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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 23<sup>rd</sup> April 2025**



**FOGHAMSHIRE LANE, TRUDOXHILL, FROME, BA11**

## Cooper and Tanner

6 The Bridge Frome BA11 1AR

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frome@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

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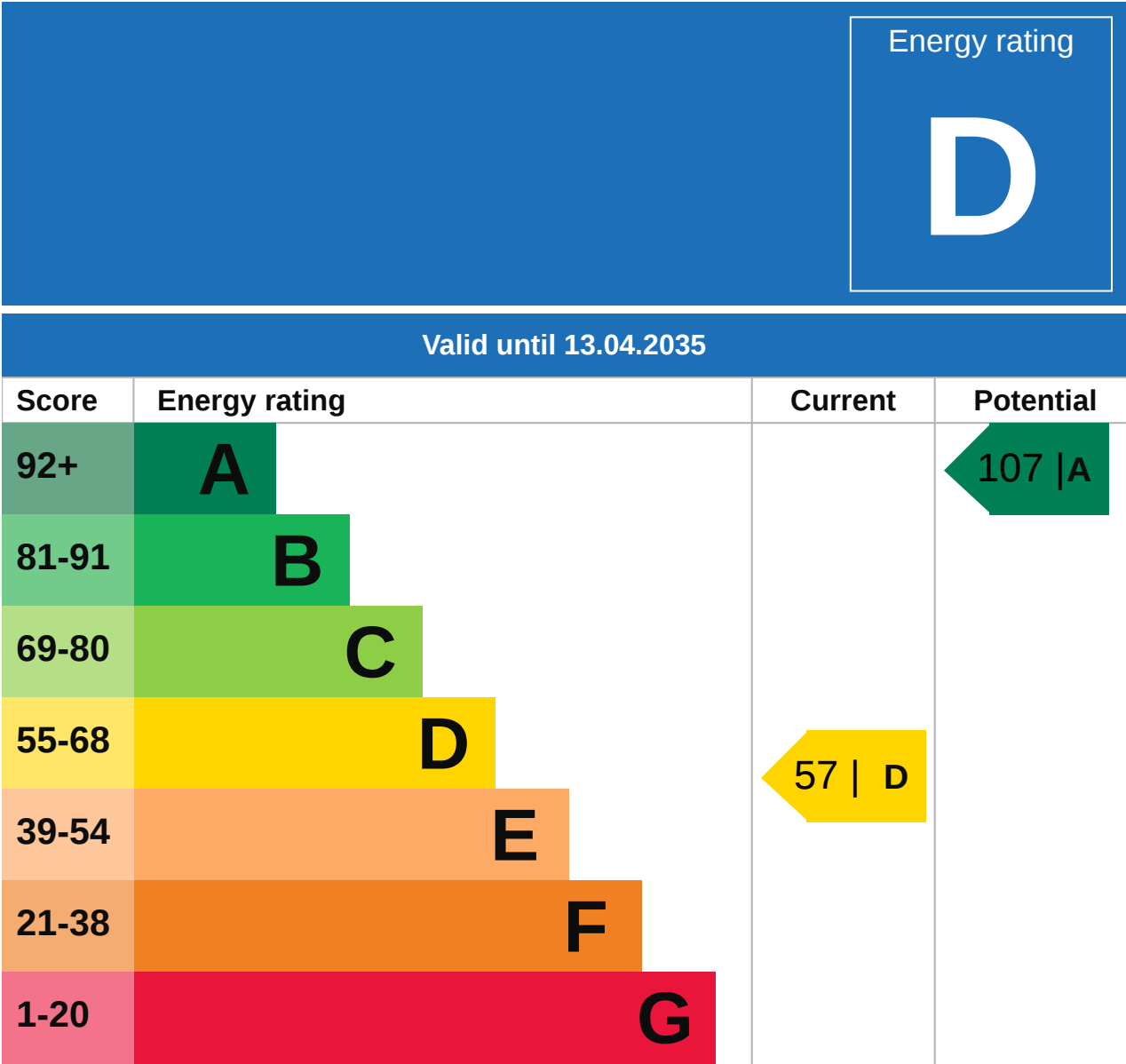
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
Plot Area:	0.13 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS78157		

## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	9 mb/s	- mb/s
• Surface Water	Medium		

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						



# Property EPC - Additional Data

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## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<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, as built, no insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Pitched, 300 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

## Building Safety

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At the time of marketing we have not been made aware of any building safety issues.

## Accessibility / Adaptations

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The property is a bungalow with a small step into the front door, flooring all the same level inside the bungalow.

## Restrictive Covenants

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At the time of marketing we have not been made aware of any restrictive covenants.

## Rights of Way (Public & Private)

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At the time of marketing we have not been made aware of any rights of way.

## Construction Type

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To our knowledge the build is standard construction.

## Electricity Supply

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Mains

## Gas Supply

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N/A

## Central Heating

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Oil

## Water Supply

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Mains

## Drainage

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Mains

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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.

## Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

## Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

## Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

## Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/cooperandtanner



/cooper\_and\_tanner/

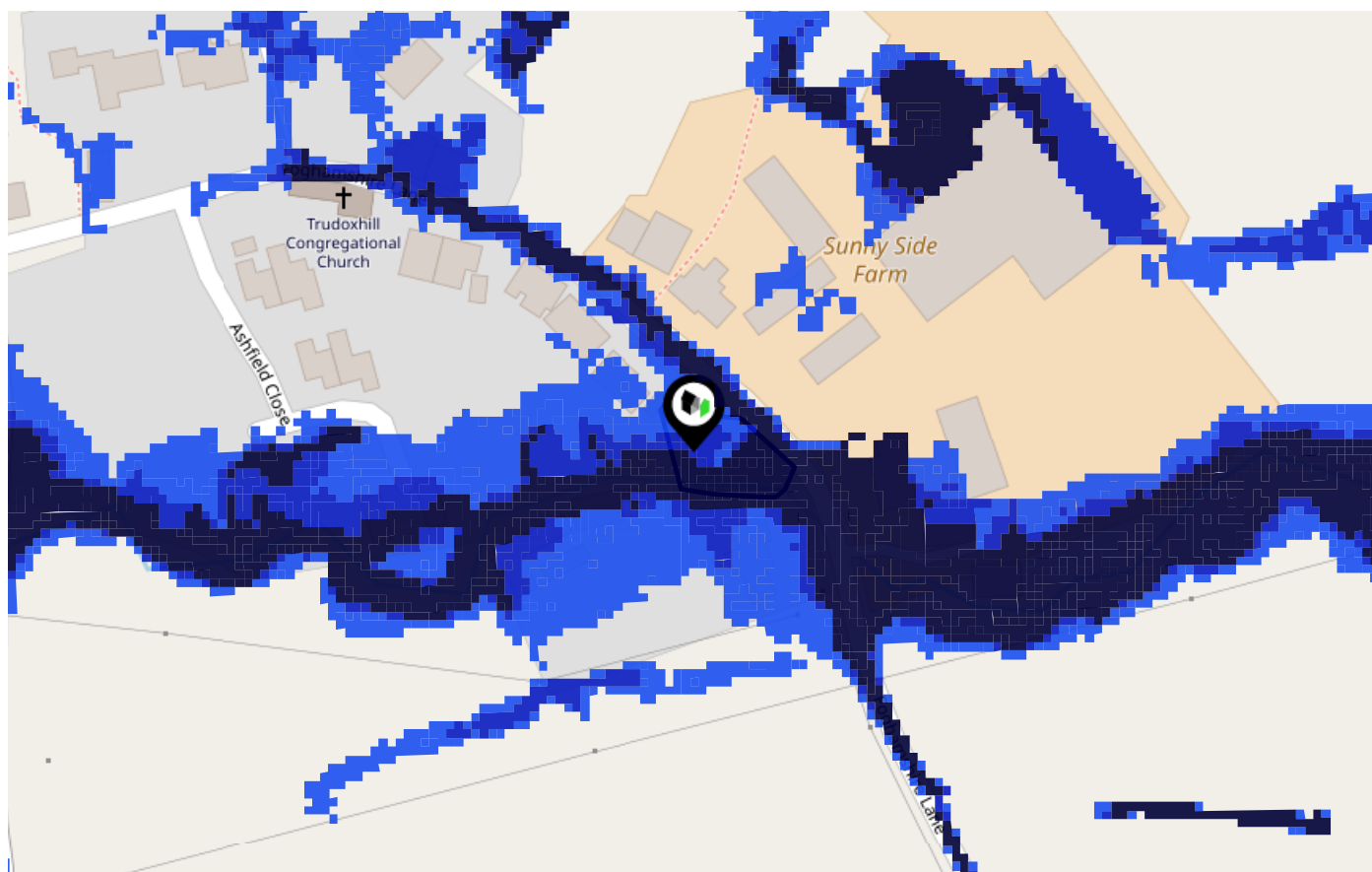


# Flood Risk

## 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.

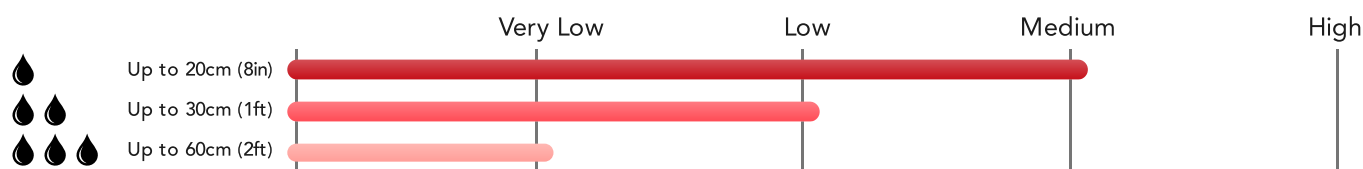


Risk Rating: Medium

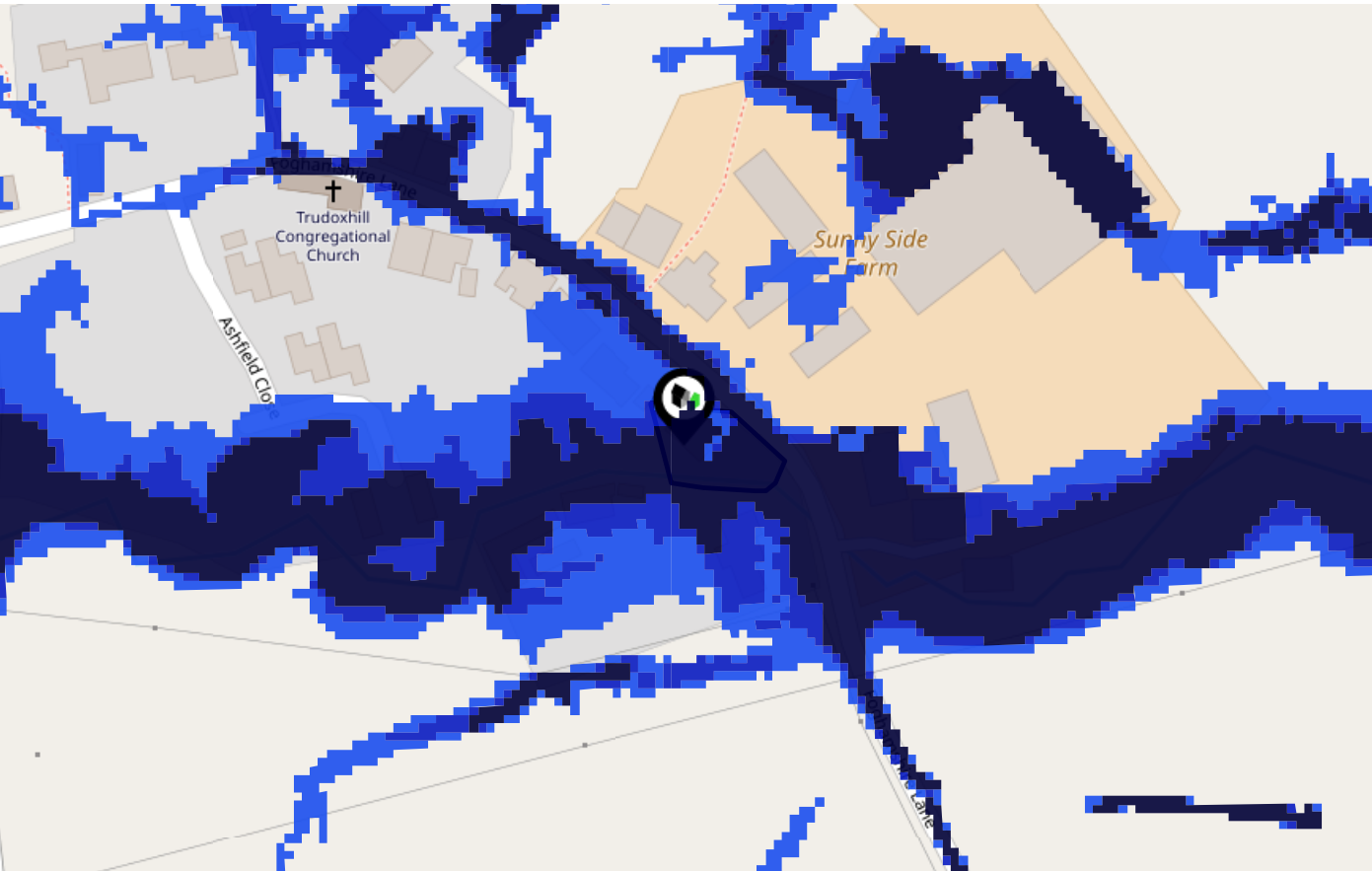
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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: High

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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Chance of flooding to the following depths at this property:

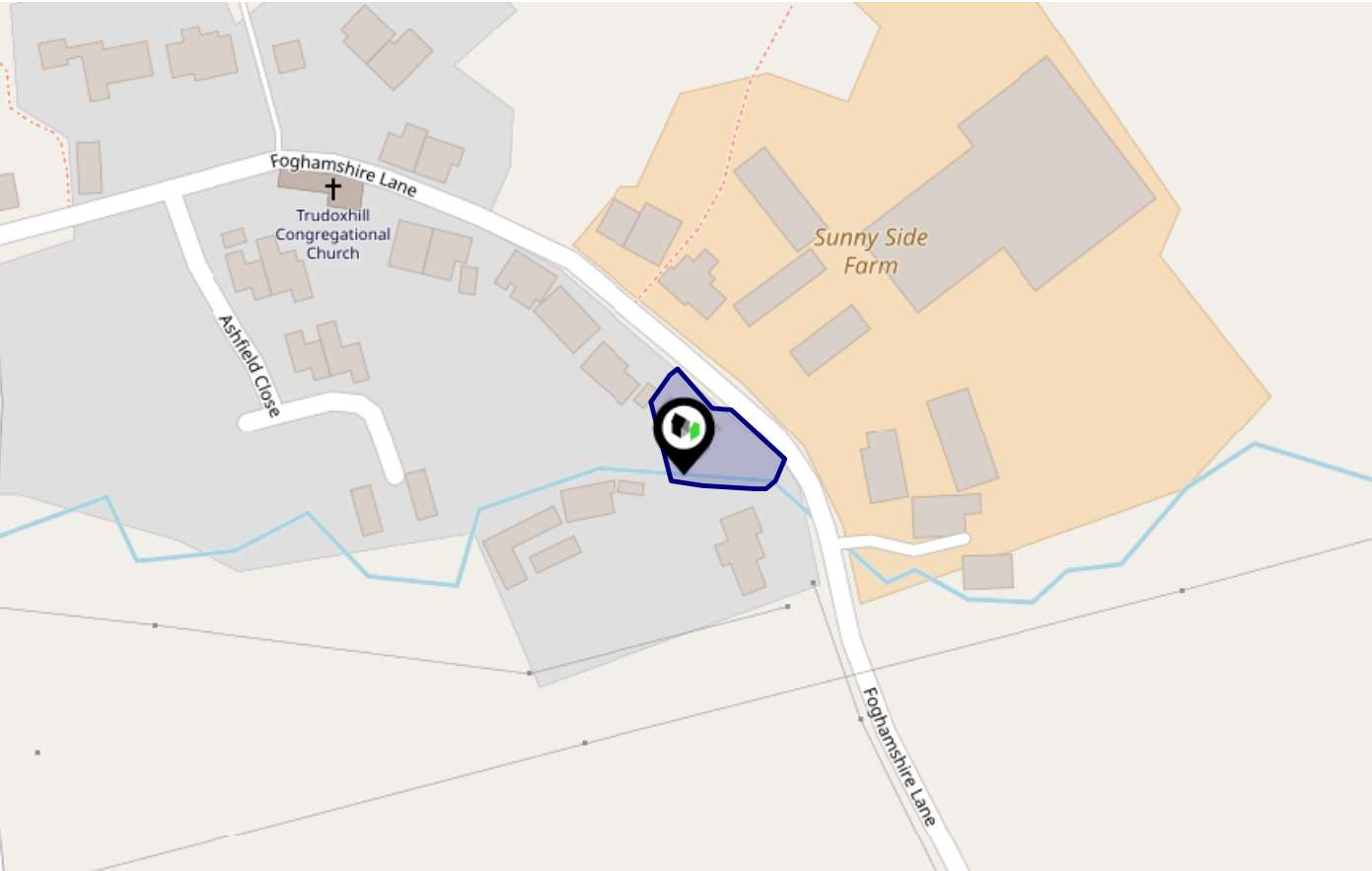


# Flood Risk

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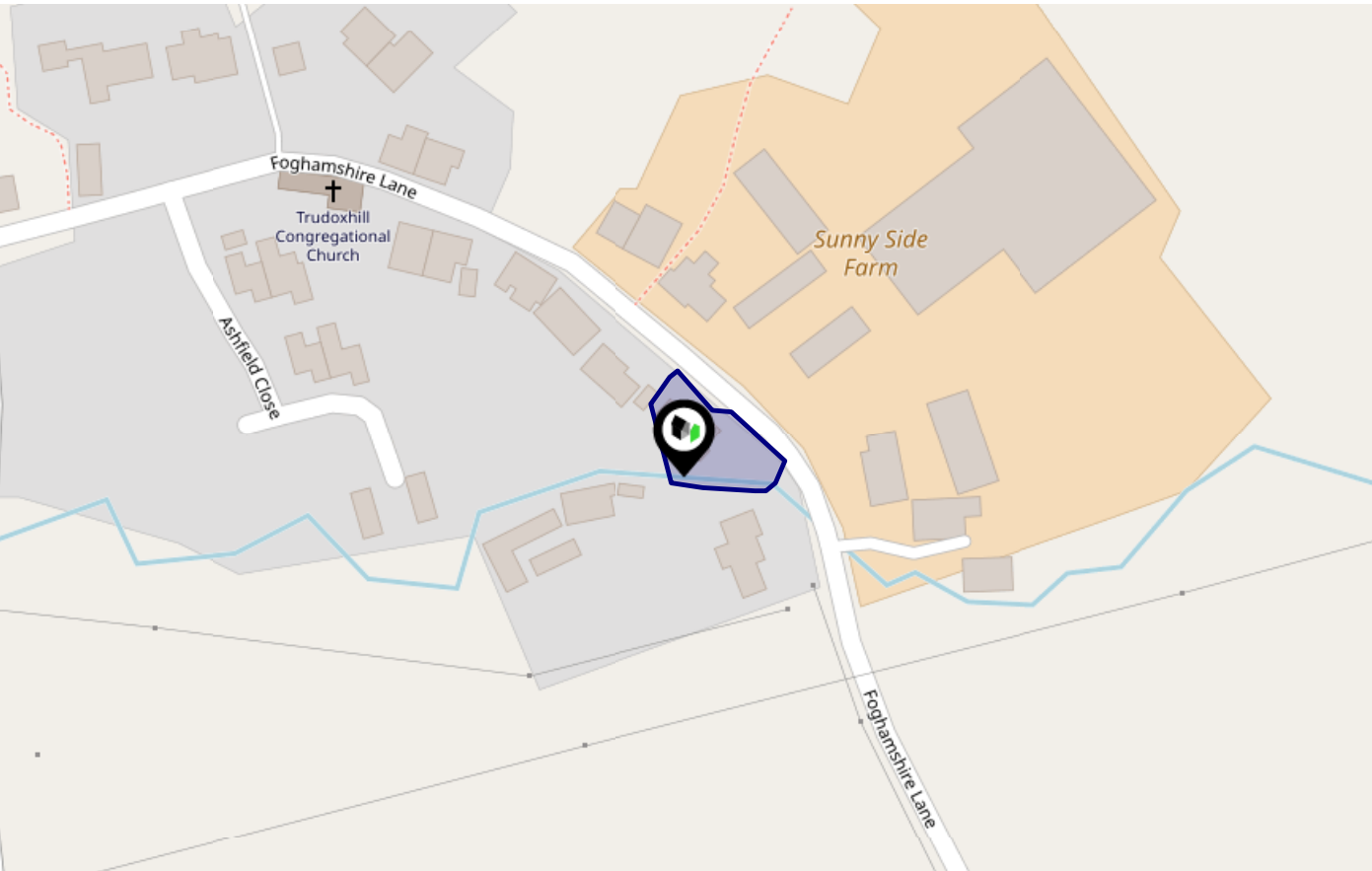
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

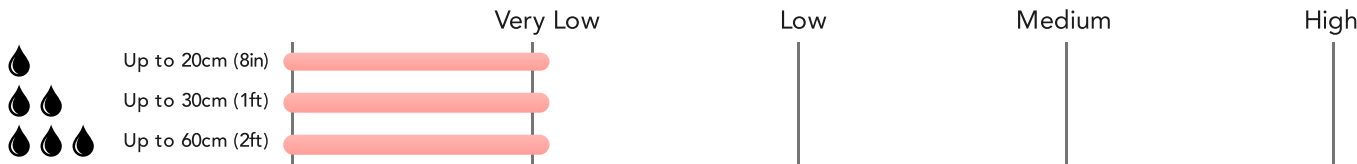


Risk Rating: Very low

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:

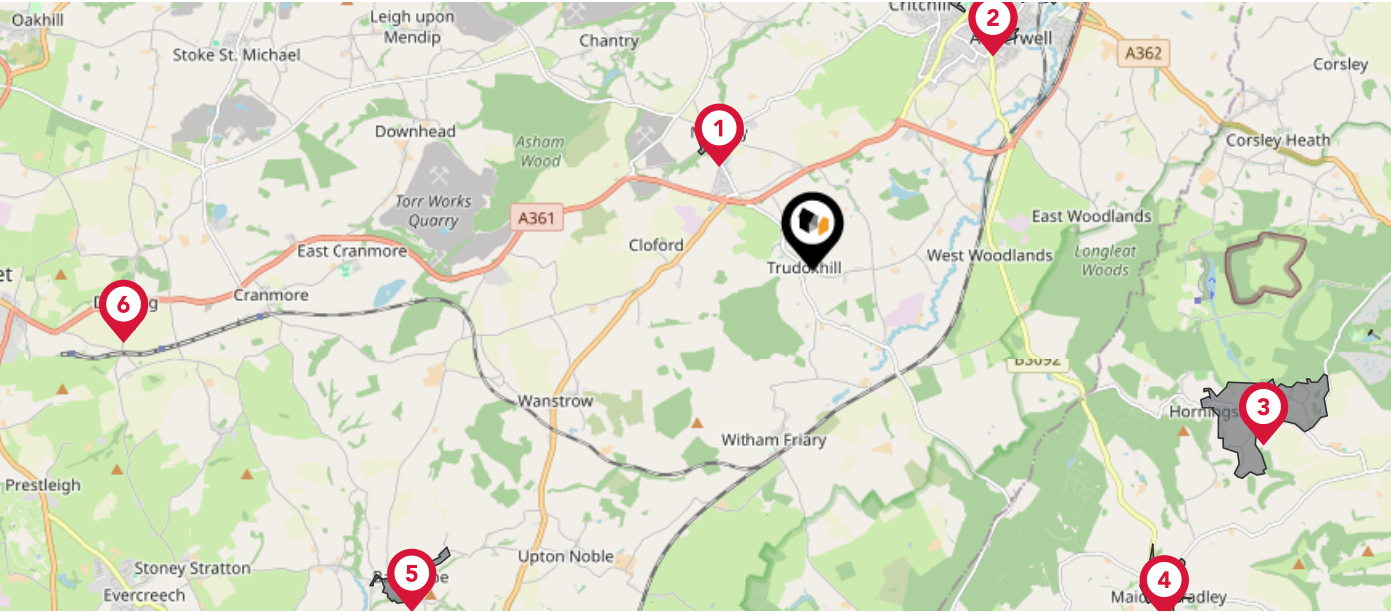


# Maps

## 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.



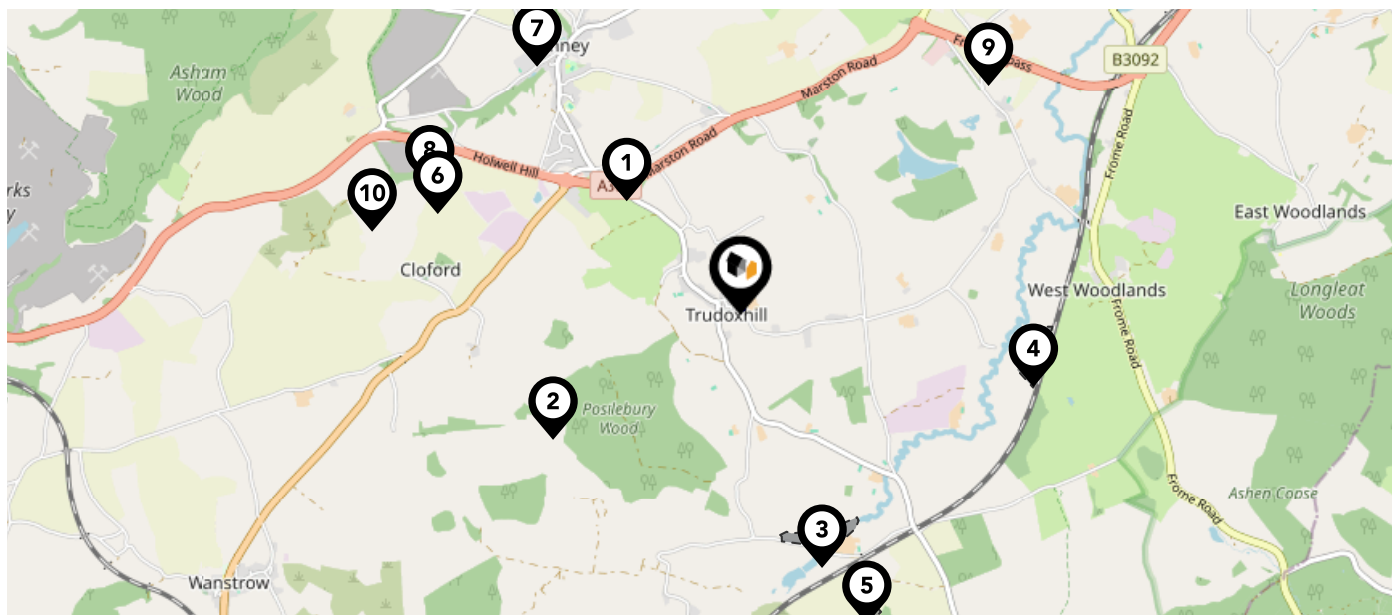
Nearby Conservation Areas	
1	Nunney
2	Frome
3	Horningsham
4	Maiden Bradley
5	Batcombe
6	Doulting

# 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.

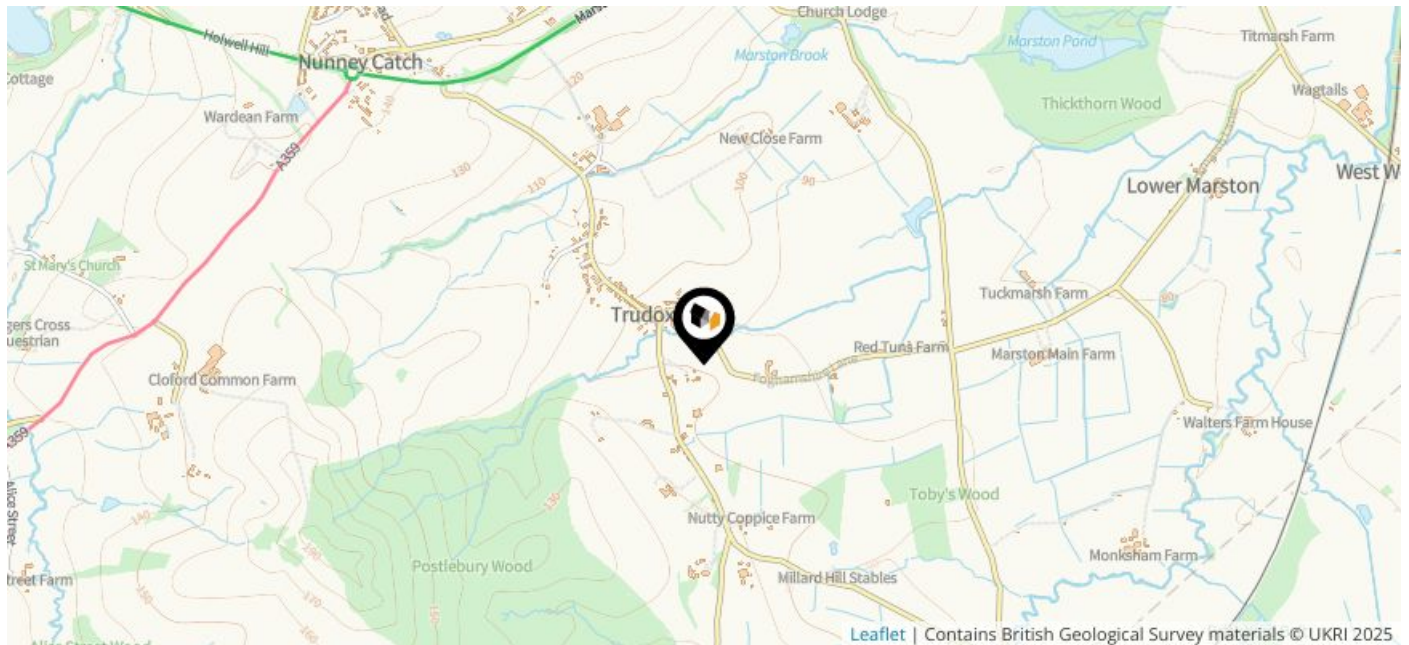


### Nearby Landfill Sites

<b>1</b>	Adjacent A361-Trudoxhill, Midford Hill, Midford, Bath, Avon	Historic Landfill	
<b>2</b>	Postlebury Wood-Cloford Common, Wanstrow, Somerset	Historic Landfill	
<b>3</b>	Witham Hall Tip, Witham Hall Farm-Witham Friary	Historic Landfill	
<b>4</b>	Moat Farm-Marston Bigot, Frome, Somerset	Historic Landfill	
<b>5</b>	Witham Hall Farm-Field No 9167 0044, Near Frome	Historic Landfill	
<b>6</b>	Adjacent A361-Nunney	Historic Landfill	
<b>7</b>	Castle Hill-Nunney, Frome, Somerset	Historic Landfill	
<b>8</b>	EA/EPR/SP3699FR/A001 - Colemans Quarry	Active Landfill	
<b>9</b>	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill	
<b>10</b>	Cloford Manor-Cloford, Frome, 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.

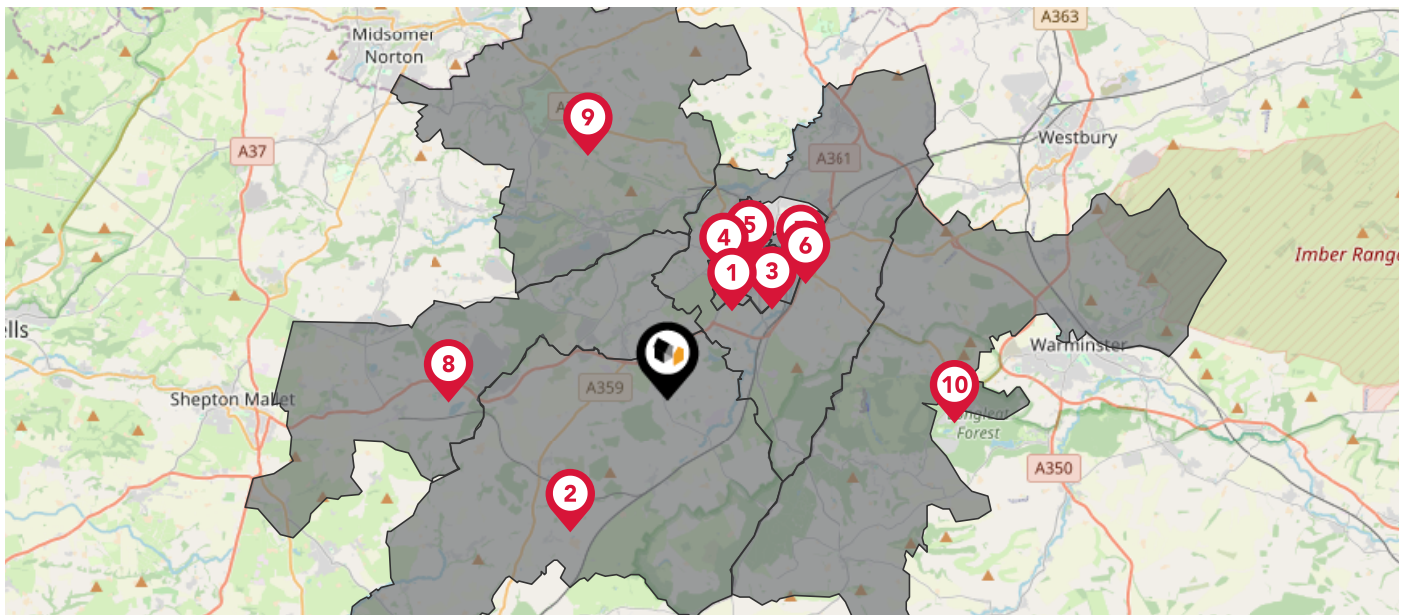
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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



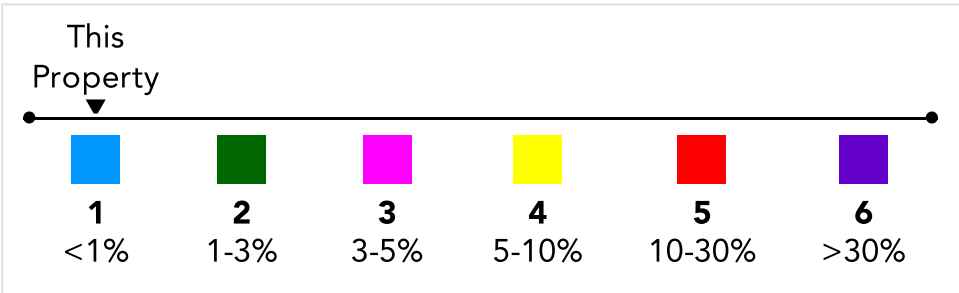
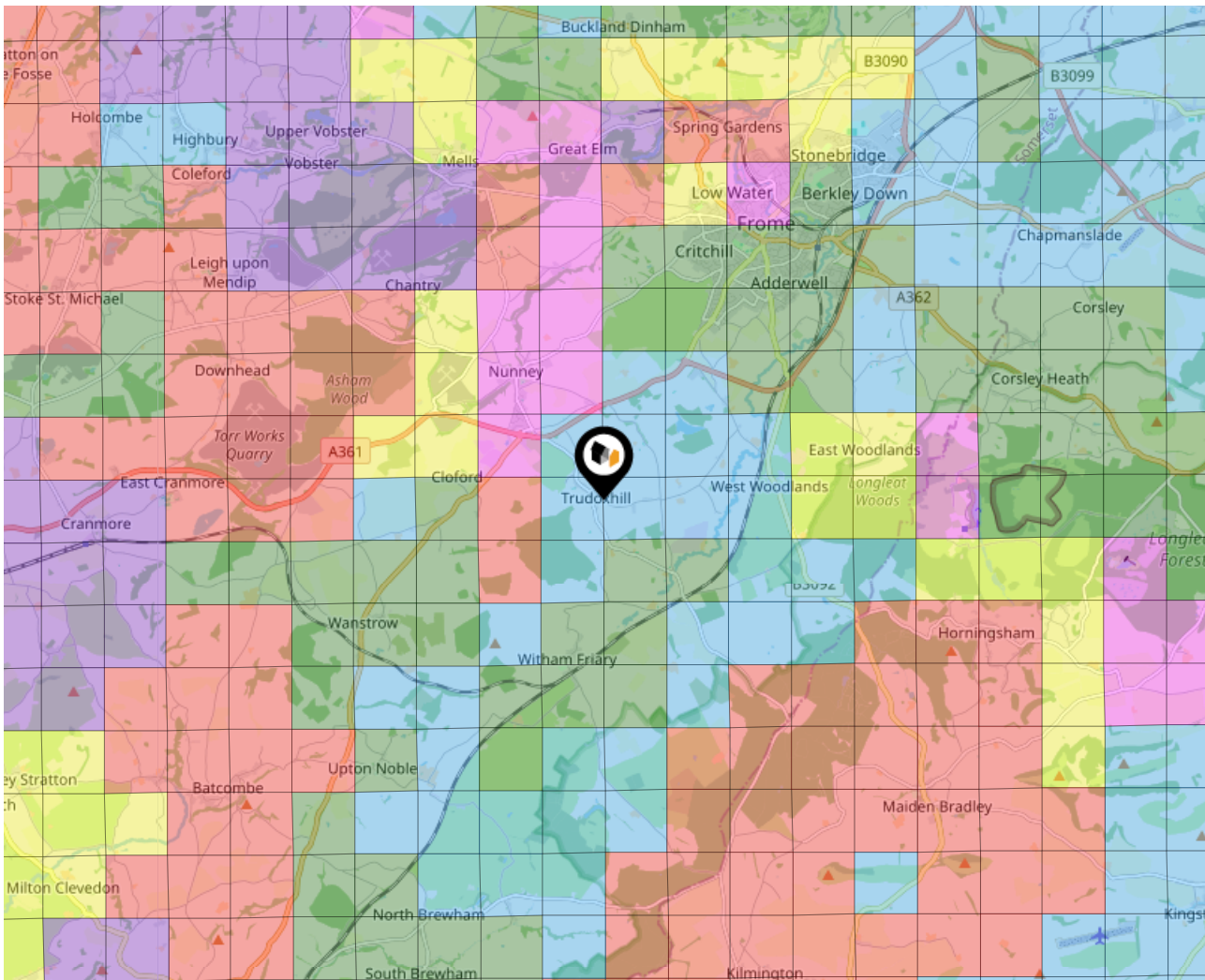
### Nearby Council Wards

- |    |                                     |
|----|-------------------------------------|
| 1  | Frome Park Ward                     |
| 2  | Postlebury Ward                     |
| 3  | Frome Keyford Ward                  |
| 4  | Frome Oakfield Ward                 |
| 5  | Frome Market Ward                   |
| 6  | Beckington and Selwood Ward         |
| 7  | Frome Berkley Down Ward             |
| 8  | Cranmore, Doultling and Nunney Ward |
| 9  | Ammerdown Ward                      |
| 10 | Warminster North & Rural ED         |



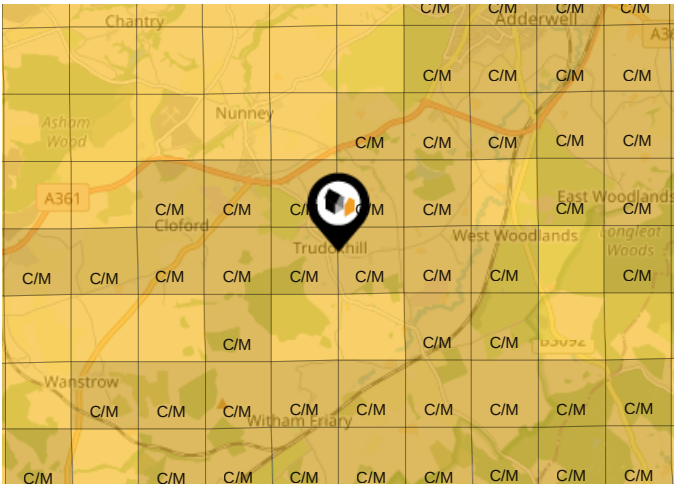
### What is Radon?

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>	HIGH	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



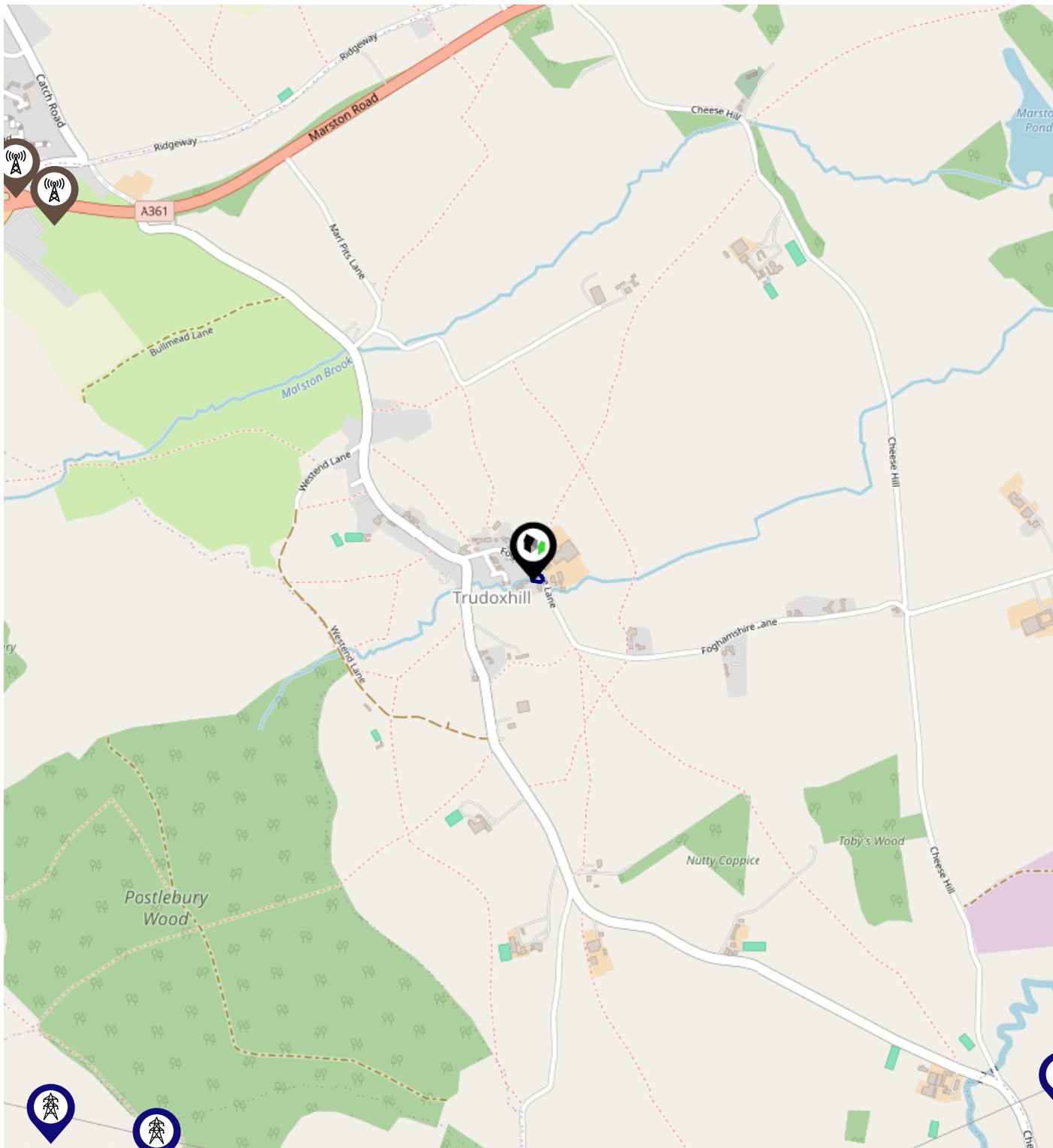
## Primary Classifications (Most Common Clay Types)



<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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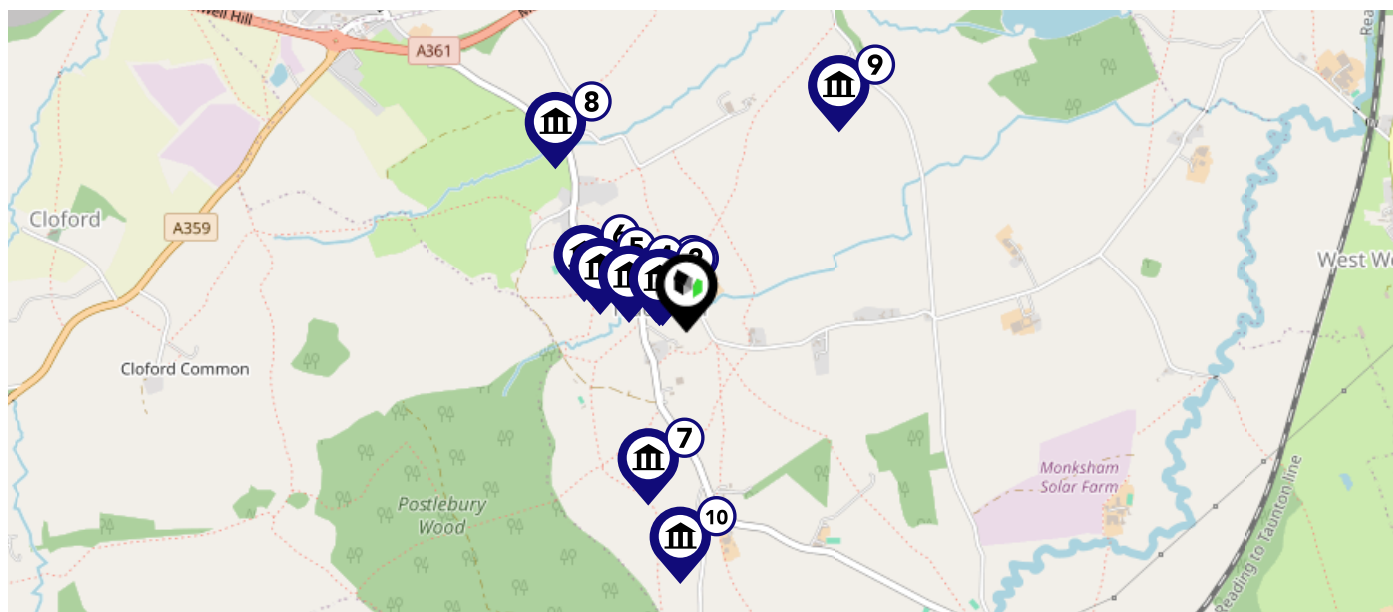
- Key:**
-  Power Pylons
  -  Communication Masts











# Maps

## Listed Buildings

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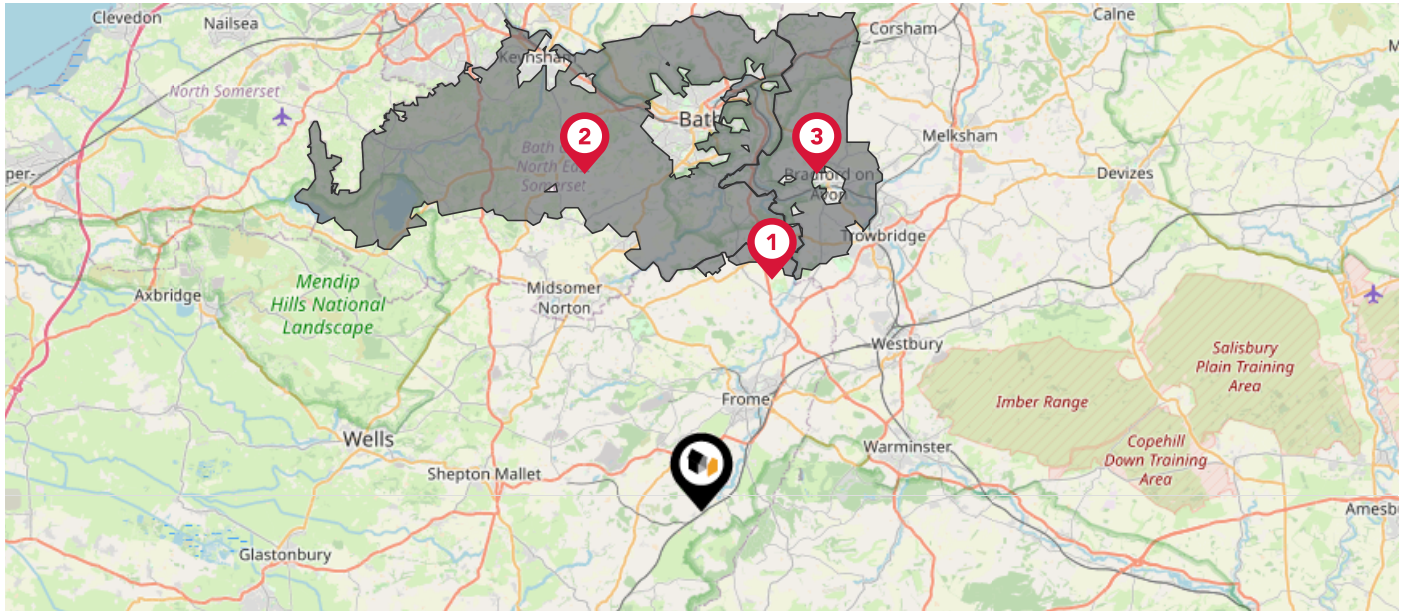
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058274 - Yew Tree Cottage	Grade II	0.0 miles
 1058273 - Chapel House	Grade II	0.0 miles
 1345311 - Congregational Chapel	Grade II	0.1 miles
 1174737 - The White Hart	Grade II	0.1 miles
 1174753 - Rose Cottage	Grade II	0.2 miles
 1345312 - Laurel House Farmhouse	Grade II	0.2 miles
 1058279 - Belle Vue Farmhouse	Grade II	0.4 miles
 1174875 - Pyle Farm House	Grade II	0.5 miles
 1058278 - The Rectory	Grade II	0.6 miles
 1174850 - Millards Hill House	Grade II	0.6 miles



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



### Nearby Green Belt Land



Bath and Bristol Green Belt - Mendip



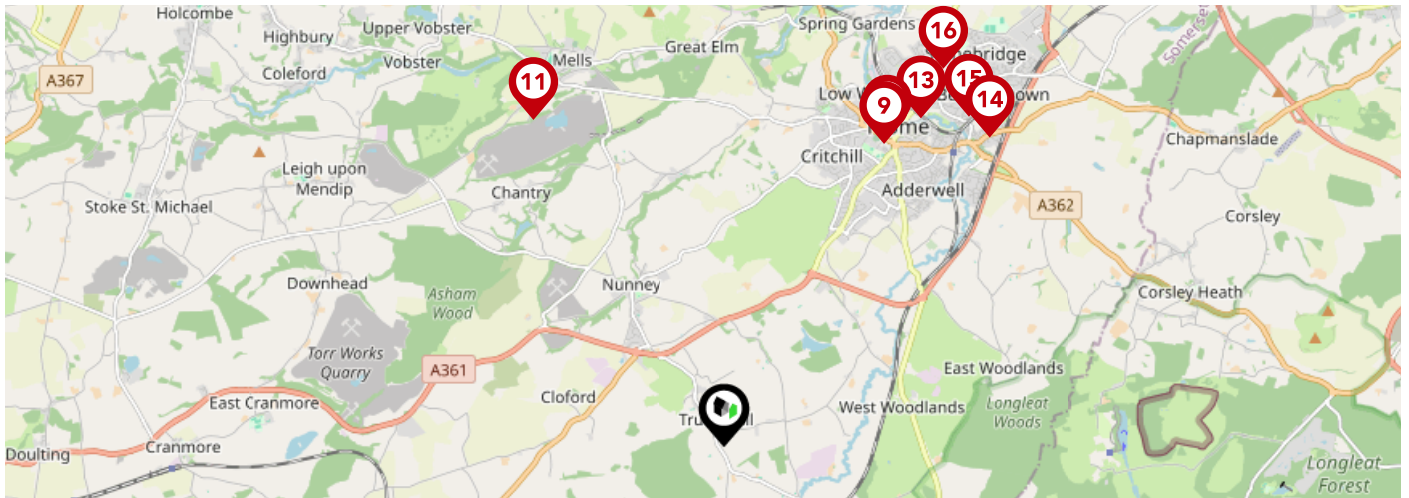
Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Nunney First School</b> Ofsted Rating: Good   Pupils: 72   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Christ Church First School</b> Ofsted Rating: Not Rated   Pupils: 77   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Trinity Church of England First School</b> Ofsted Rating: Good   Pupils: 295   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Critchill Special School</b> Ofsted Rating: Good   Pupils: 97   Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakfield Academy</b> Ofsted Rating: Requires improvement   Pupils: 557   Distance:2.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wessex Lodge School</b> Ofsted Rating: Good   Pupils: 50   Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Avanti Park School</b> Ofsted Rating: Good   Pupils: 488   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John's Church of England Voluntary Aided First School, Frome</b> Ofsted Rating: Requires improvement   Pupils: 232   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

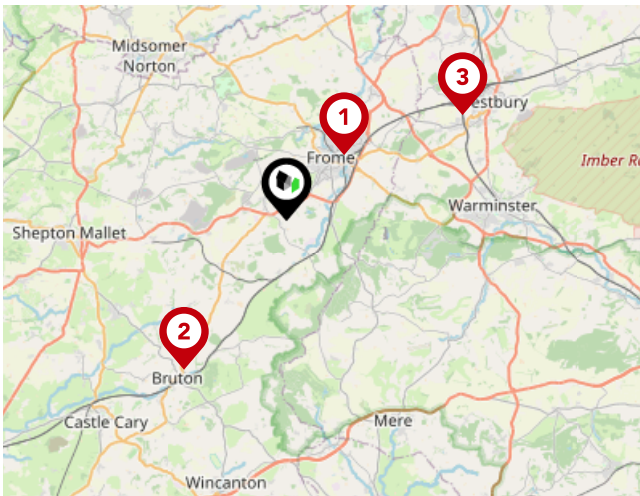


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Vallis First School</b> Ofsted Rating: Good   Pupils: 229   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Louis Catholic Primary School, Frome</b> Ofsted Rating: Good   Pupils: 179   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Mells Church of England First School</b> Ofsted Rating: Good   Pupils: 69   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Upton Noble CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 165   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>North Hill House</b> Ofsted Rating: Requires improvement   Pupils: 60   Distance:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Hayesdown First School</b> Ofsted Rating: Good   Pupils: 300   Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Selwood Academy</b> Ofsted Rating: Good   Pupils: 598   Distance:3.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Frome Community College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



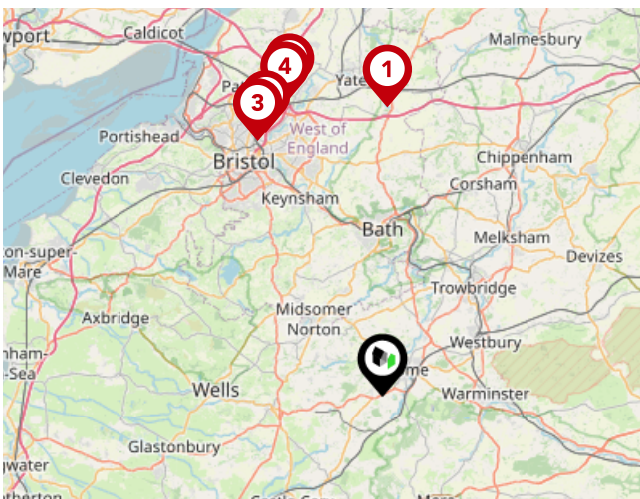
# Area Transport (National)

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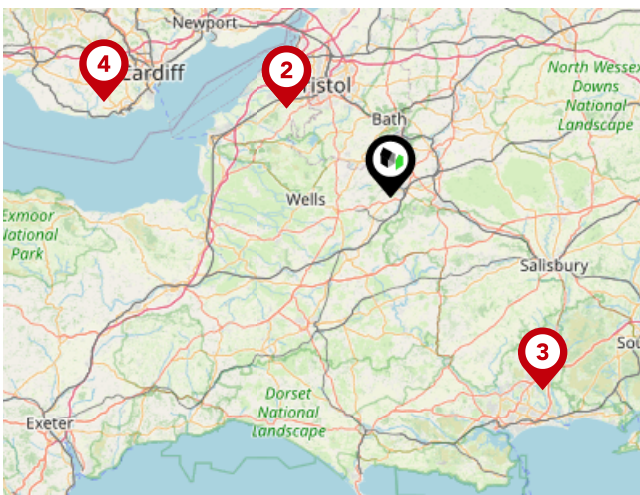
## National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	3.22 miles
2	Bruton Rail Station	6.75 miles
3	Dilton Marsh Rail Station	7.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	21.42 miles
2	M32 J2	21.4 miles
3	M32 J3	21.14 miles
4	M32 J1	22.81 miles
5	M4 J19	23.27 miles



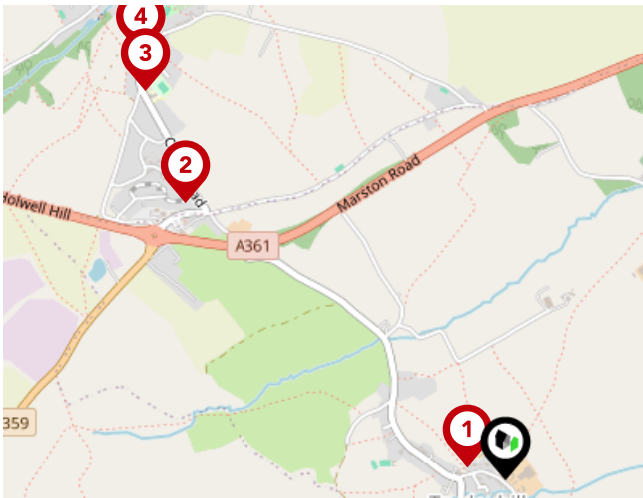
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.31 miles
2	Felton	20.31 miles
3	Bournemouth International Airport	36.71 miles
4	Cardiff Airport	44.72 miles



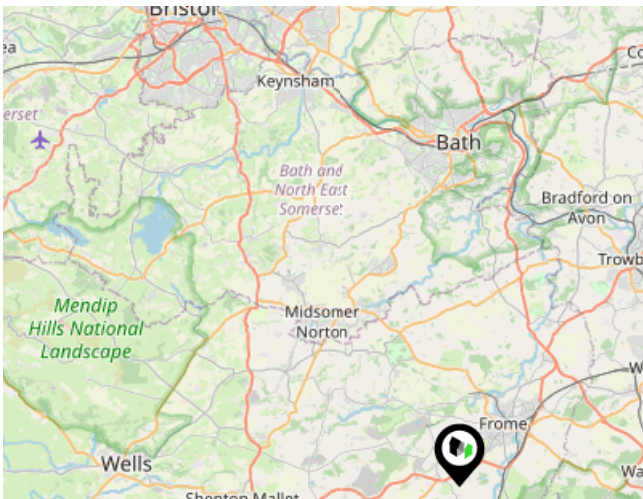
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Close	0.09 miles
2	Hawthorne Villas	0.98 miles
3	Nunney School	1.23 miles
4	Dallimore Mead	1.3 miles
5	Mendip East Slinky - Nunney DRT	1.39 miles

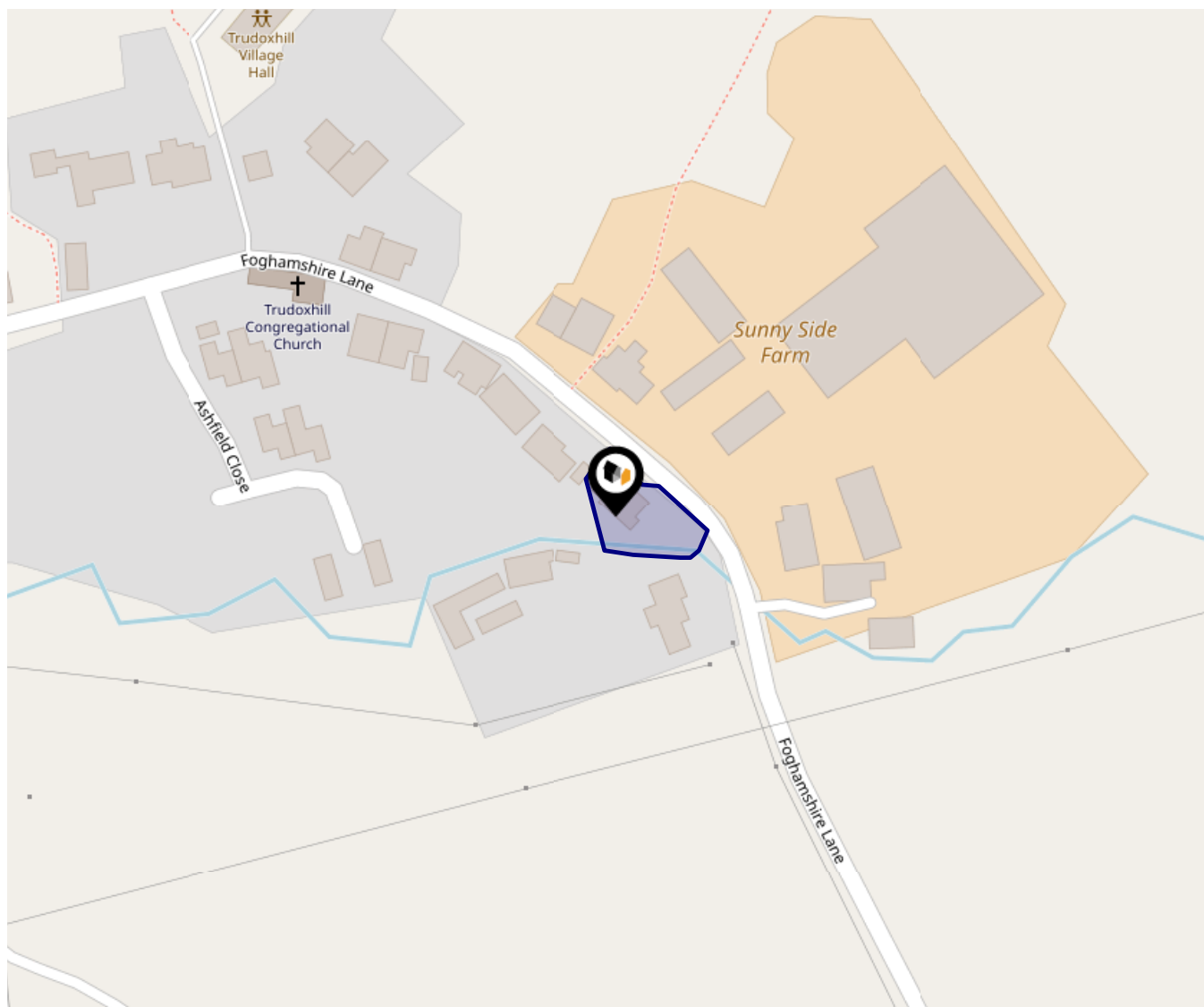


### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	20.35 miles
2	Bathurst Basin Ferry Landing	20.4 miles
3	Bathurst Basin Ferry Landing	20.41 miles

# Local Area Road Noise

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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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