



# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 25<sup>th</sup> March 2025**



## ANSFORD HILL, CASTLE CARY, BA7

### Cooper and Tanner

Fore Street Castle Cary BA7 7BG

01963 350327

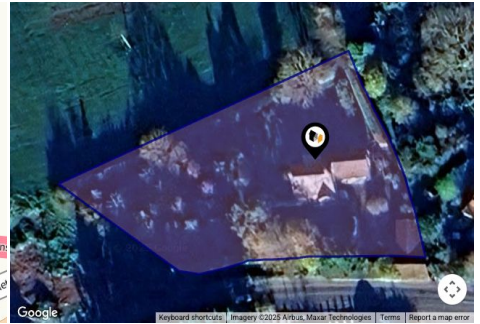
castle Cary@cooperandtanner.co.uk

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# Property Overview

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,320 ft <sup>2</sup> / 215 m <sup>2</sup>		
Plot Area:	0.73 acres		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	WS3061		

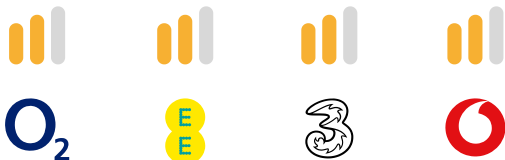
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>23</b> mb/s	<b>1000</b> mb/s
	

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

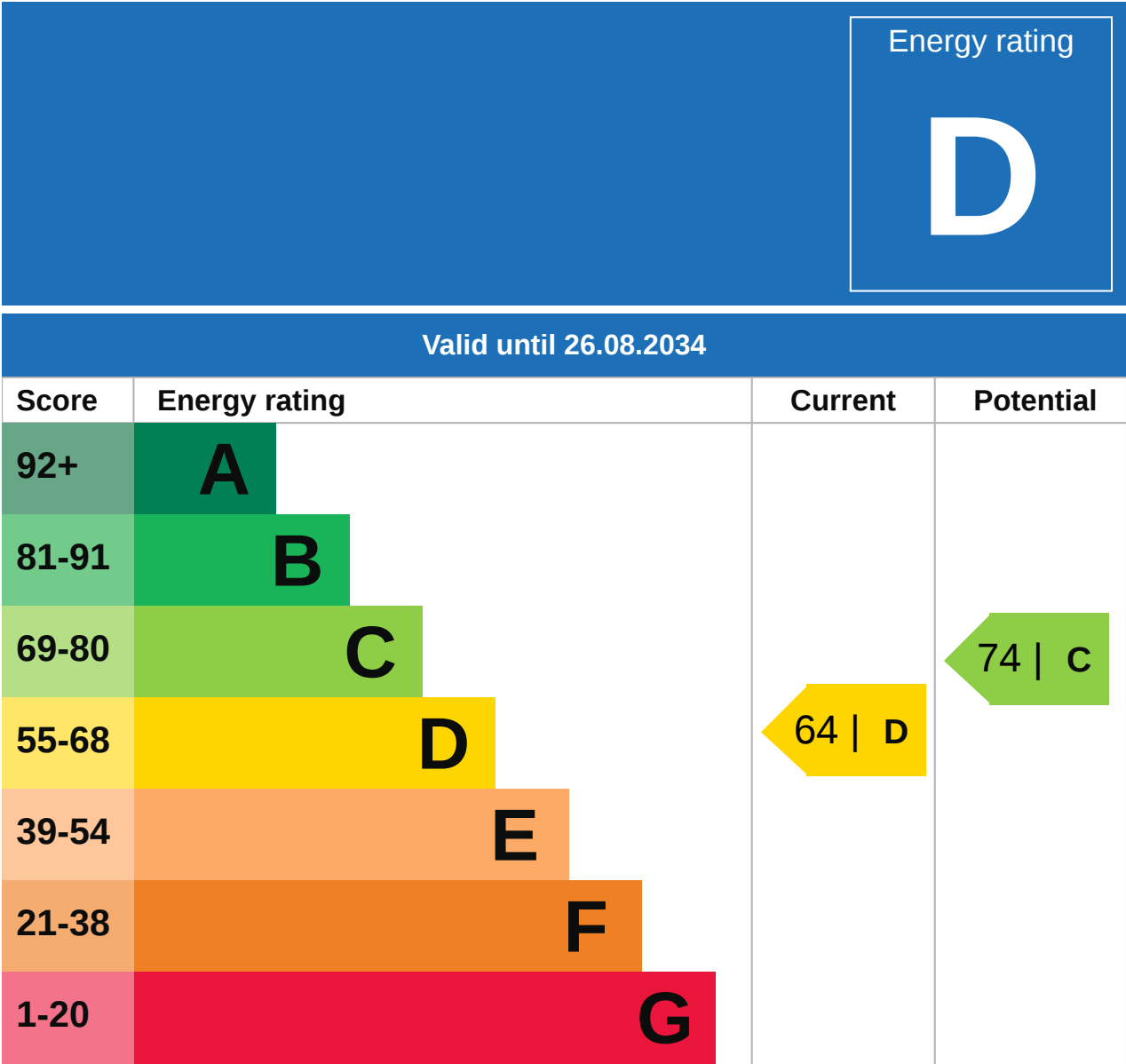


# Planning History This Address

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Planning records for: *Ansford Hill, Castle Cary, BA7*

Reference - 02/00106/FUL	
Decision:	Approved
Date:	08th January 2002
Description:	The erection of a conservatory ( gr 635/332)



# Property EPC - Additional Data

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## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators oil
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	199 m <sup>2</sup>

## Building Safety

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The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The vendor has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

## Accessibility / Adaptations

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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

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We have been made aware this property does contain 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)

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The vendor has made us aware that, to the best of their knowledge, there are no rights of way affecting the property

## Construction Type

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Brick construction

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## Property Lease Information

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The vendor has made us aware that, to the best of their knowledge, the property is freehold tenure

## Listed Building Information

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The vendor has made us aware that, to the best of their knowledge, the property is not listed

## Electricity Supply

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Mains electricity supply

## Gas Supply

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No gas supply to the property

## Central Heating

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Oil fired central heating

## Water Supply

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Mains water supply

## Drainage

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Private drainage

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### Cooper and Tanner

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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.

# 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



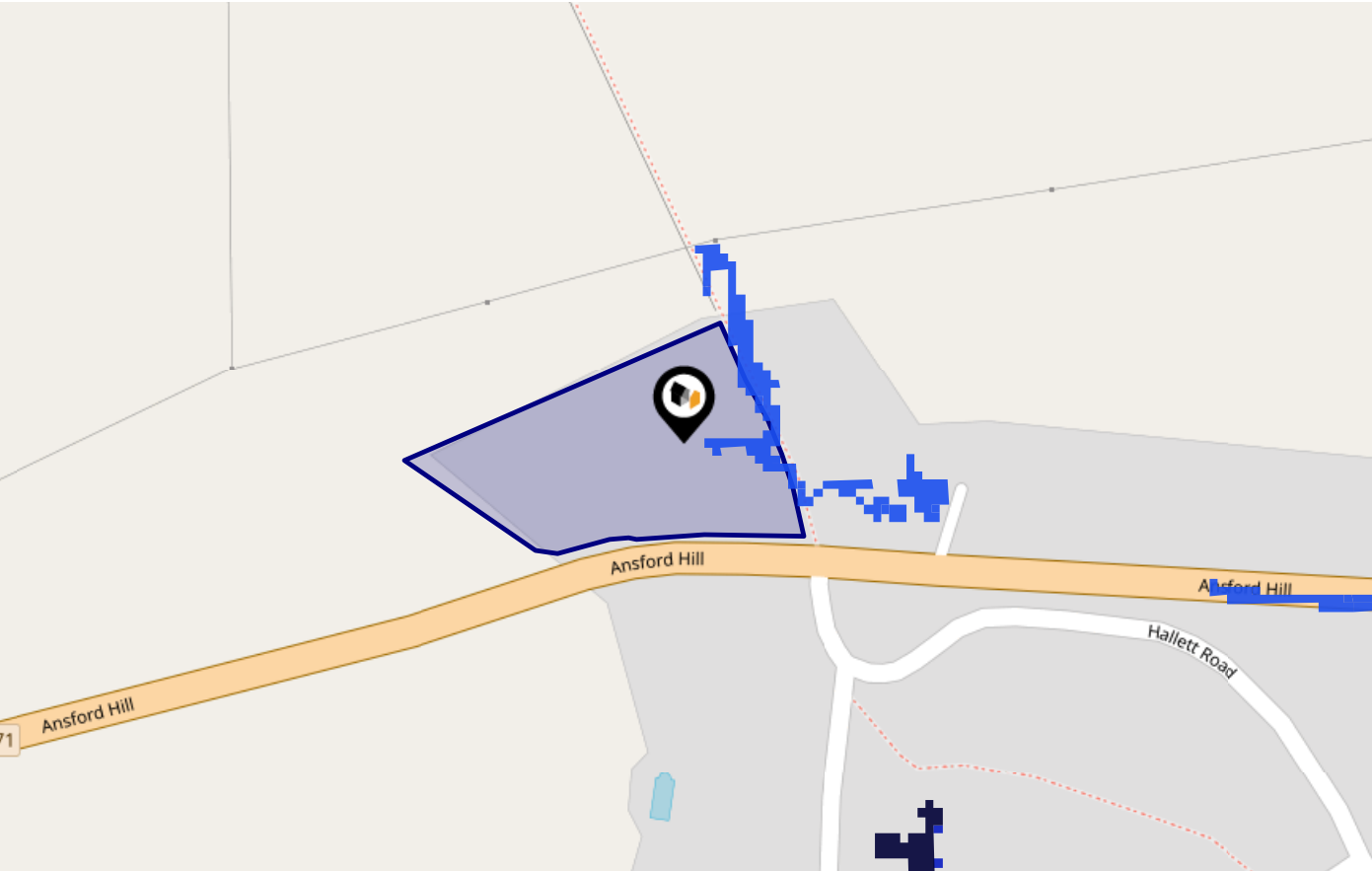
/cooper\_and\_tanner/

# 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.



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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

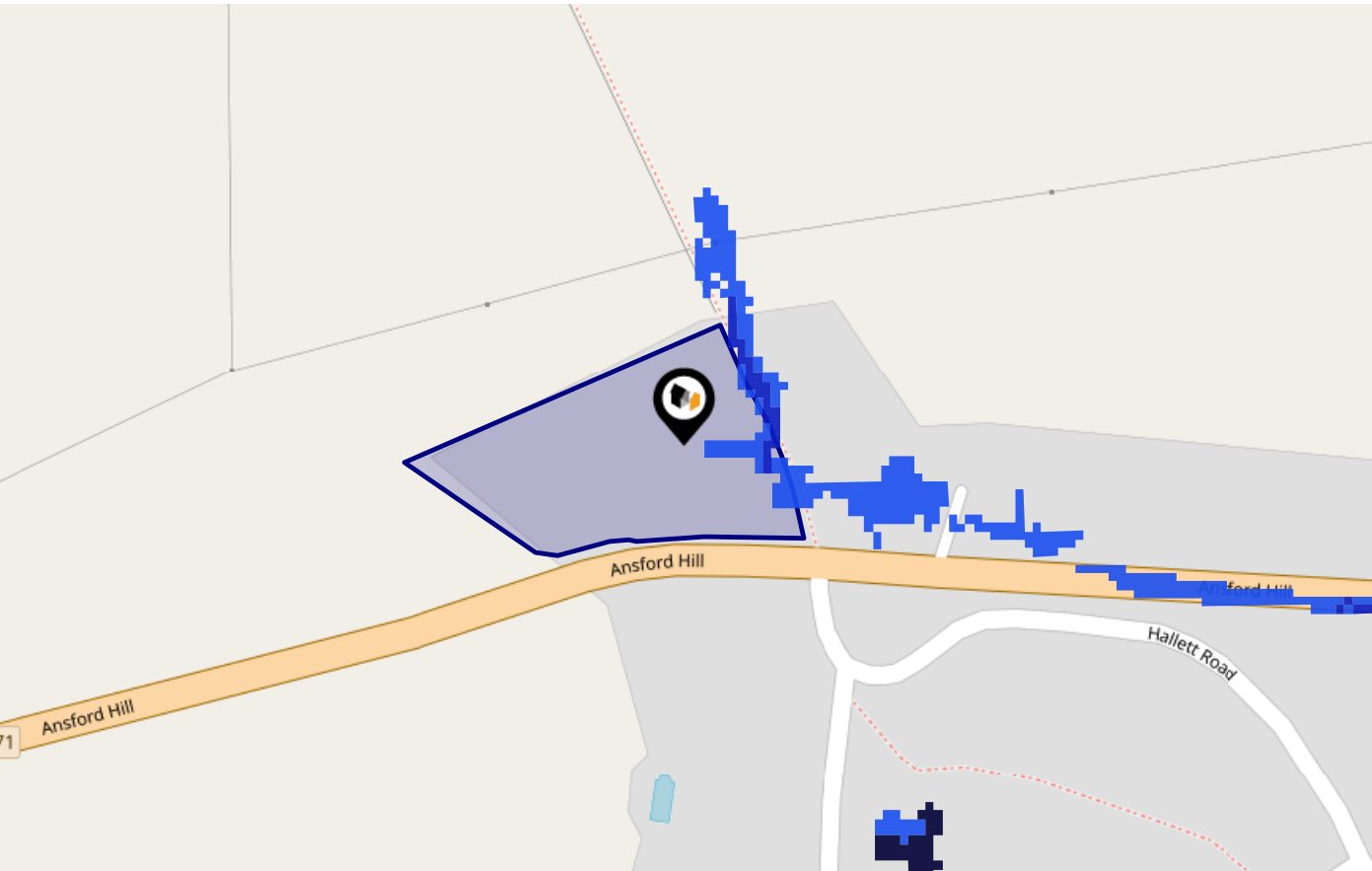


# Flood Risk

## 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.

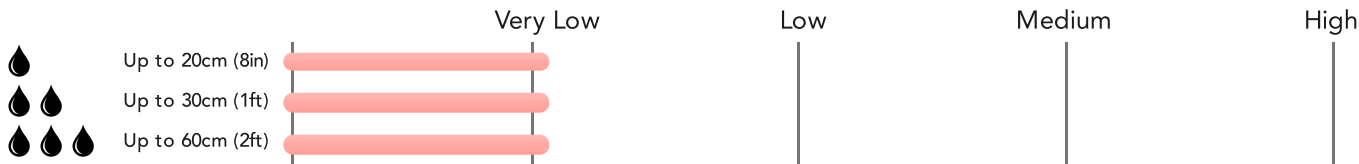


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



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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.

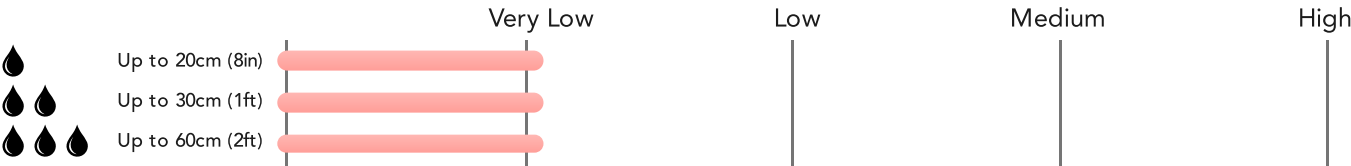


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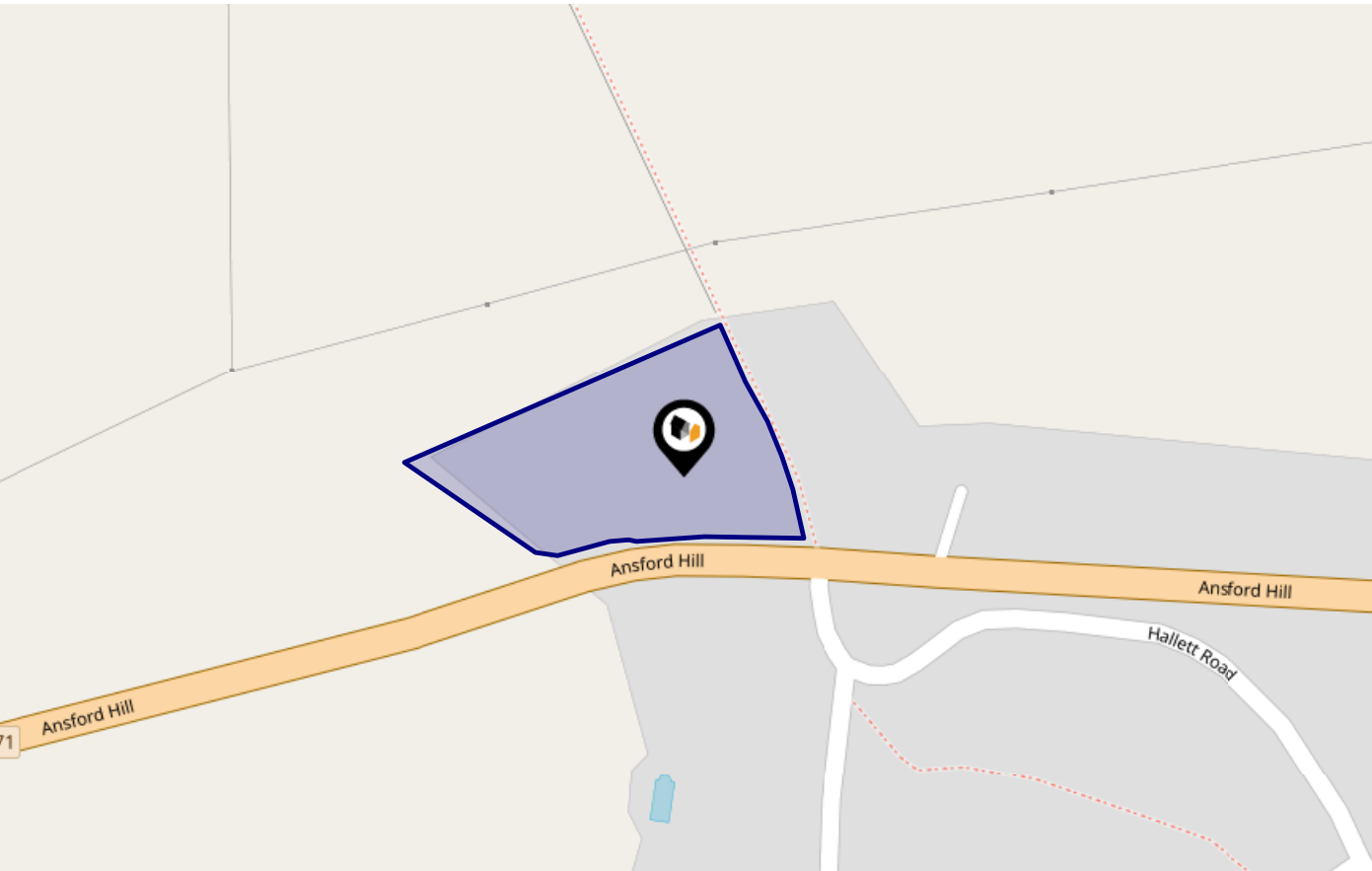
Chance of flooding to the following depths at this property:



# 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.

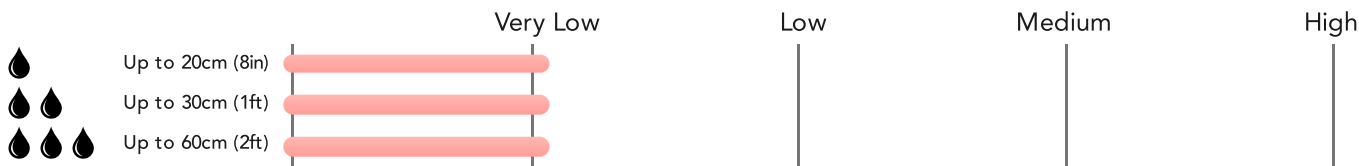


Risk Rating: Very low

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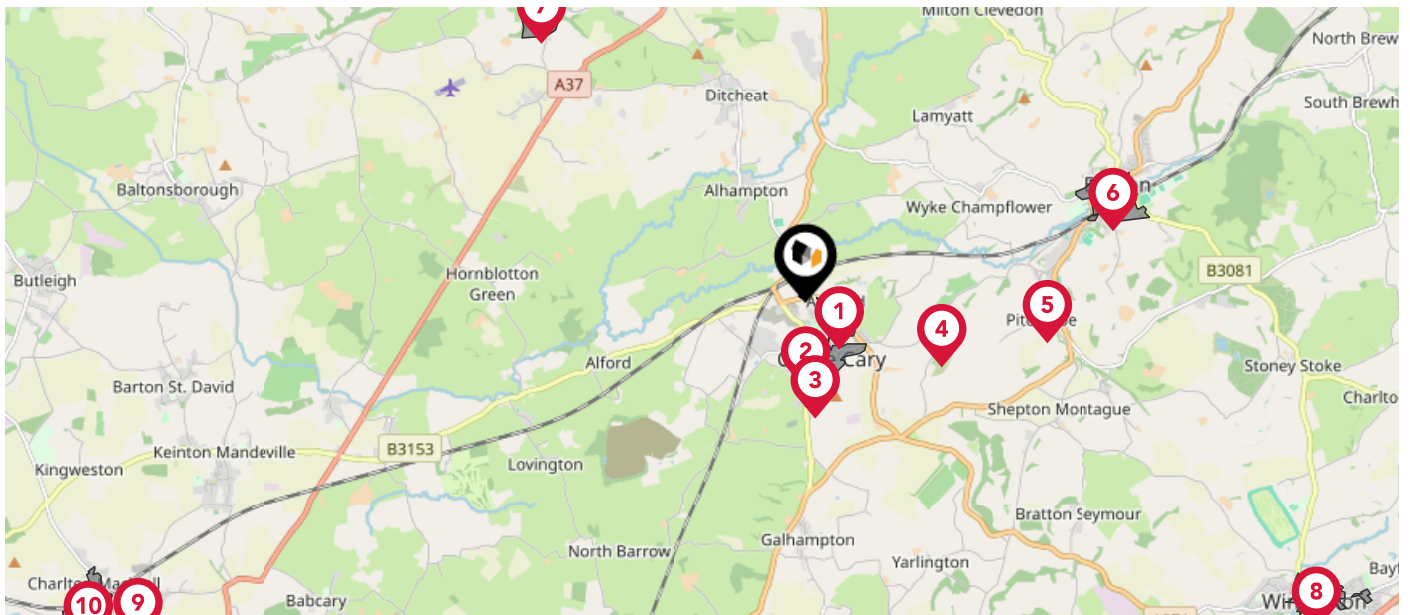


# Maps

## 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

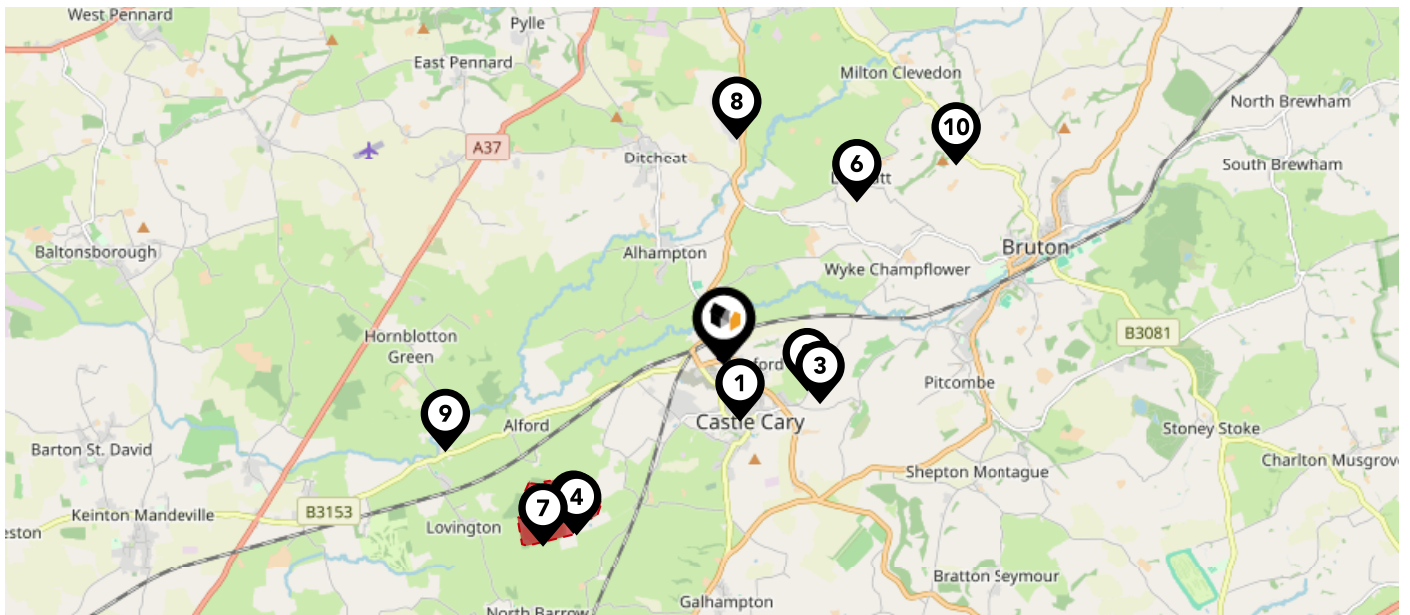
- |    |                                     |
|----|-------------------------------------|
| 1  | Ansford                             |
| 2  | Higher Flax Mills                   |
| 3  | Castle Cary                         |
| 4  | Hadspen                             |
| 5  | Pitcombe                            |
| 6  | Bruton                              |
| 7  | East Pennard                        |
| 8  | Wincanton                           |
| 9  | Charlton Adam                       |
| 10 | West Charlton and Charlton Mackrell |

# Maps

## Landfill Sites

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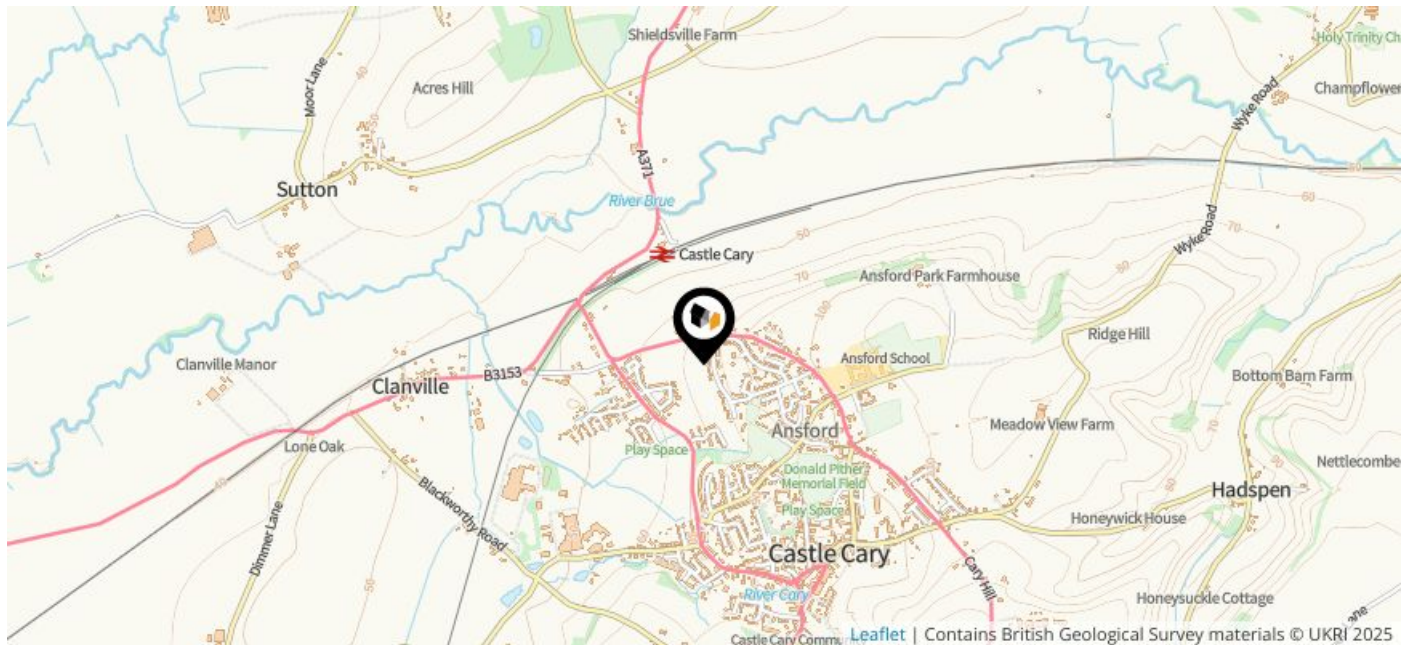
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Churchfields-Ansford	Historic Landfill	
<b>2</b>	Combe Common-Ansford	Historic Landfill	
<b>3</b>	Honeywick Hill-Castle Cary	Historic Landfill	
<b>4</b>	EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site	Active Landfill	
<b>5</b>	Dimmer Landfill-Dimmer Lane, Castle Cary,, Somerset	Historic Landfill	
<b>6</b>	Lambrook House-Lamyatt	Historic Landfill	
<b>7</b>	Dimmer Lane	Active Landfill	
<b>8</b>	No name provided by source	Active Landfill	
<b>9</b>	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill	
<b>10</b>	Creech Mill-Milton Clevedon	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.

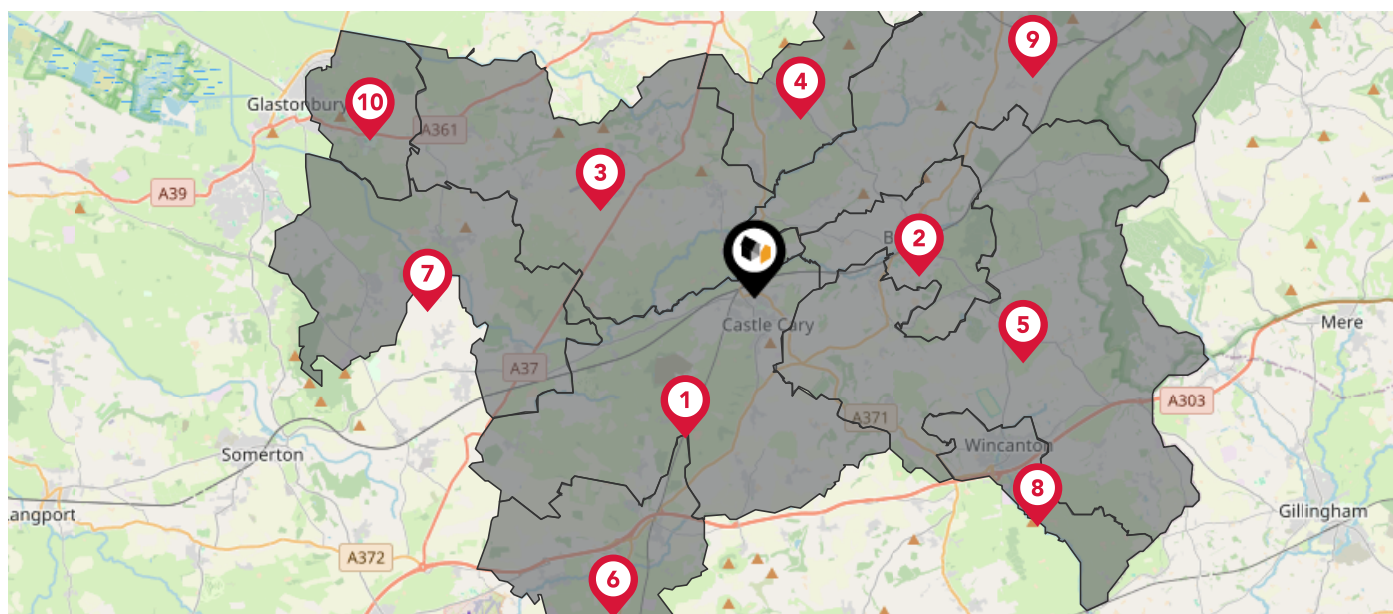
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Cary Ward



Bruton Ward



The Pennards and Ditchheat Ward



Creech Ward



Tower Ward



Camelot Ward



Butleigh and Baltonsborough Ward



Wincanton Ward



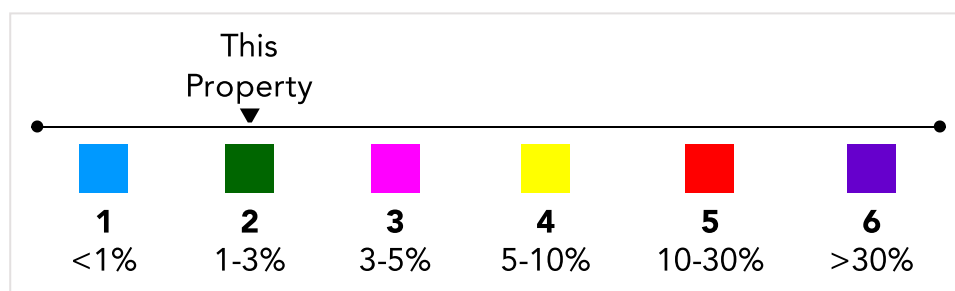
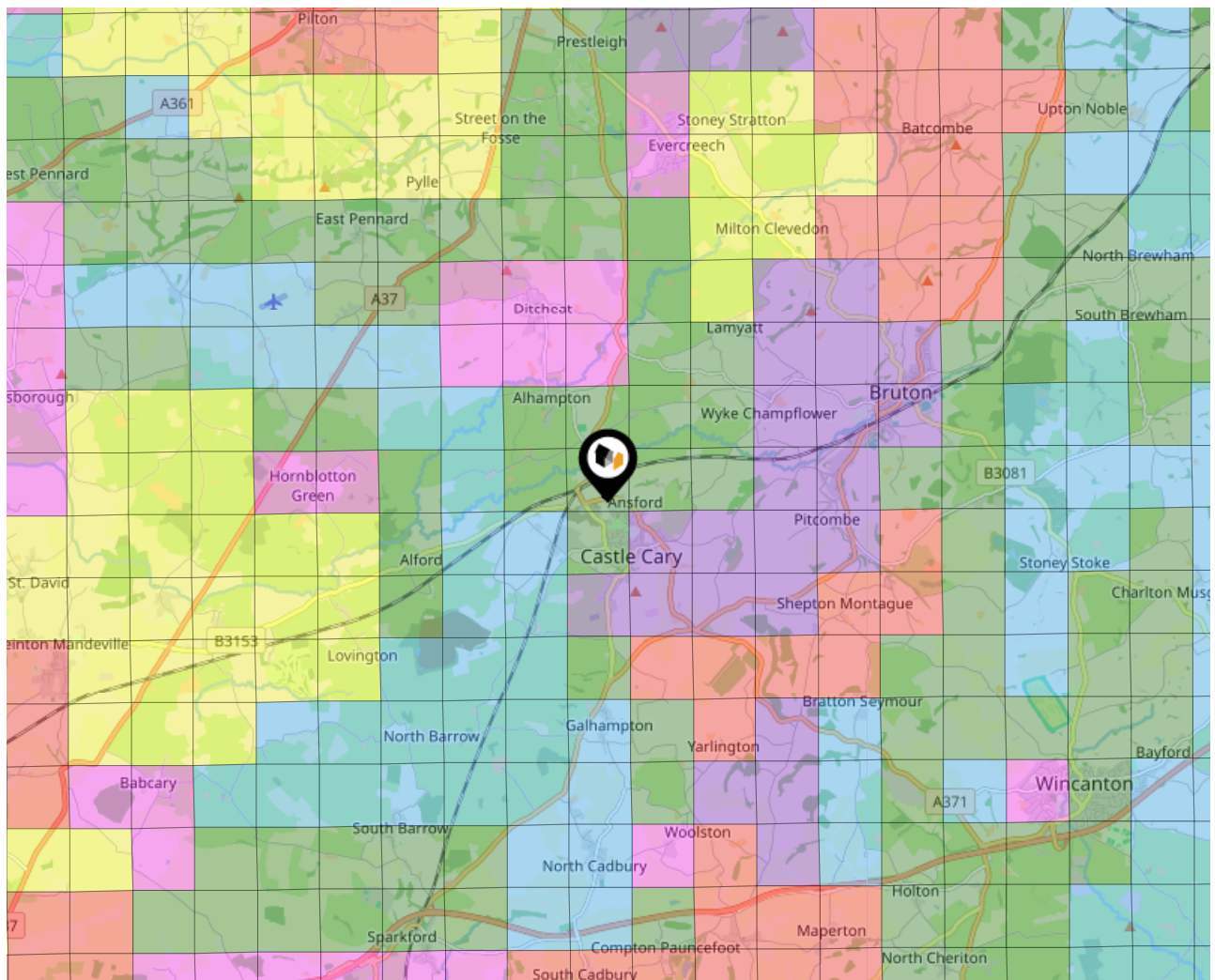
Postlebury Ward



Glastonbury St. Edmund's Ward

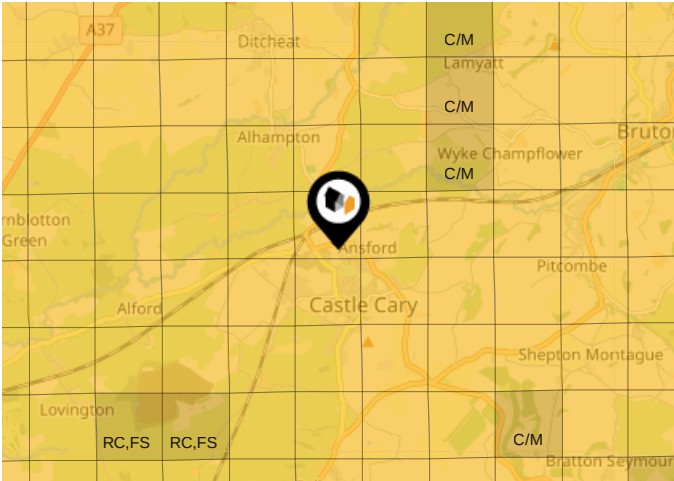
## What is Radon?

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/m<sup>3</sup>).



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)		



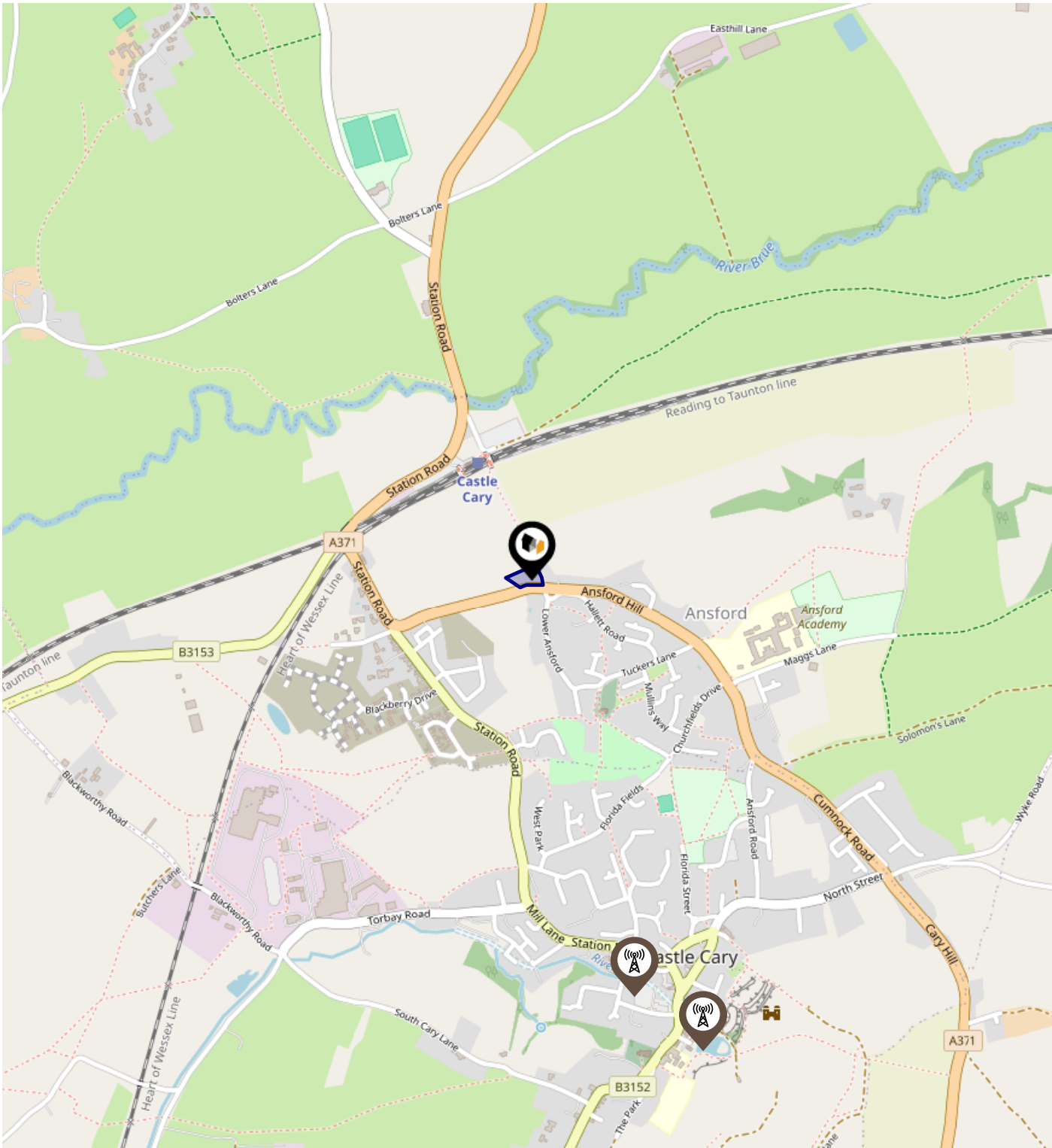
Primary Classifications (Most Common Clay Types)

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:

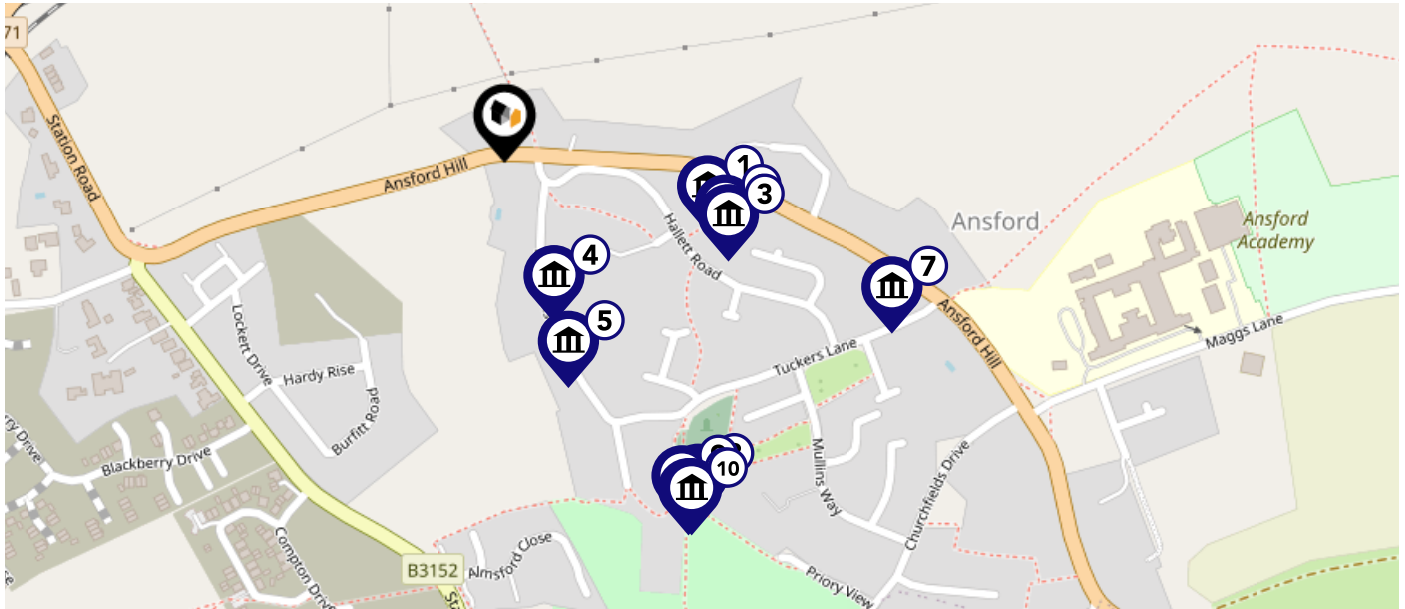
-  Power Pylons
-  Communication Masts









# Maps

## Listed Buildings

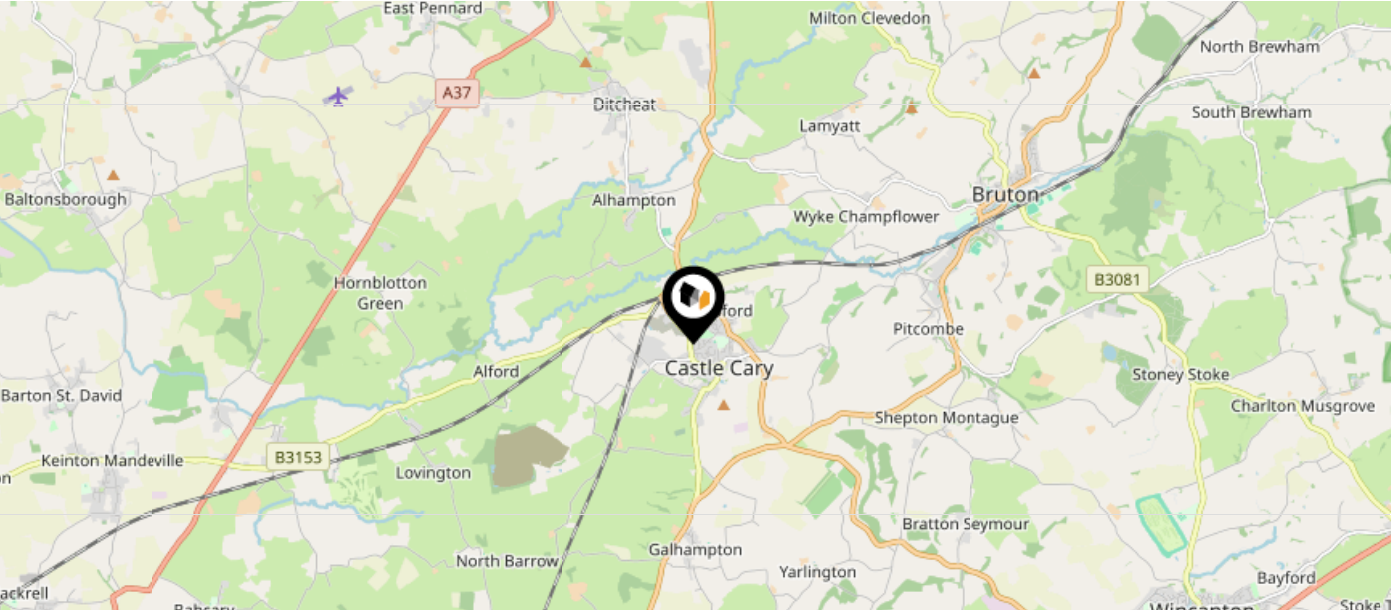
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



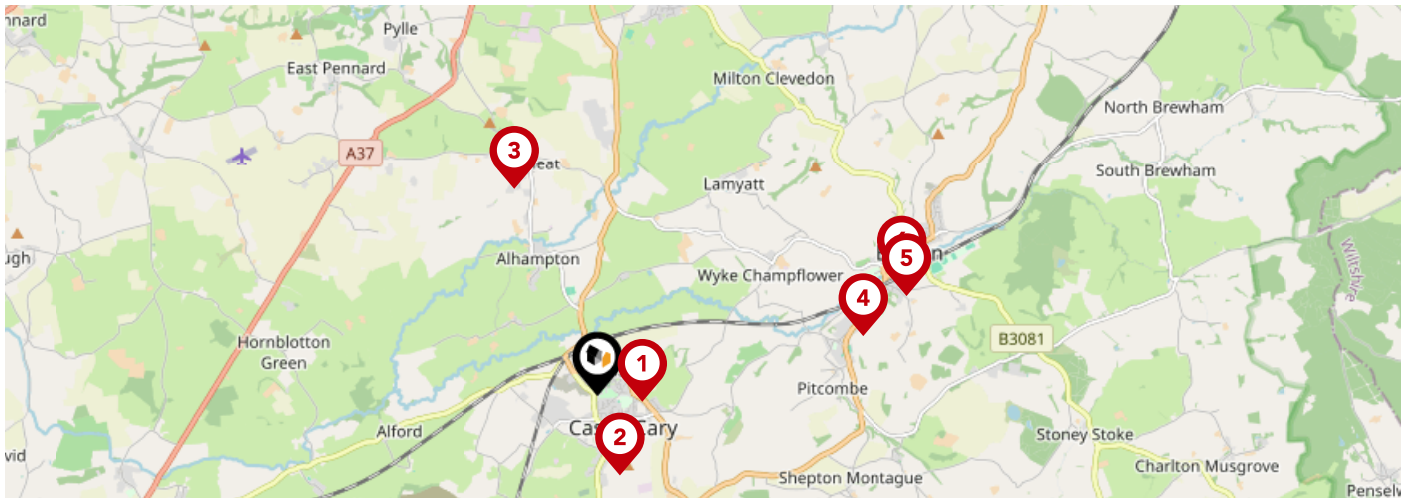
Listed Buildings in the local district	Grade	Distance
 1056270 - Hill House	Grade II	0.1 miles
 1056269 - Greenhills	Grade II	0.1 miles
 1177071 - Half Moon House	Grade II	0.1 miles
 1056273 - The Old House	Grade II	0.1 miles
 1307585 - Laylocks	Grade II	0.1 miles
 1056274 - Haywood Monument In Churchyard 3 Metres South-east Of Porch, Church Of St Andrew	Grade II	0.2 miles
 1177075 - Woodfords Cotatge	Grade II	0.2 miles
 1366375 - Unidentified Monument In Churchyard 3 Metres East Of Chancel, Church Of St Andrew	Grade II	0.2 miles
 1307553 - Church Of St Andrew	Grade II	0.2 miles
 1177165 - Ruddock Monument In Churchyard 3 Metres South Of Organ Chamber, Church Of St Andrew	Grade II	0.2 miles

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

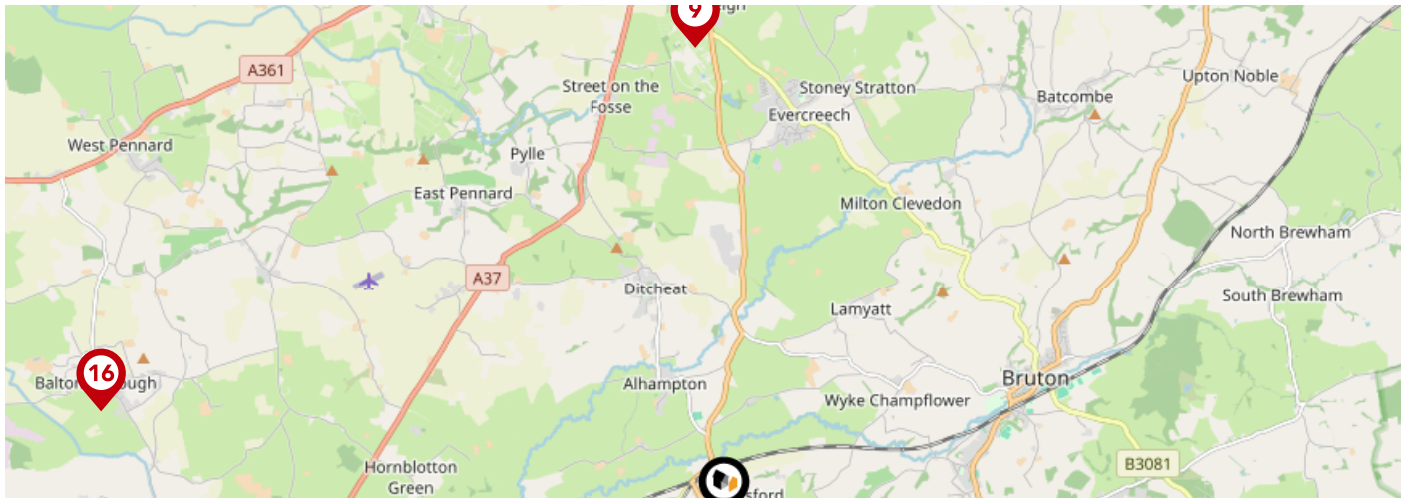


Nearby Green Belt Land

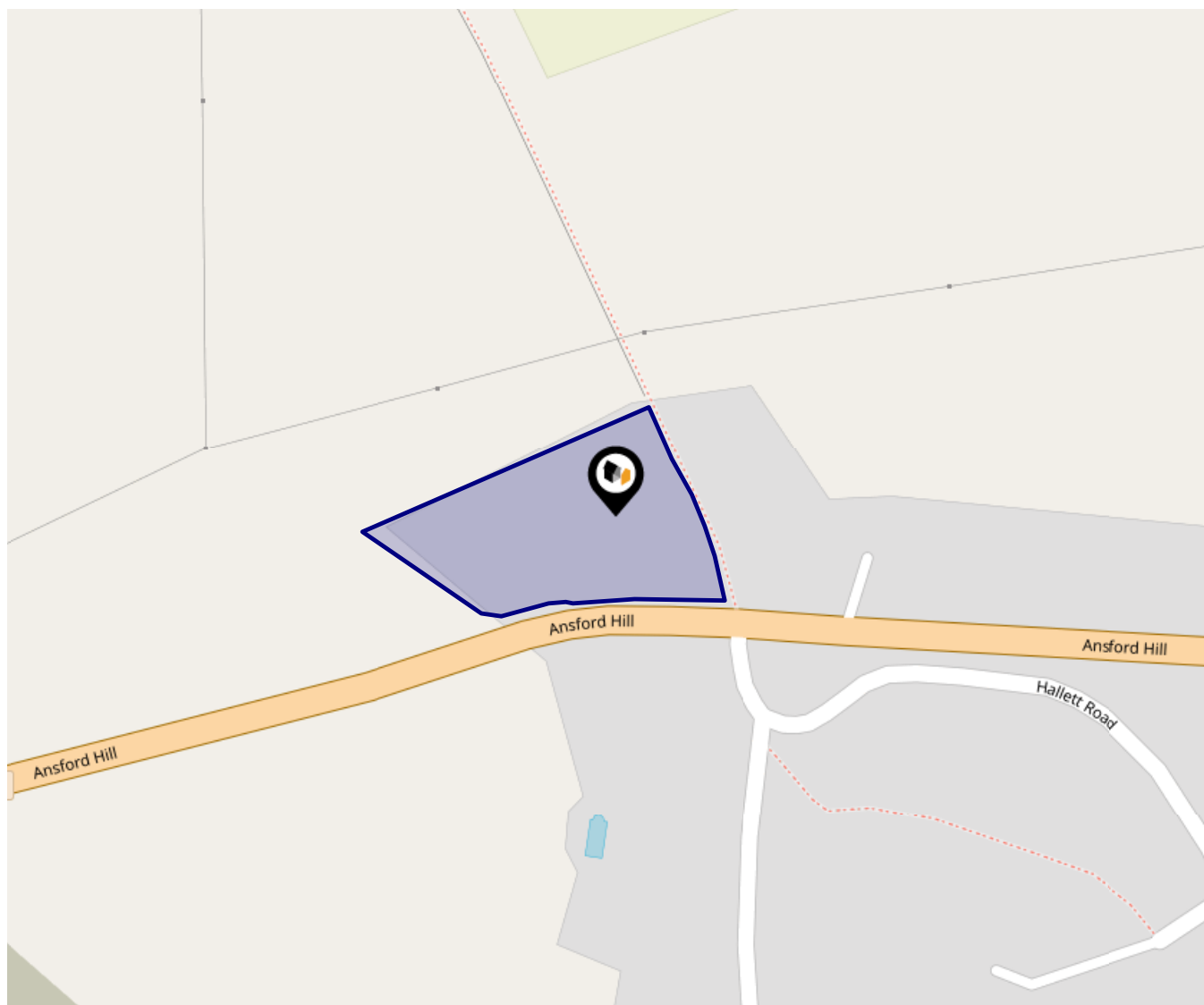
No data available.



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ansford Academy</b> Ofsted Rating: Requires improvement   Pupils: 543   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Castle Cary Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sexey's School</b> Ofsted Rating: Good   Pupils: 685   Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King's Bruton</b> Ofsted Rating: Not Rated   Pupils: 355   Distance:3.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bruton Primary School</b> Ofsted Rating: Good   Pupils: 252   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>North Cadbury Church of England Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Evercreech Church of England Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	<b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:4.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Hazlegrove Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 409   Distance:4.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>King Arthur's School</b> Ofsted Rating: Requires improvement   Pupils: 468   Distance:5.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Our Lady of Mount Carmel Catholic Primary</b> Ofsted Rating: Good   Pupils: 125   Distance:5.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Marchant Holliday School</b> Ofsted Rating: Good   Pupils: 49   Distance:5.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Wincanton Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Keinton Mandeville Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:5.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Baltonsborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Requires improvement   Pupils: 88   Distance:5.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

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#### Cooper and Tanner

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