



MIR: Material Info

The Material Information Affecting this Property

Monday 17th November 2025



STATION ROAD, WANSTROW, SHEPTON MALLET, BA4

Cooper and Tanner

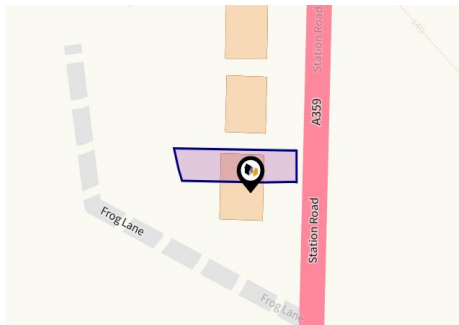
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,897
Title Number:	WS27305

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



-
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Station Road, Wanstrow, Shepton Mallet, BA4*

Reference - 117653/003

Decision: Approval with Conditions

Date: 28th August 2007

Description:

Two storey side extension (DEL)

Reference - 117653/002

Decision: WDT - Withdrawn

Date: 18th April 2007

Description:

Erection of two storey side extension (DEL)

Reference - 117653/000

Decision: Refusal

Date: 08th February 2005

Description:

Creation of vehicular access (DEL)

Reference - 2010/2521

Decision: Approval with Conditions

Date: 06th October 2010

Description:

Two storey side extension.

Planning records for: *Haydan House Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 2014/0768/HSE	
Decision:	Approval with Conditions
Date:	14th April 2014
Description:	Erection of garage workshop with storage and home office for domestic use (Revised Plans received on 10th July 2014)

Planning records for: *4 Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 106840/002	
Decision:	Approval
Date:	24th January 2005
Description:	Use of land for stabling and grazing of horses (DEL)

Planning records for: *Byrne Motors Garage Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 2017/3250/FUL	
Decision:	Approval with Conditions
Date:	22nd December 2017
Description:	Proposed extension to existing garage and new workshop with ramp (amended plan received 26/2/18).

Planning records for: *Read Agri Services Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 2025/0085/FUL	
Decision:	Decided
Date:	22nd January 2025
Description:	Erection of extension to existing storage building to store new agricultural machinery

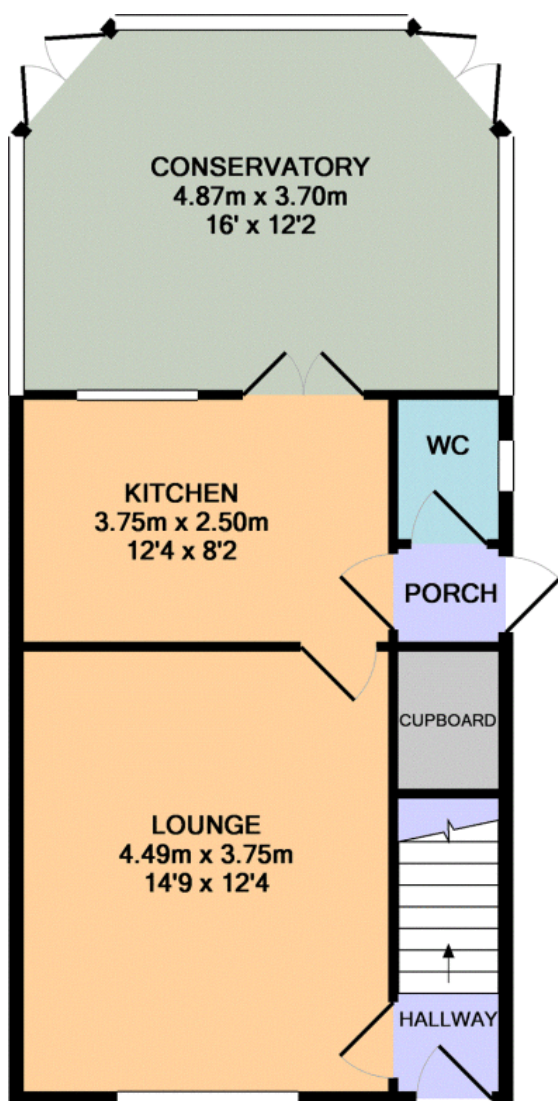
Planning records for: *Read Agri Services Station Road Wanstrow Shepton Mallet Somerset BA4 4SY*

Reference - 2019/2055/FUL	
Decision:	Decided
Date:	16th August 2019
Description:	Change of use of agricultural land to B8 storage land and the erection of a steel framed apex building for B8 storage use (housing of new agricultural machinery).

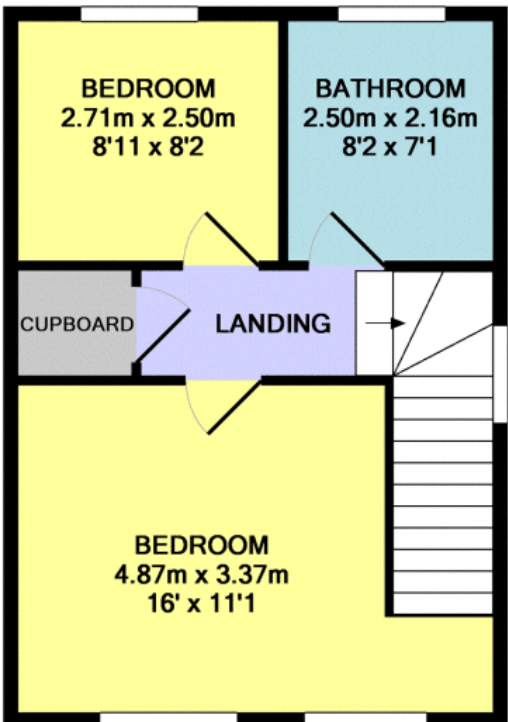




STATION ROAD, WANSTROW, SHEPTON MALLET, BA4



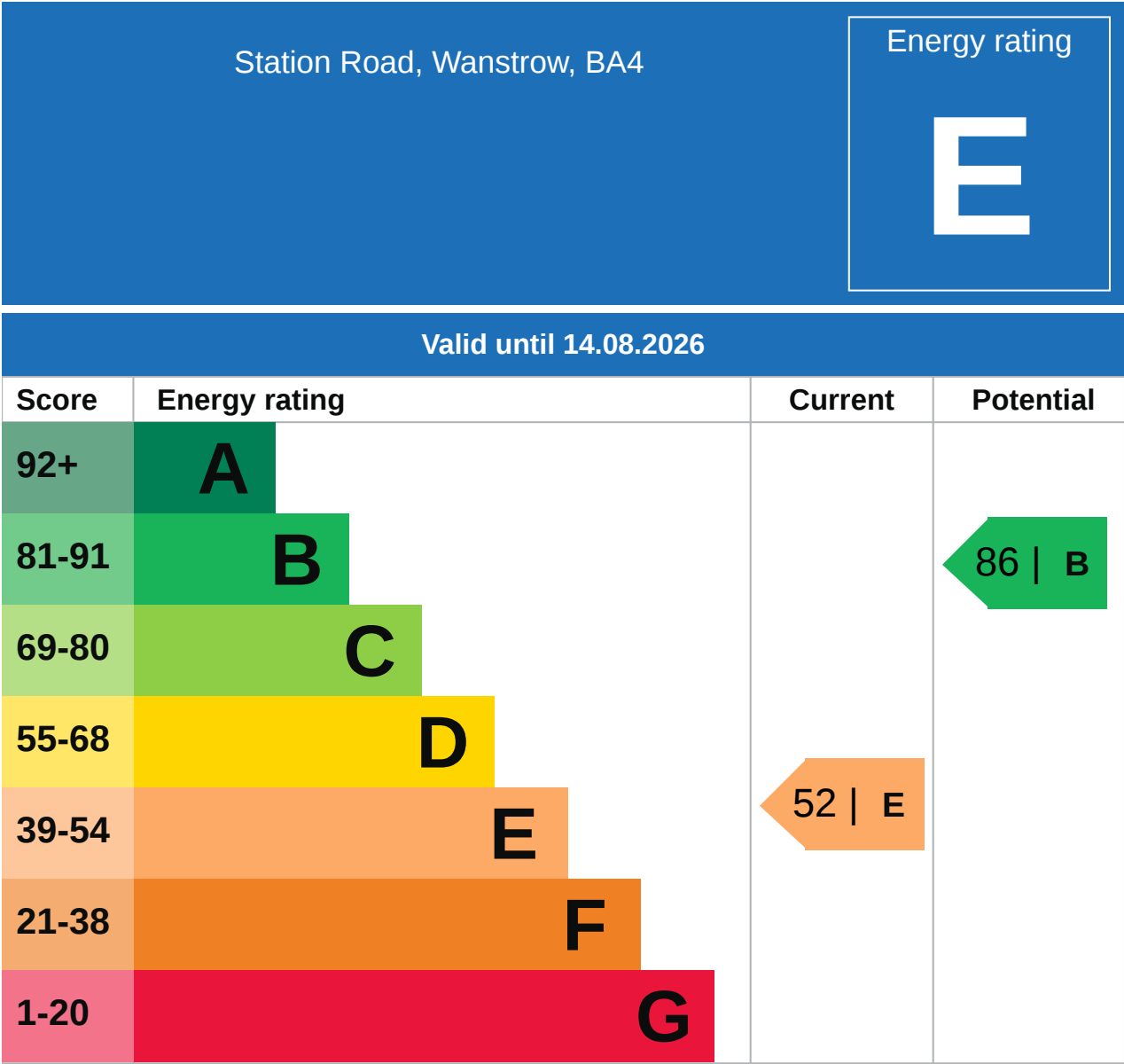
GROUND FLOOR
APPROX. FLOOR
AREA 50.9 SQ.M.
(548 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.1 SQ.M. (916 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	House coal (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, coal
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 31% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

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 standard, traditional construction.

Electricity Supply

MAINS

Gas Supply

N/A

Central Heating

ELECTRIC HEATING FLOW SYSTEM

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

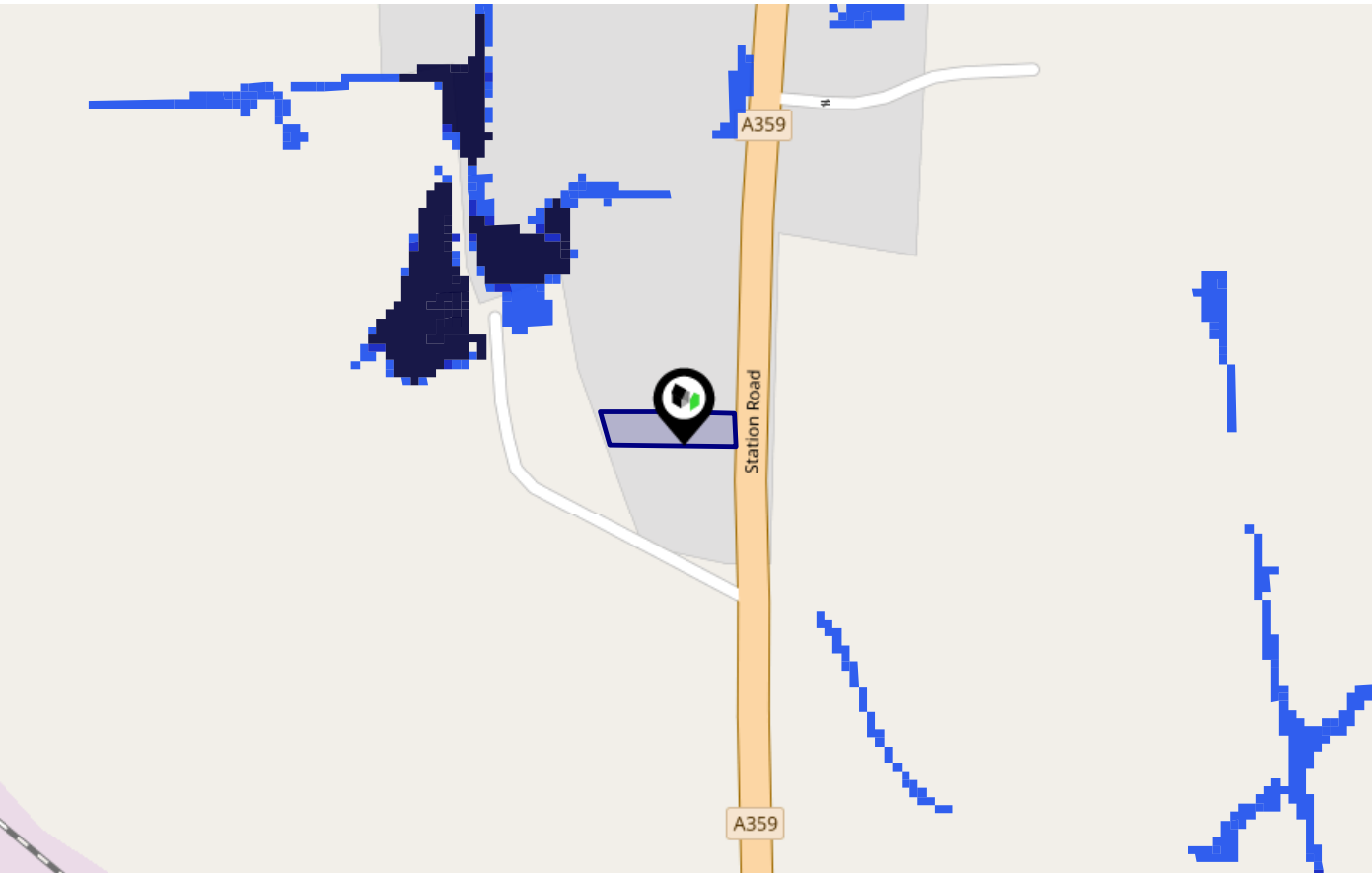


/cooper_and_tanner/

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.

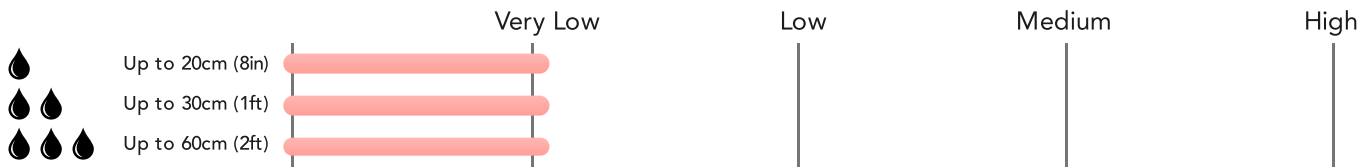


Risk Rating: Very low

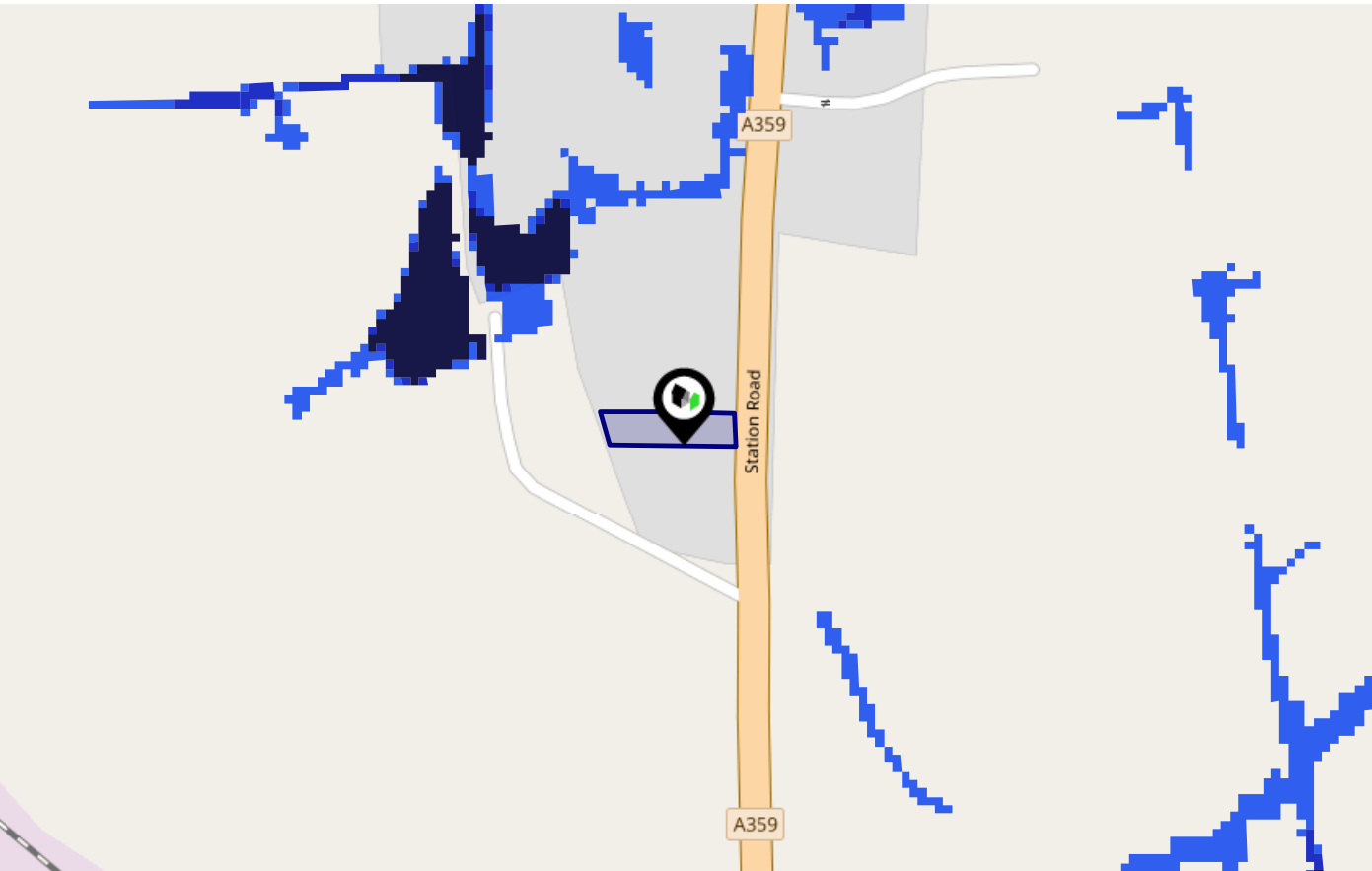
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

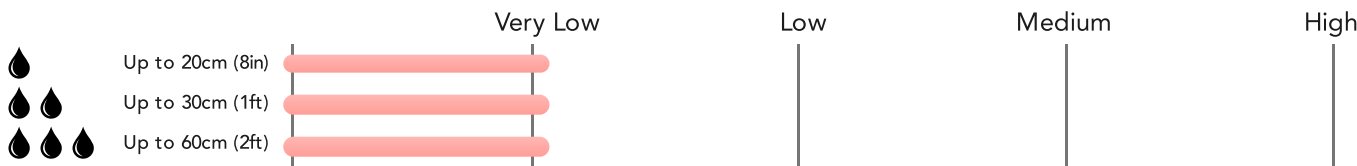


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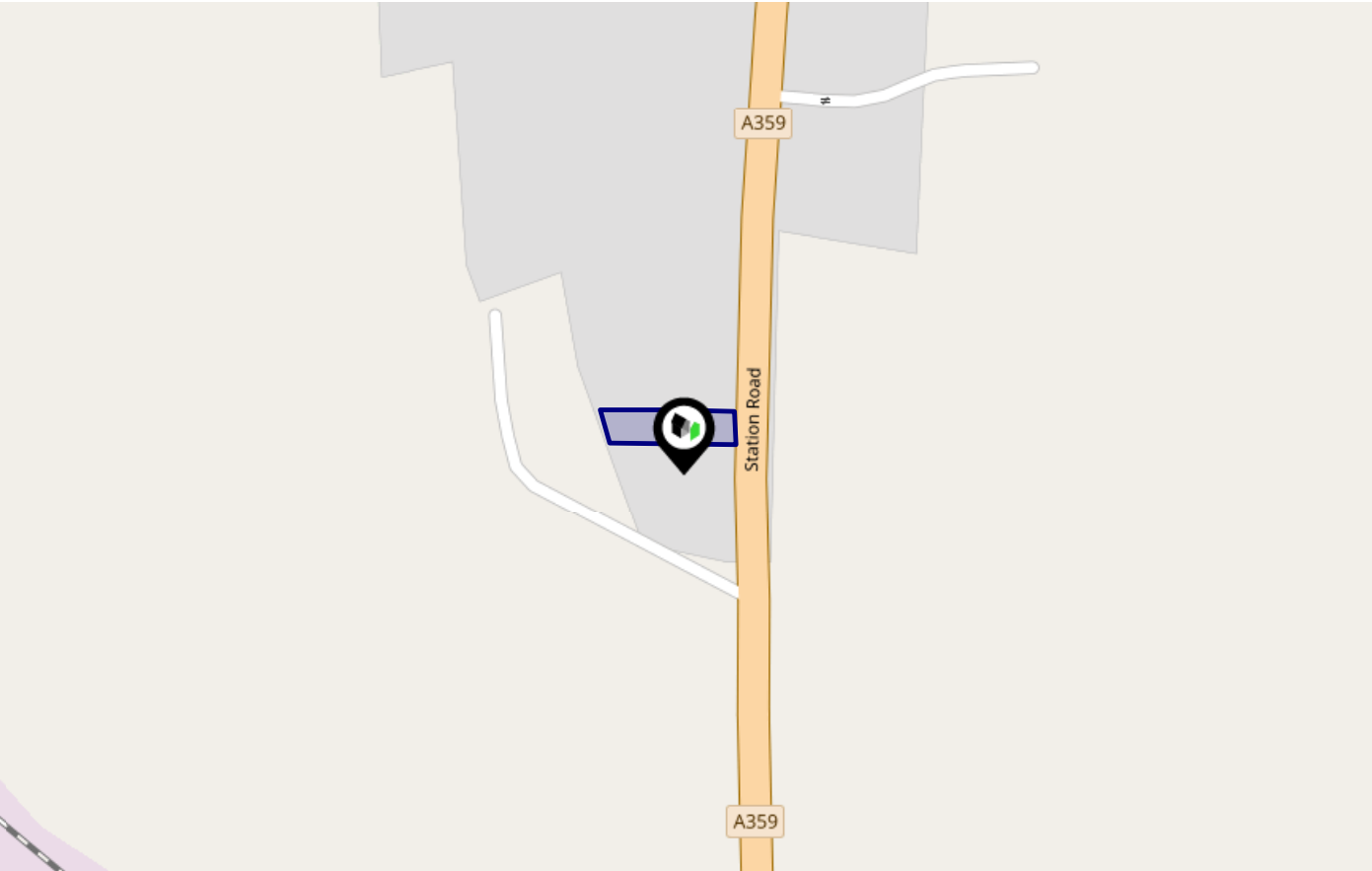
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

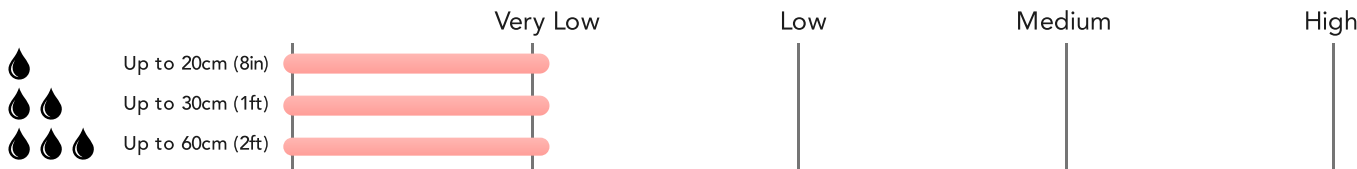


Risk Rating: Very low

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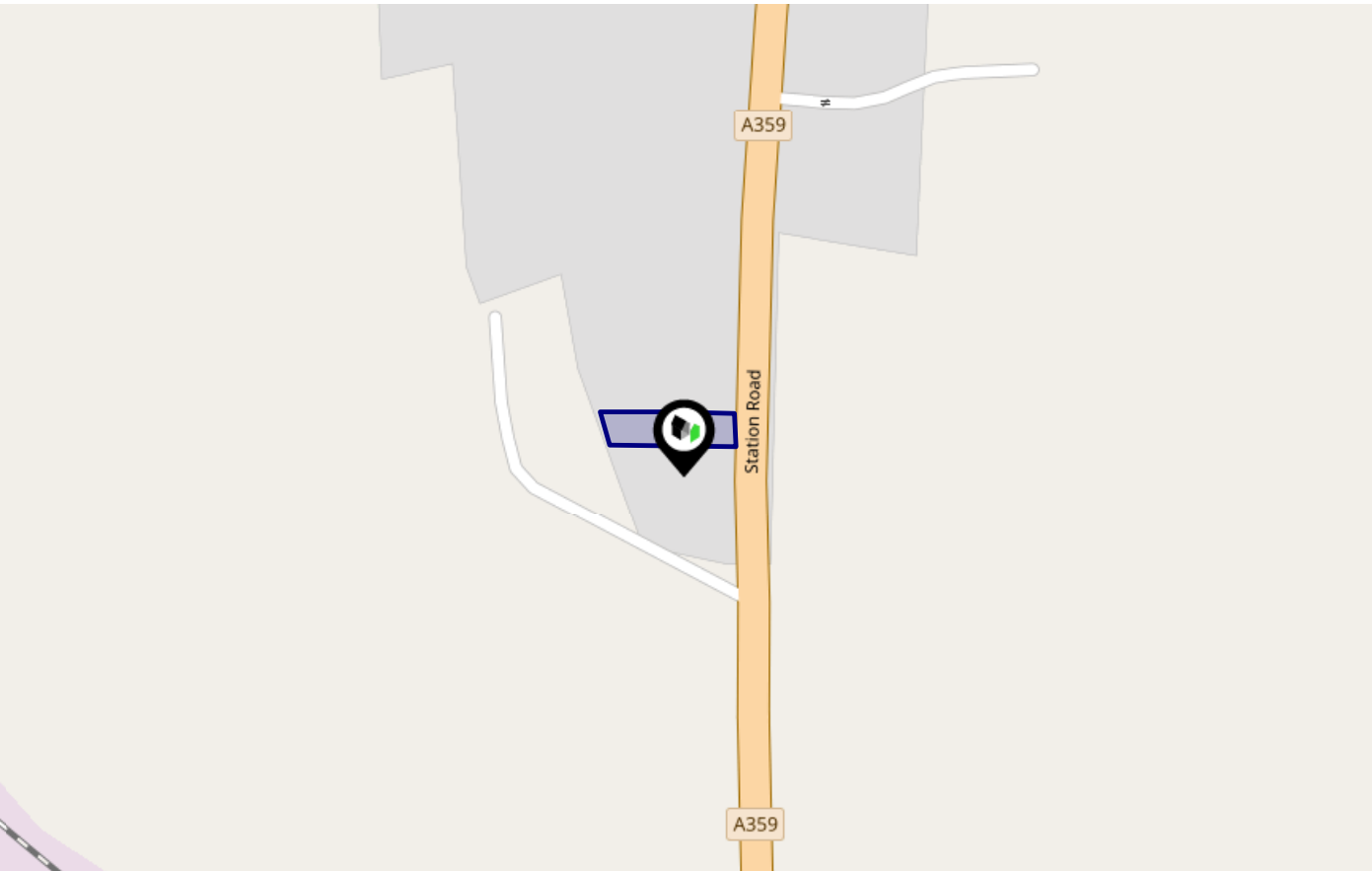
Chance of flooding to the following depths at this property:



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.

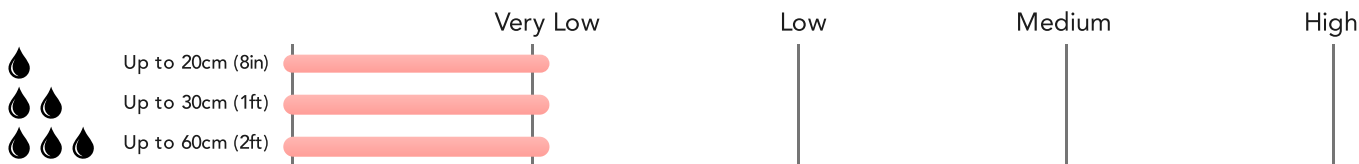


Risk Rating: Very low

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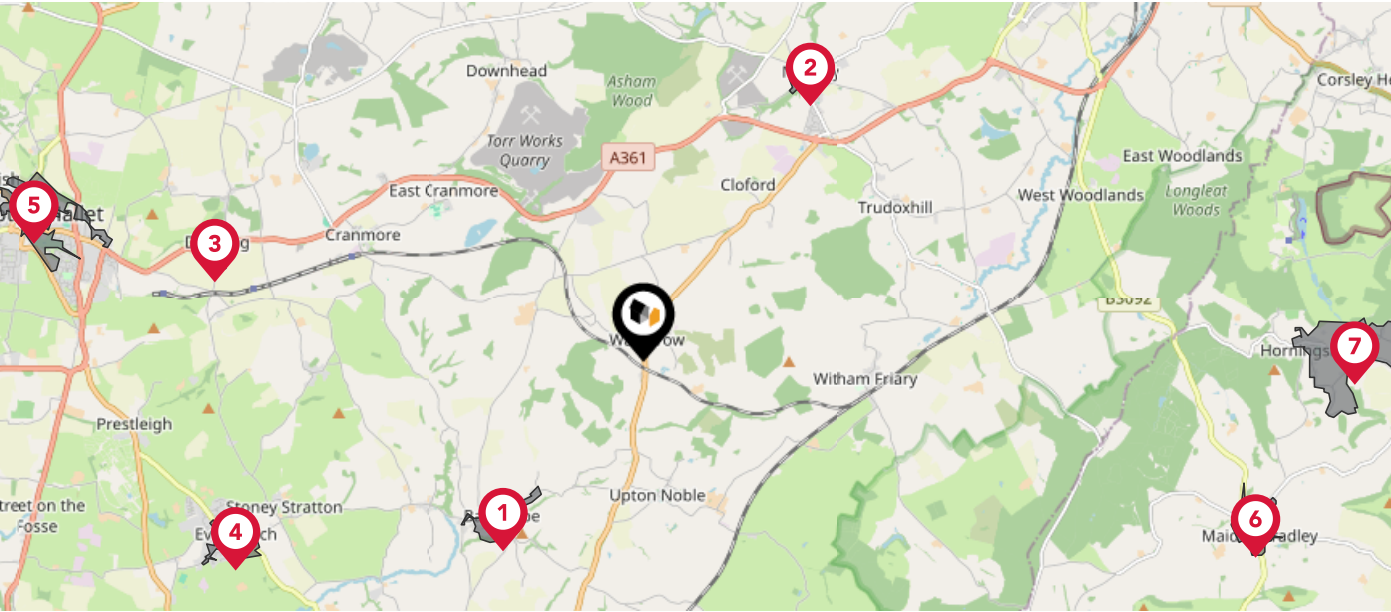


Maps

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	Batcombe
2	Nunney
3	Doulting
4	Evercreech
5	Shepton Mallet
6	Maiden Bradley
7	Horningsham

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	Bulls Lane-Upton Noble	Historic Landfill	
2	Trinidad Asphalt Works Area B-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
3	Trinidad Asphalt Works Area A-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
4	Permanite Asphalt Works-Trinidad Works, Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
5	Postlebury Wood-Cloford Common, Wanstrow, Somerset	Historic Landfill	
6	Cloford Manor-Cloford, Frome, Somerset	Historic Landfill	
7	Adjacent A361-Nunney	Historic Landfill	
8	EA/EPR/SP3699FR/A001 - Colemans Quarry	Active Landfill	
9	Adjacent A361-Trudoxhill, Midford Hill, Midford, Bath, Avon	Historic Landfill	
10	Witham Hall Tip, Witham Hall Farm-Witham Friary	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.

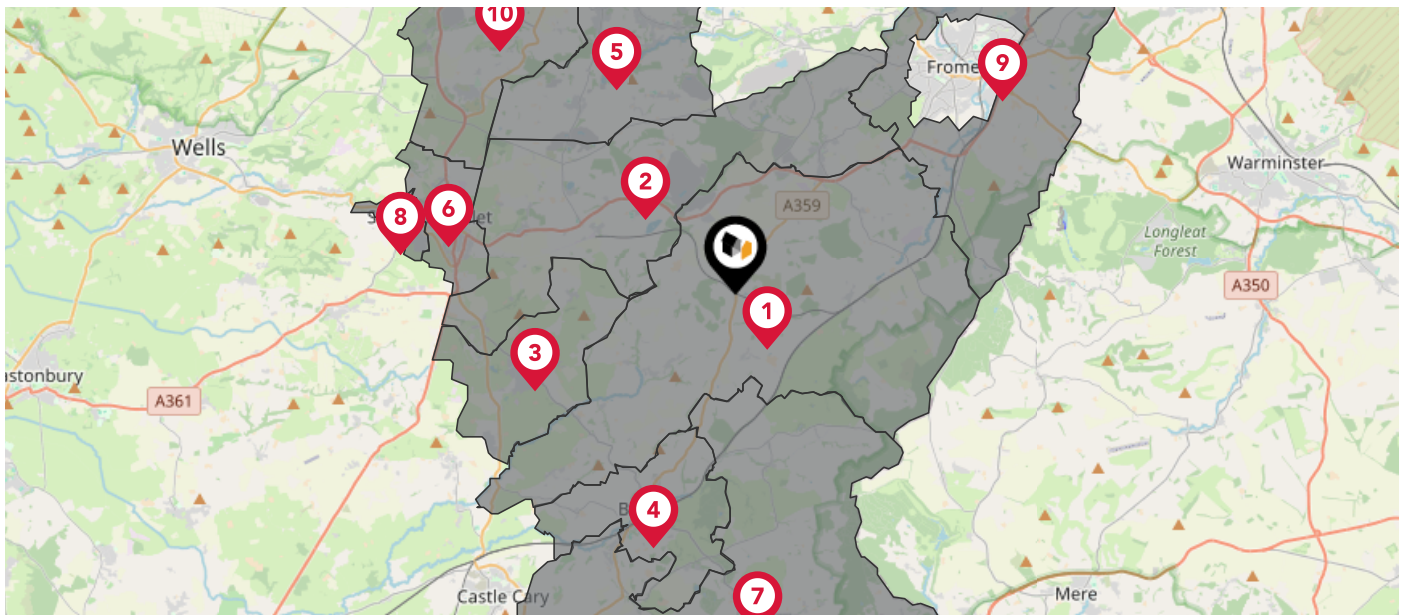
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

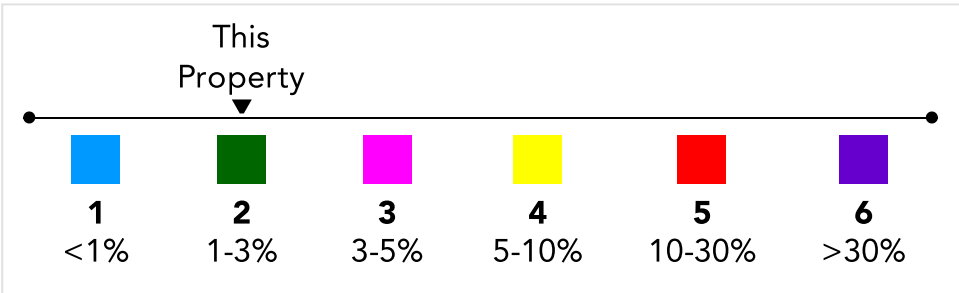
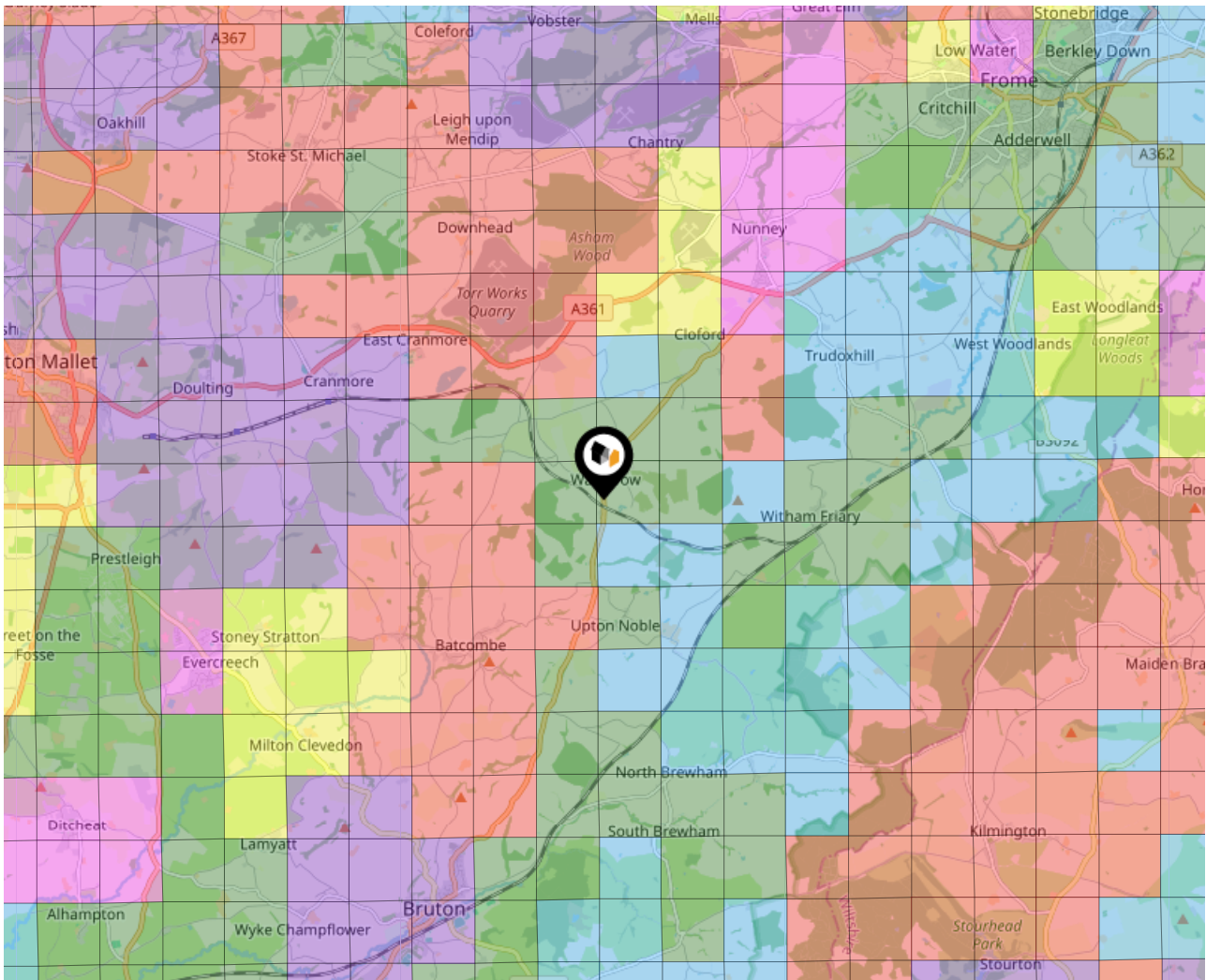


Nearby Council Wards

- | | |
|----|--|
| 1 | Postlebury Ward |
| 2 | Cranmore, Doultong and Nunney Ward |
| 3 | Creech Ward |
| 4 | Bruton Ward |
| 5 | Coleford and Holcombe Ward |
| 6 | Shepton East Ward |
| 7 | Tower Ward |
| 8 | Shepton West Ward |
| 9 | Beckington and Selwood Ward |
| 10 | Ashwick, Chilcompton and Stratton Ward |

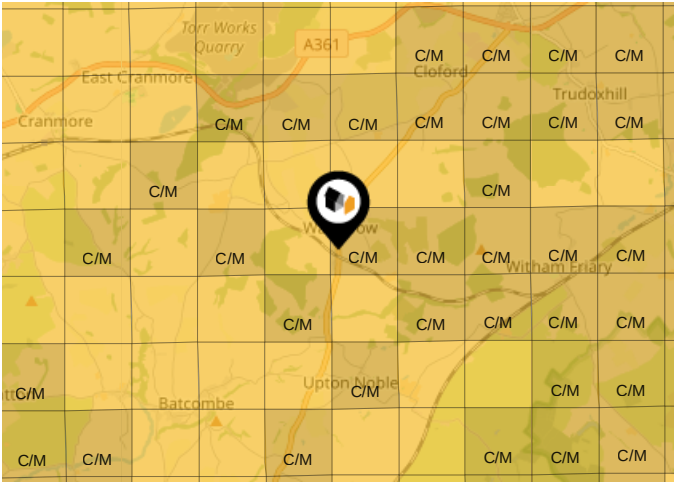
What is Radon?

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:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		

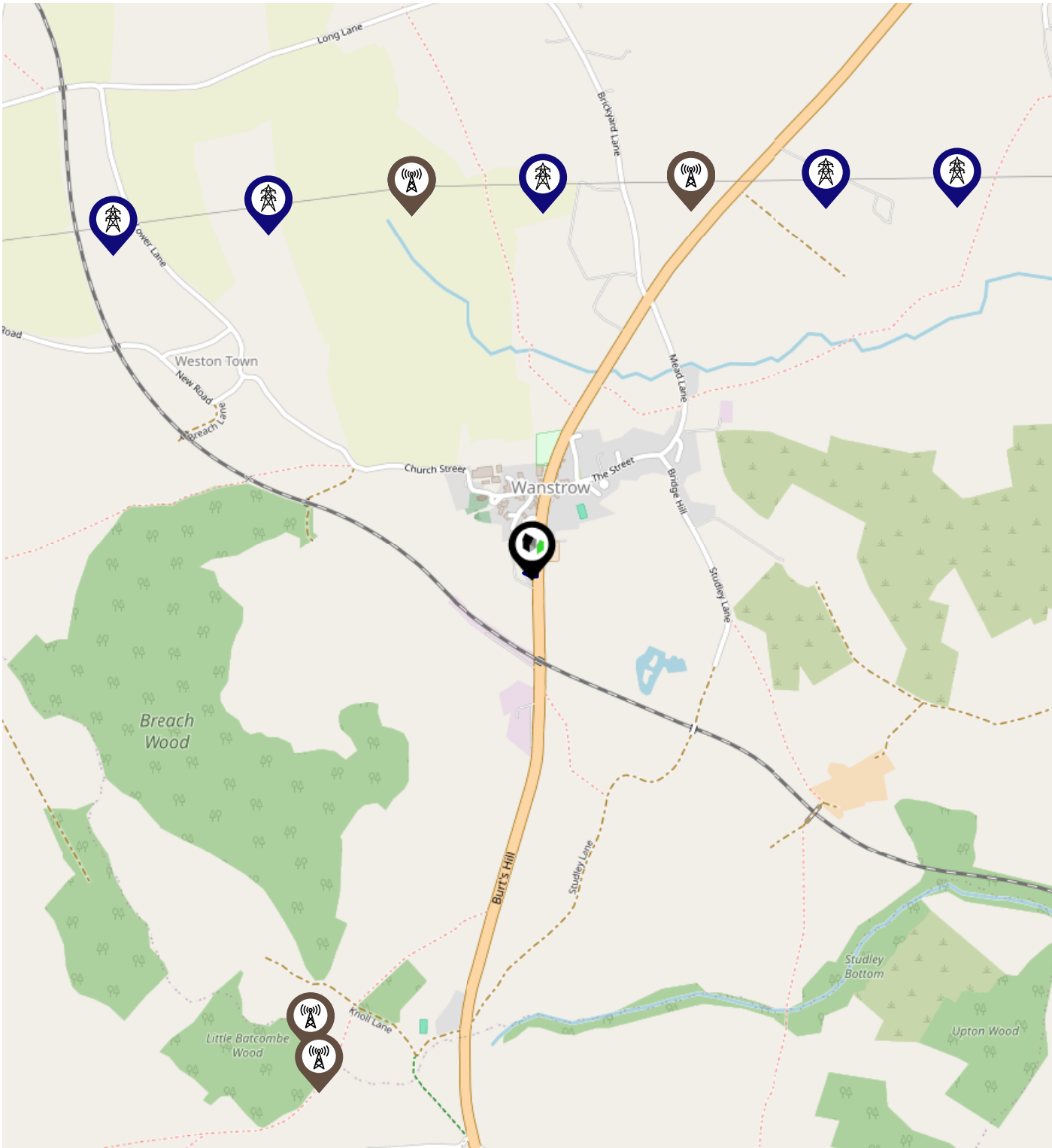


Primary Classifications (Most Common Clay Types)

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:

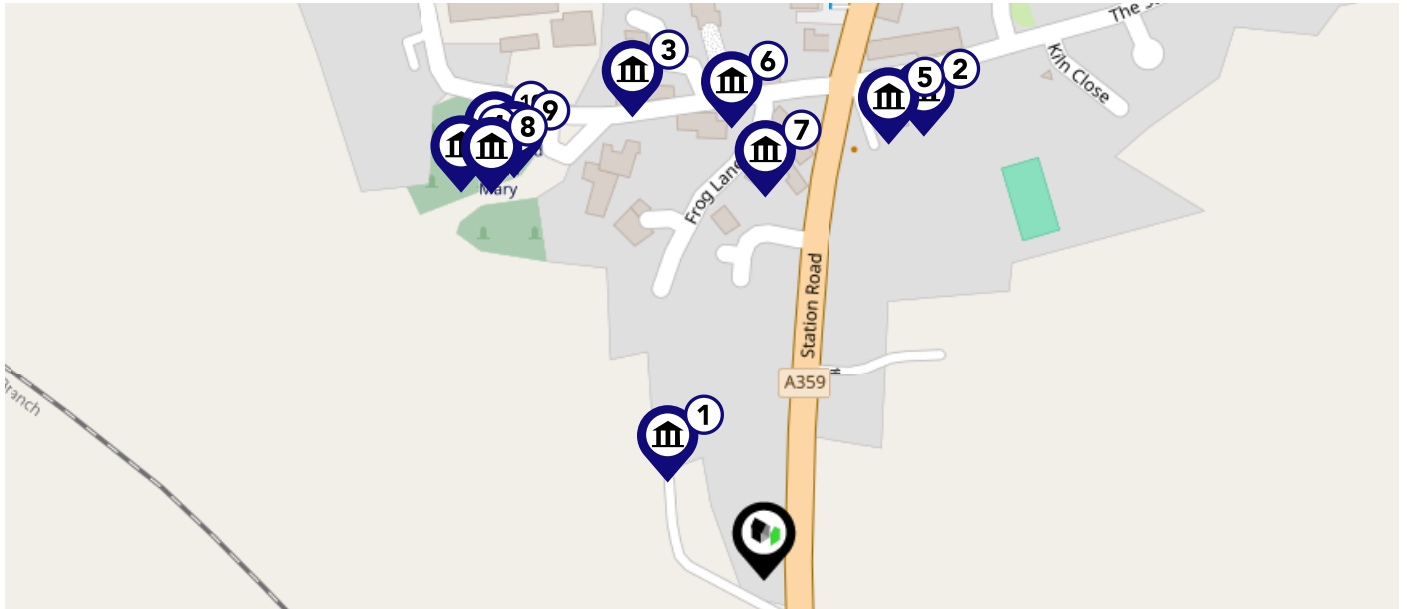
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

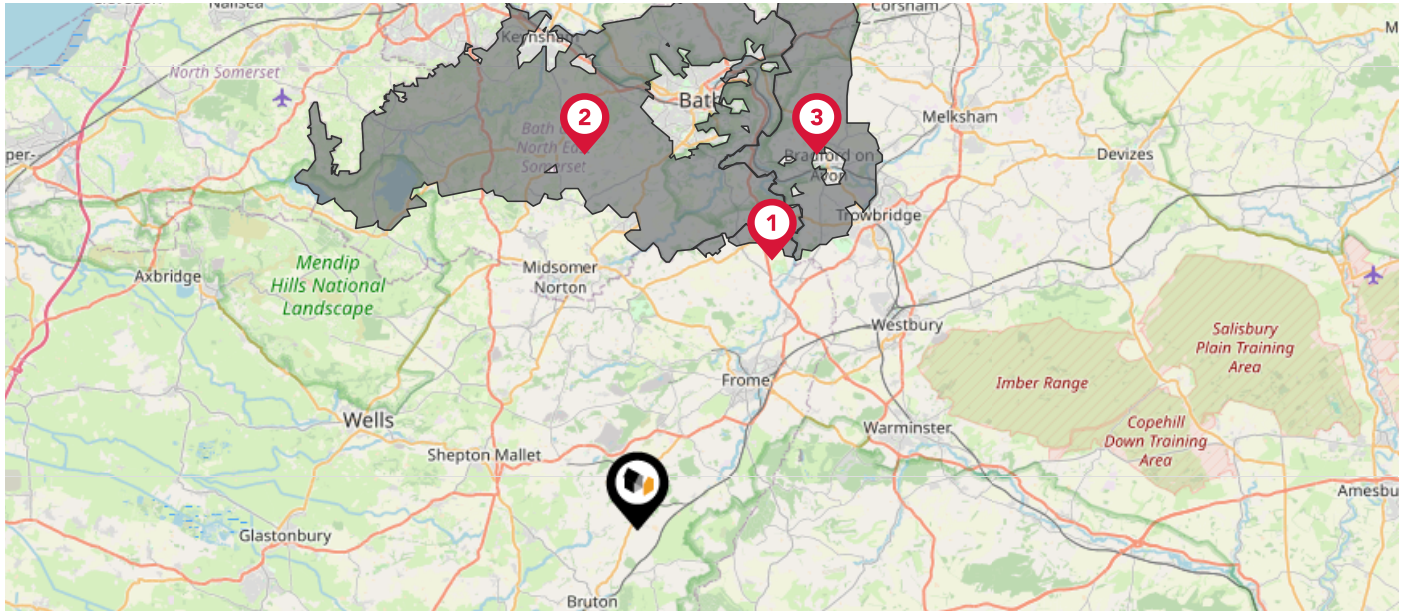
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058251 - Turners Farmhouse	Grade II	0.0 miles
 1058252 - Fernwell	Grade II	0.1 miles
 1058285 - Manor Farmhouse Manor House	Grade II	0.1 miles
 1174969 - Unidentified Chest Tomb, 5 Metres South Of West End Of Church Of St Mary	Grade II	0.1 miles
 1345302 - White Cottage	Grade II	0.1 miles
 1295501 - 1 And 2, Church Street	Grade II	0.1 miles
 1058248 - Manor House Cottage	Grade II	0.1 miles
 1058284 - Unidentified Chest Tomb 2 Metres South Of South Chapel Of Church Of St Mary	Grade II	0.1 miles
 1058283 - White Chest Tomb One Metre South Of Tower Of Church Of St Mary	Grade II	0.1 miles
 1174955 - Church Of St Mary	Grade II	0.1 miles

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



Nearby Green Belt Land

1

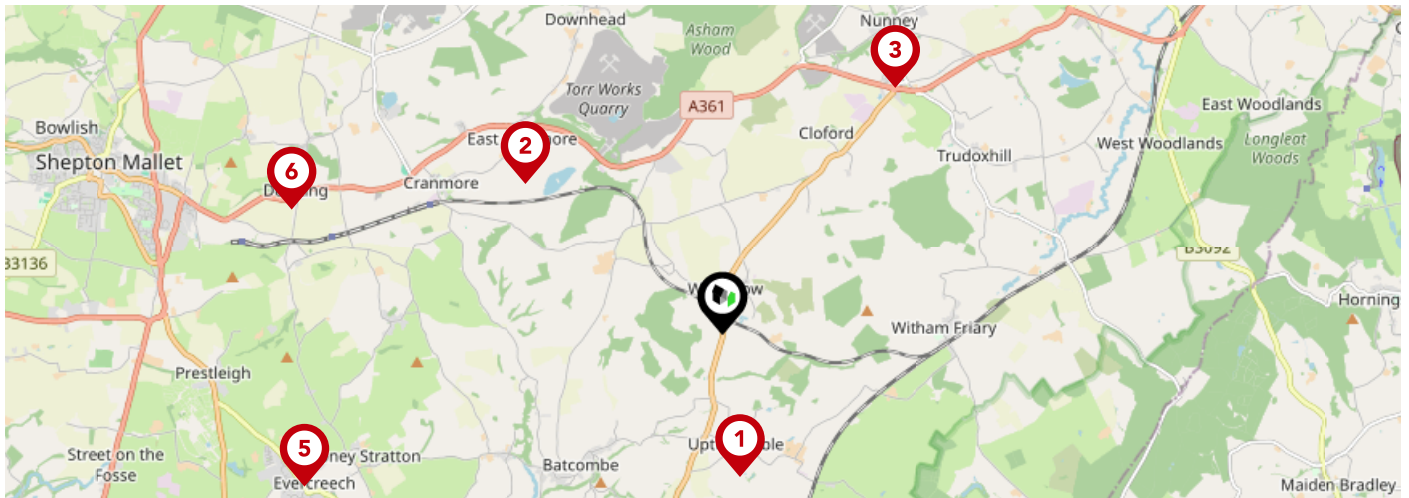
Bath and Bristol Green Belt - Mendip

2

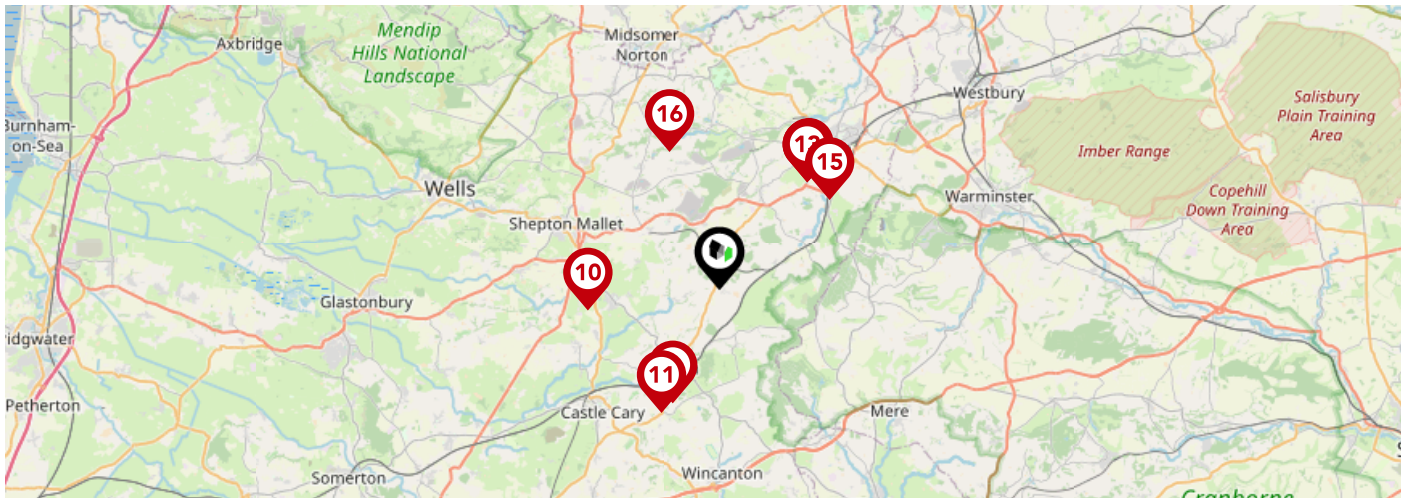
Bath and Bristol Green Belt - Bath and North East Somerset

3

Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
1	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:1.33	☐	☒	☐	☐	☐
2	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:2.31	☐	☐	☒	☐	☐
3	Nunney First School Ofsted Rating: Good Pupils: 72 Distance:2.8	☐	☒	☐	☐	☐
4	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:3.79	☐	☒	☐	☐	☐
5	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:4.13	☐	☒	☐	☐	☐
6	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:4.16	☐	☒	☐	☐	☐
7	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:4.43	☐	☒	☐	☐	☐
8	Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:4.5	☐	☒	☐	☐	☐

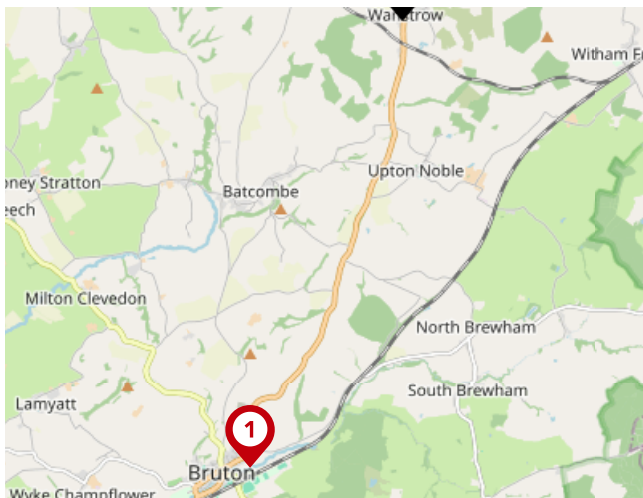


		Nursery	Primary	Secondary	College	Private
9	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:4.56	☐	☐	☒	☐	☐
10	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.91	☐	☐	☒	☐	☐
11	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:5.05	☐	☐	☒	☐	☐
12	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:5.15	☐	☒	☐	☐	☐
13	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:5.15	☐	☐	☒	☐	☐
14	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:5.26	☐	☐	☒	☐	☐
15	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:5.3	☐	☒	☐	☐	☐
16	Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:5.41	☐	☒	☐	☐	☐

Area

Transport (National)

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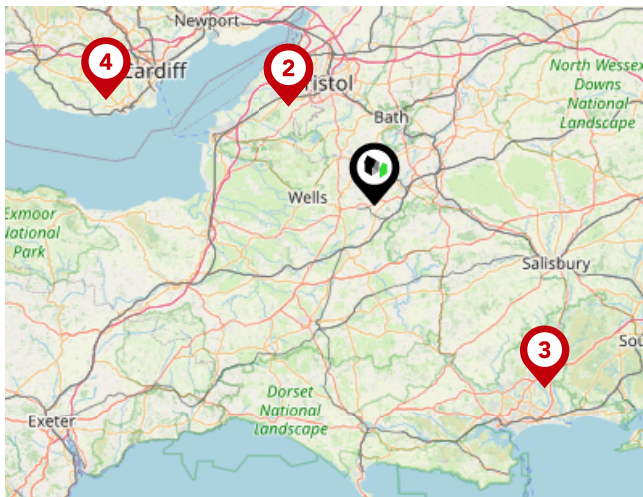
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	4.38 miles
2	Frome Rail Station	5.94 miles
3	Castle Cary Rail Station	6.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.82 miles
2	M5 J12	43.7 miles
3	M4 J16	35.42 miles
4	M4 J15	38.6 miles
5	M27 J1	39.88 miles



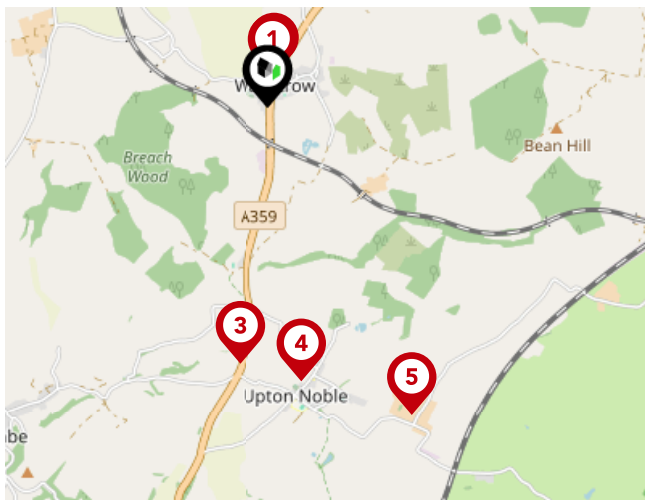
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.63 miles
2	Felton	19.63 miles
3	Bournemouth International Airport	37.22 miles
4	Cardiff Airport	42.95 miles

Area

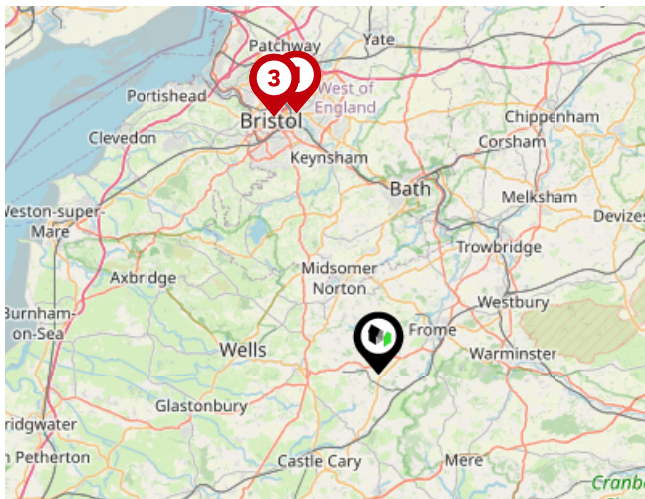
Transport (Local)

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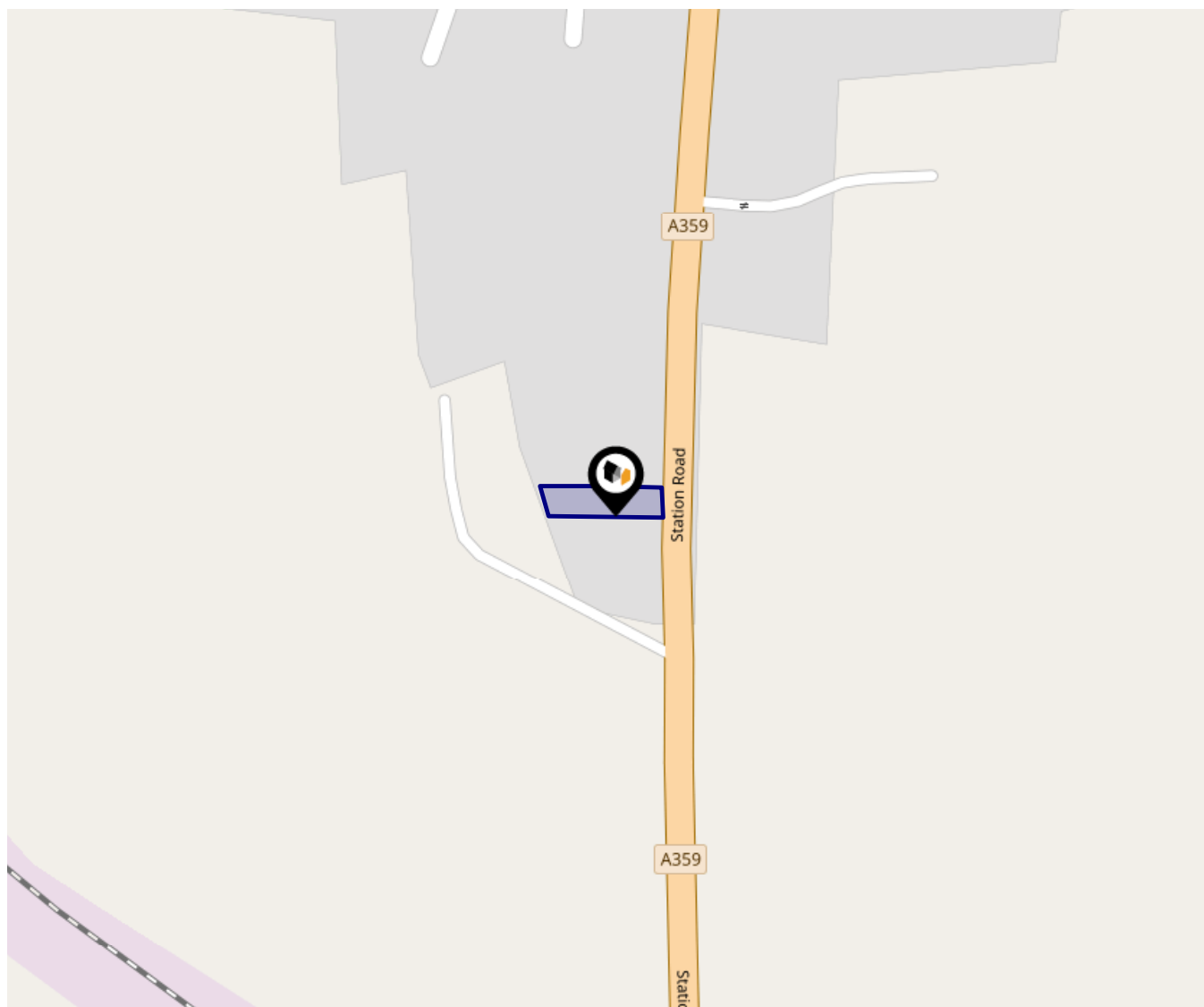
Bus Stops/Stations

Pin	Name	Distance
1	Wanstrow Pub	0.14 miles
2	Wanstrow Pub	0.15 miles
3	Upton Noble Crossroads	1.2 miles
4	Lamb Inn	1.28 miles
5	Millers Farm	1.58 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	20.32 miles
2	Bathurst Basin Ferry Landing	20.63 miles
3	The Ostrich	20.64 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

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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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