



MIR: Material Info

The Material Information Affecting this Property

Thursday 03rd October 2024



23, WICKHAM WAY, SHEPTON MALLET, BA4 5YG

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

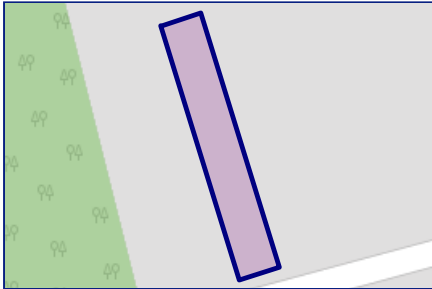
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Property Multiple Title Plans

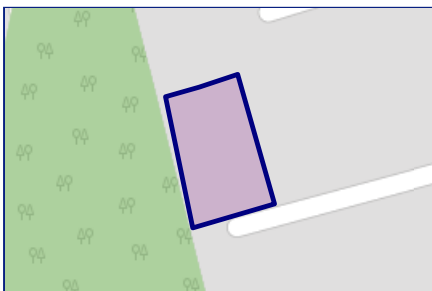
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Multiple Freehold Title Plans Detected

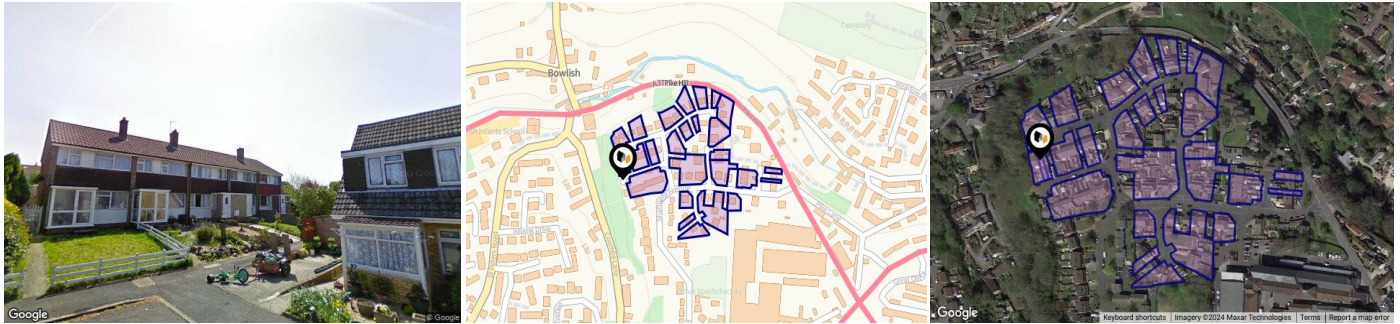


ST15672

Multiple Freehold Title Plans Detected



ST11933



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	5.4 acres		
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	ST11933		
UPRN:	250020570		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

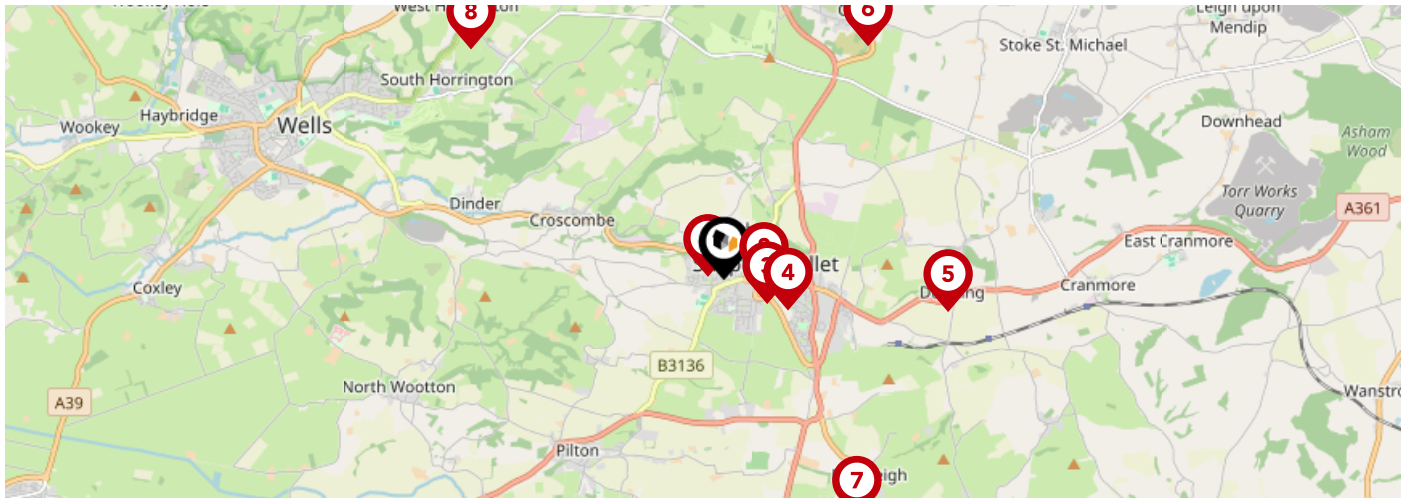


Planning records for: *36 Wickham Way, Shepton Mallet, Somerset, BA4 5YG*

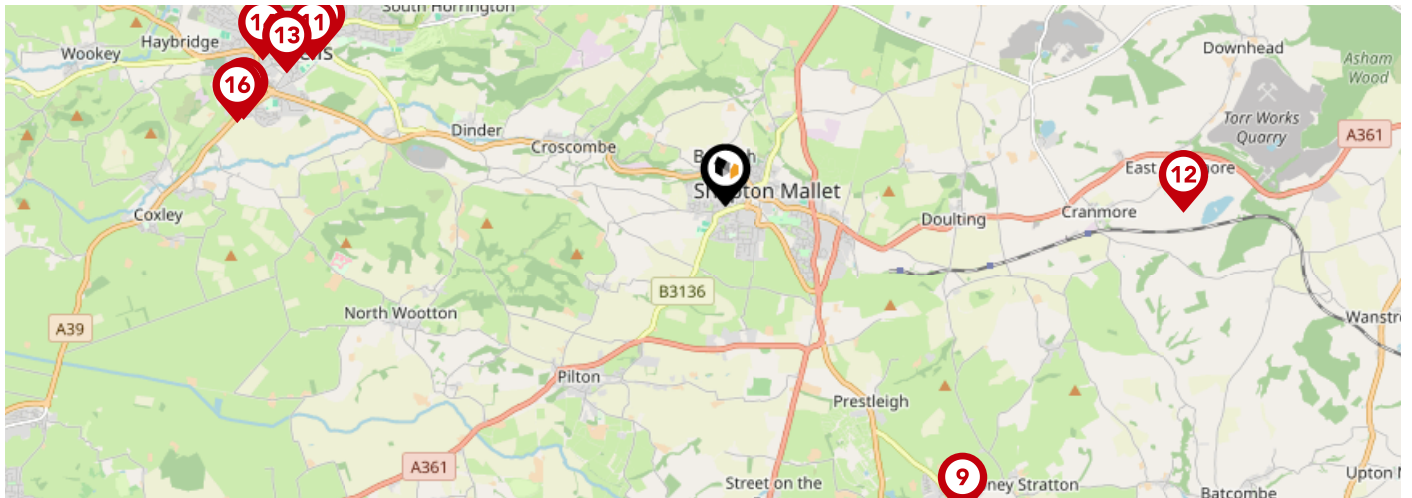
Reference - 117484/000
Decision: Approval with Conditions
Date: 19th March 2004
Description: Single storey rear extension and detached garage (CAT A)

Planning records for: *45 Wickham Way, Shepton Mallet, BA4 5YG*

Reference - 2010/0947
Decision: Approval with Conditions
Date: 23rd April 2010
Description: Removal of conservatory and erection of single storey rear extension. (DEL)



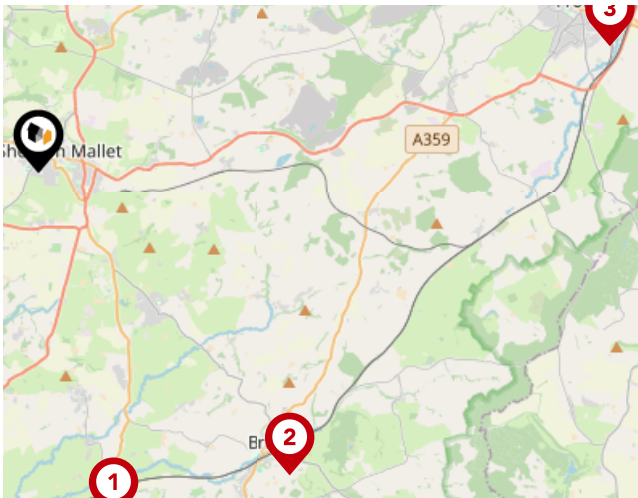
		Nursery	Primary	Secondary	College	Private
1	Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Evercreech Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 181 Distance:3.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Stoberry Park School</p> <p>Ofsted Rating: Good Pupils: 318 Distance:4.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wells Cathedral School</p> <p>Ofsted Rating: Not Rated Pupils: 780 Distance:4.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 All Hallows School</p> <p>Ofsted Rating: Not Rated Pupils: 238 Distance:4.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Joseph and St Teresa Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 149 Distance:4.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Blue School</p> <p>Ofsted Rating: Good Pupils: 1434 Distance:4.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Cuthbert's Church of England Academy Infants and Pre-School</p> <p>Ofsted Rating: Good Pupils: 172 Distance:4.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Cuthbert's CofE Junior School</p> <p>Ofsted Rating: Good Pupils: 174 Distance:4.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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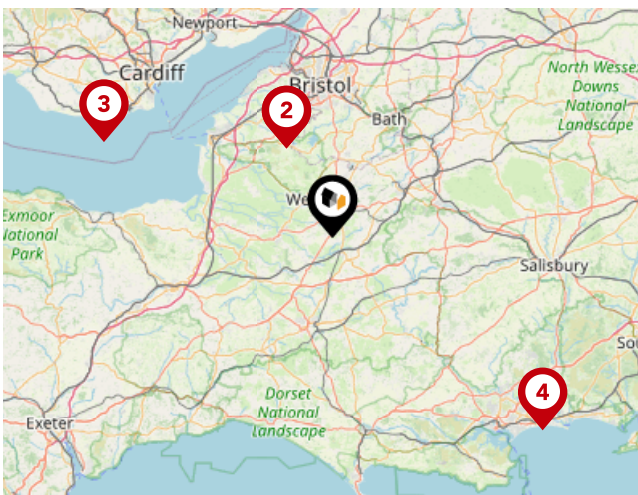
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.59 miles
2	Bruton Rail Station	7.31 miles
3	Frome Rail Station	10.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	18.96 miles
2	M32 J2	19.5 miles
3	M32 J1	21.59 miles
4	M5 J19	20.81 miles
5	M5 J18A	22.12 miles

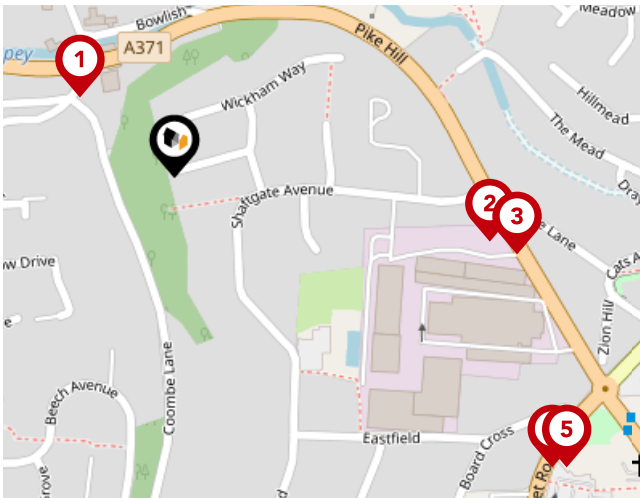


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15 miles
2	Felton	15 miles
3	Cardiff Airport	36.77 miles
4	Bournemouth International Airport	42.59 miles

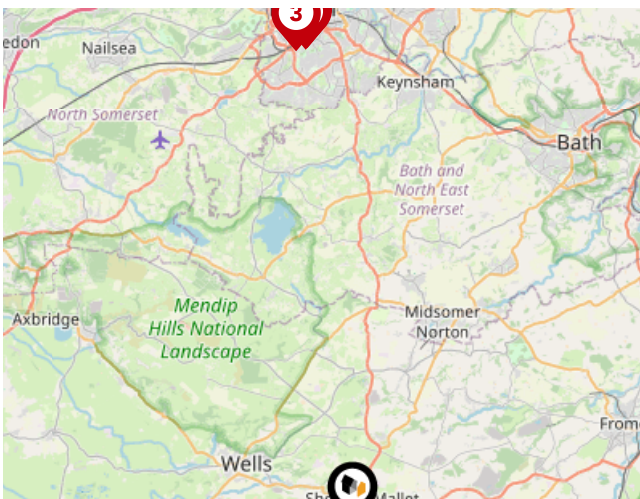
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coombe Lane	0.07 miles
2	Shaftgate Avenue	0.19 miles
3	Pike Lane	0.2 miles
4	Rose Court	0.28 miles
5	Police Station	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	17.75 miles
2	The Ostrich	17.74 miles
3	Wapping Wharf	17.7 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



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.



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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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