



MIR: Material Info

The Material Information Affecting this Property

Tuesday 14th October 2025



BAKERS LANE, CHILCOMPTON, RADSTOCK, BA3

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,980 ft ² / 184 m ²		
Plot Area:	0.75 acres		
Year Built :	1976-1982		
Council Tax :	Band G		
Annual Estimate:	£4,064		
Title Number:	WS7696		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	66	1800
mb/s	mb/s	mb/s

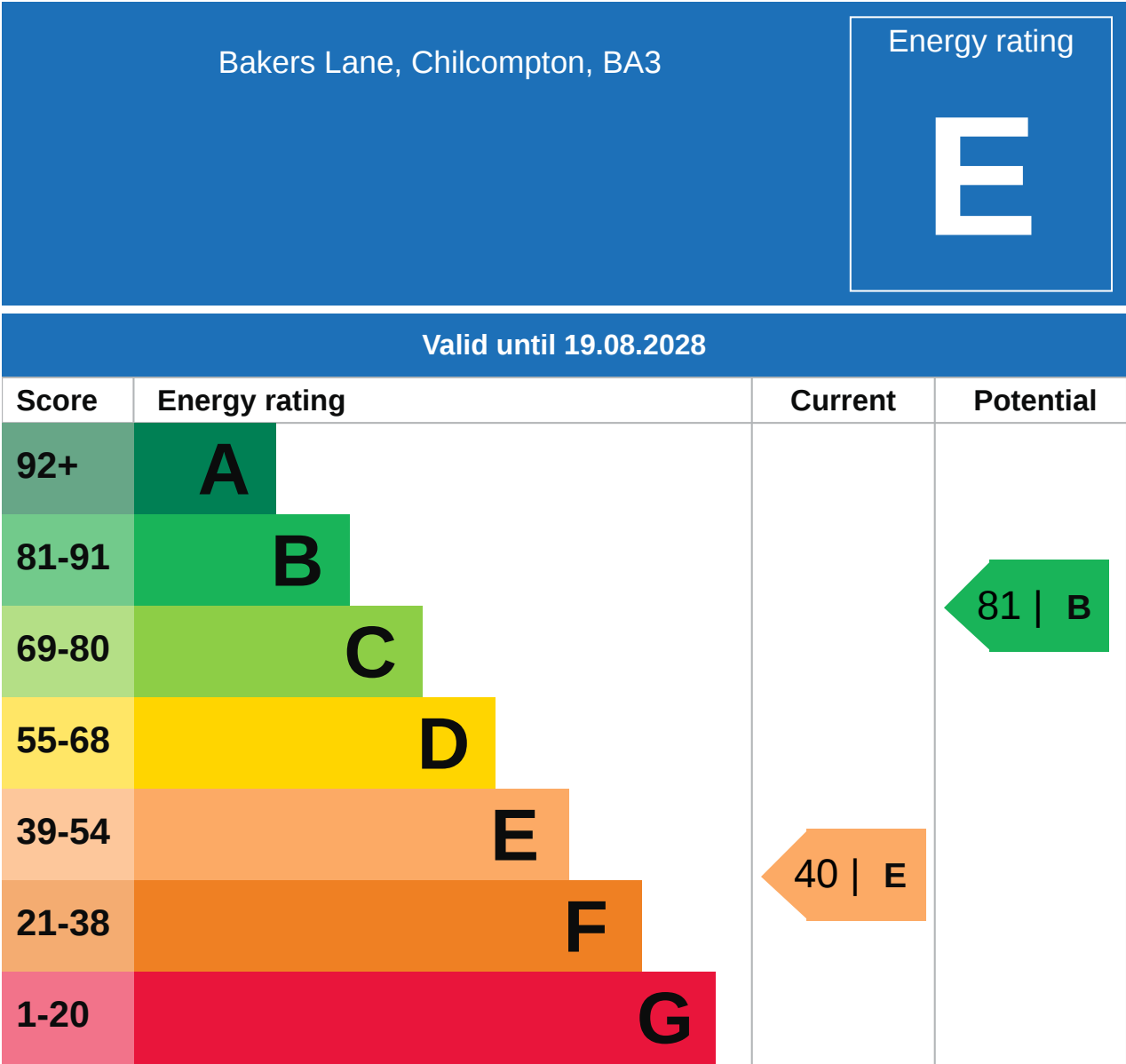
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	184 m ²

Building Safety

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

Accessibility / Adaptations

The property is accessed via a couple of small steps, inside the property is not currently wheelchair suitable due to the different 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.

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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

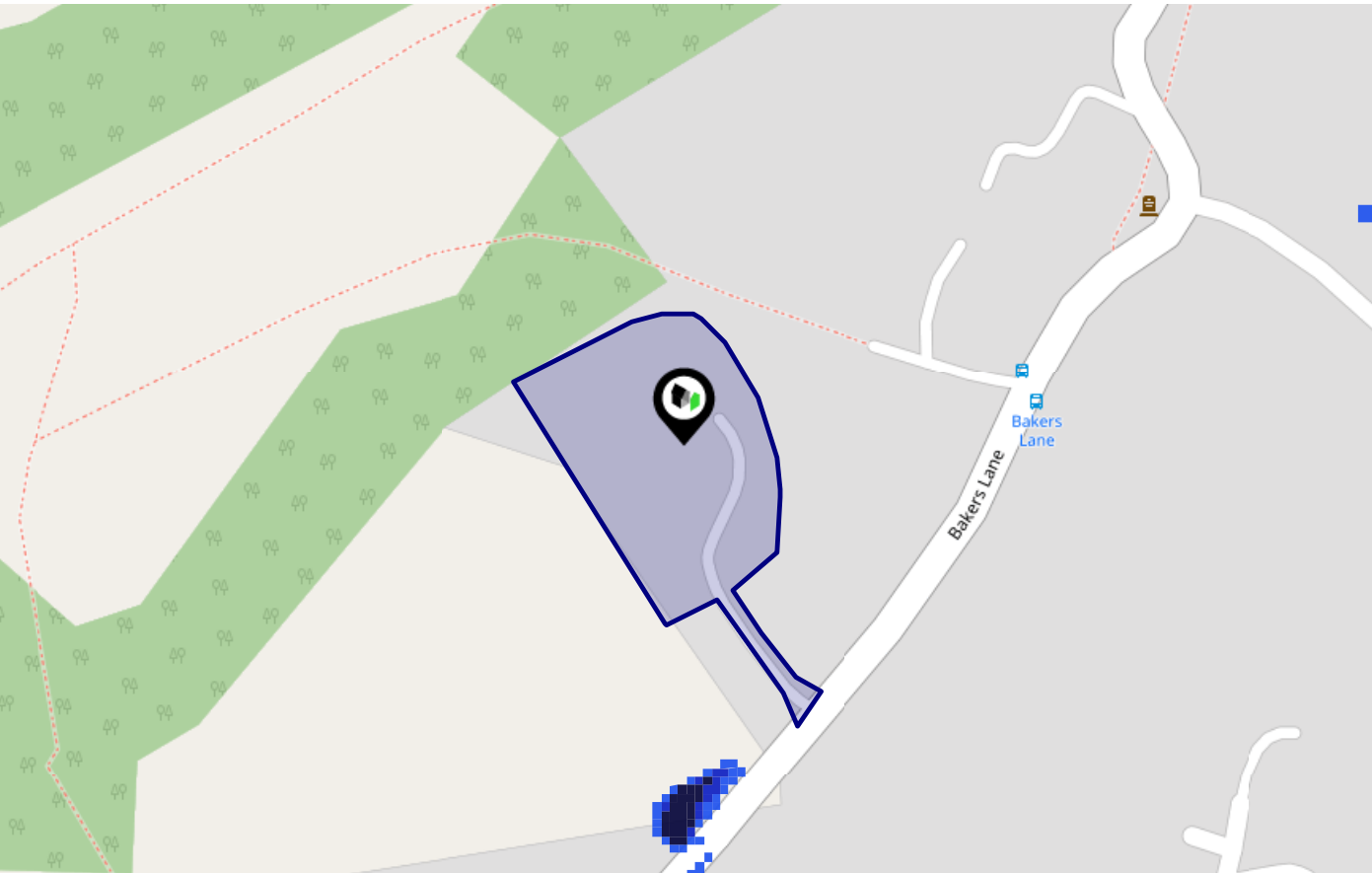


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Flood Risk

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.

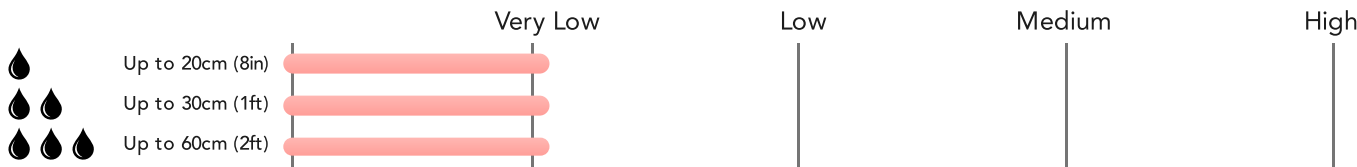


Risk Rating: Very low

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:

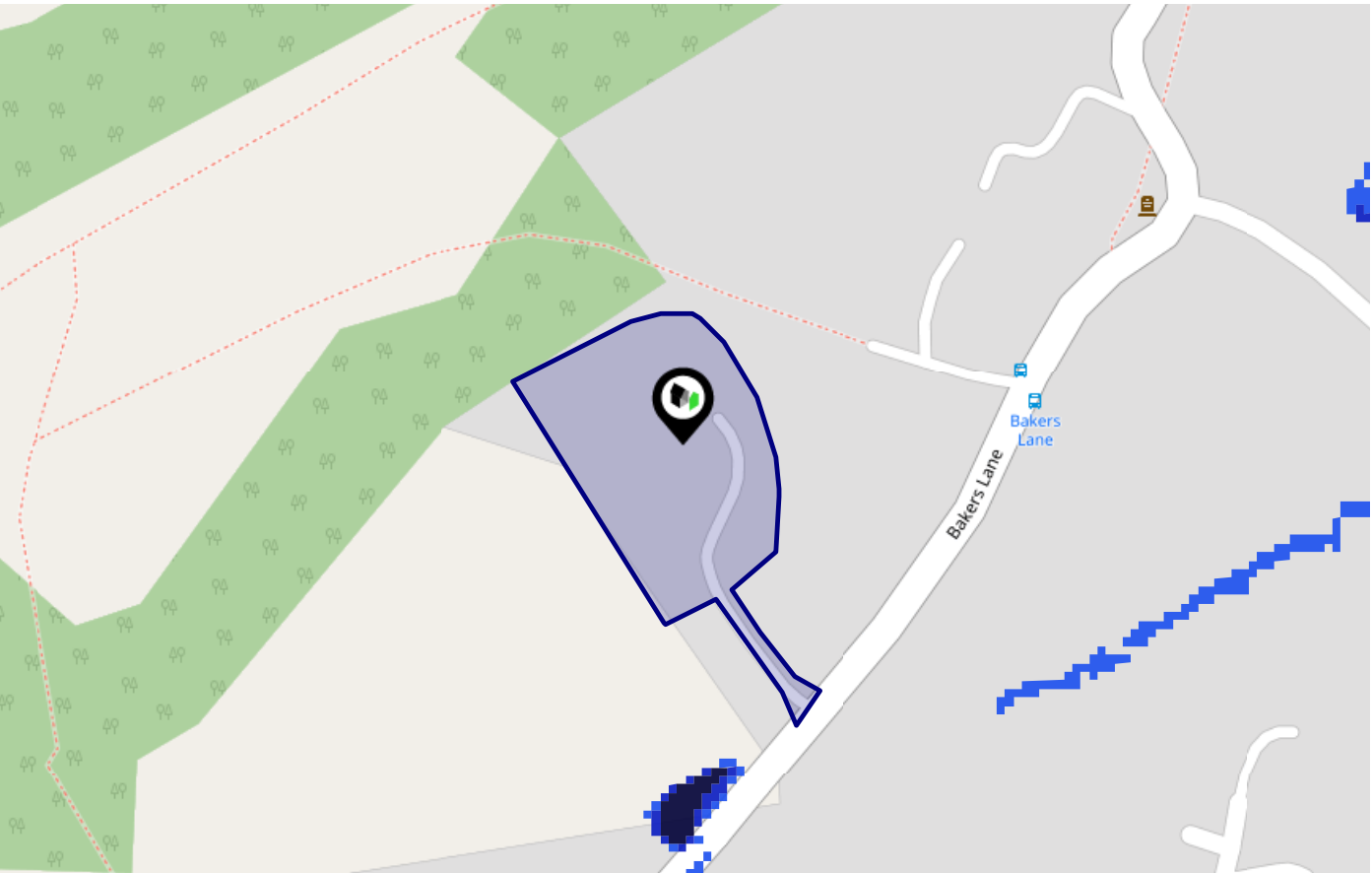


Flood Risk

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.

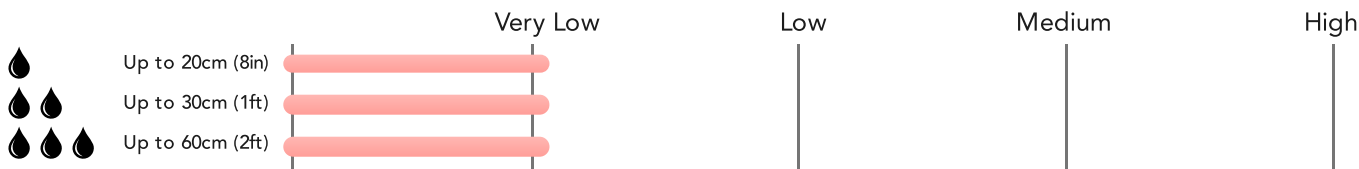


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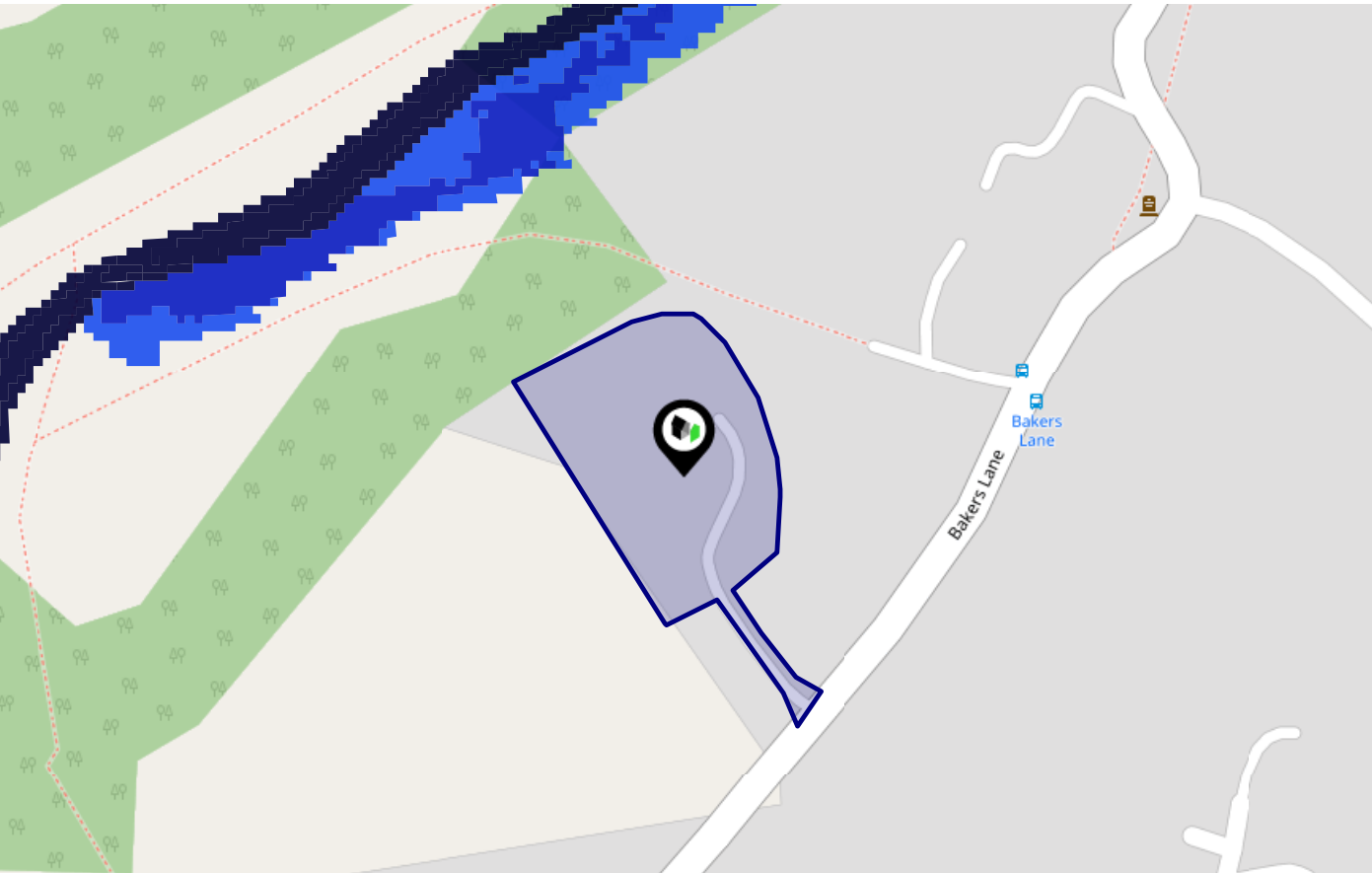
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Flood Risk

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.

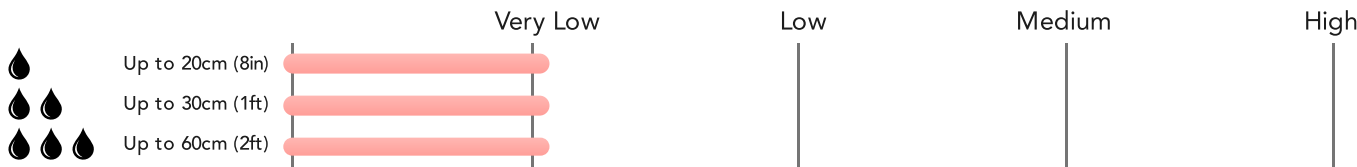


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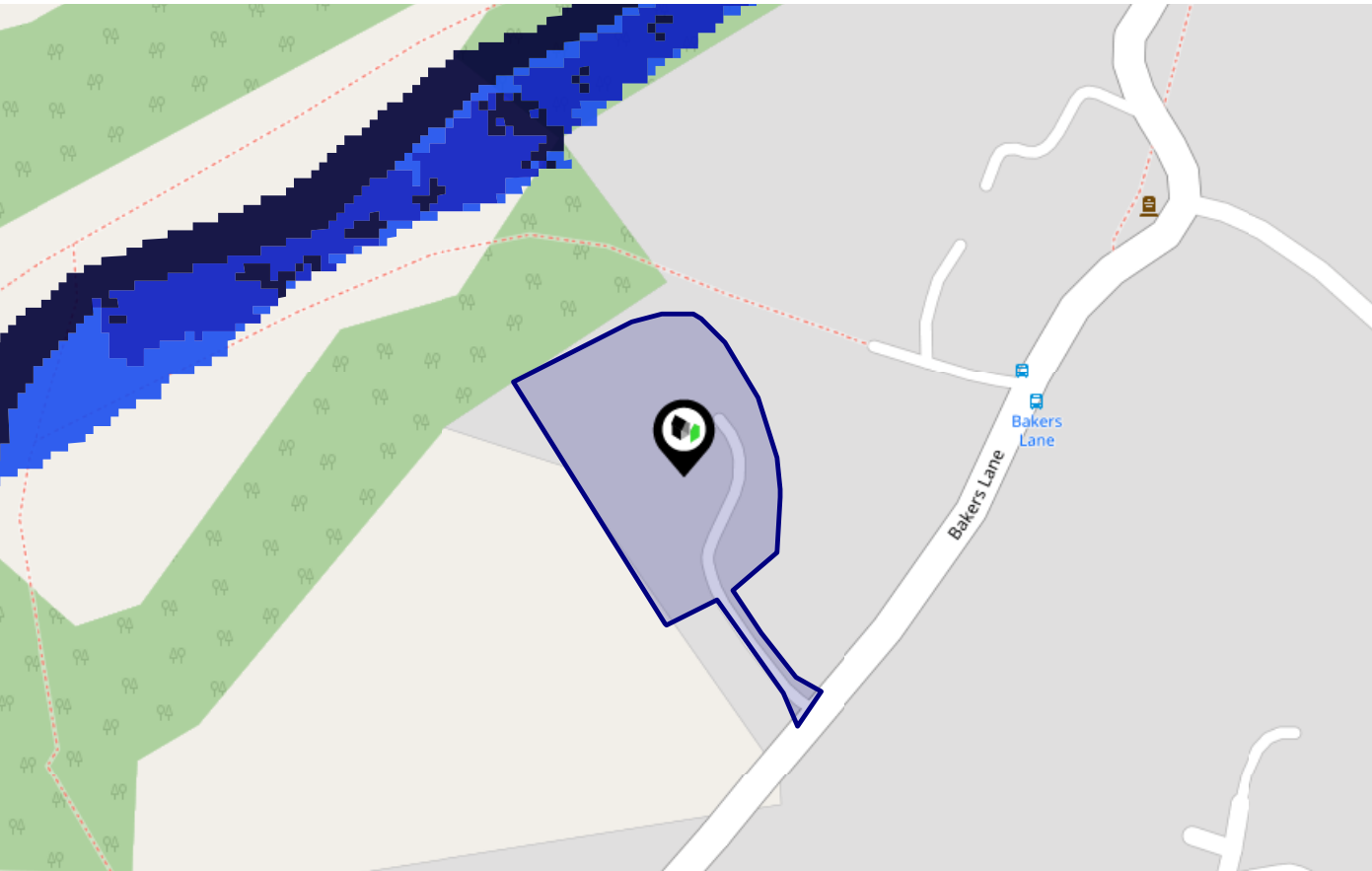


Flood Risk

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.

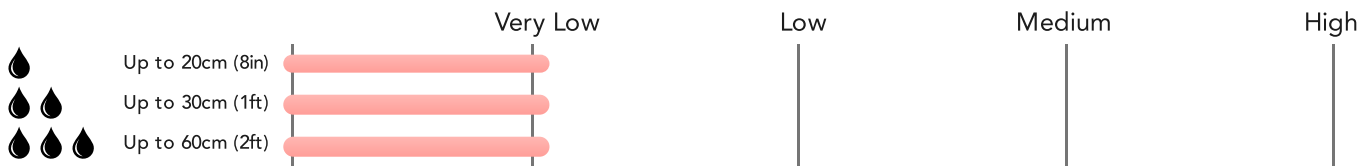


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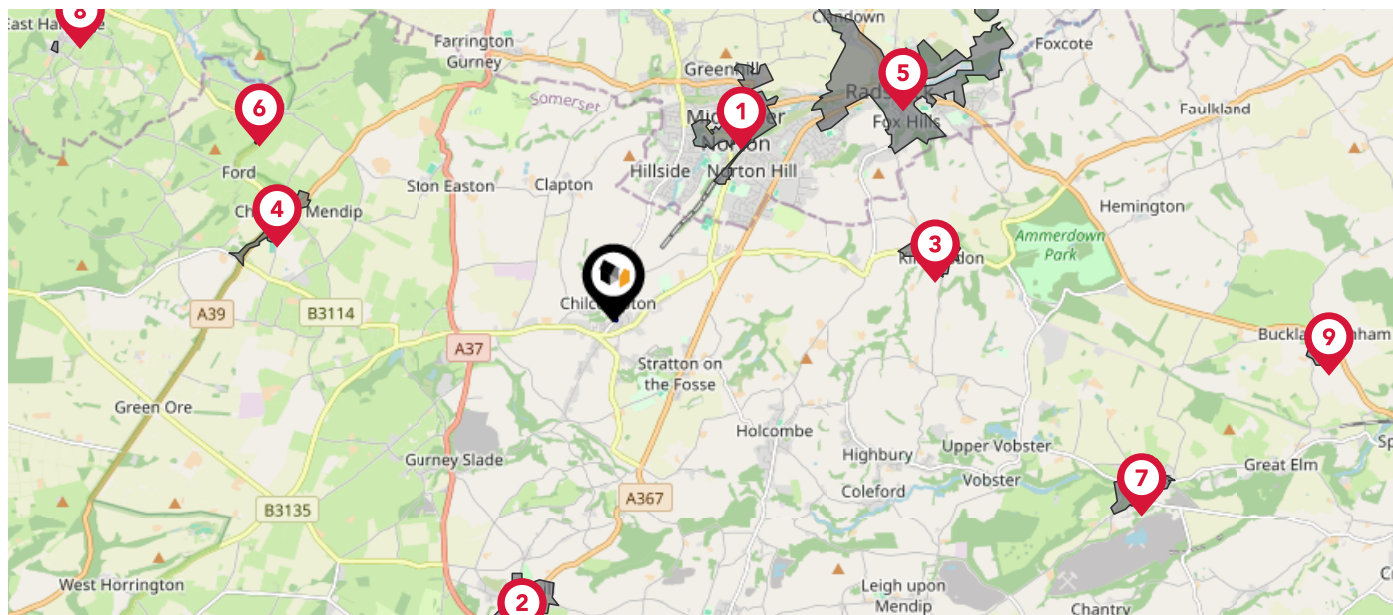
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Maps

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



Midsomer Norton and Welton



Oakhill



Kilmersdon



Chewton Mendip



Radstock



Litton



Mells



East Harptree



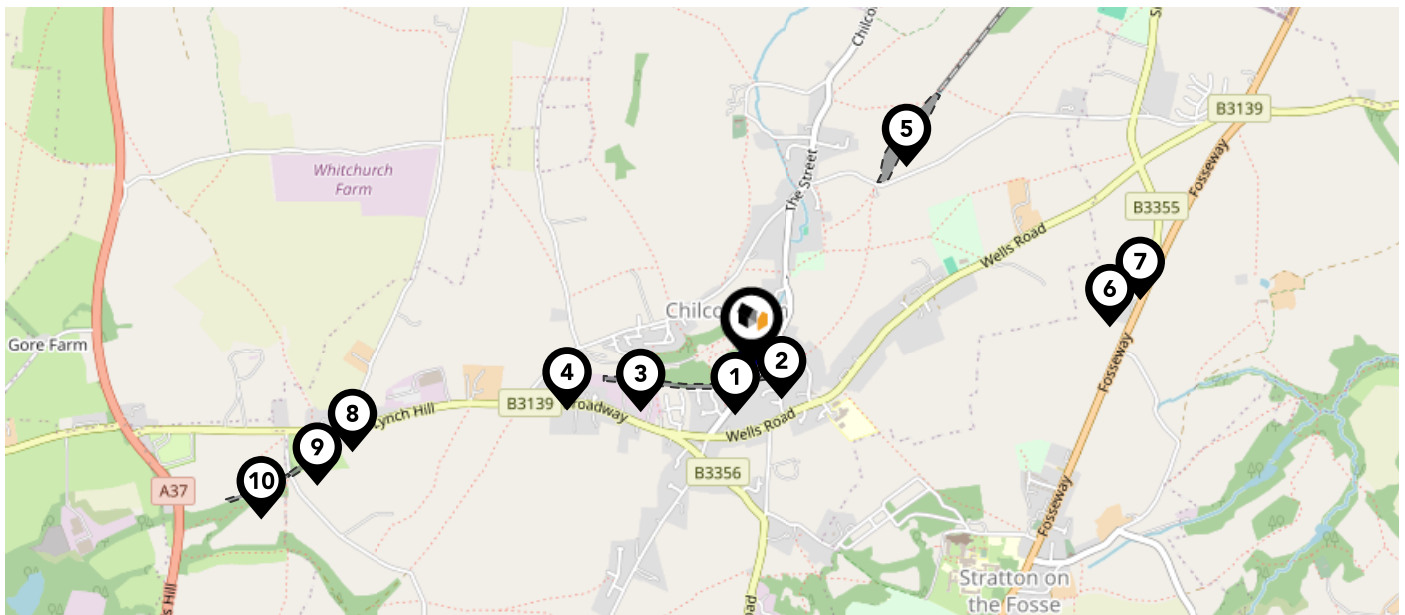
Buckland Dinham

Maps

Landfill Sites

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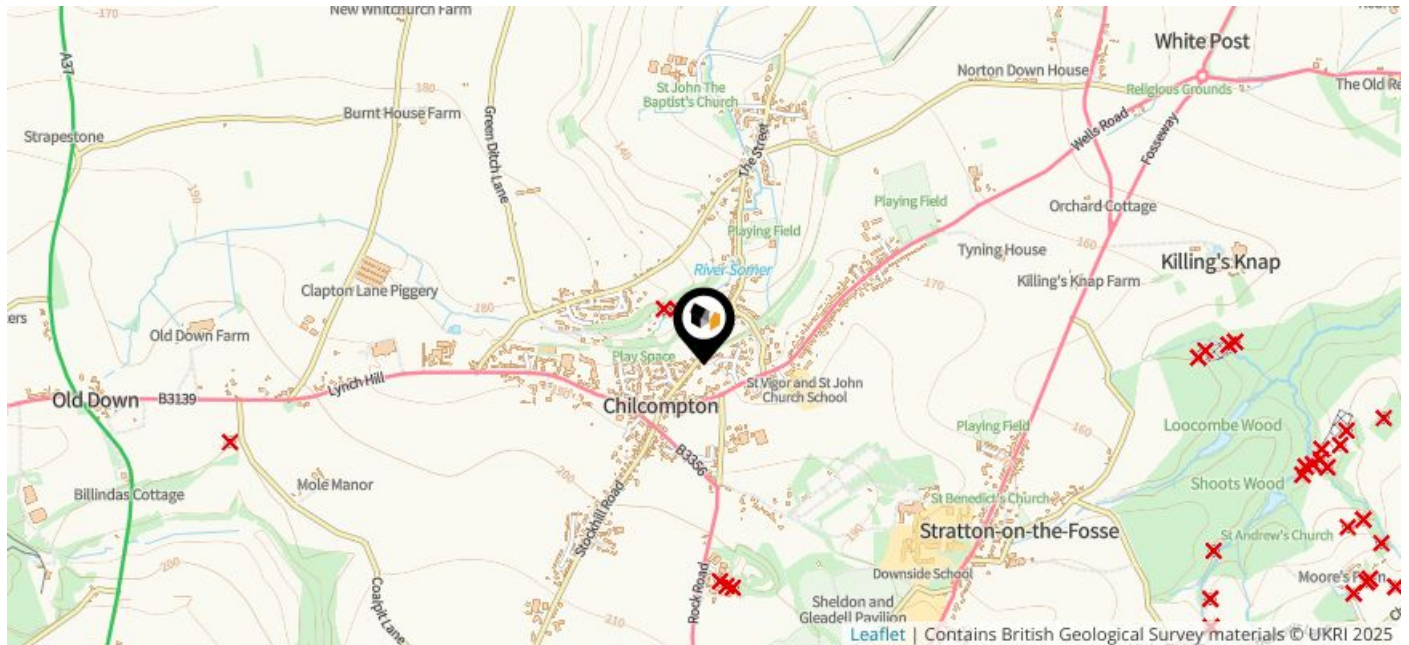
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Disused Railway Cutting-West Bakers Lane, Chilcompton, Radstock, Avon	Historic Landfill	☐
2	Disused Railway Cutting-East of Bakers Lane, The Parish, Chilcompton	Historic Landfill	☐
3	Railway Cutting-Chilcompton	Historic Landfill	☐
4	Rear of The Maples-IChilcompton, Radstock, Avon	Historic Landfill	☐
5	Tunnel Lane-Chilcompton, Near Bath, Somerset	Historic Landfill	☐
6	Killous Knapp-Stratton-on-the-fosse, Bath, Avon	Historic Landfill	☐
7	Killings Knapp-Stratton on the Fosse, Radstock	Historic Landfill	☐
8	Old Down-Chilcompton	Historic Landfill	☐
9	Disused Railway Cutting-Coalpit Lane, Emborough, Radstock, Avon	Historic Landfill	☐
10	Coalpit Lane-Emborough, Binegar and Chilcompton	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



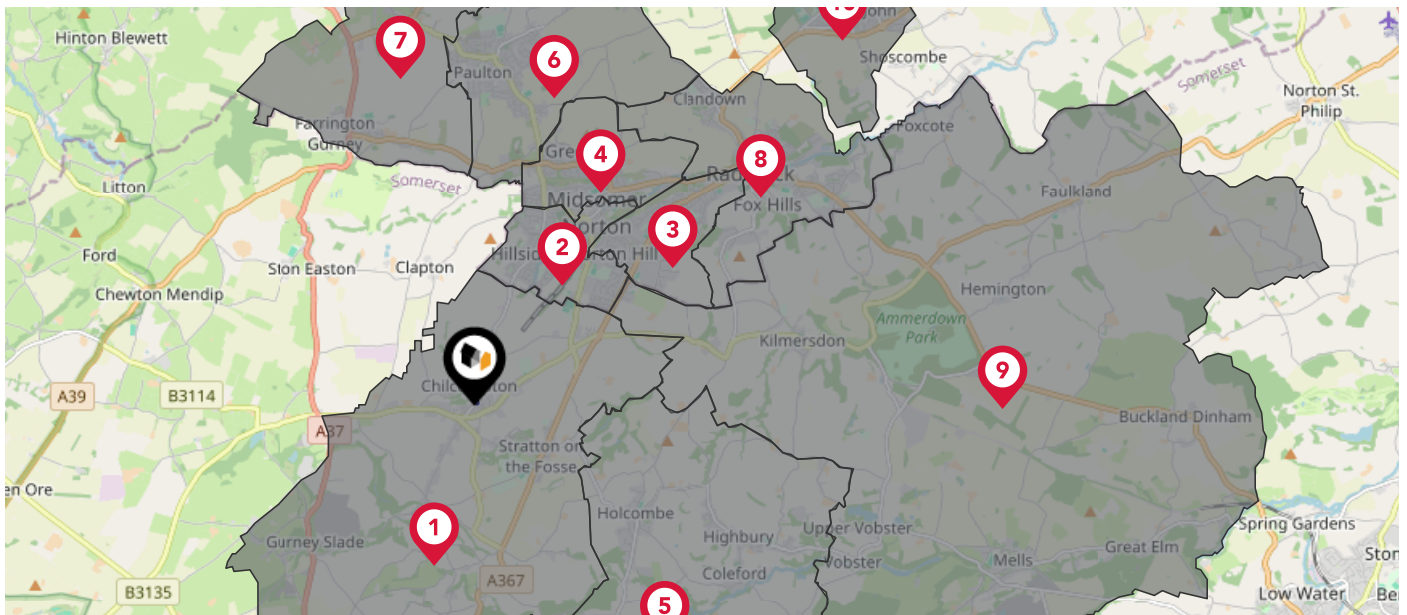
Mine Entry

- ✕ 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.

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

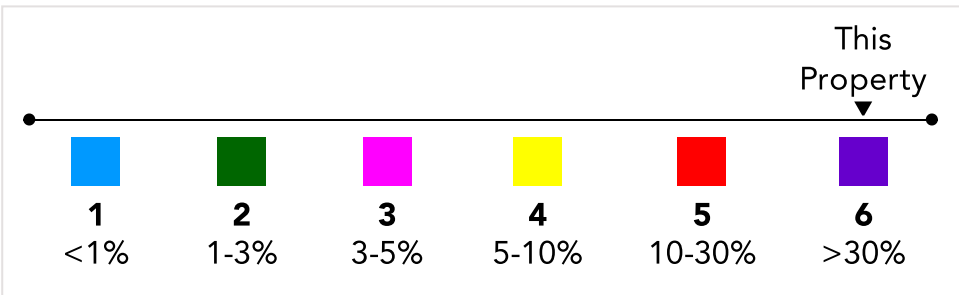
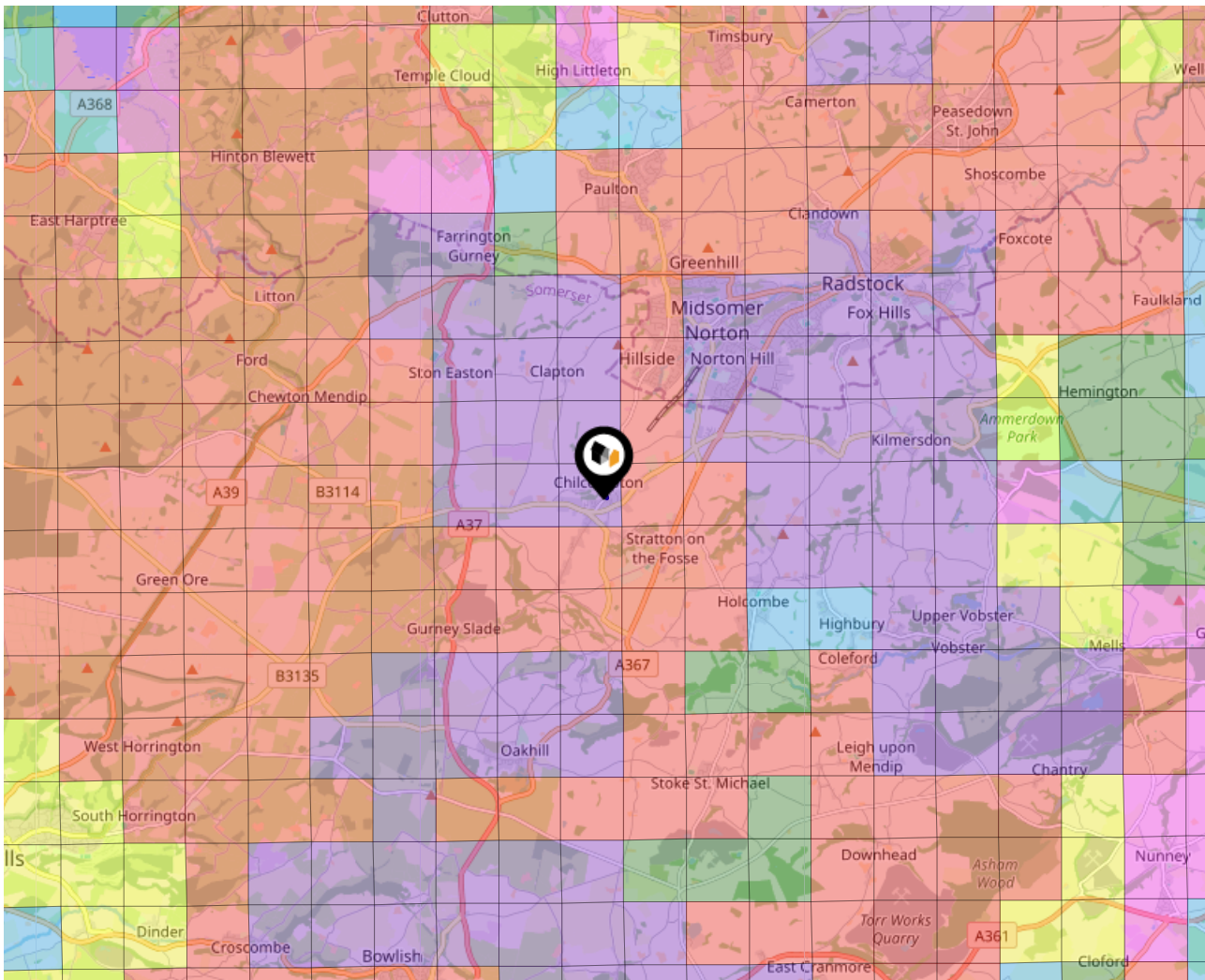


Nearby Council Wards

- 1 Ashwick, Chilcompton and Stratton Ward
- 2 Midsomer Norton Redfield Ward
- 3 Westfield Ward
- 4 Midsomer Norton North Ward
- 5 Coleford and Holcombe Ward
- 6 Paulton Ward
- 7 High Littleton Ward
- 8 Radstock Ward
- 9 Ammerdown Ward
- 10 Peasedown Ward

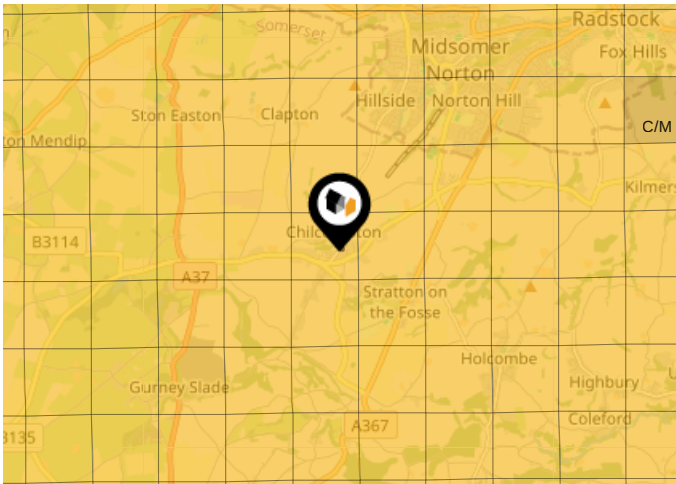
What is Radon?

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:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

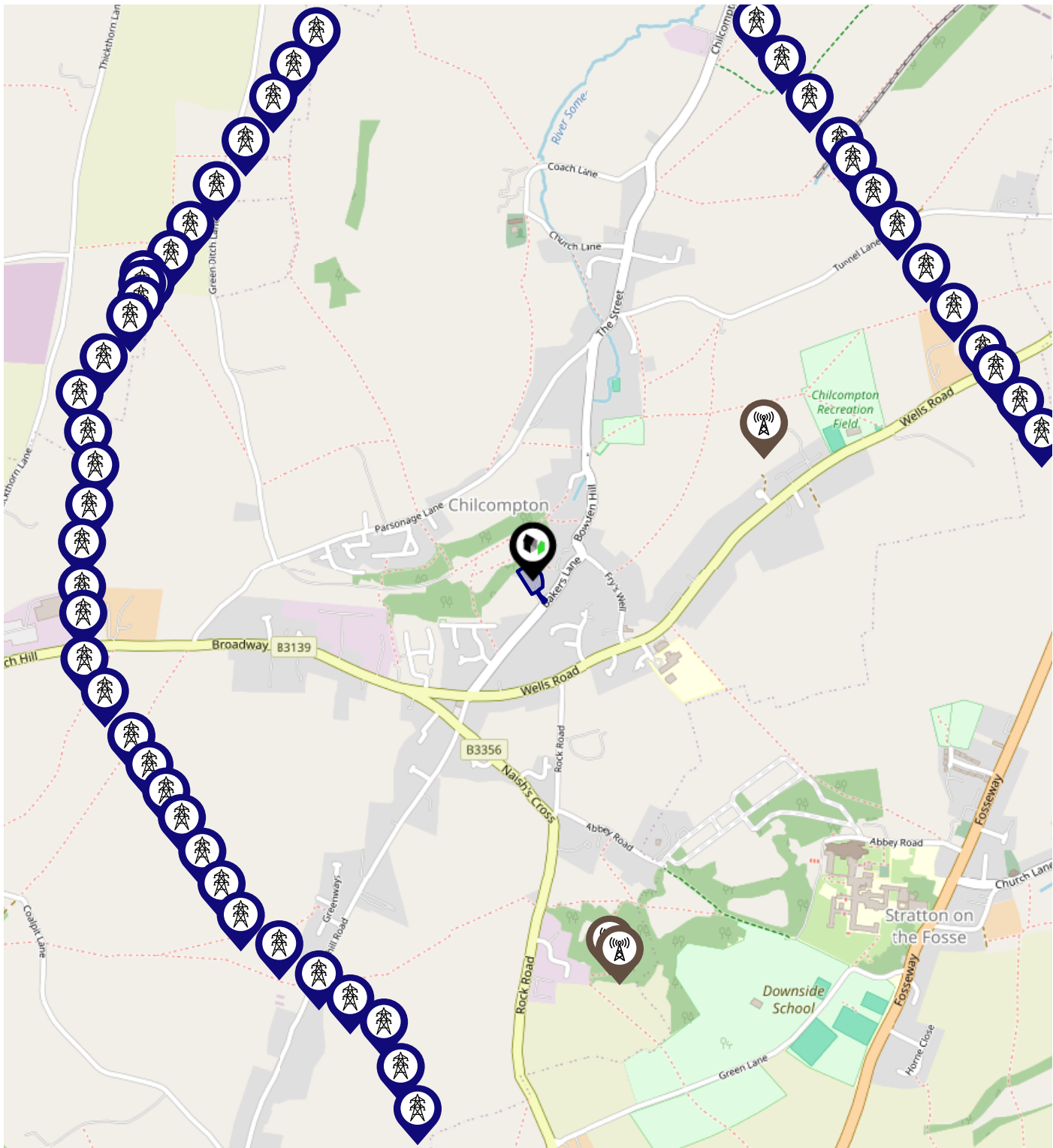


Primary Classifications (Most Common Clay Types)

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:

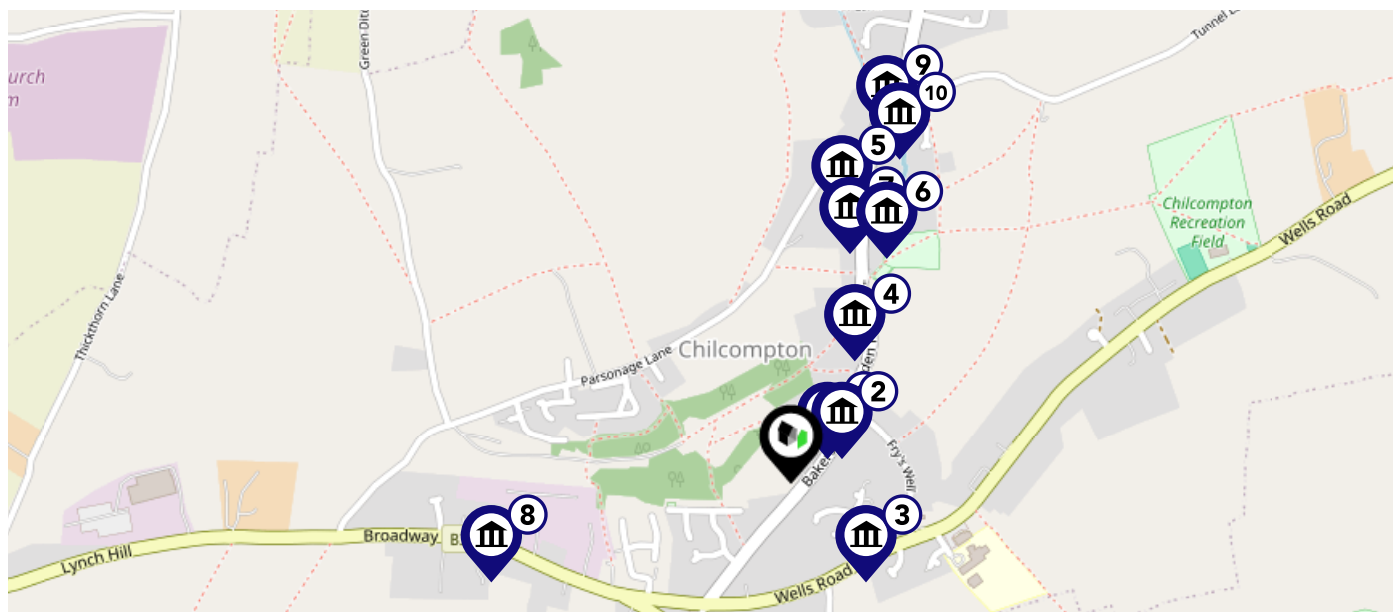
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

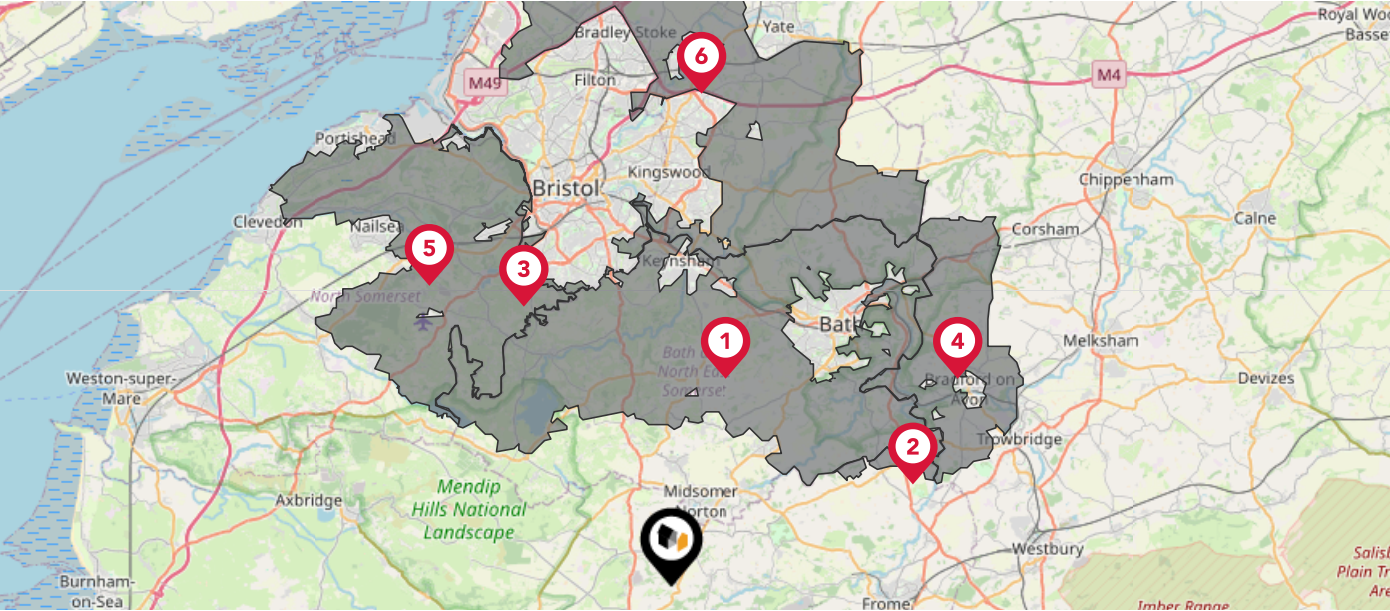
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

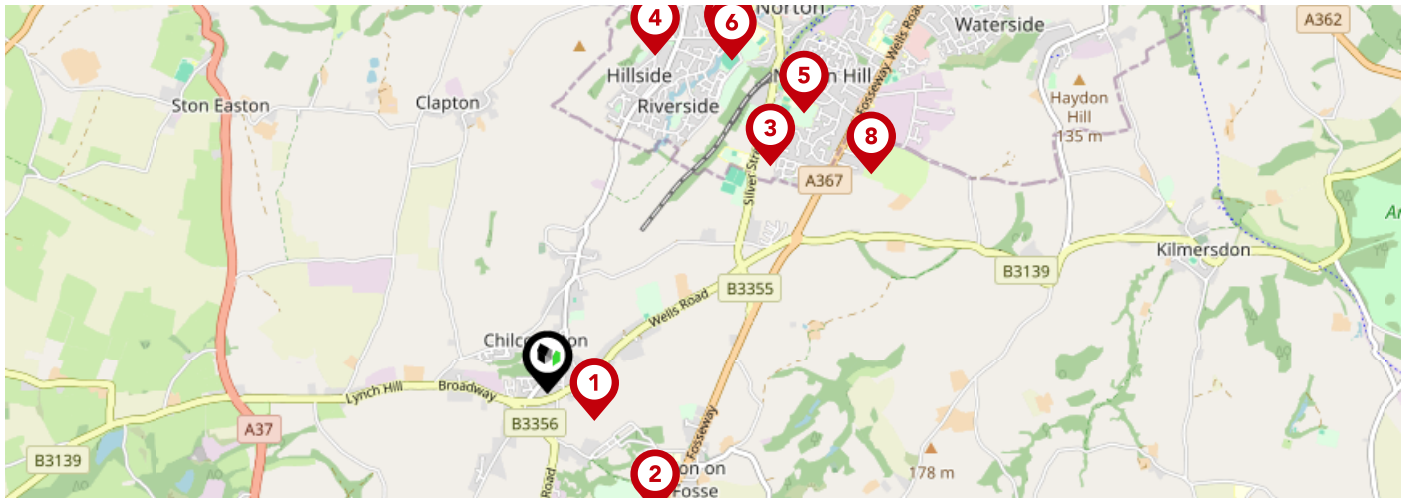


Listed Buildings in the local district		Grade	Distance
	1058725 - Bowden Hill Cottage	Grade II	0.1 miles
	1430051 - Chilcompton War Memorial	Grade II	0.1 miles
	1058734 - Downside House	Grade II	0.1 miles
	1345095 - Reed House	Grade II	0.2 miles
	1308244 - The Woodlands	Grade II	0.3 miles
	1308274 - Eagle House	Grade II	0.3 miles
	1058733 - Gainsborough And No 2, And Forecourt Wall	Grade II	0.3 miles
	1058726 - Broadway Farmhouse	Grade II	0.4 miles
	1308240 - The Hollies	Grade II	0.4 miles
	1175611 - Waterloo Farmhouse	Grade II	0.4 miles

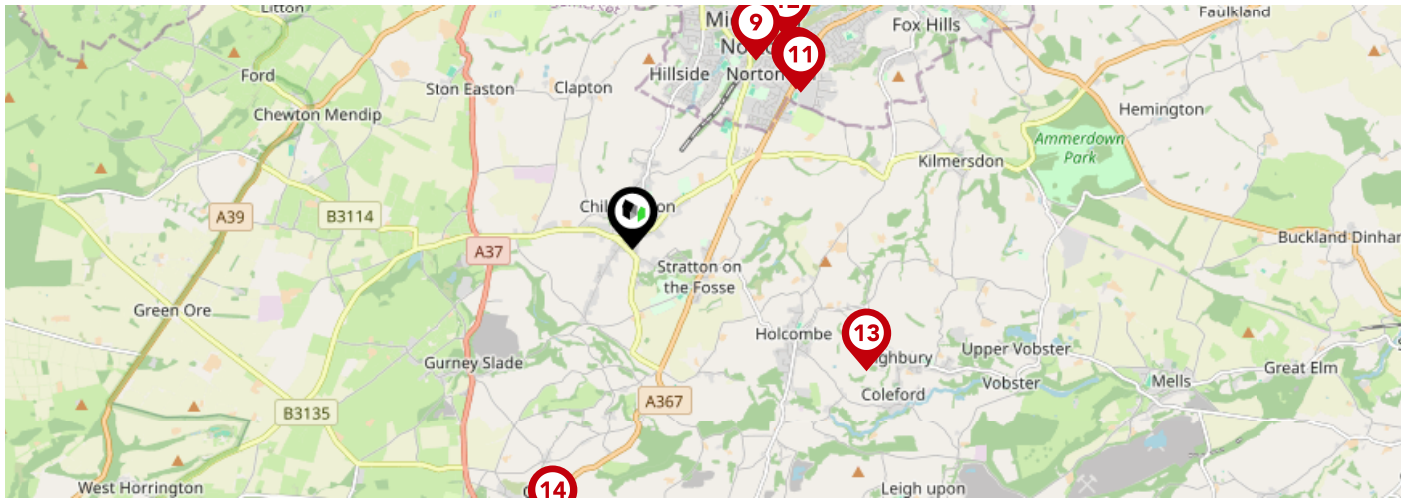
This map displays nearby areas that have been designated as Green Belt...



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



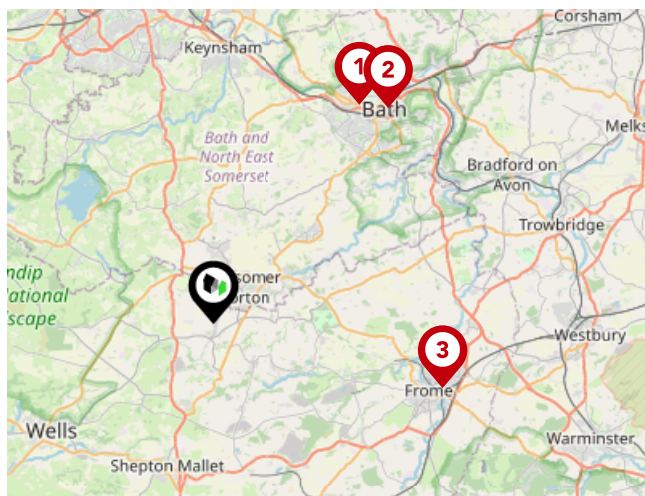
		Nursery	Primary	Secondary	College	Private
1	St Vigor & St John Church School Ofsted Rating: Good Pupils: 215 Distance:0.25	☐	☒	☐	☐	☐
2	Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:0.74	☐	☐	☒	☐	☐
3	Norton Hill Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:1.48	☐	☒	☐	☐	☐
4	Longvernal Primary School Ofsted Rating: Good Pupils: 200 Distance:1.65	☐	☒	☐	☐	☐
5	Norton Hill Academy Ofsted Rating: Good Pupils: 1827 Distance:1.77	☐	☐	☒	☐	☐
6	Somervale Secondary School Ofsted Rating: Good Pupils: 773 Distance:1.77	☐	☐	☒	☐	☐
7	St John's CofE Primary School Ofsted Rating: Good Pupils: 401 Distance:1.79	☐	☒	☐	☐	☐
8	St Benedict's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 172 Distance:1.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Midsomer Norton Primary School Ofsted Rating: Good Pupils: 267 Distance:2.08	☐	☒	☐	☐	☐
10	Fosse Way School Ofsted Rating: Good Pupils: 226 Distance:2.11	☐	☐	☒	☐	☐
11	Westfield Primary School Ofsted Rating: Good Pupils: 385 Distance:2.13	☐	☒	☐	☐	☐
12	Welton Primary School Ofsted Rating: Good Pupils: 167 Distance:2.41	☐	☒	☐	☐	☐
13	Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:2.45	☐	☒	☐	☐	☐
14	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.7	☐	☒	☐	☐	☐
15	Farrington Gurney Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.74	☐	☒	☐	☐	☐
16	Paulton Junior School Ofsted Rating: Outstanding Pupils: 267 Distance:2.88	☐	☒	☐	☐	☐

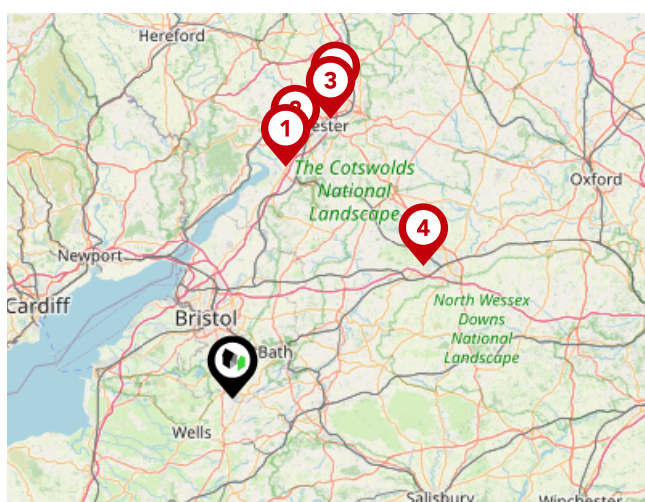
Area Transport (National)

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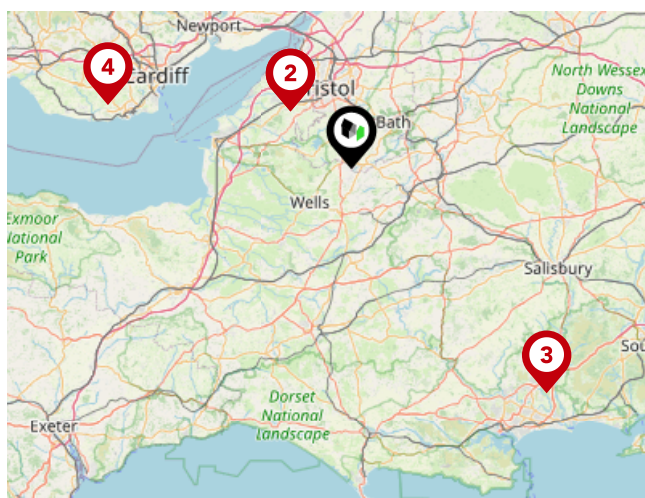
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	9.79 miles
2	Bath Spa Rail Station	10.29 miles
3	Frome Rail Station	8.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	35.3 miles
2	M5 J12	38.31 miles
3	M5 J11A	43.76 miles
4	M4 J16	34.34 miles
5	M5 J11	46.05 miles



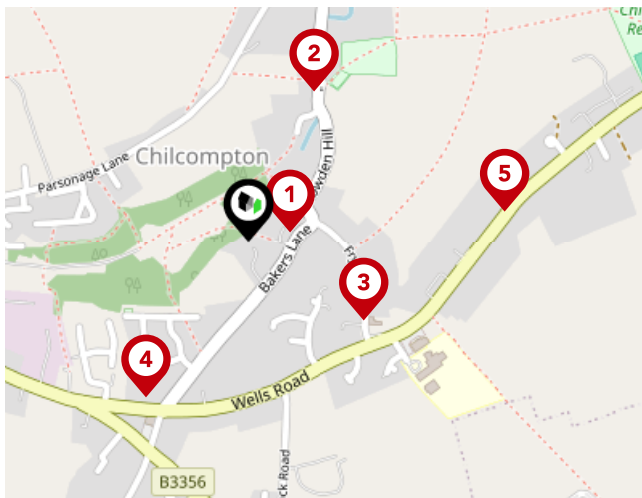
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.35 miles
2	Felton	12.35 miles
3	Bournemouth International Airport	44.51 miles
4	Cardiff Airport	37.19 miles

Area

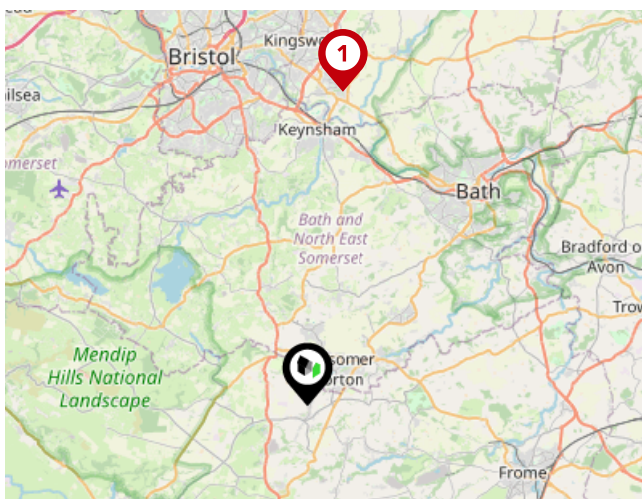
Transport (Local)

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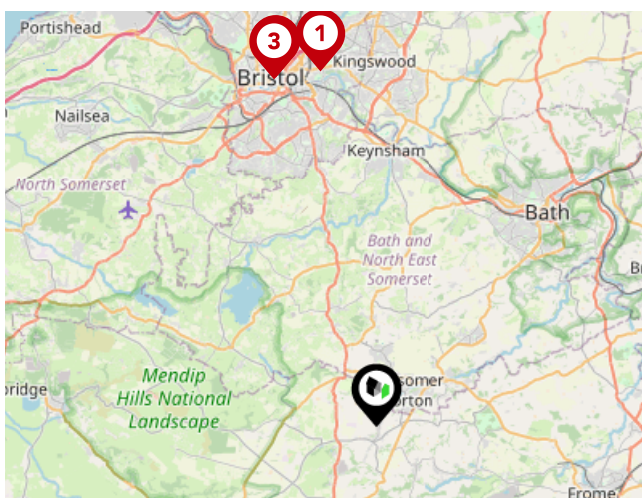
Bus Stops/Stations

Pin	Name	Distance
1	Bakers Lane	0.05 miles
2	Waterside	0.19 miles
3	The Redan Inn	0.16 miles
4	Co-op	0.22 miles
5	Inglenook	0.3 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	11.74 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	13.33 miles
2	Bathurst Basin Ferry Landing	13.44 miles
3	The Ostrich	13.44 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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