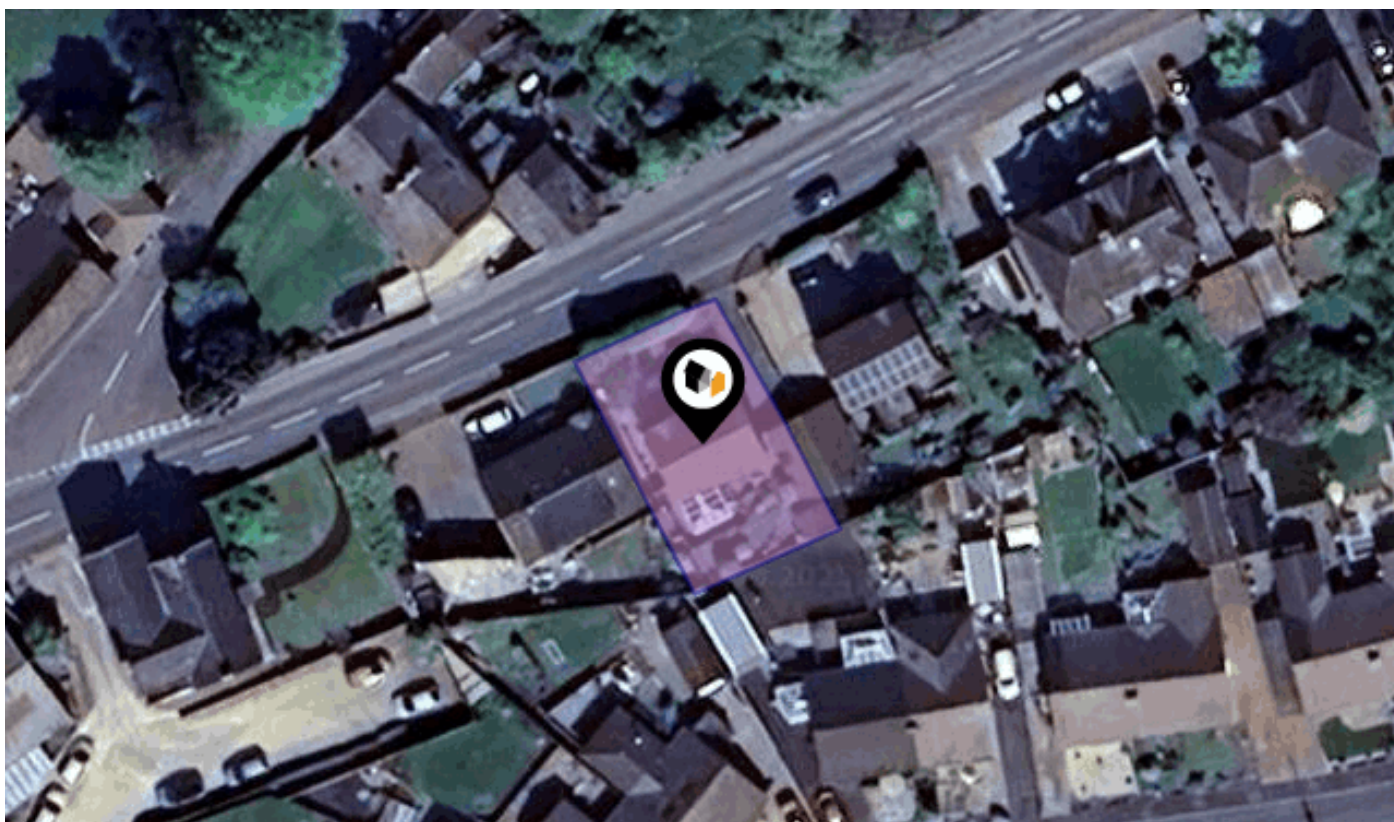




# MIR: Material Info

The Material Information Affecting this Property

**Saturday 04<sup>th</sup> October 2025**



**WEST SHEPTON, SHEPTON MALLET, BA4**

## Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

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## Property

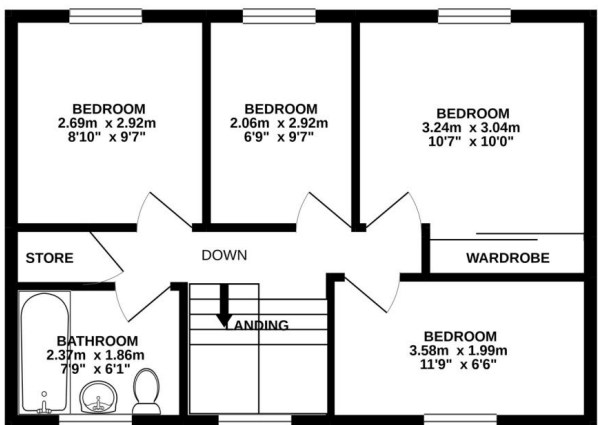
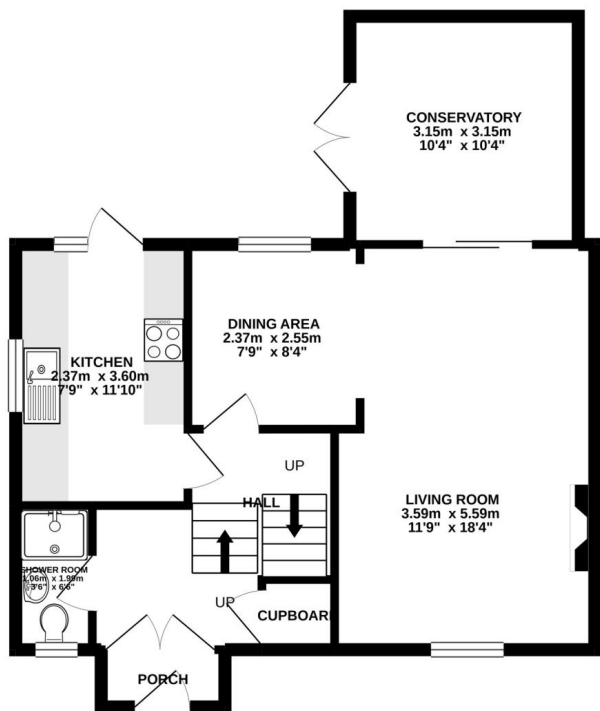
Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>		
Plot Area:	0.07 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,439		
Title Number:	ST175070		

## Local Area

## WEST SHEPTON, SHEPTON MALLET, BA4

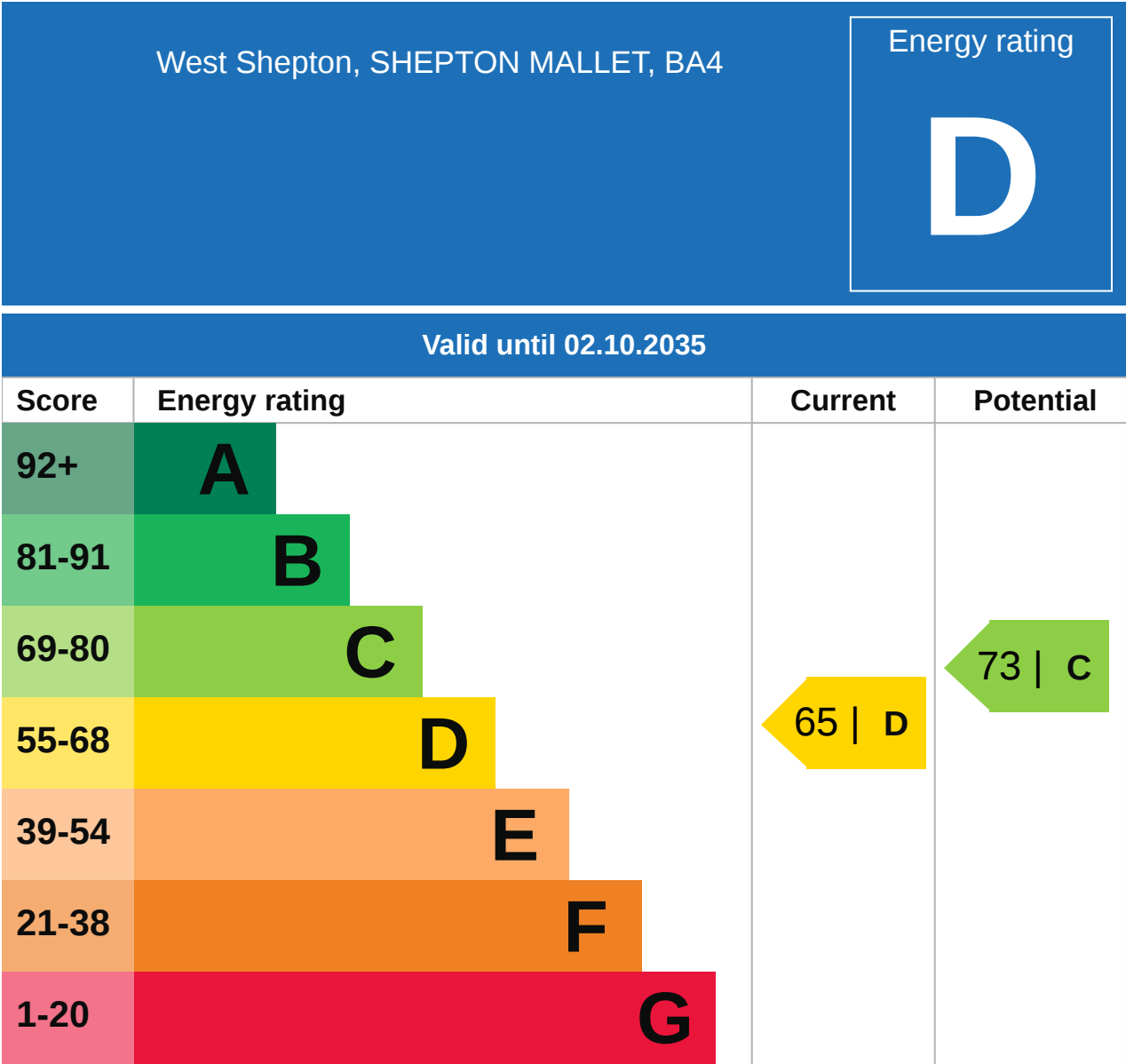
GROUND FLOOR  
55.6 sq.m. (598 sq.ft.) approx.

1ST FLOOR  
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA : 100.2 sq.m. (1078 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	97 m <sup>2</sup>

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### 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 are no rights of way across the property.

## Construction Type

---

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



**Property Lease Information (if applicable)**

---

Not applicable

**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 that there is a gas supply to the property

## Drainage

---

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

## Heating System

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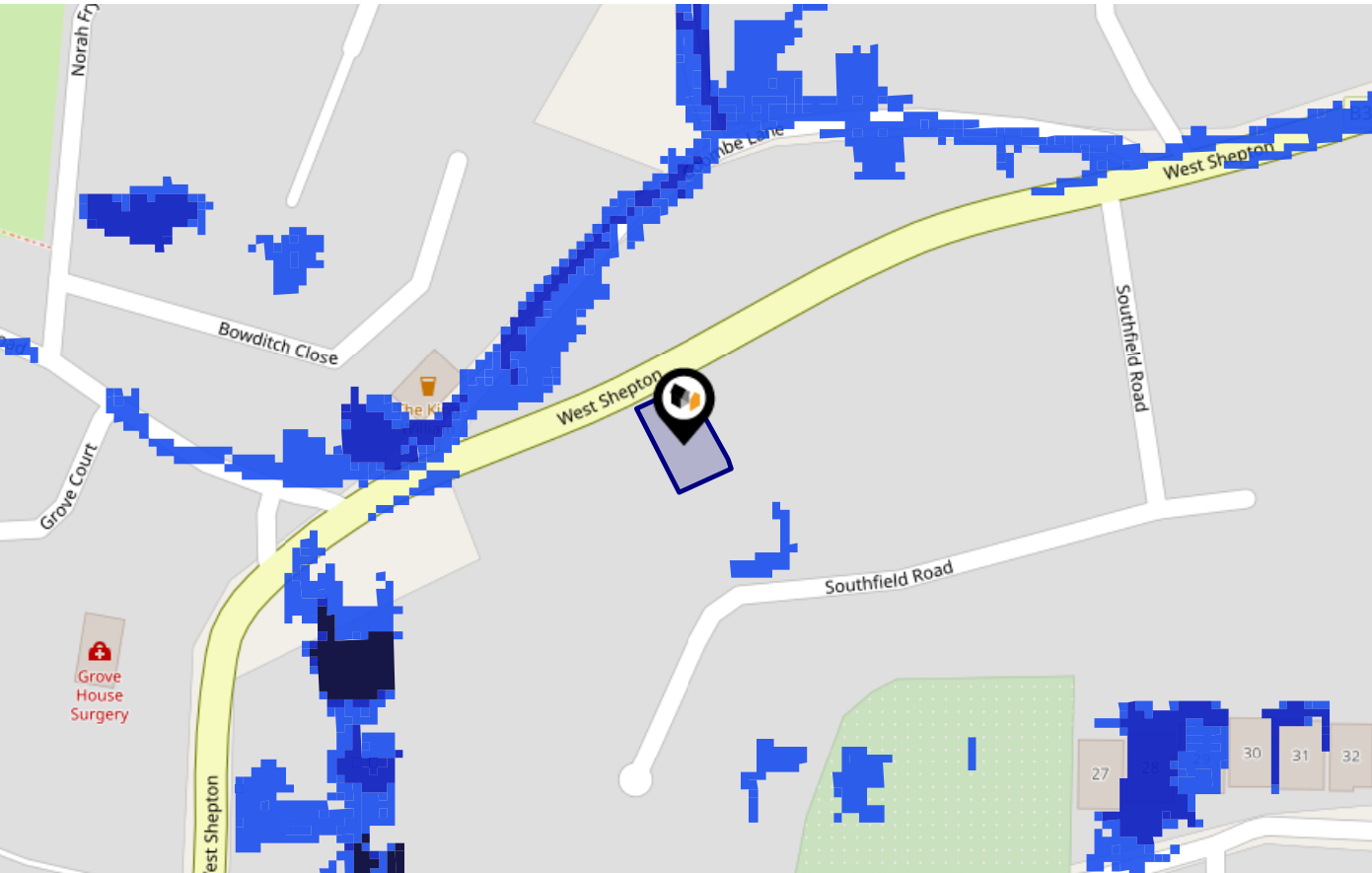
We have been advised by the seller that there is a gas radiator heating system.

# 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 (0.1%) 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:

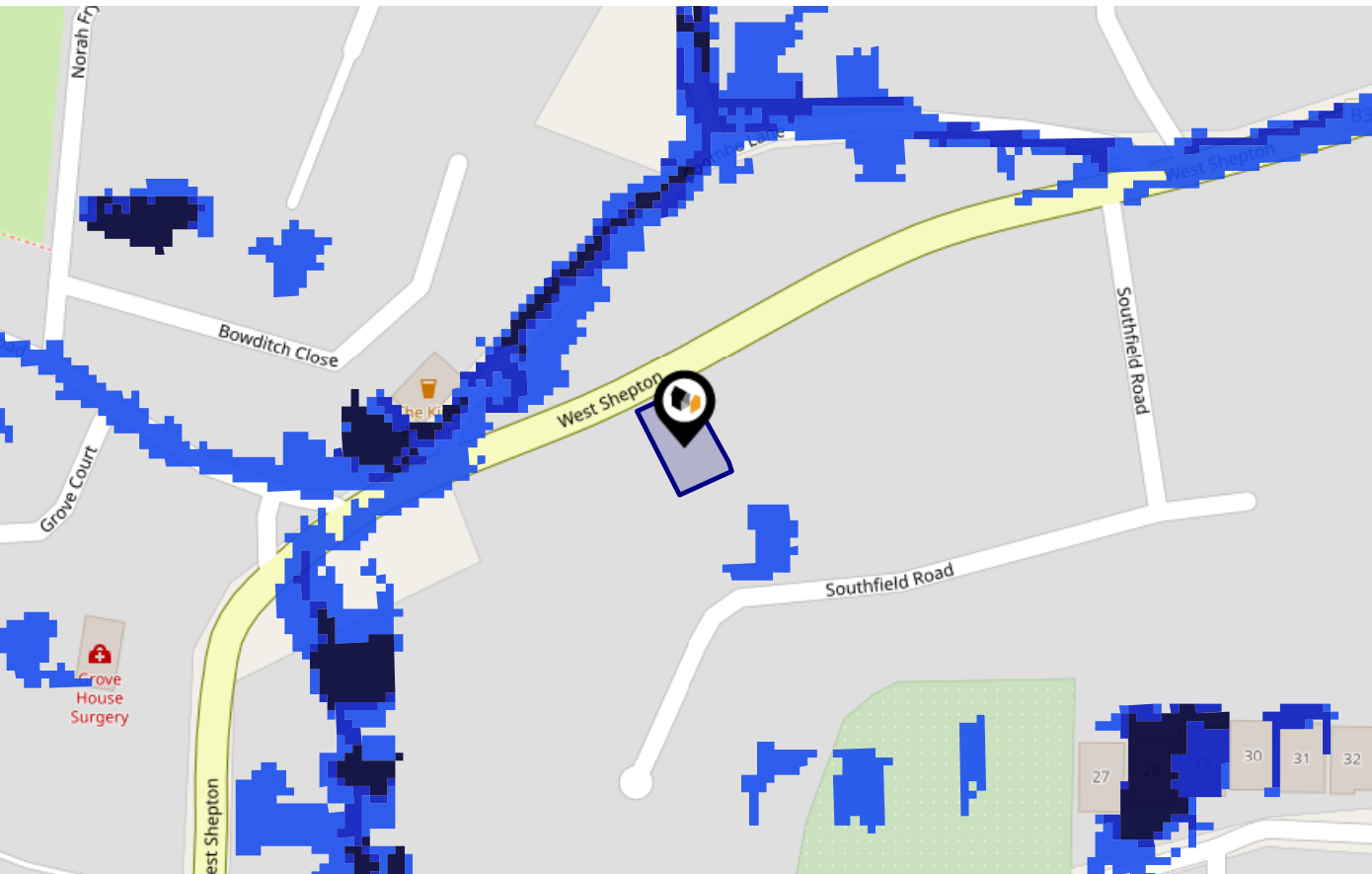


# Flood Risk

## Surface Water - Climate Change

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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.

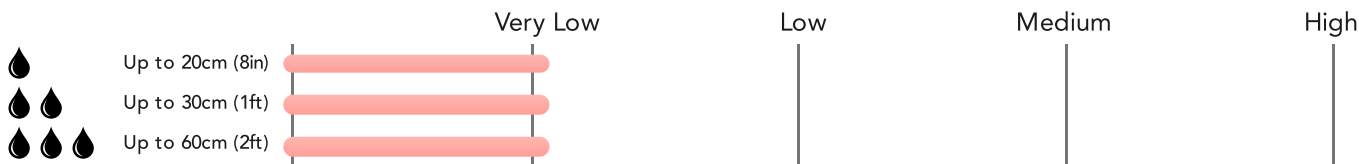


Risk Rating: Very low

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.
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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:



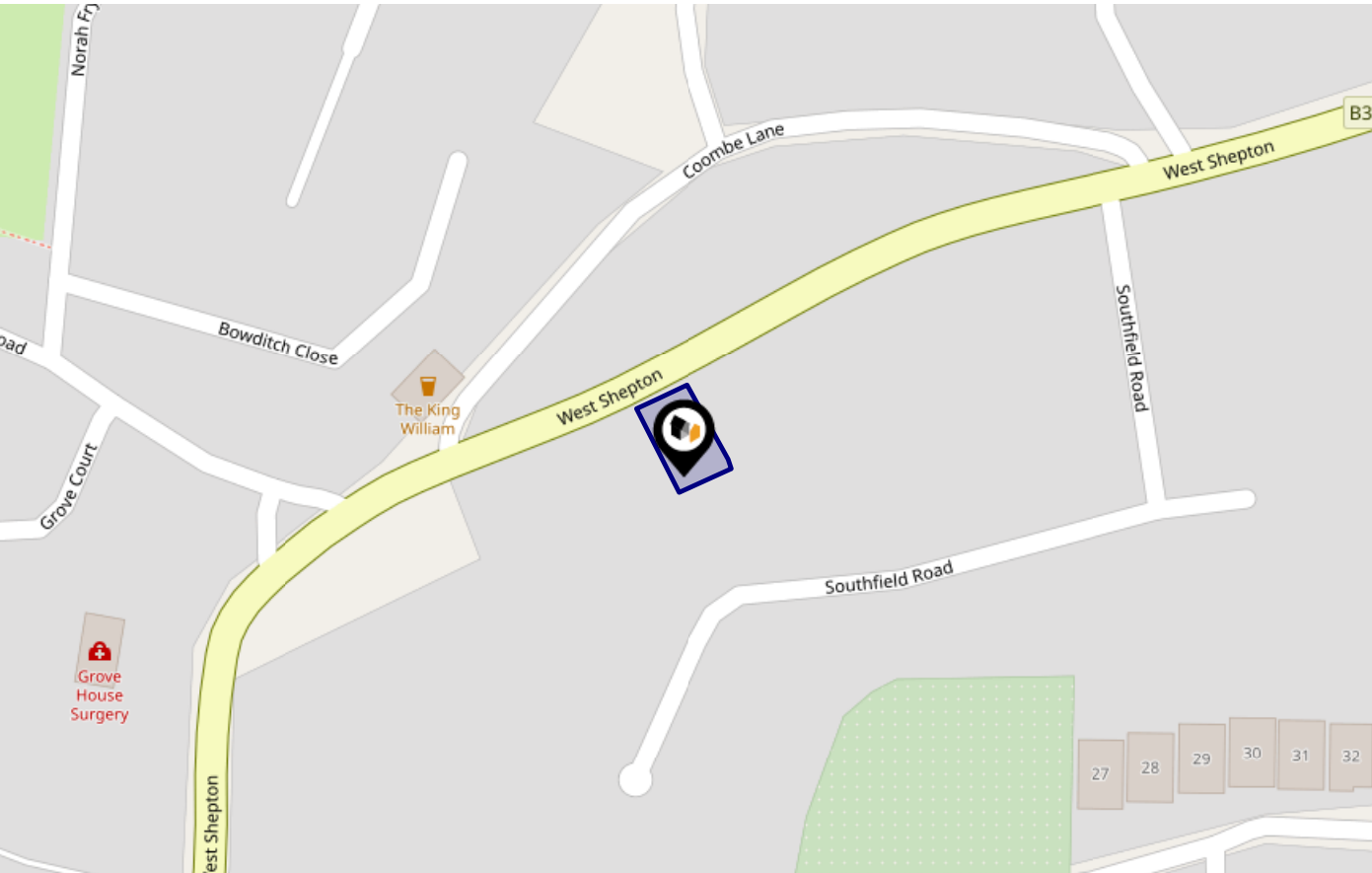
MIR - Material Info

# 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.

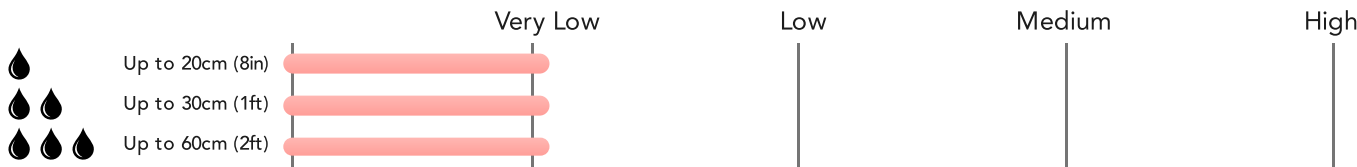


**Risk Rating: Very low**

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.
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Chance of flooding to the following depths at this property:

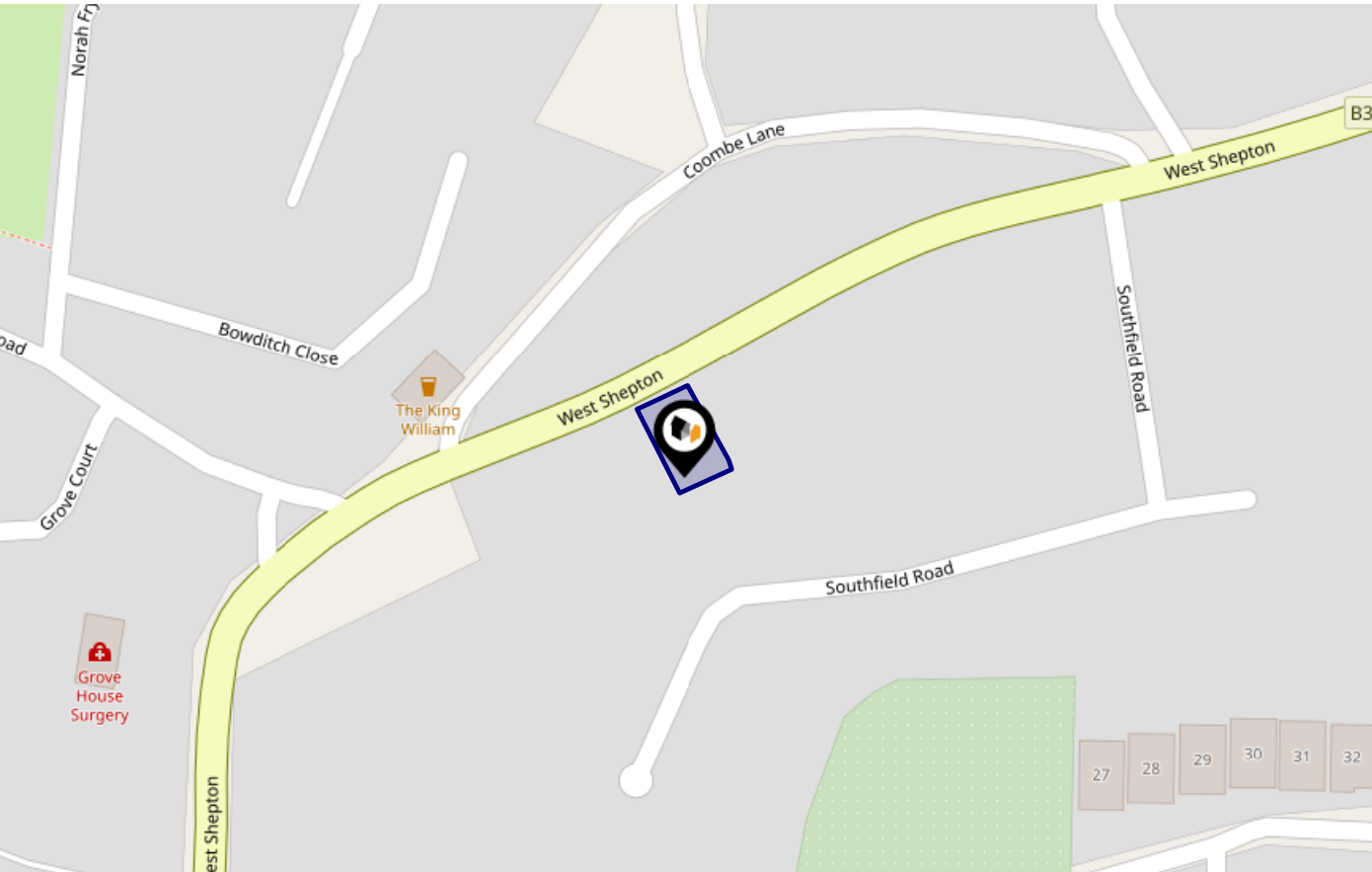


# Flood Risk

## Rivers & Seas - Climate Change

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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.

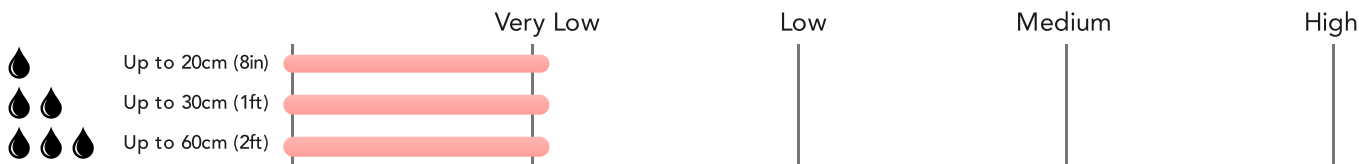


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



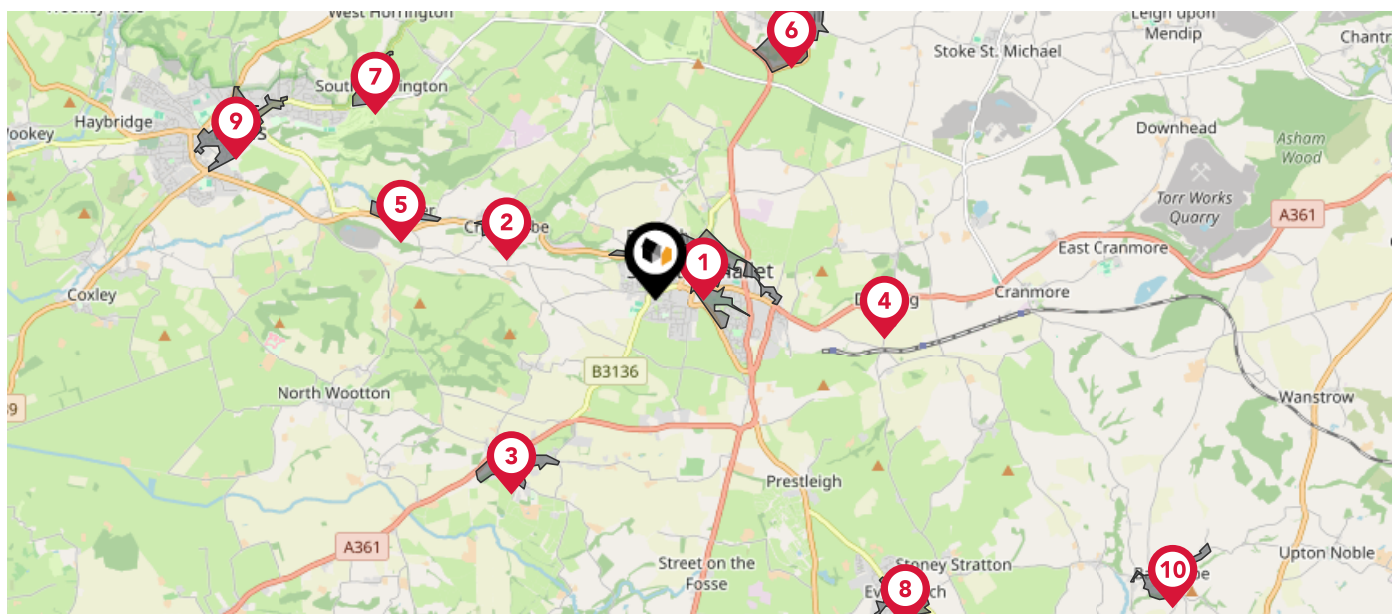
MIR - Material Info

# 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  | Shepton Mallet  |
| 2  | Croscombe       |
| 3  | Pilton          |
| 4  | Doultong        |
| 5  | Dinder          |
| 6  | Oakhill         |
| 7  | Mendip Hospital |
| 8  | Evercreech      |
| 9  | Wells           |
| 10 | Batcombe        |

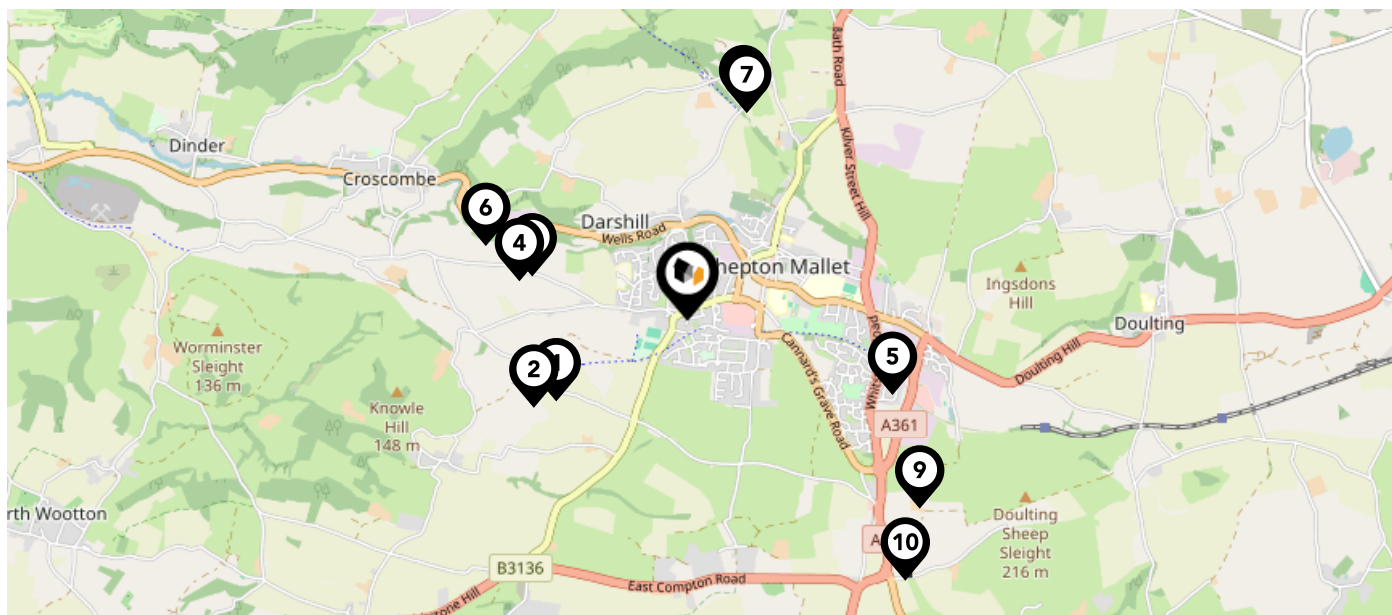


# Maps

## Landfill Sites

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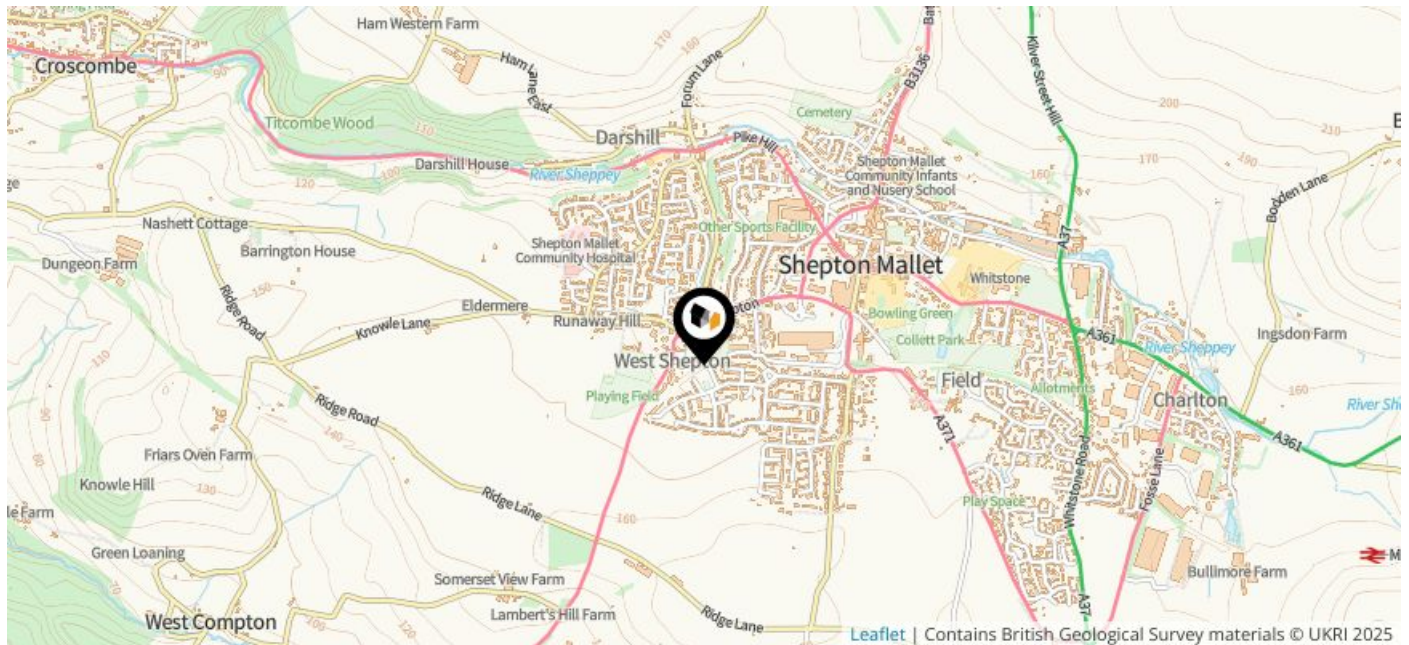
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
2	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
3	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
4	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill
5	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
6	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill
7	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
8	Downside Quarry, Windsor Hill-Shepton Mallet	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.



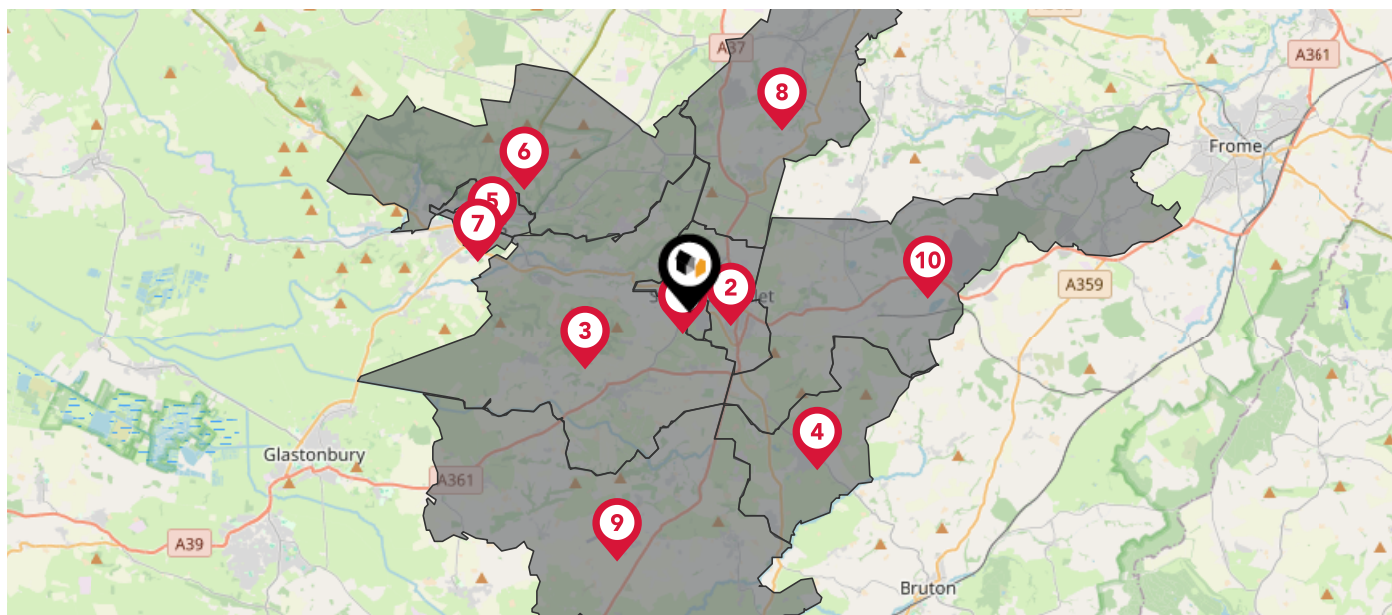
## Mine Entry

- ✕ 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

Wells St. Thomas' Ward

6

St. Cuthbert Out North Ward

7

Wells Central Ward

8

Ashwick, Chilcompton and Stratton Ward

9

The Pennards and Ditchat Ward

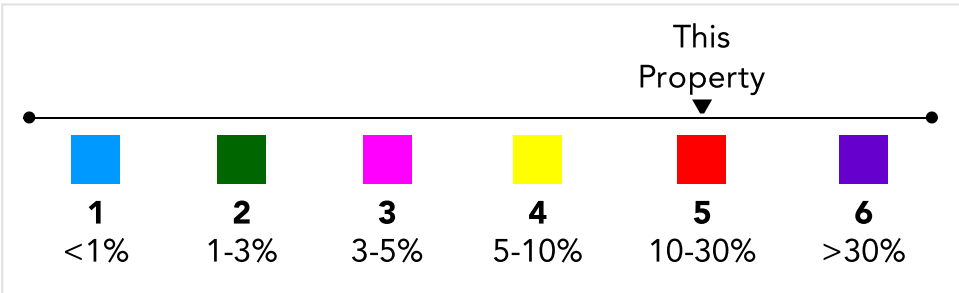
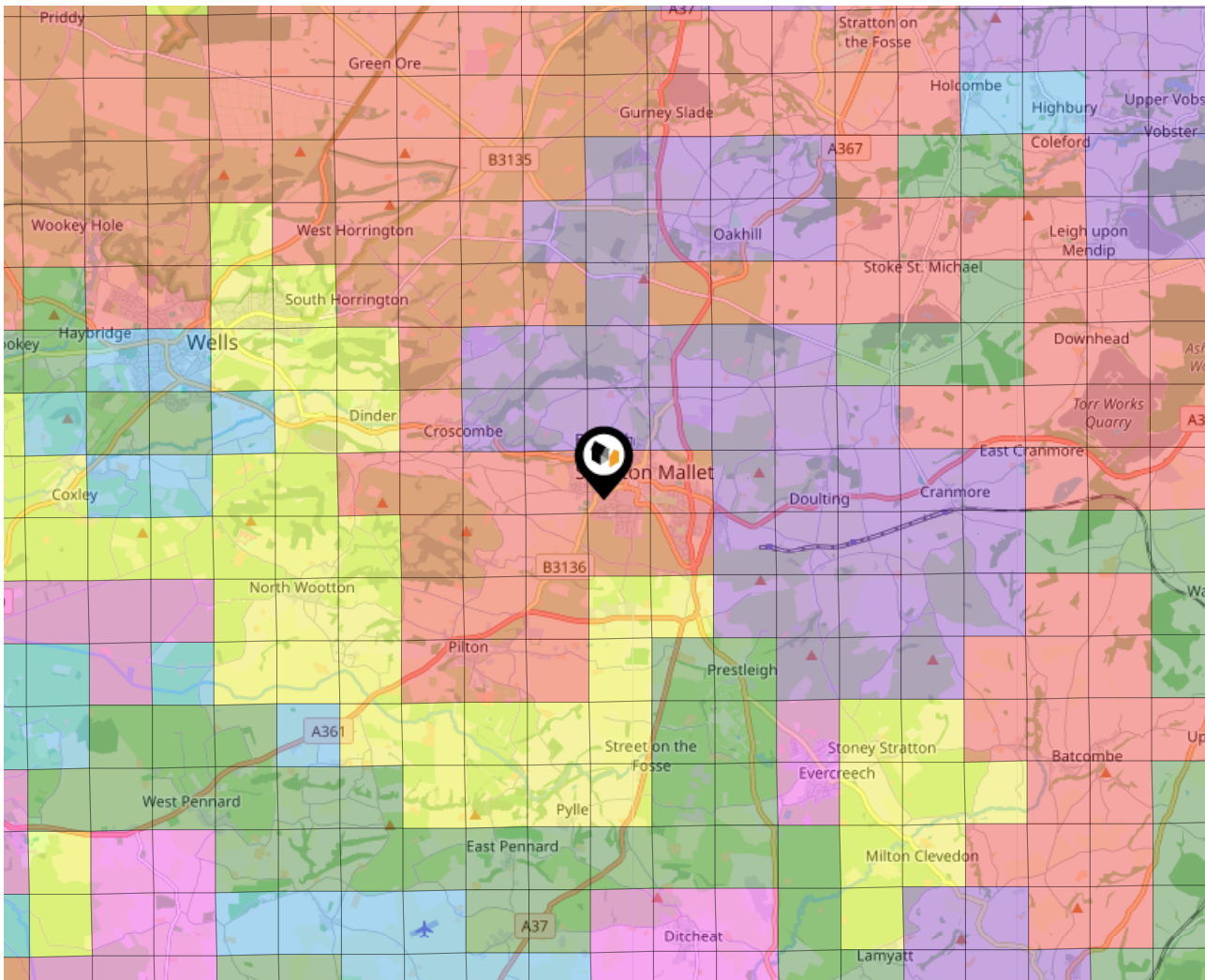
10

Cranmore, Doultong and Nunney Ward



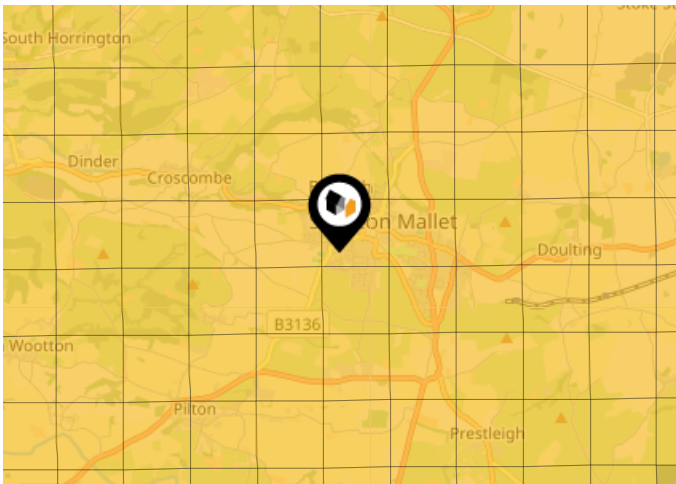
### What is Radon?

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



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	HEAVY TO MEDIUM	<b>Soil Depth:</b>	DEEP

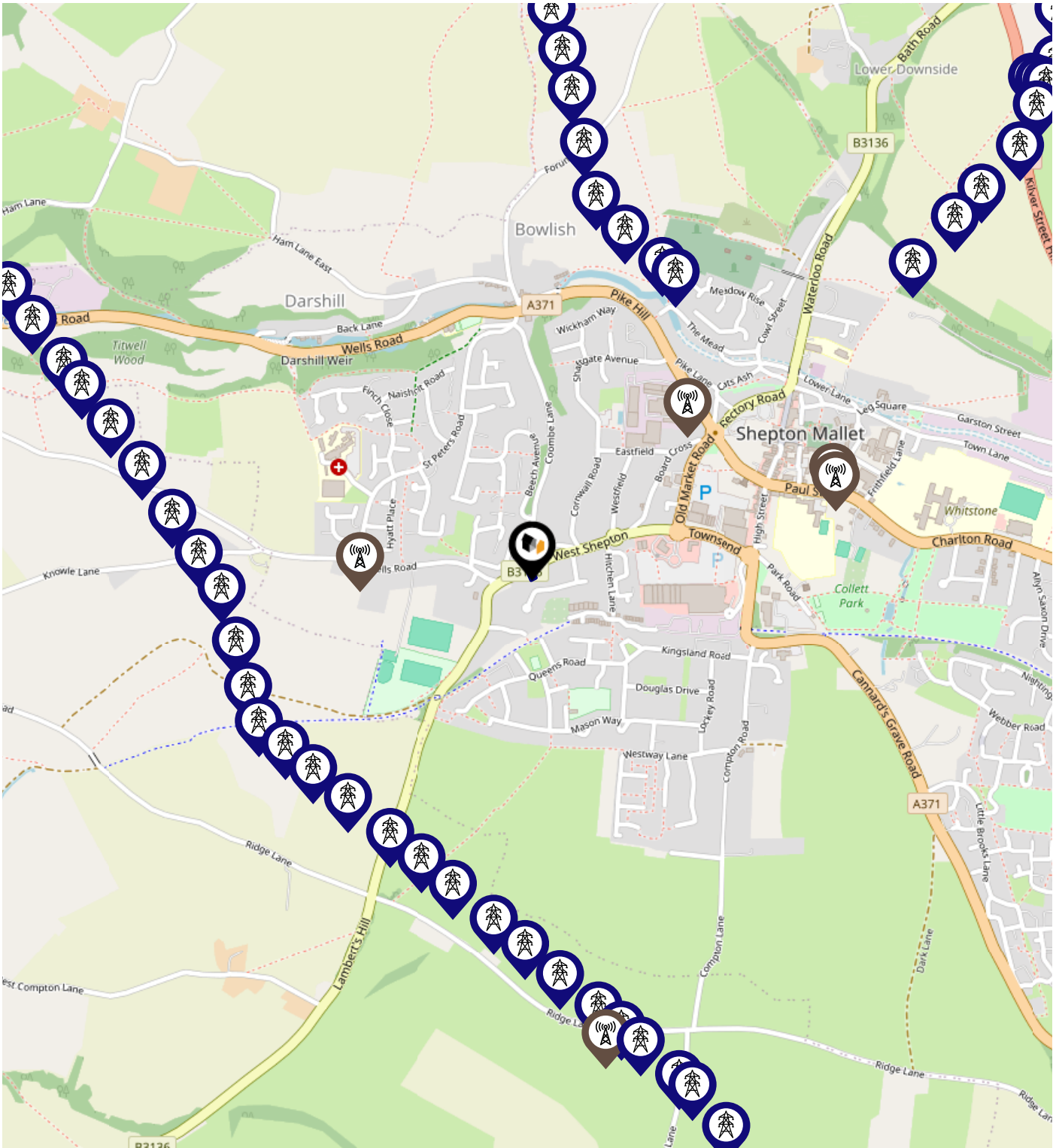


### Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons

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## Key:

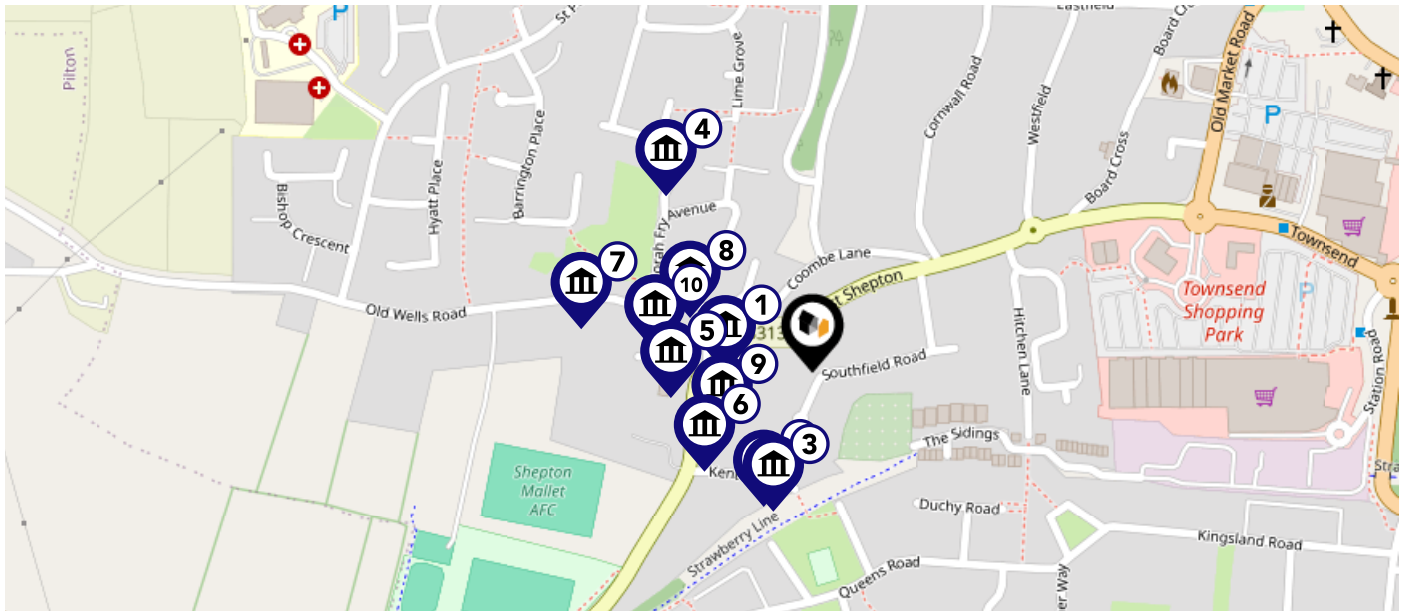
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

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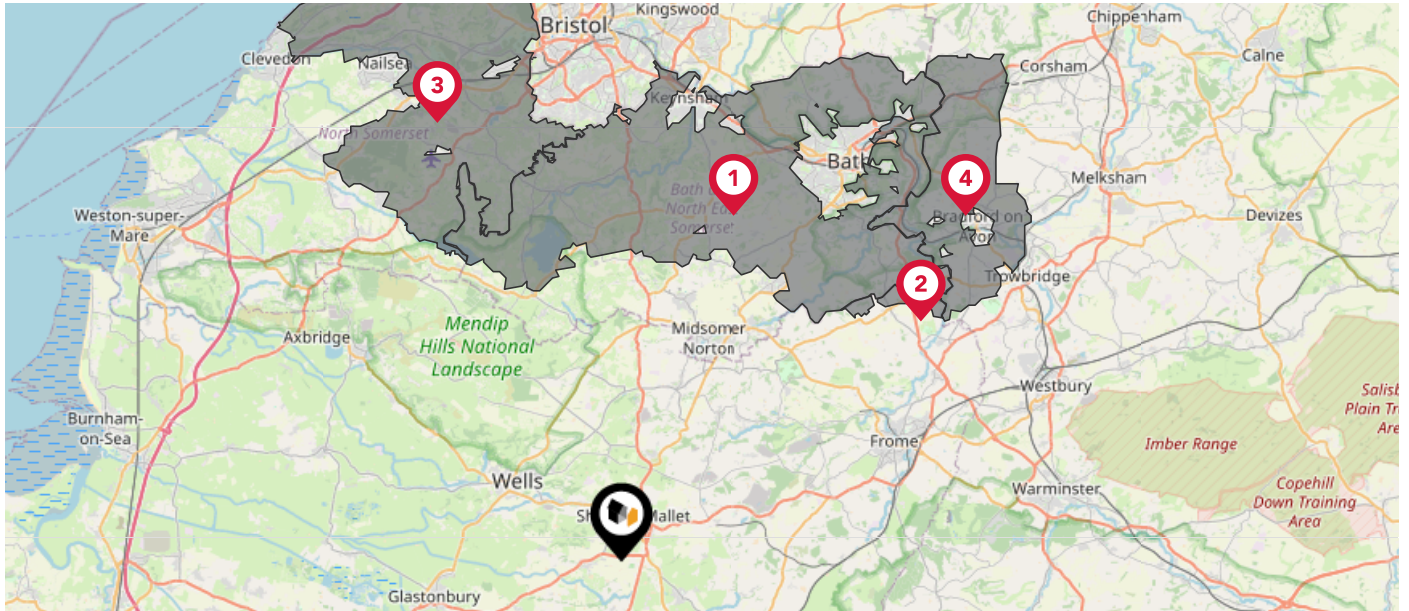
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1173376 - 2, Old Wells Road	Grade II	0.0 miles
	1058413 - 13, Kent	Grade II	0.1 miles
	1173213 - 10, Kent	Grade II	0.1 miles
	1058385 - 14 And 16, Old Wells Road	Grade II	0.1 miles
	1296071 - Grove House	Grade II	0.1 miles
	1476693 - Woodbourne House	Grade II	0.1 miles
	1173391 - 24 Old Wells Road	Grade II	0.1 miles
	1345246 - Norah Fry Hospital	Grade II	0.1 miles
	1058367 - Red Cross Centre	Grade II	0.1 miles
	1173385 - Lodge To Norah Fry Hospital	Grade II	0.1 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



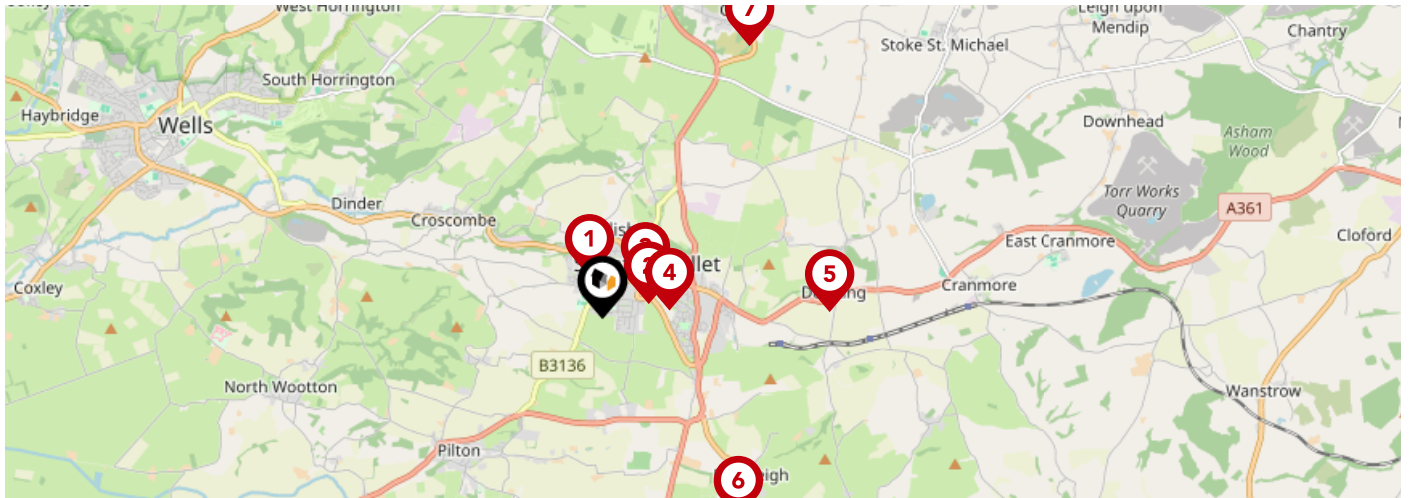
Bath and Bristol Green Belt - Mendip



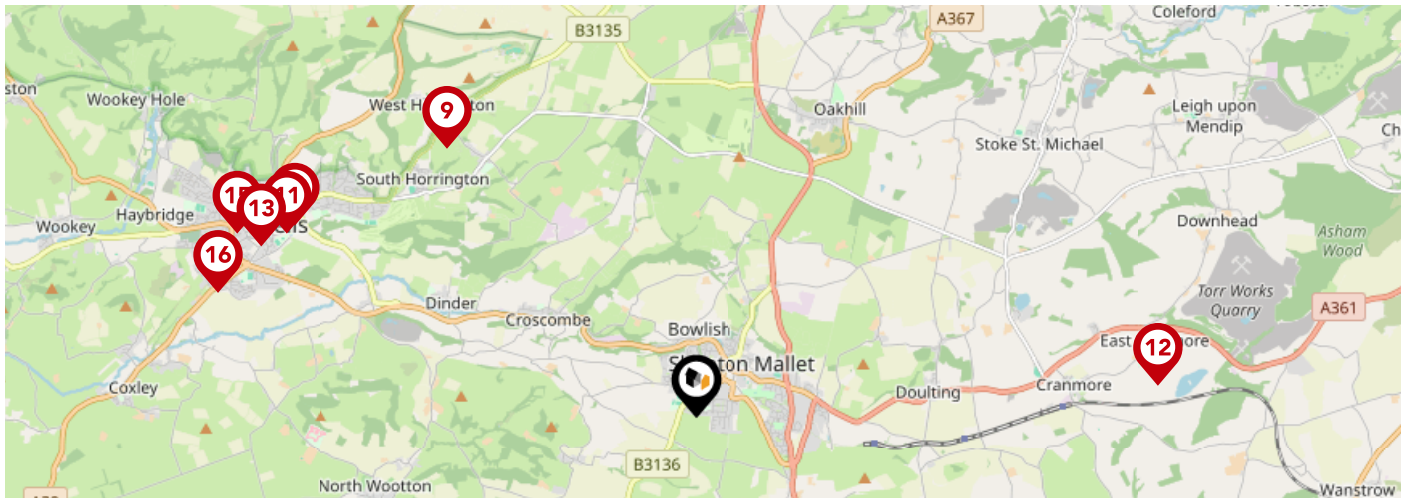
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bowlish Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Aldhelms Church School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oakhill Church School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:2.87	<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:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



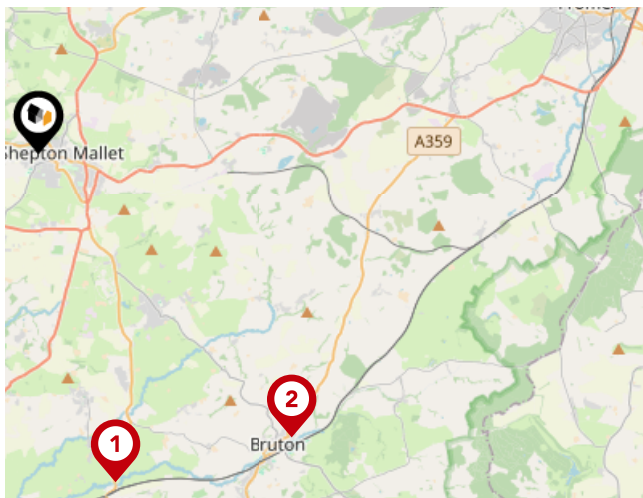
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:4.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>All Hallows School</b> Ofsted Rating: Not Rated   Pupils: 238   Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Blue School</b> Ofsted Rating: Good   Pupils: 1434   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area

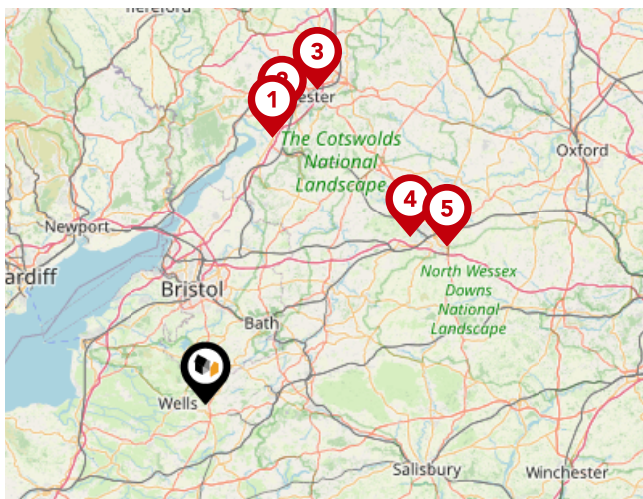
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.25 miles
2	Bruton Rail Station	7.06 miles
3	Frome Rail Station	10.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.77 miles
2	M5 J12	43.8 miles
3	M5 J11A	49.29 miles
4	M4 J16	39.13 miles
5	M4 J15	42.85 miles

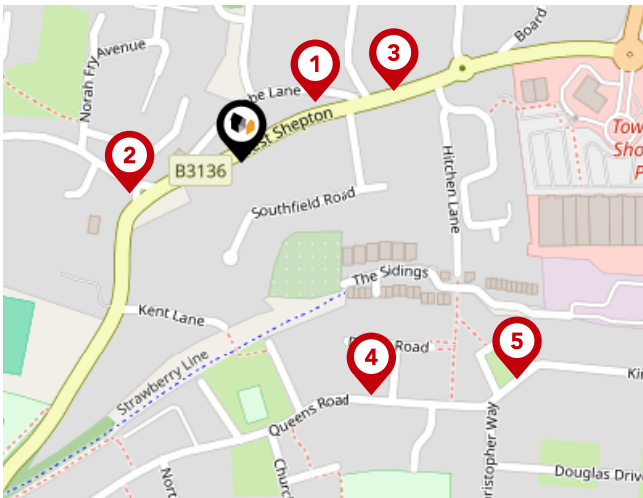
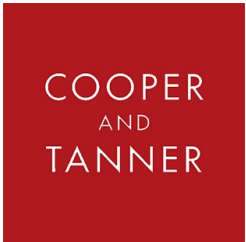


### Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.31 miles
2	Felton	15.31 miles
3	Cardiff Airport	36.88 miles
4	Bournemouth International Airport	42.37 miles

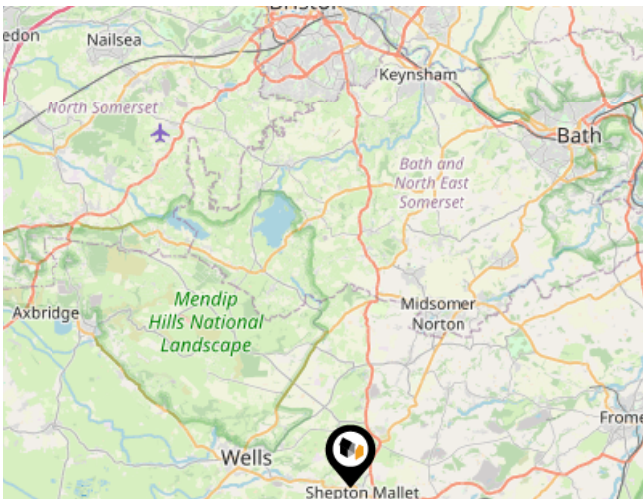
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	West Shepton Road	0.06 miles
2	West Lodge	0.07 miles
3	West Shepton Road	0.1 miles
4	Duchy Road	0.16 miles
5	Stevens Close	0.2 miles

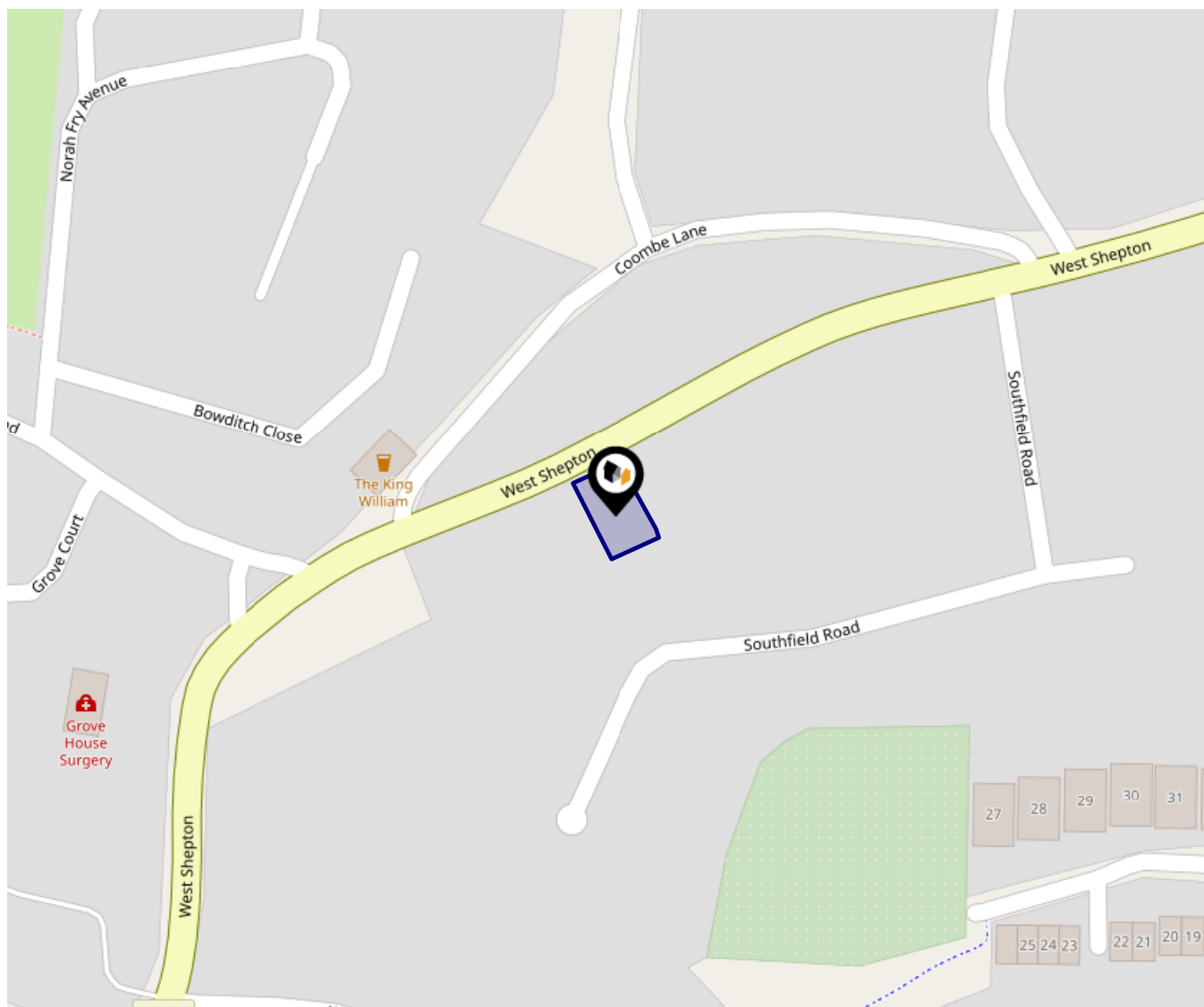


### Ferry Terminals

Pin	Name	Distance
1	The Ostrich	18.1 miles
2	Bathurst Basin Ferry Landing	18.1 miles
3	Wapping Wharf	18.06 miles

# Local Area Road Noise

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AND  
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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.



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