



# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> April 2025**



**BARLEY CLOSE, WELLS, BA5**

## Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

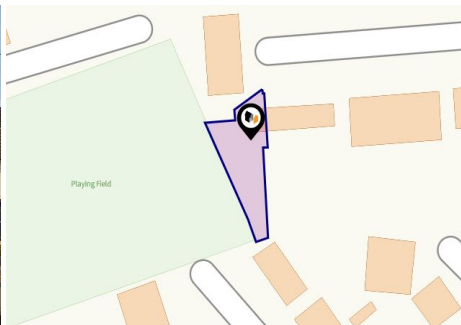
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



# Property Overview

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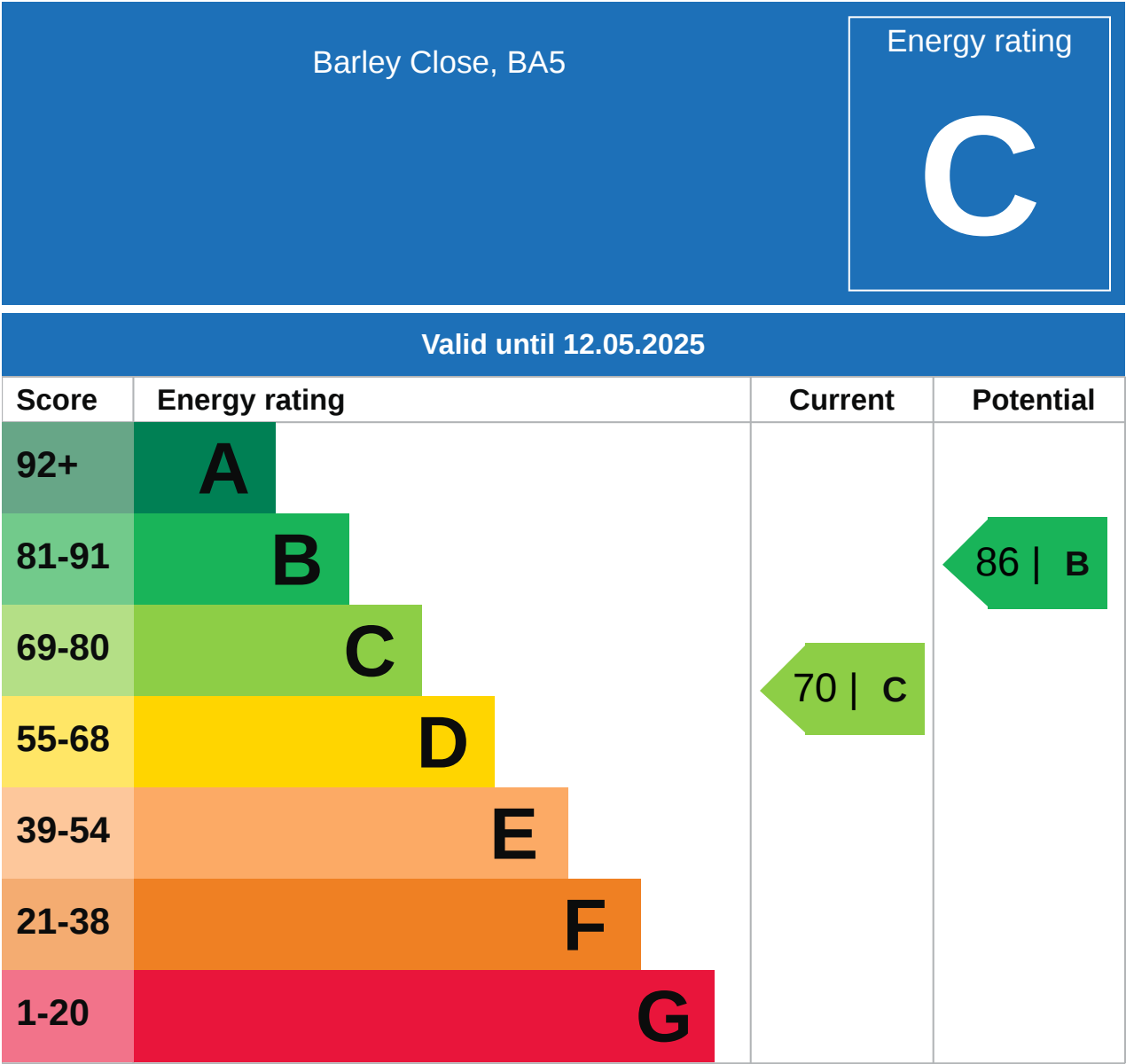


## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS89850		

## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	62 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (social)
<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, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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 11% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

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### Cooper and Tanner

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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.

## Building Safety

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The vendor 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 present at the property;  
the property is not at risk of collapse.

## Accessibility / Adaptions

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The vendor 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

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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)

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The vendor has advised there are no rights of way through this property but they have a right of way over 78 and 80 Charlton Road

## Construction Type

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As far as the vendor is aware the property was constructed traditionally.

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## Property Lease Information (if applicable)

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The property is Freehold

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## Listed Building Information (if applicable)

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Not applicable

## Electricity Supply

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We have been advised by the seller there is a mains electricity supply connected to the property

## Water Supply

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We have been advised by the seller there is a mains water supply connected to the property

## Gas Supply

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We have been advised by the seller there is no gas supply connected to the property

## Drainage

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We have been advised by the seller the property is connected to mains drainage

## Heating System

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We have been advised by the seller there is a gas radiator heating system installed at the property.

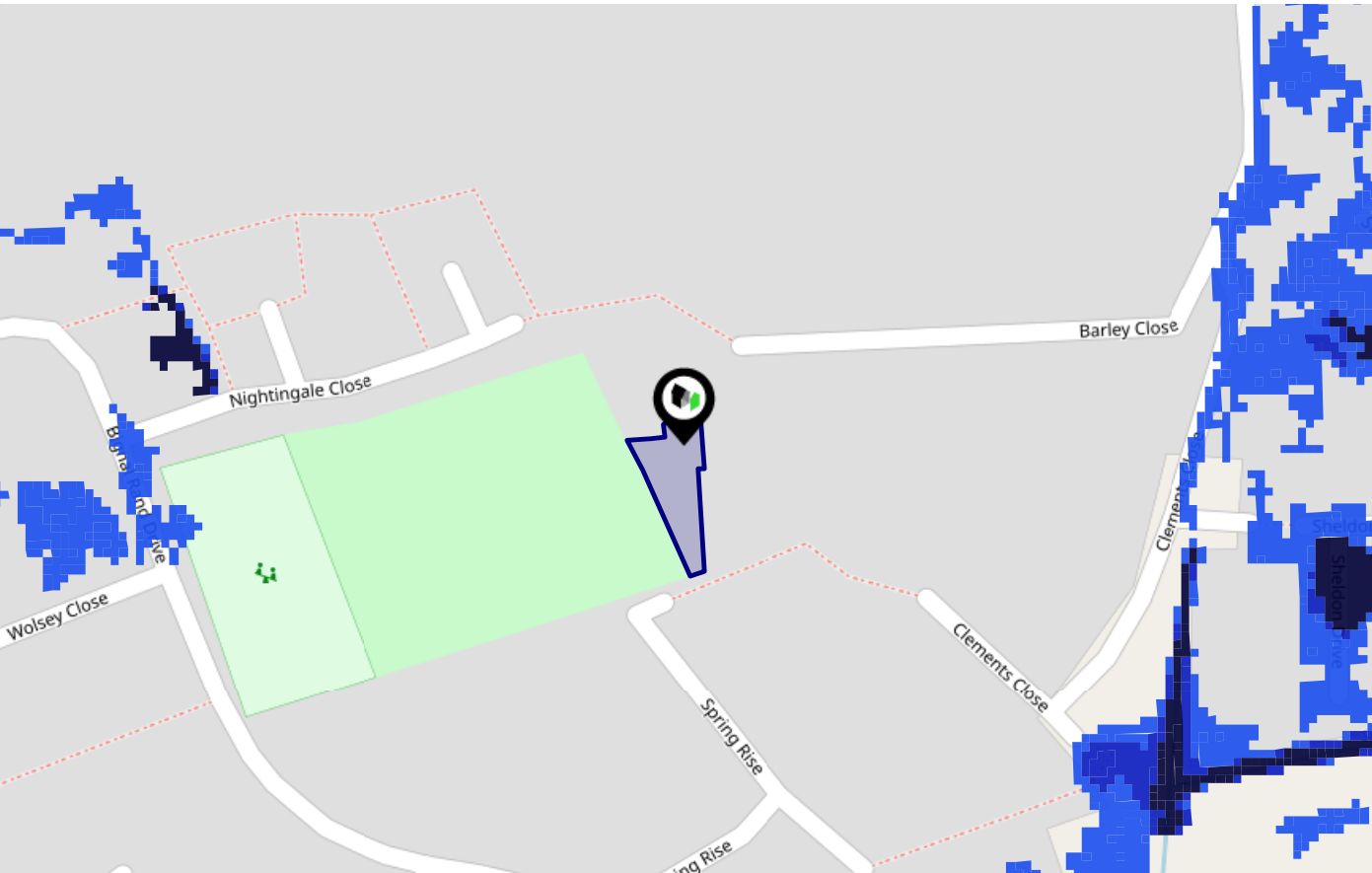


# Flood Risk

## Surface Water - Flood Risk

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

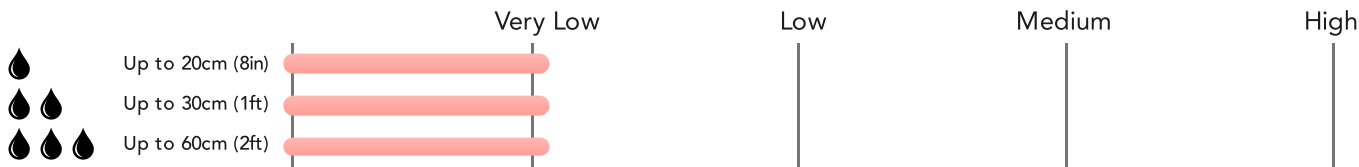


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

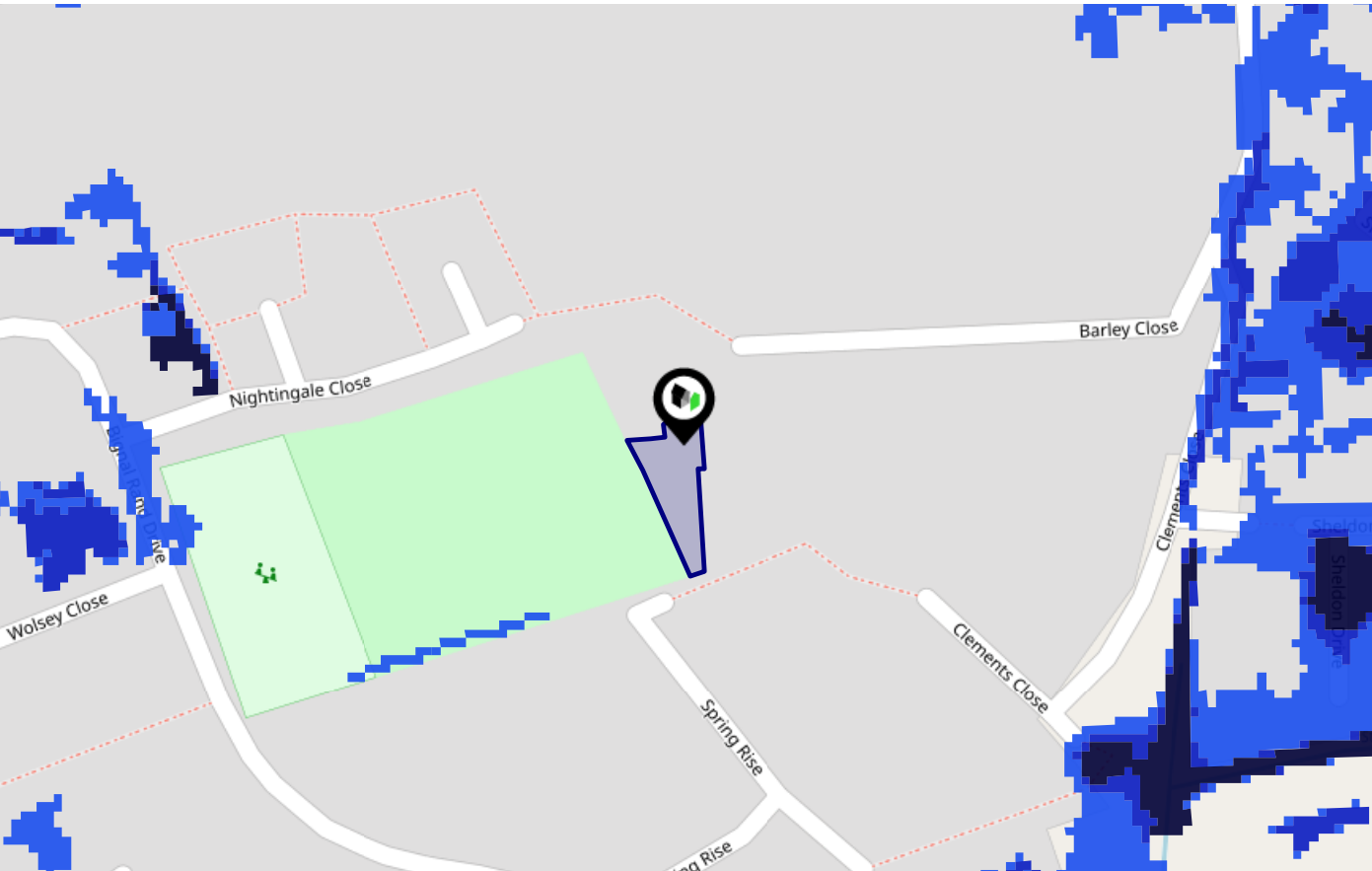


# Flood Risk

## 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.

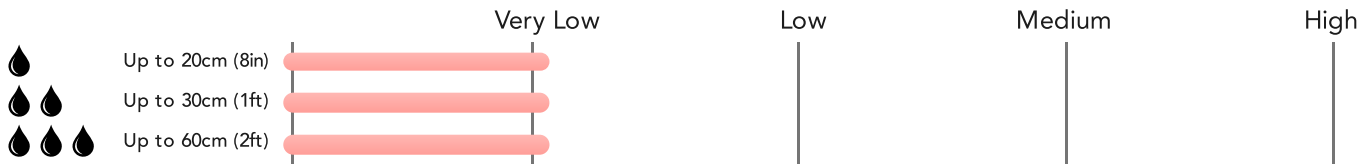


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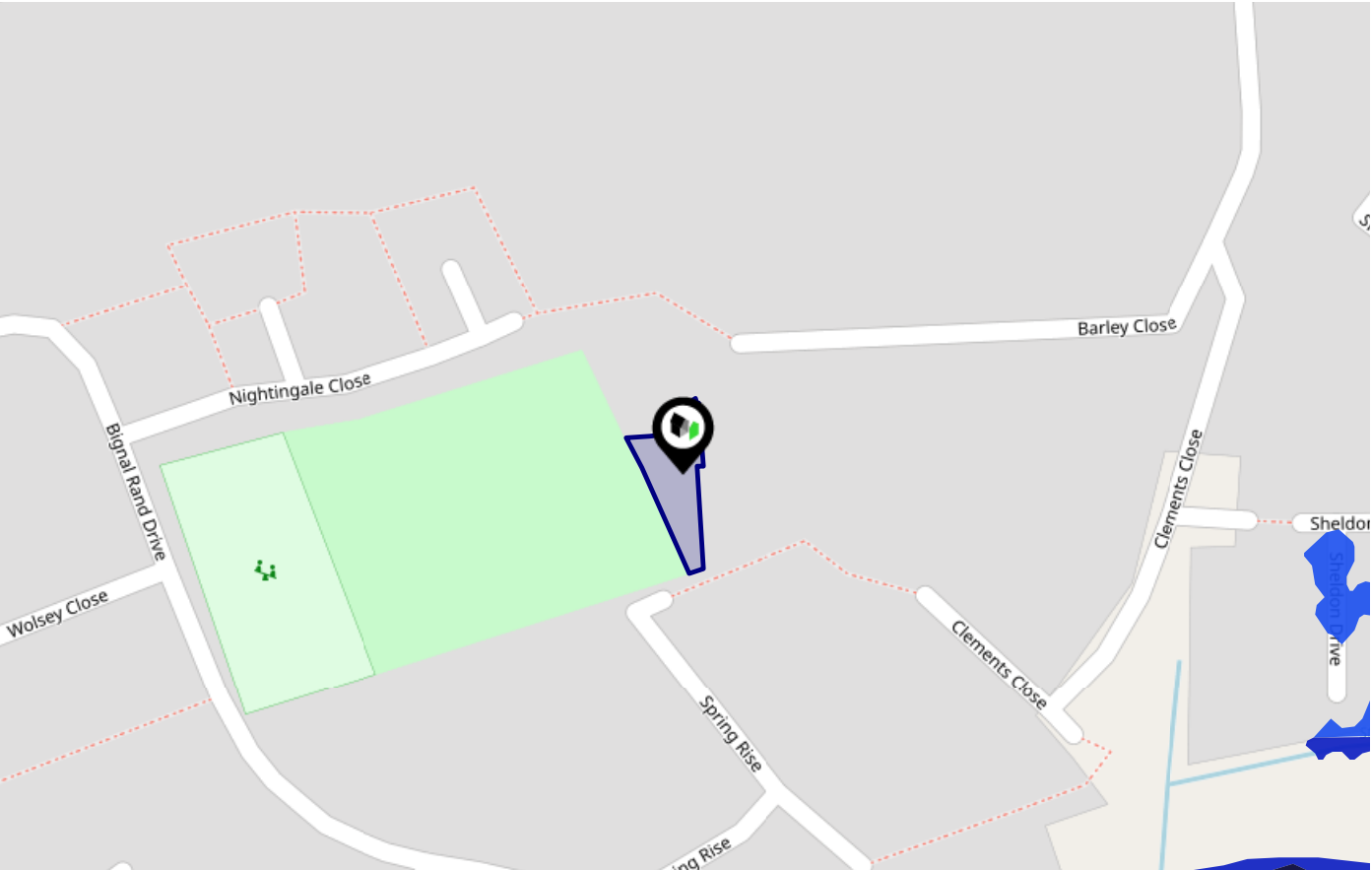
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# Flood Risk

## 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.



Risk Rating: Very low

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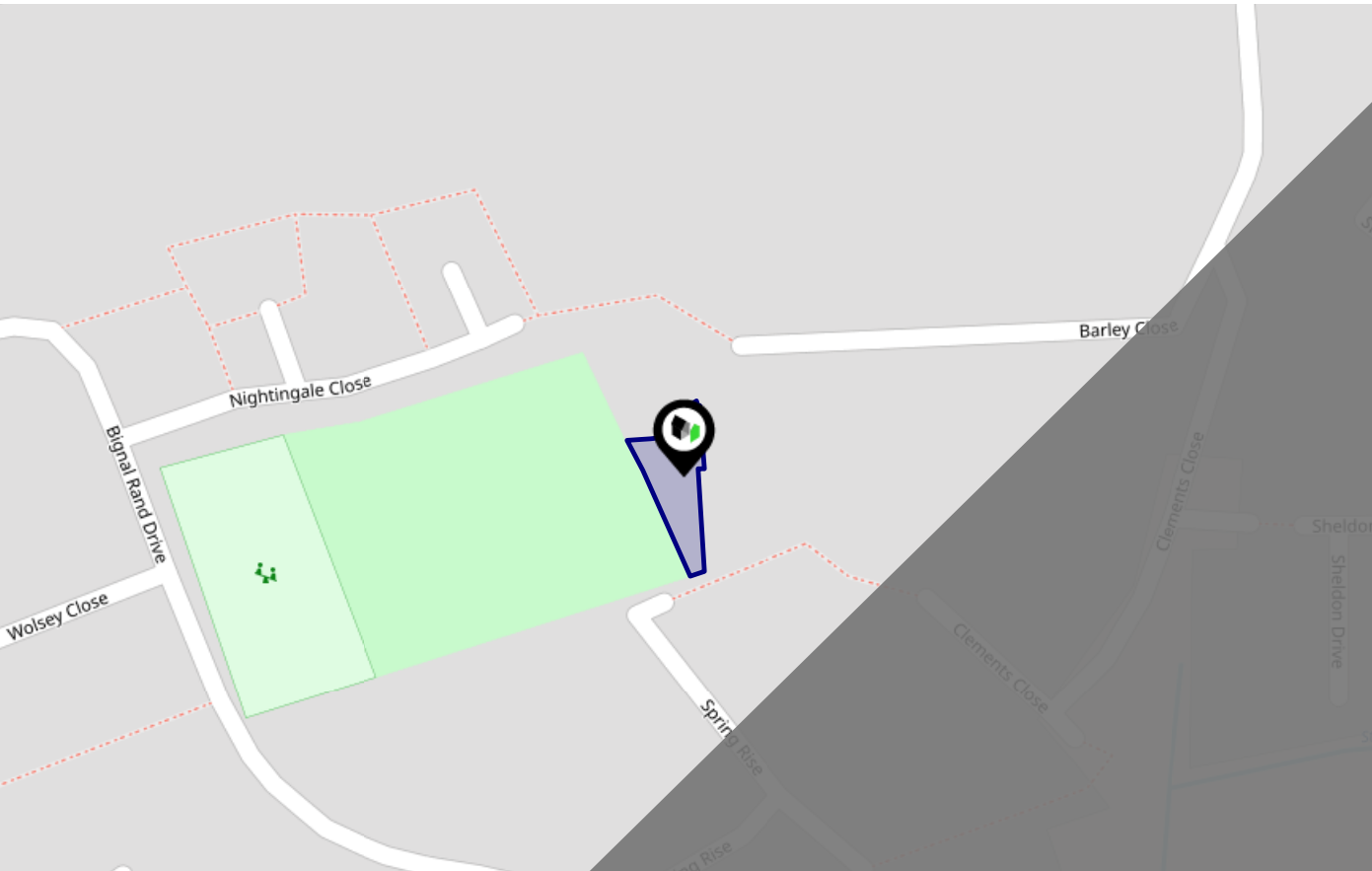
Chance of flooding to the following depths at this property:



# 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.

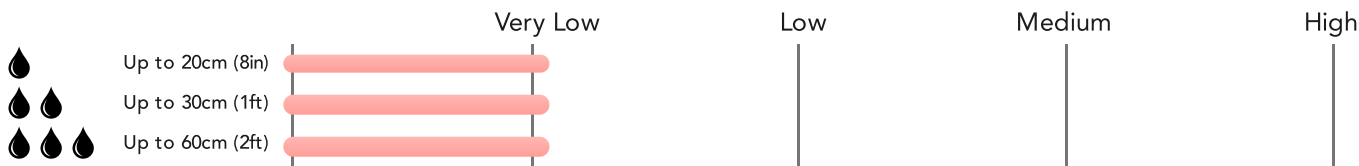


Risk Rating: Very low

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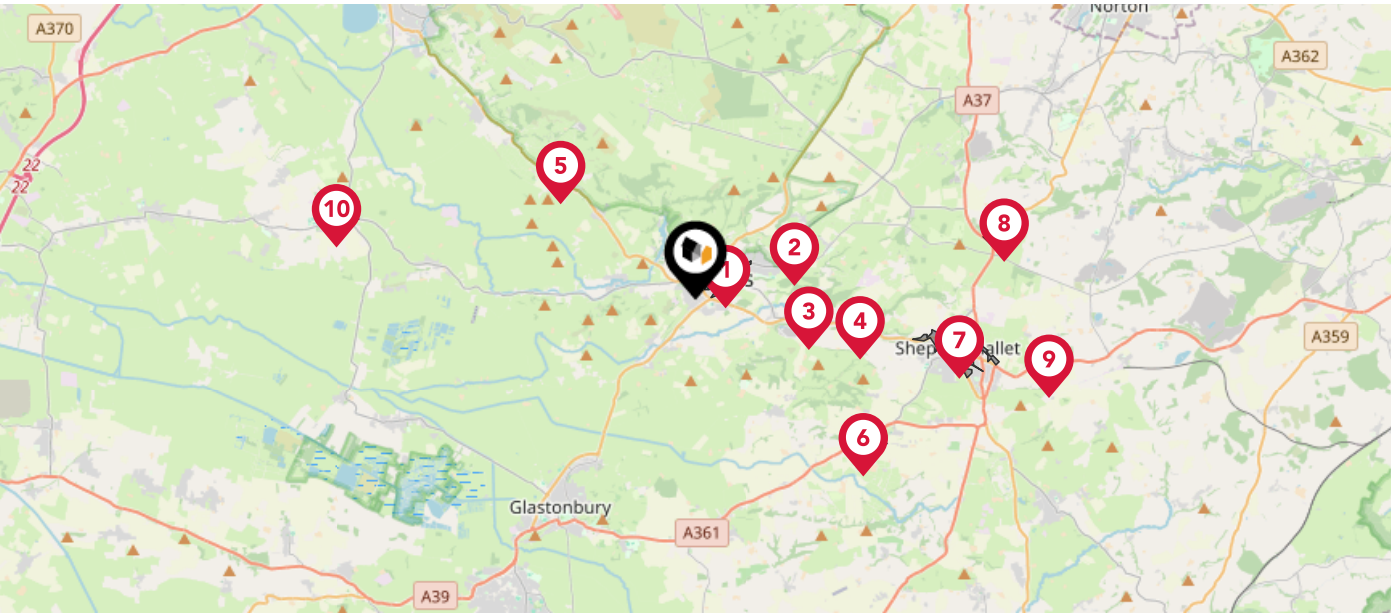


# Maps

## 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	Wells
2	Mendip Hospital
3	Dinder
4	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Doulting
10	Wedmore

# 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	Burcott Road-Wells, Norfolk	Historic Landfill
2	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
3	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
4	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
5	Knowle Lane-Wookey	Historic Landfill
6	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
7	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
8	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
9	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill
10	Dark Lane-Dinder	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



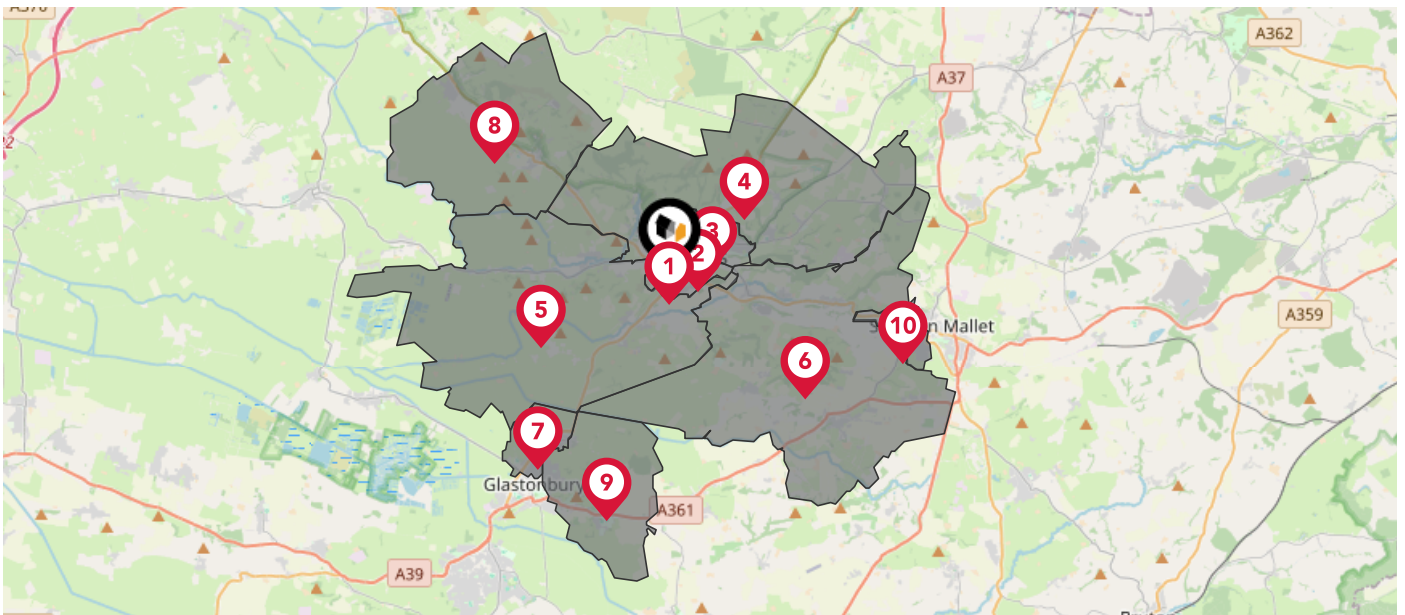
## Mine Entry

- ✕ 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



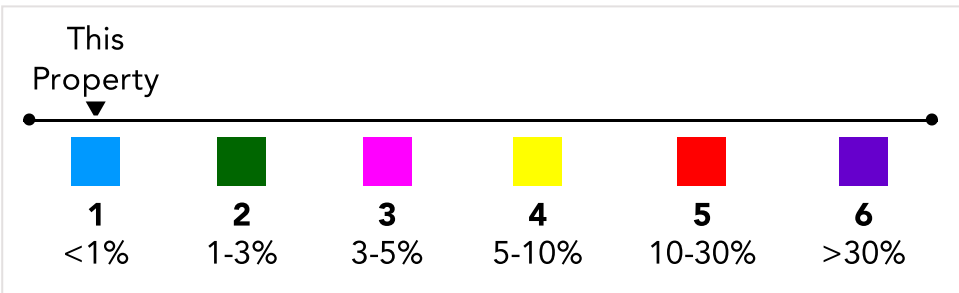
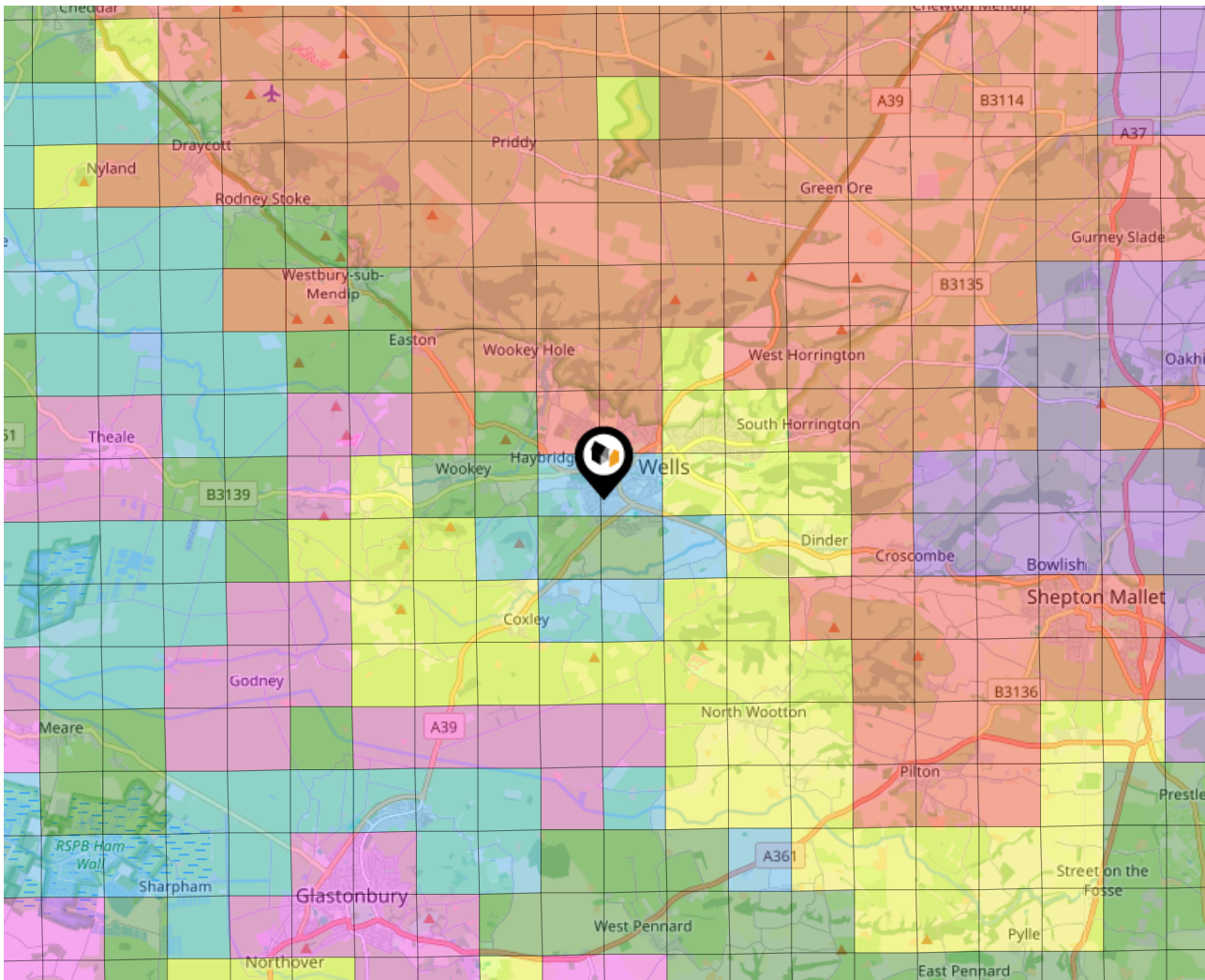
### Nearby Council Wards

- 1 Wells St. Cuthbert's Ward
- 2 Wells Central Ward
- 3 Wells St. Thomas' Ward
- 4 St. Cuthbert Out North Ward
- 5 Wookey and St. Cuthbert Out West Ward
- 6 Croscombe and Pilton Ward
- 7 Glastonbury St. John's Ward
- 8 Rodney and Westbury Ward
- 9 Glastonbury St. Edmund's Ward
- 10 Shepton West Ward



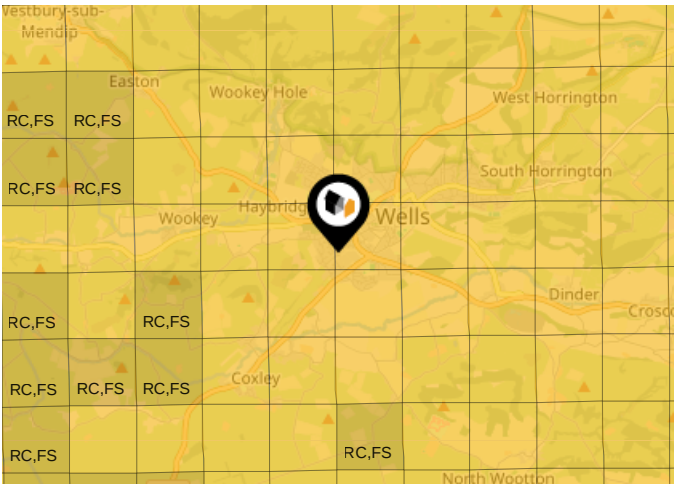
### What is Radon?

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/m<sup>3</sup>).



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

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

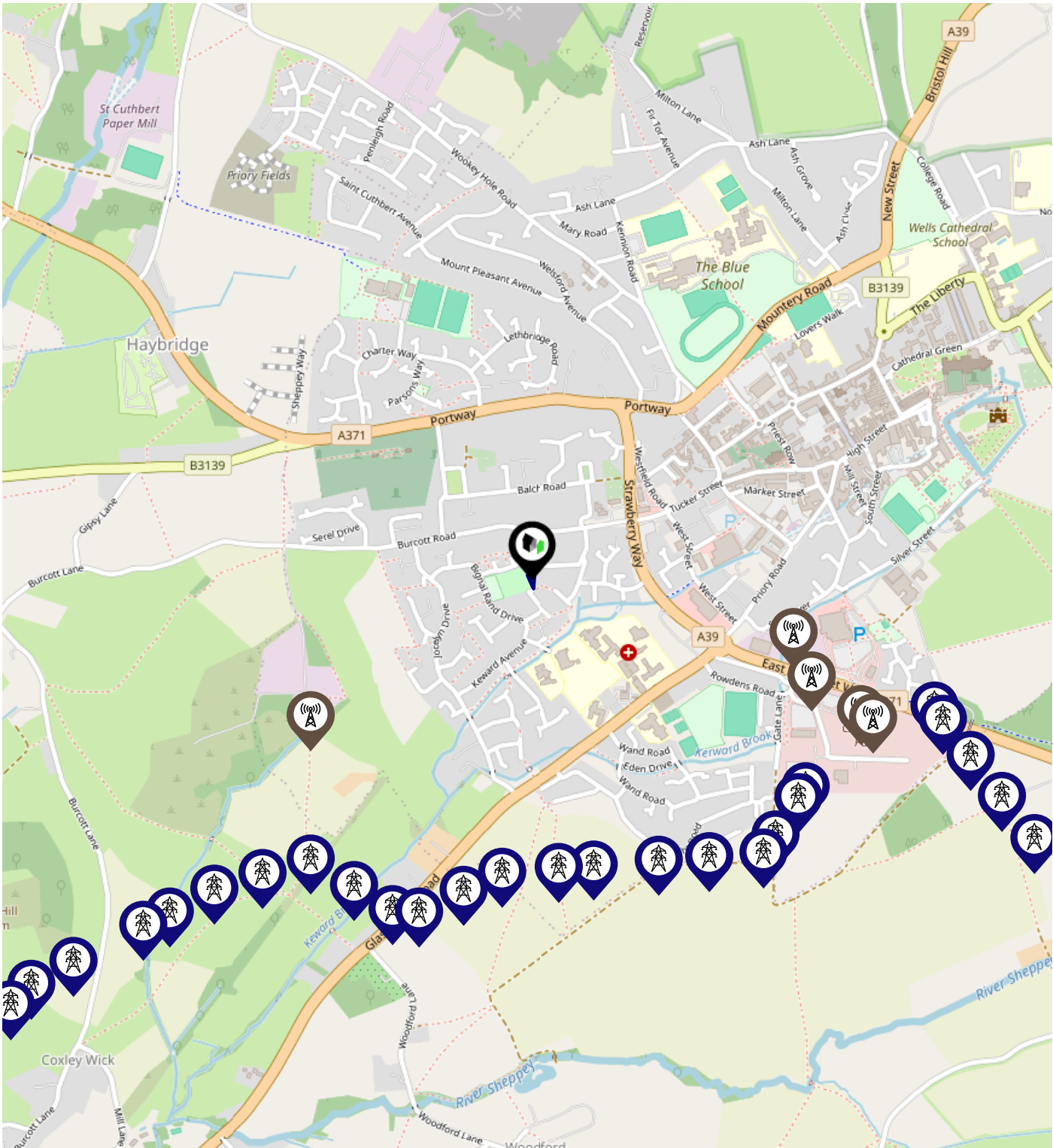


### Primary Classifications (Most Common Clay Types)



<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

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## Key:

-  Power Pylons
-  Communication Masts











# Maps

## Listed Buildings

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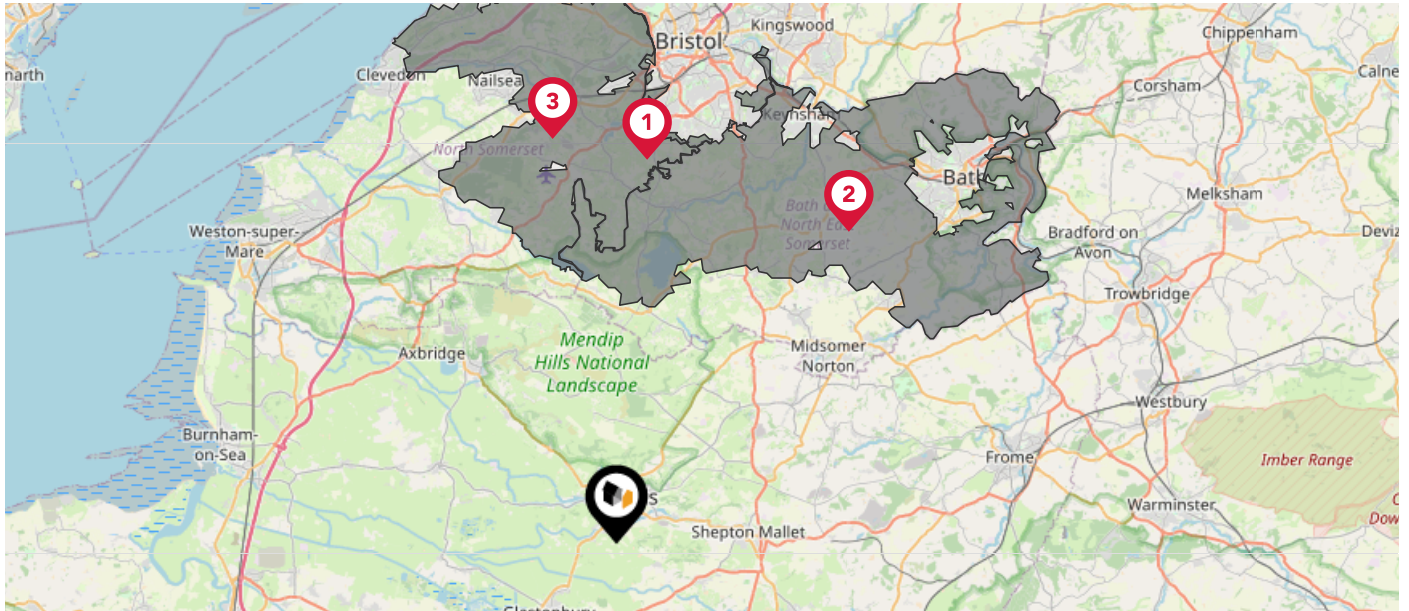
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1382946 - Wells Infirmary Main Block (also Known As Priory Hospital)	Grade II	0.2 miles
 1383204 - Former Railway Goods Shed	Grade II	0.2 miles
 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.3 miles
 1383056 - Portway House	Grade II	0.3 miles
 1383188 - 14, Tucker Street	Grade II	0.3 miles
 1383059 - Boundary Walls To South And West Of The Blue School	Grade II	0.3 miles
 1383190 - 16 And 17, Tucker Street	Grade II	0.3 miles
 1383071 - The Sherston Inn	Grade II	0.3 miles
 1383186 - 8, Tucker Street	Grade II	0.3 miles
 1383203 - West Street House	Grade II	0.3 miles



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



## Nearby Green Belt Land

1

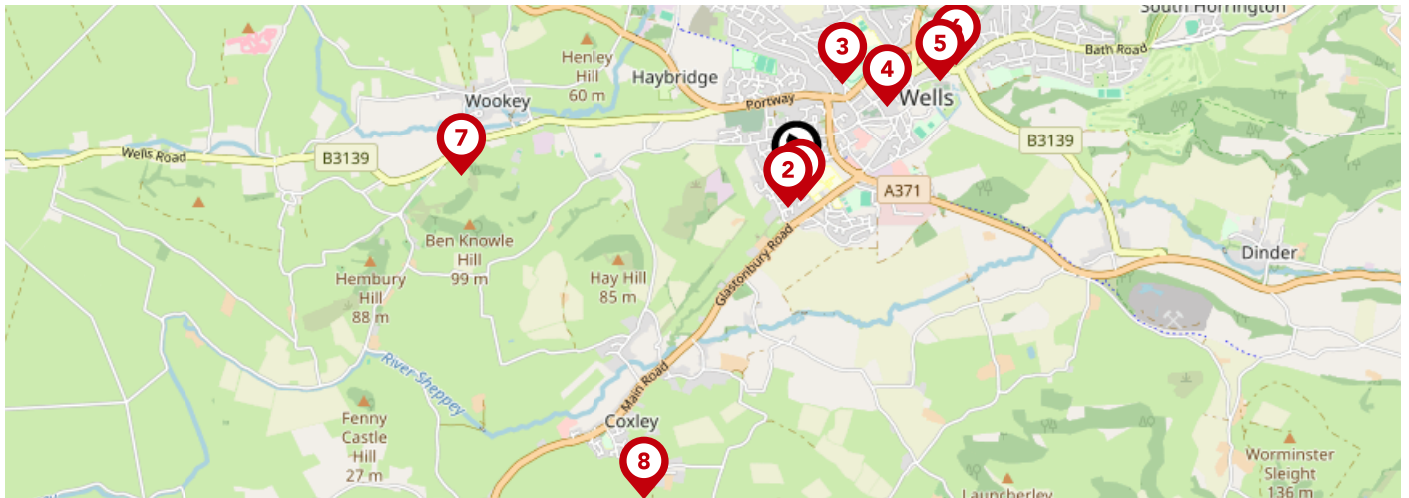
Bath and Bristol Green Belt - Bristol, City of

2

Bath and Bristol Green Belt - Bath and North East Somerset

3

Bath and Bristol Green Belt - North Somerset



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Cuthbert's CofE Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Blue School</b> Ofsted Rating: Good   Pupils: 1434   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:1.63	<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>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Priddy Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Dunstan's School</b> Ofsted Rating: Good   Pupils: 459   Distance:4.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Bowlsh Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Millfield Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:4.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






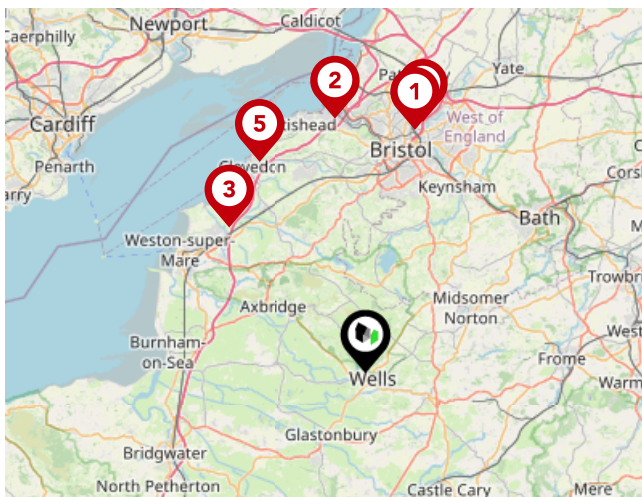
# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
	Castle Cary Rail Station	9.41 miles
	Bruton Rail Station	11.25 miles
	Yatton Rail Station	14.75 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M32 J3	18.43 miles
	M5 J19	18.93 miles
	M5 J21	14.76 miles
	M32 J2	19.09 miles
	M5 J20	17.48 miles



## Airports/Helipads

Pin	Name	Distance
	Bristol Airport	12.72 miles
	Felton	12.72 miles
	Cardiff Airport	32.29 miles
	Exeter Airport	46.55 miles



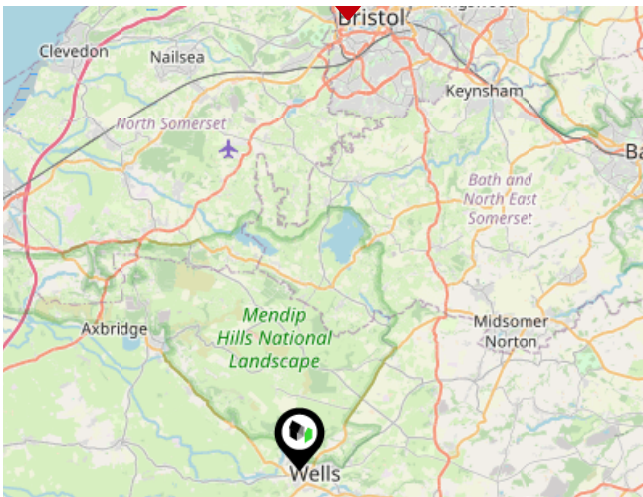
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wolsey Close	0.09 miles
2	Bishopslea Close	0.13 miles
3	The Green	0.19 miles
4	Burcott Stores	0.17 miles
5	Kenward Mill Trading Estate	0.26 miles

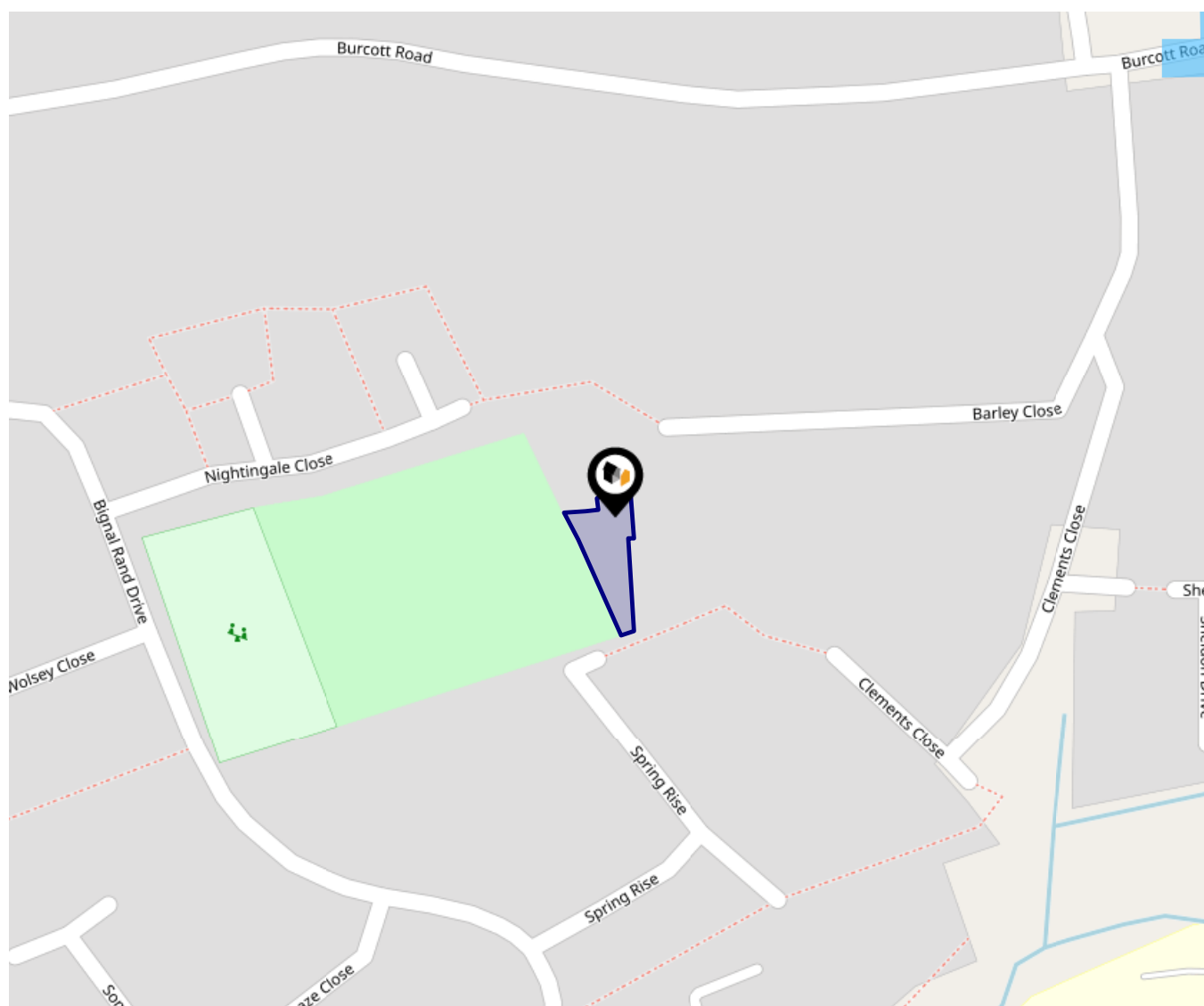


### Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.78 miles
2	Nova Scotia Ferry Landing	16.81 miles
3	Pumphouse Ferry Landing	16.86 miles

# Local Area Road Noise

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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Cooper and Tanner

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#### Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS  
01749 372200  
sheptonmallet@cooperandtanner.co.uk  
cooperandtanner.co.uk

