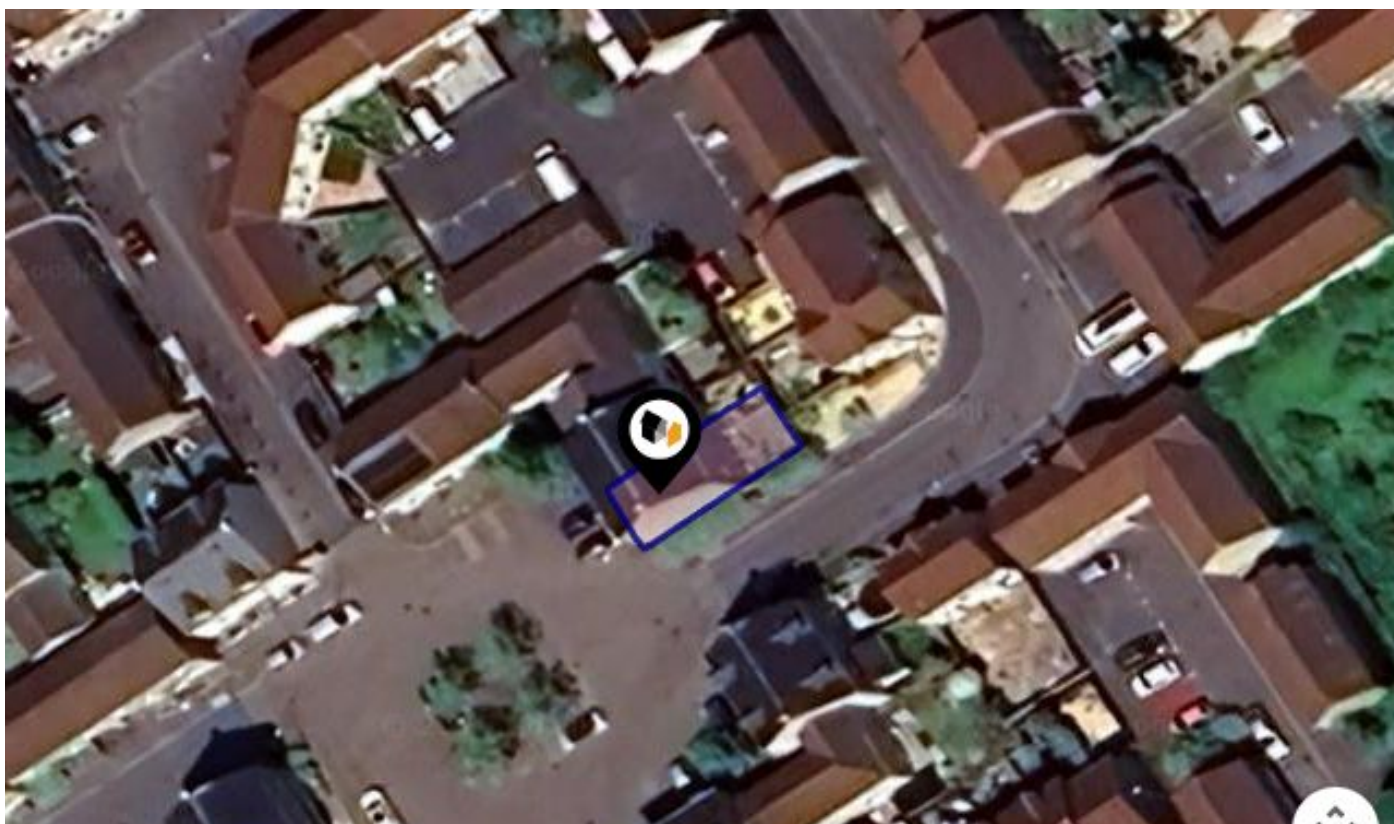




# MIR: Material Info

The Material Information Affecting this Property

**Monday 29<sup>th</sup> September 2025**



**KERSEY COURT, FROME, BA11**

## Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

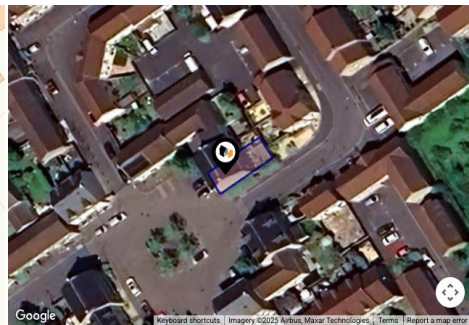
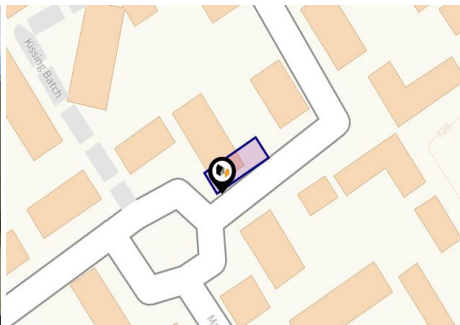
frome@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview




COOPER  
AND  
TANNER

















## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	2004		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS28775		

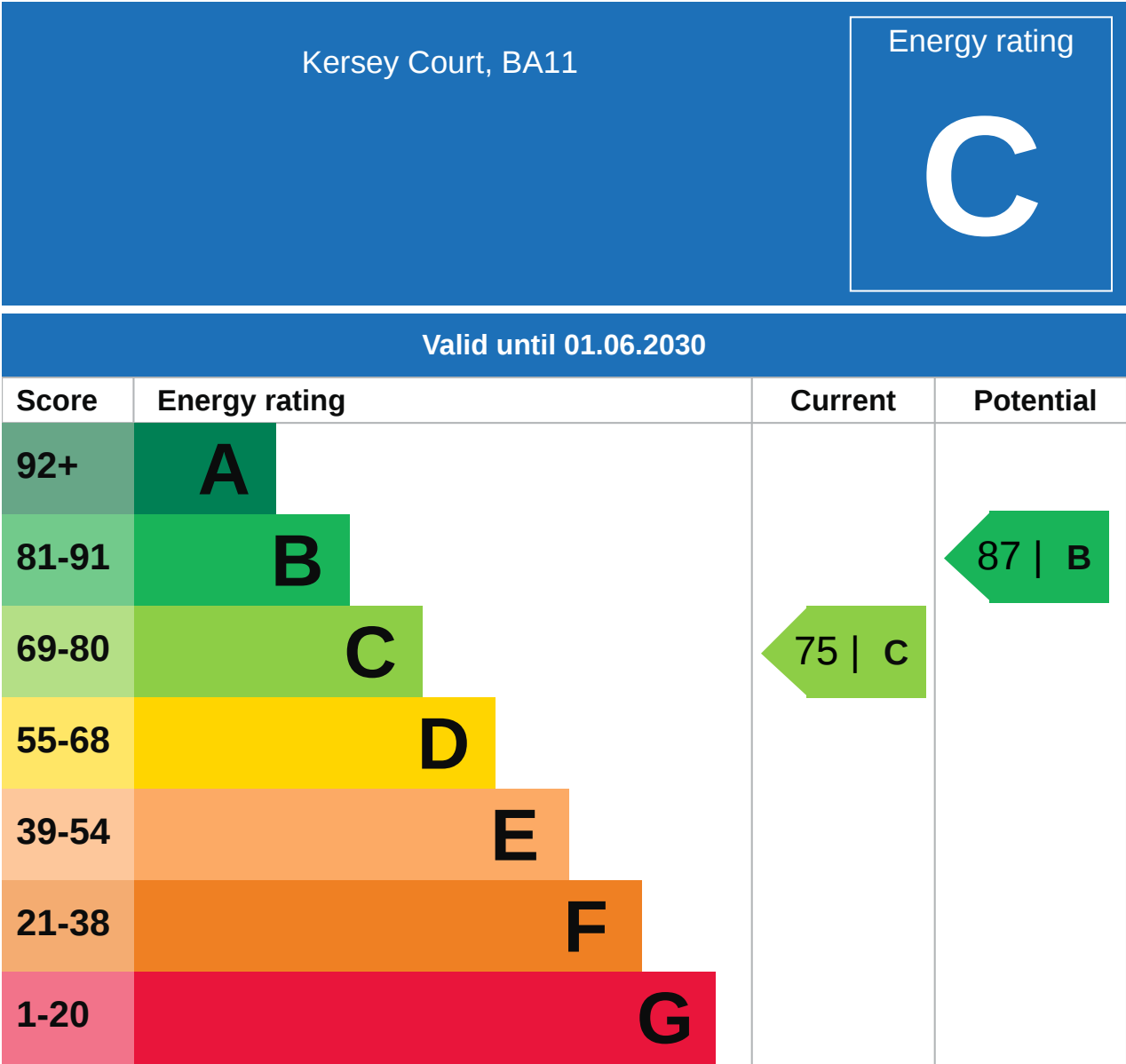
## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

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

Property  
**EPC - Certificate**

COOPER  
AND  
TANNER



# Property

## EPC - Additional Data

COOPER  
AND  
TANNER

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>

## Building Safety

---

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

## Accessibility / Adaptations

---

The property has level access from the pavement, however has multiple steps within the property to navigate the floor levels.

## 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

COOPER  
AND  
TANNER

### 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



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



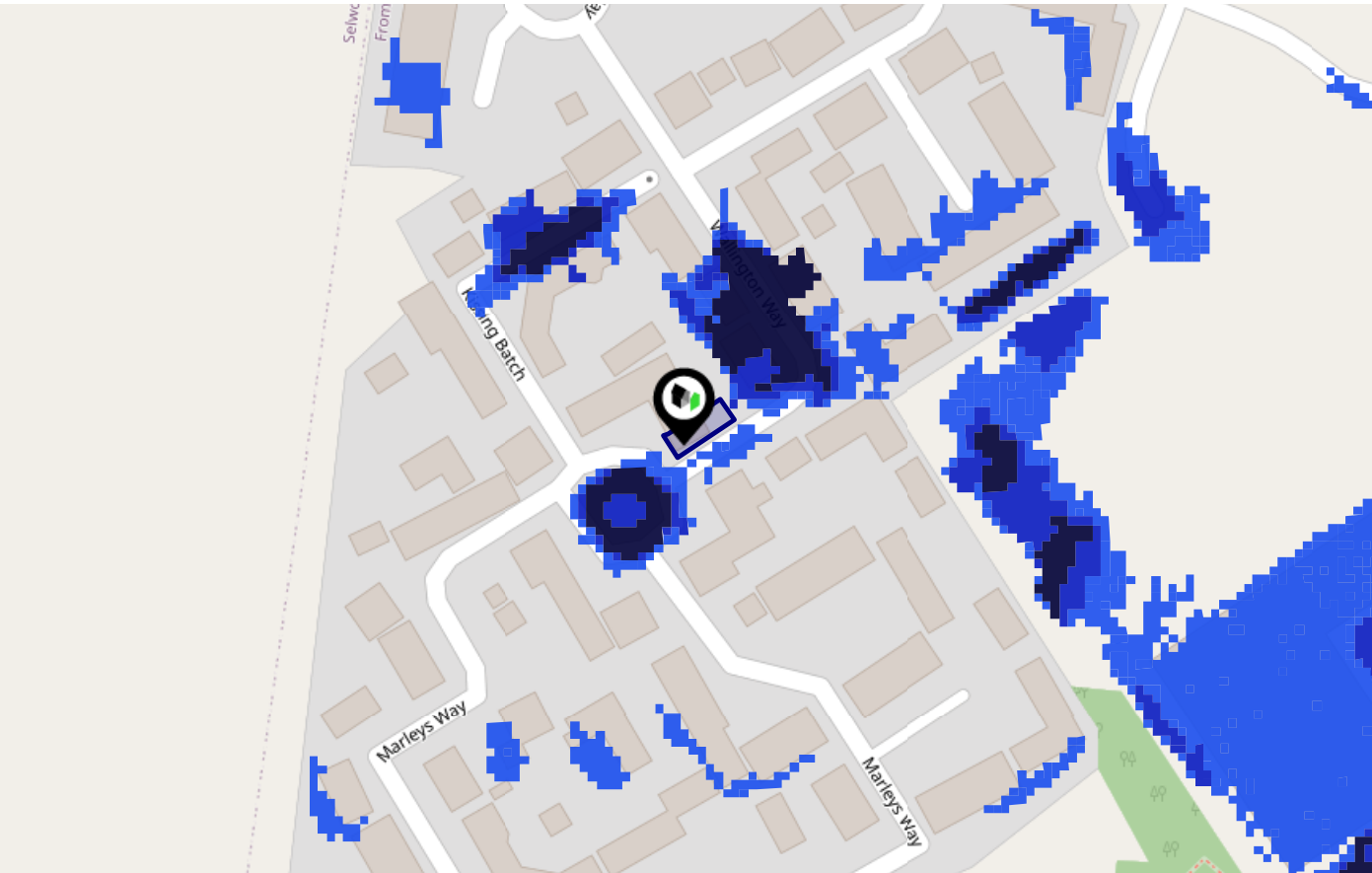
/cooper\_and\_tanner/



# 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.

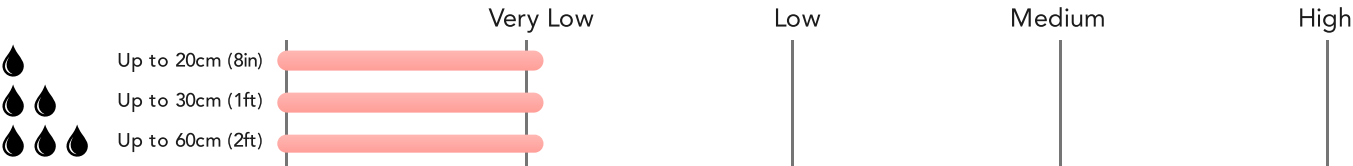


Risk Rating: Very low

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:

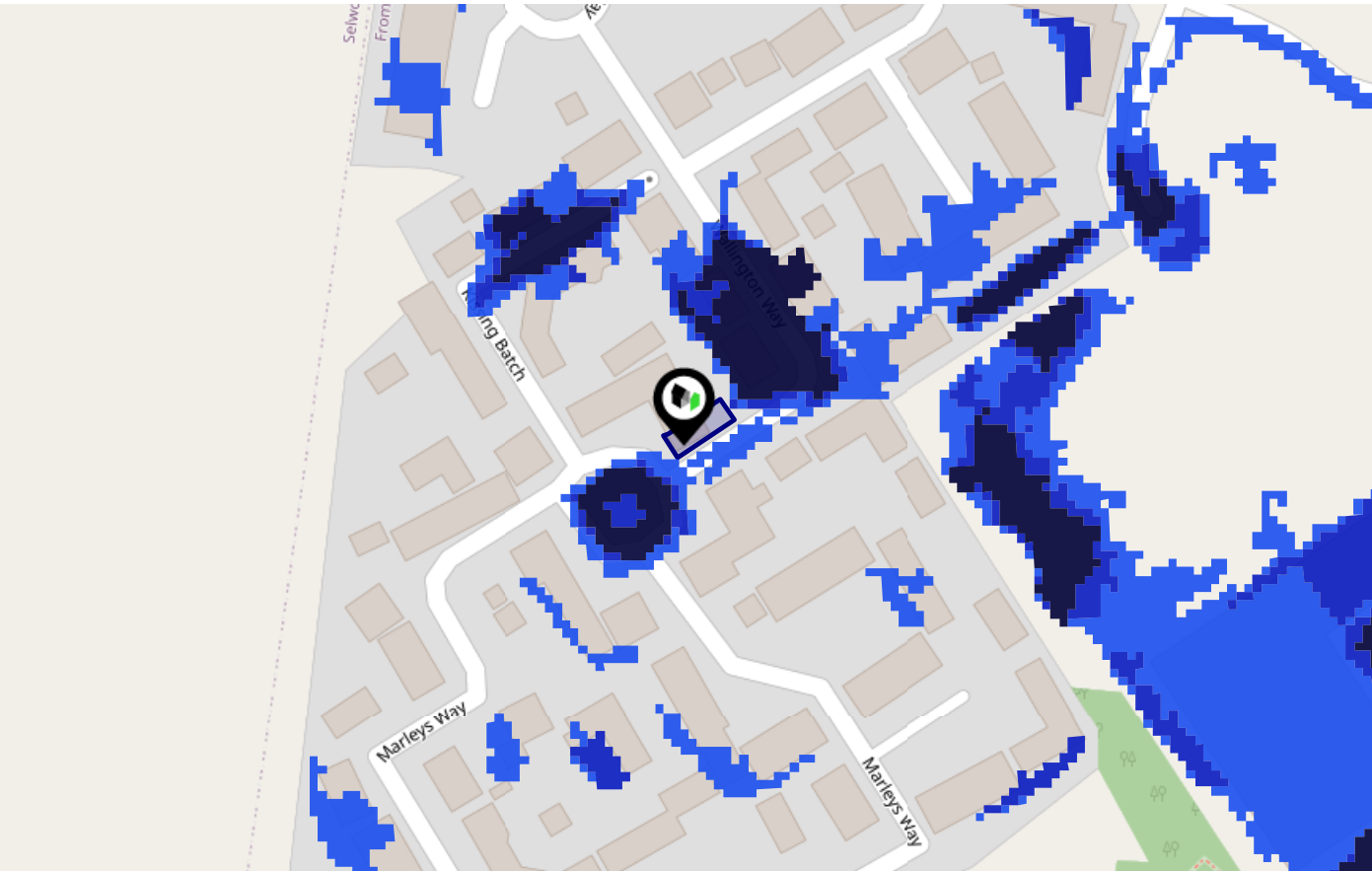


# Flood Risk

## Surface Water - Climate Change

COOPER  
AND  
TANNER

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.

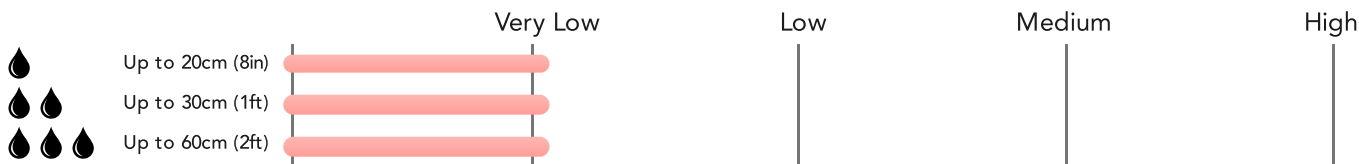


Risk Rating: Very low

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:



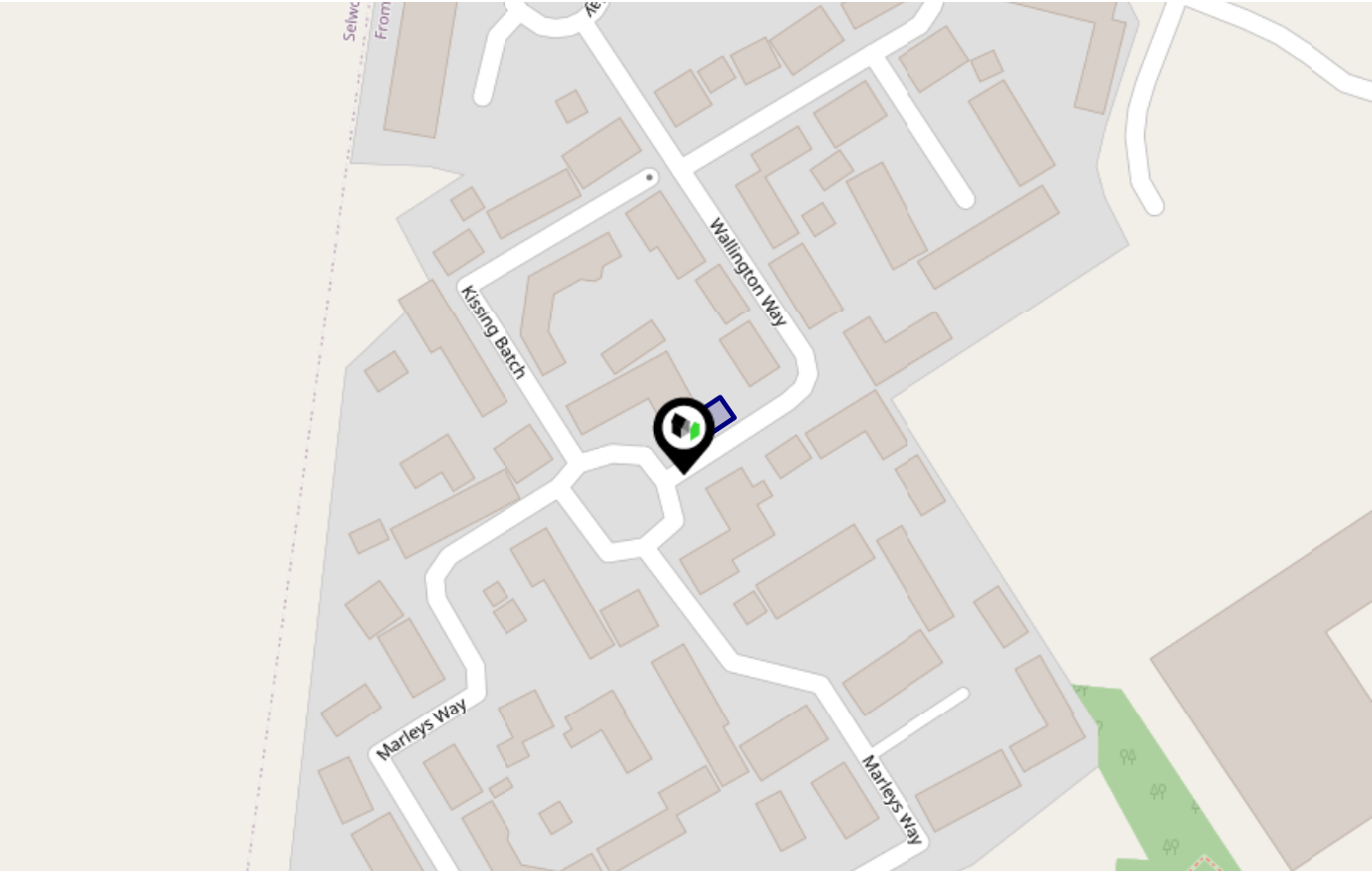
MIR - Material Info

# Flood Risk

## Rivers & Seas - Flood Risk





COOPER  
AND  
TANNER

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

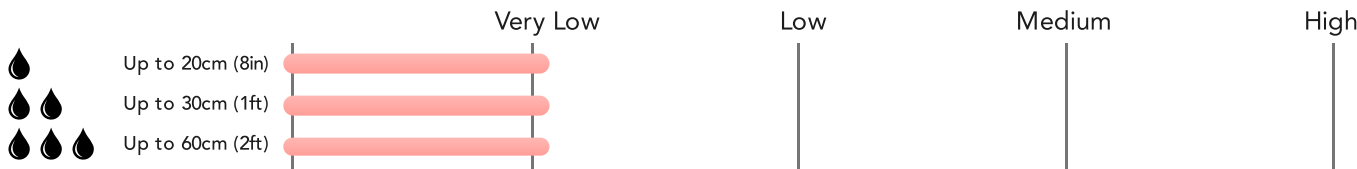


Risk Rating: Very low

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.

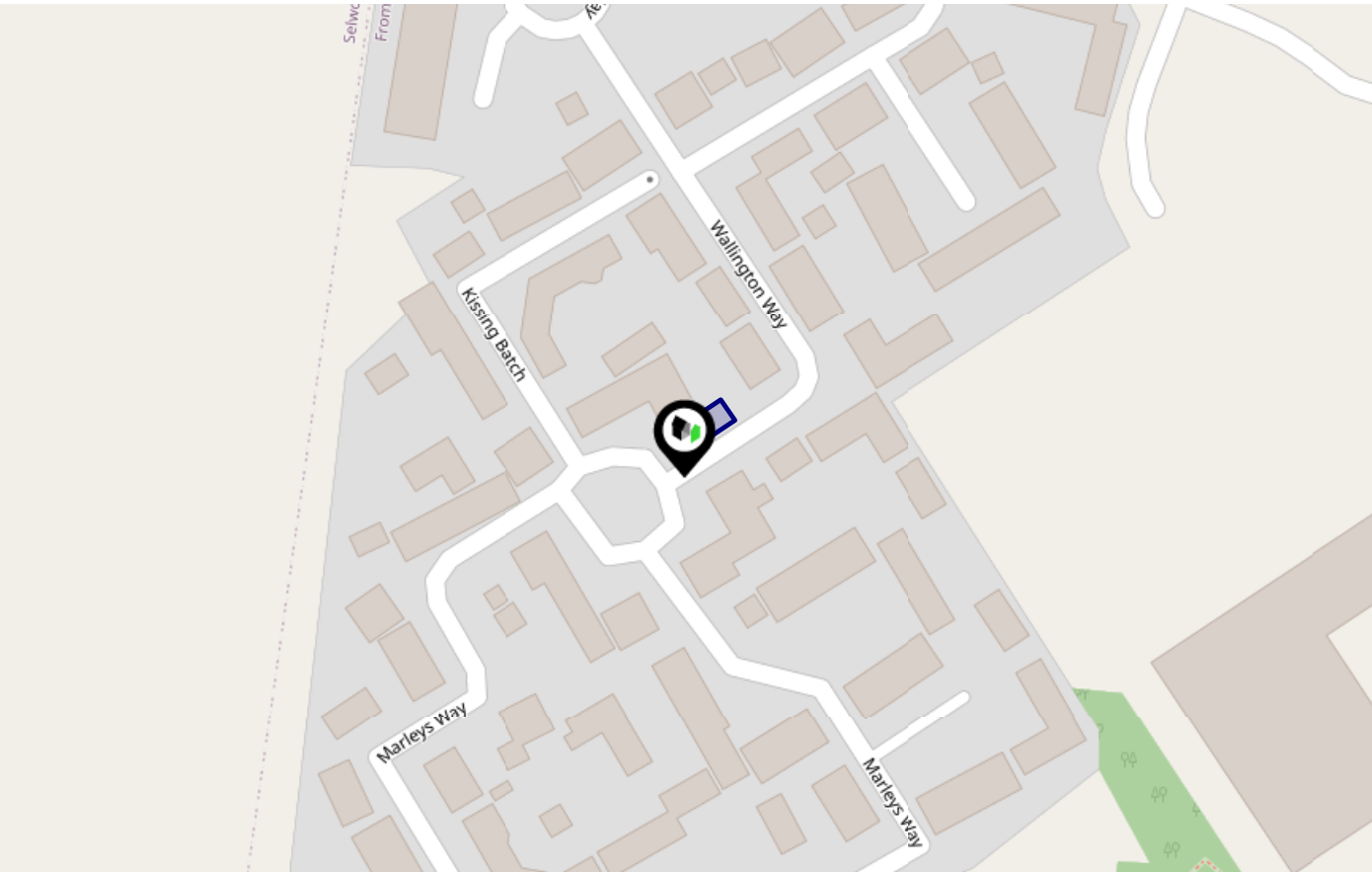
Chance of flooding to the following depths at this property:



# Flood Risk





## Rivers & Seas - Climate Change

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.

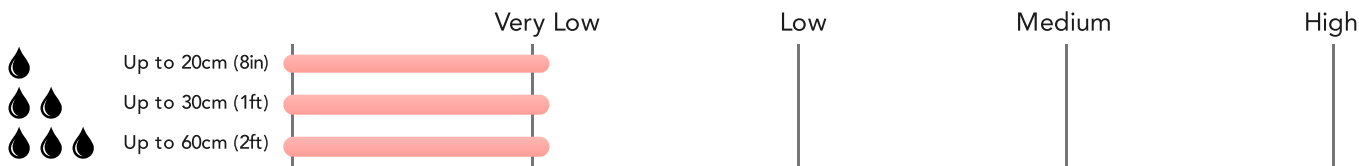


Risk Rating: Very low

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:

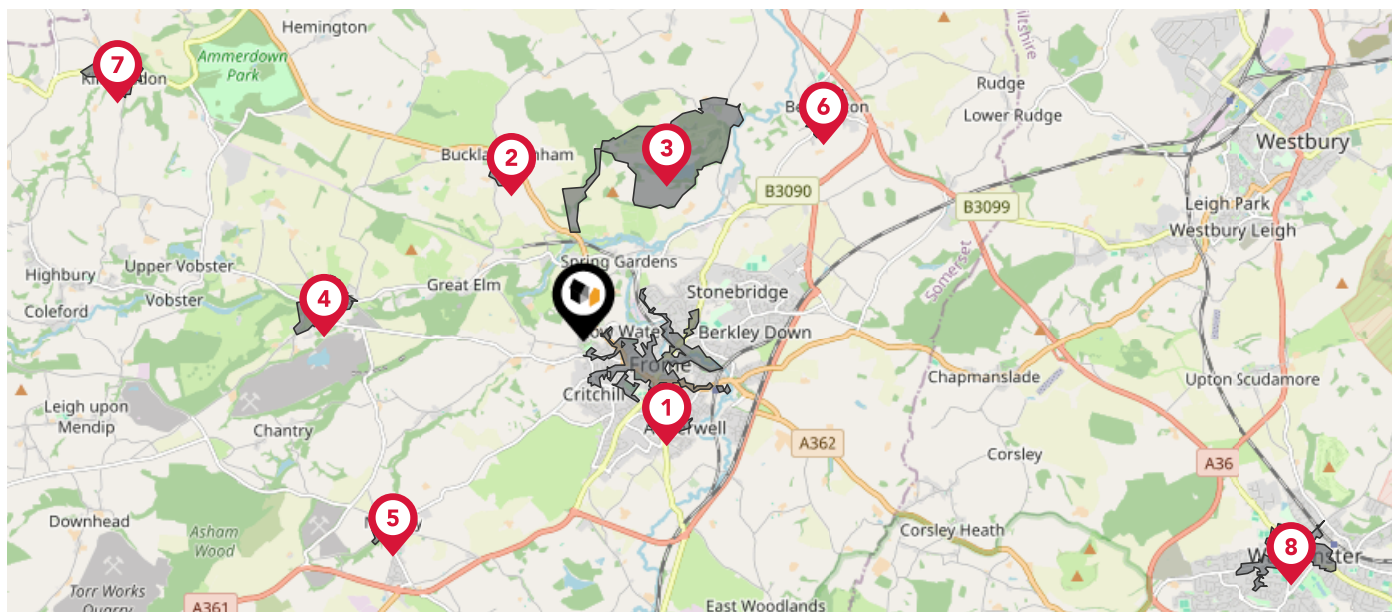


# Maps

## Conservation Areas

COOPER  
AND  
TANNER

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

Frome

2

Buckland Dinham

3

Lullington and Orchardleigh

4

Mells

5

Nunney

6

Beckington

7

Kilmersdon

8

Warminster



# Maps

## Landfill Sites

COOPER  
AND  
TANNER

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	Vallis Road-Frome	Historic Landfill
2	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill
4	Mells River Bank-Frome	Historic Landfill
5	Coombe Farm-Whatley, Frome, Somerset	Historic Landfill
6	Iron Mills Lane-Oldford, Frome	Historic Landfill
7	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill
8	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
9	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
10	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	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.

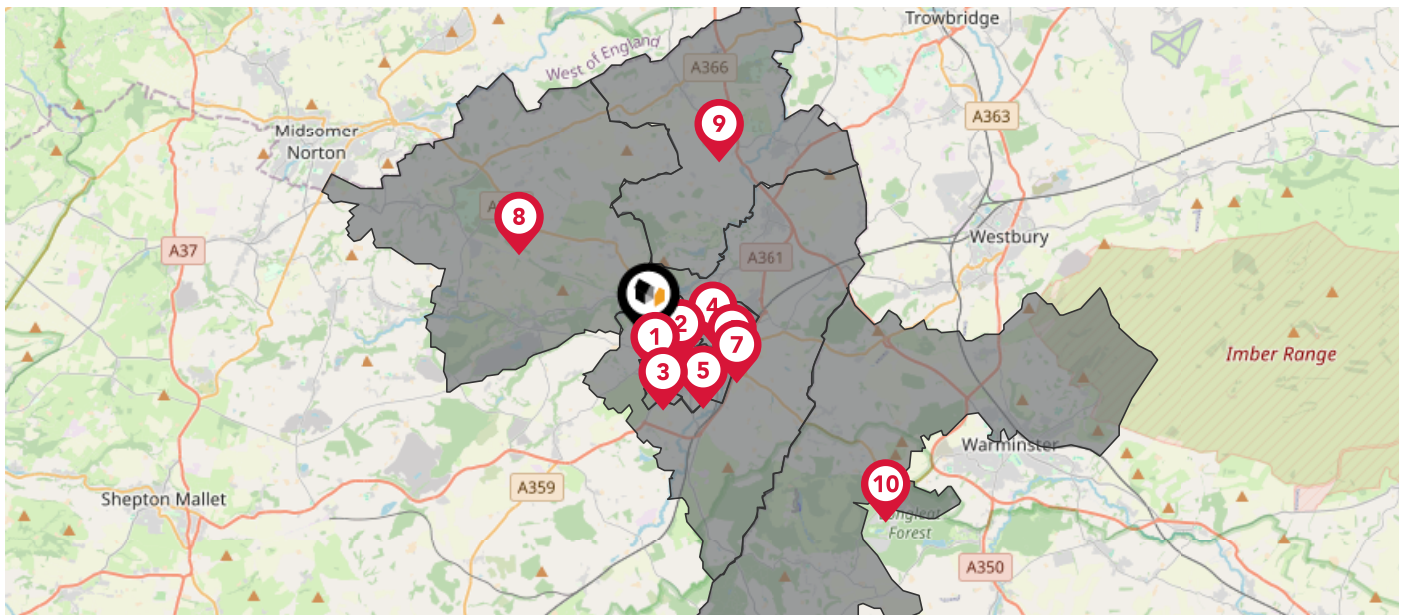
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

COOPER  
AND  
TANNER

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



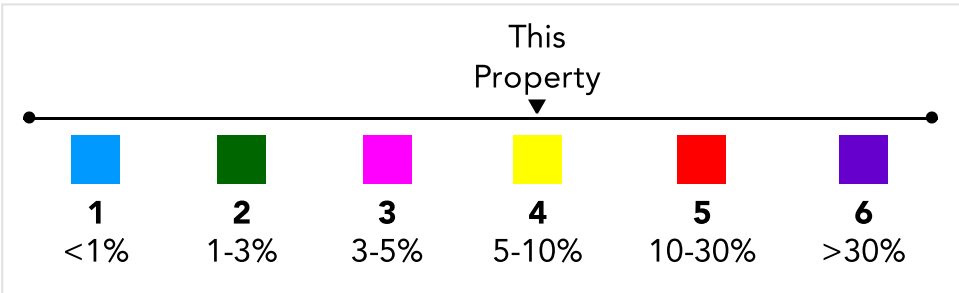
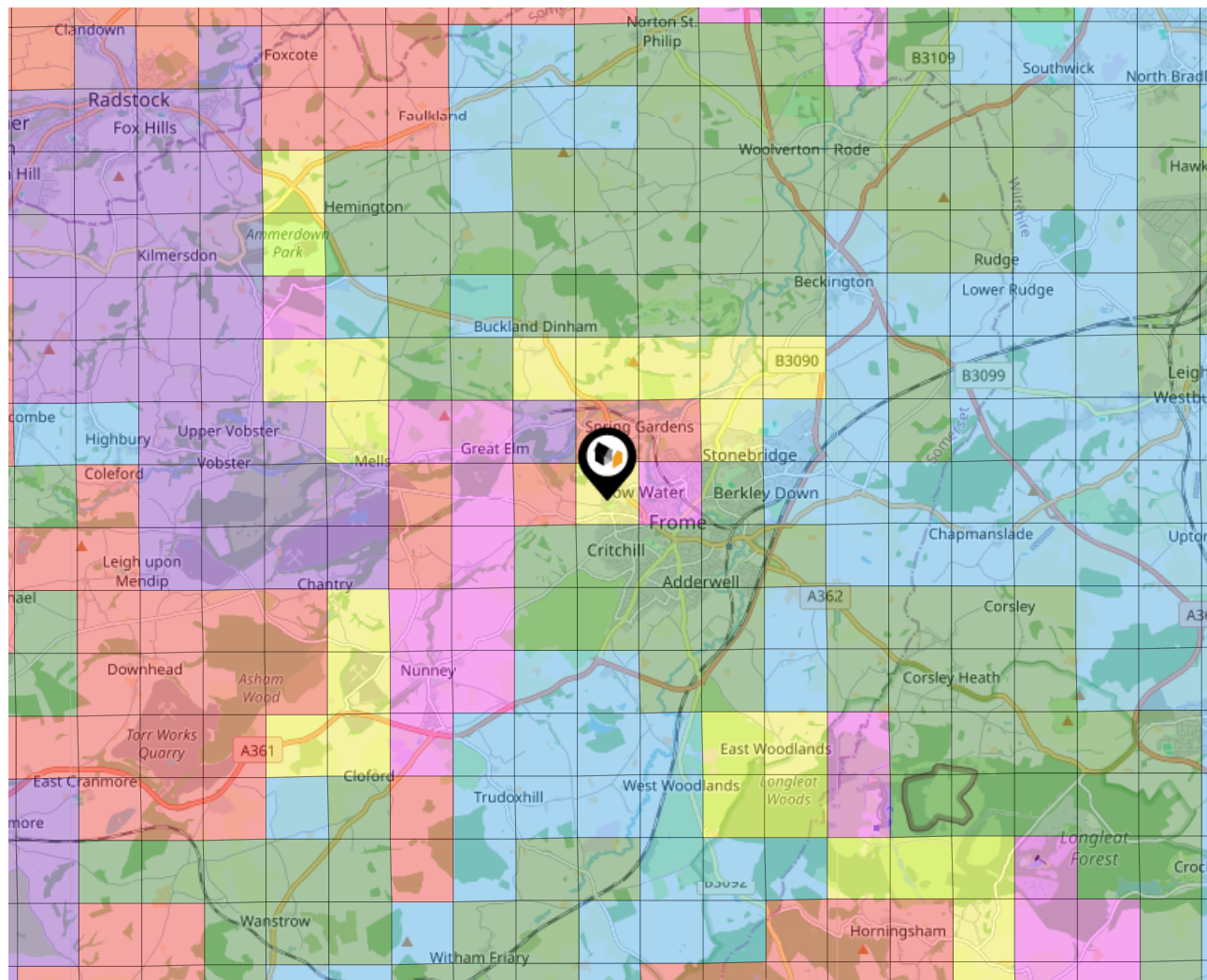
### Nearby Council Wards

- 1 Frome Oakfield Ward
- 2 Frome Market Ward
- 3 Frome Park Ward
- 4 Frome College Ward
- 5 Frome Keyford Ward
- 6 Frome Berkley Down Ward
- 7 Beckington and Selwood Ward
- 8 Ammerdown Ward
- 9 Rode and Norton St. Philip Ward
- 10 Warminster North & Rural ED

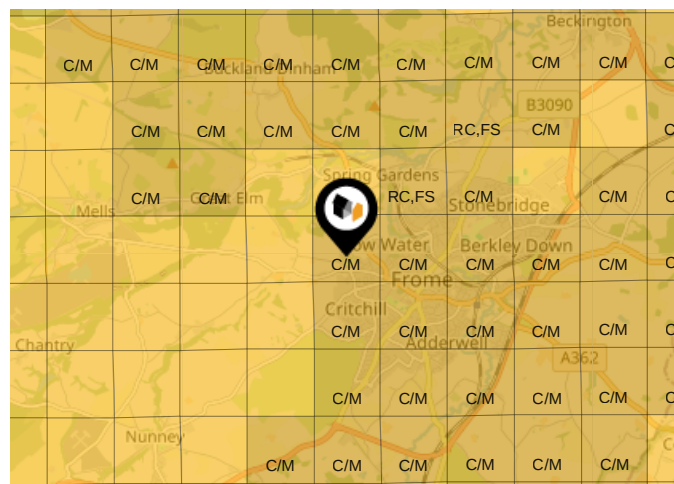


### What is Radon?

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/m3).



<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM		

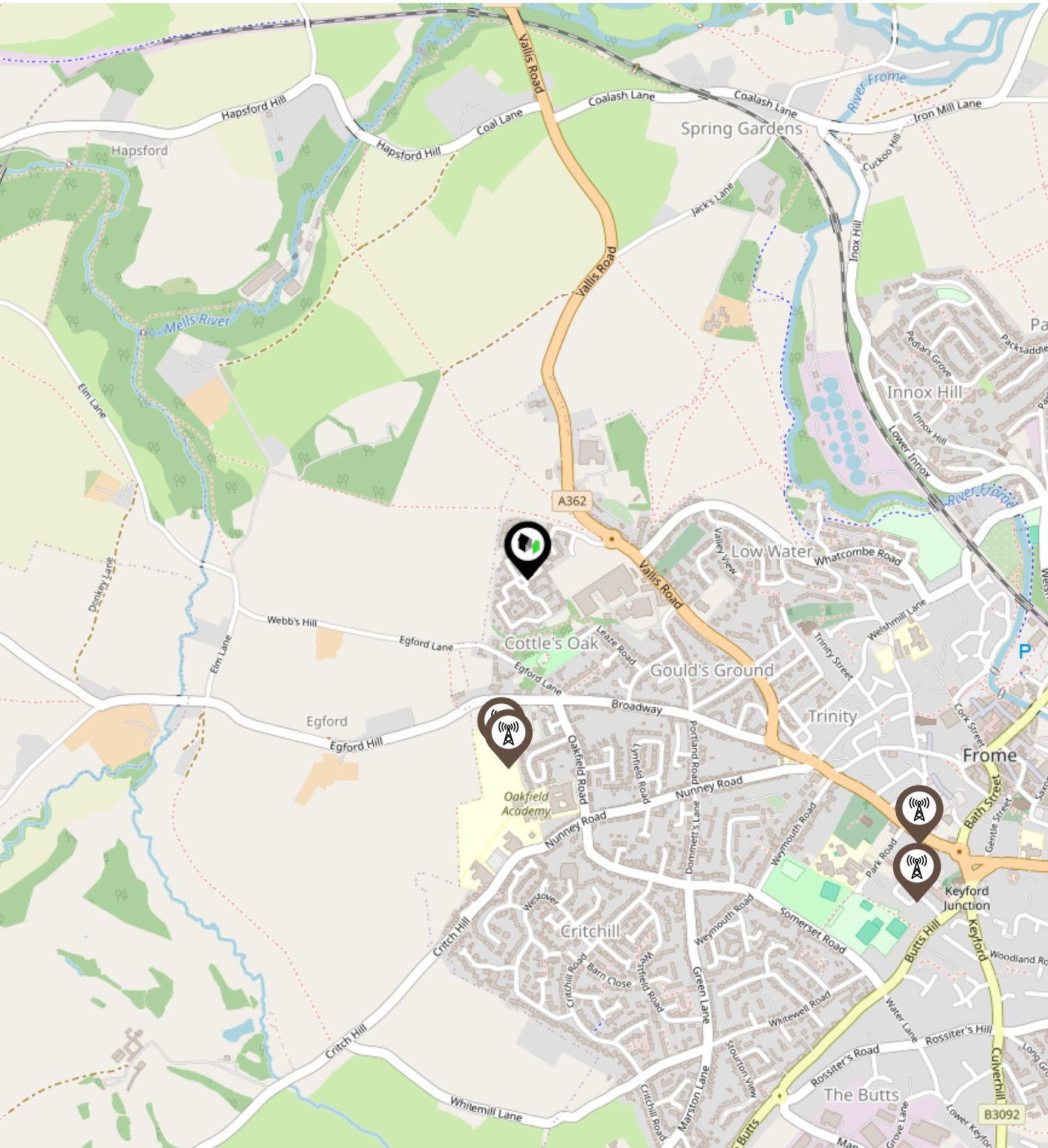


<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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

COOPER  
AND  
TANNER



### Key:

-  Power Pylons
-  Communication Masts

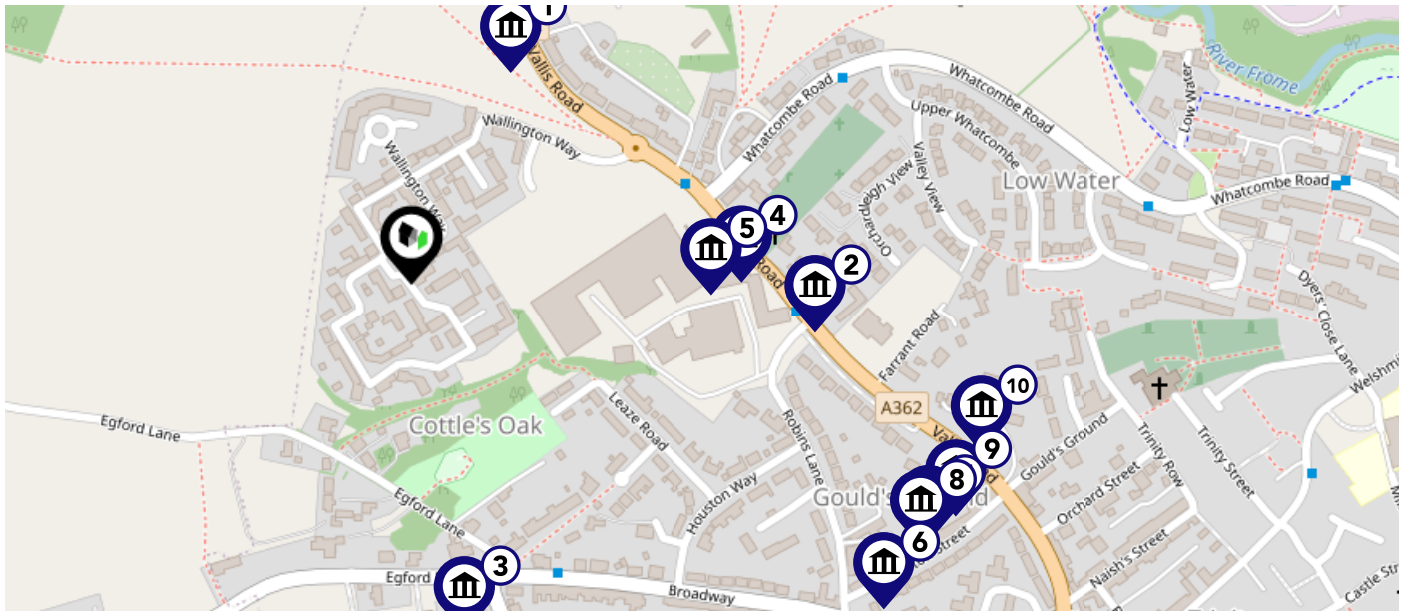












# Maps

## Listed Buildings

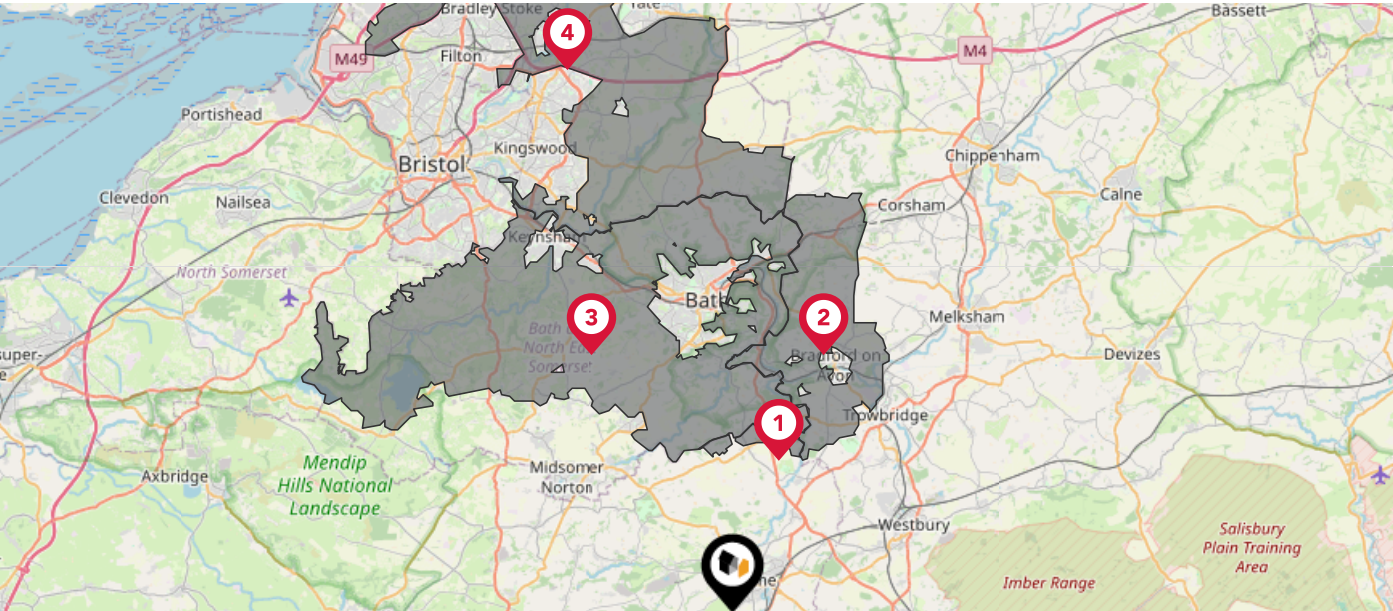
COOPER  
AND  
TANNER

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

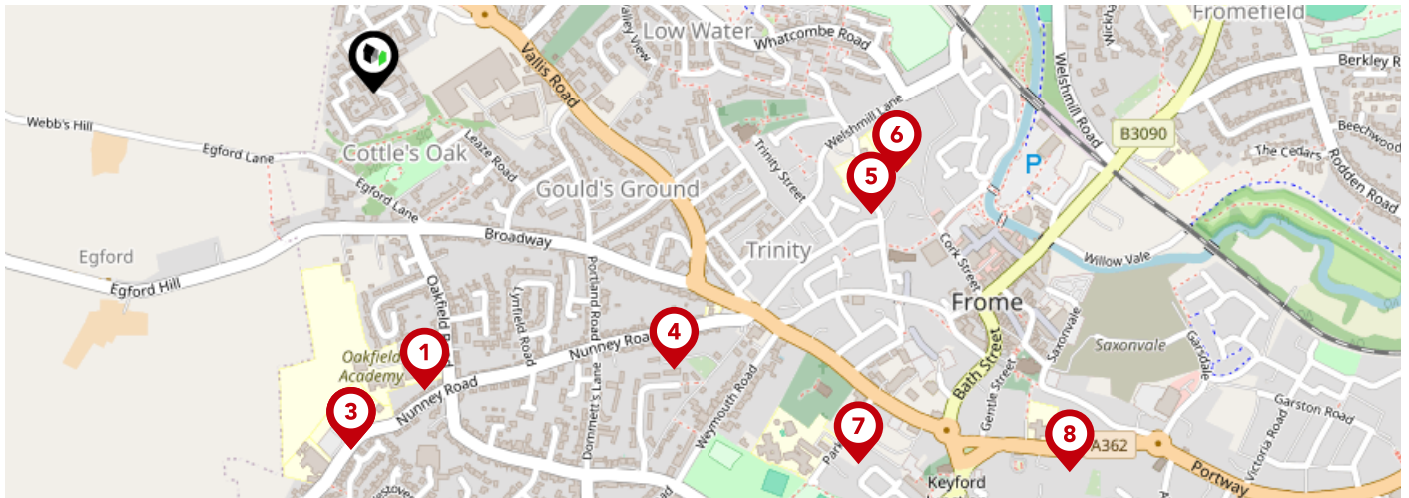


Listed Buildings in the local district		Grade	Distance
	1392515 - Milestone South Of Parbury Cottage (ngr St7658648680)	Grade II	0.1 miles
	1057729 - No 14 And Coach-house	Grade II	0.2 miles
	1345466 - The Royal Oak Public House	Grade II	0.2 miles
	1409512 - Dissenters' Cemetery Chapel, Superintendent's Cottage, Gatepiers And Railings	Grade II	0.2 miles
	1345553 - 59 And 61, Vallis Road	Grade II	0.2 miles
	1296266 - 13 And 14, Horton Street	Grade II	0.3 miles
	1057862 - 5, Button Street	Grade II	0.3 miles
	1345467 - 3 And 4, Button Street	Grade II	0.3 miles
	1345468 - 9, Button Street	Grade II	0.3 miles
	1057769 - Rowden House	Grade II	0.3 miles

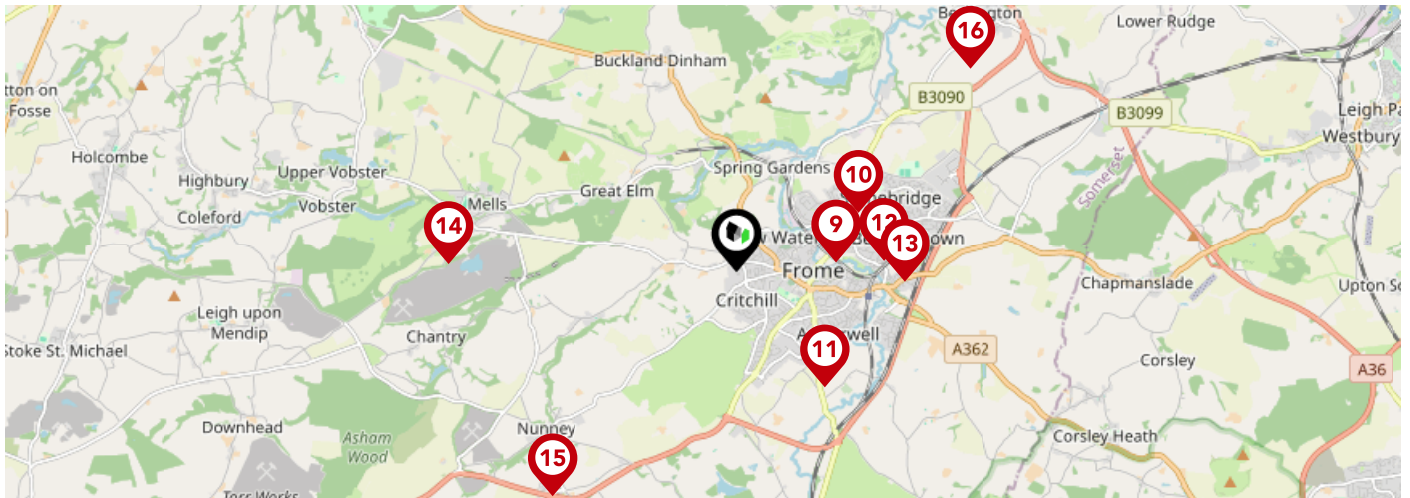
This map displays nearby areas that have been designated as Green Belt...



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 - South Gloucestershire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oakfield Academy</b> Ofsted Rating: Requires improvement   Pupils: 557   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Trinity Church of England First School</b> Ofsted Rating: Good   Pupils: 295   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Critchill Special School</b> Ofsted Rating: Good   Pupils: 97   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wessex Lodge School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Vallis First School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Louis Catholic Primary School, Frome</b> Ofsted Rating: Good   Pupils: 179   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Avanti Park School</b> Ofsted Rating: Good   Pupils: 488   Distance:0.71	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

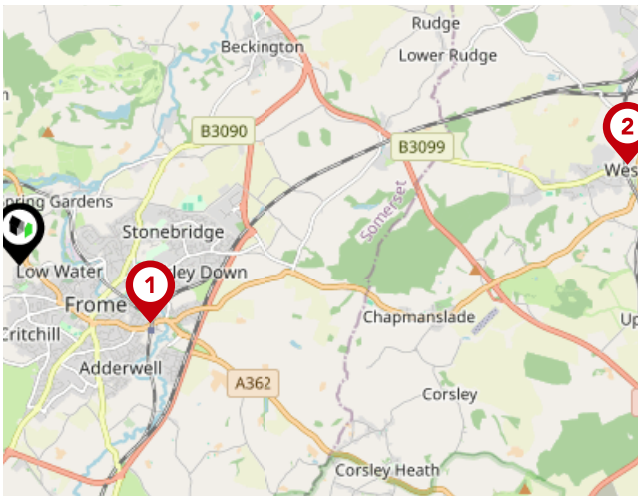


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>North Hill House</b> Ofsted Rating: Requires improvement   Pupils: 60   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Frome Community College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Christ Church First School</b> Ofsted Rating: Not Rated   Pupils: 77   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Selwood Academy</b> Ofsted Rating: Good   Pupils: 598   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Hayesdown First School</b> Ofsted Rating: Good   Pupils: 300   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Mells Church of England First School</b> Ofsted Rating: Good   Pupils: 69   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Nunney First School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Springmead Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 119   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Transport (National)

COOPER  
AND  
TANNER



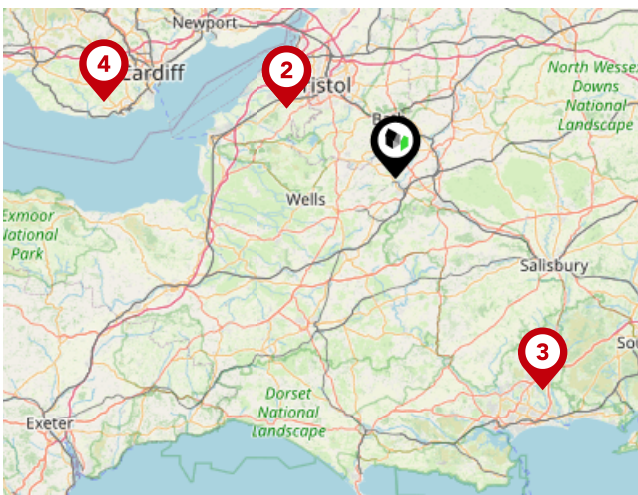
## National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	1.33 miles
2	Dilton Marsh Rail Station	5.73 miles
3	Westbury (Wilts) Rail Station	6.4 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.26 miles
2	M5 J12	39.04 miles
3	M4 J16	29.97 miles
4	M4 J15	33.27 miles
5	M27 J1	39.14 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.23 miles
2	Felton	19.23 miles
3	Bournemouth International Airport	38.53 miles
4	Cardiff Airport	44.72 miles



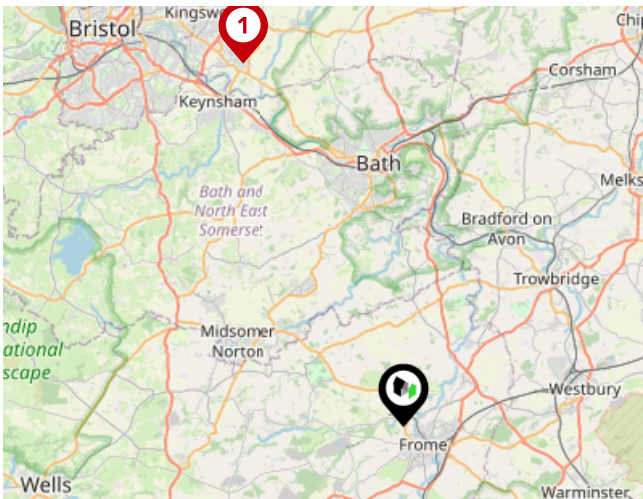
# Area

## Transport (Local)



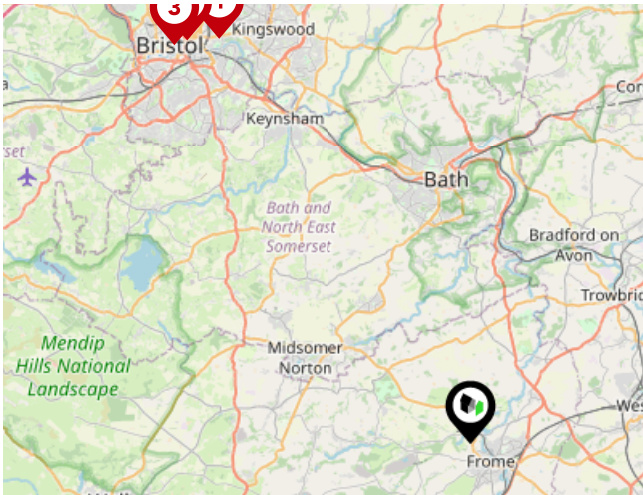
### Bus Stops/Stations

Pin	Name	Distance
1	Royal Oak	0.21 miles
2	Vallis Road	0.16 miles
3	Police Station	0.33 miles
4	Robins Lane	0.22 miles
5	Upper Whatcombe	0.29 miles



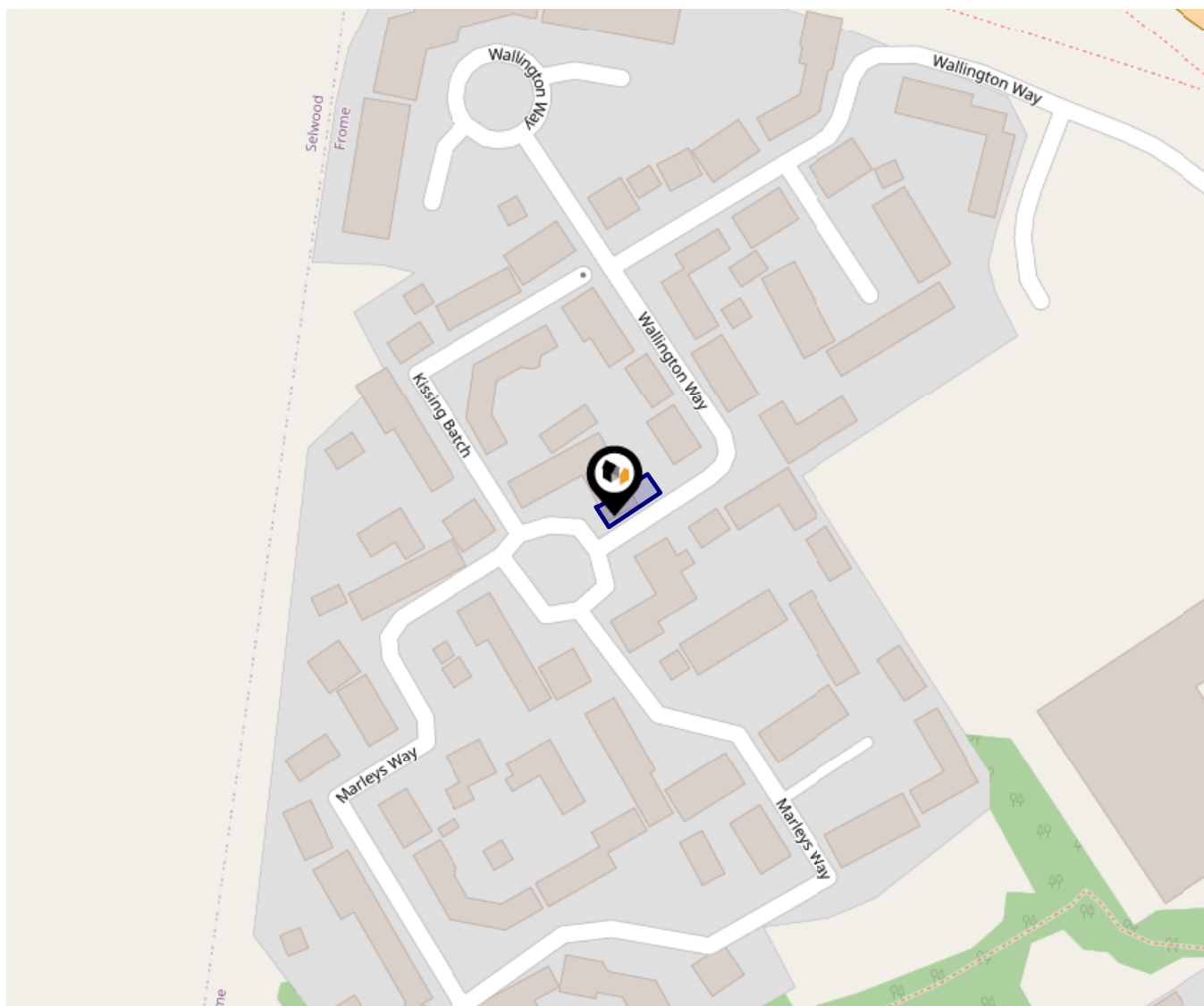
### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.77 miles



### Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	17.7 miles
2	Temple Meads Station Ferry Landing	18.3 miles
3	Bathurst Basin Ferry Landing	18.41 miles



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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Cooper and Tanner

6 The Bridge Frome BA11 1AR  
01373 455060  
frome@cooperandtanner.co.uk  
cooperandtanner.co.uk

