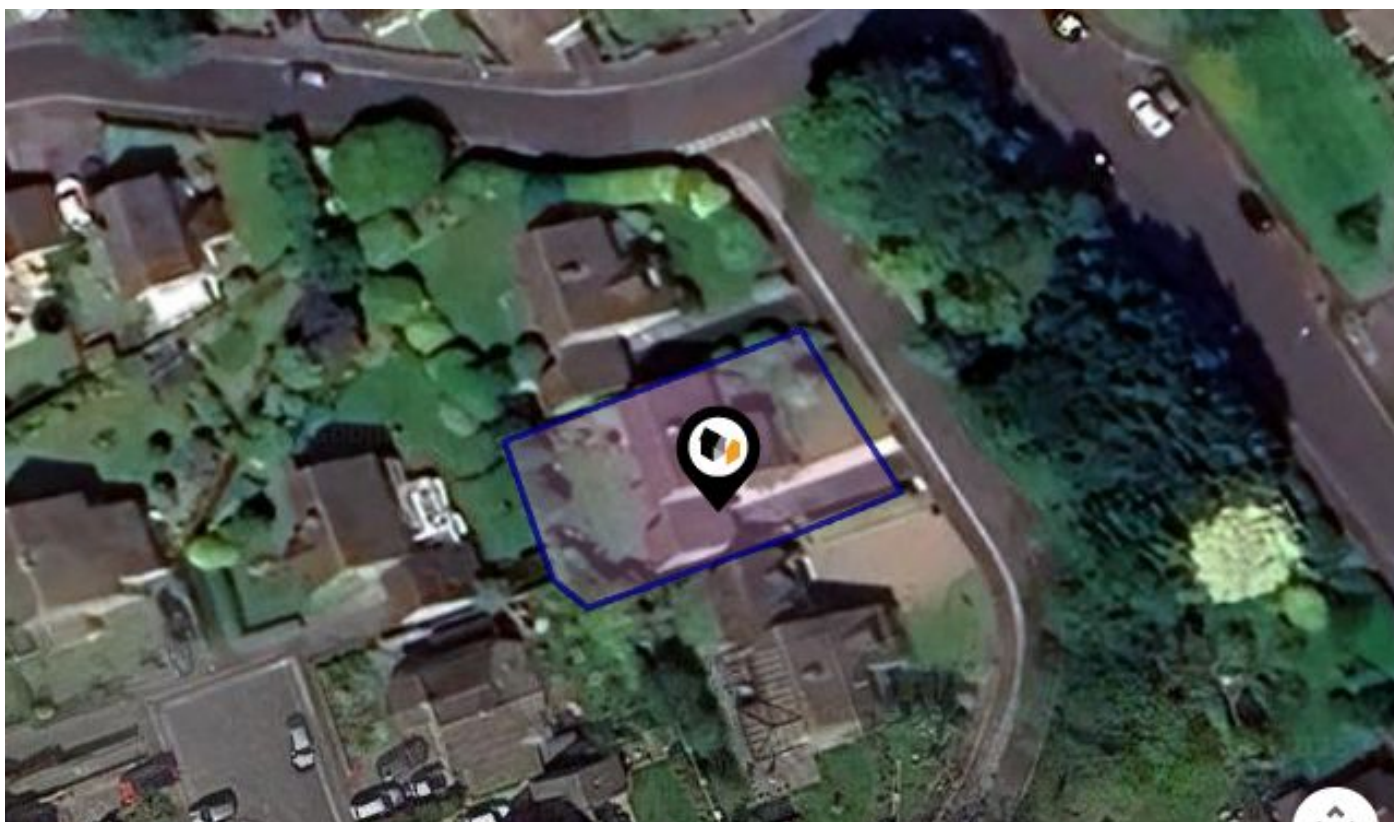




MIR: Material Info

The Material Information Affecting this Property

Tuesday 30th September 2025



RYLANDS, BECKINGTON, FROME, BA11

Cooper and Tanner

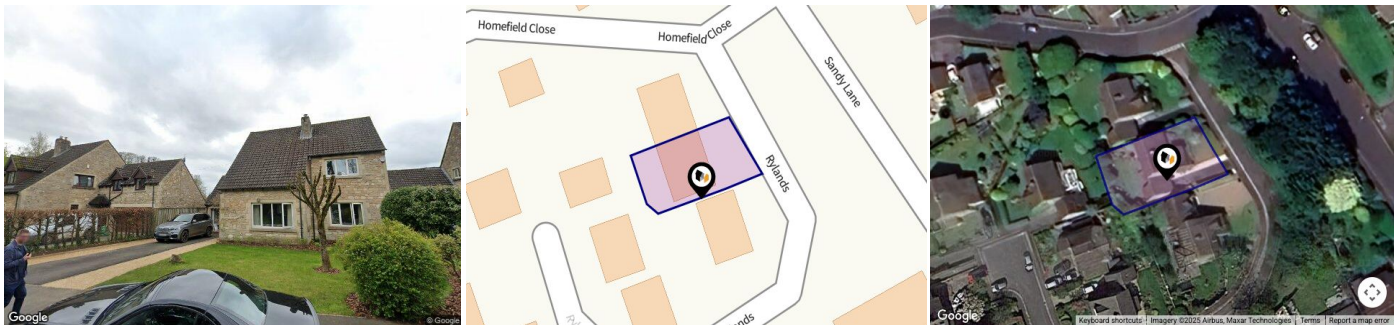
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk














Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,442 ft ² / 134 m ² | | |
| Plot Area: | 0.11 acres | | |
| Year Built : | 1983-1990 | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,981 | | |
| Title Number: | WS97620 | | |

Local Area

| | | | | |
|---|---|---|---|---|
| Local Authority: | Somerset | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 19 mb/s | 80 mb/s | 1000 mb/s |
| • Surface Water | Very low |  |  |  |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
|  |  |  |  |  |
| O ₂ | EE | 3 | O ₂ | sky |
| | | | |  |

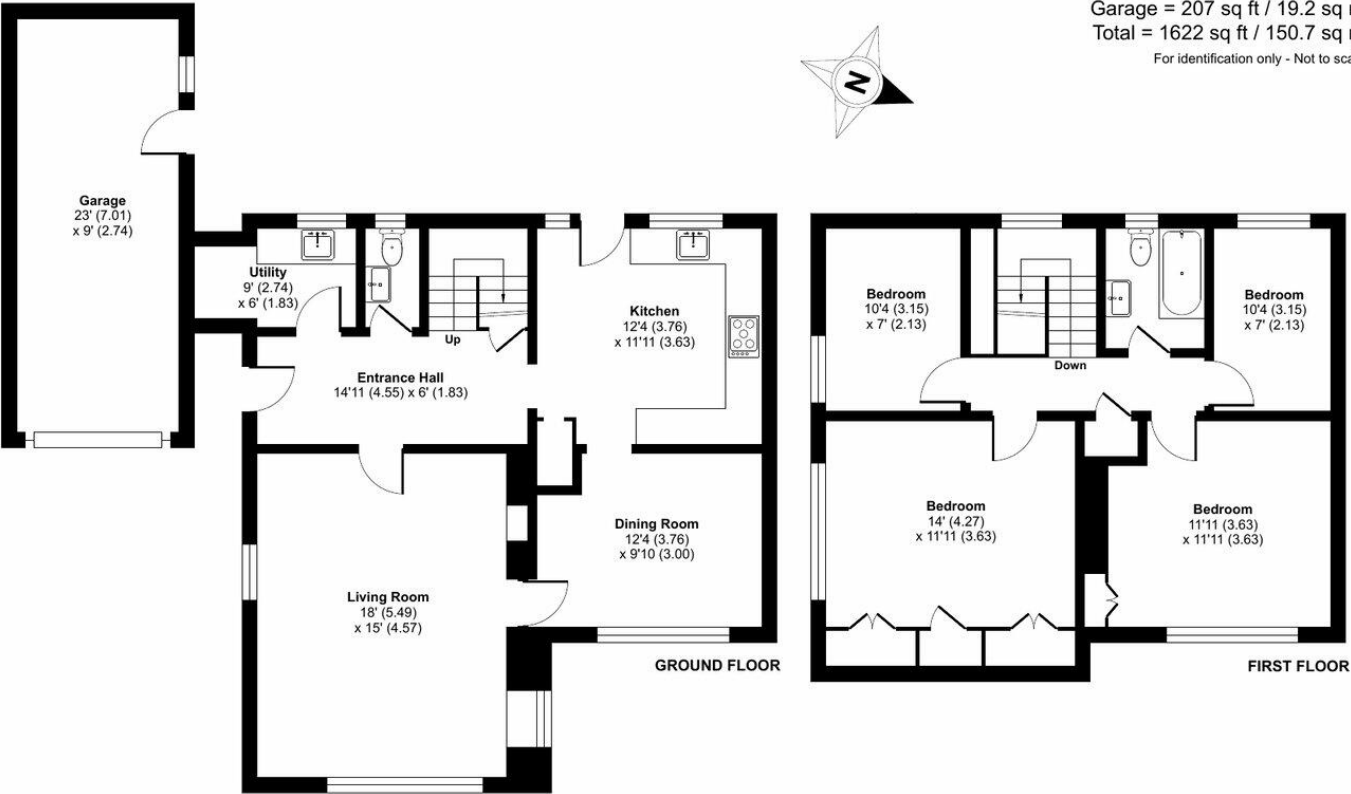




RYLANDS, BECKINGTON, FROME, BA11

Rylands, Beckington, Frome, BA11

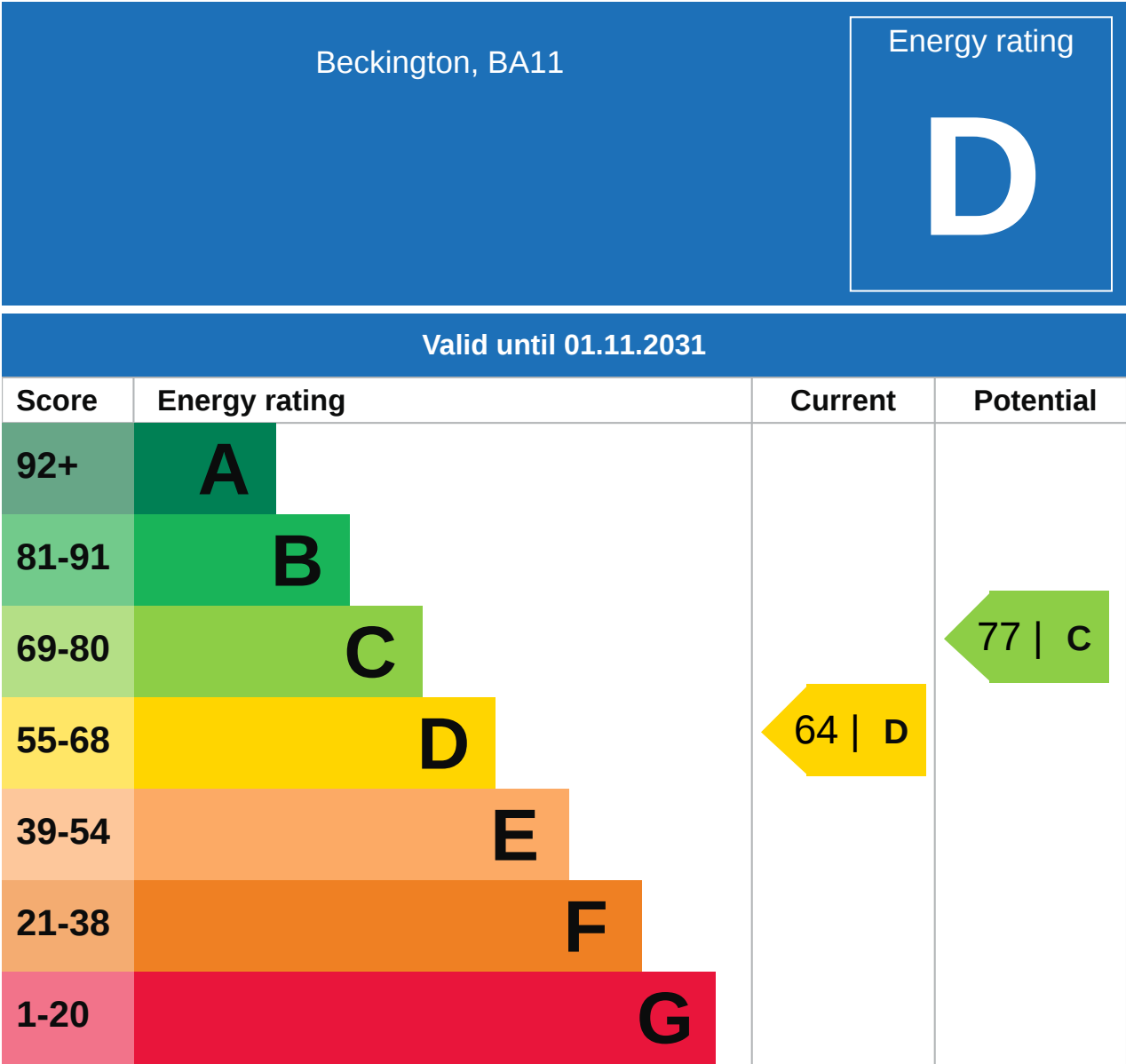
Approximate Area = 1415 sq ft / 131.4 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1622 sq ft / 150.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1100657

Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 43% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 134 m ² |

Building Safety

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

Accessibility / Adaptations

the proeprty is accessed via a step up to the front door, there is currently no level access.

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

MAINS

Central Heating

GAS CENTRAL 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.



/cooperandtanner

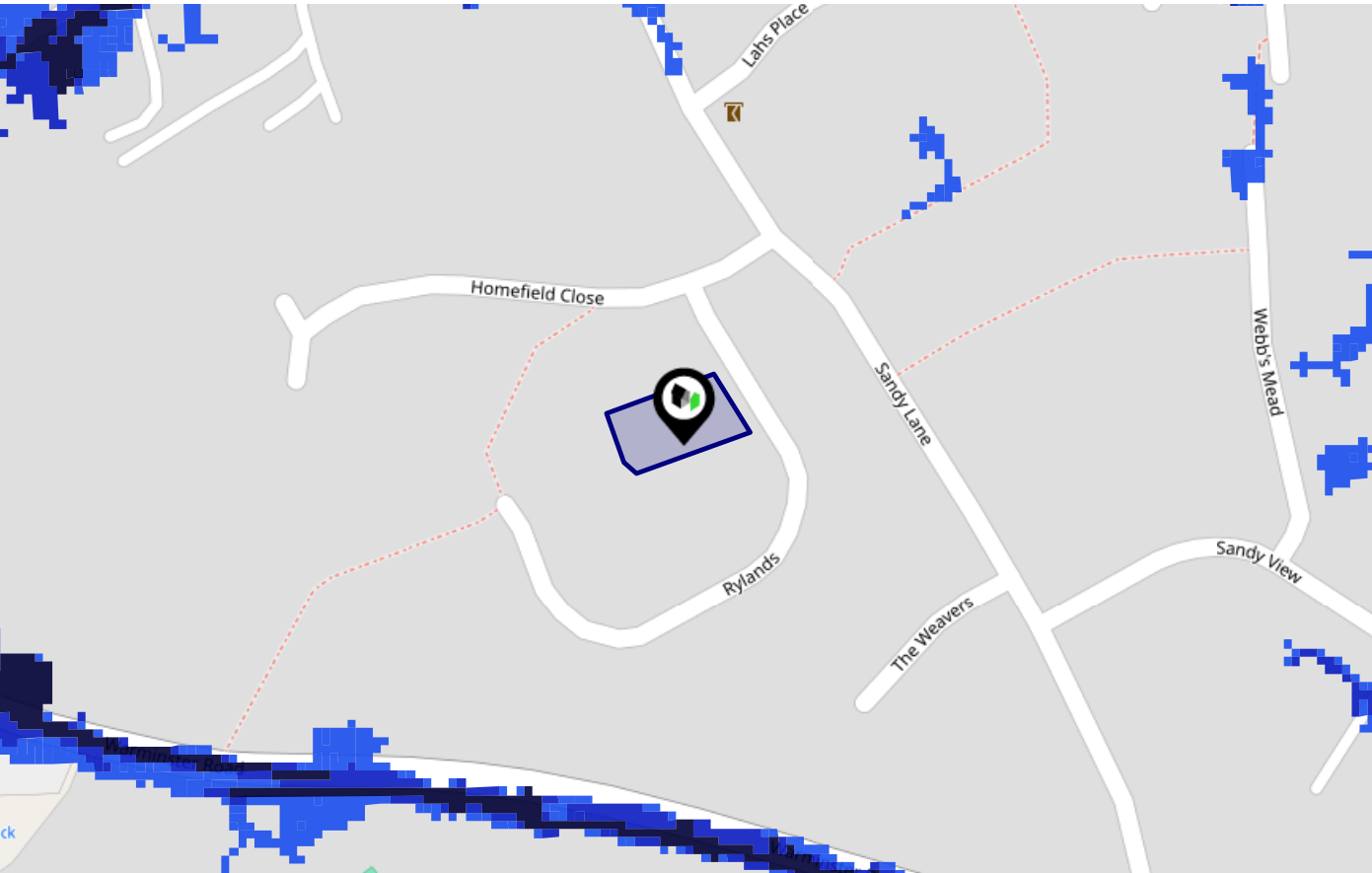


/cooper_and_tanner/

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

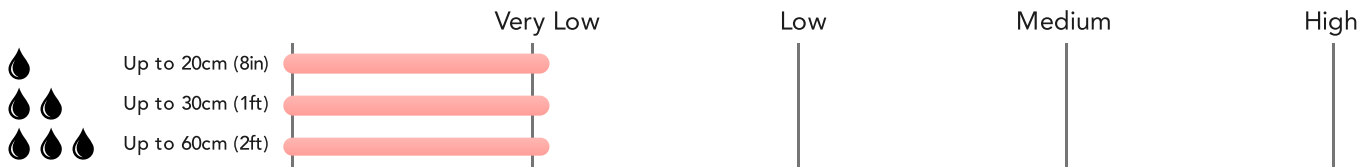


Risk Rating: Very low

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:

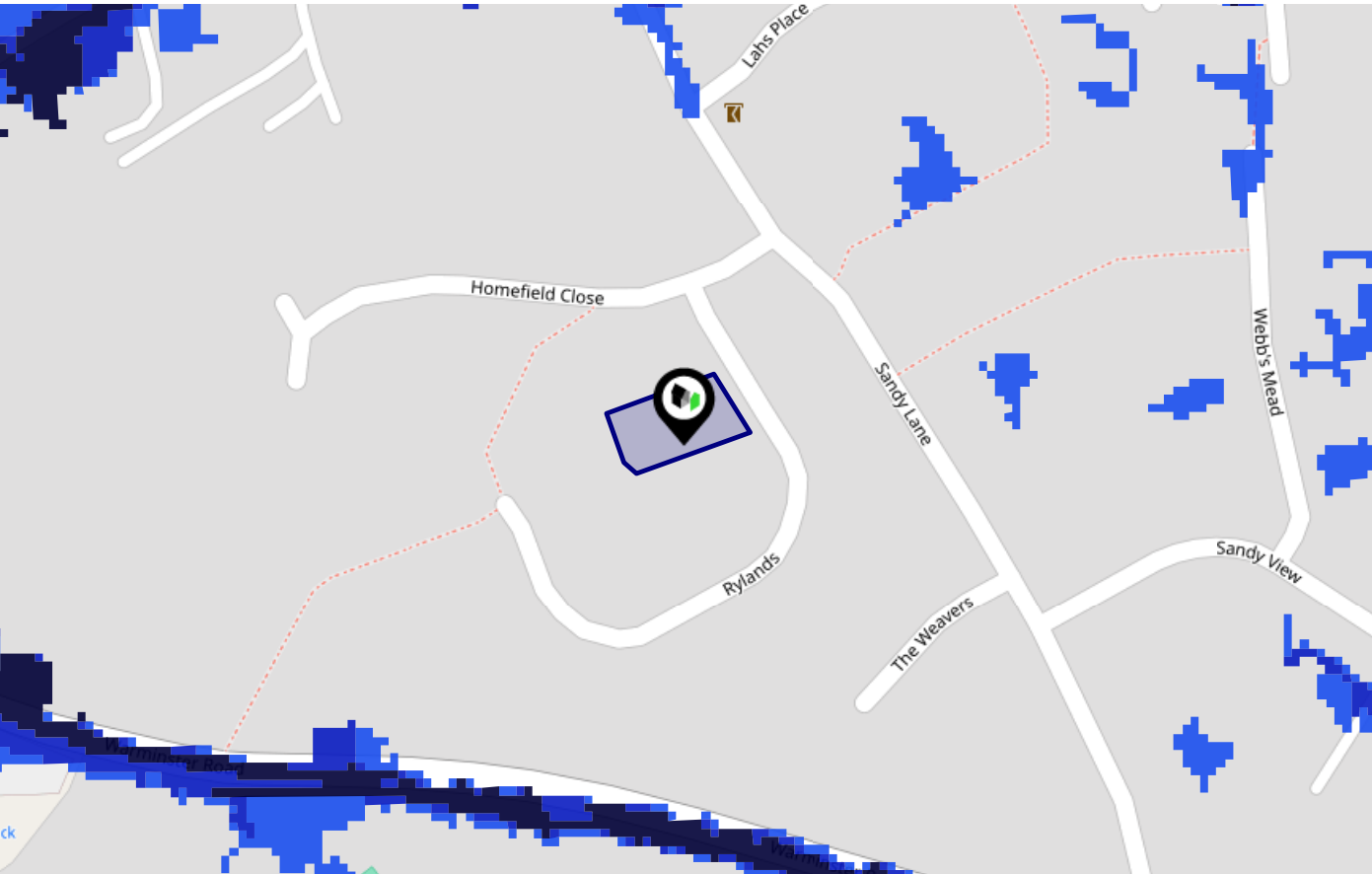


Flood Risk

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.

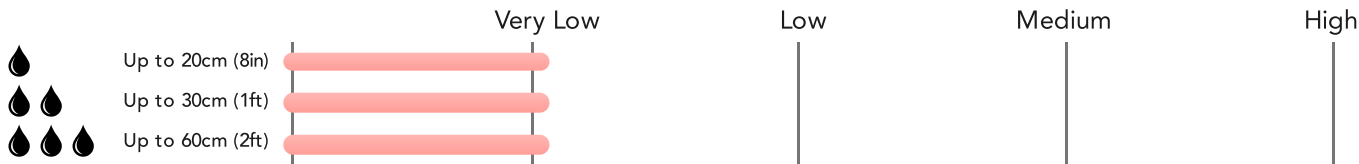


Risk Rating: Very low

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.
- 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:



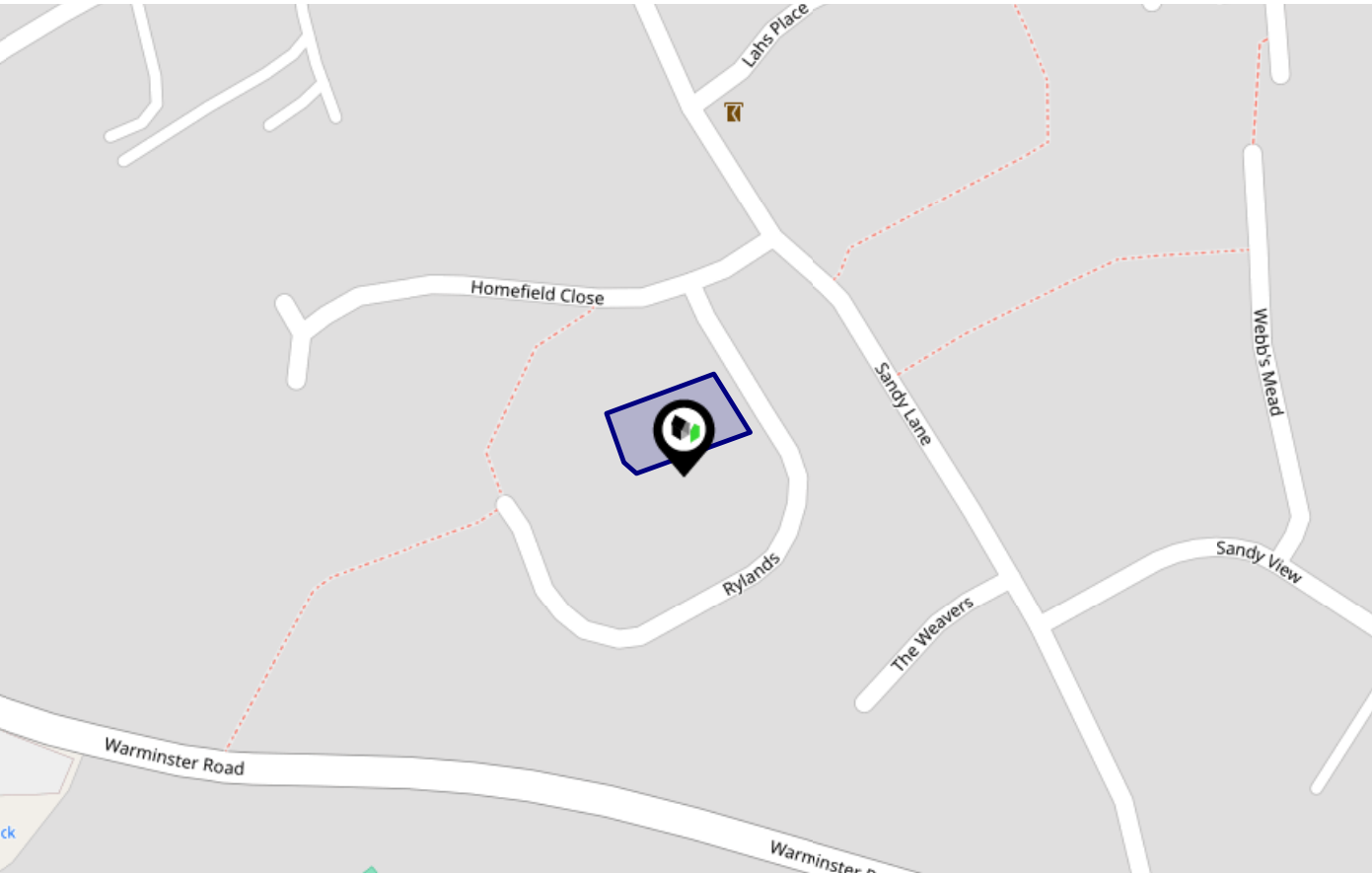
MIR - Material Info

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.

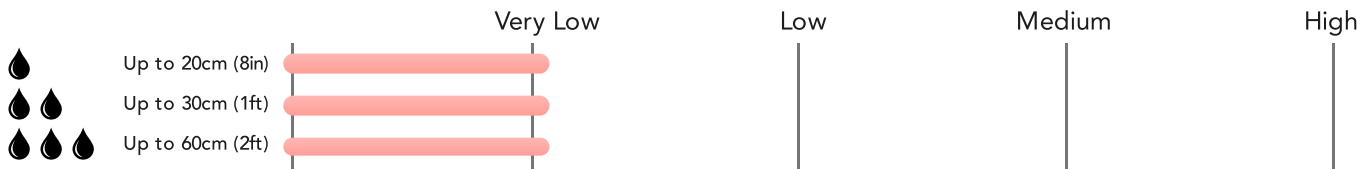


Risk Rating: Very low

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.
- 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:

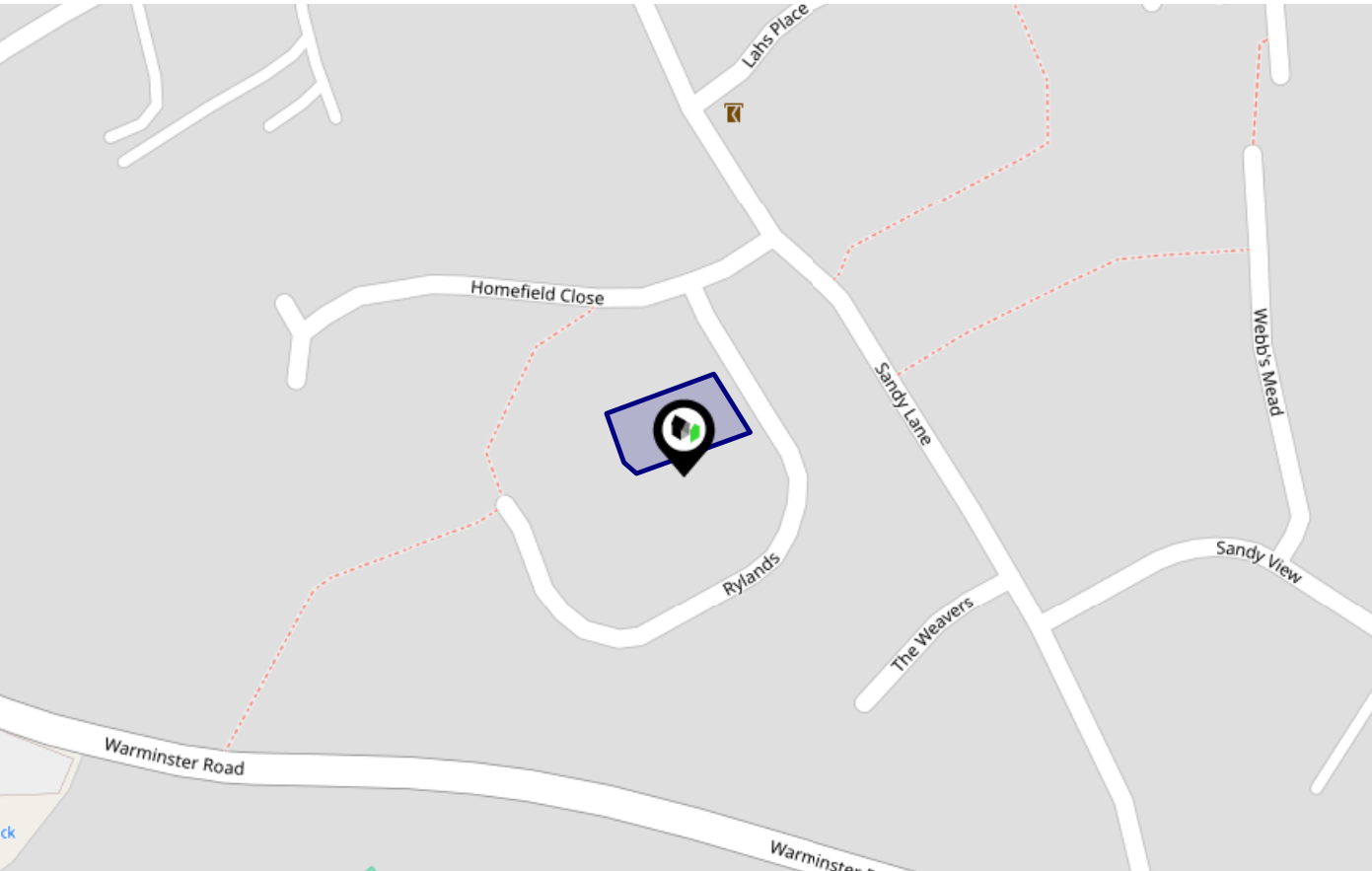


Flood Risk

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.
- 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:



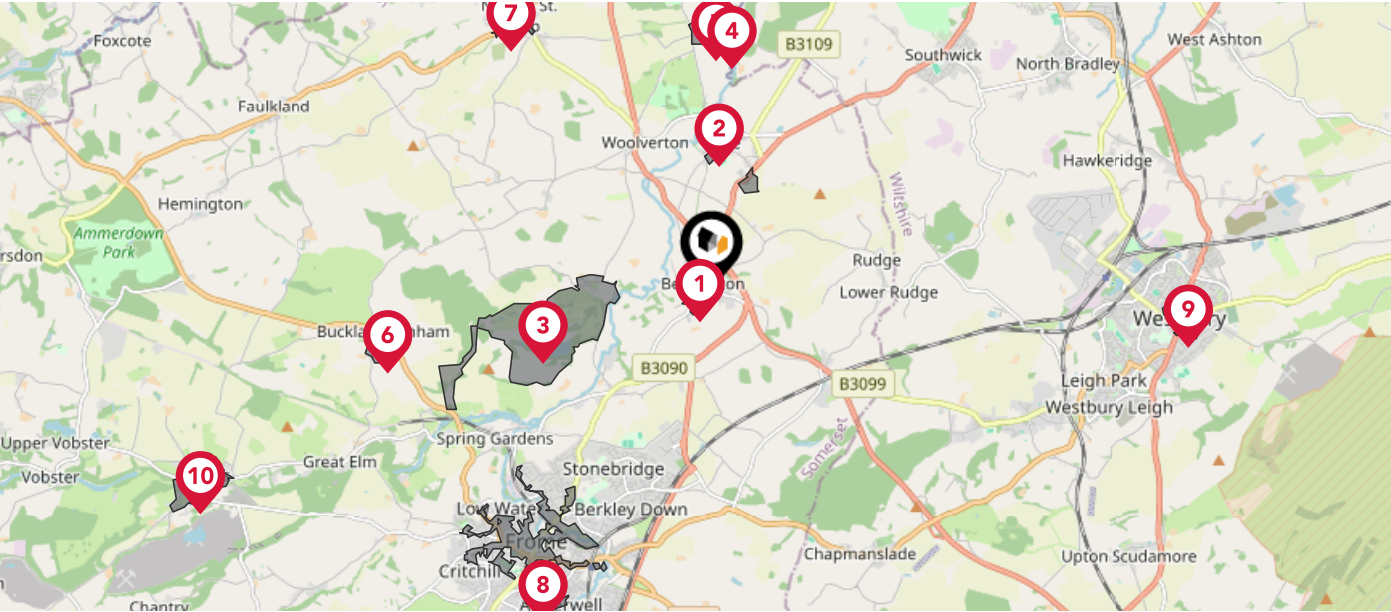
MIR - Material Info

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.



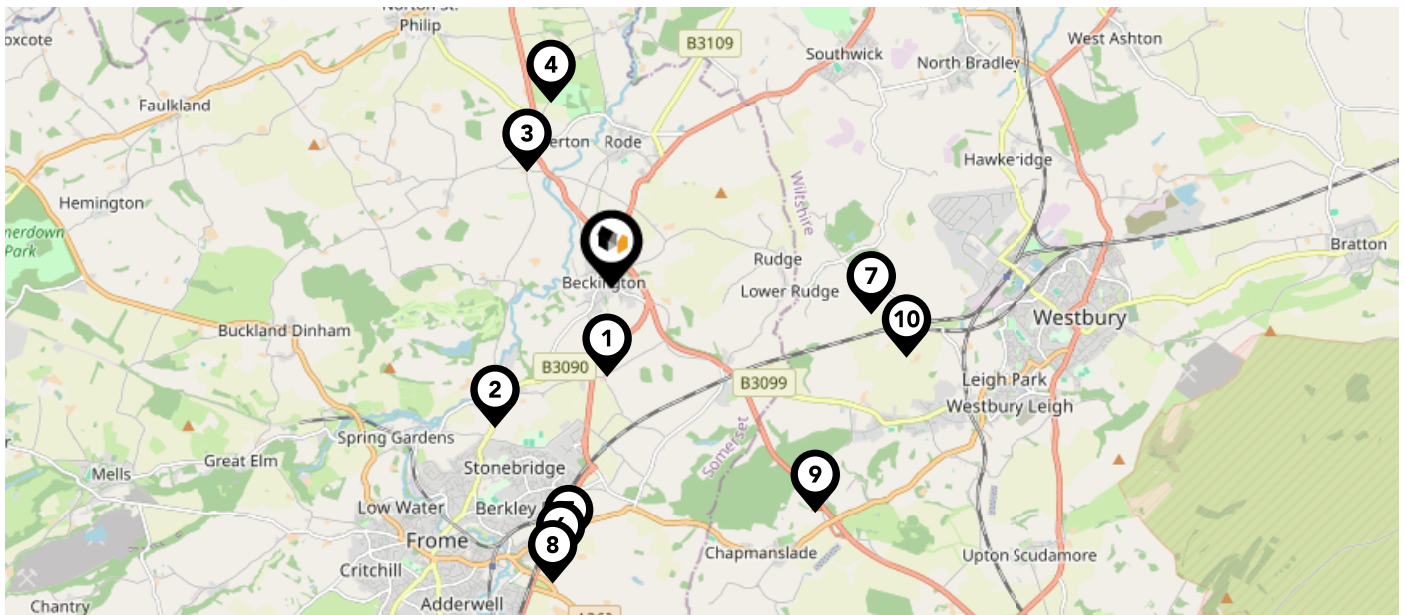
| Nearby Conservation Areas | |
|---------------------------|-----------------------------|
| 1 | Beckington |
| 2 | Rode |
| 3 | Lullington and Orchardleigh |
| 4 | Tellisford |
| 5 | Tellisford |
| 6 | Buckland Dinham |
| 7 | Norton St Philip |
| 8 | Frome |
| 9 | Westbury |
| 10 | Mells |

Maps

Landfill Sites

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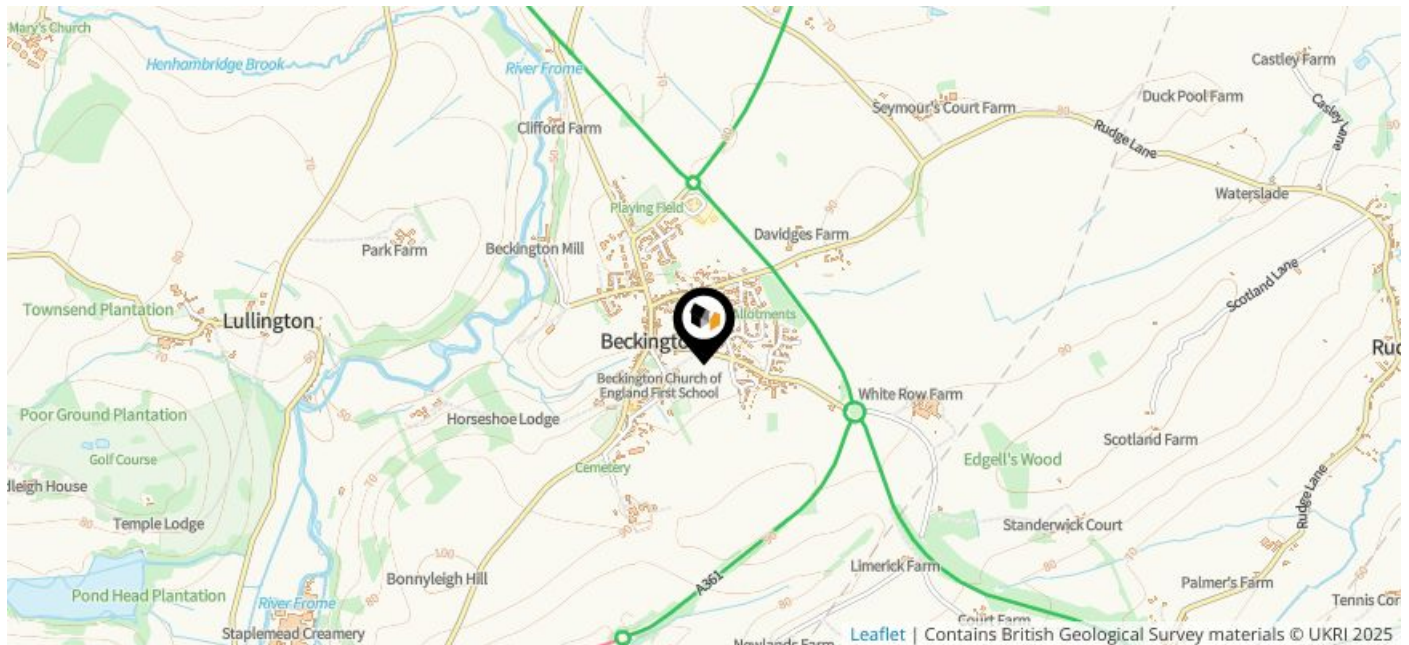
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | |
|----|---|-------------------|
| 1 | Styles Hill Site A-Frome, Wiltshire | Historic Landfill |
| 2 | Iron Mills Lane-Oldford, Frome | Historic Landfill |
| 3 | Jeltsford Farm-Wodington | Historic Landfill |
| 4 | Old Quarry-Tellisford | Historic Landfill |
| 5 | Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome | Historic Landfill |
| 6 | Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome | Historic Landfill |
| 7 | Field No 0095, Opposite Fairwood House-Brokers Wood, North Bradley, Trowbridge, Wiltshire | Historic Landfill |
| 8 | Styles Hill Site B-Styles Hill, Frome | Historic Landfill |
| 9 | Tip at Blackdog Farm-Blackdog Farm, Chapmanslade | Historic Landfill |
| 10 | Lamberts Bridge Farm-Dilton Marsh, Westbury, Wiltshire | 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.

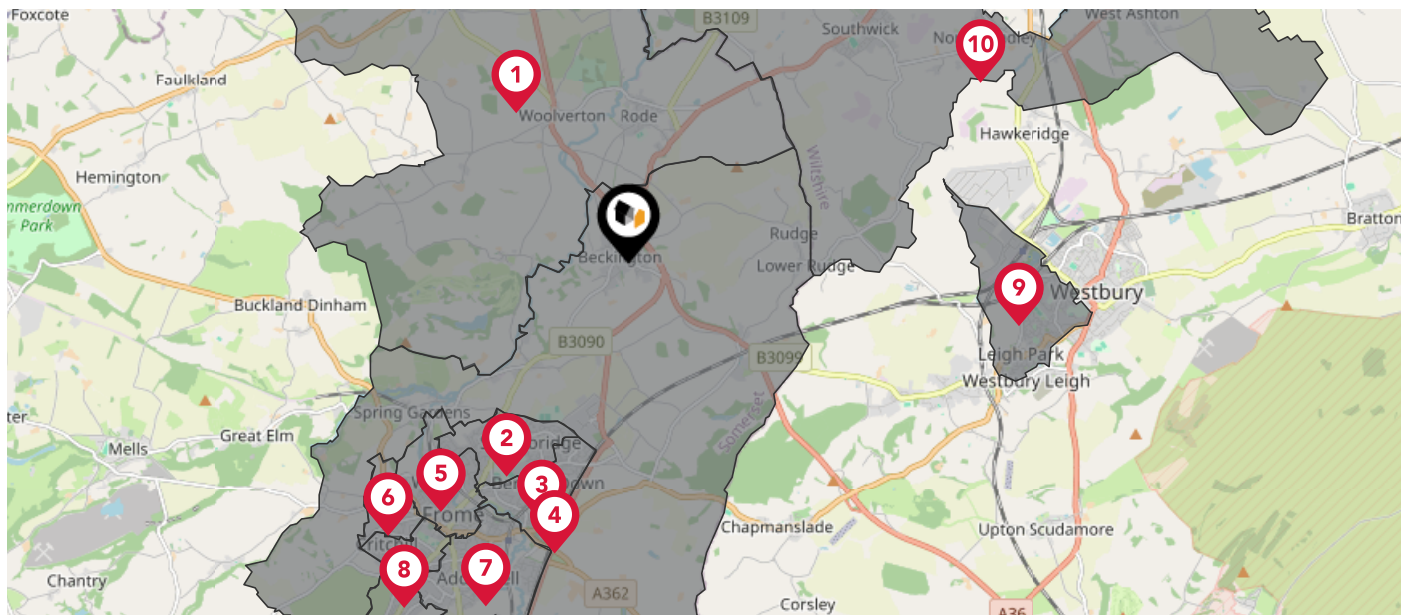
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

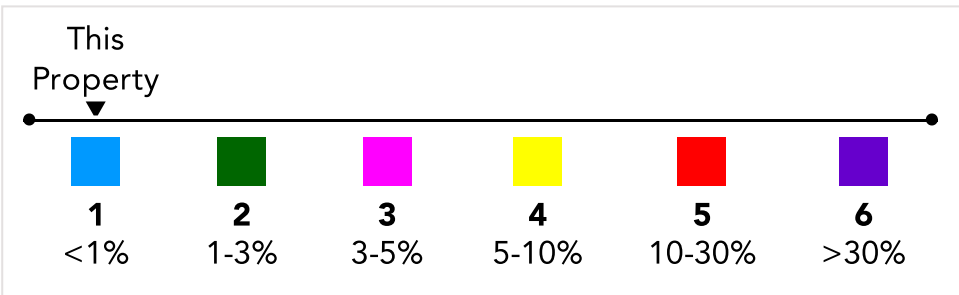
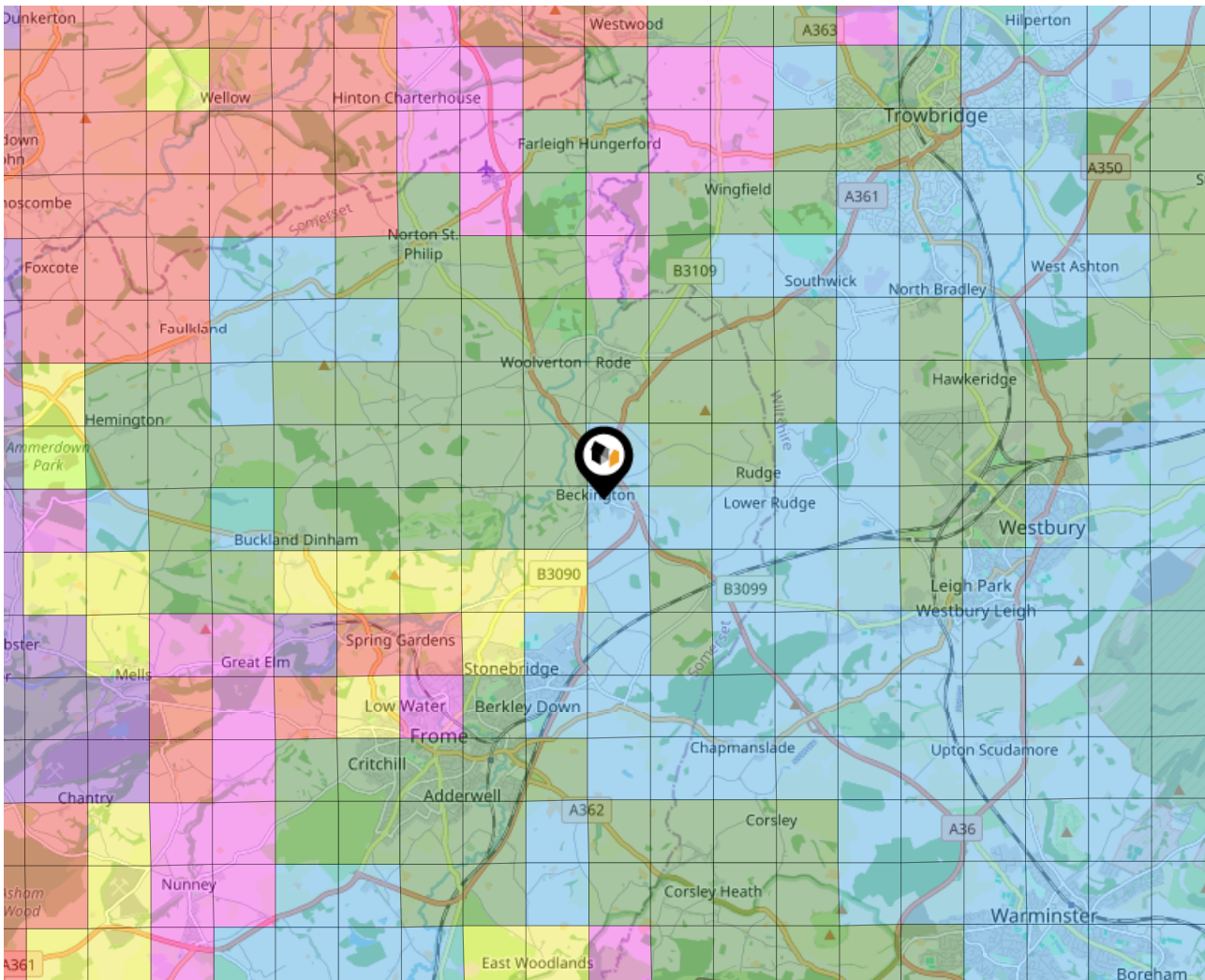


Nearby Council Wards

-  Rode and Norton St. Philip Ward
-  Frome College Ward
-  Frome Berkley Down Ward
-  Beckington and Selwood Ward
-  Frome Market Ward
-  Frome Oakfield Ward
-  Frome Keyford Ward
-  Frome Park Ward
-  Westbury West ED
-  Southwick ED

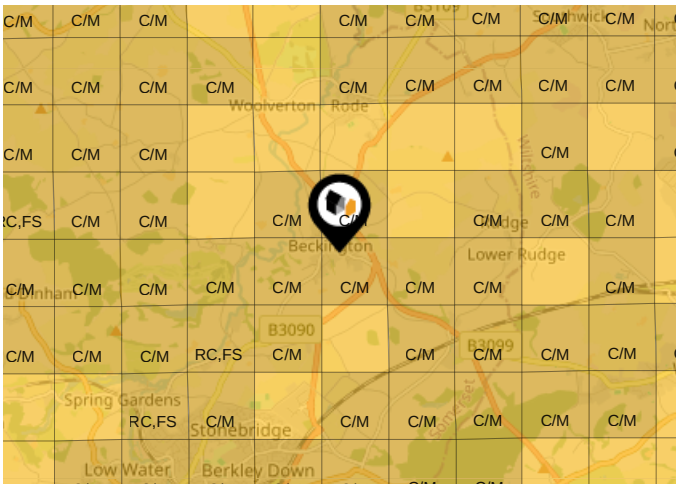
What is Radon?

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/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 | | |



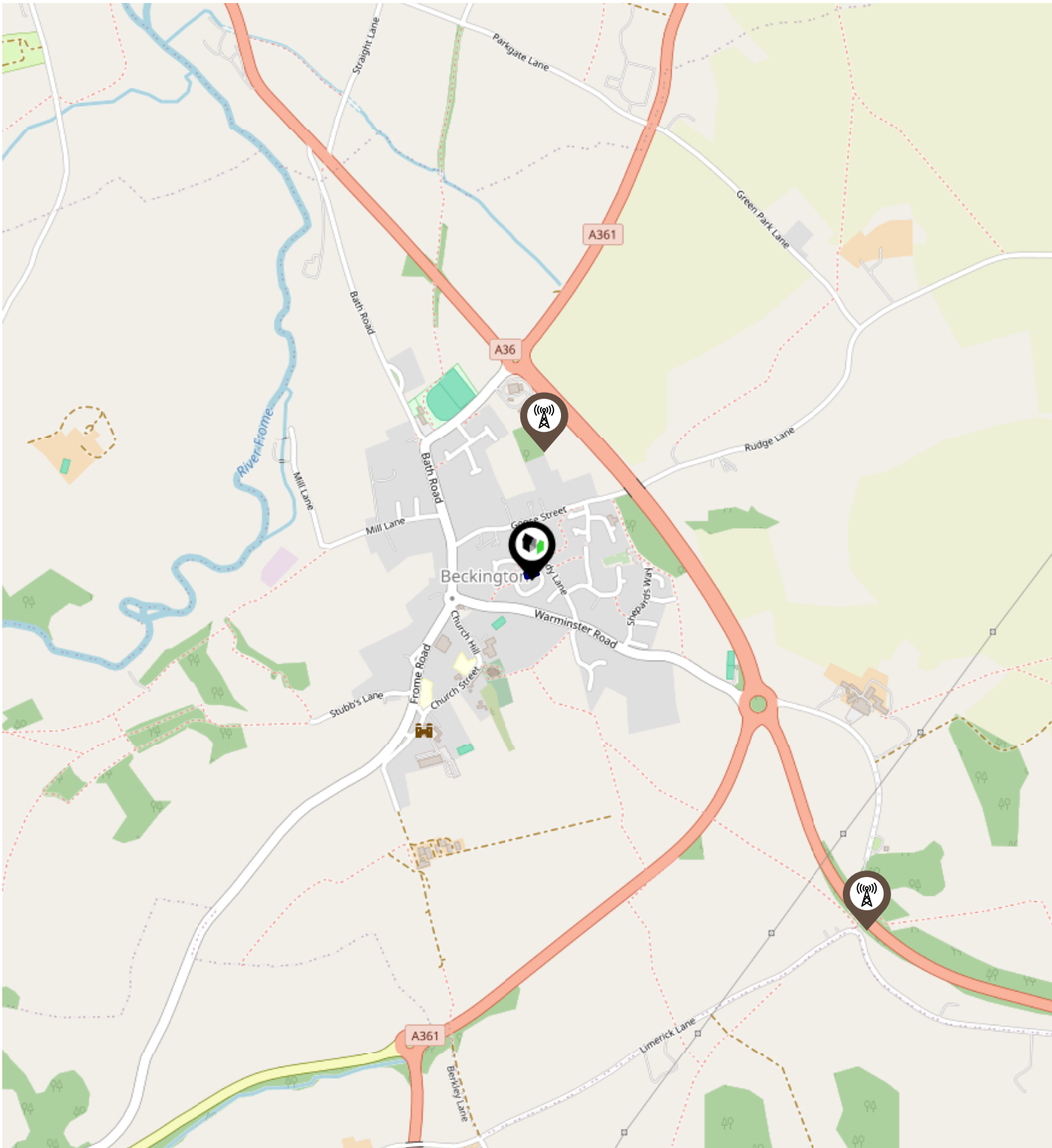
Primary Classifications (Most Common Clay Types)

| | |
|--------|--|
| 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:

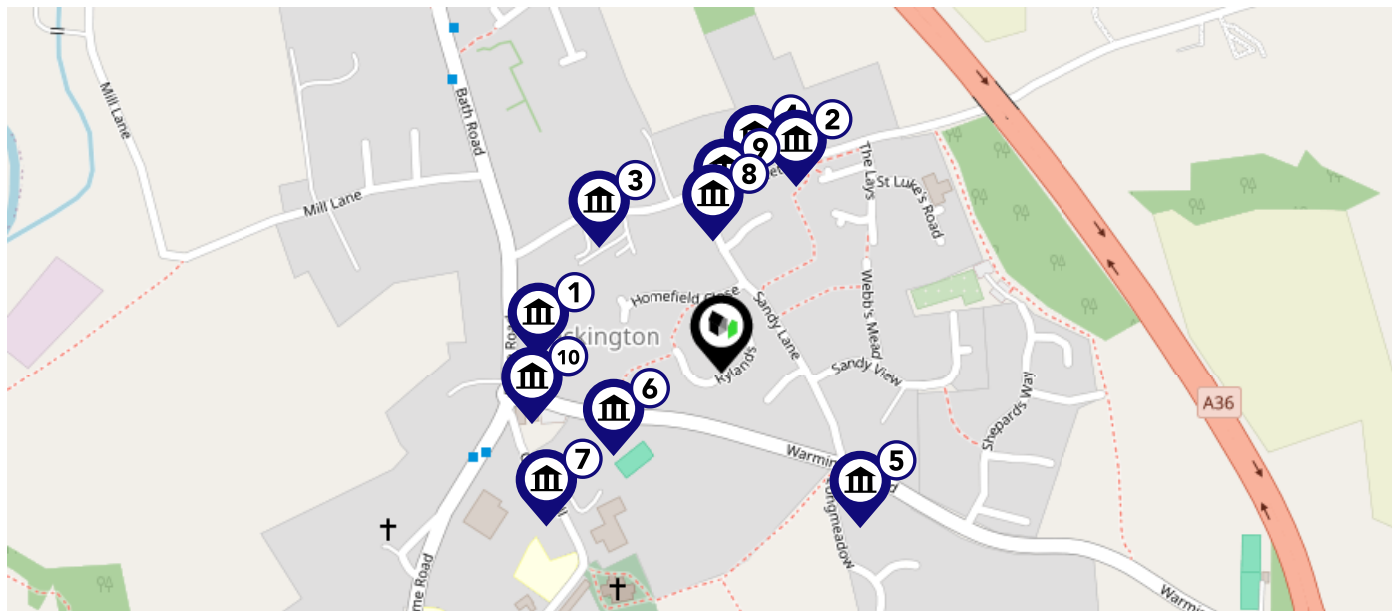
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

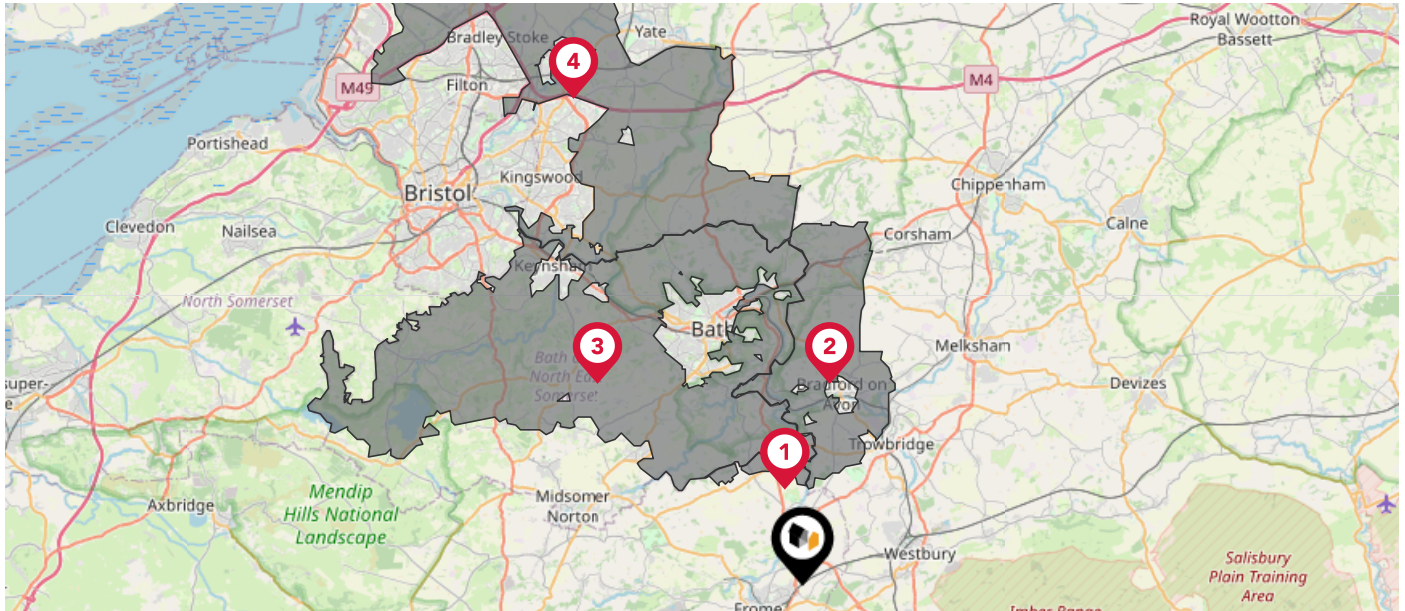
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1345332 - 8, Bath Road | Grade II | 0.1 miles |
|  1173787 - No 59 The Abbey House, Forecourt Walls, Gate Piers, And Lamp Overthrow | Grade II | 0.1 miles |
|  1058210 - Ashleaf Lynwood | Grade II | 0.1 miles |
|  1345324 - Barn 30 Metres West Of Rear Of No 59 Goose Street | Grade II | 0.1 miles |
|  1173912 - 10, Warminster Road | Grade II | 0.1 miles |
|  1366314 - Wayside Cottage | Grade II | 0.1 miles |
|  1173626 - No 3 And Forecourt Wall | Grade II | 0.1 miles |
|  1345325 - 60, Goose Street | Grade II | 0.1 miles |
|  1058212 - Ceomar | Grade II | 0.1 miles |
|  1058182 - 1 And 3, Warminster Road | 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 - Mendip



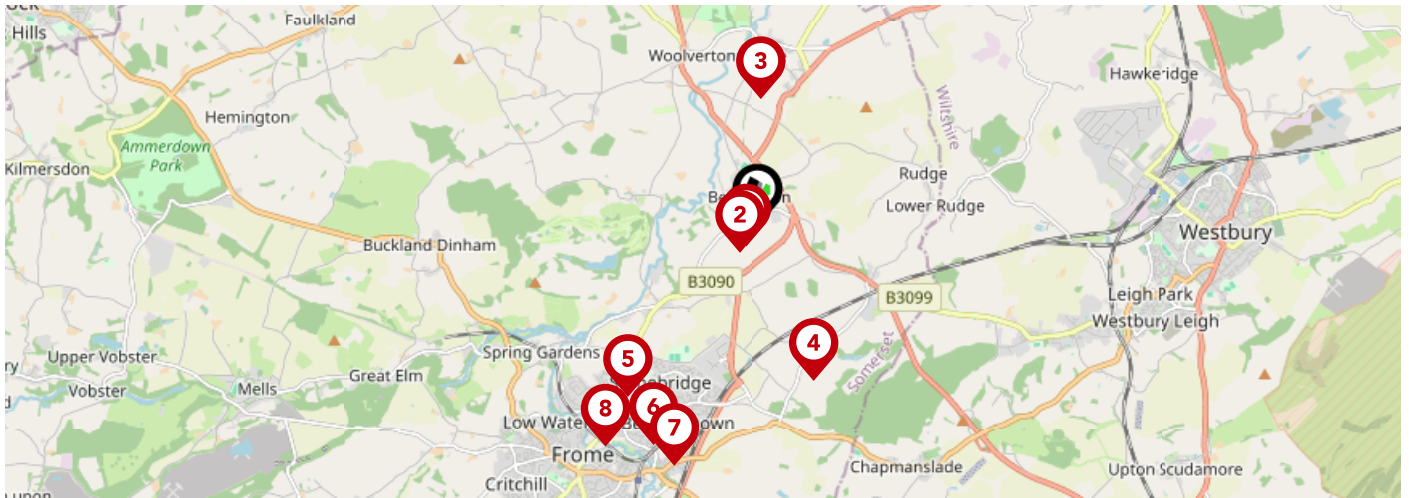
Bath and Bristol Green Belt - Wiltshire



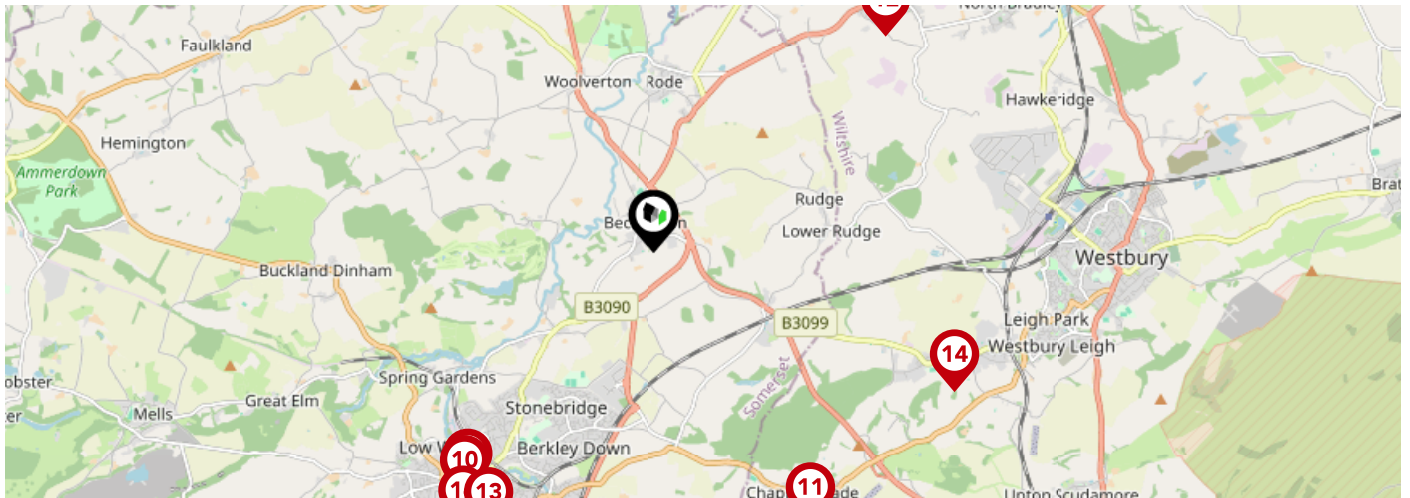
Bath and Bristol Green Belt - Bath and North East Somerset











Bath and Bristol Green Belt - South Gloucestershire



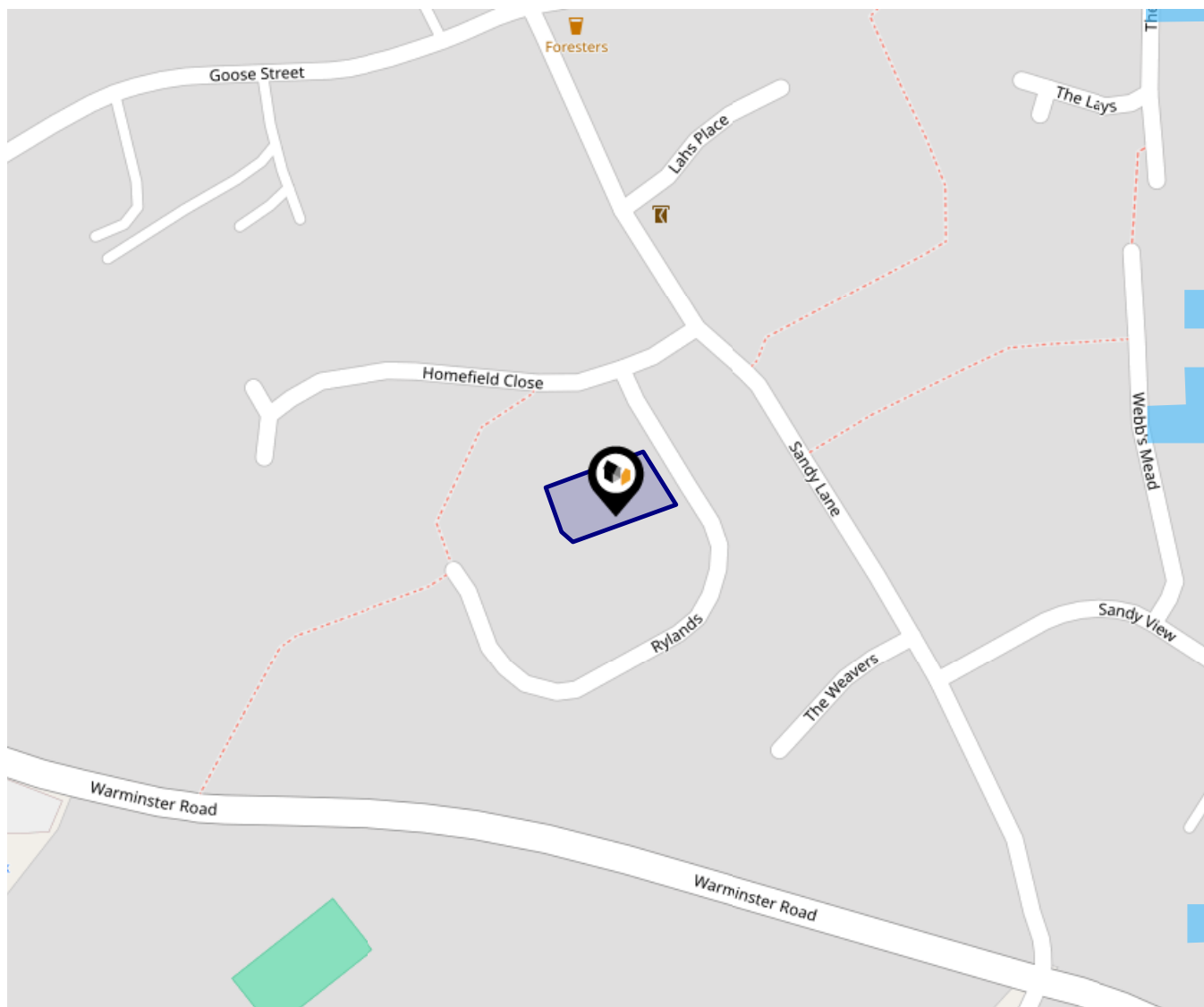
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:0.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Rode Methodist VC First School Ofsted Rating: Good Pupils: 70 Distance:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:1.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.97 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:2.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:2.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:2.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:2.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Vallis First School Ofsted Rating: Good Pupils: 229 Distance:2.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Southwick Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:2.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:2.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Dilton Marsh CofE Primary School Ofsted Rating: Good Pupils: 174 Distance:3.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Norton St Philip Church of England First School Ofsted Rating: Good Pupils: 55 Distance:3.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:3.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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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