

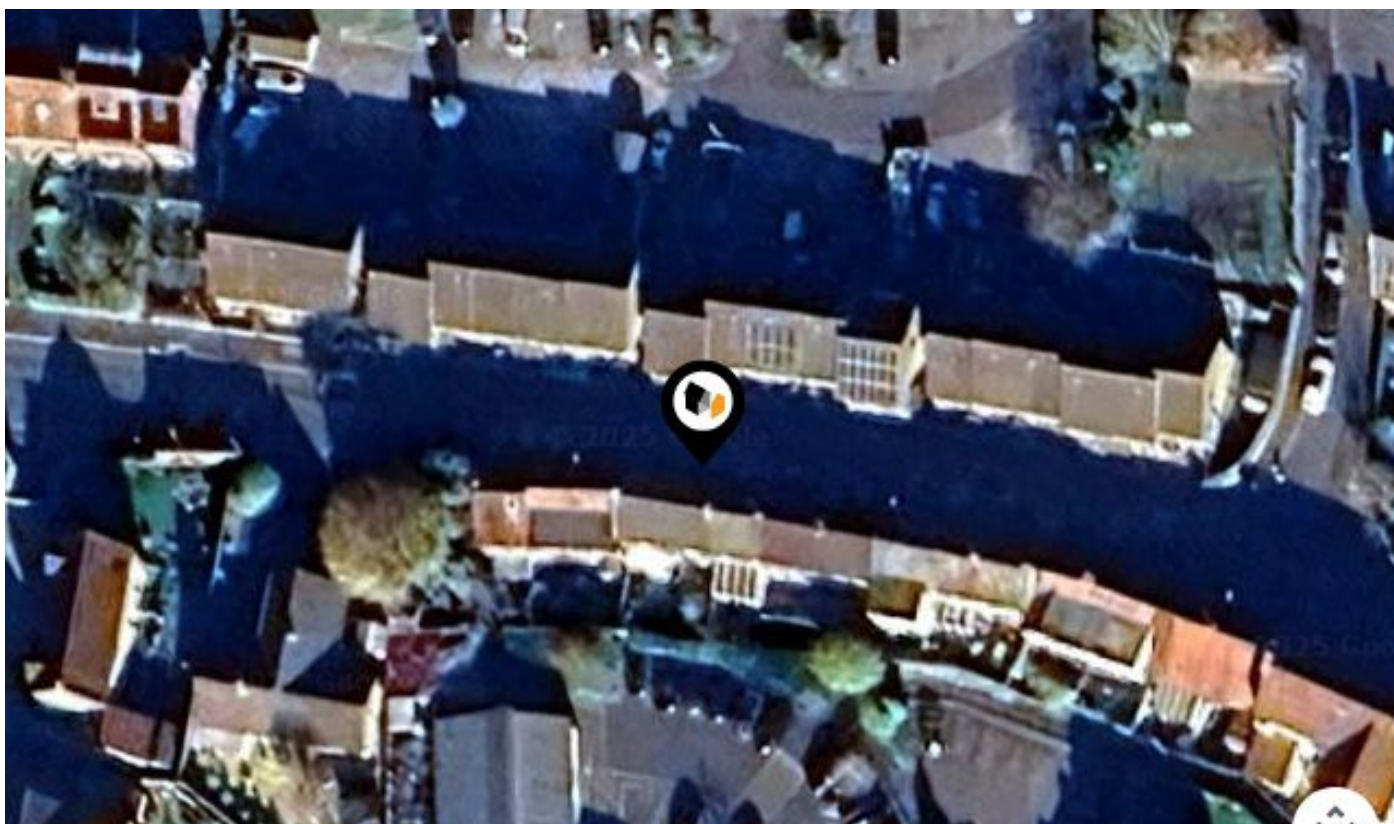


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 15th August 2025



27, STATION ROAD, CASTLE CARY, BA7 7BX

Phillip Arnold Auctions

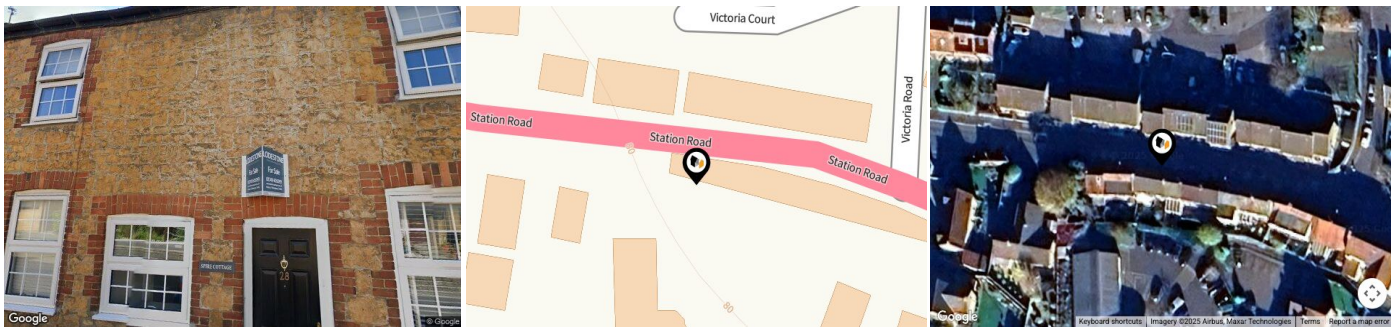
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





Property

| | |
|------------------|----------|
| Type: | Terraced |
| Bedrooms: | 3 |
| Council Tax : | Band A |
| Annual Estimate: | £1,626 |
| UPRN: | 30077715 |

Local Area

| | |
|--------------------|----------|
| Local Authority: | Somerset |
| Conservation Area: | No |
| 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)



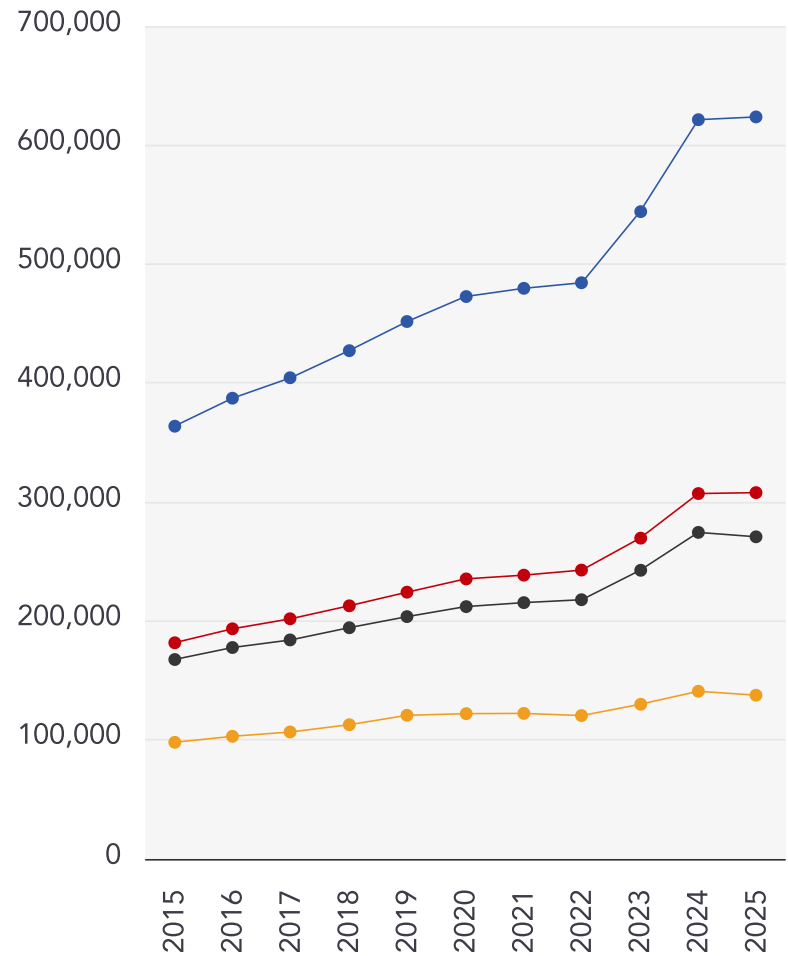
Satellite/Fibre TV Availability:



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BA7



Detached

+71.47%

Semi-Detached

+69.44%

Terraced

+61.53%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

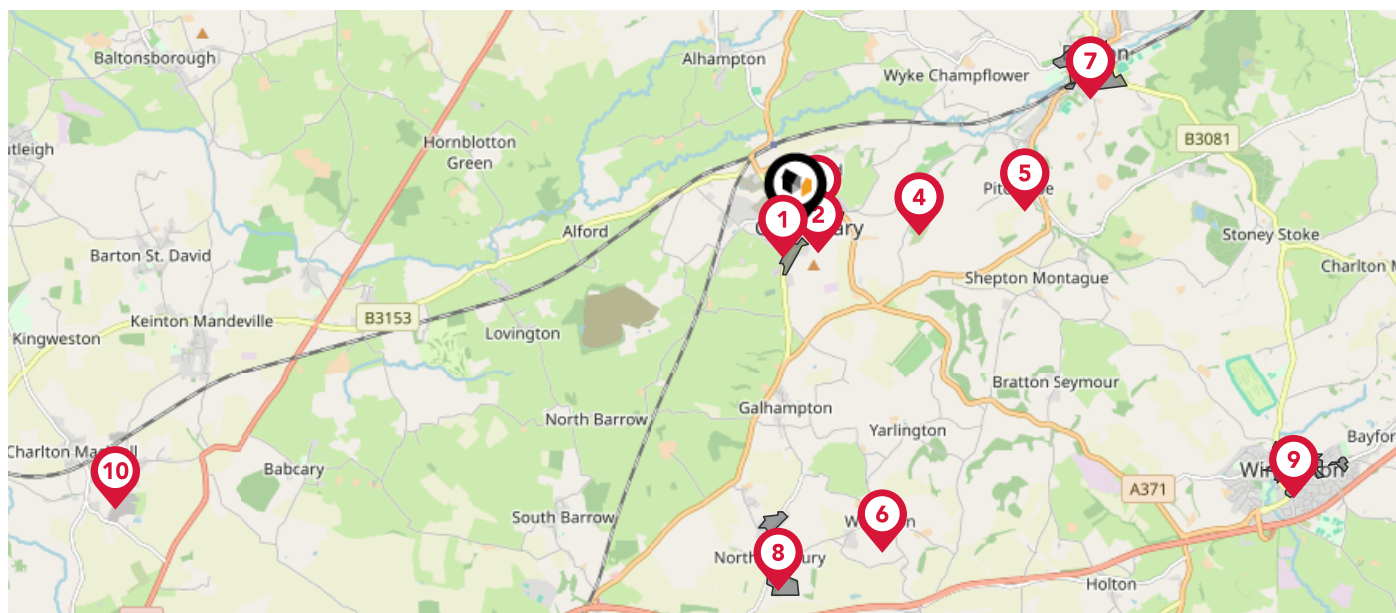
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

 Higher Flax Mills

 Castle Cary

 Ansford

 Hadspen

 Pitcombe

 Woolston

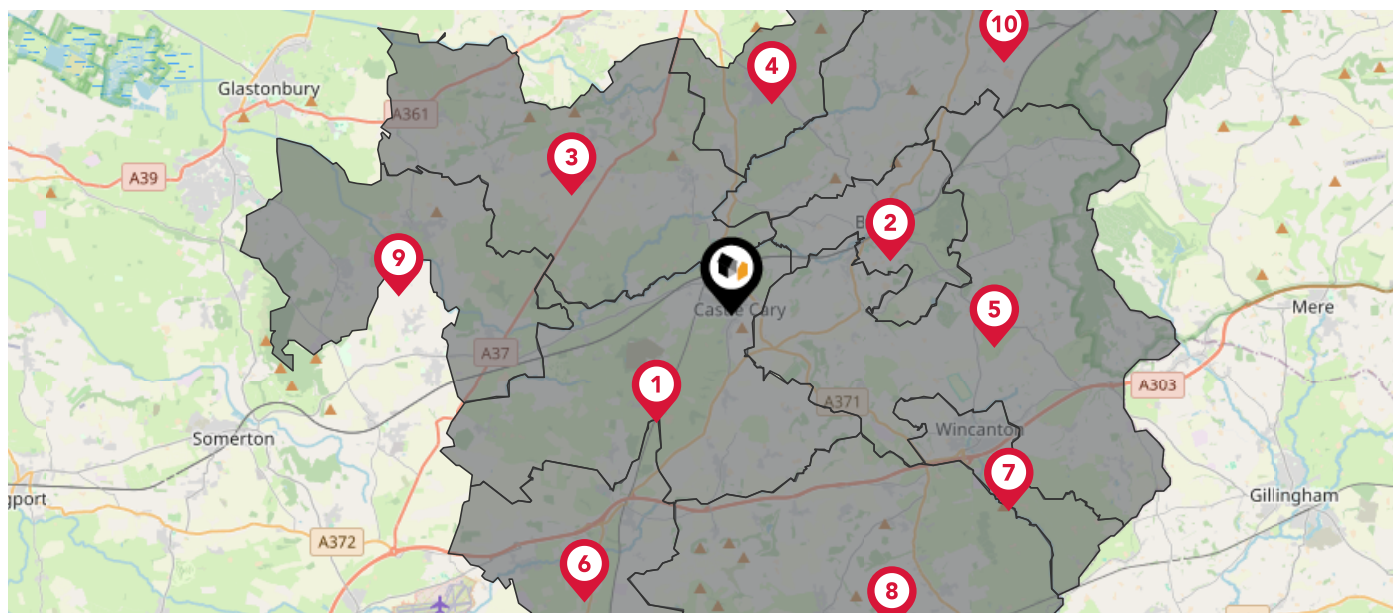
 Bruton

 North Cadbury

 Wincanton

 Charlton Adam

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

Wincanton Ward

8

Blackmoor Vale Ward

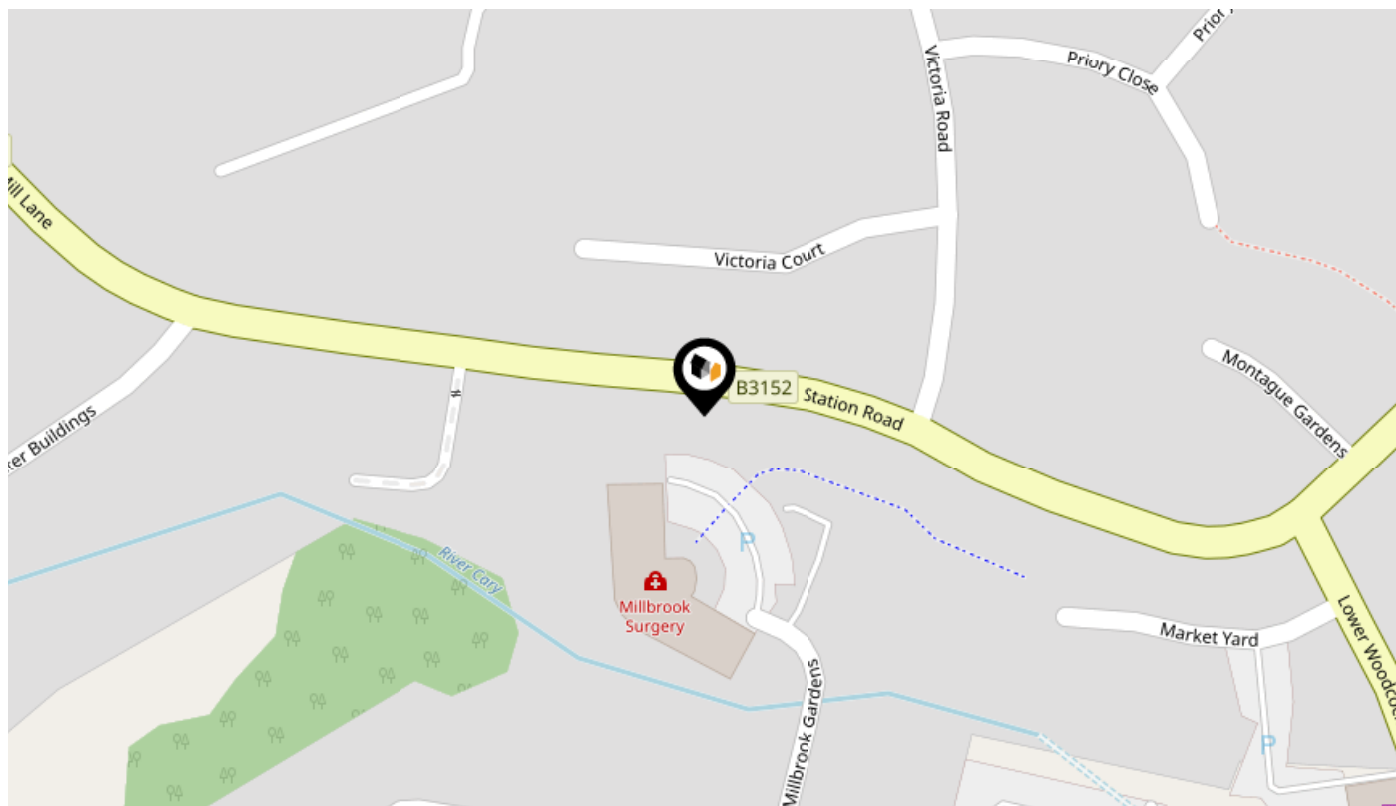
9

Butleigh and Baltonsborough Ward

10

Postlebury 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.

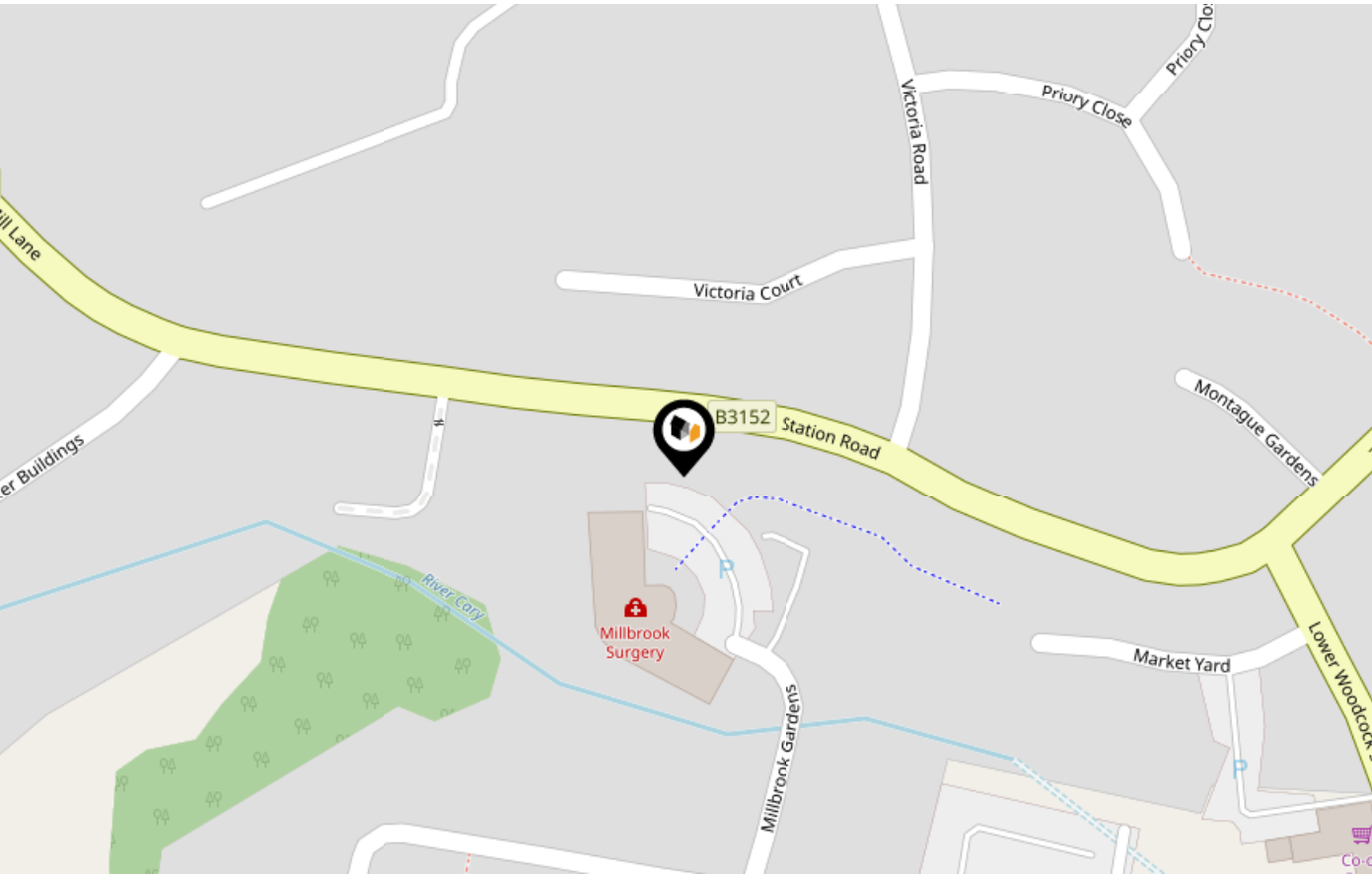
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---|
| 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

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

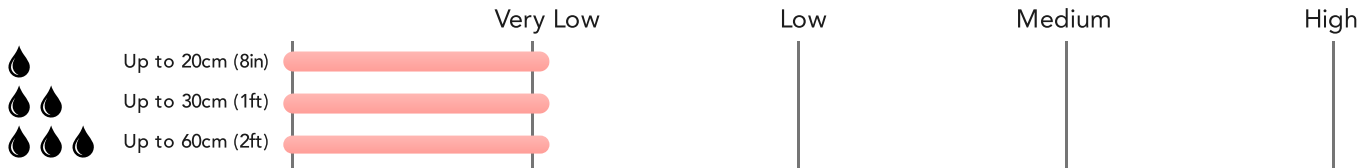


Risk Rating: Very low

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.

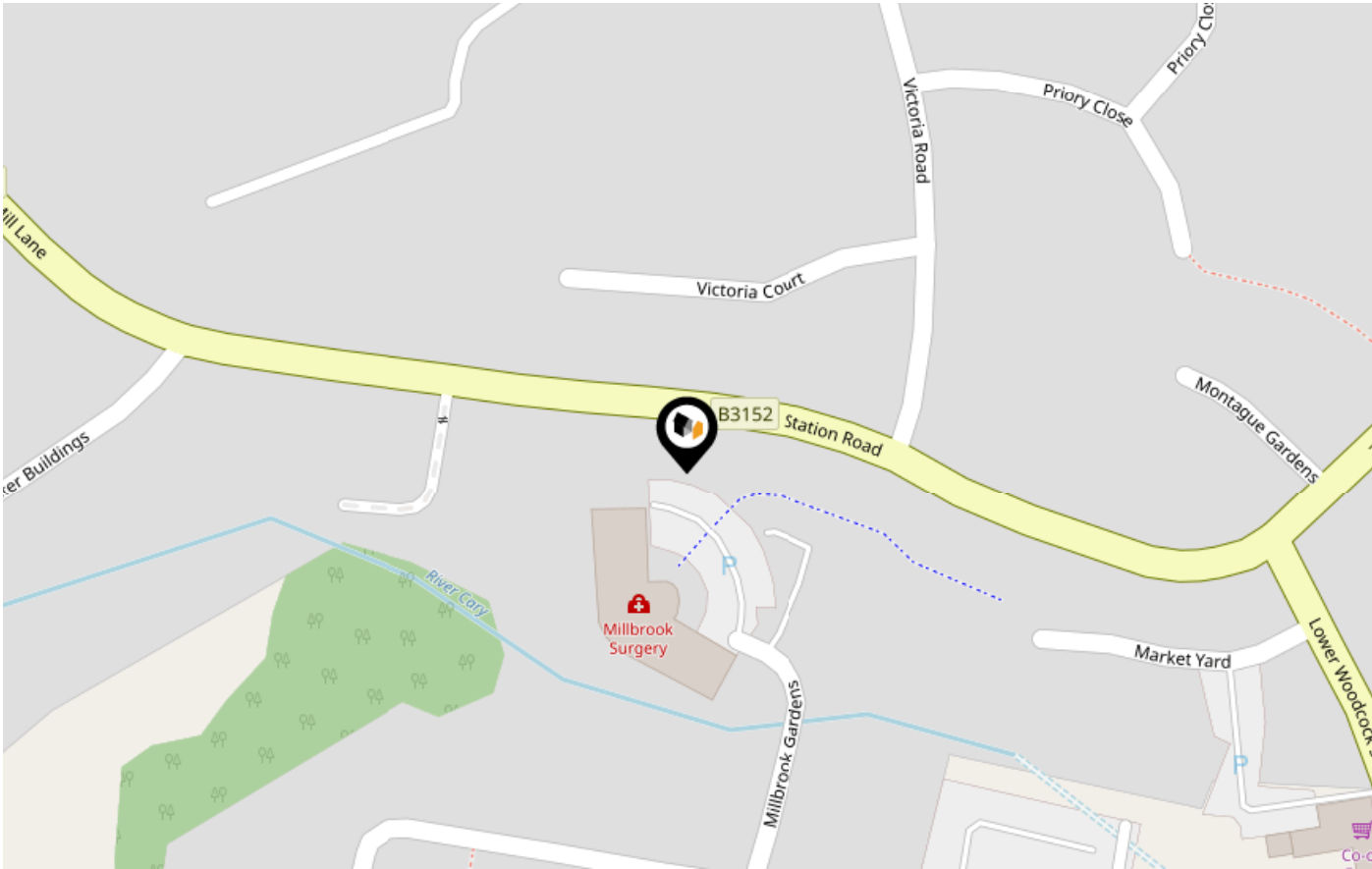
Chance of flooding to the following depths at this property:



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.

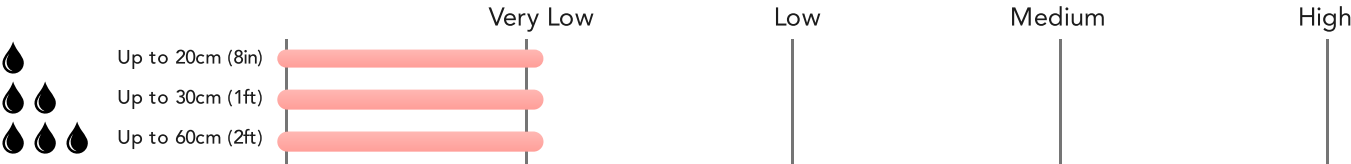


Risk Rating: Very low

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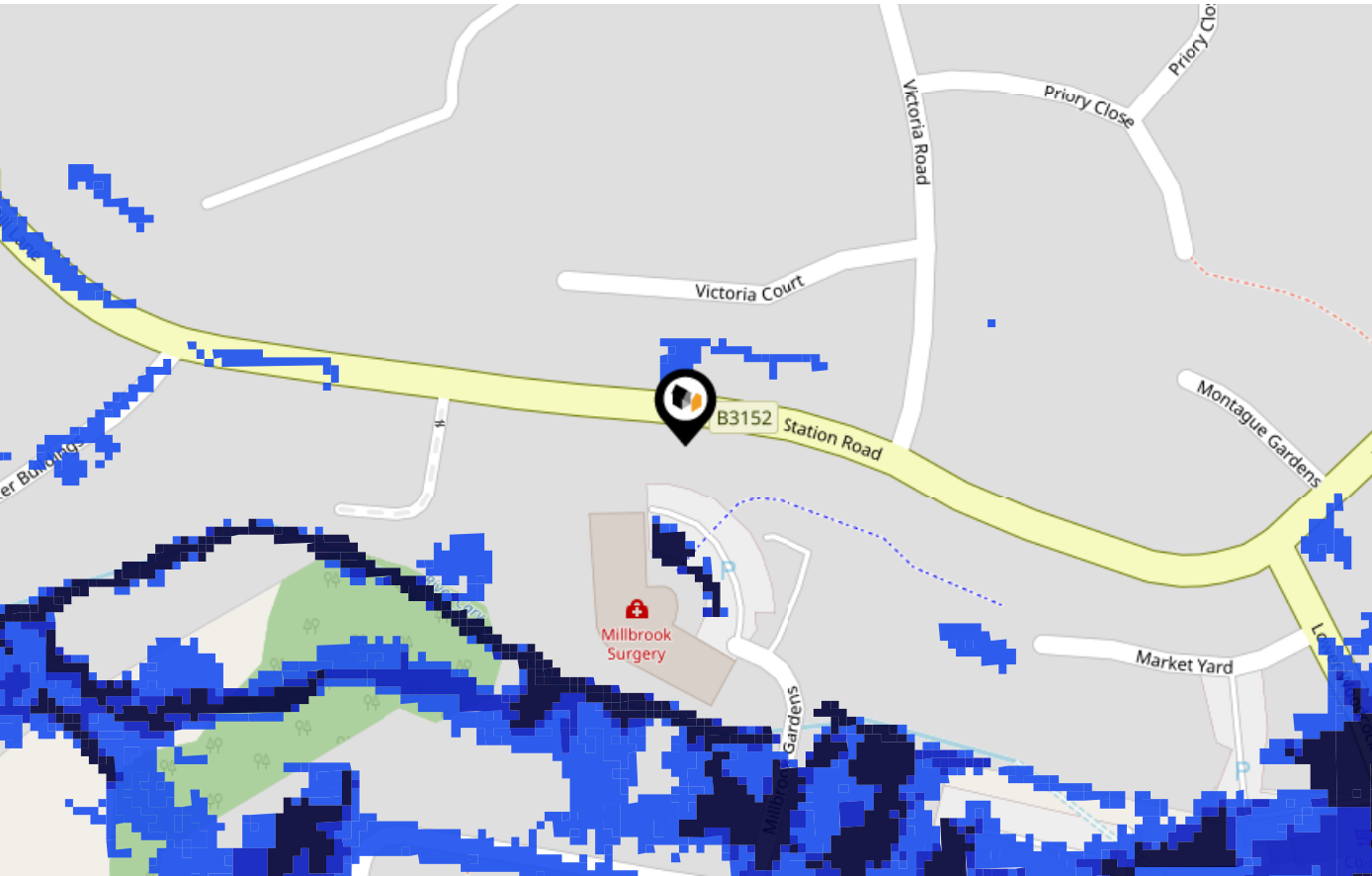
Chance of flooding to the following depths at this property:



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.

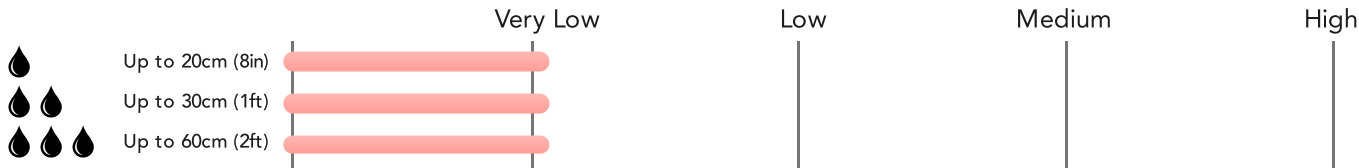


Risk Rating: Very low

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.

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-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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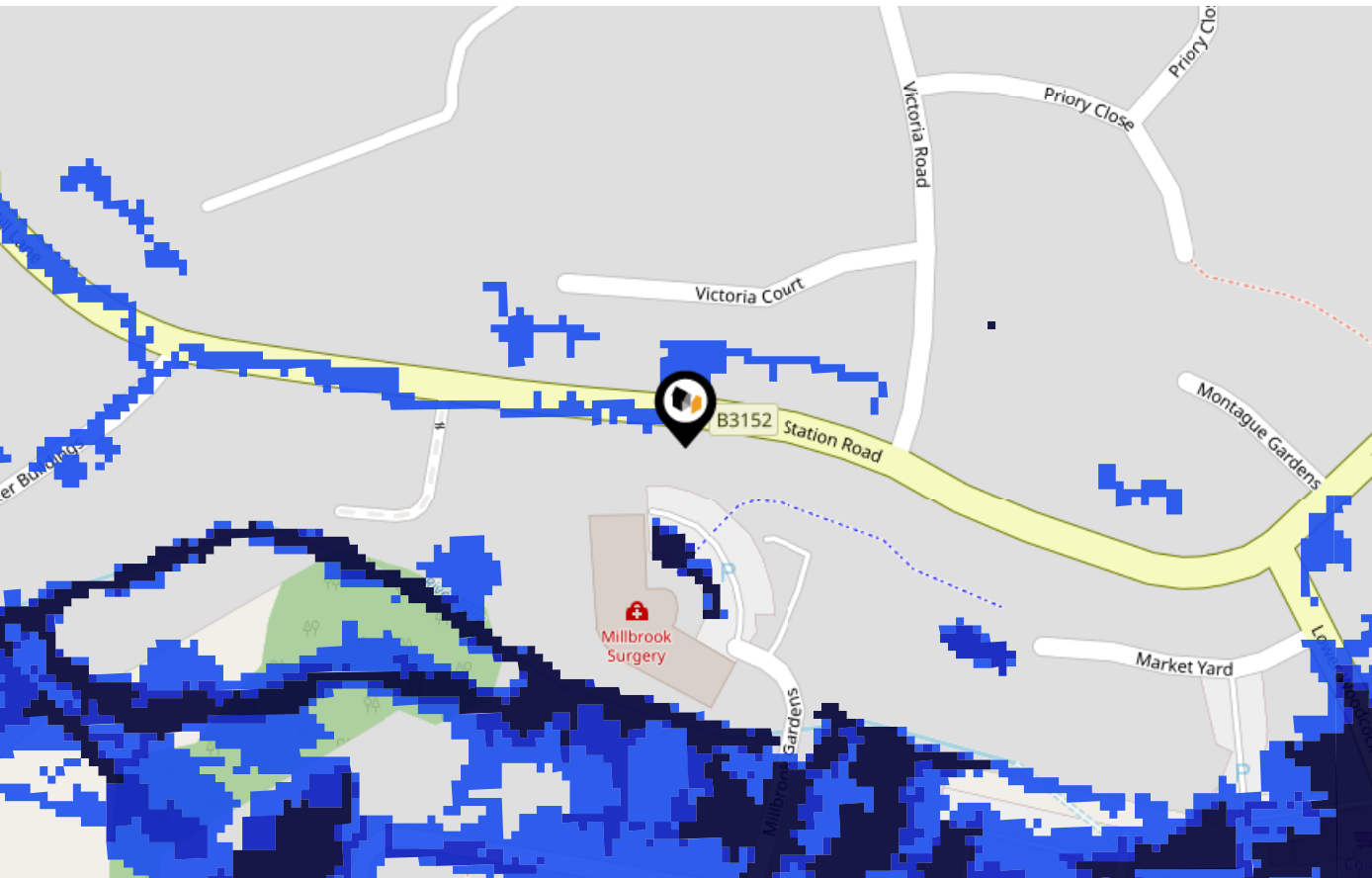
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Climate Change

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.

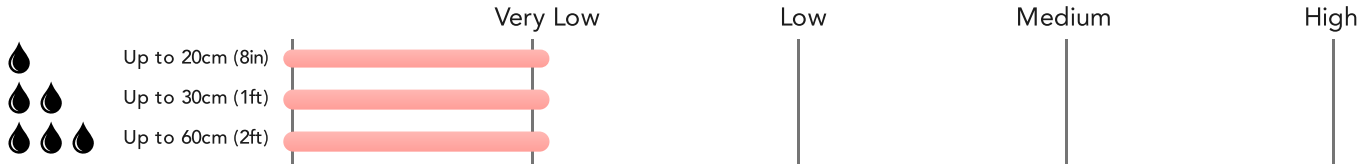


Risk Rating: Very low

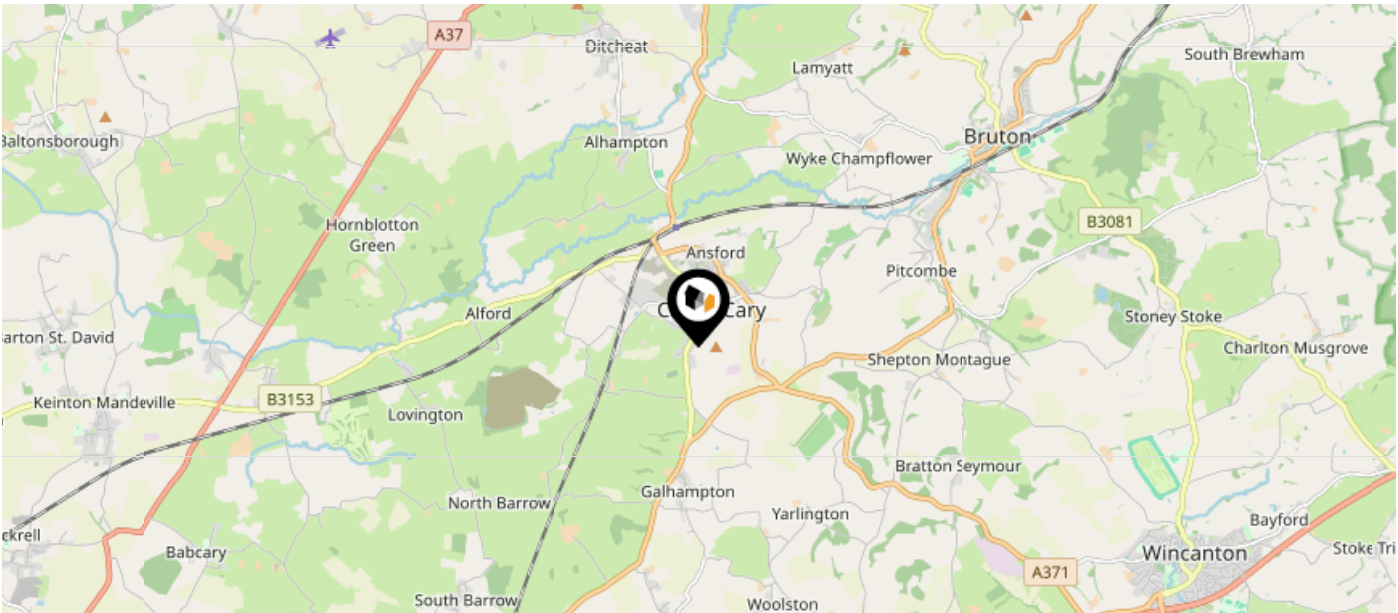
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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

No data available.

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.



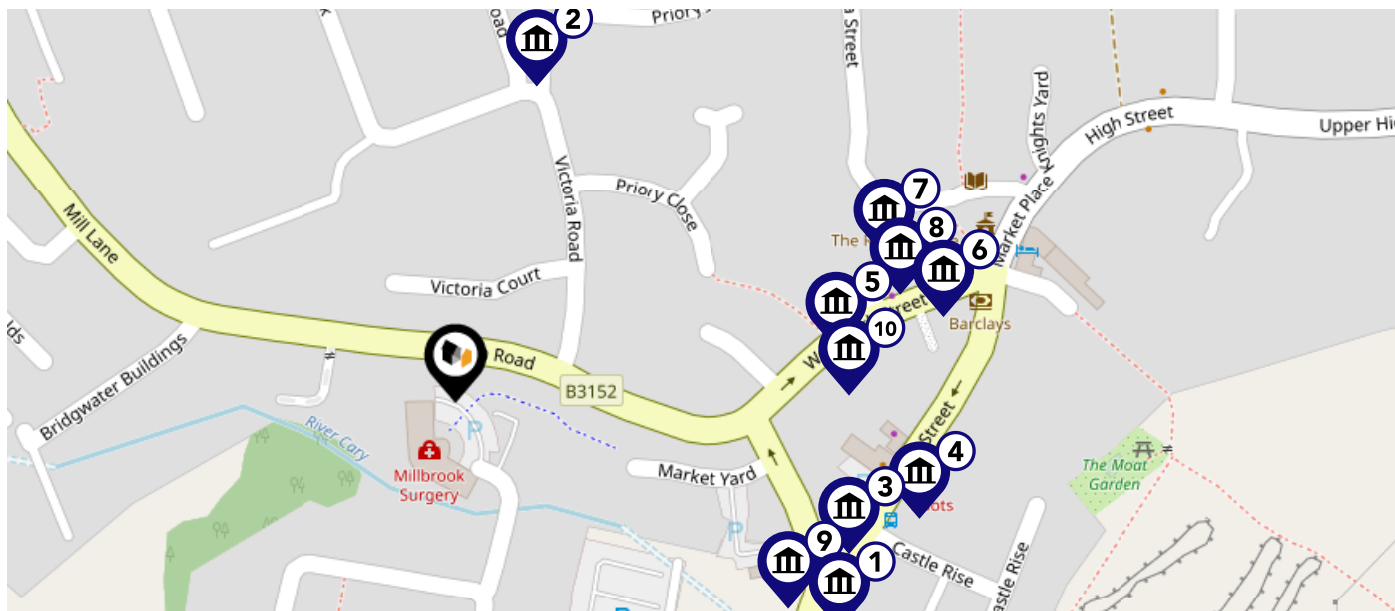
Nearby Landfill Sites











| | | | |
|-----------|---|-------------------|--|
| 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 | Lovington Landfill-Lovington, Castle Cary, Somerset | Historic Landfill | |
| 9 | Hall School-Bratton Seymour | Historic Landfill | |
| 10 | No name provided by source | Active Landfill | |

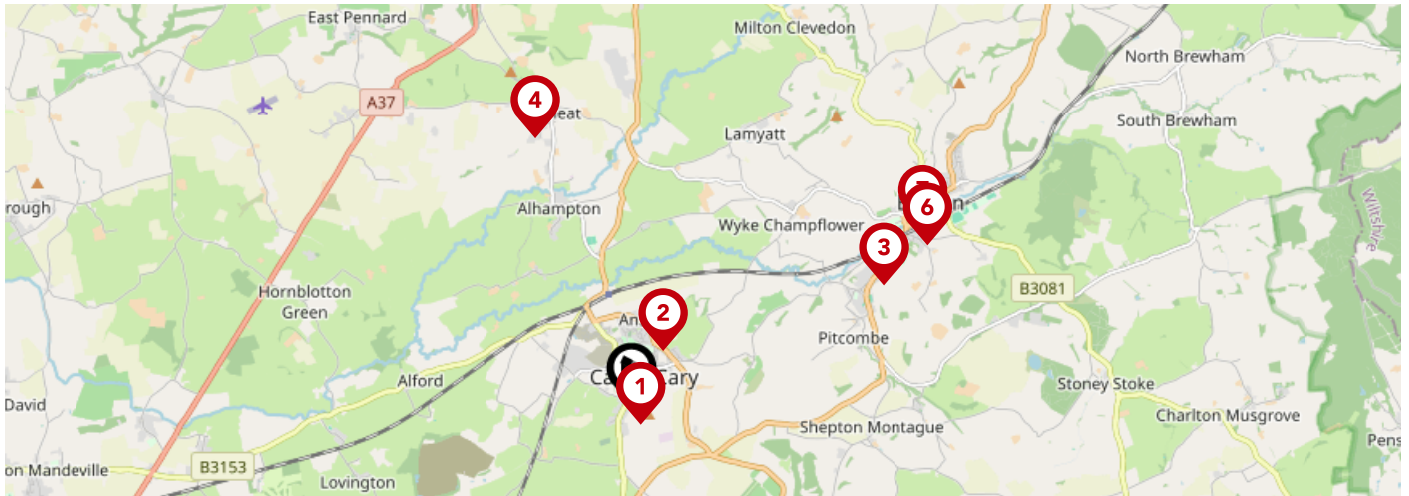
Maps









Listed Buildings

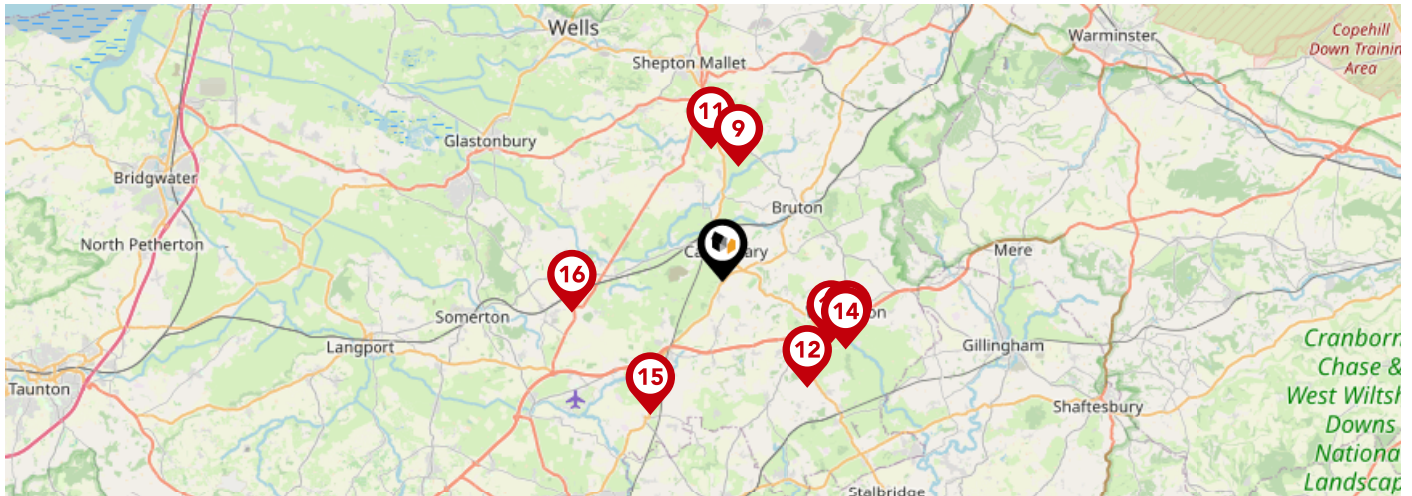
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|---|--|----------|-----------|
|  | 1423545 - Castle Cary War Memorial | Grade II | 0.1 miles |
|  | 1177455 - Entrance Gateway About 90 Metres South Of St John's Priory | Grade II | 0.1 miles |
|  | 1056248 - Milepost At Southern Corner Of Yard Of White Hart Inn | Grade II | 0.1 miles |
|  | 1366398 - Bonds Chemist Limited | Grade II | 0.1 miles |
|  | 1177905 - Woodville House, And Front Boundary Railings | Grade II | 0.1 miles |
|  | 1366389 - House Immediately West Of Cary Pet Stores | Grade II | 0.1 miles |
|  | 1056279 - The Round House | Grade II | 0.1 miles |
|  | 1056280 - The Round House Farm Shop And Newport, Butcher | Grade II | 0.1 miles |
|  | 1366387 - The Britannia House | Grade II | 0.1 miles |
|  | 1177910 - Woodcock House | Grade II | 0.1 miles |



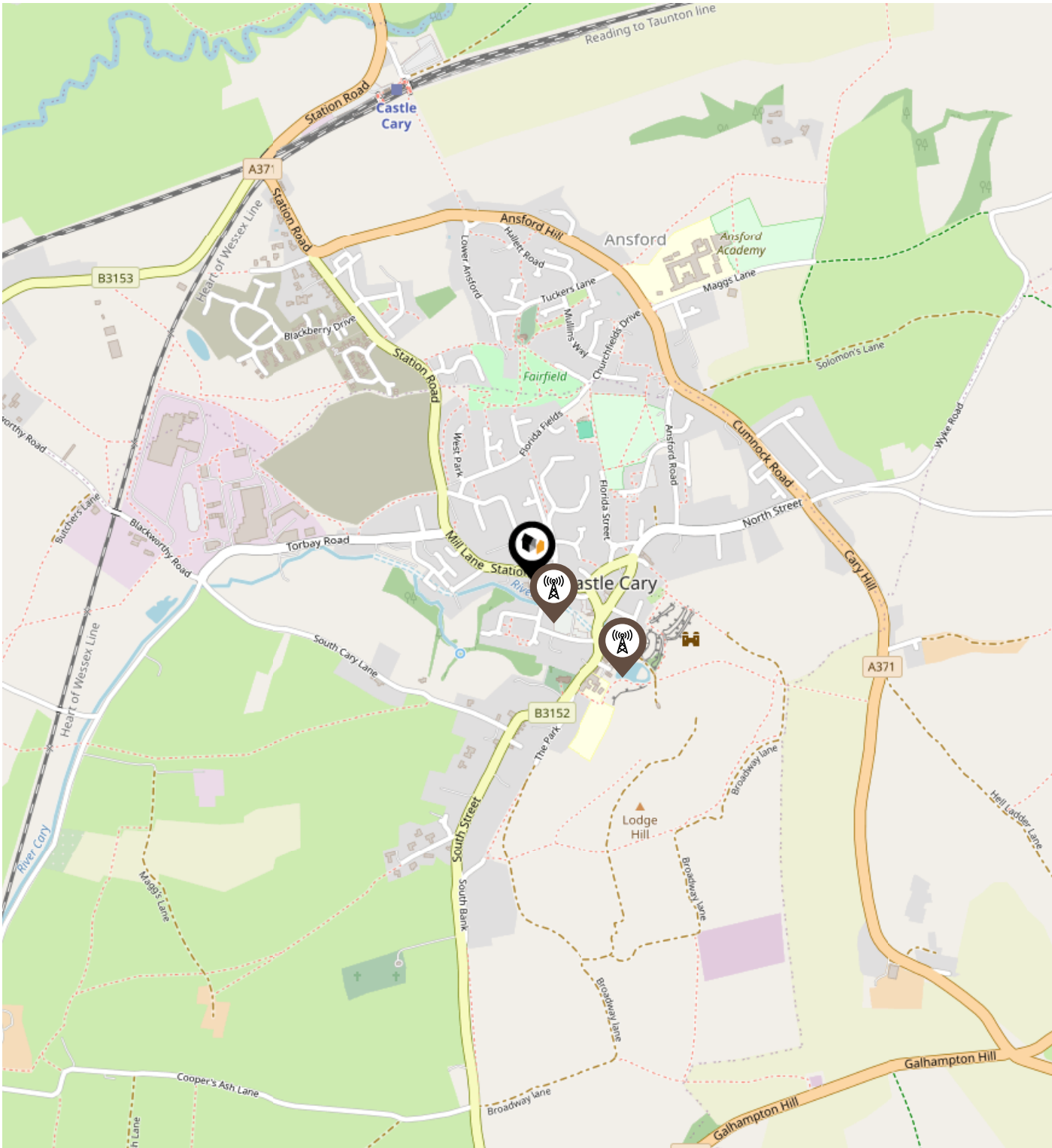
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:0.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sexey's School Ofsted Rating: Good Pupils: 685 Distance:2.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | North Cadbury Church of England Primary School Ofsted Rating: Good Pupils: 75 Distance:2.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hazlegrove Preparatory School Ofsted Rating: Not Rated Pupils: 409 Distance:4.17 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:4.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | King Arthur's School Ofsted Rating: Requires improvement Pupils: 468 Distance:4.66 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Marchant Holliday School Ofsted Rating: Good Pupils: 49 Distance:5.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good Pupils: 125 Distance:5.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wincanton Primary School Ofsted Rating: Good Pupils: 391 Distance:5.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Countess Gytha Primary School Ofsted Rating: Good Pupils: 146 Distance:5.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:5.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

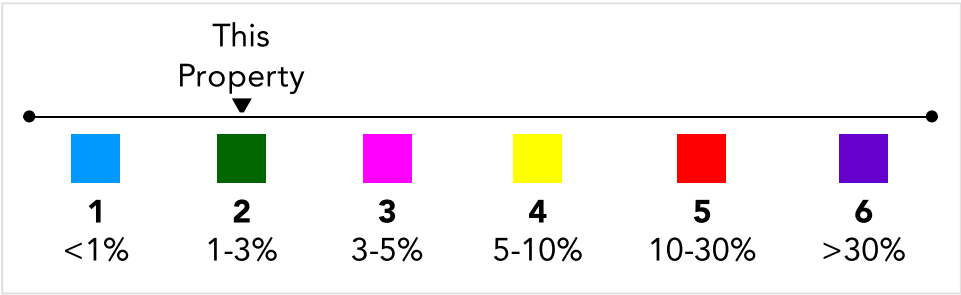
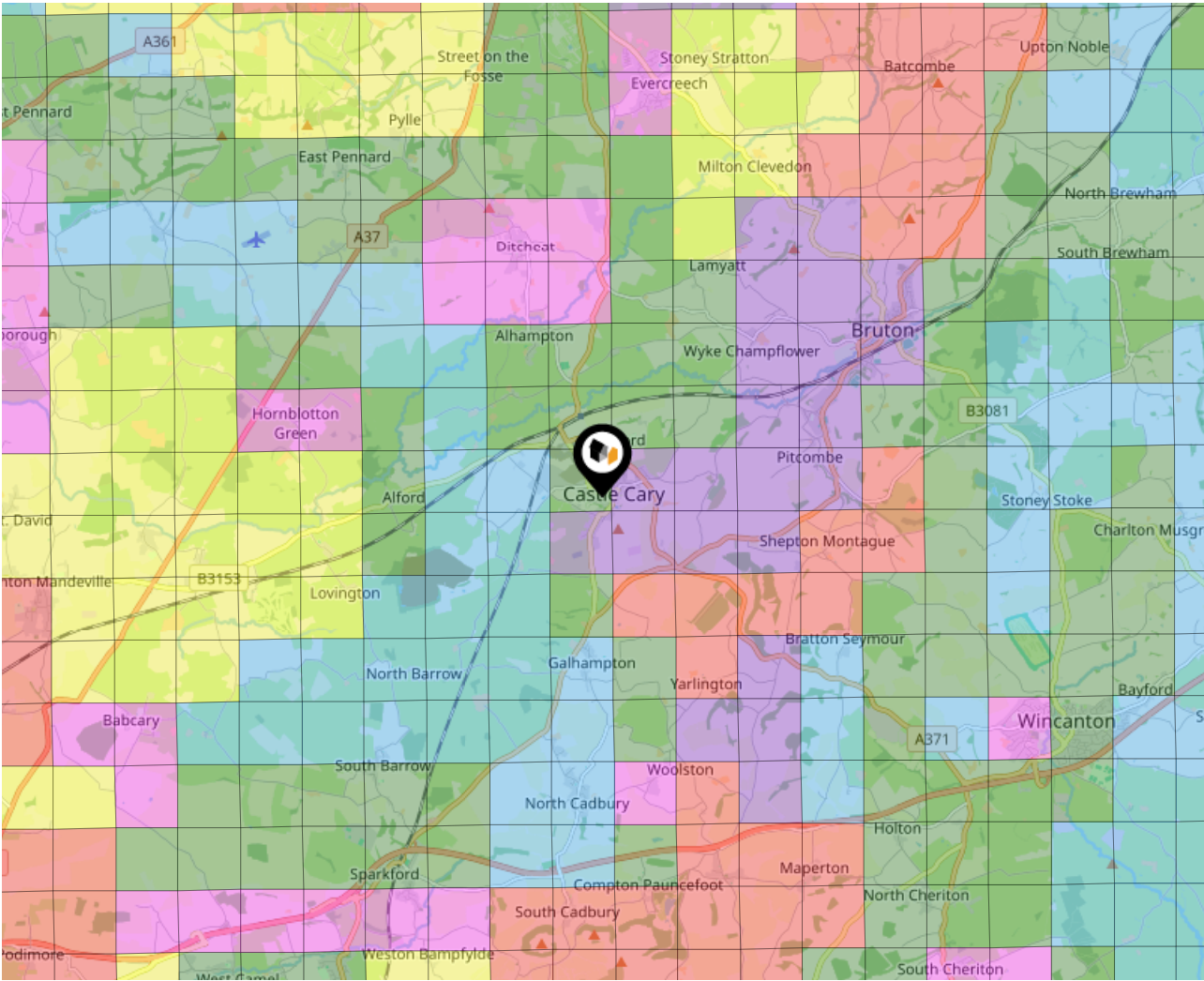


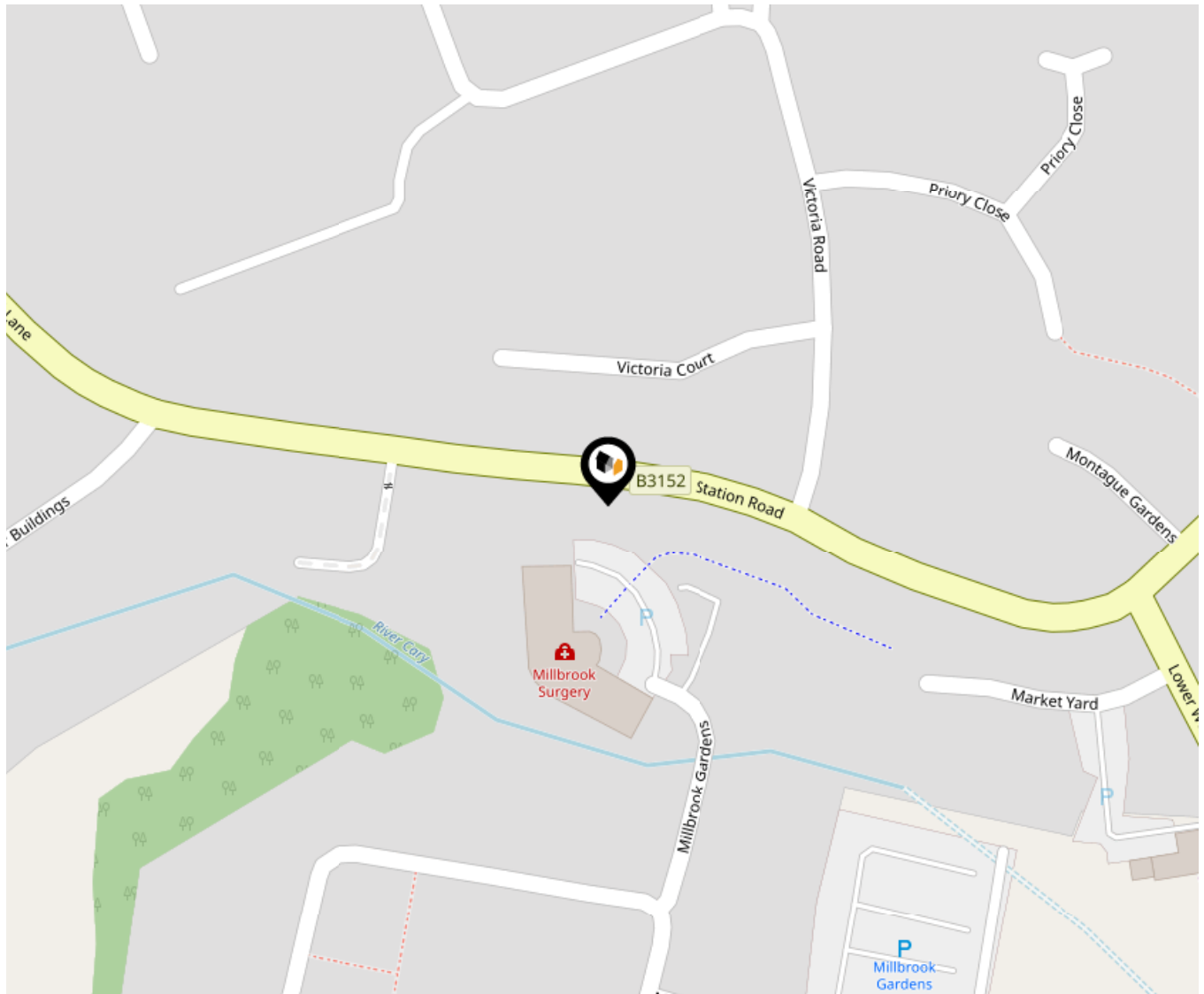
Key:

-  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).





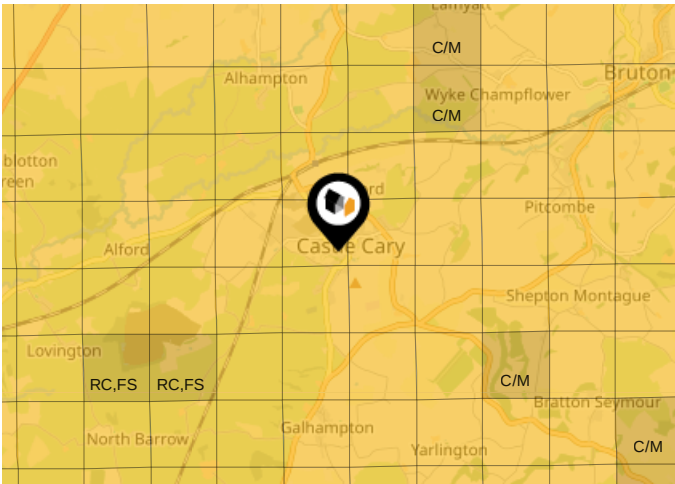
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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

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

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) | | |

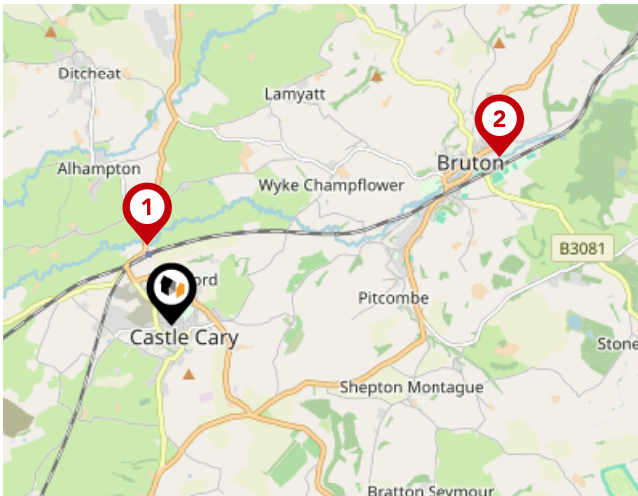


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

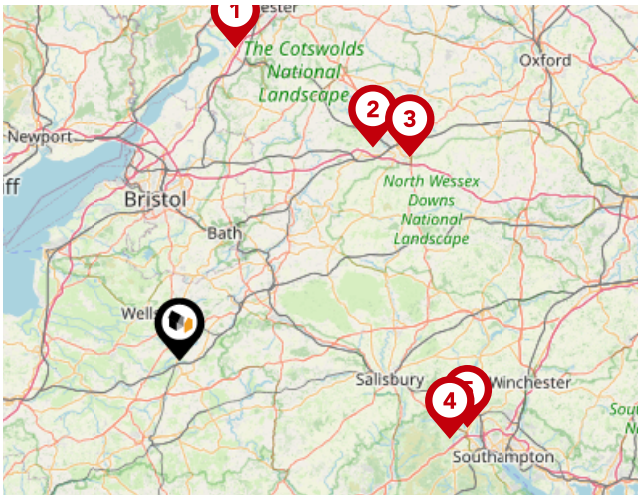
Area

Transport (National)



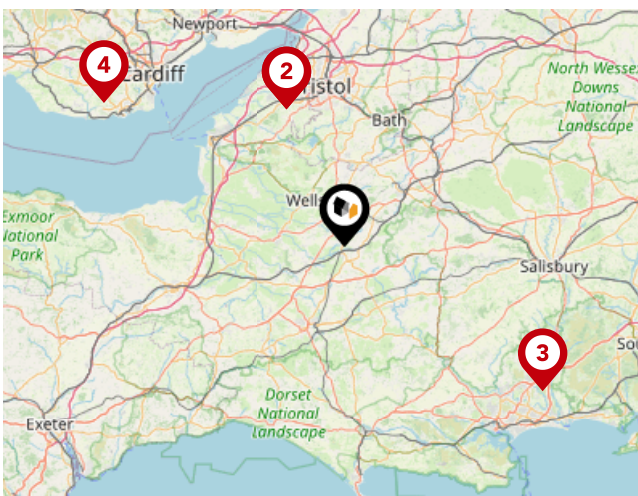
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Castle Cary Rail Station | 0.78 miles |
| 2 | Bruton Rail Station | 3.44 miles |
| 3 | Templecombe Rail Station | 7.45 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J13 | 47.1 miles |
| 2 | M4 J16 | 42.66 miles |
| 3 | M4 J15 | 45.72 miles |
| 4 | M27 J1 | 42.05 miles |
| 5 | M27 J2 | 44.13 miles |

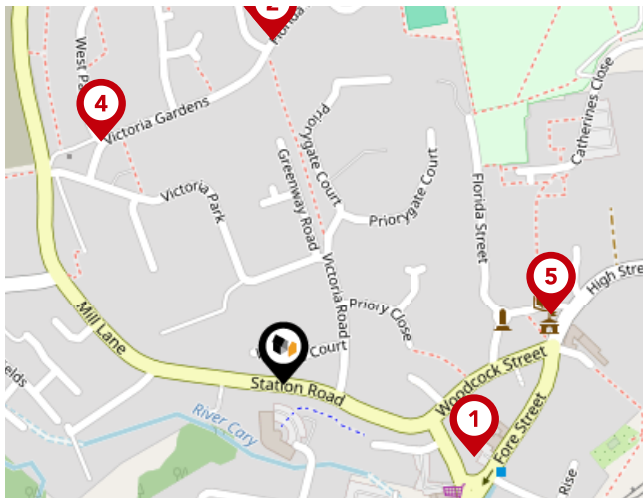


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol Airport | 22.23 miles |
| 2 | Felton | 22.23 miles |
| 3 | Bournemouth International Airport | 36.8 miles |
| 4 | Cardiff Airport | 41.51 miles |

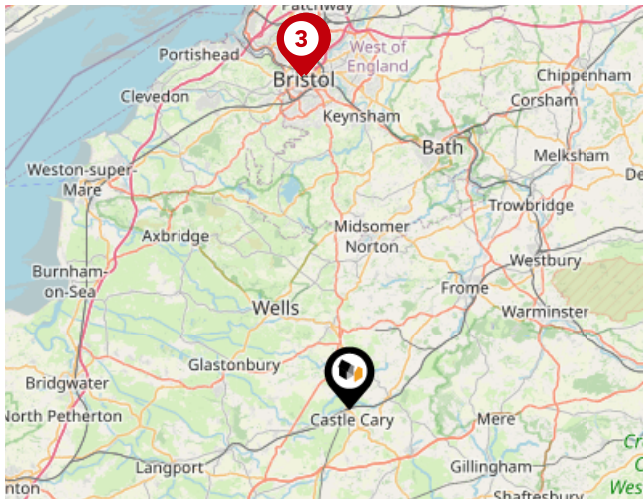
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Horsepond Inn | 0.12 miles |
| 2 | Florida Fields | 0.2 miles |
| 3 | Florida Fields | 0.21 miles |
| 4 | Victoria Gardens | 0.18 miles |
| 5 | Town Hall | 0.16 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Bathurst Basin Ferry Landing | 25.08 miles |
| 2 | The Ostrich | 25.07 miles |
| 3 | Wapping Wharf | 25.05 miles |

Phillip Arnold Auctions

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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