



KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market
Tuesday 08th September 2026



9, RIDGEWAY, NORTH CADBURY, YEOVIL, BA22 7BS

Cooper and Tanner

Fore Street Castle Cary BA7 7BG
01963 350327
castlecary@cooperandtanner.co.uk
cooperandtanner.co.uk



Property

Type:	Terraced	Last Sold £/ft ² :	£246
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.07 acres		
Year Built :	2013		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS66657		
UPRN:	30127046		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s



Mobile Coverage: (based on calls indoors)



O₂



EE



3



O₂



BT



sky



Virgin media

Satellite/Fibre TV Availability:



BT



sky



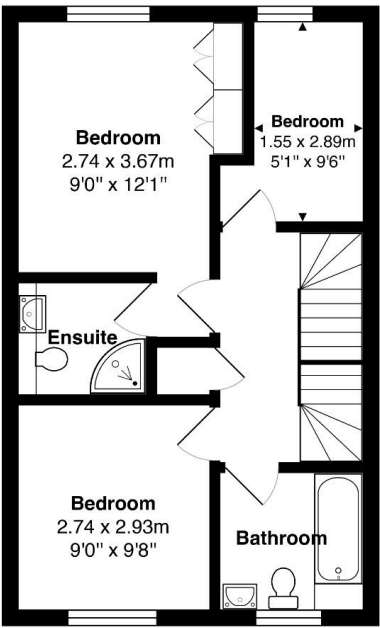
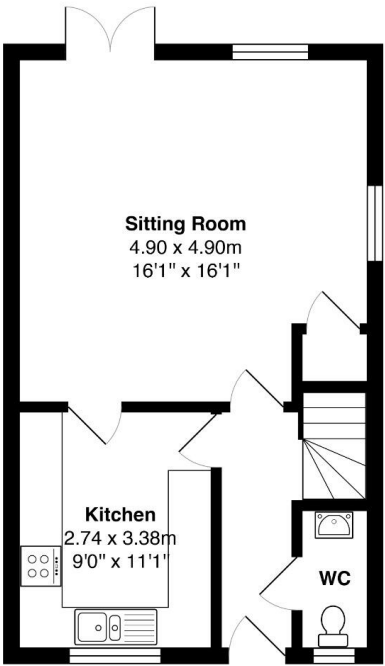
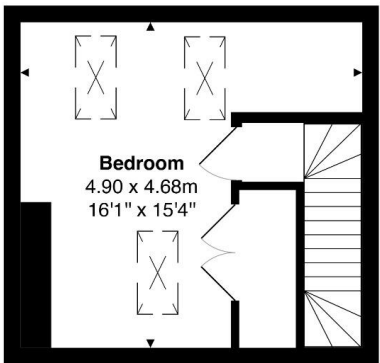
Virgin media

9, RIDGEWAY, NORTH CADBURY, YEOVIL, BA22 7BS

9 Ridgeway,
North Cadbury

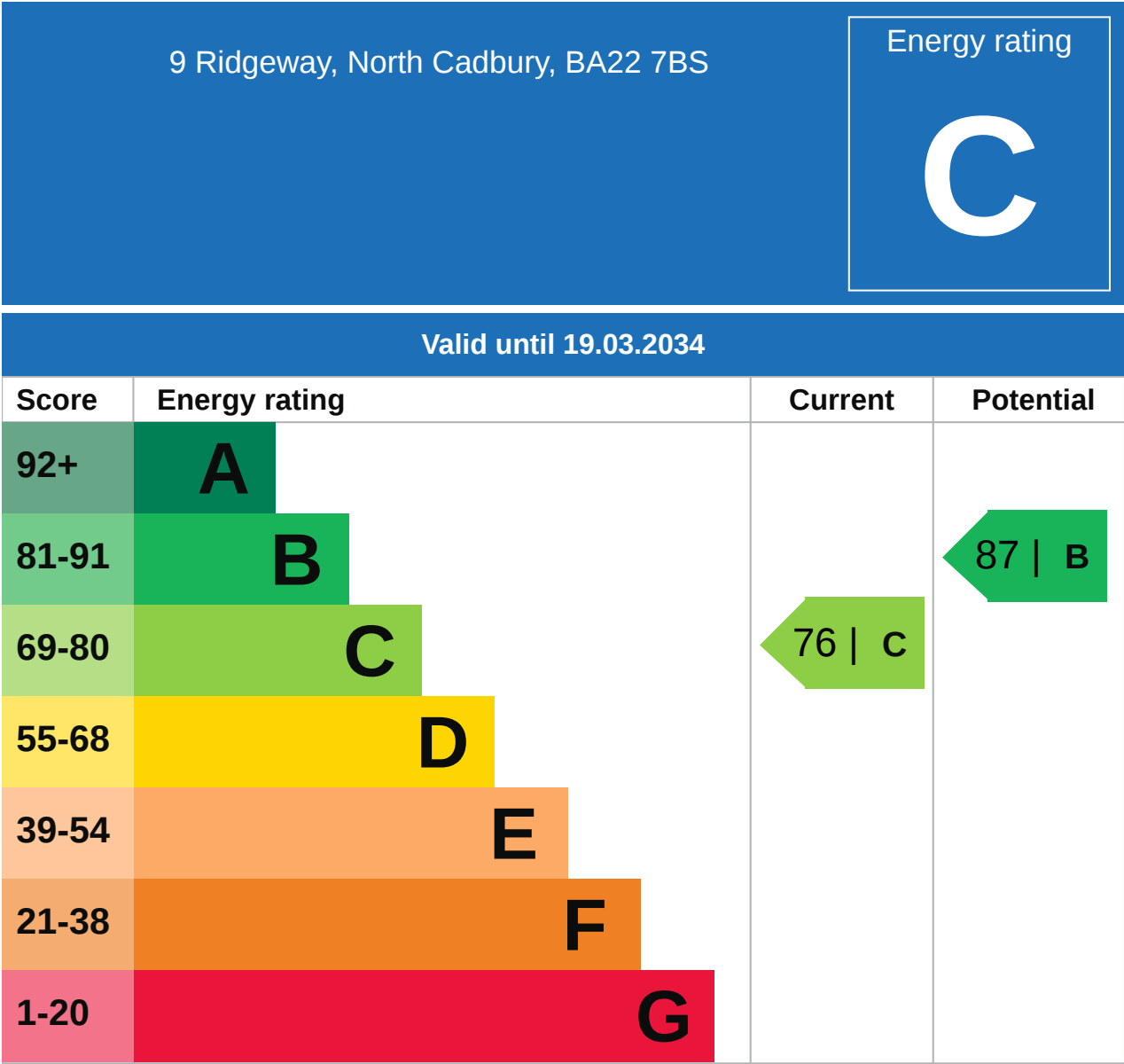


Approximate gross internal floor area of main building - 106.9 m² / 1,151 ft²



Property
EPC - Certificate

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Property

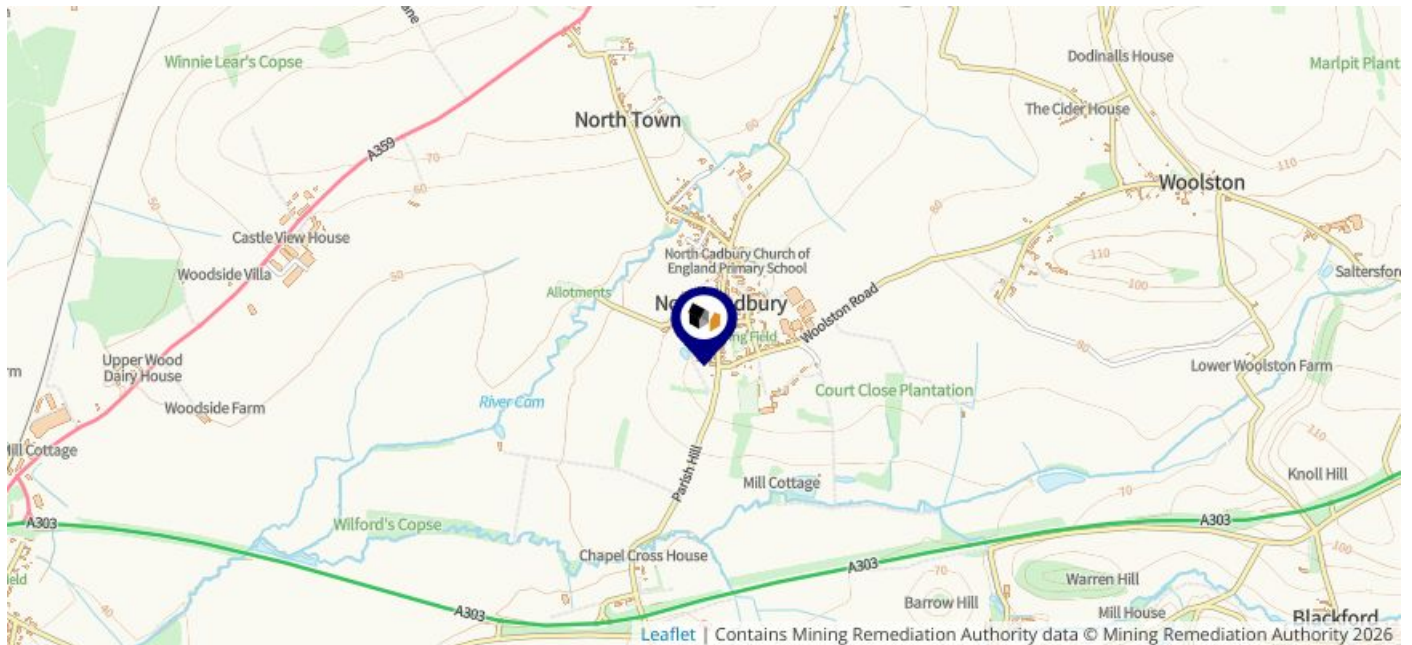
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Biomass (community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and at least two room thermostats
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	105 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.

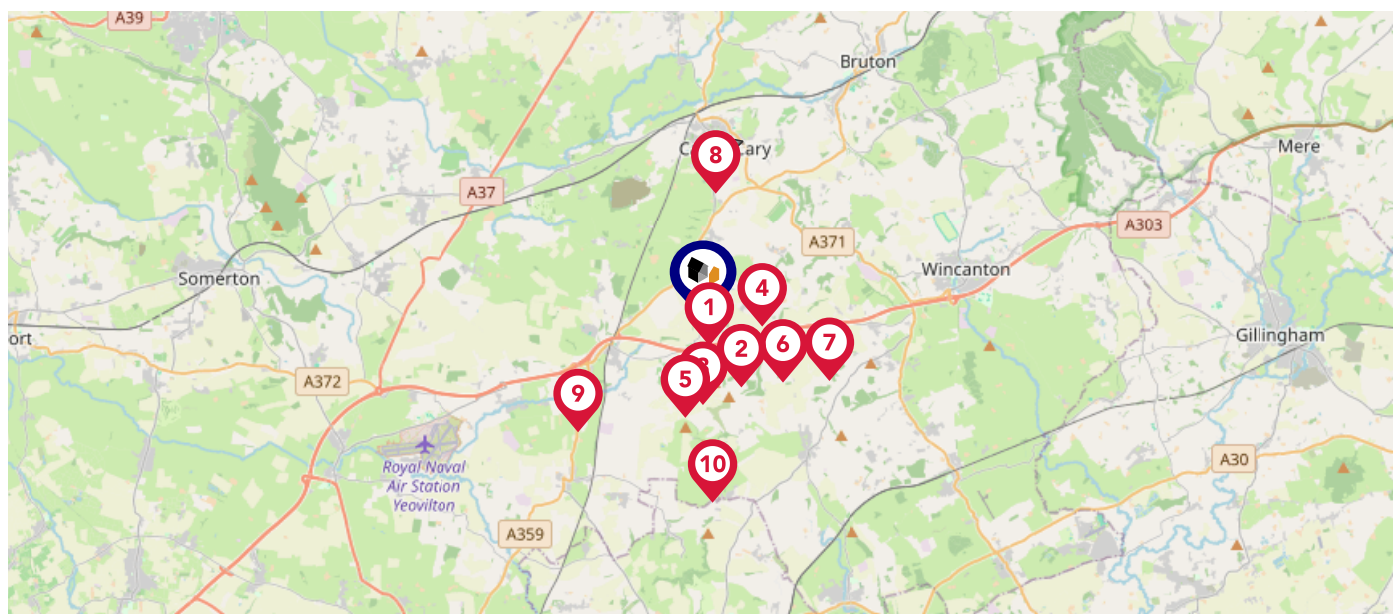
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

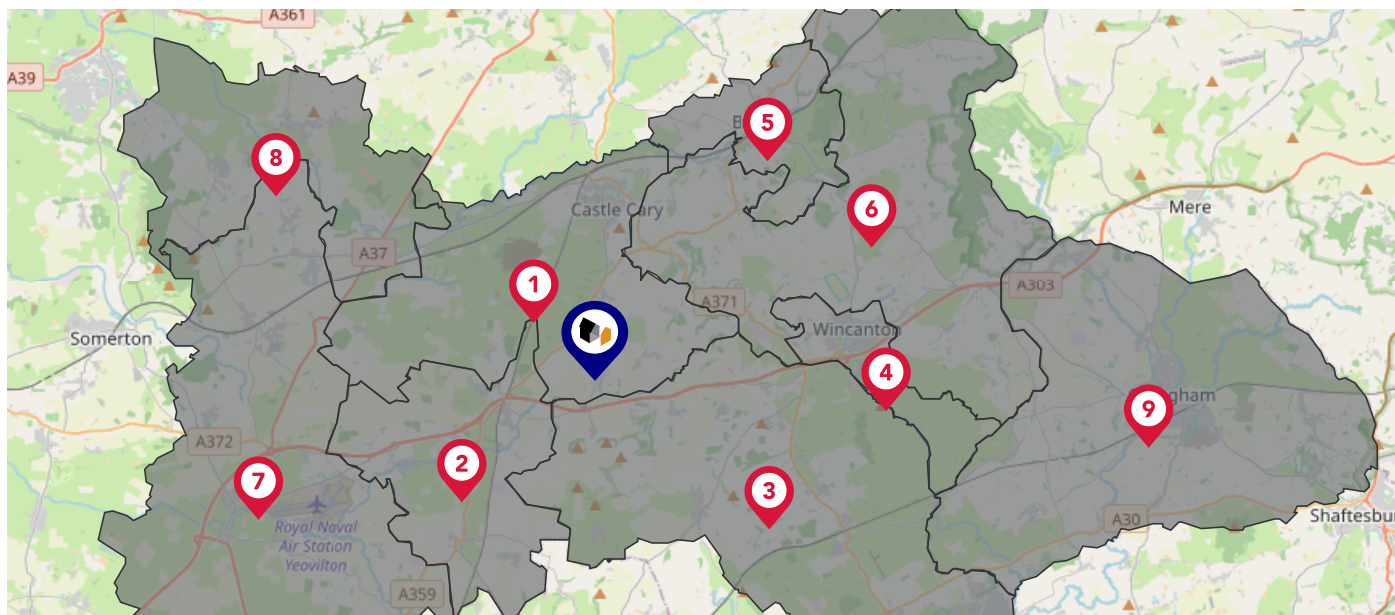
- | | |
|----|--------------------|
| 1 | North Cadbury |
| 2 | Compton Pauncefoot |
| 3 | South Cadbury |
| 4 | Woolston |
| 5 | Cadbury Castle |
| 6 | Blackford |
| 7 | Maperton |
| 8 | Castle Cary |
| 9 | Queen Camel |
| 10 | Corton Denham |

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

Camelot Ward

3

Blackmoor Vale Ward

4

Wincanton Ward

5

Bruton Ward

6

Tower Ward

7

Northstone, Ivelchester & St. Michael's Ward

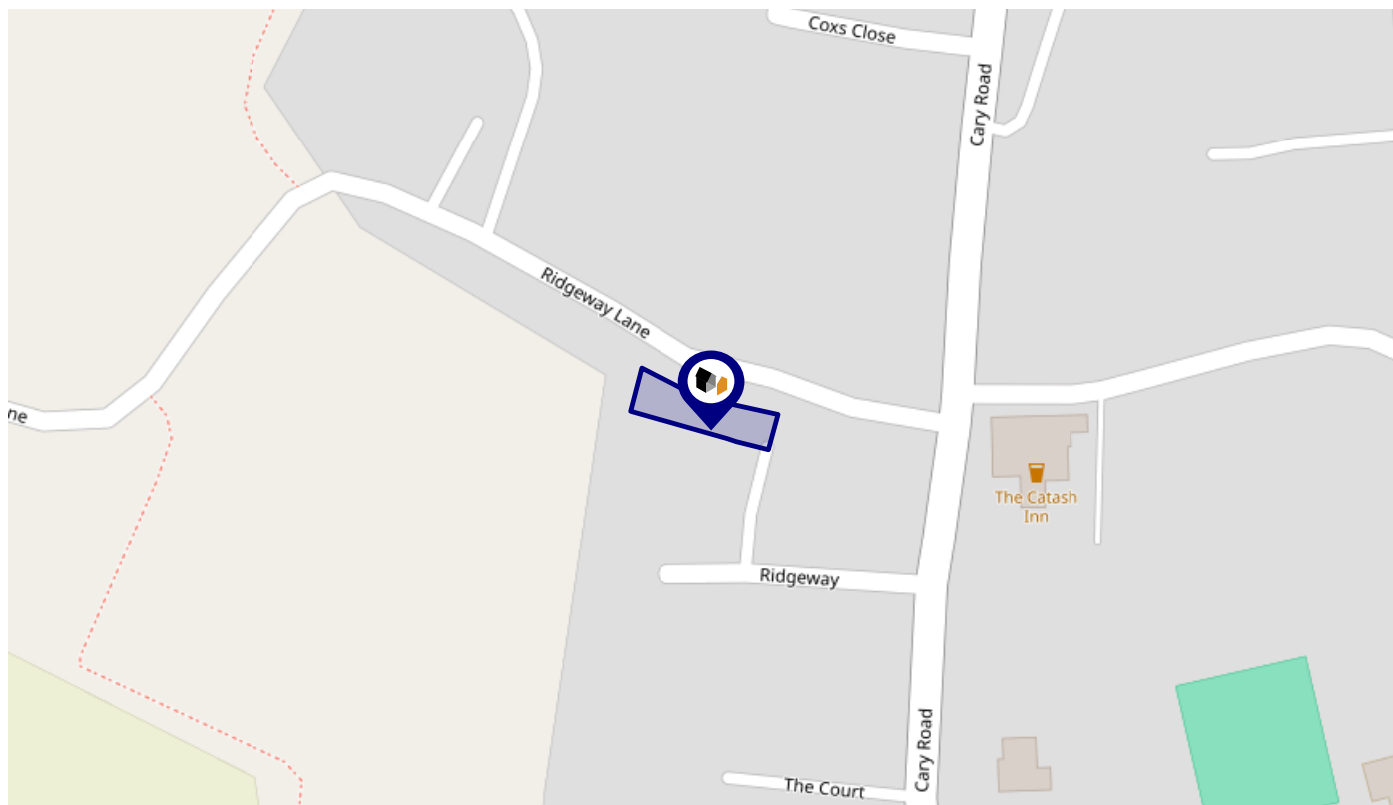
8

Butleigh and Baltonsborough Ward

9

Gillingham Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

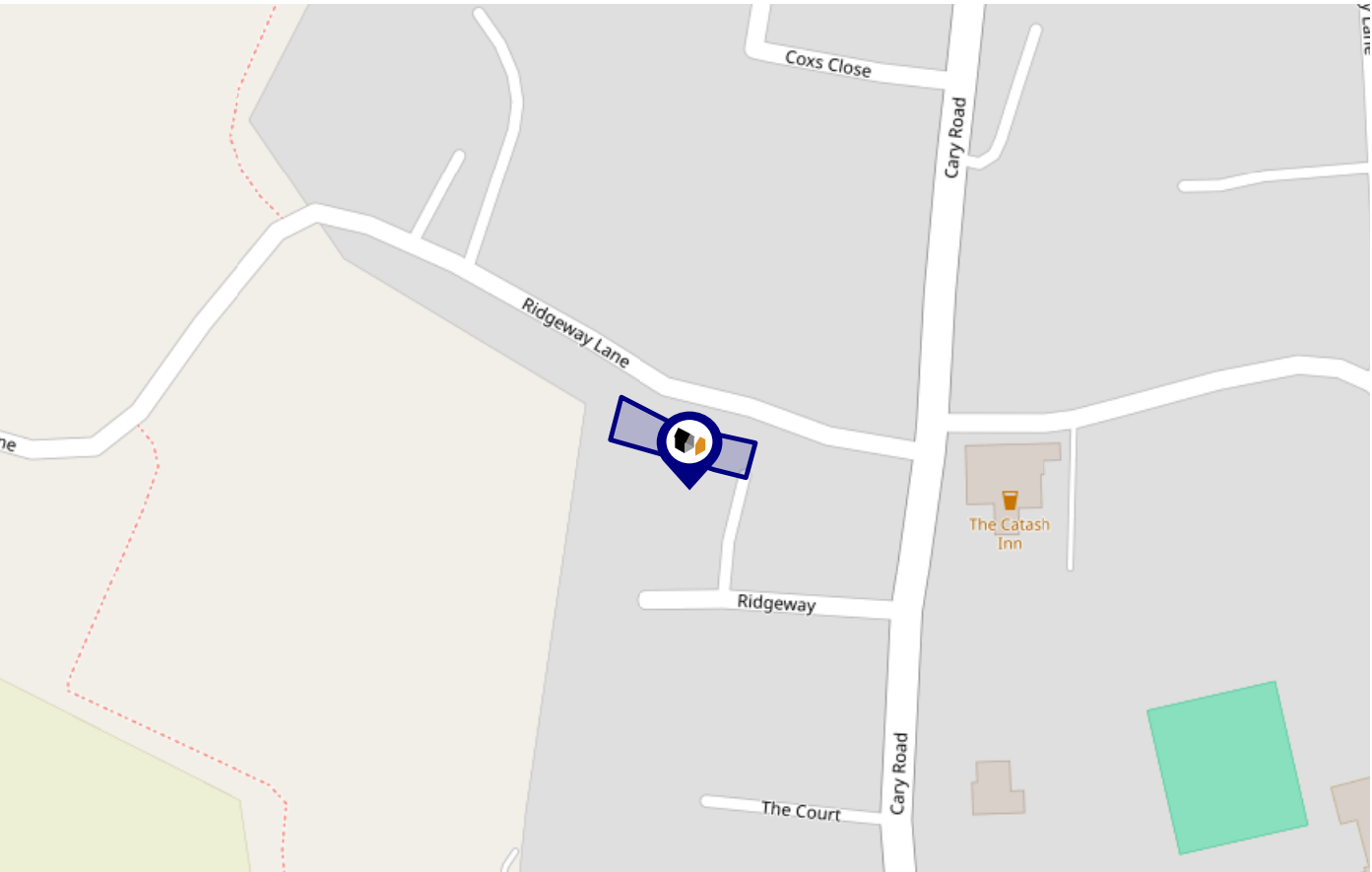
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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

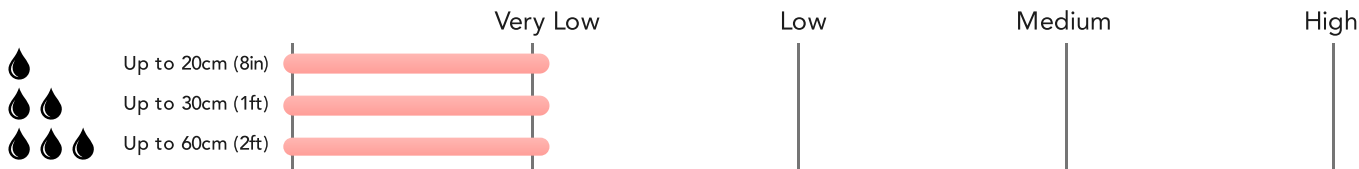


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

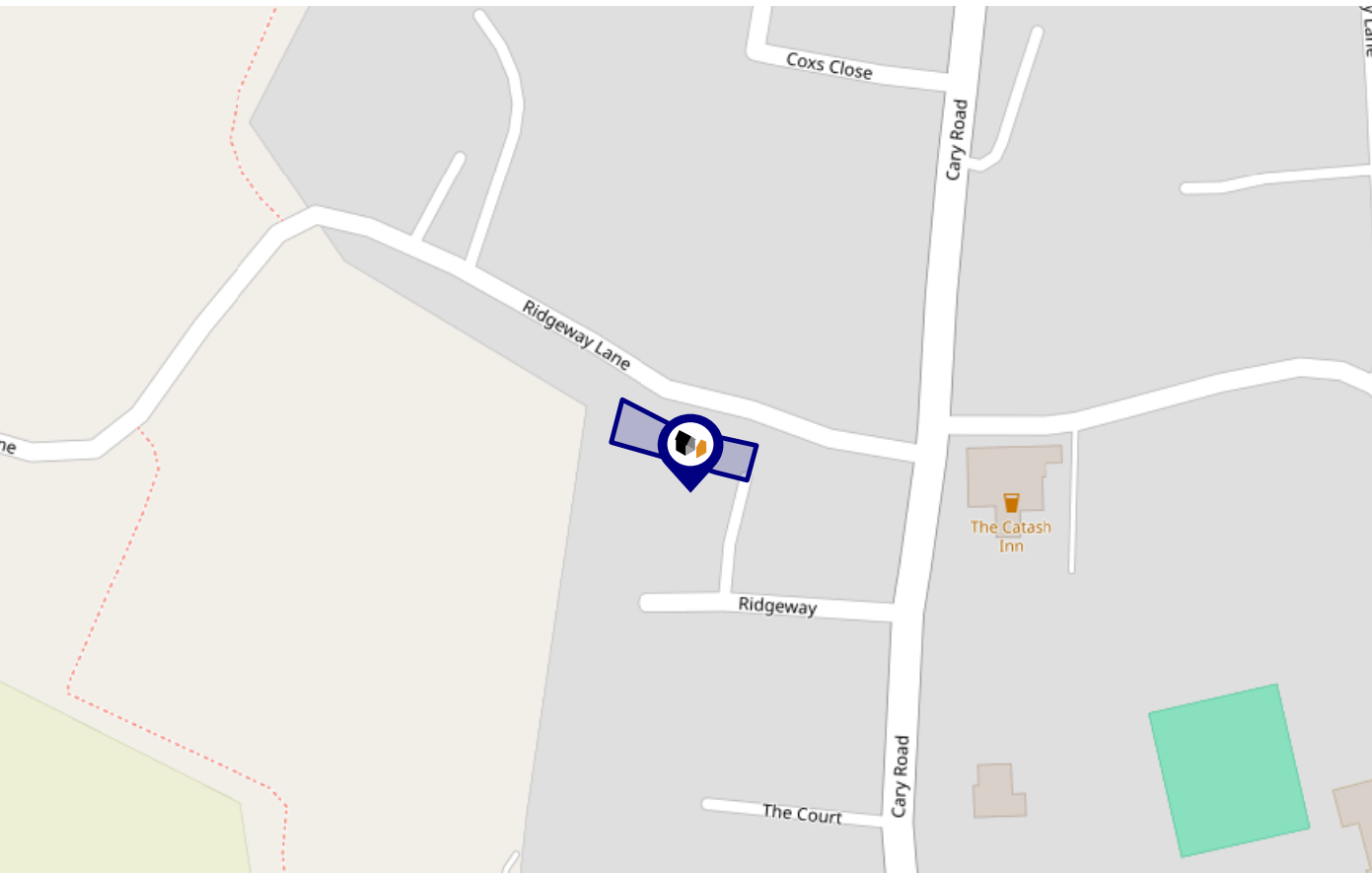
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

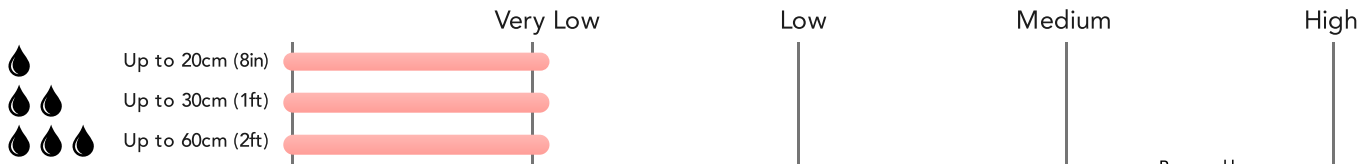


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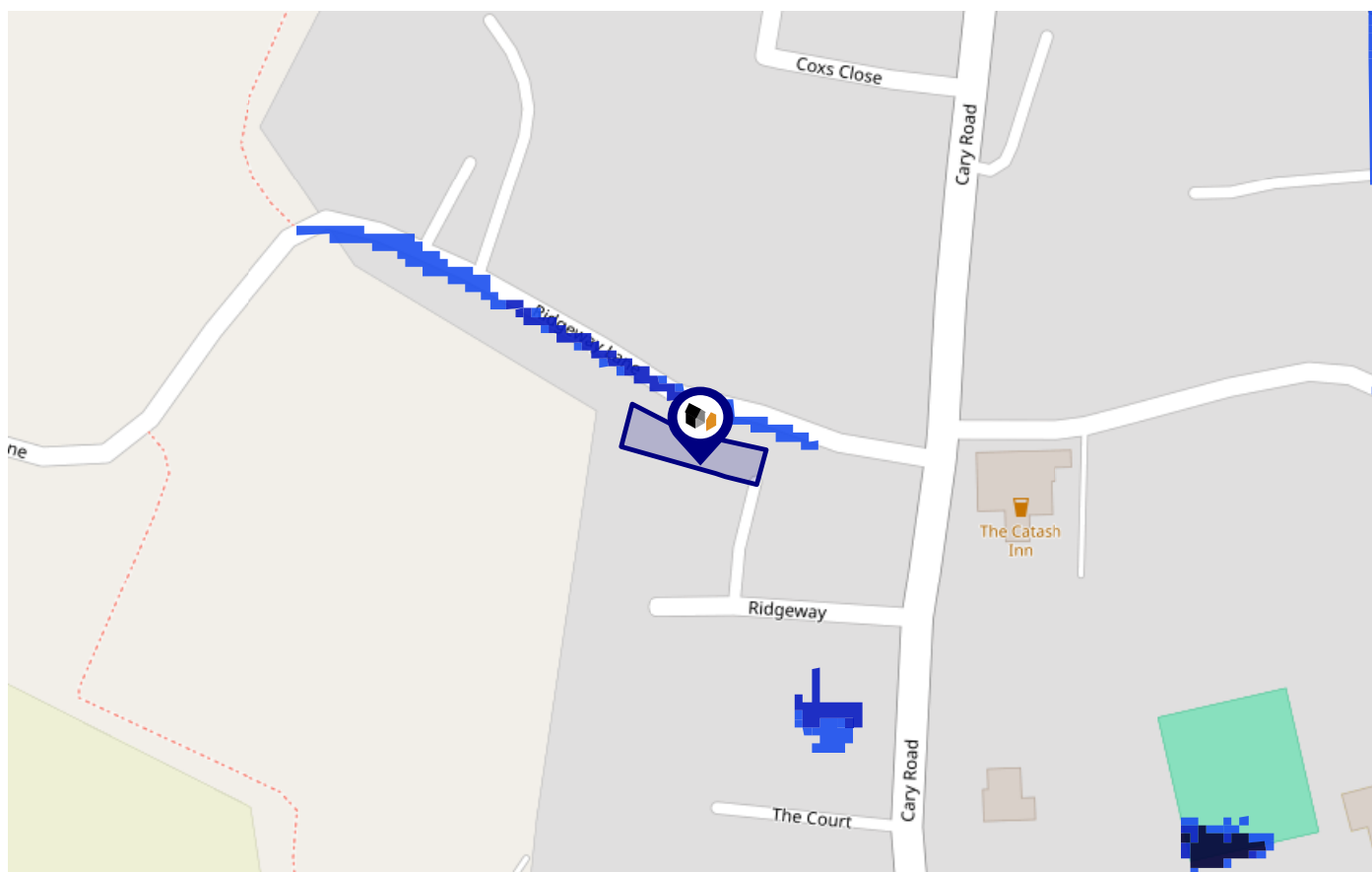


Flood Risk

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.

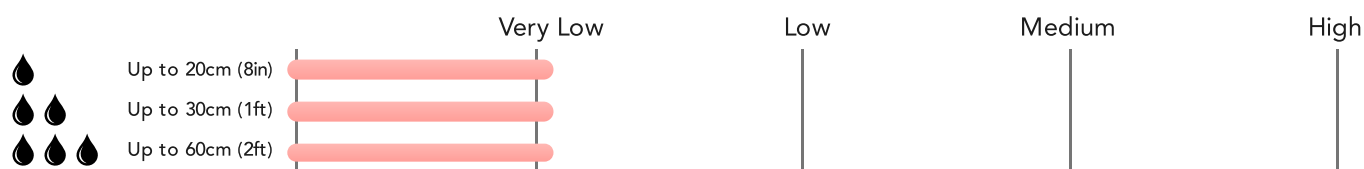


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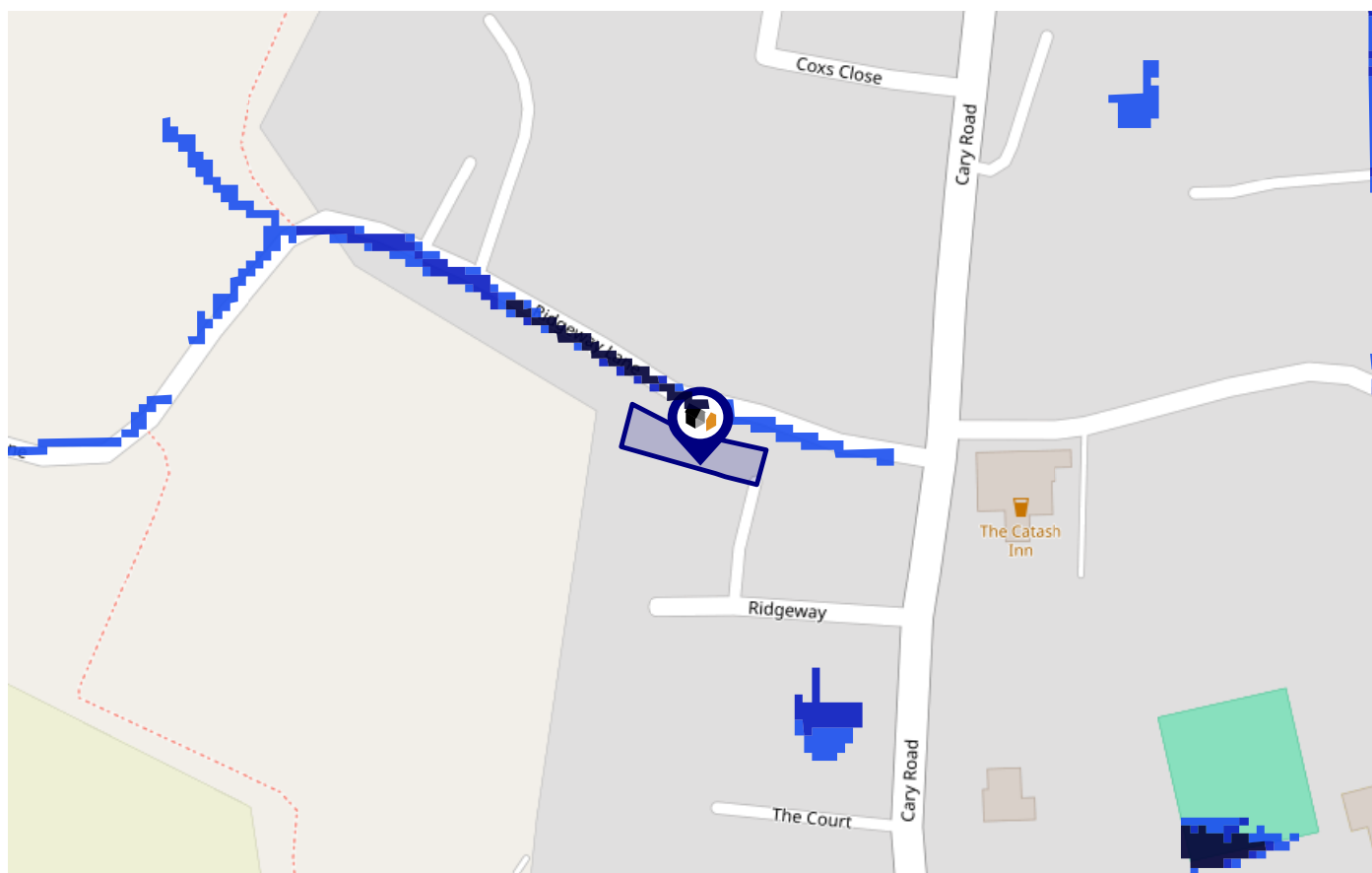


Flood Risk

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.

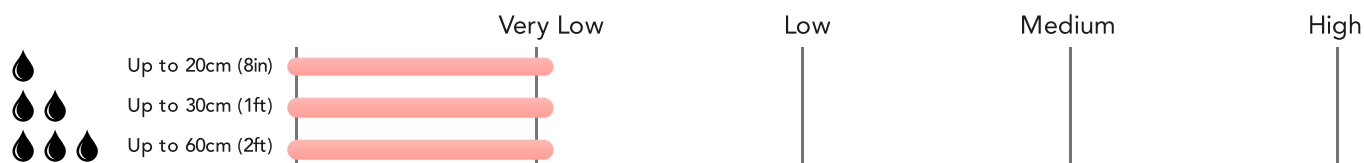


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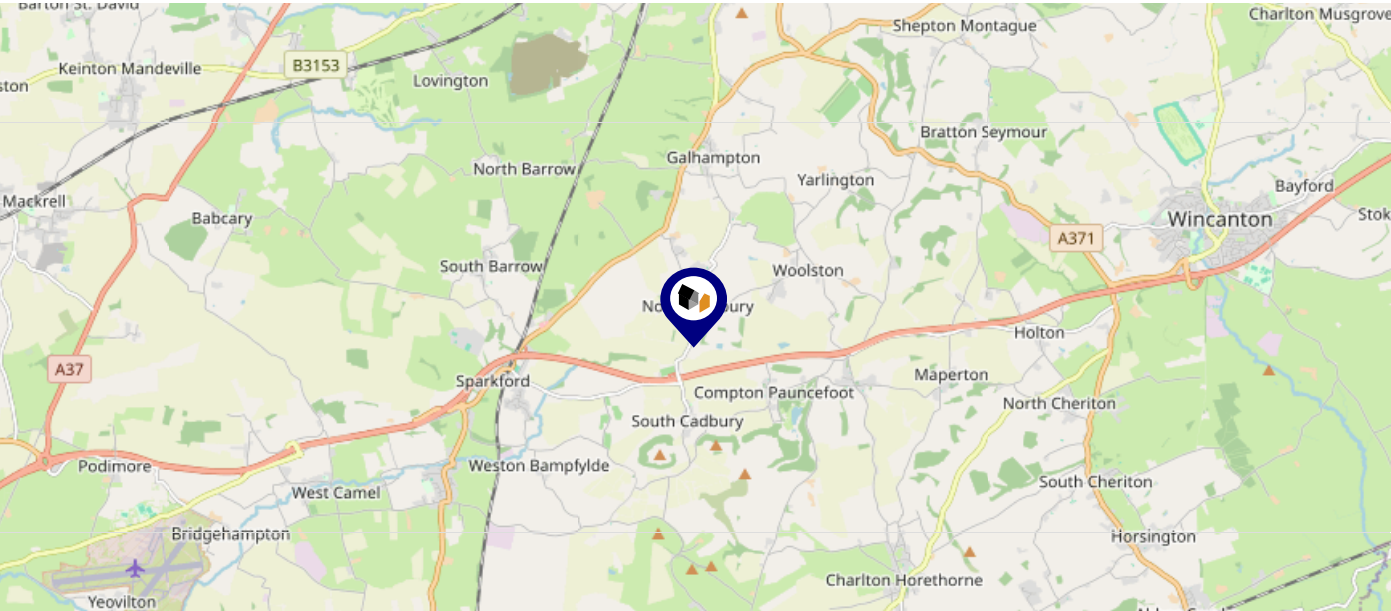
Chance of flooding to the following depths at this property:



KFT - Key Facts for Tenants

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aprift
Lettings Intelligence

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



Nearby Green Belt Land

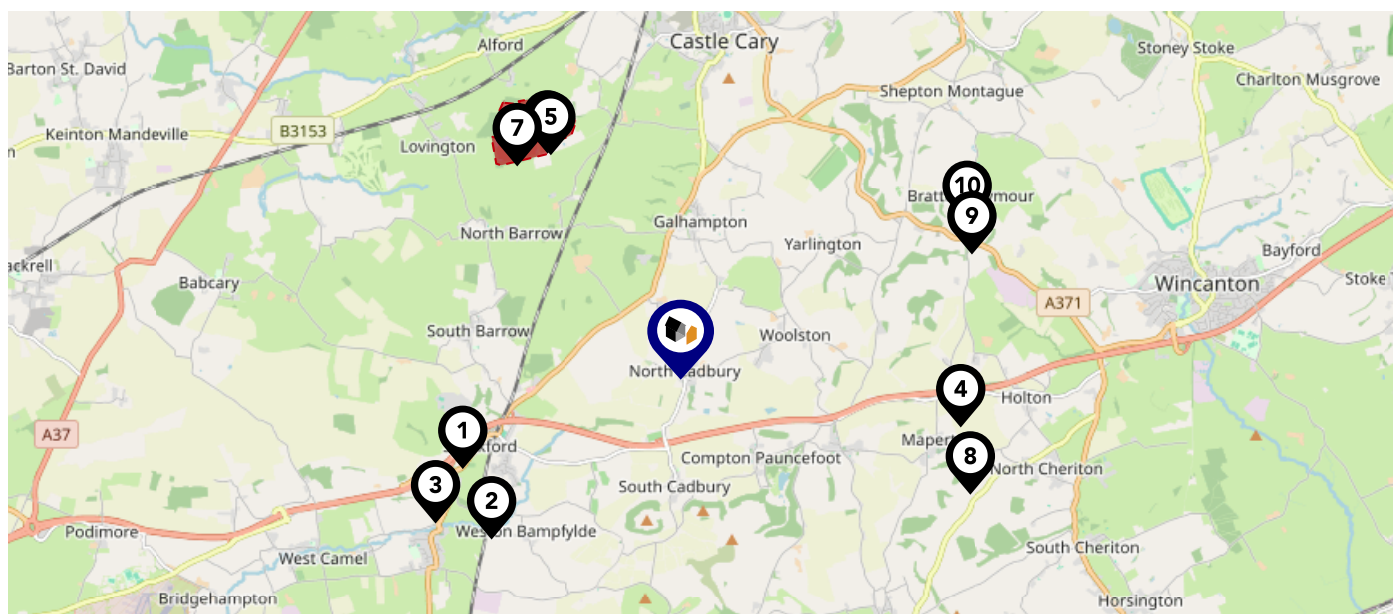
No data available.

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

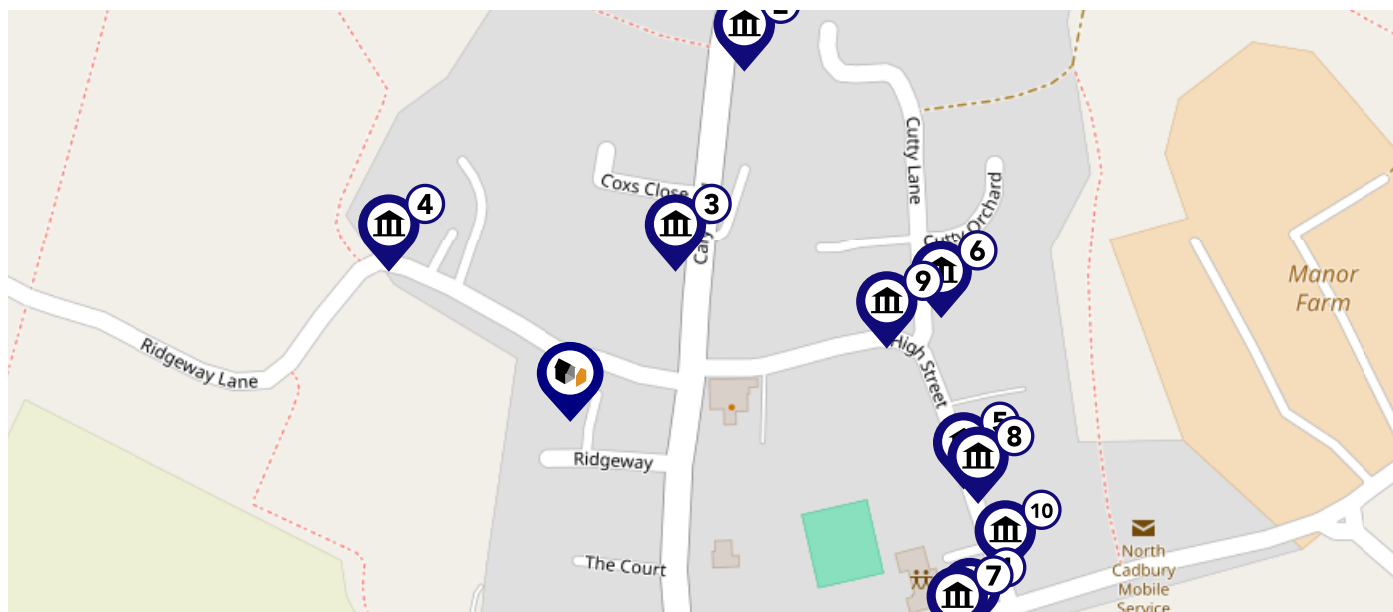
	Land Adjacent to Hazlegrove Park-Sparkford Bypass, Sparkford	Historic Landfill
	Sparkford Refuse Tip-Wincanton, Somerset	Historic Landfill
	Camel Hill Quarry-Queen Camel, Sparkford	Historic Landfill
	Maperton Refuse Tip-Mapperton, Dorset	Historic Landfill
	EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site	Active Landfill
	Dimmer Landfill-Dimmer Lane, Castle Cary,, Somerset	Historic Landfill
	Dimmer Lane	Active Landfill
	Brundas Copse-Maperton	Historic Landfill
	Manor Farm-Bratton Seymour	Historic Landfill
	Hall School-Bratton Seymour	Historic Landfill

Maps

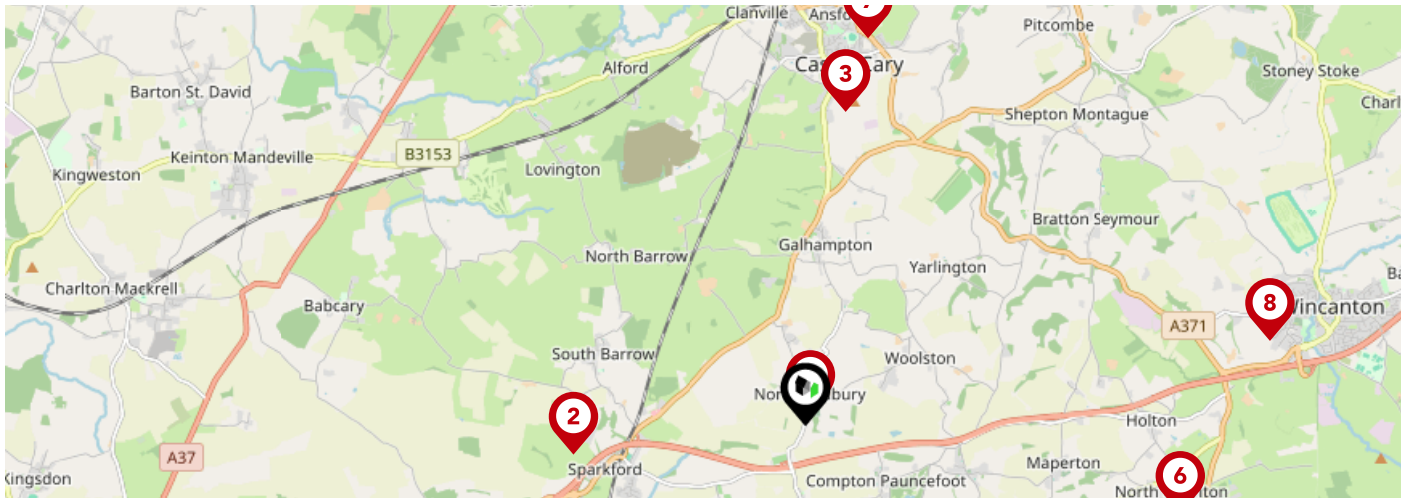
Listed Buildings

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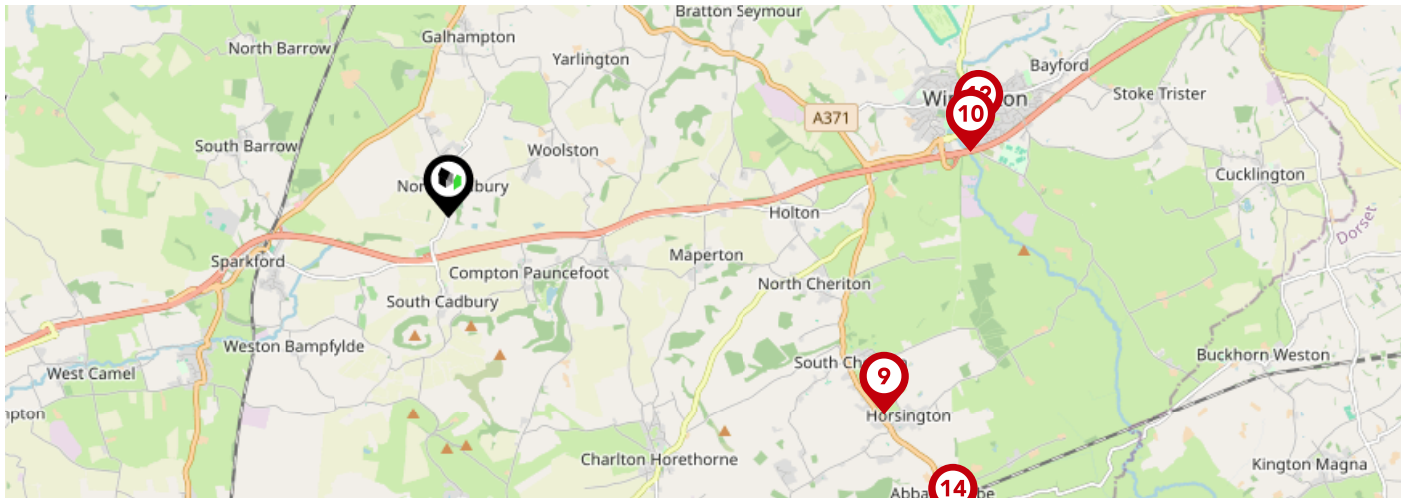
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1056206 - 21, Woolston Road	Grade II	0.1 miles
 1056234 - Carpenters	Grade II	0.1 miles
 1056236 - Peacock Cottage	Grade II	0.1 miles
 1177974 - Ridgeway Farmhouse	Grade II	0.1 miles
 1366411 - 11, High Street	Grade II	0.1 miles
 1056198 - 14, Cutty Lane	Grade II	0.1 miles
 1178045 - The Reading Room	Grade II	0.1 miles
 1056201 - 10, High Street	Grade II	0.1 miles
 1056202 - Orchard Cottage And Woodforde Cottage, With Front Boundary Wall And Return	Grade II	0.1 miles
 1366410 - 9, High Street	Grade II	0.1 miles



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Lettings Intelligence

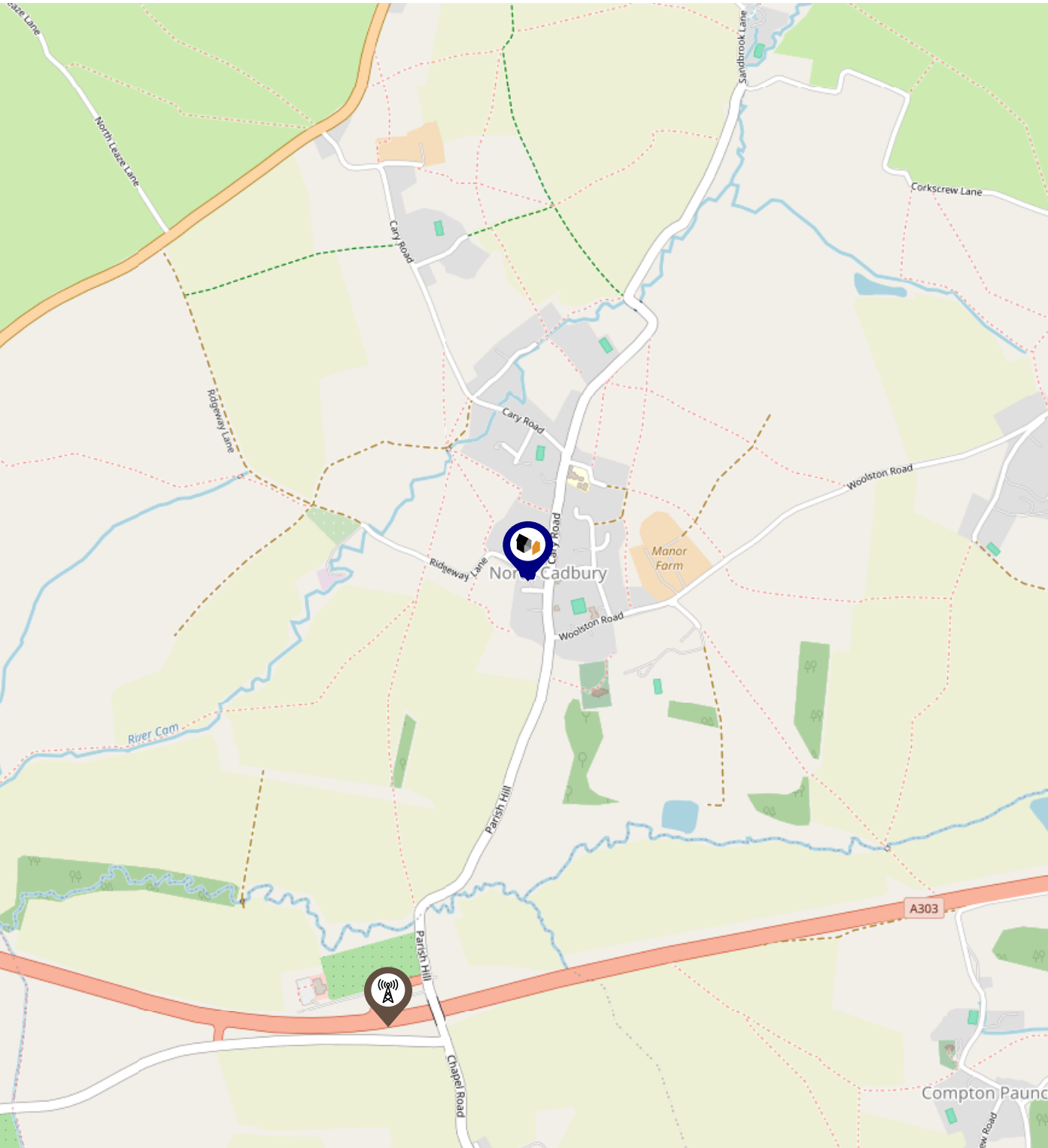


		Nursery	Primary	Secondary	College	Private
9	Horsington Church School Ofsted Rating: Good Pupils: 89 Distance:4.46	☐	☒	☐	☐	☐
10	Wincanton Primary School Ofsted Rating: Good Pupils: 391 Distance:4.9	☐	☒	☐	☐	☐
11	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:4.98	☐	☐	☒	☐	☐
12	Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good Pupils: 125 Distance:5	☐	☒	☐	☐	☐
13	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:5.5	☐	☐	☒	☐	☐
14	Abbas and Templecombe Church School Ofsted Rating: Good Pupils: 103 Distance:5.51	☐	☒	☐	☐	☐
15	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:5.62	☐	☒	☐	☐	☐
16	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:5.62	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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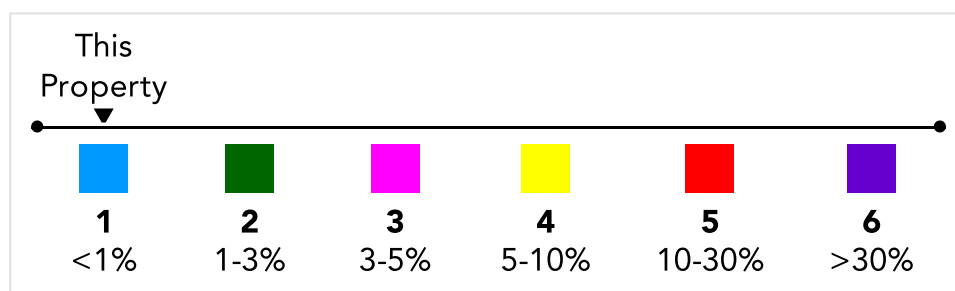
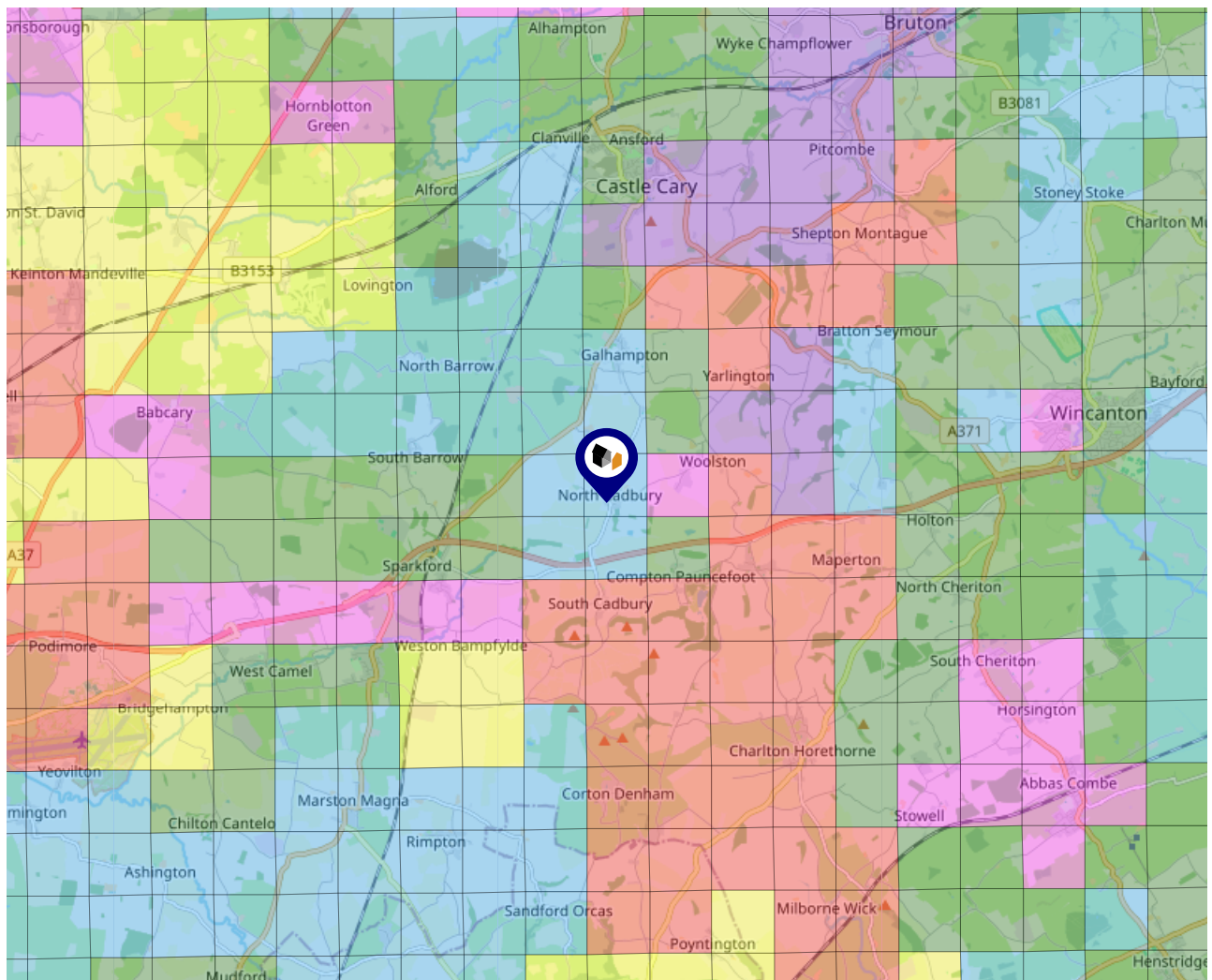


Key:

-  Power Pylons
-  Communication Masts

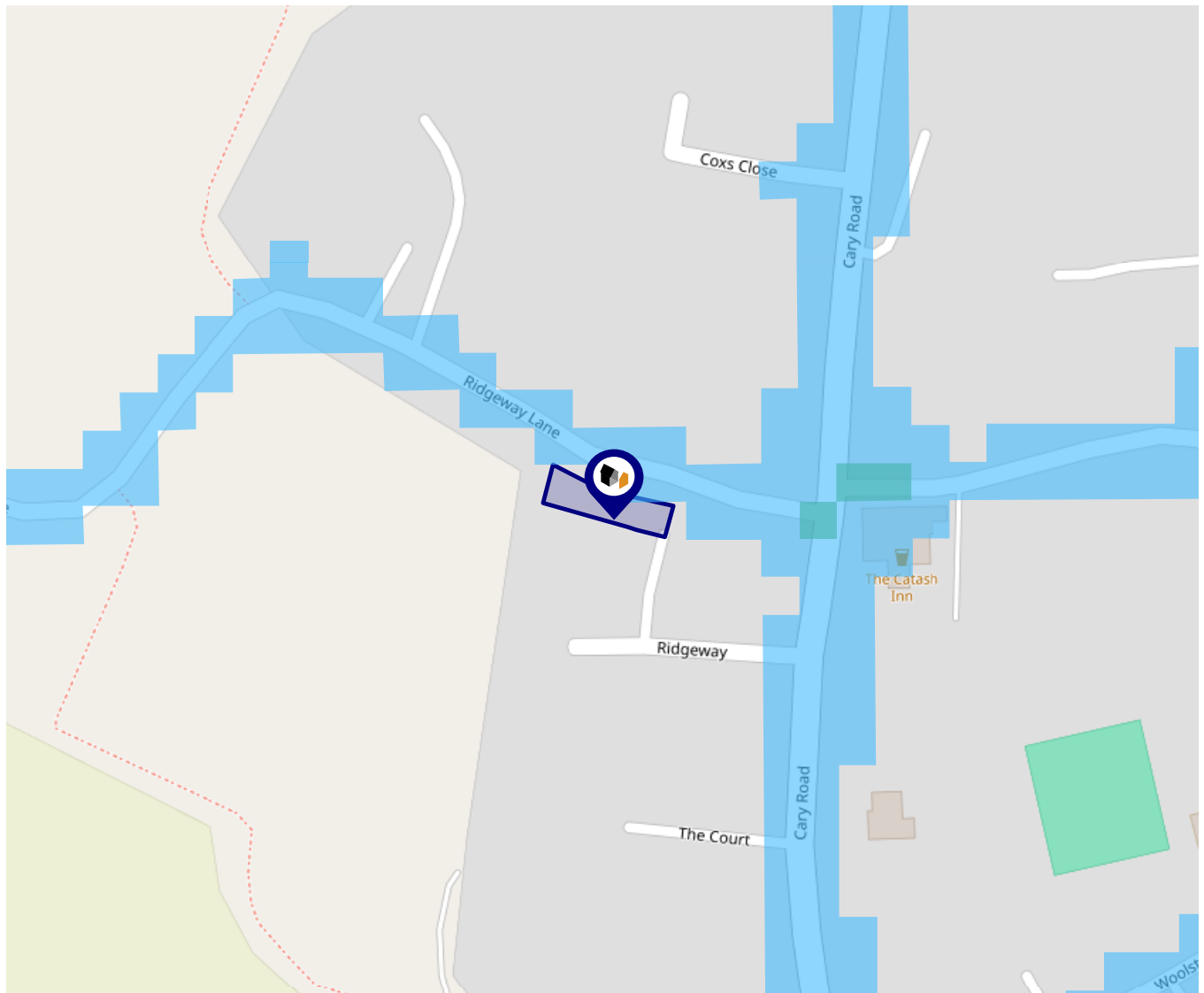
What is Radon?

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

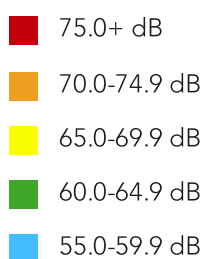


Local Area Road Noise

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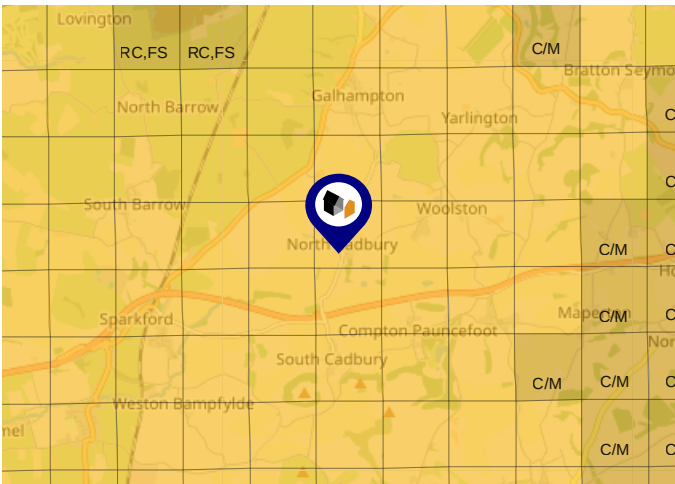


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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)		

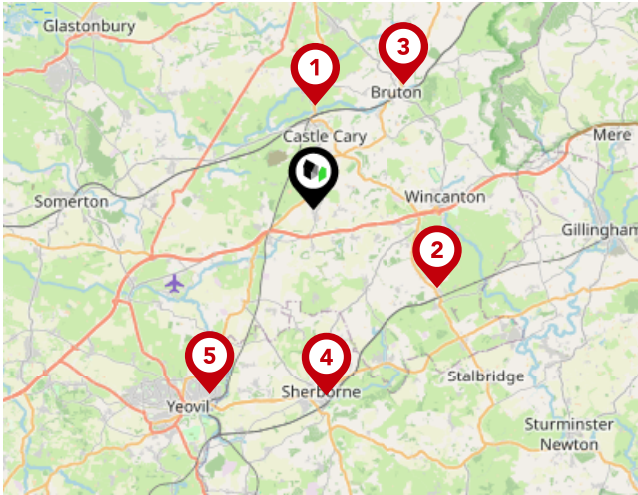


Primary Classifications (Most Common Clay Types)

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

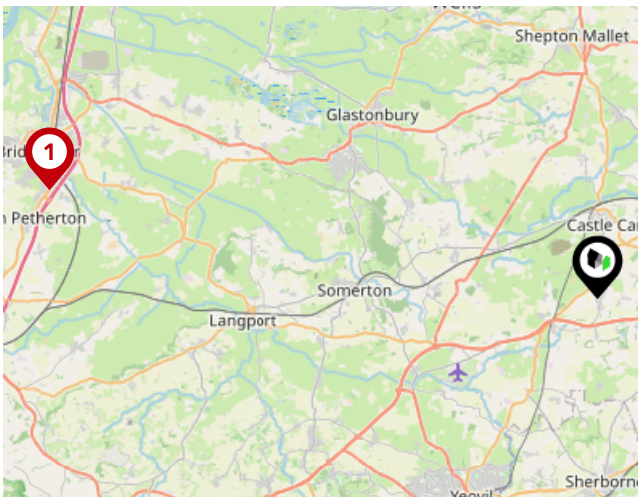
Area Transport (National)

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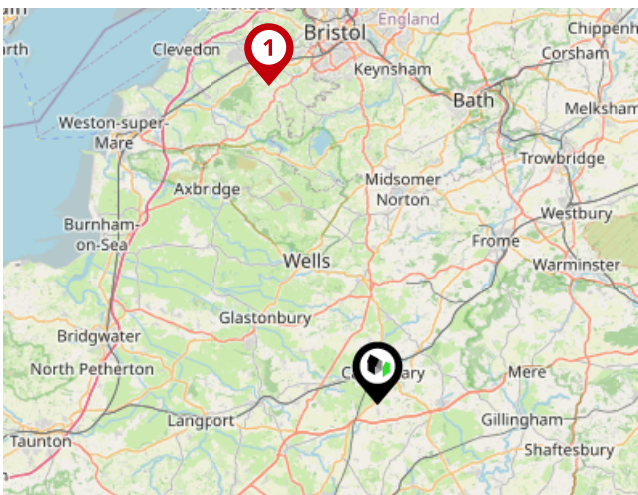
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	3.83 miles
2	Templecombe Rail Station	5.48 miles
3	Bruton Rail Station	5.72 miles
4	Sherborne Rail Station	6.94 miles
5	Yeovil Pen Mill Rail Station	7.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	20.78 miles

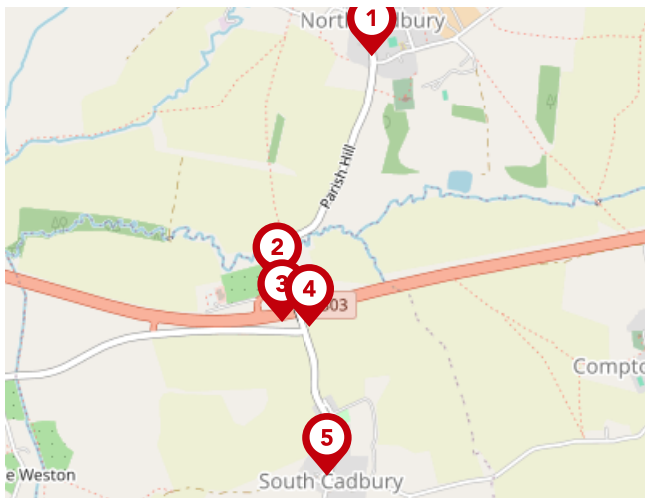


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	25 miles

Area

Transport (Local)

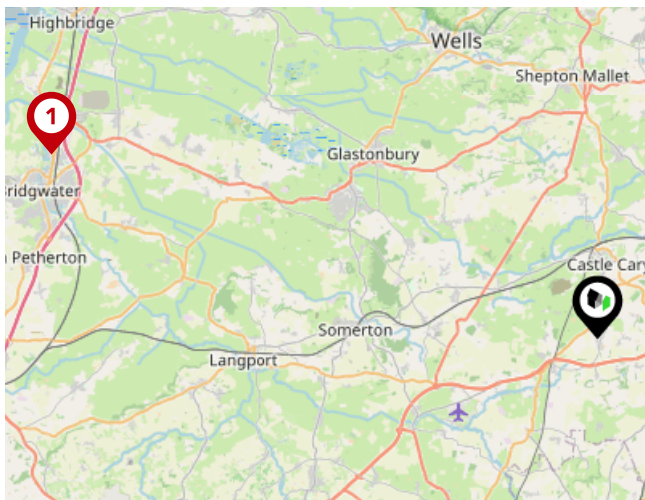


Bus Stops/Stations

Pin	Name	Distance
1	The Catash Inn	0.1 miles
2	Chapel Cross	0.66 miles
3	Chapel Cross	0.73 miles
4	Chapel Cross	0.74 miles
5	The Camelot	1.08 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	21.43 miles

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Testimonial 1



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/

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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