



See More Online

MIR: Material Info

The Material Information Affecting this Property

Sunday 12th October 2025



HITCHEN LANE, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,862 ft ² / 173 m ²		
Plot Area:	0.16 acres		
Year Built :	After 2007		
Council Tax :	Band D		
Annual Estimate:	£2,439		
Title Number:	ST74550		

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 mb/s	51 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **14 Hitchen Lane and former railway land to south, Shepton Mallet BA4 5TW**

Reference - 2011/2348
Decision: Refusal
Date: 16th January 2012
Description: Outline application for erection of ten semi-detached dwellings and estate road, including improvements to Hitchen Lane and alterations to no. 14 Hitchen Lane (Access and layout to be considered, all other matters reserved) (amended layout received 16/01/12)
Reference - 2015/0403/FUL
Decision: Approval with Conditions
Date: 23rd February 2015
Description: Erection of 13 dwellings with access from former Oakleaze Yard development site (as amended by plans received 28th May revising the highway layout).
Reference - 2016/1560/FUL
Decision: Withdrawn
Date: 21st June 2016
Description: Erection of detached dwelling at rear of 14 Hitchen Lane with access from Hitchen Lane following demolition of garage
Reference - 2013/1038
Decision: Refusal
Date: 02nd May 2013
Description: Erection of 10 semi-detached houses and estate road, improvements to Hitchen Lane and alterations to 14 Hitchen Lane including new garage.

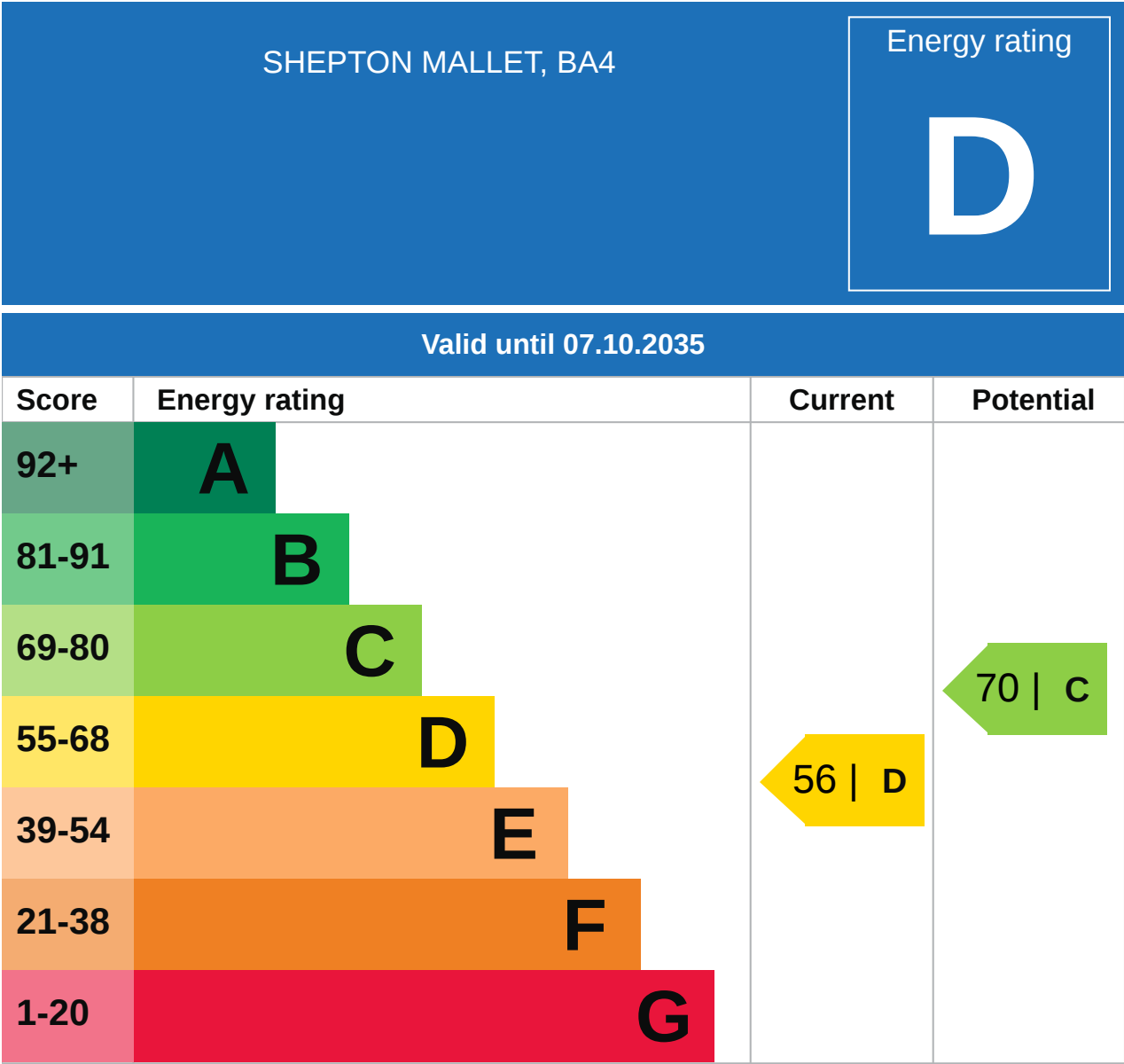
Planning records for: *Land To Rear Of And 14 Hitchen Lane Shepton Mallet Somerset BA4 5TW*

Reference - 2016/0547/APP	
Decision:	Approval
Date:	18th March 2016
Description:	Application for approval of details reserved by conditions 3 (materials), 4 (landscaping), 5 (Construction Method Statement), 6 (external lighting), 7 (refuse/recycling), 9 (surface water drainage system), 10 (foul drainage/soakaways), 11 (Contamination), 12 (Ecological Management Plan), 14 (Access Road spec) and 16 (Multi User Path) on planning permission 2015/0403/FUL

Reference - 2016/2670/FUL	
Decision:	Withdrawn
Date:	25th October 2016
Description:	Erection of detached dwelling at rear of 14 Hitchen Lane with access from Hitchen Lane following demolition of garage. (revised scheme)

Property
EPC - Certificate

COOPER
AND
TANNER



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	173 m ²

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



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Building Safety

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

Accessibility / Adaptions

The vendor 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

As far as the seller is aware there are no 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)

The vendor has advised there is no rights of way across the property.
The access from Hitchin Lane to the driveway is shared with a neighbouring property. There is pedestrian access only to the allotments.

Construction Type

As far as the vendor is aware the property was constructed traditionally.

Property Lease Information (if applicable)

The property is Freehold.

Listed Building Information (if applicable)

Not applicable

Electricity Supply

We have been advised by the seller there is a mains electricity supply to the property.

Water Supply

We have been advised by the seller there is a mains water supply connected to the property

Gas Supply

We have been advised by the seller there is a mains gas supply to the property

Drainage

We have been advised by the seller the property is connected to mains drainage

Heating System

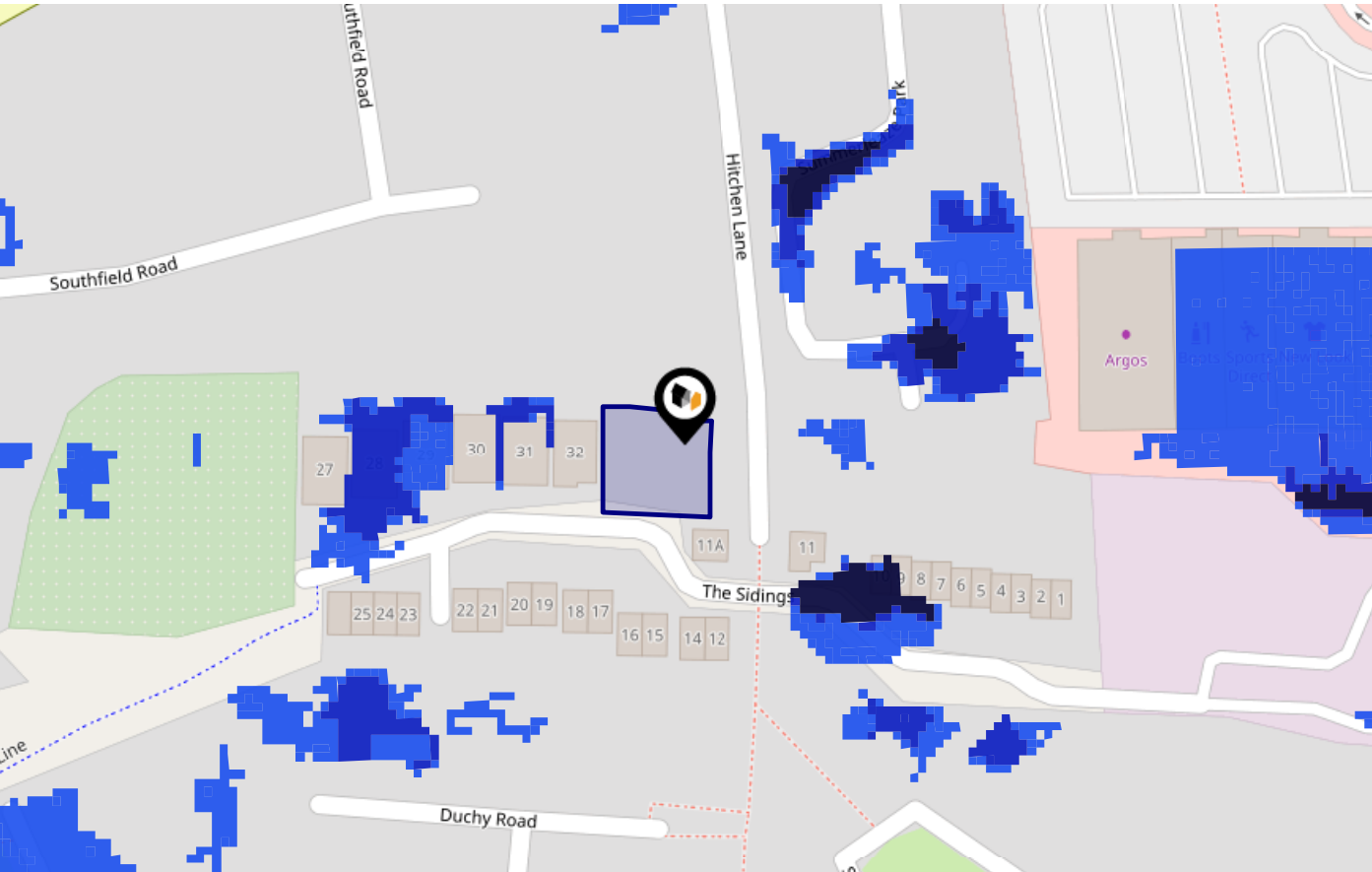
We have been advised by the seller the heating is from a gas fired boiler to radiators.

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.

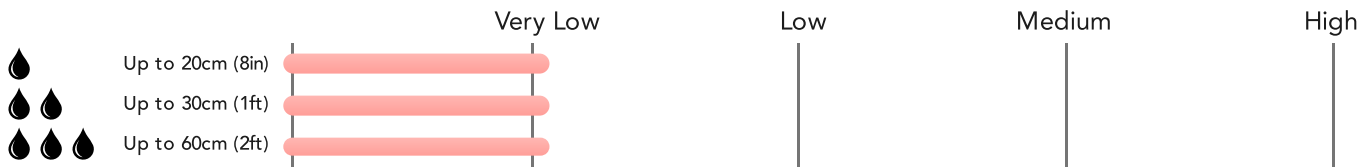


Risk Rating: Very low

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:

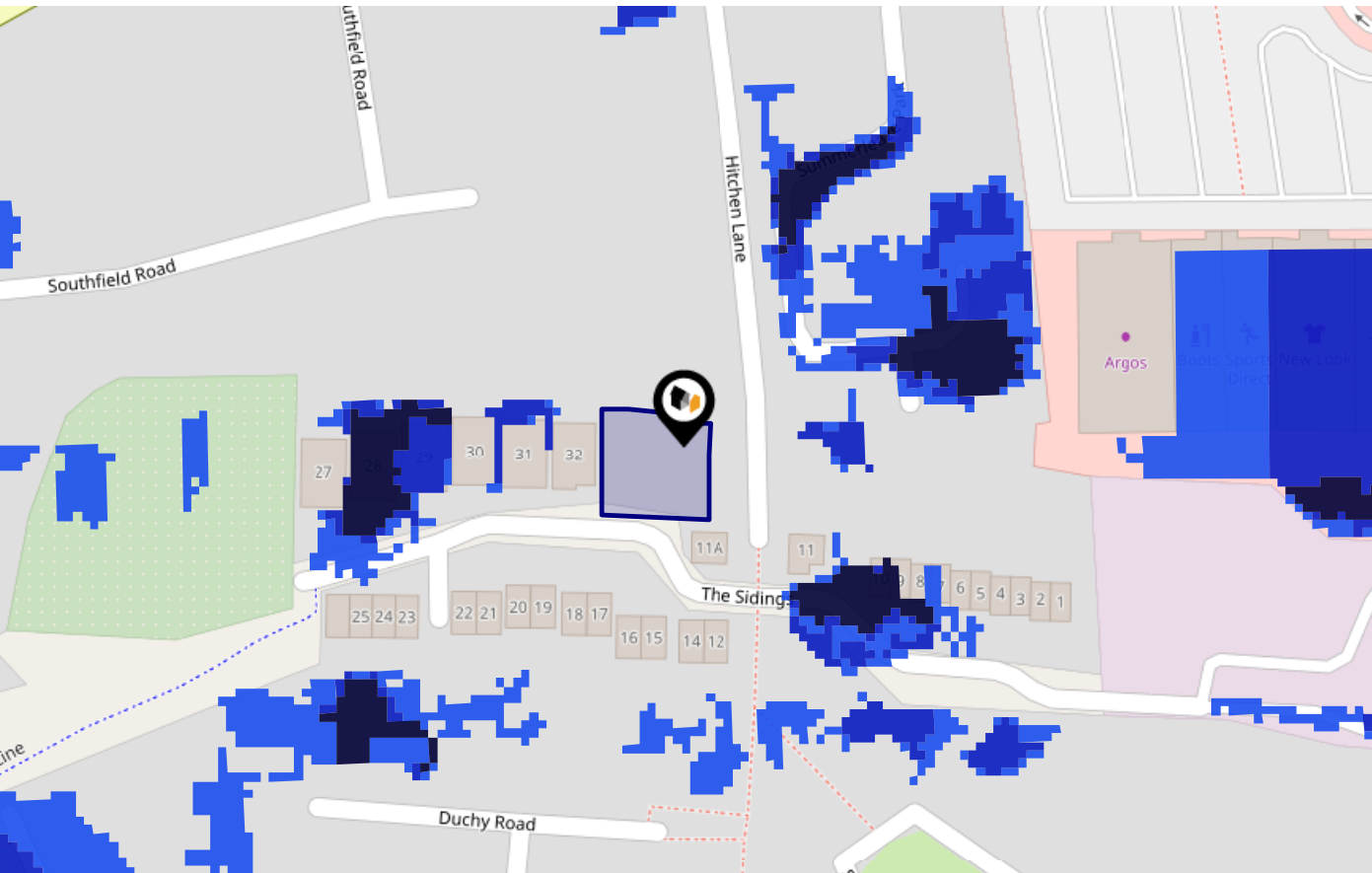


Flood Risk

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.

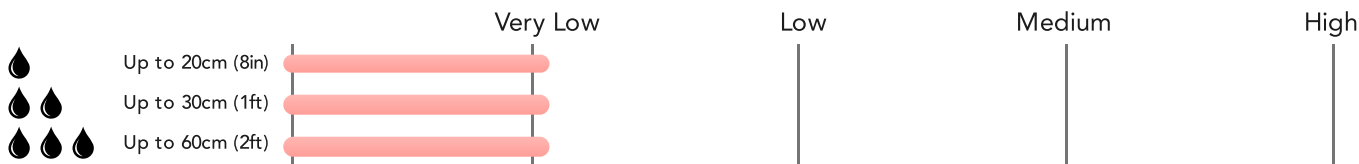


Risk Rating: Very low

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:



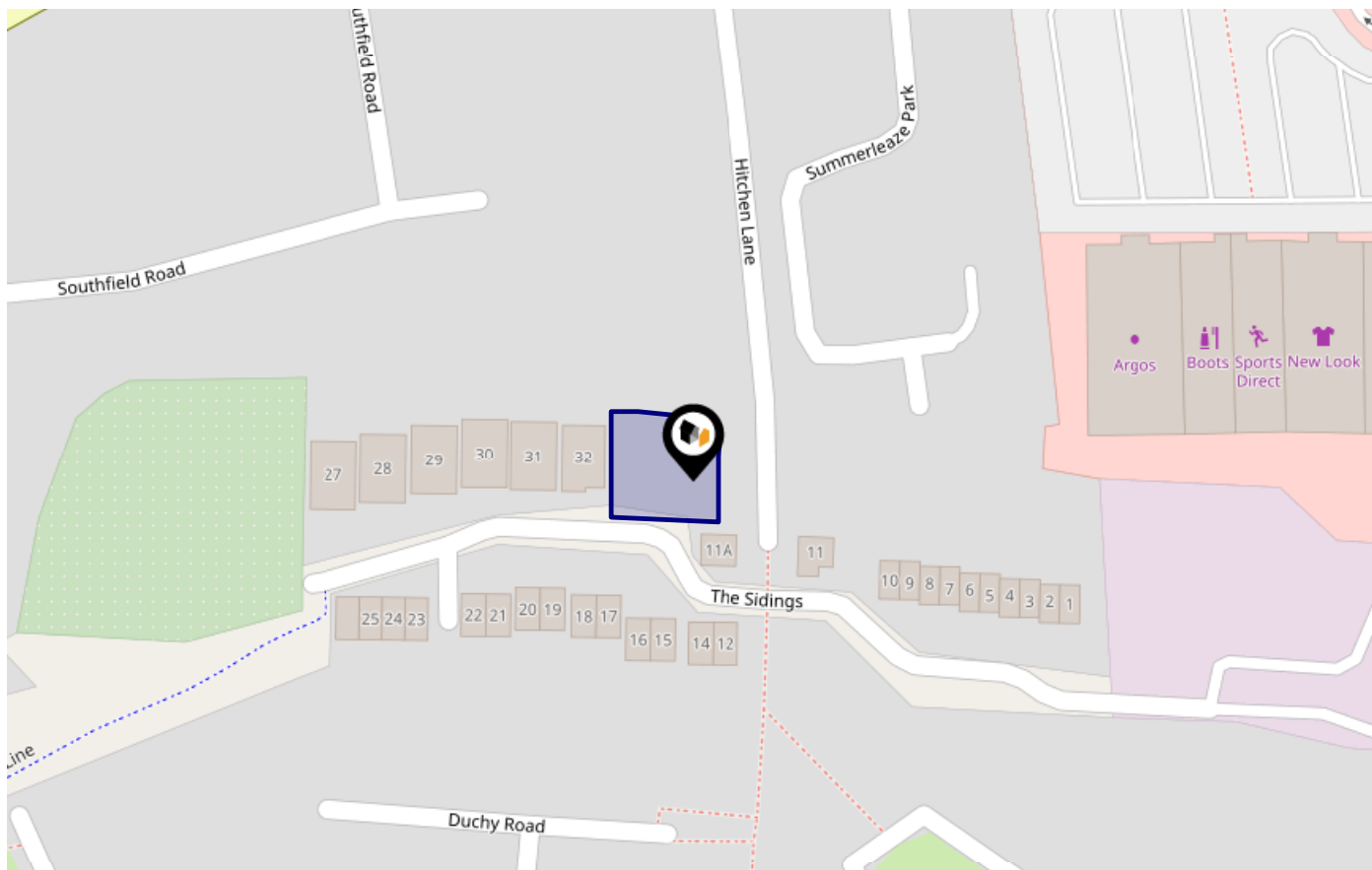
MIR - Material Info

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.

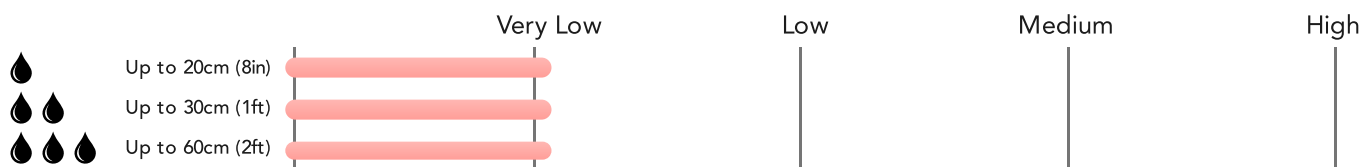


Risk Rating: Very low

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:

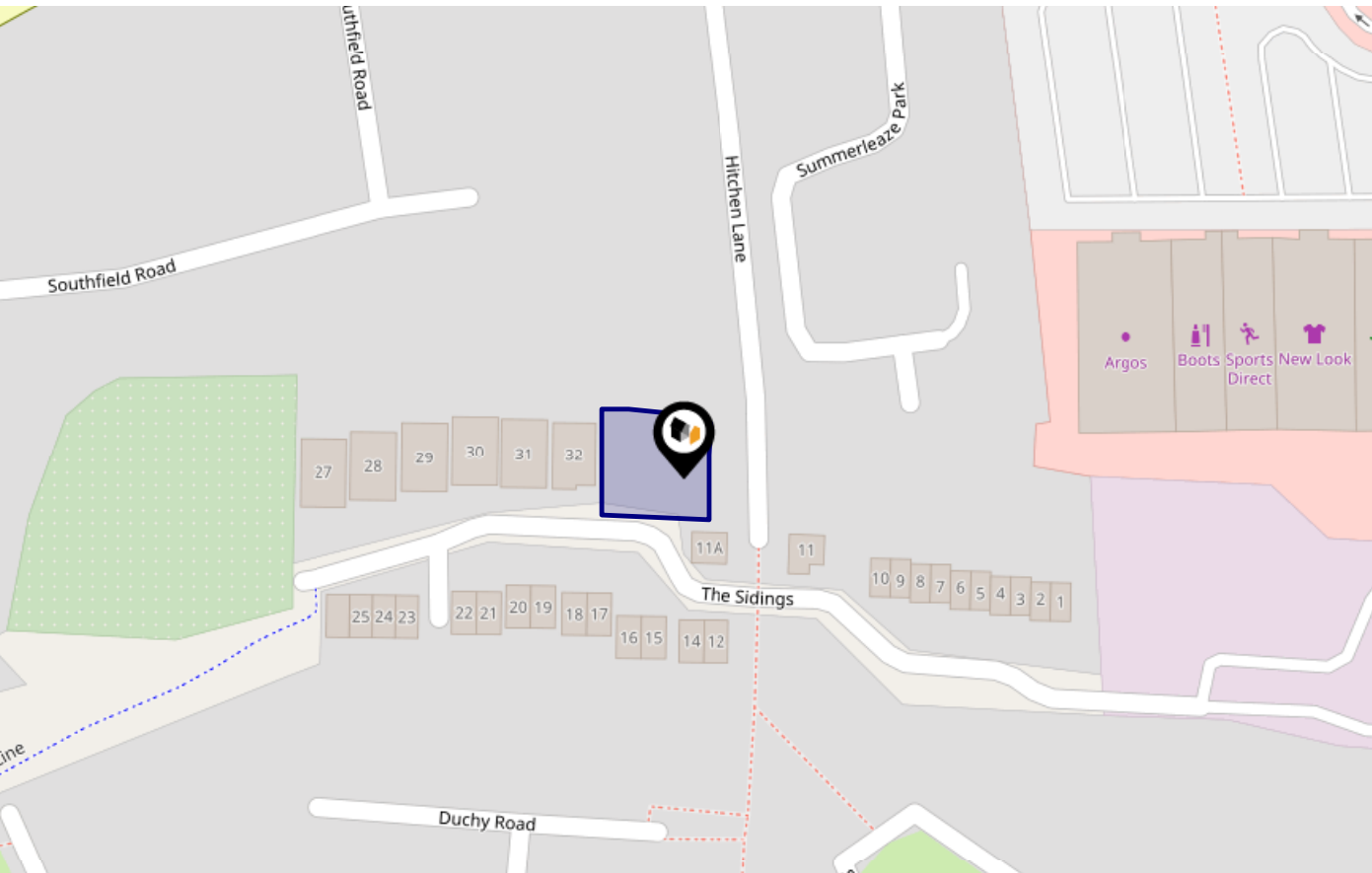


Flood Risk

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.

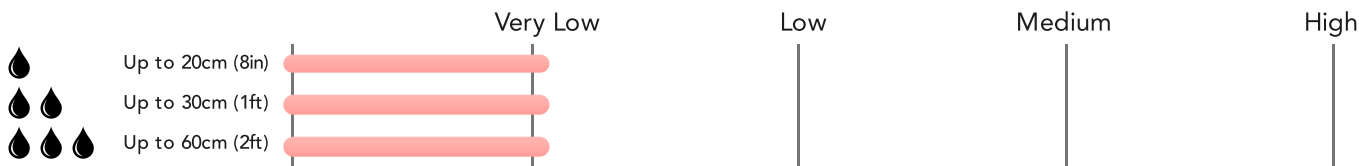


Risk Rating: Very low

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:



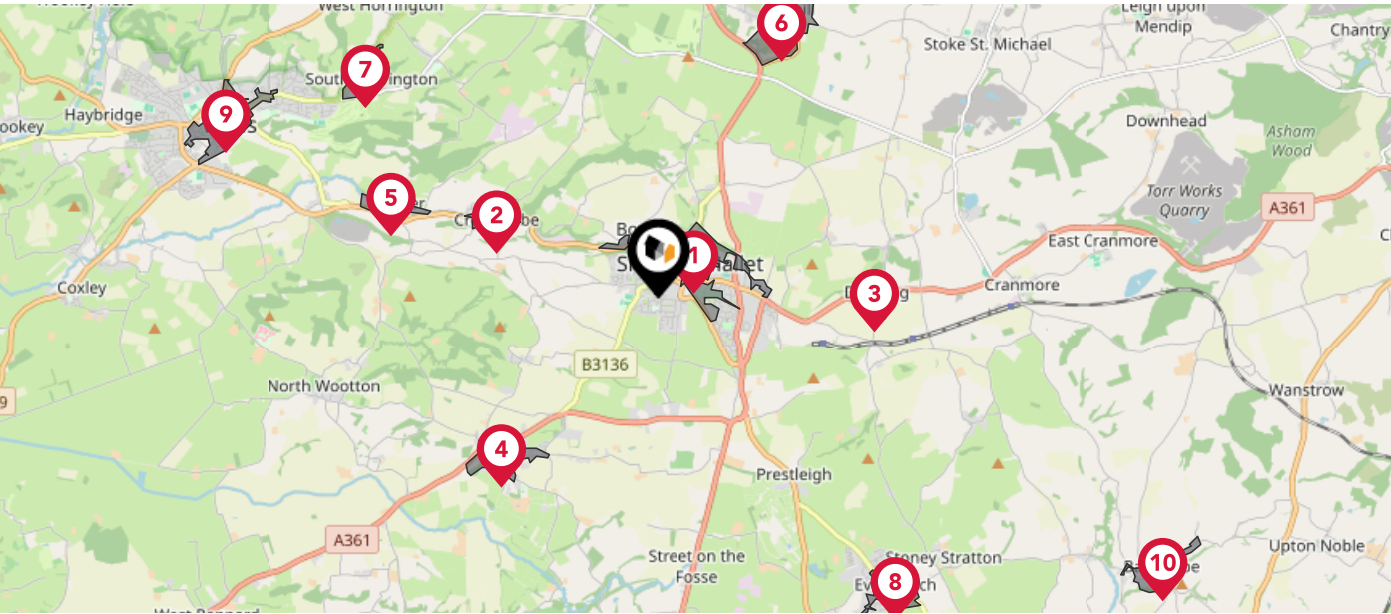
MIR - Material Info

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.



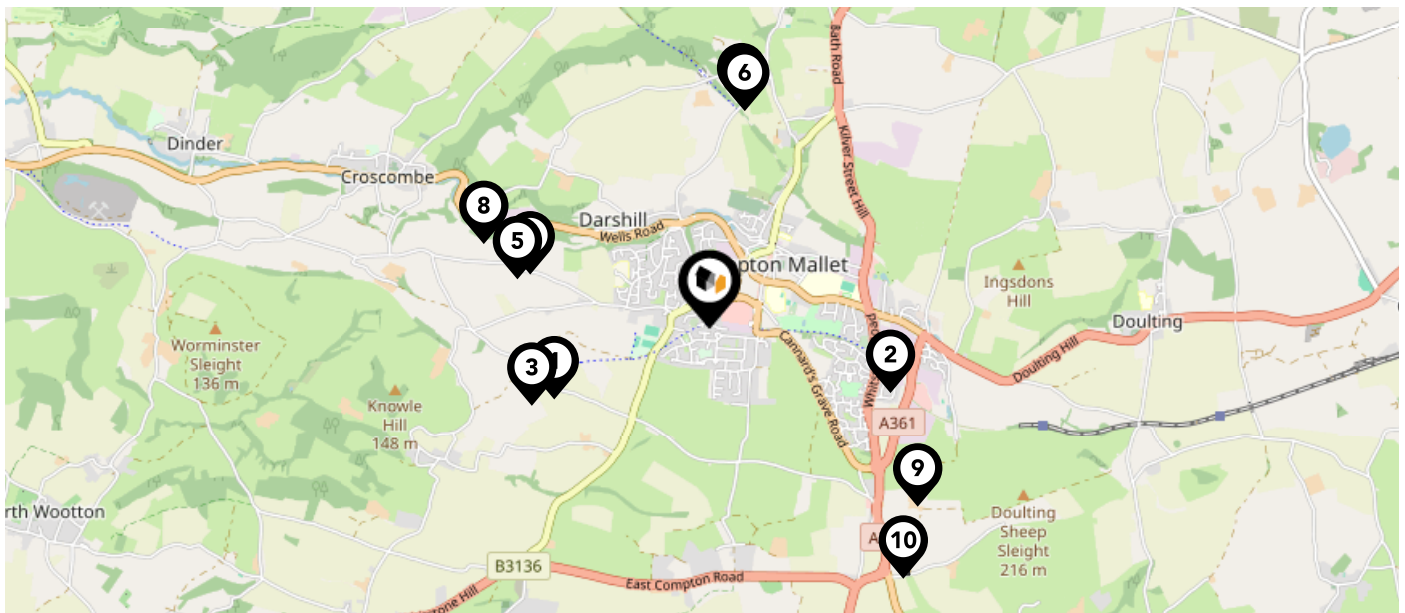
Nearby Conservation Areas	
1	Shepton Mallet
2	Croscombe
3	Doultong
4	Pilton
5	Dinder
6	Oakhill
7	Mendip Hospital
8	Evercreech
9	Wells
10	Batcombe

Maps

Landfill Sites

COOPER
AND
TANNER

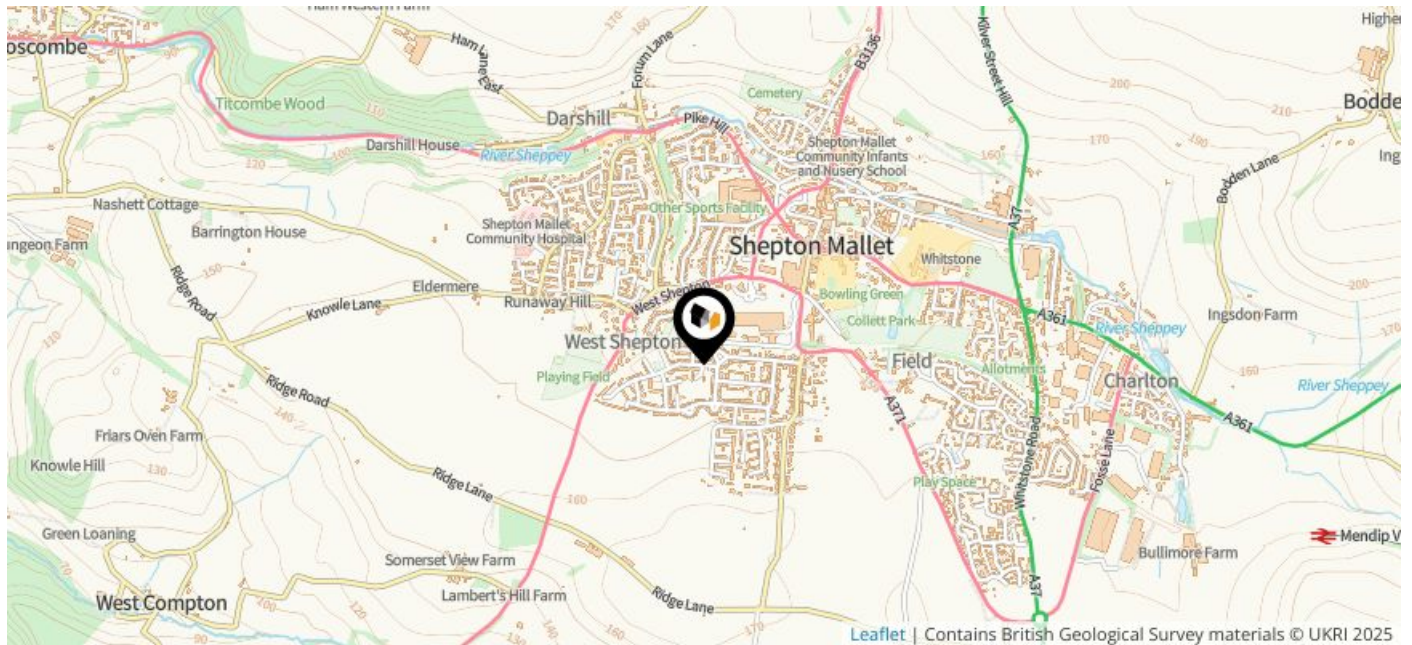
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	☐
2	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	☐
3	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	☐
4	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill	☐
5	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill	☐
6	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill	☐
7	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill	☐
8	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill	☐
9	Brickyard Farm-Cann Grave	Historic Landfill	☐
10	Whitstone Hill Farm, Cannards Grave Farm-Douling, Shepton Mallet, Somerset	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



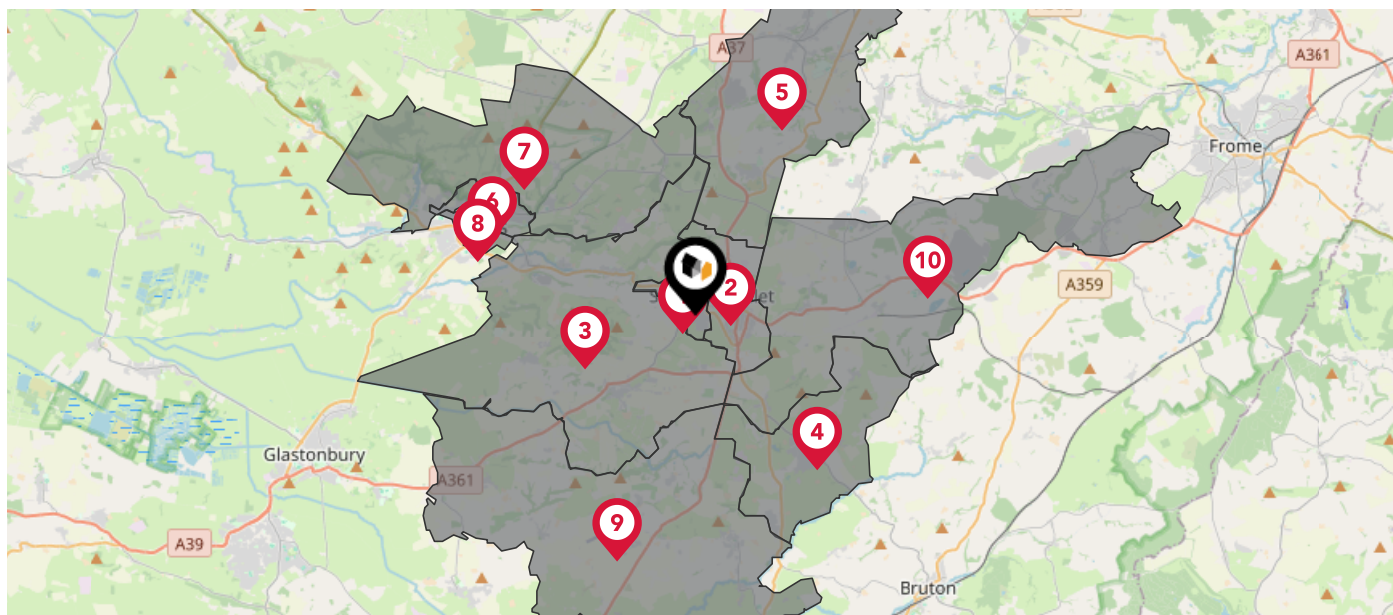
Mine Entry

- ✕ 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.

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

Shepton West Ward

2

Shepton East Ward

3

Croscombe and Pilton Ward

4

Creech Ward

5

Ashwick, Chilcompton and Stratton Ward

6

Wells St. Thomas' Ward

7

St. Cuthbert Out North Ward

8

Wells Central Ward

9

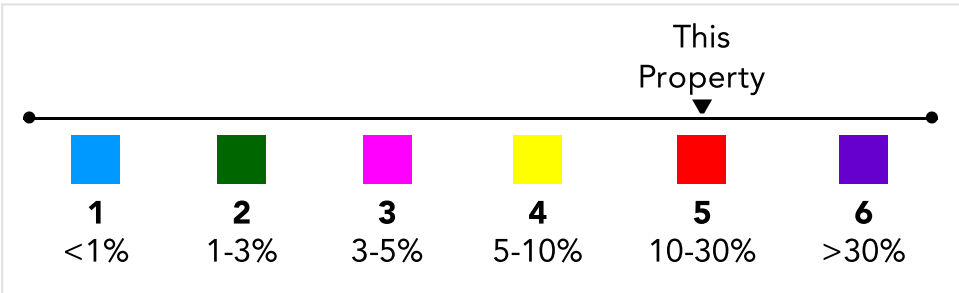
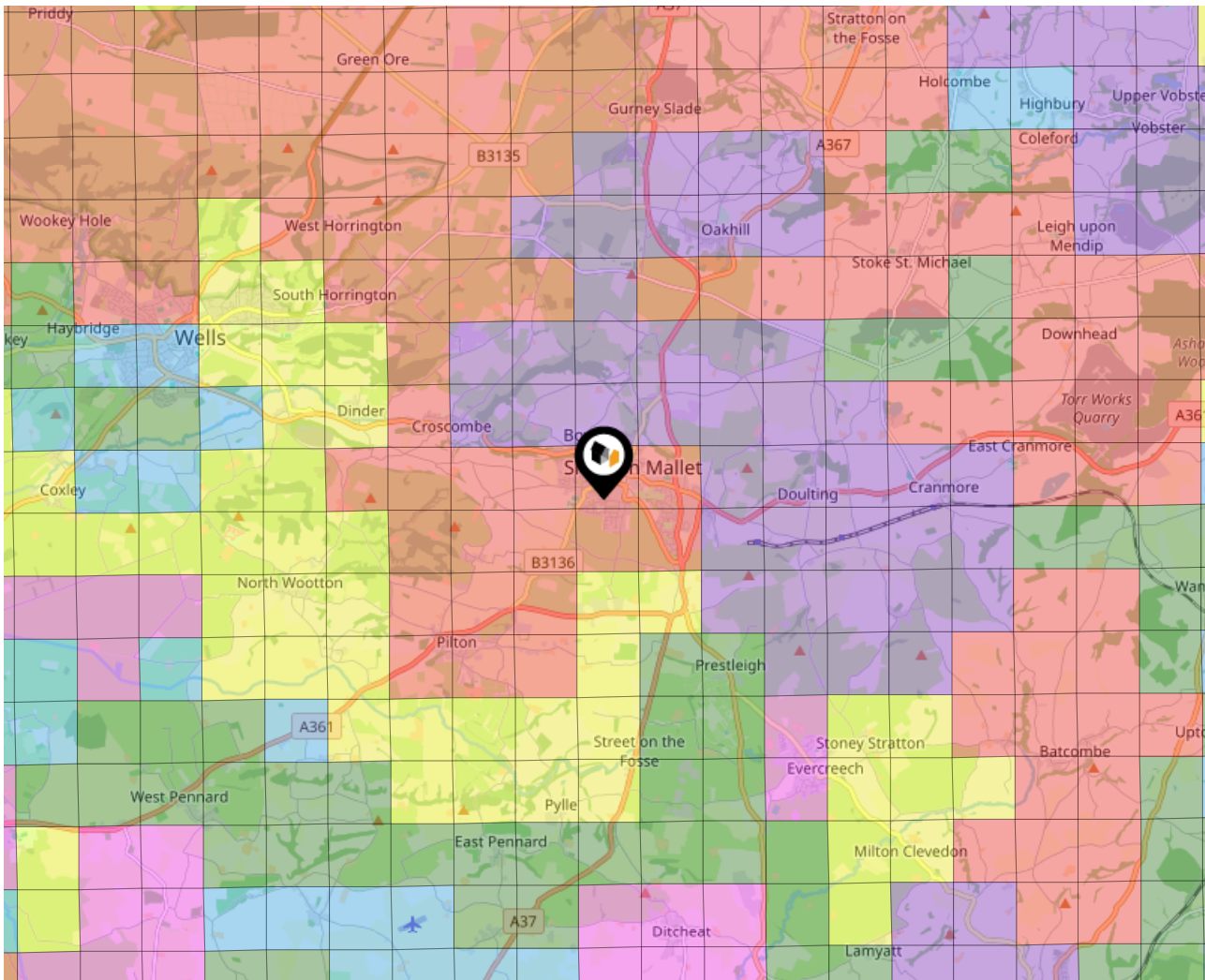
The Pennards and Ditchat Ward

10

Cranmore, Doultong and Nunney Ward

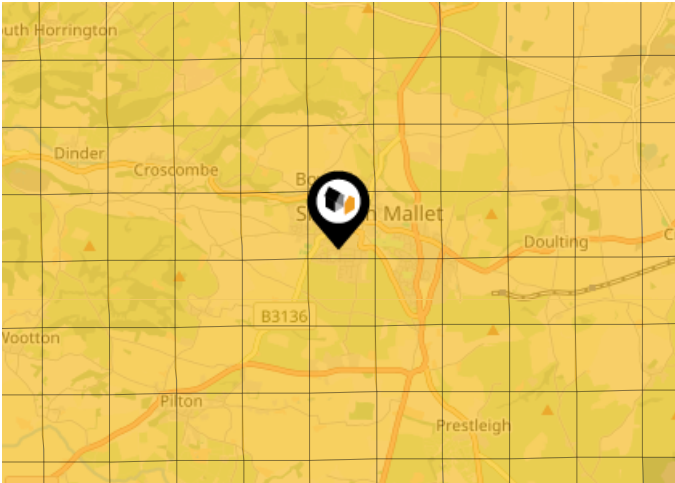
What is Radon?

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(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP

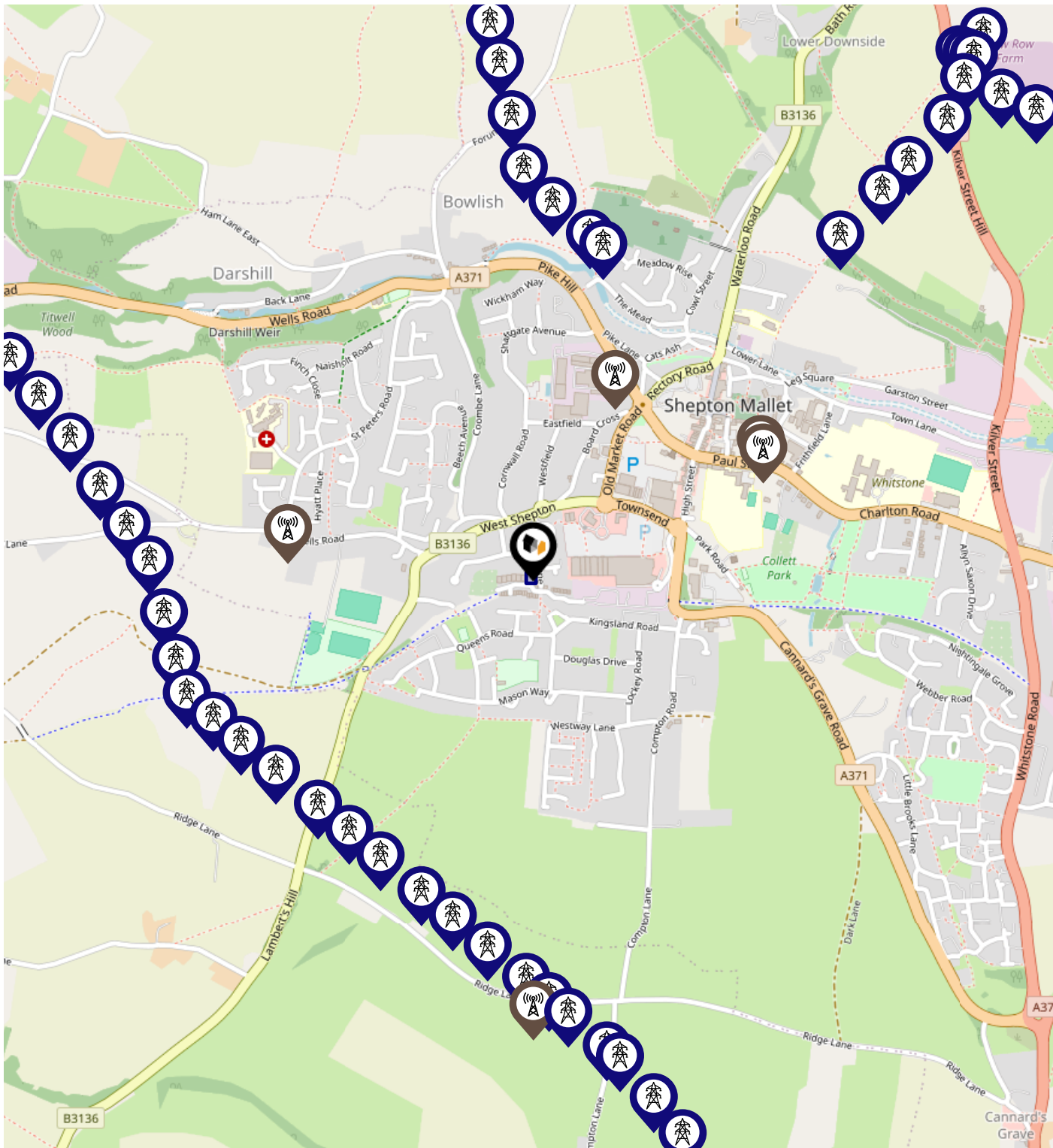


Primary Classifications (Most Common Clay Types)

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

COOPER
AND
TANNER



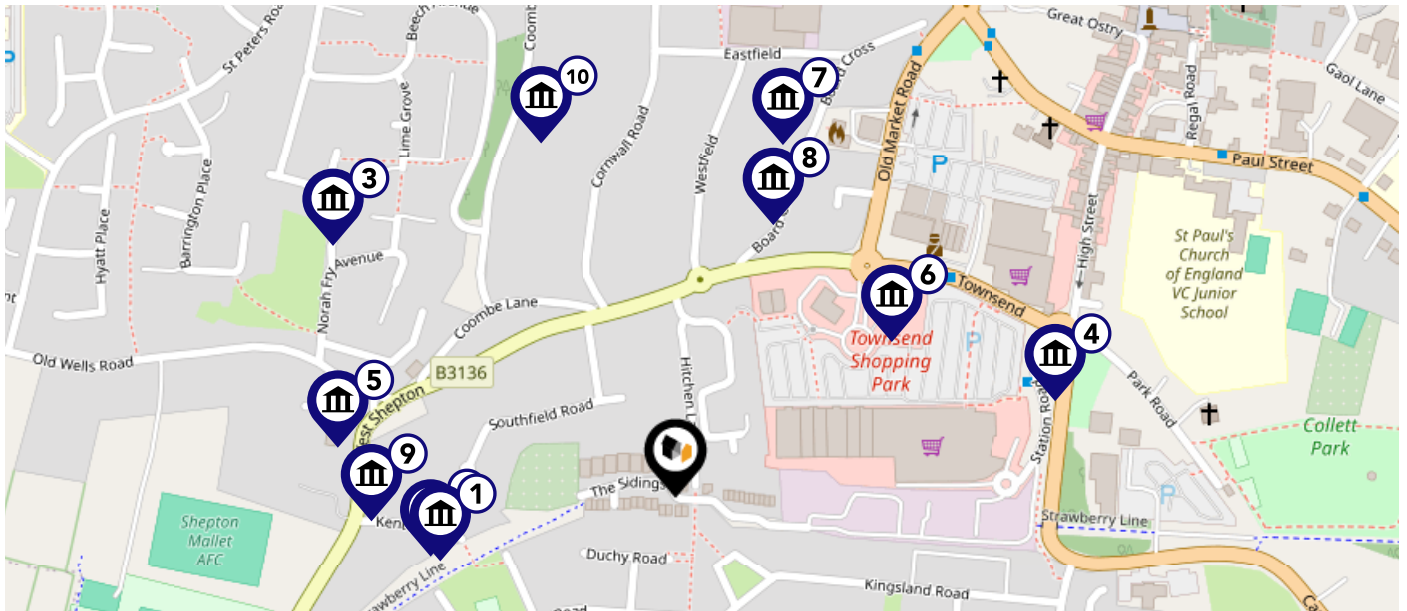
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

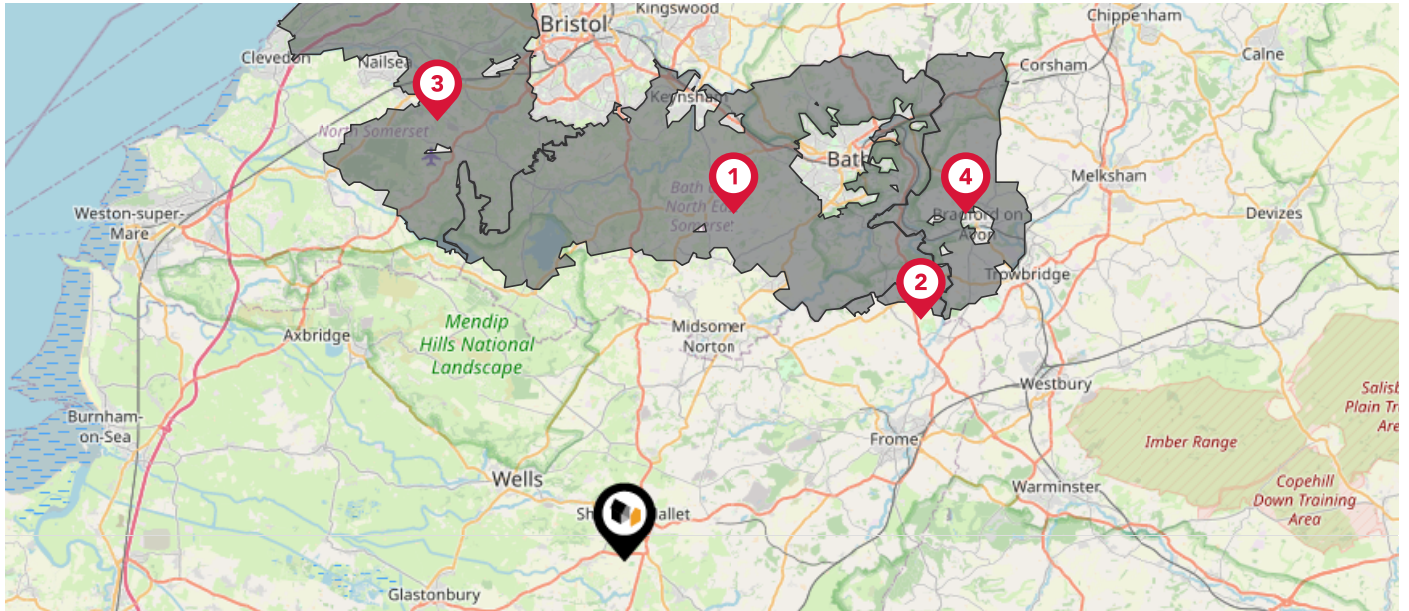
COOPER
AND
TANNER

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
	1173213 - 10, Kent	Grade II	0.1 miles
	1058413 - 13, Kent	Grade II	0.1 miles
	1058385 - 14 And 16, Old Wells Road	Grade II	0.2 miles
	1391564 - Shepton Mallet War Memorial	Grade II	0.2 miles
	1296071 - Grove House	Grade II	0.2 miles
	1345271 - Former St Michael's Roman Catholic Church	Grade II	0.2 miles
	1245458 - 40-41, Board Cross	Grade II	0.2 miles
	1058452 - The Victoria	Grade II	0.2 miles
	1476693 - Woodbourne House	Grade II	0.2 miles
	1058424 - 30 And 31, Coombe Lane	Grade II	0.2 miles

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



Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



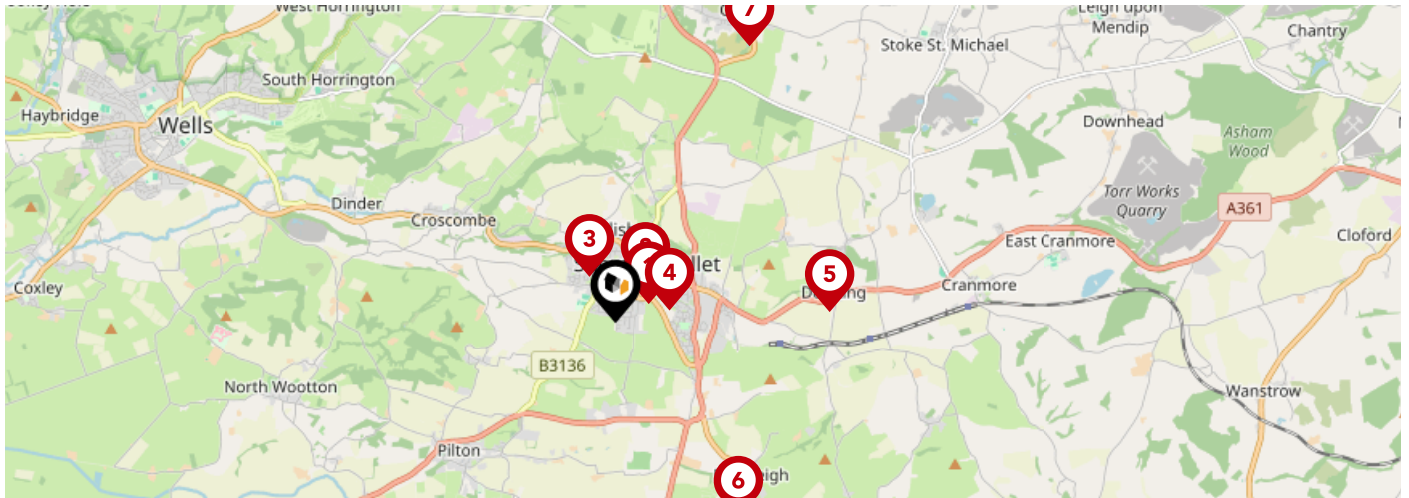
Bath and Bristol Green Belt - Mendip



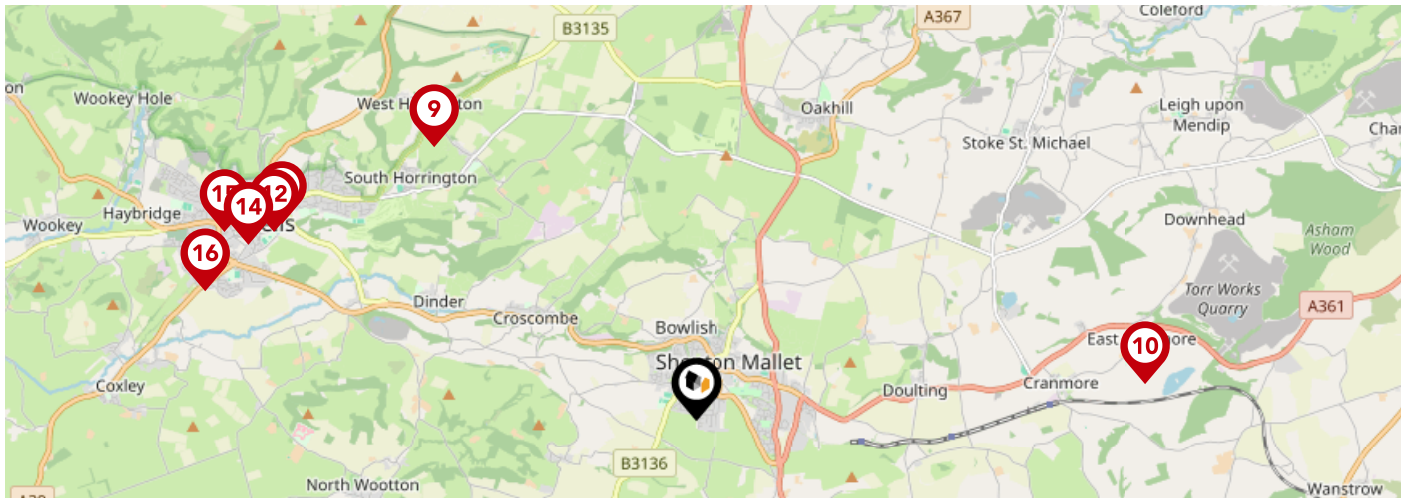
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Wiltshire



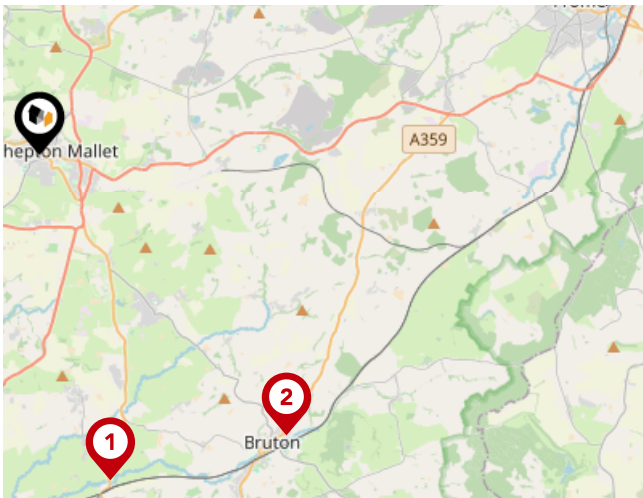
		Nursery	Primary	Secondary	College	Private
1	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.36	☐	☒	☐	☐	☐
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.45	☐	☒	☐	☐	☐
3	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.49	☐	☒	☐	☐	☐
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.52	☐	☐	☒	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.01	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.16	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.86	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.26	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.52	☐	☒	☐	☐	☐
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.18	☐	☐	☒	☐	☐
11	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.26	☐	☒	☐	☐	☐
12	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.3	☐	☐	☒	☐	☐
13	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.35	☐	☒	☐	☐	☐
14	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.48	☐	☒	☐	☐	☐
15	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.71	☐	☐	☒	☐	☐
16	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.72	☐	☒	☐	☐	☐

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Castle Cary Rail Station	6.18 miles
	Bruton Rail Station	6.95 miles
	Frome Rail Station	10.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	40.78 miles
	M5 J12	43.81 miles
	M5 J11A	49.29 miles
	M4 J16	39.07 miles
	M4 J15	42.78 miles

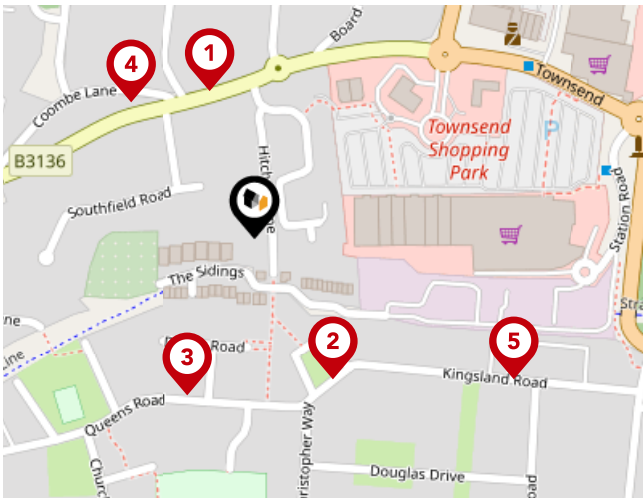


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	15.4 miles
	Felton	15.4 miles
	Cardiff Airport	37 miles
	Bournemouth International Airport	42.26 miles

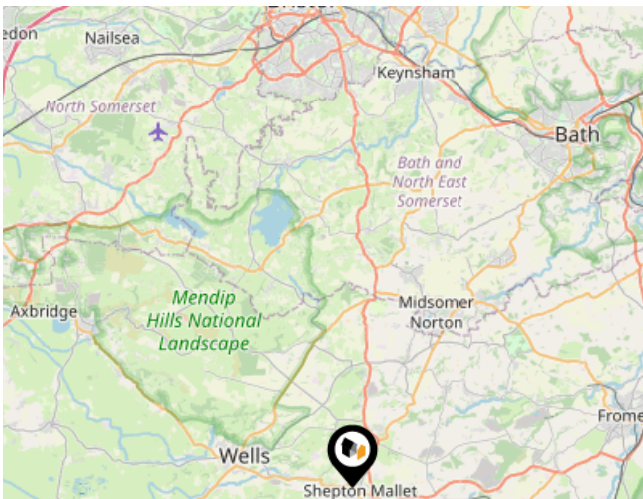
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Shepton Road	0.09 miles
2	Stevens Close	0.09 miles
3	Duchy Road	0.1 miles
4	West Shepton Road	0.11 miles
5	Lockey Road	0.17 miles

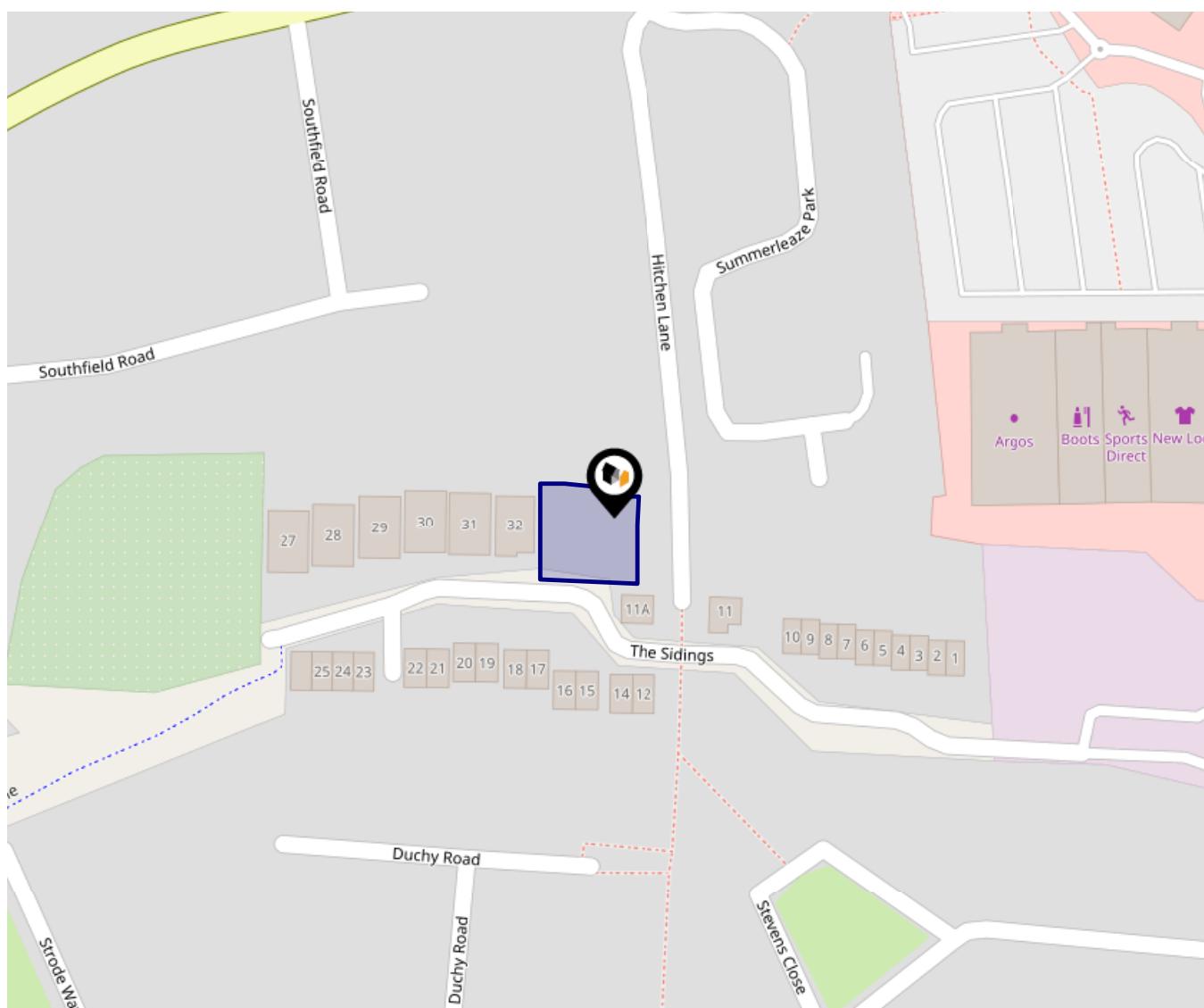


Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.16 miles
2	The Ostrich	18.15 miles
3	Wapping Wharf	18.11 miles

Local Area Road Noise

COOPER
AND
TANNER



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

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.



Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

