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MIR: Material Info

The Material Information Affecting this Property

Friday 30th May 2025



SANDSCROSS LANE, BUCKLAND DINHAM, FROME, BA11

Cooper and Tanner

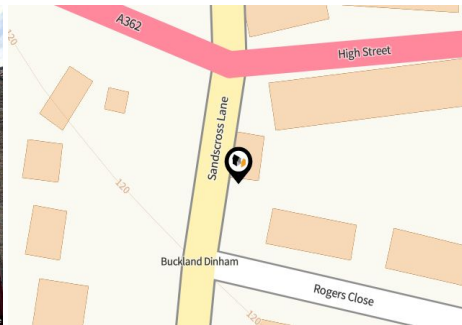
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Bedrooms:	1
Floor Area:	548 ft ² / 51 m ²
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,626

Local Area

Local Authority:	Somerset
Conservation Area:	Buckland Dinham
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)

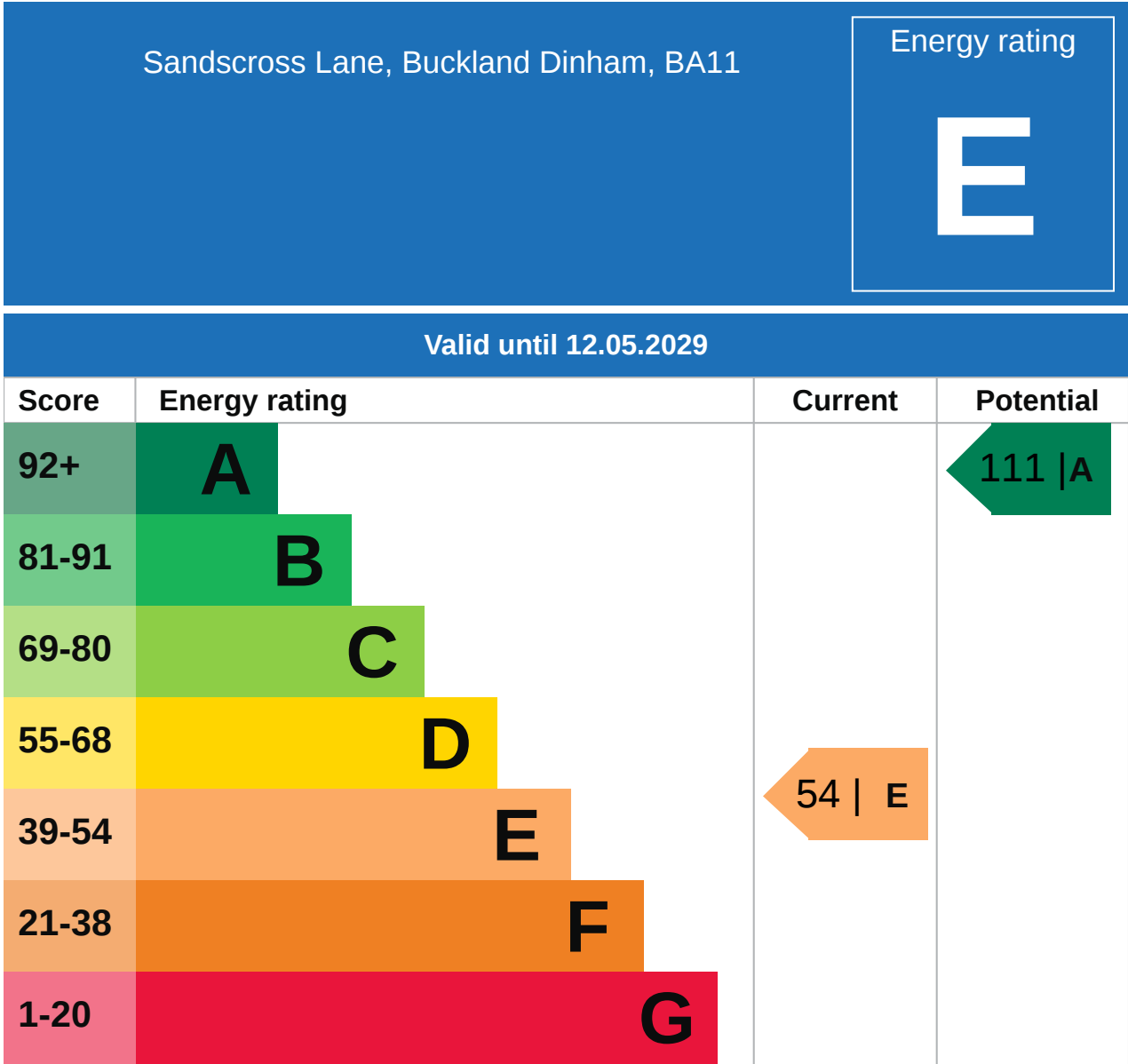


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	51 m ²

Building Safety

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

Accessibility / Adaptations

The property is accessed from the main road via two small steps. There is a staircase inside.

Restrictive Covenants

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

Rights of Way (Public & Private)

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

Construction Type

To our knowledge the build is standard construction.

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Oil fired heating

Water Supply

Mains

Drainage

Mains

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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.



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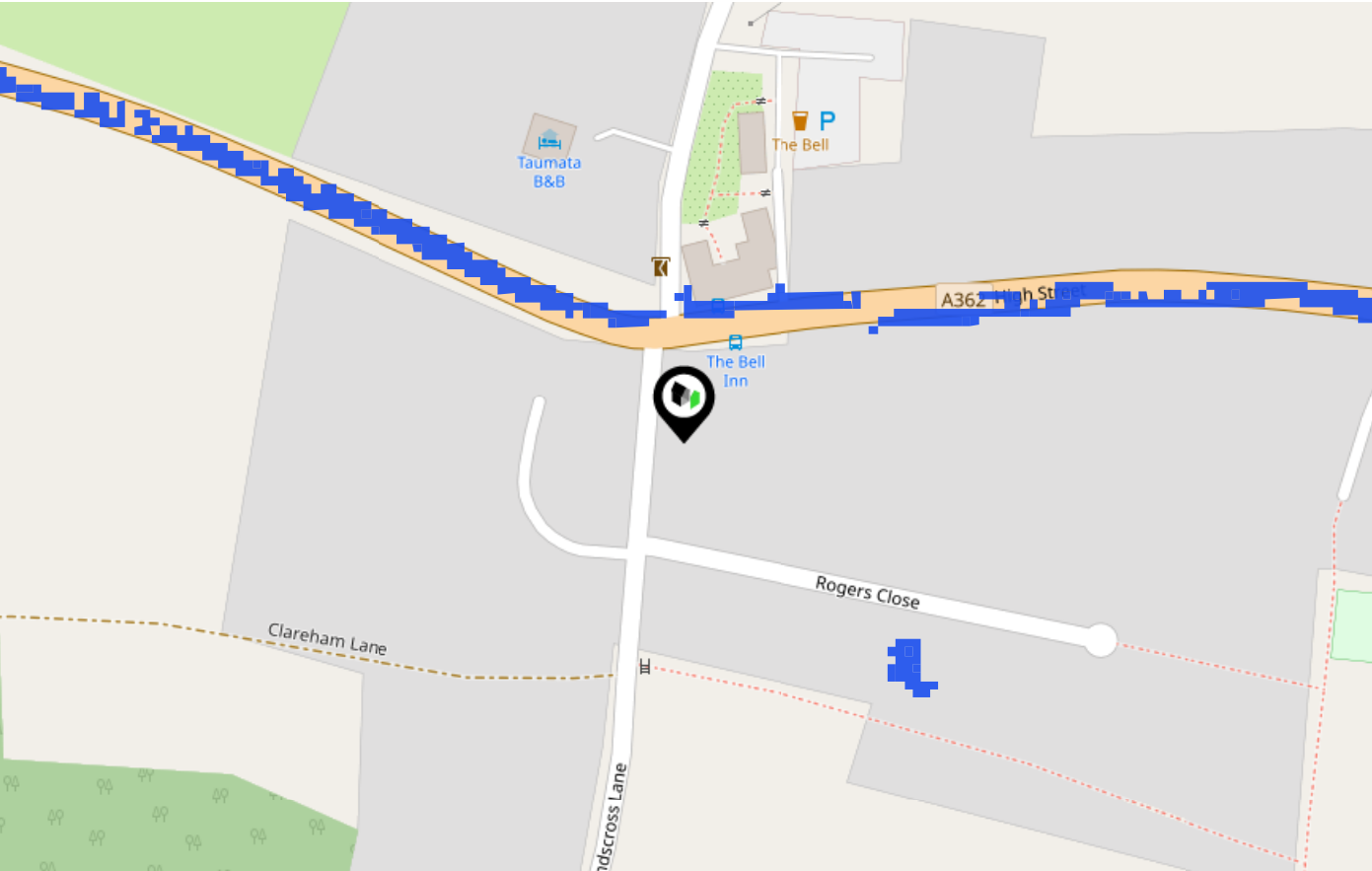
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Flood Risk

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

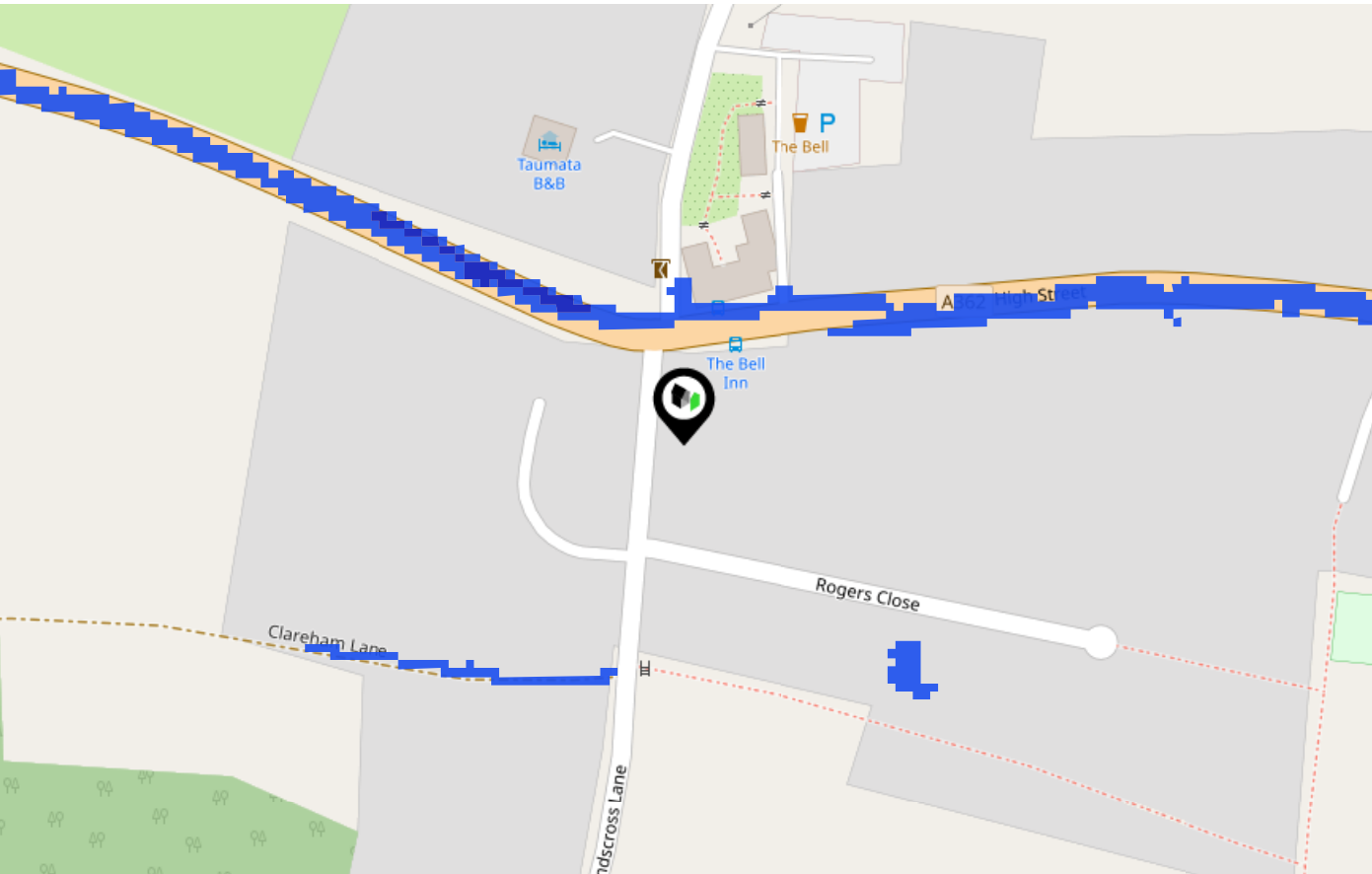
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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:

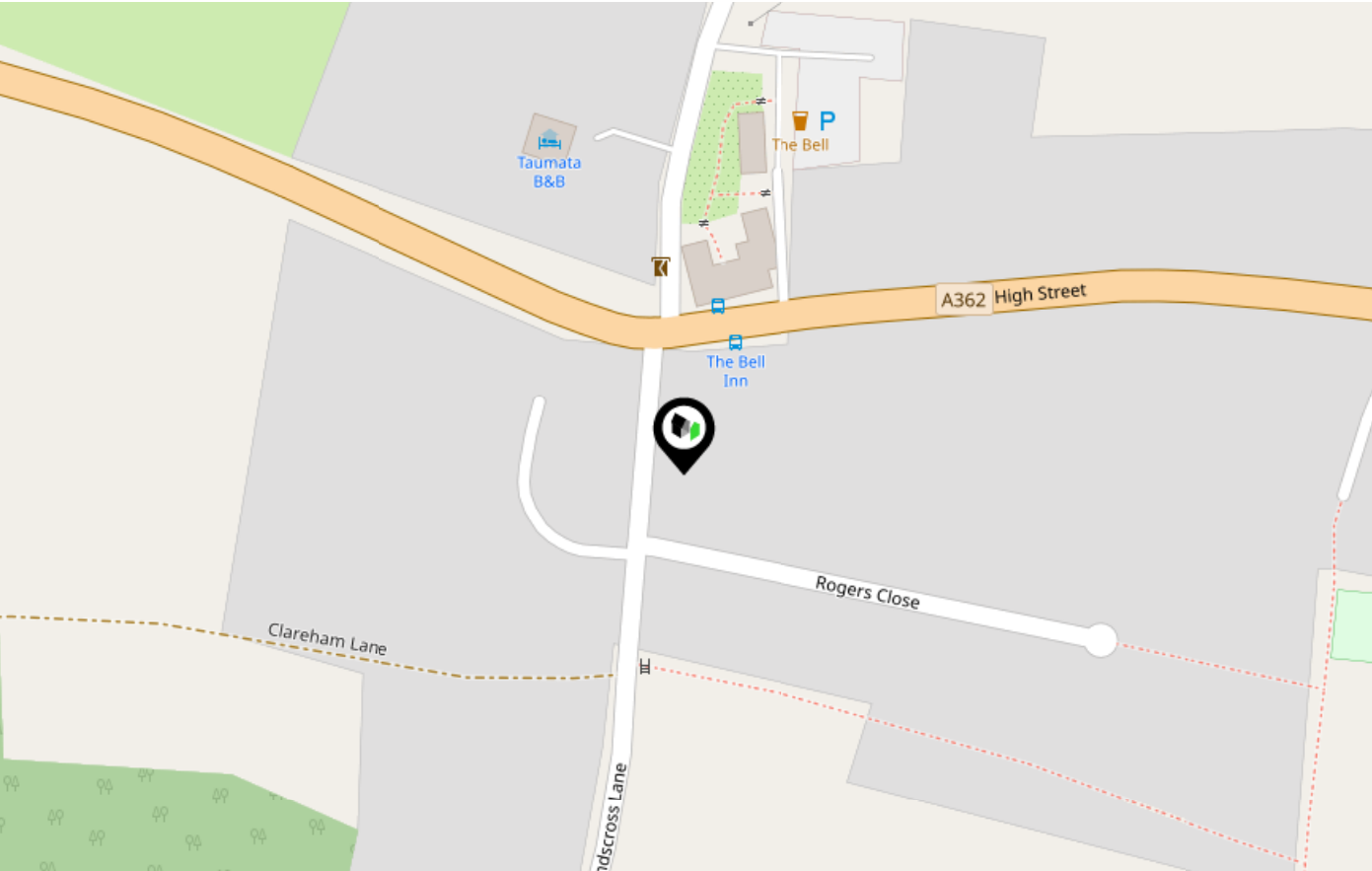


Flood Risk

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

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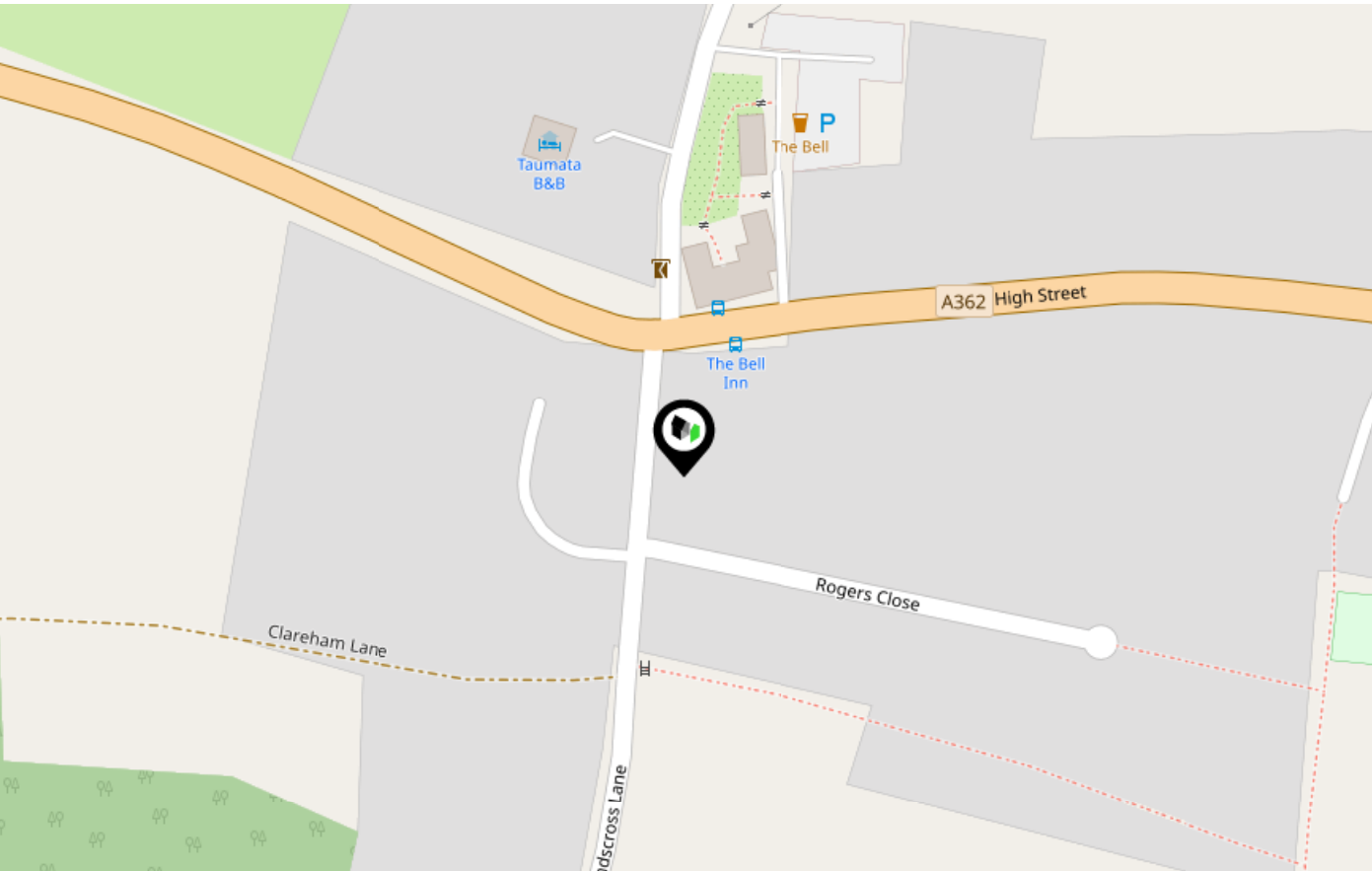
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

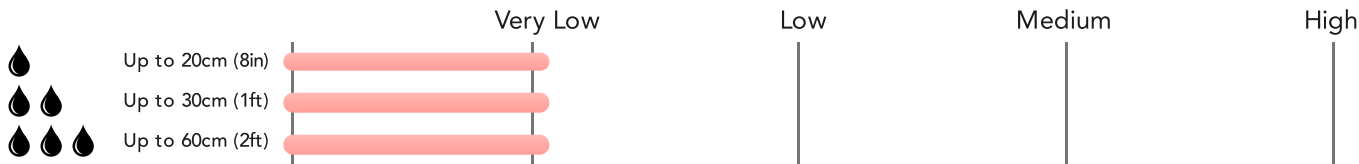


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

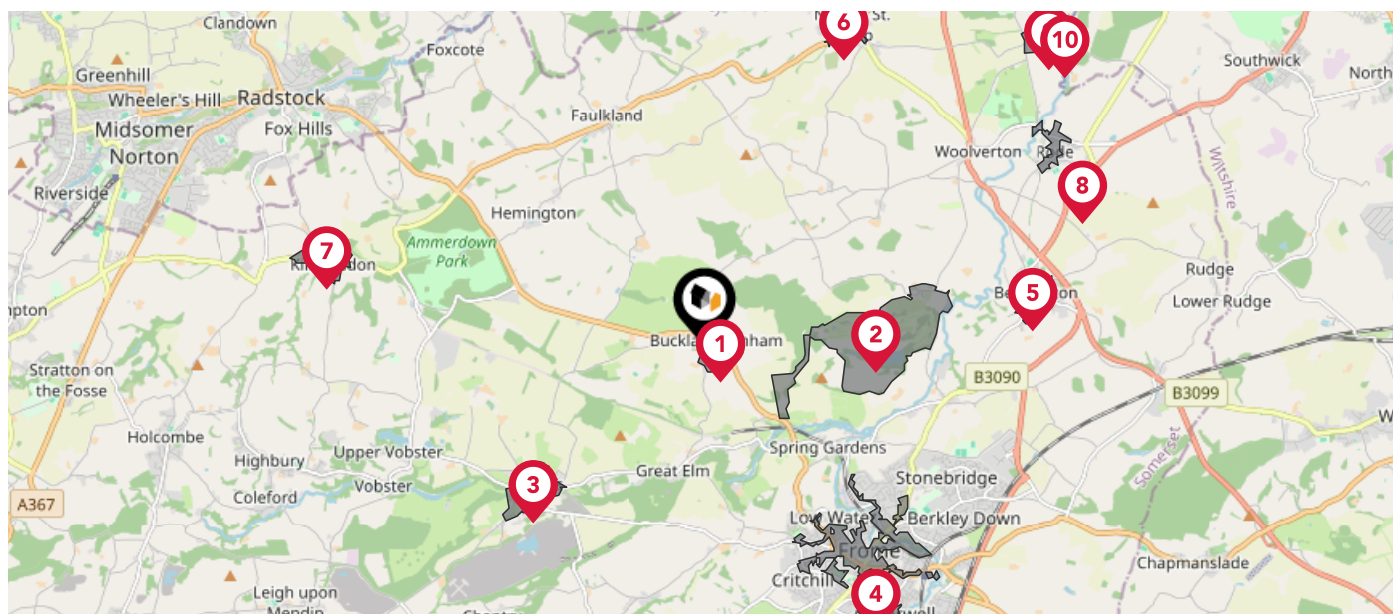


Maps

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

Buckland Dinham

2

Lullington and Orchardleigh

3

Mells

4

Frome

5

Beckington

6

Norton St Philip

7

Kilmersdon

8

Rode

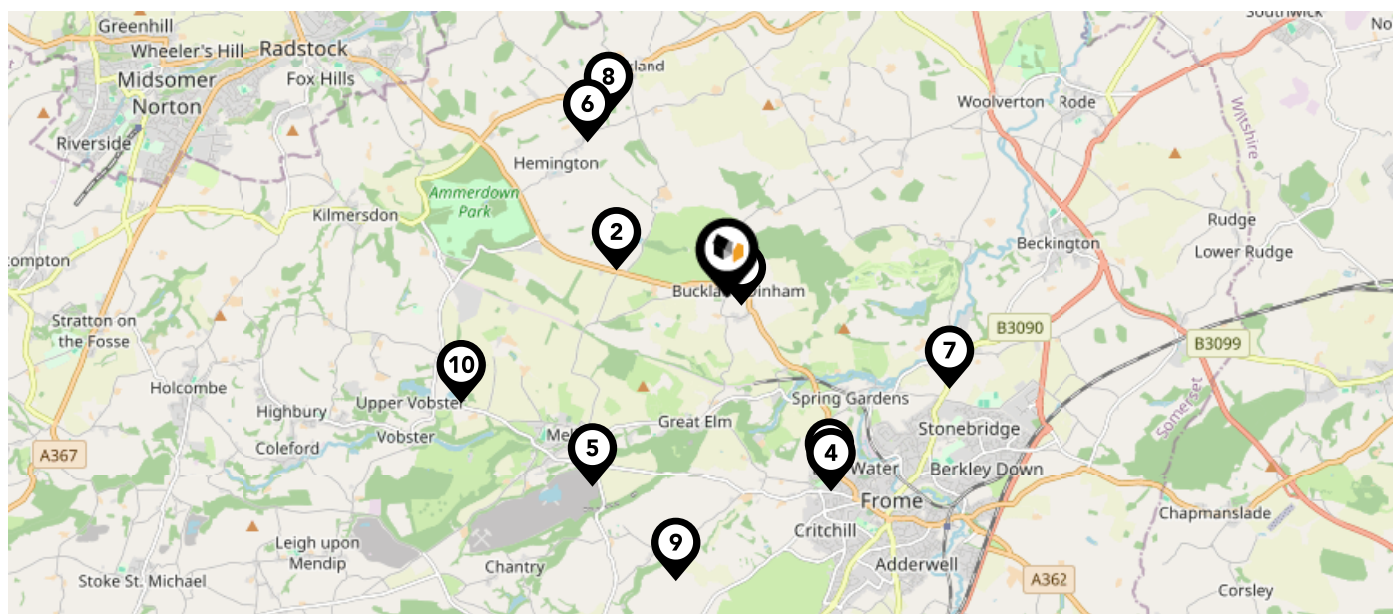
9

Tellisford

10

Tellisford

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	Buckland Dinham-Frome, Somerset	Historic Landfill	
2	EA/EPR/NP3290FC/A001 - Pond Farm	Active Landfill	
3	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill	
4	Vallis Road-Frome	Historic Landfill	
5	EA/EPR/DB3508CK/V003	Active Landfill	
6	Kingmans Farm-Park Lane, Tynning Hill, Hemington, Radstock, Avon	Historic Landfill	
7	Iron Mills Lane-Oldford, Frome	Historic Landfill	
8	Faulkland-Tynning Hill, Radstock	Historic Landfill	
9	Coombe Farm-Whatley, Frome, Somerset	Historic Landfill	
10	Adjacent Holwell Farm-Vobster	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.

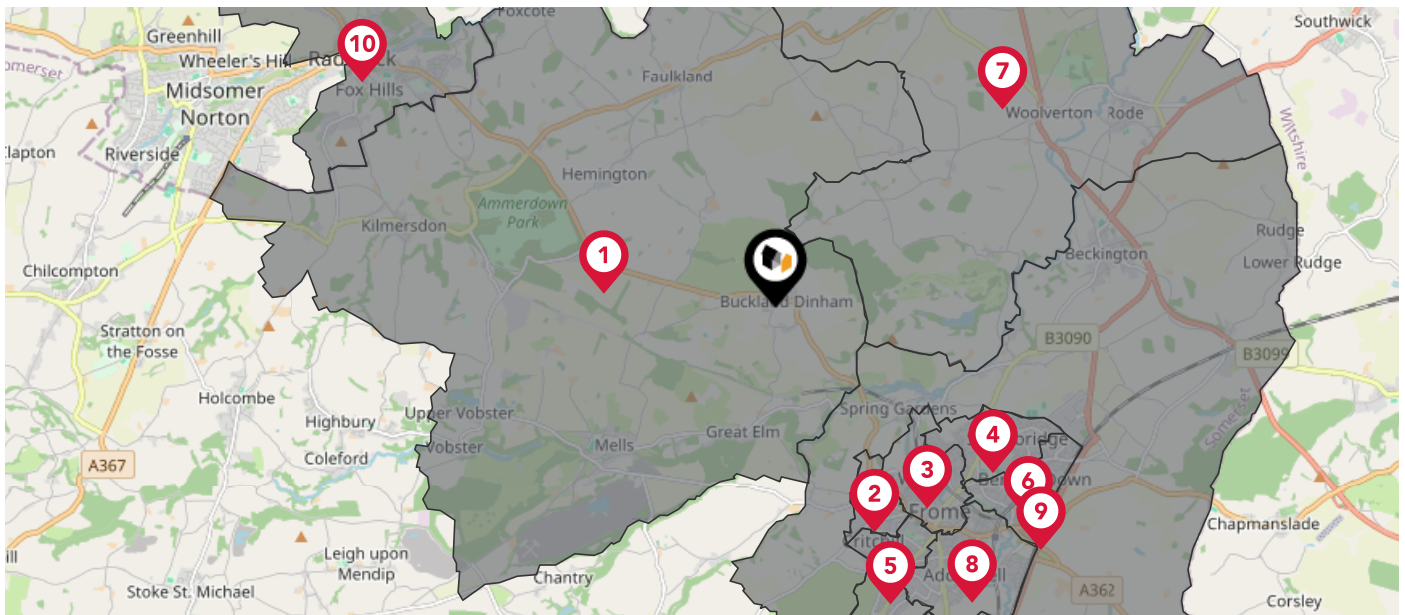
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Ammerdown Ward

2

Frome Oakfield Ward

3

Frome Market Ward

4

Frome College Ward

5

Frome Park Ward

6

Frome Berkley Down Ward

7

Rode and Norton St. Philip Ward

8

Frome Keyford Ward

9

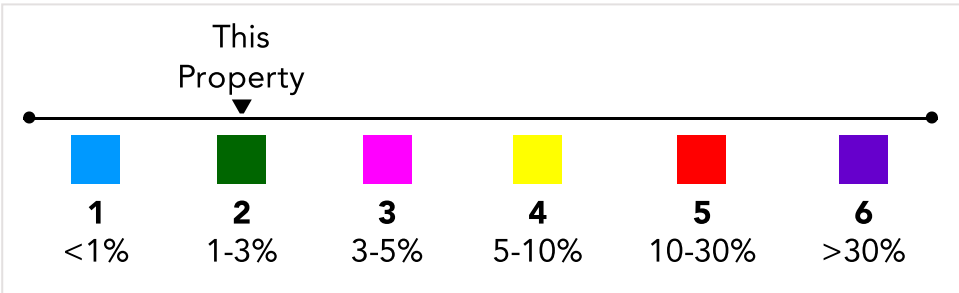
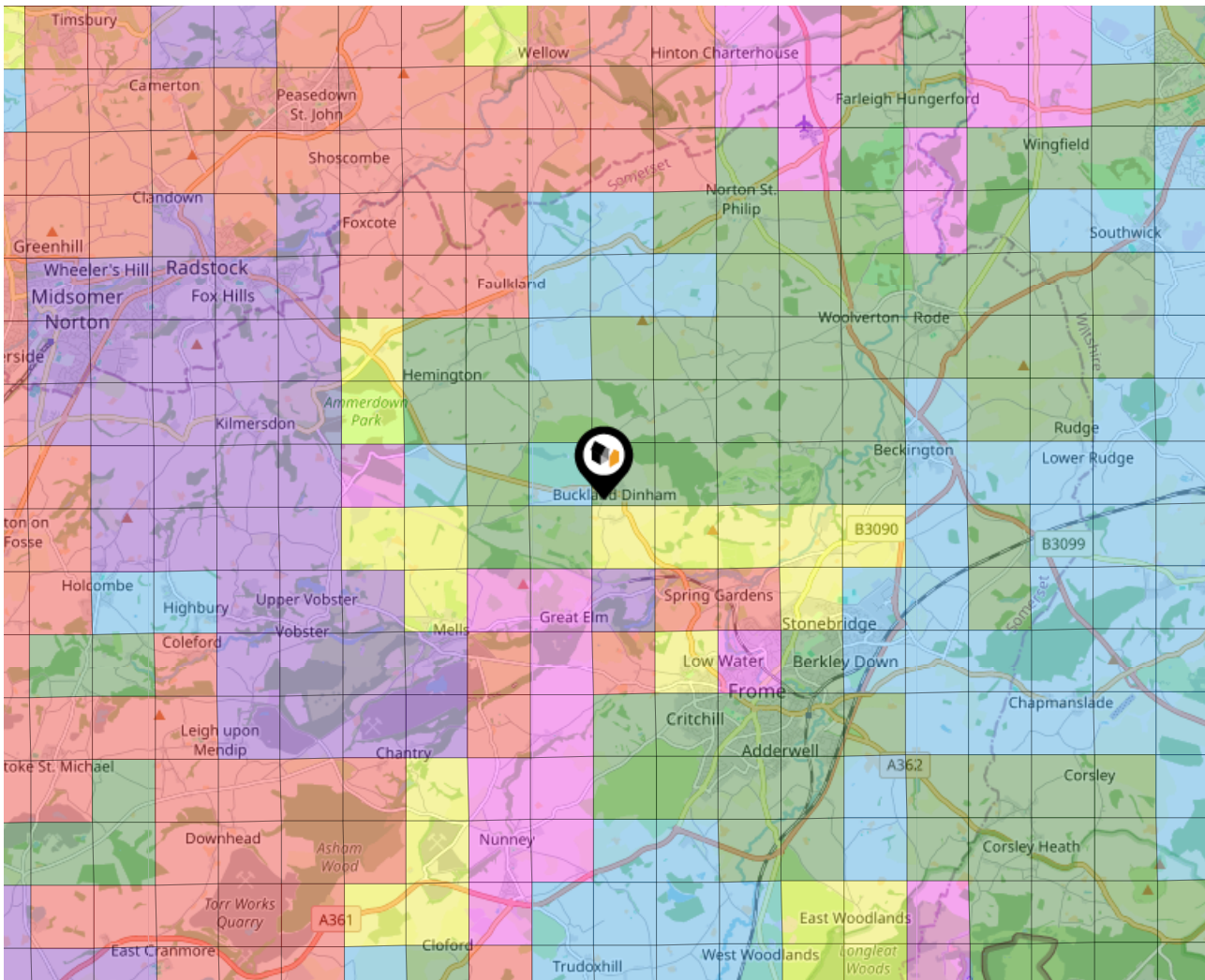
Beckington and Selwood Ward

10

Radstock Ward

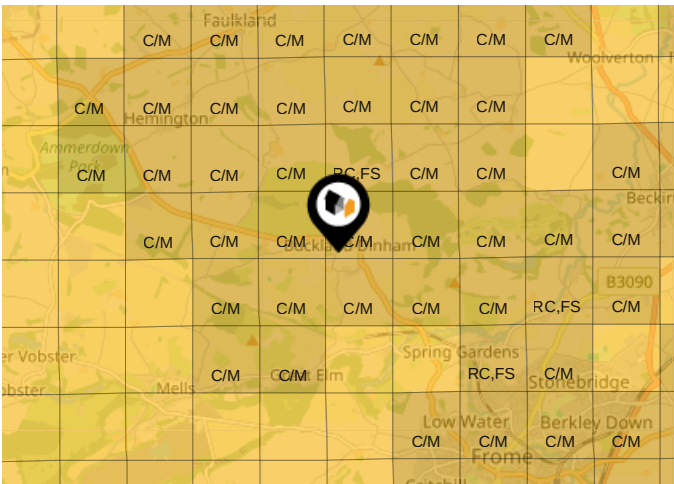
What is Radon?

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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



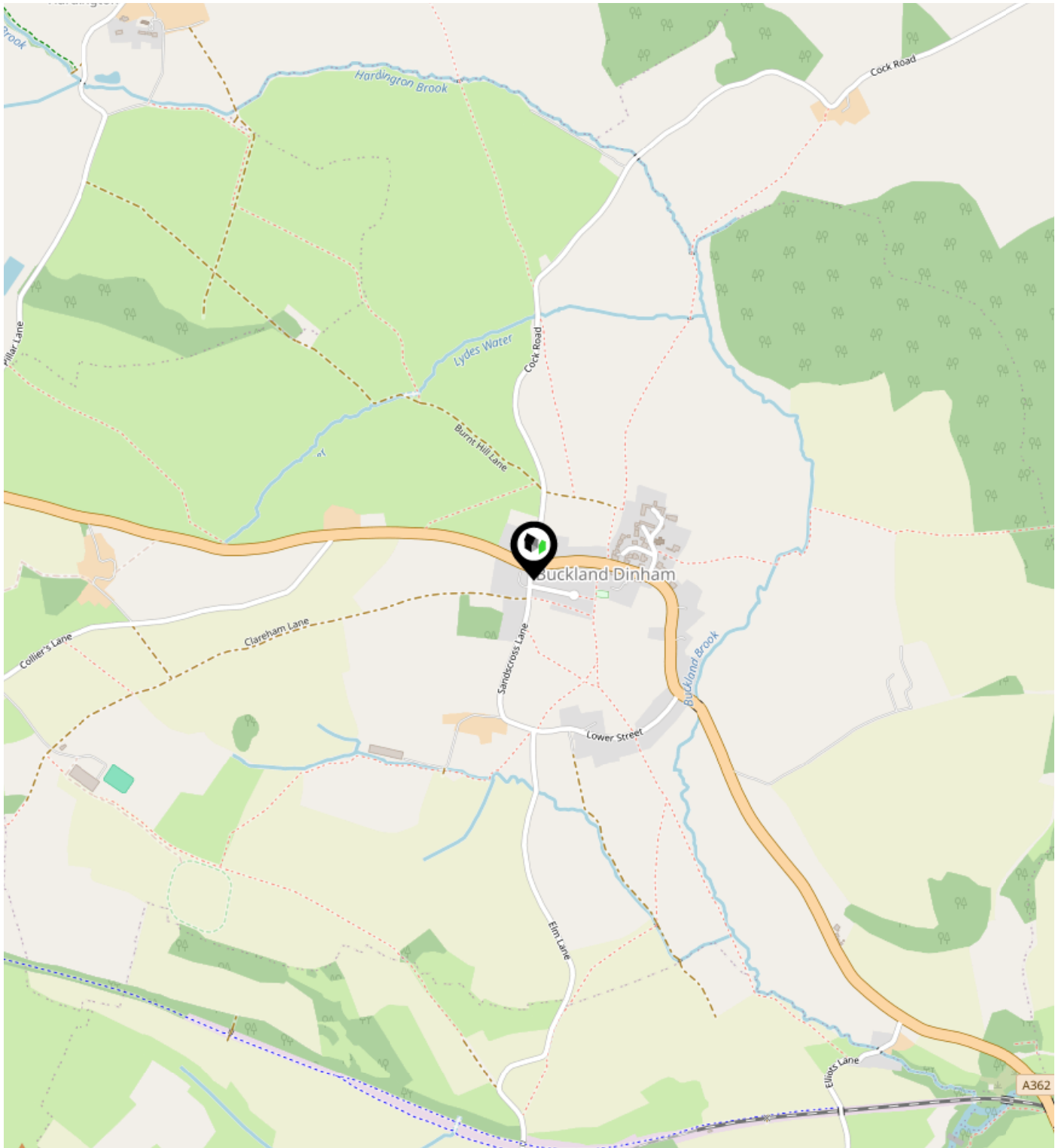
Primary Classifications (Most Common Clay Types)

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:

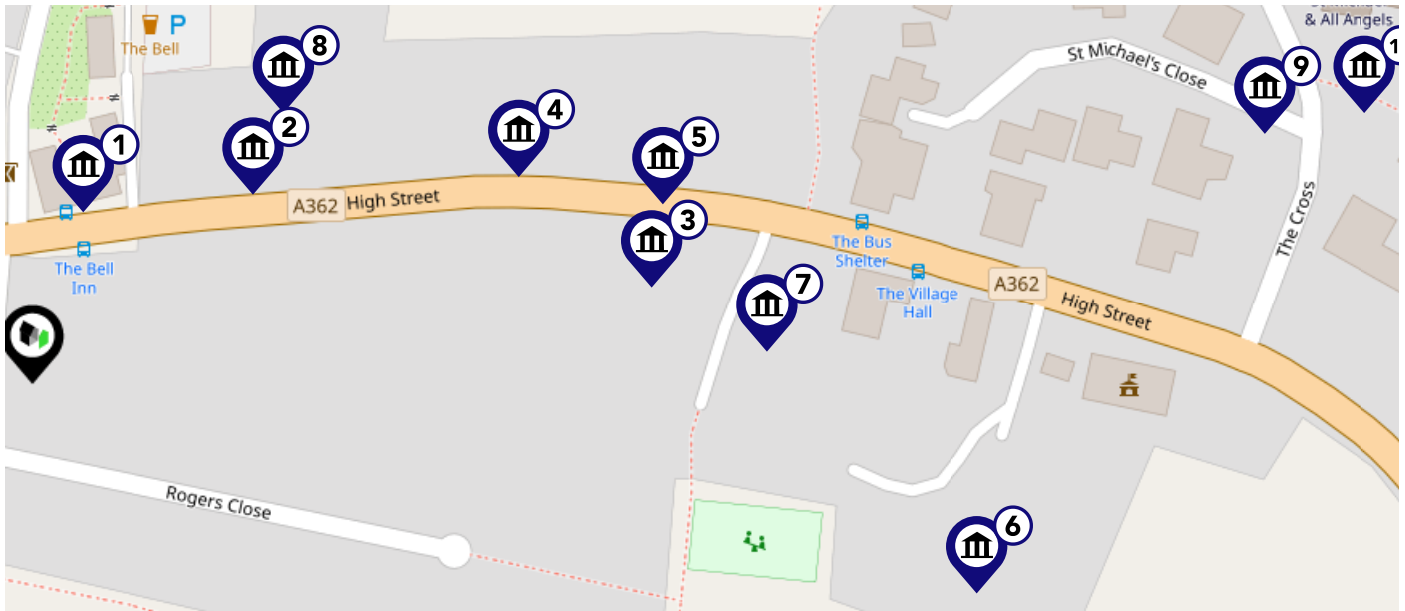
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

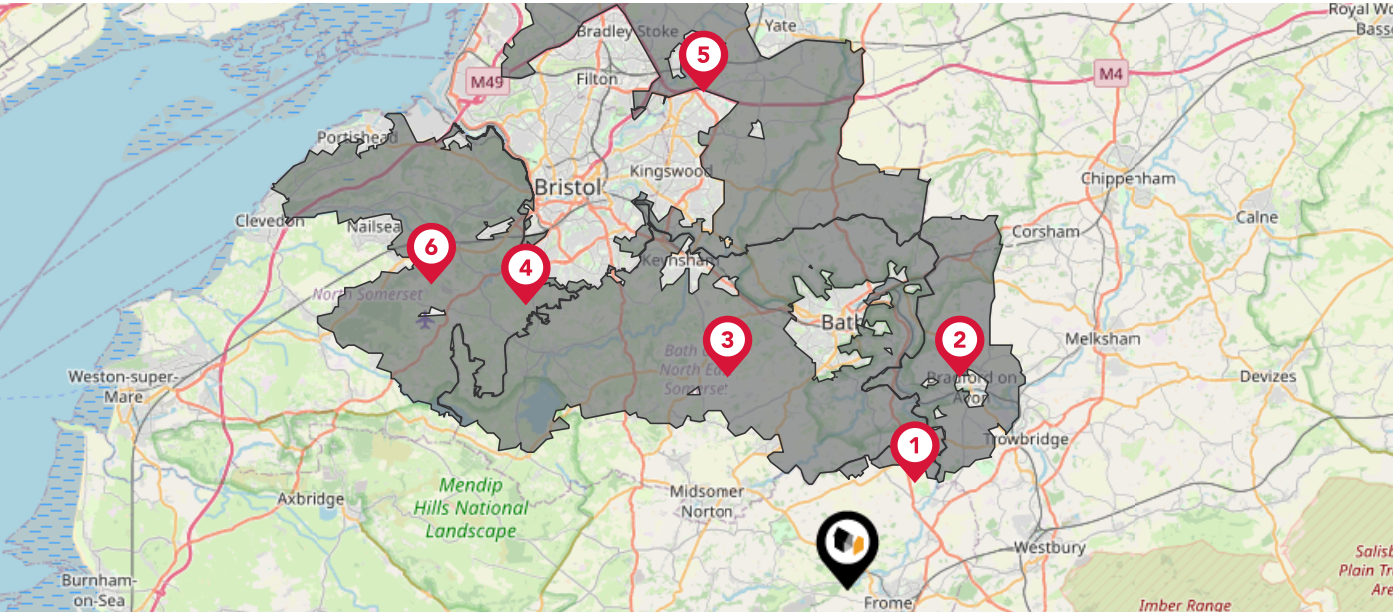
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

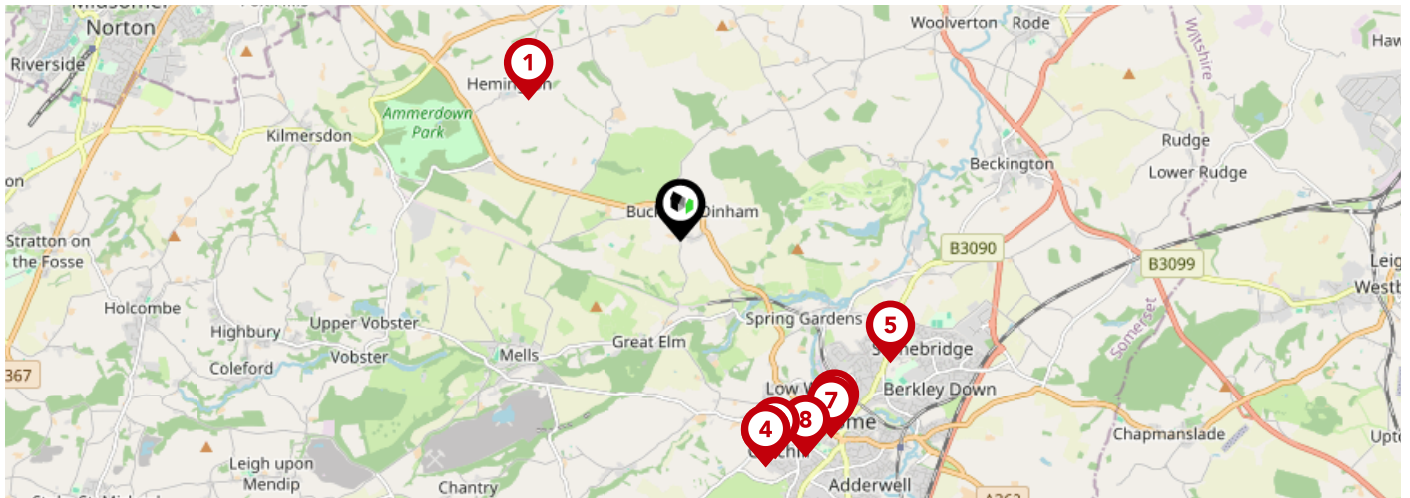


Listed Buildings in the local district	Grade	Distance
 1058196 - The Bell Inn	Grade II	0.0 miles
 1174100 - Wenru	Grade II	0.0 miles
 1295899 - Prospect House	Grade II	0.1 miles
 1058198 - The Poplars	Grade II	0.1 miles
 1295929 - Sunnyside And Alanah	Grade II	0.1 miles
 1174120 - The Old Vicarage	Grade II	0.1 miles
 1058201 - Hill House And Attached House To Left	Grade II	0.1 miles
 1058197 - Ebenezer Methodist Chapel	Grade II	0.1 miles
 1174096 - Lock-up	Grade II	0.2 miles
 1058195 - Chest Tomb To Thomas Heale Junior, In Churchyard 14 Metres South Of South Chapel, Church Of St Michael	Grade II	0.2 miles

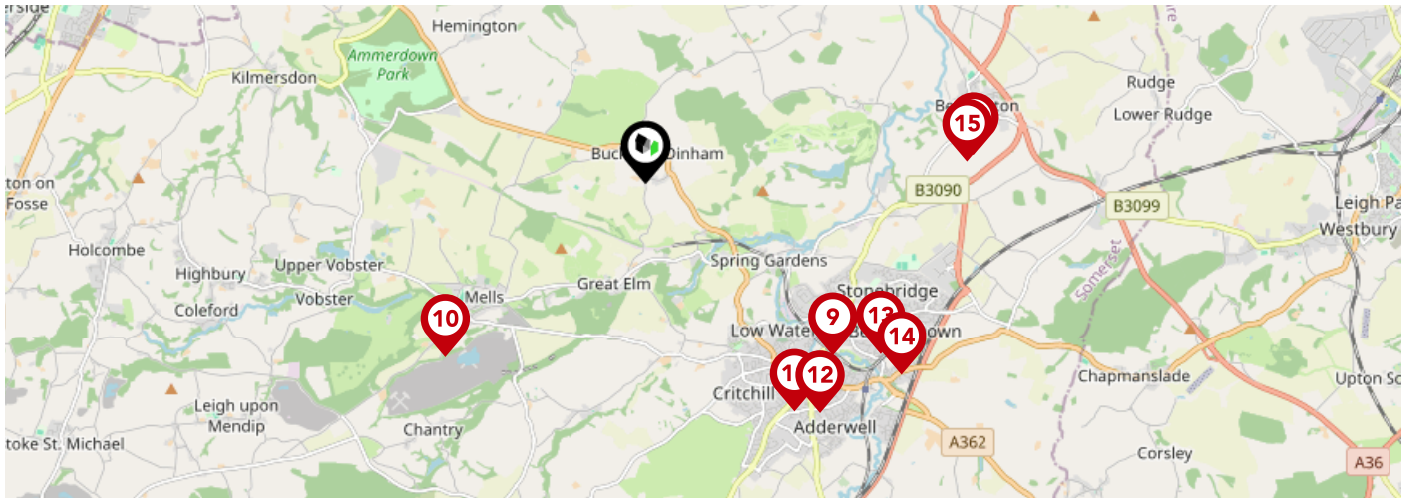
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Mendip
2	Bath and Bristol Green Belt - Wiltshire
3	Bath and Bristol Green Belt - Bath and North East Somerset
4	Bath and Bristol Green Belt - Bristol, City of
5	Bath and Bristol Green Belt - South Gloucestershire
6	Bath and Bristol Green Belt - North Somerset



		Nursery	Primary	Secondary	College	Private
1	Hemington Primary School Ofsted Rating: Good Pupils: 38 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Vallis First School Ofsted Rating: Good Pupils: 229 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

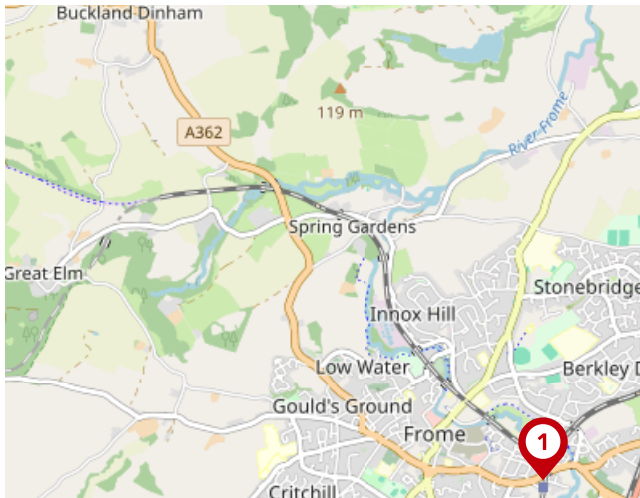


		Nursery	Primary	Secondary	College	Private
9	North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Area

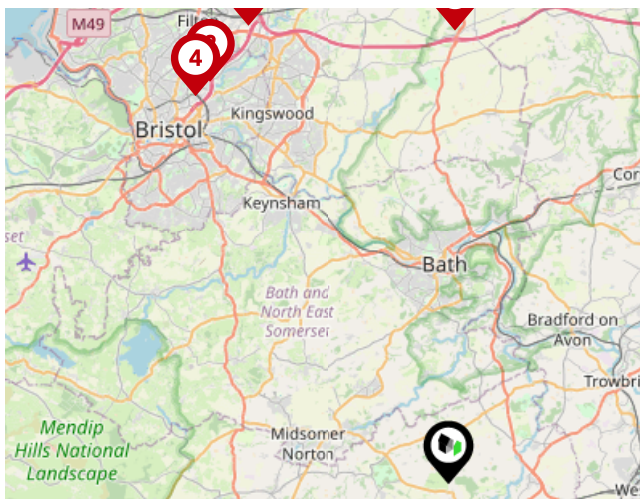
Transport (National)

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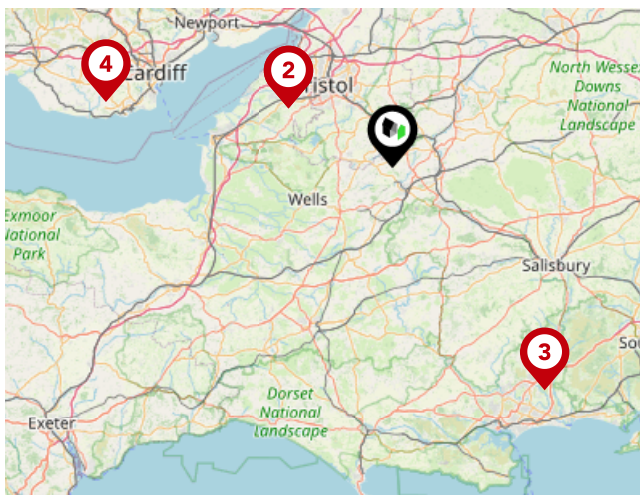
National Rail Stations

Pin	Name	Distance
	Frome Rail Station	3 miles
	Freshford Rail Station	6.21 miles
	Avoncliff Rail Station	6.44 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	16.79 miles
	M32 J2	17.32 miles
	M32 J1	18.51 miles
	M32 J3	17.14 miles
	M4 J19	18.93 miles

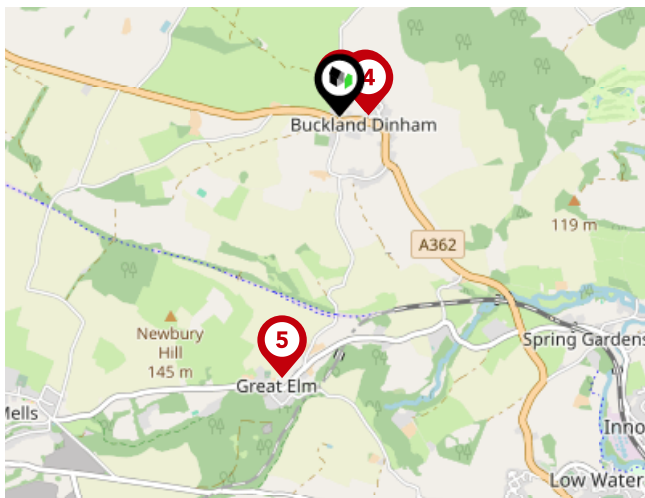


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	17.66 miles
	Felton	17.66 miles
	Bournemouth International Airport	40.37 miles
	Cardiff Airport	43.52 miles

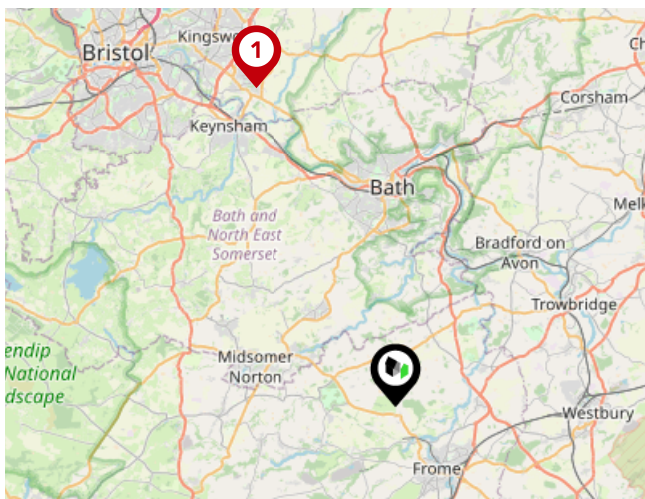
Area

Transport (Local)



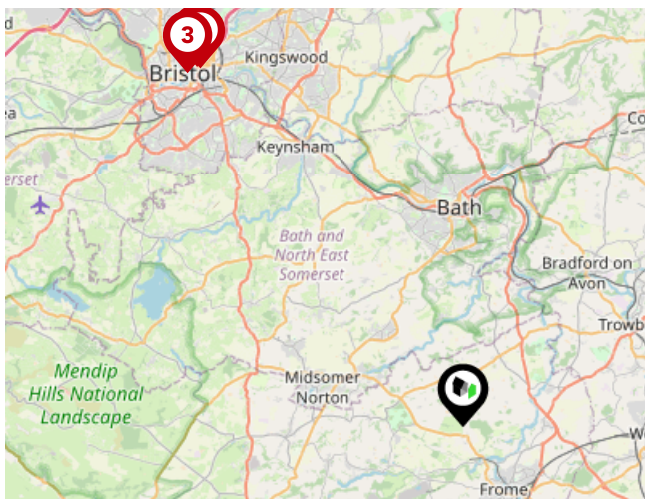
Bus Stops/Stations

Pin	Name	Distance
1	The Bell Inn	0.02 miles
2	The Bell Inn	0.02 miles
3	The Bus Shelter	0.12 miles
4	The Village Hall	0.13 miles
5	Church Close	1.24 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	12.91 miles

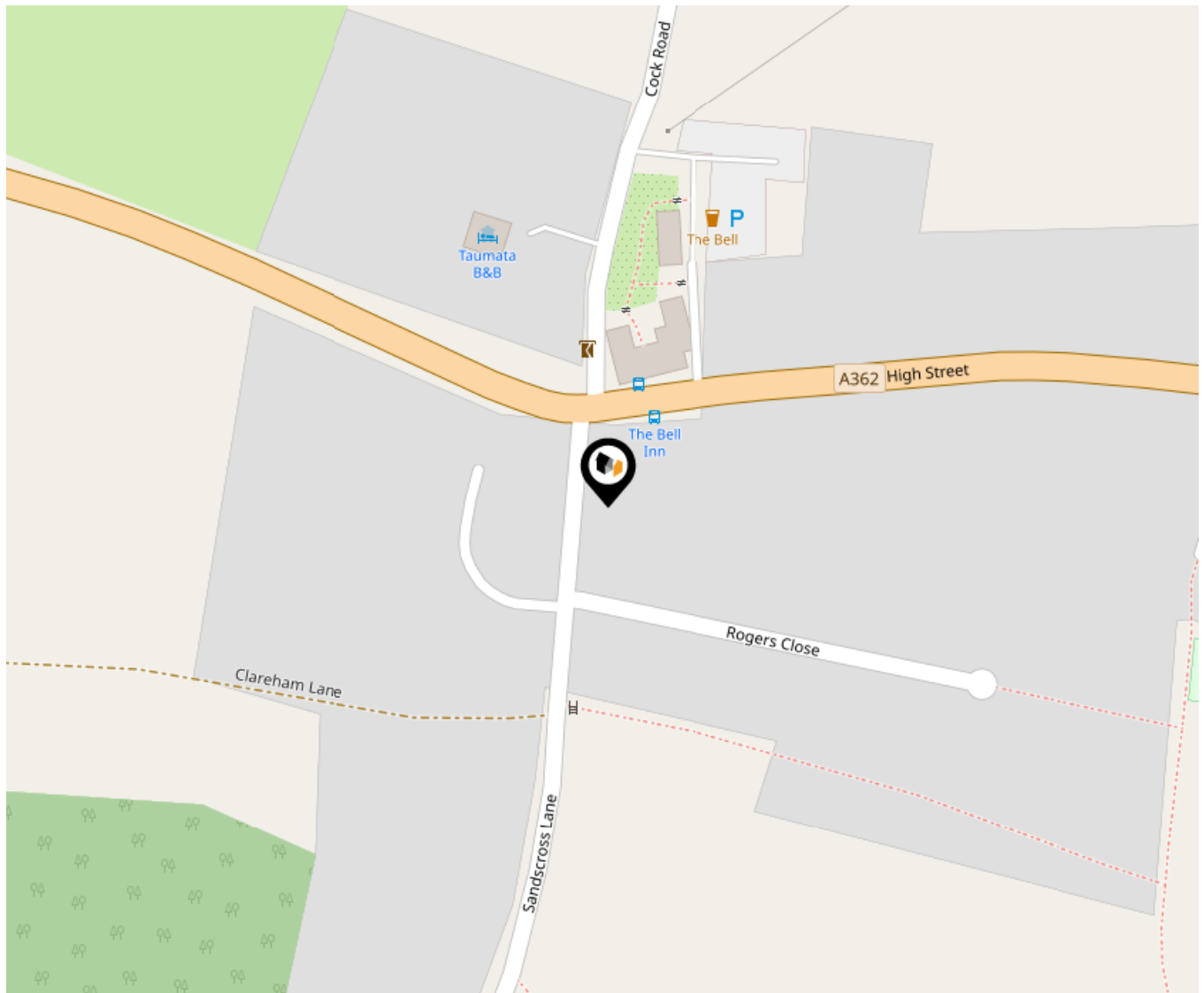


Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	16.46 miles
2	Temple Bridge (Bristol) Ferry Landing	16.58 miles
3	Bathurst Basin Ferry Landing	16.59 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

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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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