TANNER

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.

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 new 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

