COOPER AND TANNER

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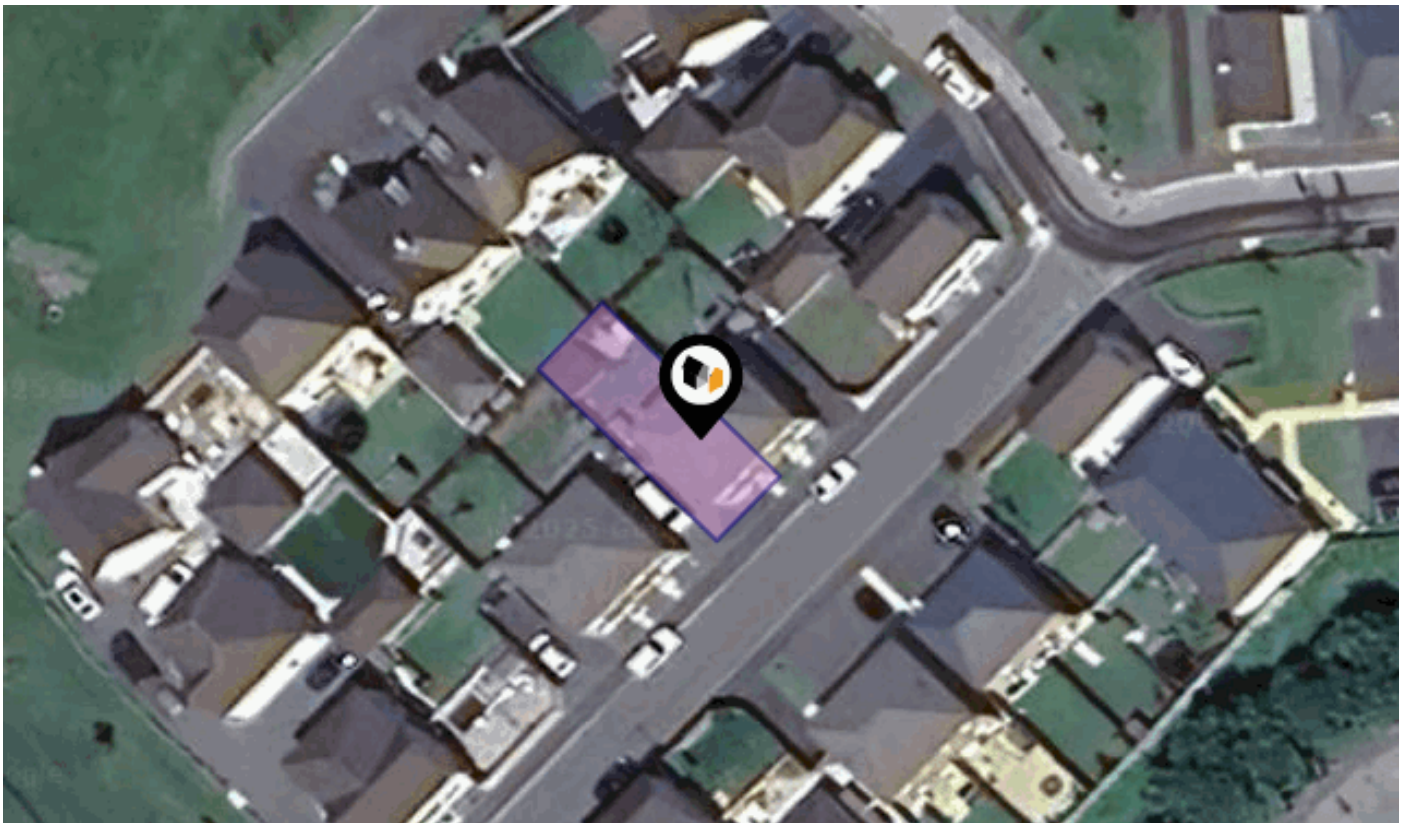
MIR: Material Info

The Material Information Affecting this Property

Wednesday 12th November 2025



THEOBALD ROAD, NUNNEY, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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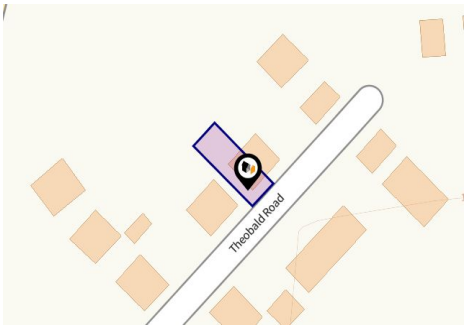
Property
Overview

COOPER AND TANNER



Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	828 ft^2 / 77 m^2		
Plot Area:	0.04 acres		
Year Built :	2022		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS97560		

Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	45	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2	EE	3	Vodafone
✓	✓	✓	✓

Satellite/Fibre TV Availability:

BT	Sky	Virgin media
✓	✓	✗

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Property

EPC - Certificate

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Nunney, BA11

Energy rating

B

Valid until 05.05.2032

Score	Energy rating	Current	Potential
92+	A		100 | A
81-91	B	88 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â¦K
Total Floor Area:	77 m^2

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Material Information

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Building Safety

The landlord has made us aware that, to the best of their knowledge:-
There is no asbestos present at the property
There is no unsafe cladding present at the property
There is no invasive plants at the property
The property is not at risk of collapse

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

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

Construction Type

The landlord has made us aware that the build is of timberframe construction.

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Air Source Heat Pump

Water Supply

Mains

Drainage

Mains

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Cooper and Tanner
About Us

COOPER AND TANNER

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.

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Cooper and Tanner
Testimonials

COOPER AND TANNER

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/

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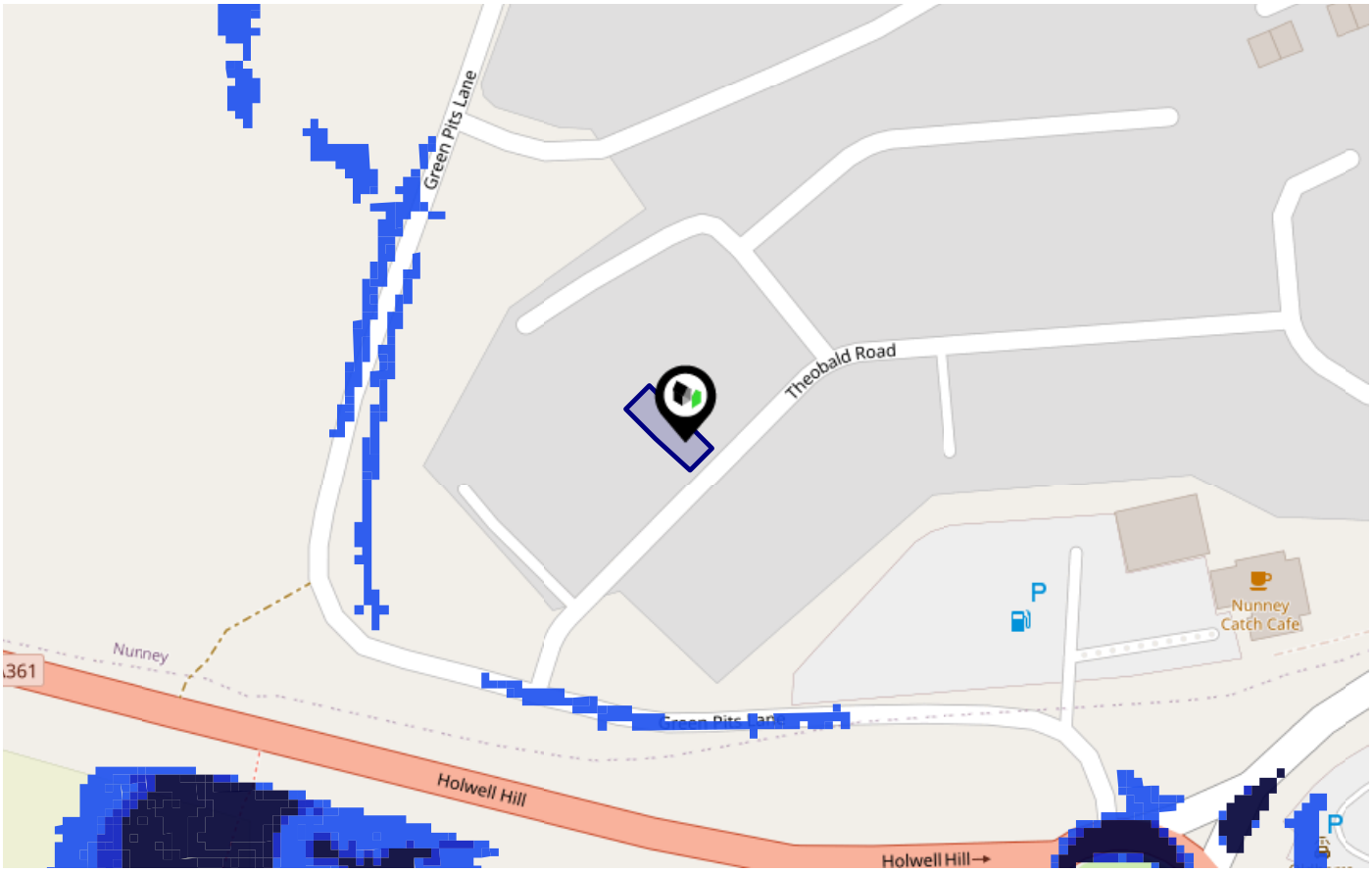
Flood Risk
Surface Water - Flood Risk

COOPER AND TANNER

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

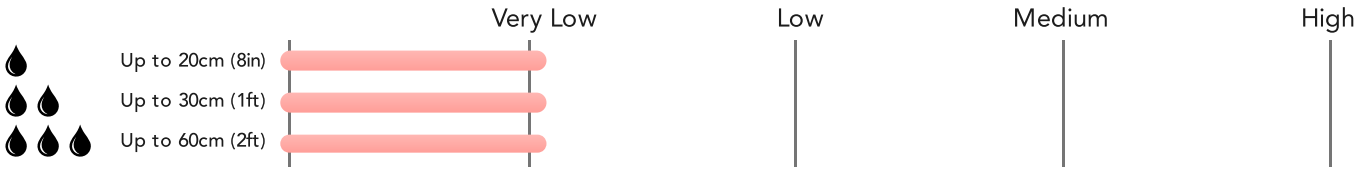


Risk Rating: Very low

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:



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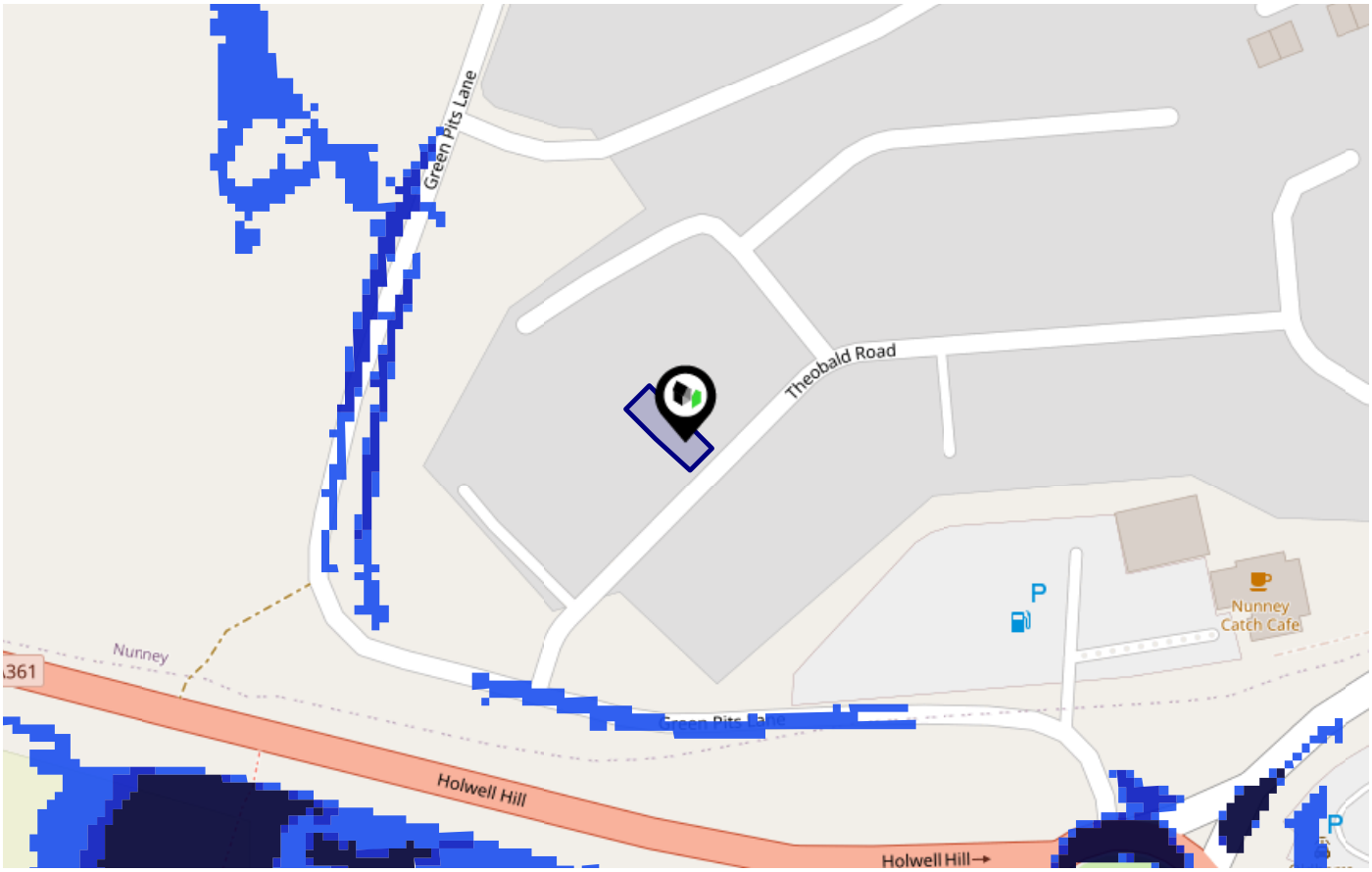
Flood Risk
Surface Water - Climate Change

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.



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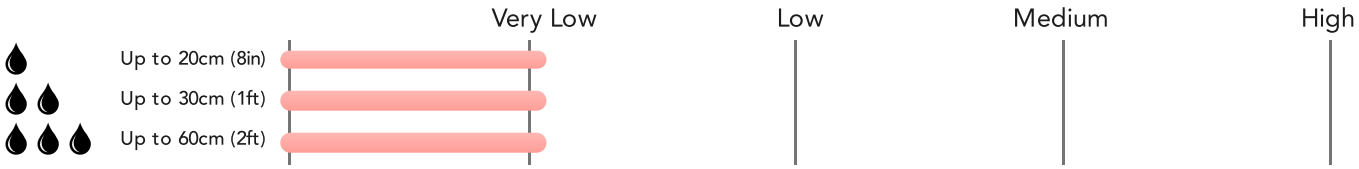

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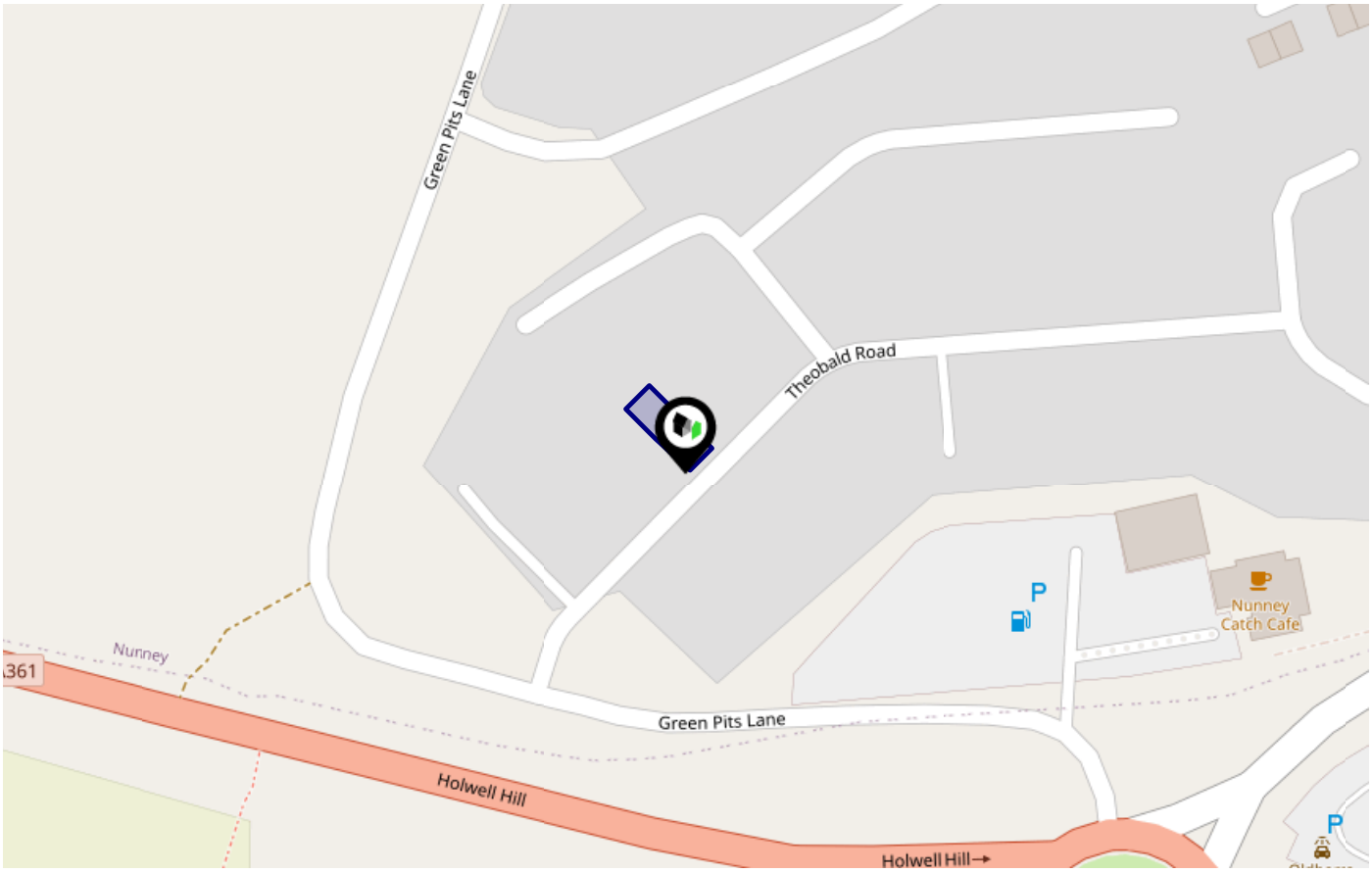
Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

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



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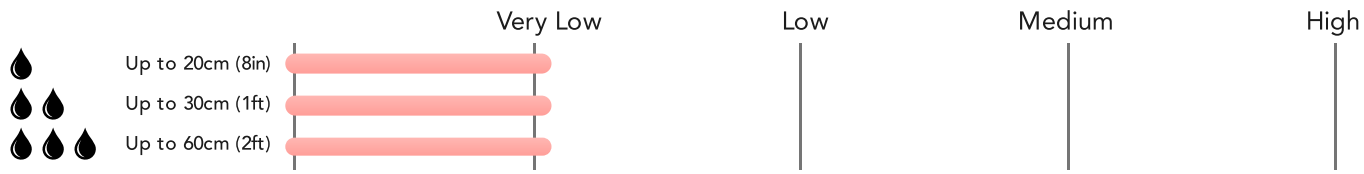

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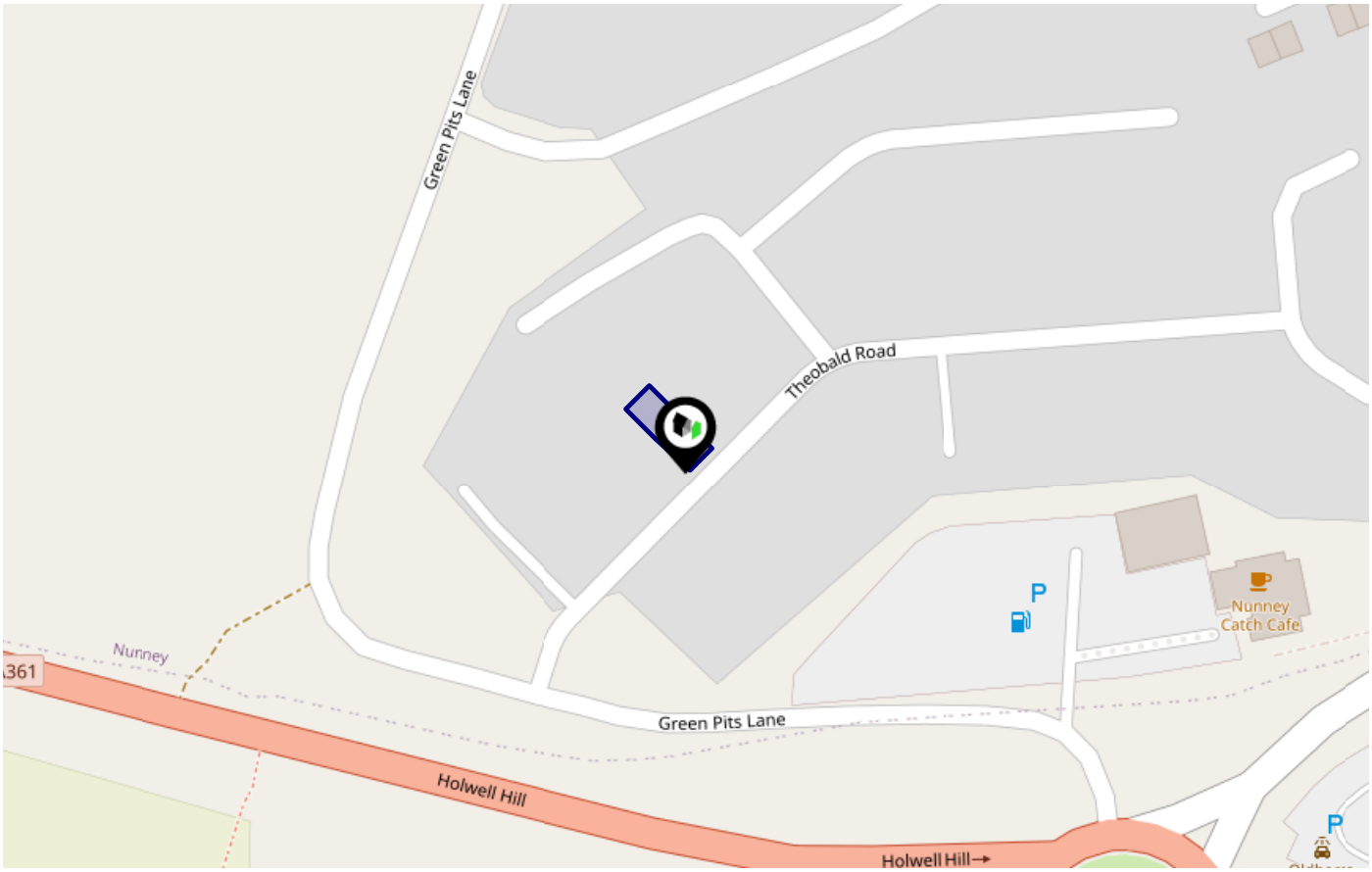
Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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.



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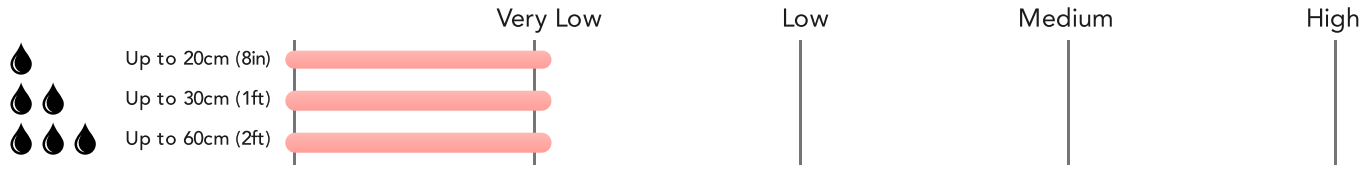

MIR - Material Info

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Maps
Conservation Areas

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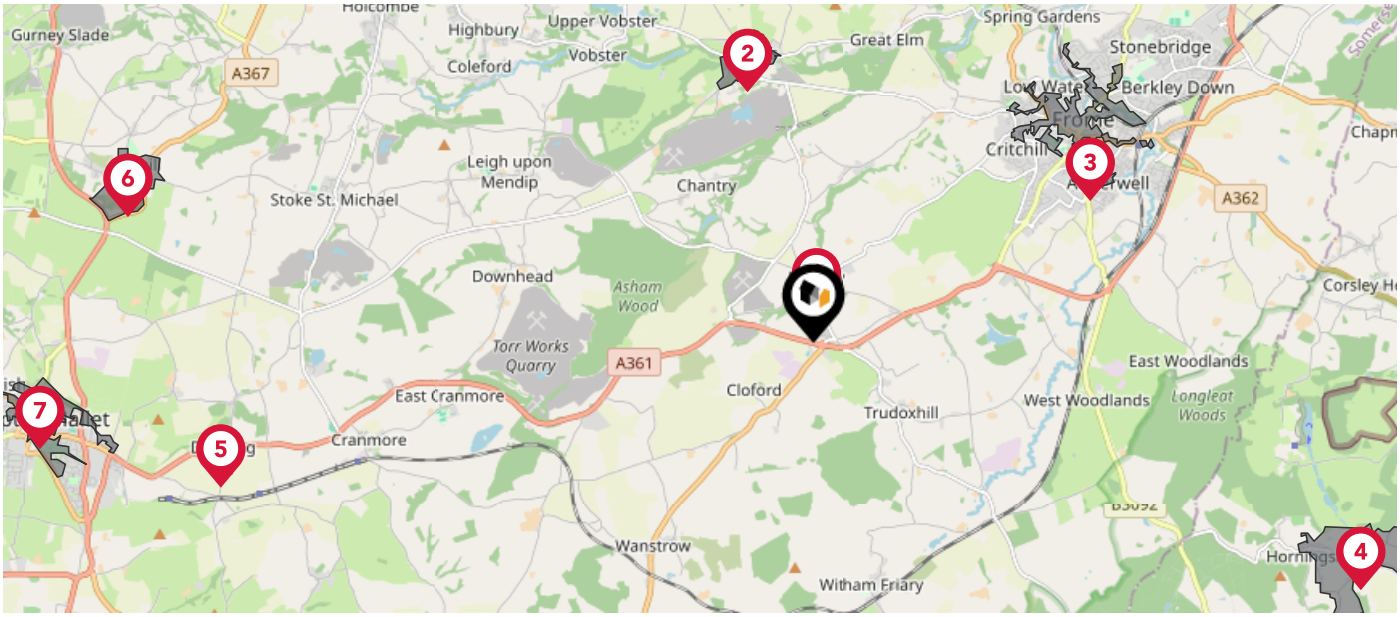
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Nunney
2	Mells
3	Frome
4	Horningsham
5	Doulting
6	Oakhill
7	Shepton Mallet

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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	Adjacent A361-Trudoxhill, Midford Hill, Midford, Bath, Avon	Historic Landfill
2	Adjacent A361-Nunney	Historic Landfill
3	EA/EPR/SP3699FR/A001 - Colemans Quarry	Active Landfill
4	Castle Hill-Nunney, Frome, Somerset	Historic Landfill
5	Cloford Manor-Cloford, Frome, Somerset	Historic Landfill
6	Postlebury Wood-Cloford Common, Wanstrow, Somerset	Historic Landfill
7	Asham Wood-Frome	Historic Landfill
8	Coombe Farm-Whatley, Frome, Somerset	Historic Landfill
9	Land at Littleacre Farm-Chantry, Frome, Somerset	Historic Landfill
10	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill

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Maps
Coal Mining

COOPER AND TANNER

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.

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Maps
Council Wards

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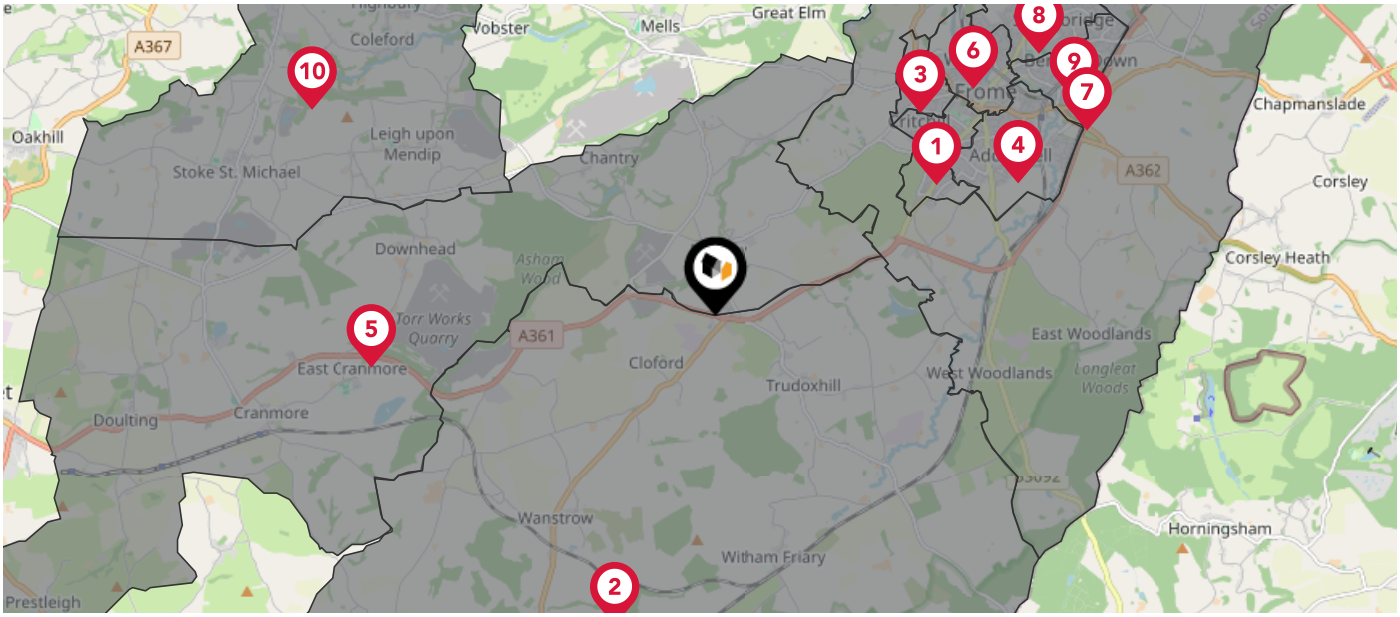
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1	Frome Park Ward
2	Postlebury Ward
3	Frome Oakfield Ward
4	Frome Keyford Ward
5	Cranmore, Doulting and Nunney Ward
6	Frome Market Ward
7	Beckington and Selwood Ward
8	Frome College Ward
9	Frome Berkley Down Ward
10	Coleford and Holcombe Ward

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Environment
Radon Gas

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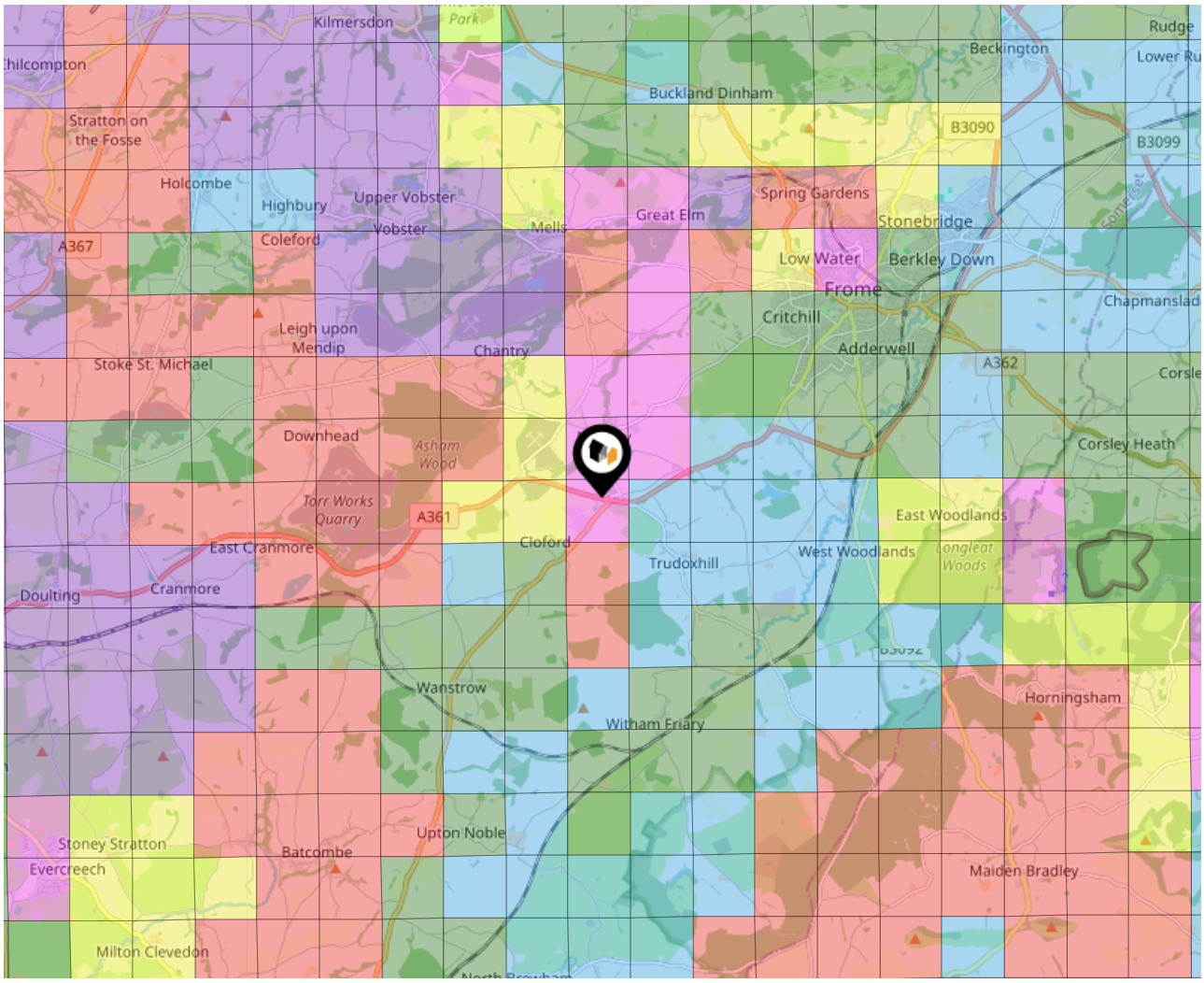
What is Radon?

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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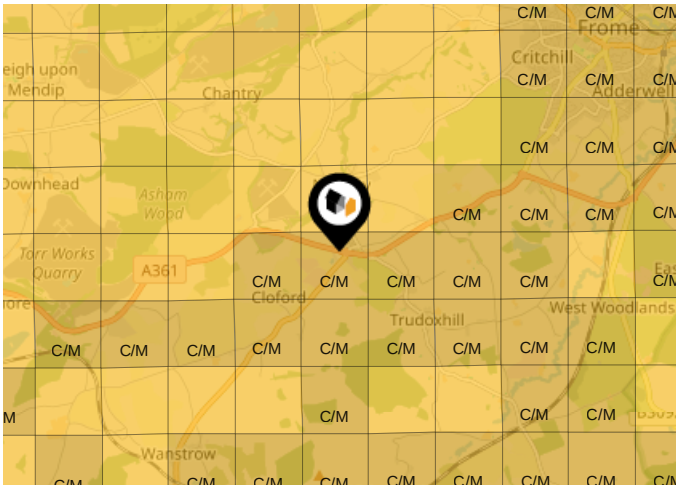
Environment
Soils & Clay

COOPER AND TANNER

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

Carbon Content:	HIGH	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

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Local Area
Masts & Pylons

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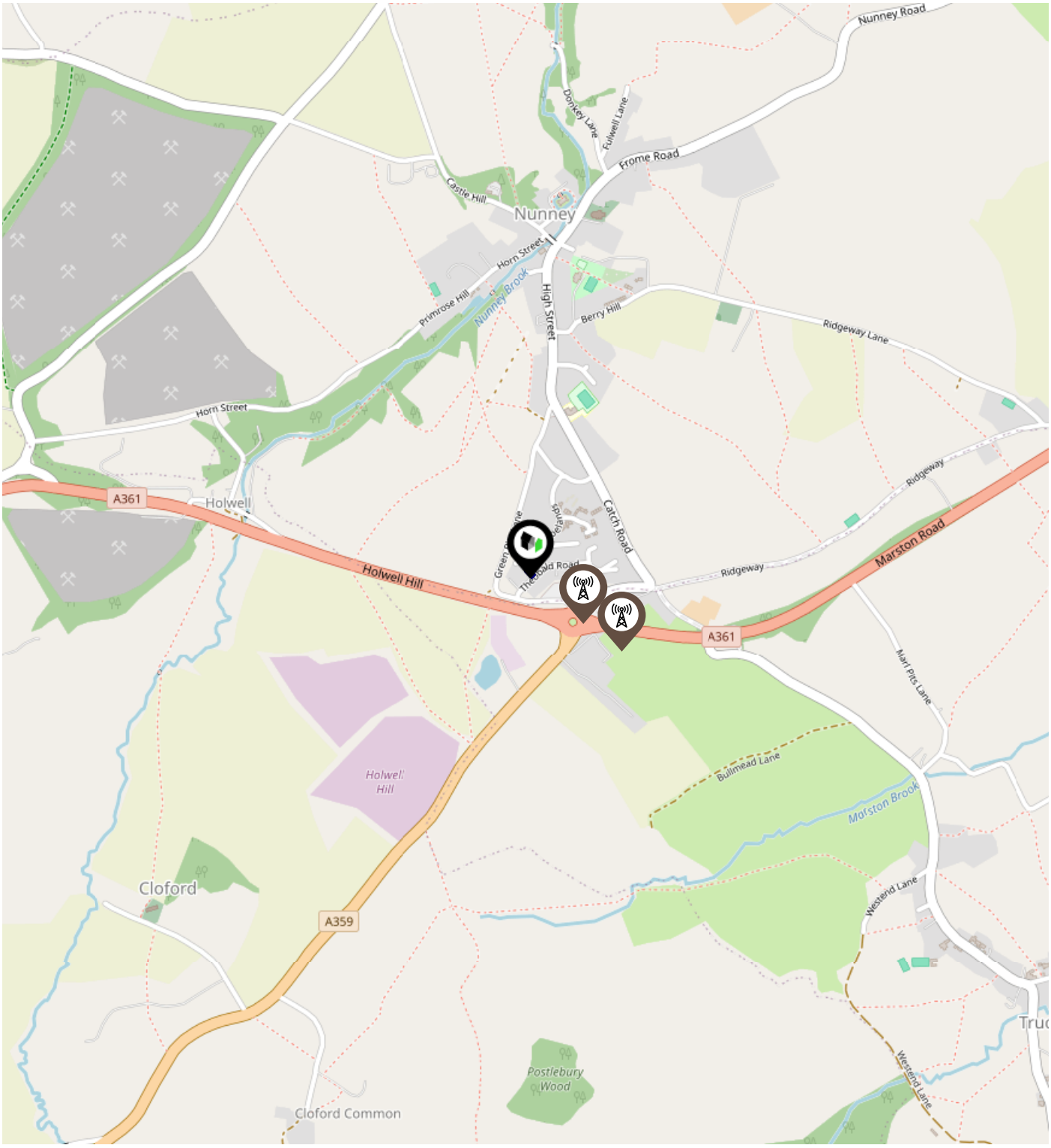

Key:

Power Pylons

Communication Masts

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Maps
Listed Buildings

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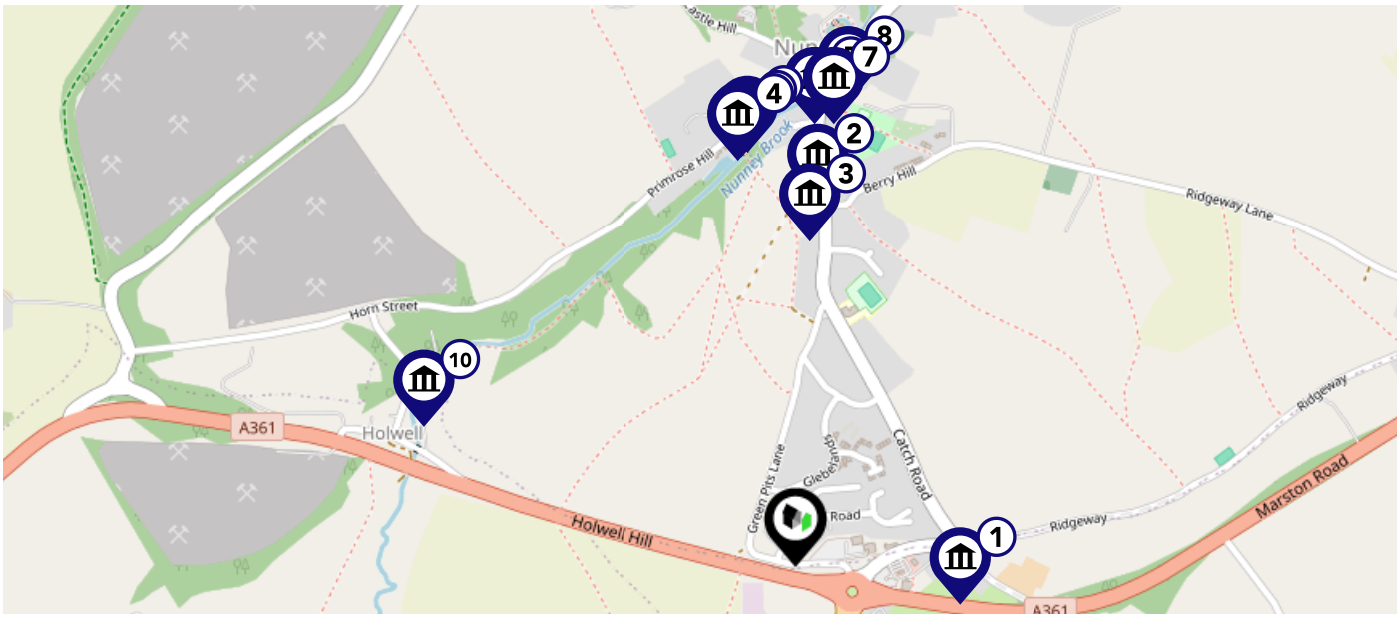
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1345275 - Theobald Arms	Grade II	0.2 miles
2 1174617 - Cherry Farmhouse	Grade II	0.4 miles
3 1058303 - Side Hill Farmhouse	Grade II	0.4 miles
4 1058308 - 22, Horn Street	Grade II	0.5 miles
5 1174673 - Nunney Bridge	Grade II	0.5 miles
6 1174642 - Brazenhall	Grade II	0.5 miles
7 1058300 - 13 And 15, Church Street	Grade II	0.5 miles
8 1345284 - 1 And 3, Church Street	Grade II	0.5 miles
9 1058307 - Old Weavers Cottage And Treetops	Grade II	0.5 miles
10 1174623 - Waterloo Cottage	Grade II	0.5 miles

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Maps
Green Belt

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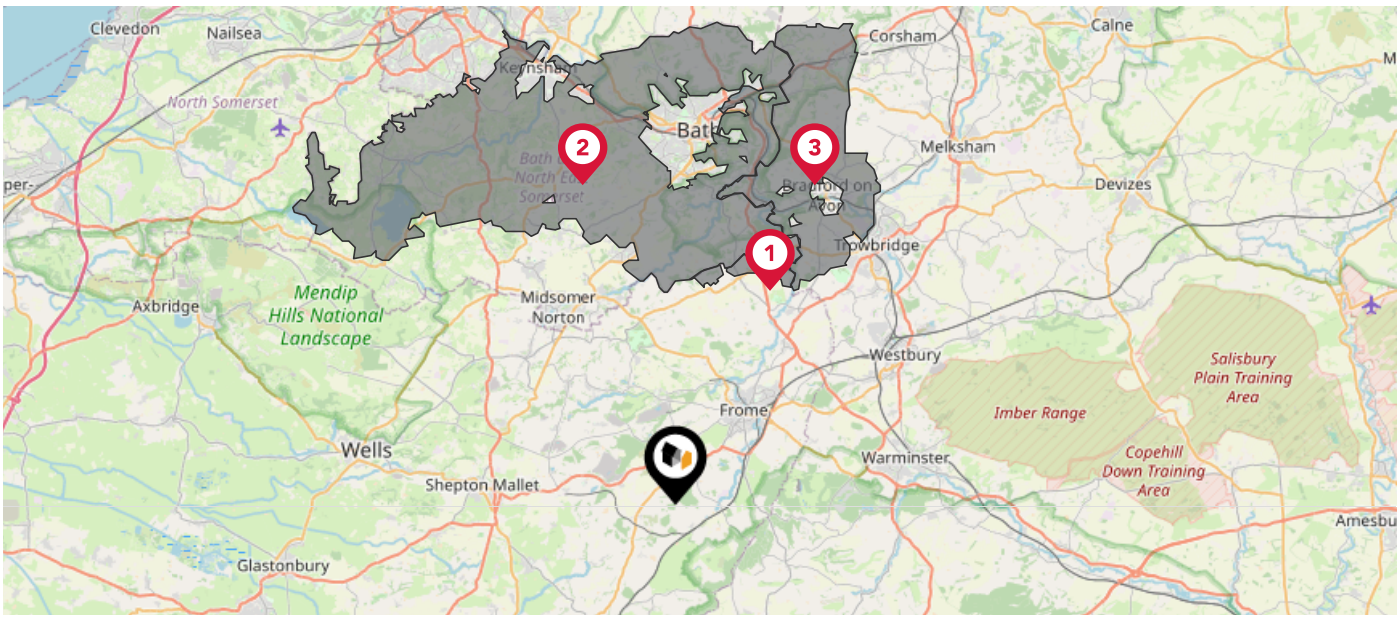
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Mendip
2	Bath and Bristol Green Belt - Bath and North East Somerset
3	Bath and Bristol Green Belt - Wiltshire

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Area
Schools

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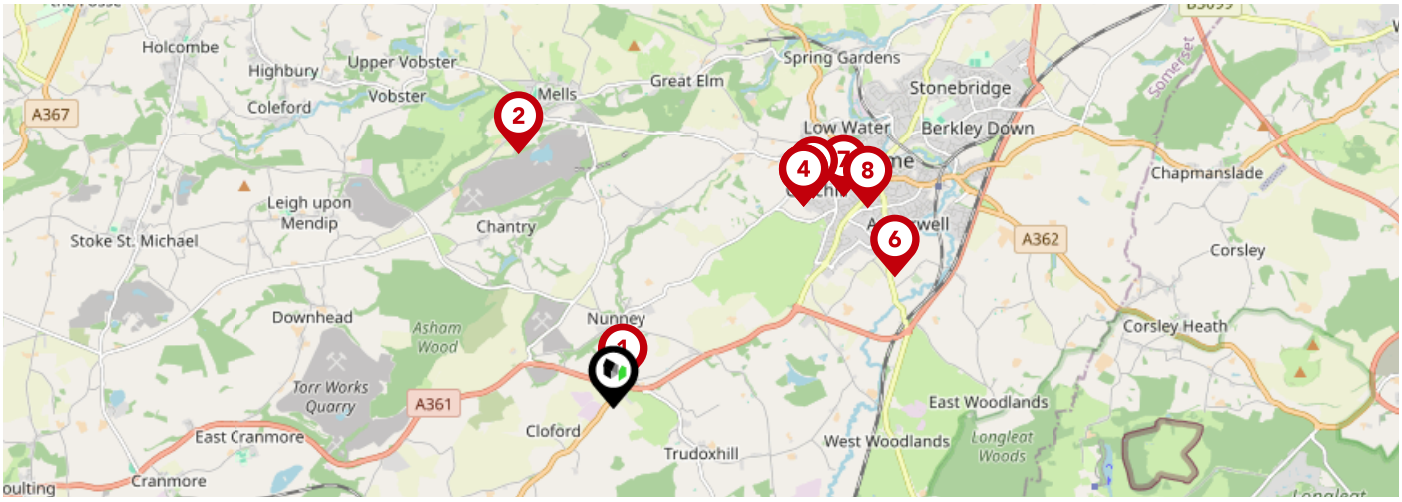

	Nursery	Primary	Secondary	College	Private
1 **Nunney First School** Ofsted Rating: Good | Pupils: 72 | Distance:0.23	☐	☑	☐	☐	☐
2 **Mells Church of England First School** Ofsted Rating: Good | Pupils: 69 | Distance:2.54	☐	☑	☐	☐	☐
3 **Trinity Church of England First School** Ofsted Rating: Good | Pupils: 295 | Distance:2.58	☐	☑	☐	☐	☐
4 **Critchill Special School** Ofsted Rating: Good | Pupils: 97 | Distance:2.58	☐	☐	☑	☐	☐
5 **Oakfield Academy** Ofsted Rating: Requires improvement | Pupils: 557 | Distance:2.69	☐	☐	☑	☐	☐
6 **Christ Church First School** Ofsted Rating: Not Rated | Pupils: 77 | Distance:2.89	☐	☑	☐	☐	☐
7 **Wessex Lodge School** Ofsted Rating: Good | Pupils: 50 | Distance:2.91	☐	☐	☑	☐	☐
8 **Avanti Park School** Ofsted Rating: Good | Pupils: 488 | Distance:3	☐	☑	☑	☐	☐

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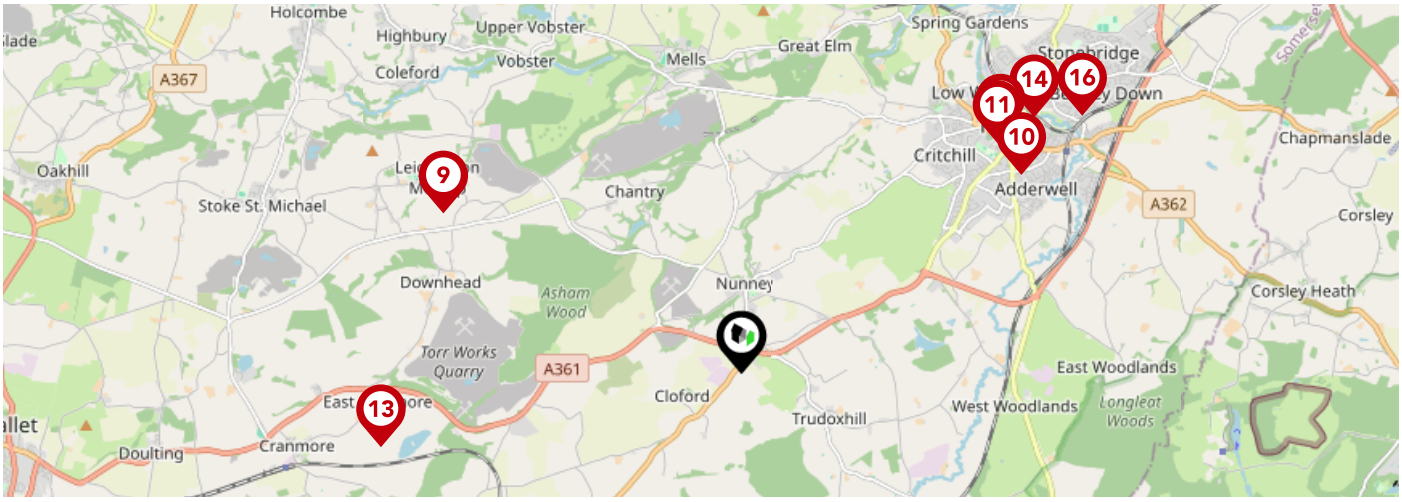
Area
Schools

COOPER AND TANNER



	Nursery	Primary	Secondary	College	Private
9 **Leigh On Mendip School** Ofsted Rating: Good | Pupils: 99 | Distance:3.15		✓			
10 **St John's Church of England Voluntary Aided First School, Frome** Ofsted Rating: Requires improvement | Pupils: 232 | Distance:3.19		✓			
11 **Vallis First School** Ofsted Rating: Good | Pupils: 229 | Distance:3.2		✓			
12 **St Louis Catholic Primary School, Frome** Ofsted Rating: Good | Pupils: 179 | Distance:3.26		✓			
13 **All Hallows School** Ofsted Rating: Not Rated | Pupils: 238 | Distance:3.43			✓		
14 **North Hill House** Ofsted Rating: Requires improvement | Pupils: 60 | Distance:3.62			✓		
15 **Upton Noble CofE VC Primary School** Ofsted Rating: Good | Pupils: 165 | Distance:3.67		✓			
16 **Selwood Academy** Ofsted Rating: Good | Pupils: 598 | Distance:3.97			✓		

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Area
Transport (National)

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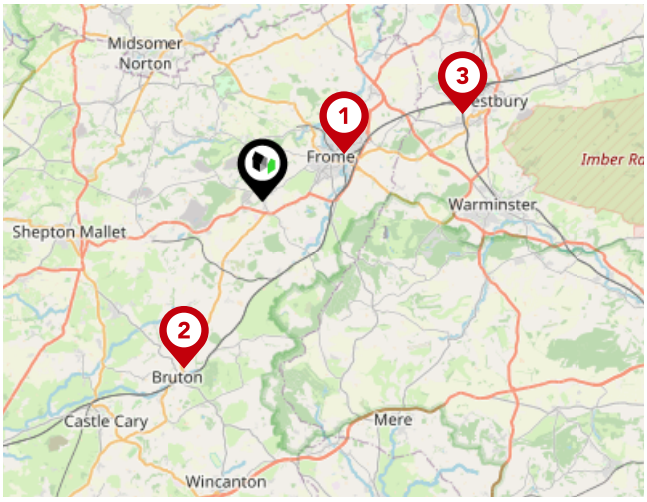
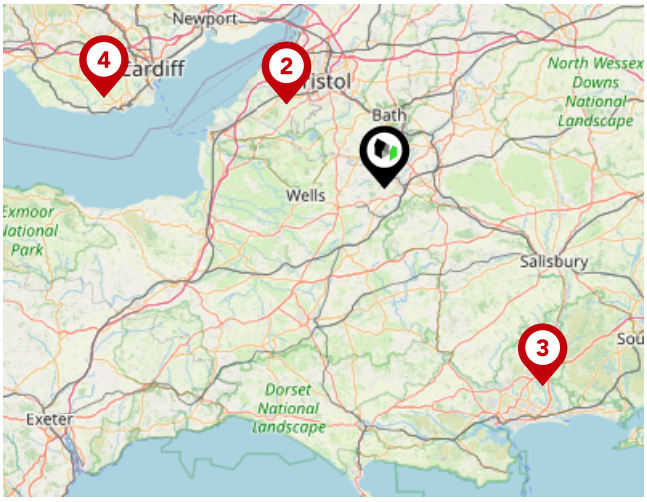


National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	3.49 miles
2	Bruton Rail Station	6.89 miles
3	Dilton Marsh Rail Station	8.11 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	38.62 miles
2	M5 J12	41.47 miles
3	M4 J16	32.86 miles
4	M4 J15	36.1 miles
5	M27 J1	39.47 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.21 miles
2	Felton	19.21 miles
3	Bournemouth International Airport	37.78 miles
4	Cardiff Airport	43.67 miles

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Area
Transport (Local)

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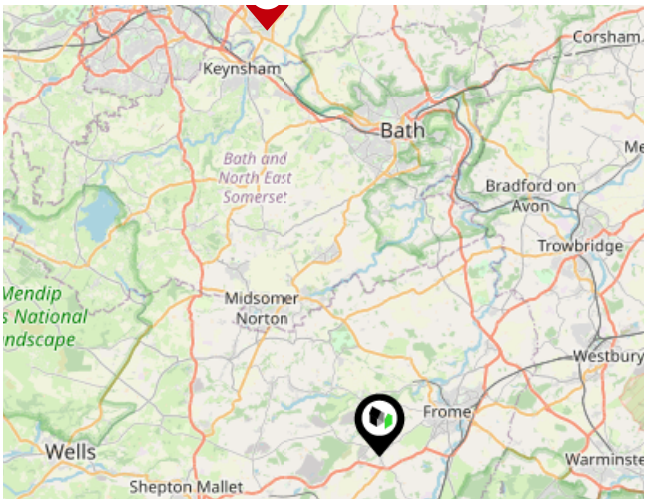
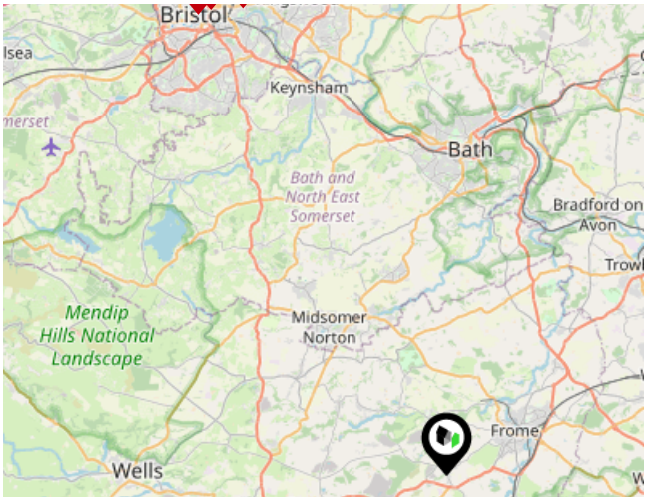
Bus Stops/Stations

Pin	Name	Distance
1	Hawthorne Villas	0.14 miles
2	Nunney School	0.25 miles
3	Dallimore Mead	0.33 miles
4	Mendip East Slinky - Nunney DRT	0.44 miles
5	Bus Shelter	0.51 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	16.35 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	18.9 miles
2	Temple Meads Station Ferry Landing	19.35 miles
3	Bathurst Basin Ferry Landing	19.39 miles

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Local Area
Road Noise

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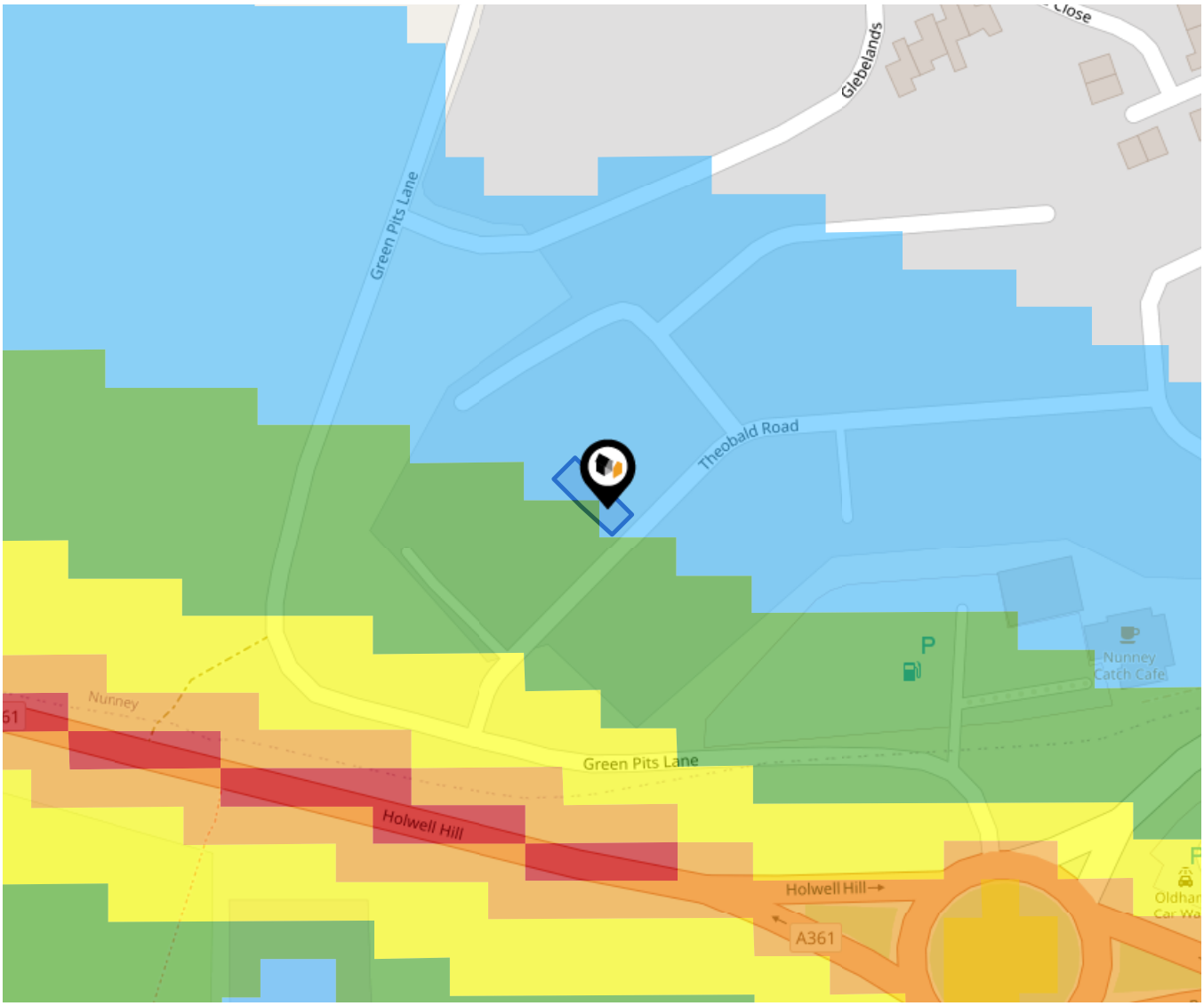

This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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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