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MIR: Material Info

The Material Information Affecting this Property

Thursday 17th April 2025



FOUR ACRES, SHEPTON MALLET, BA4

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:	775 ft ² / 72 m ²		
Plot Area:	0.04 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS17186		

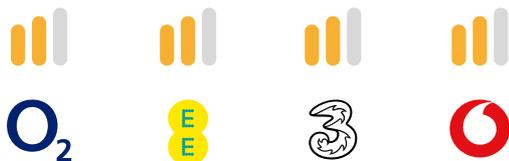
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

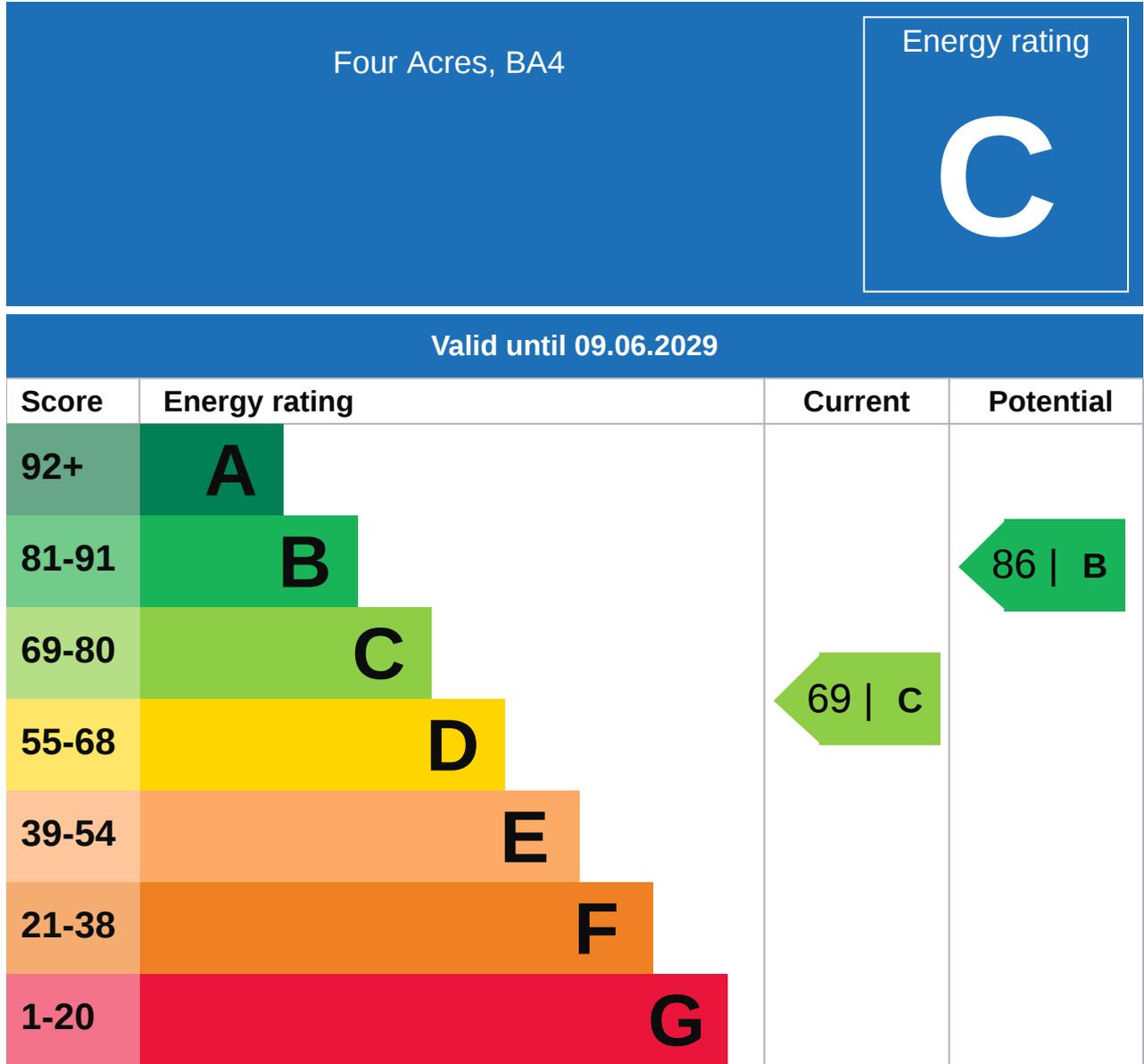


Satellite/Fibre TV Availability:



Property EPC - Certificate

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Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 54% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	72 m ²

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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

The vendor has made us aware that, to the best of their knowledge:-
the garage is constructed from asbestos present;
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

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

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)

The vendor has advised there are no rights of way through this property

Construction Type

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

Property Lease Information (if applicable)

The property is Freehold

Listed Building Information (if applicable)

Not applicable

Electricity Supply

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

Water Supply

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

Gas Supply

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

Drainage

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

Heating System

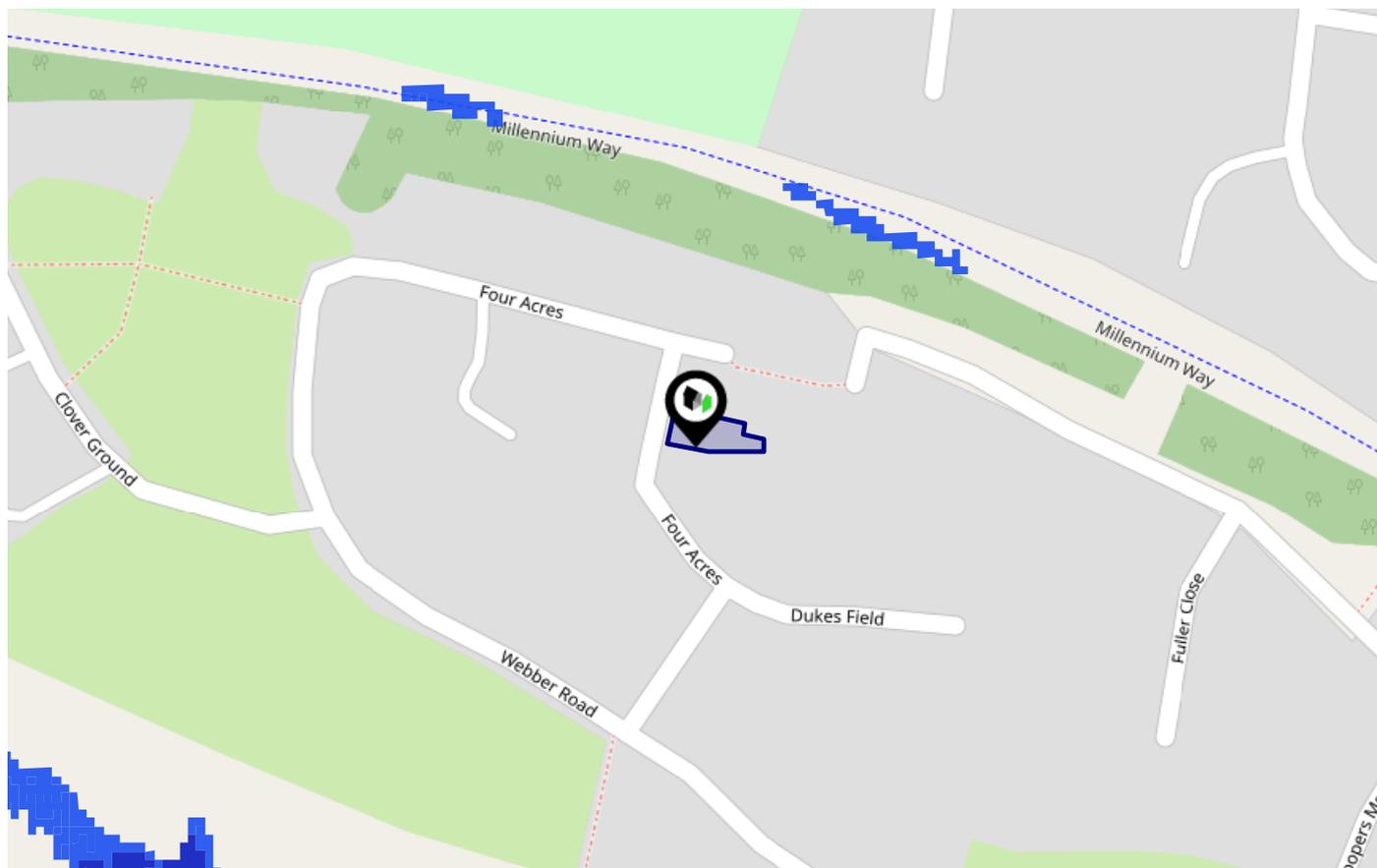
We have been advised by the seller there is a gas radiator heating system installed at the property.

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.

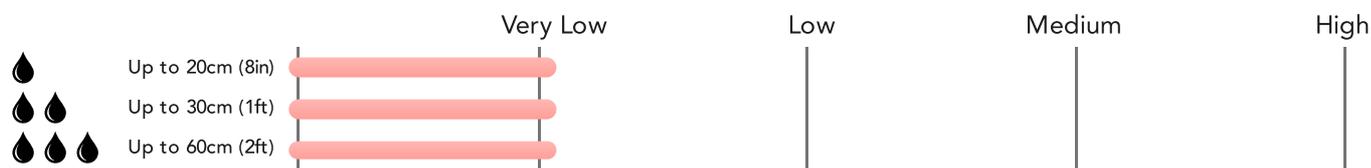


Risk Rating: Very low

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.

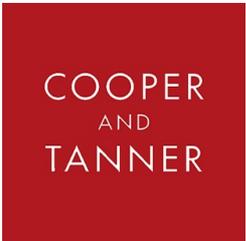
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) 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:

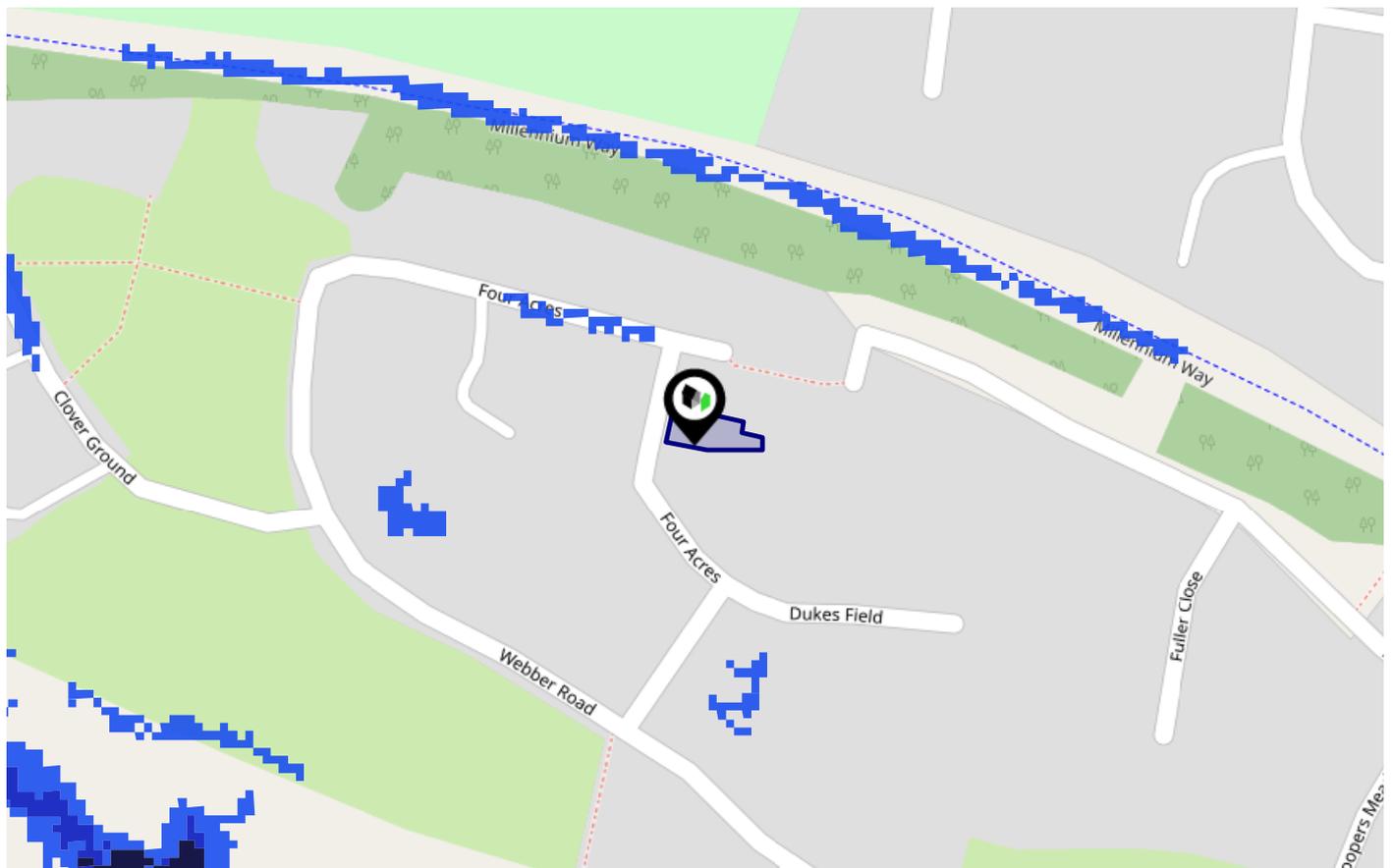


Flood Risk

Surface Water - Climate Change



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.
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Chance of flooding to the following depths at this property:



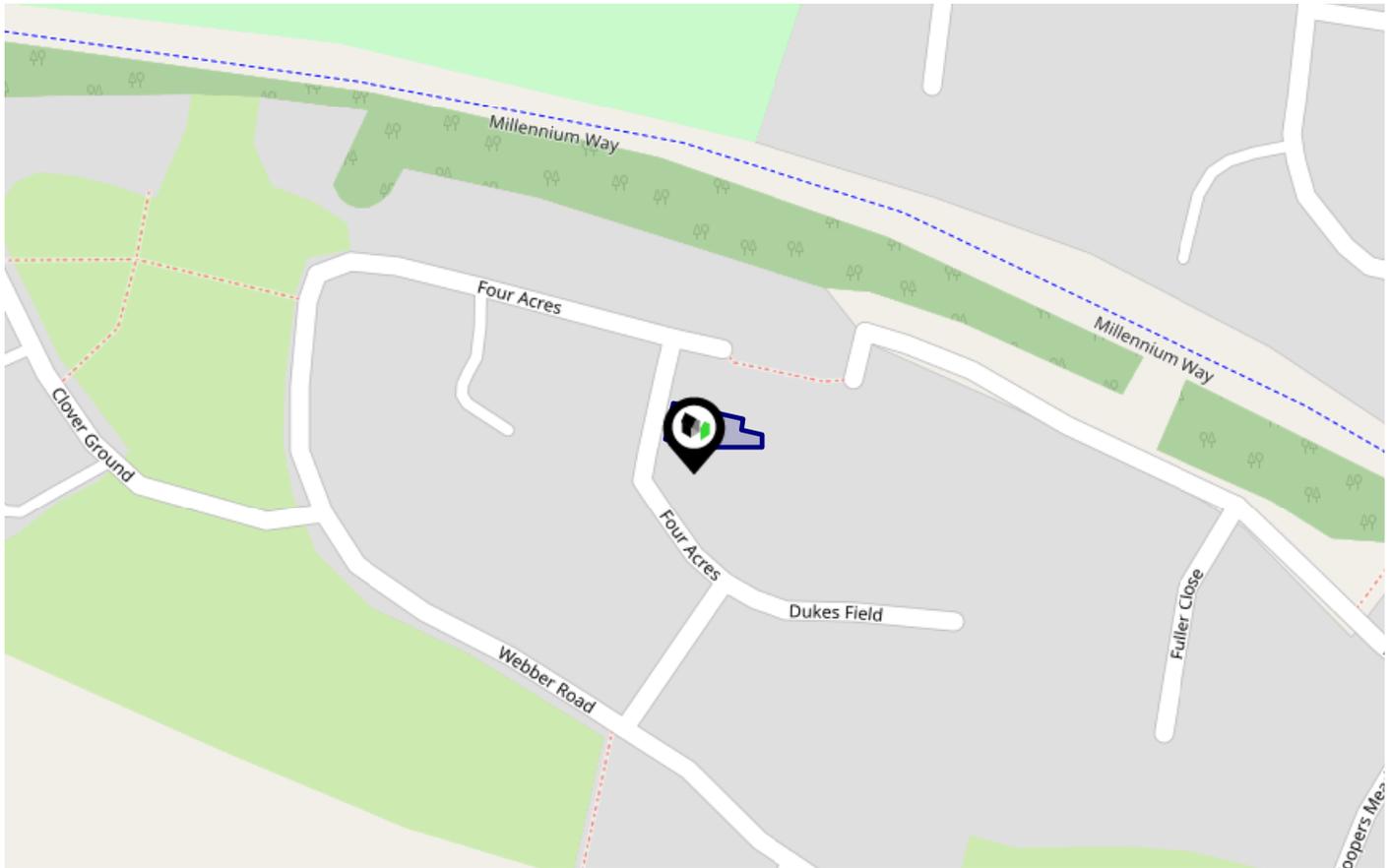
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Flood Risk

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

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

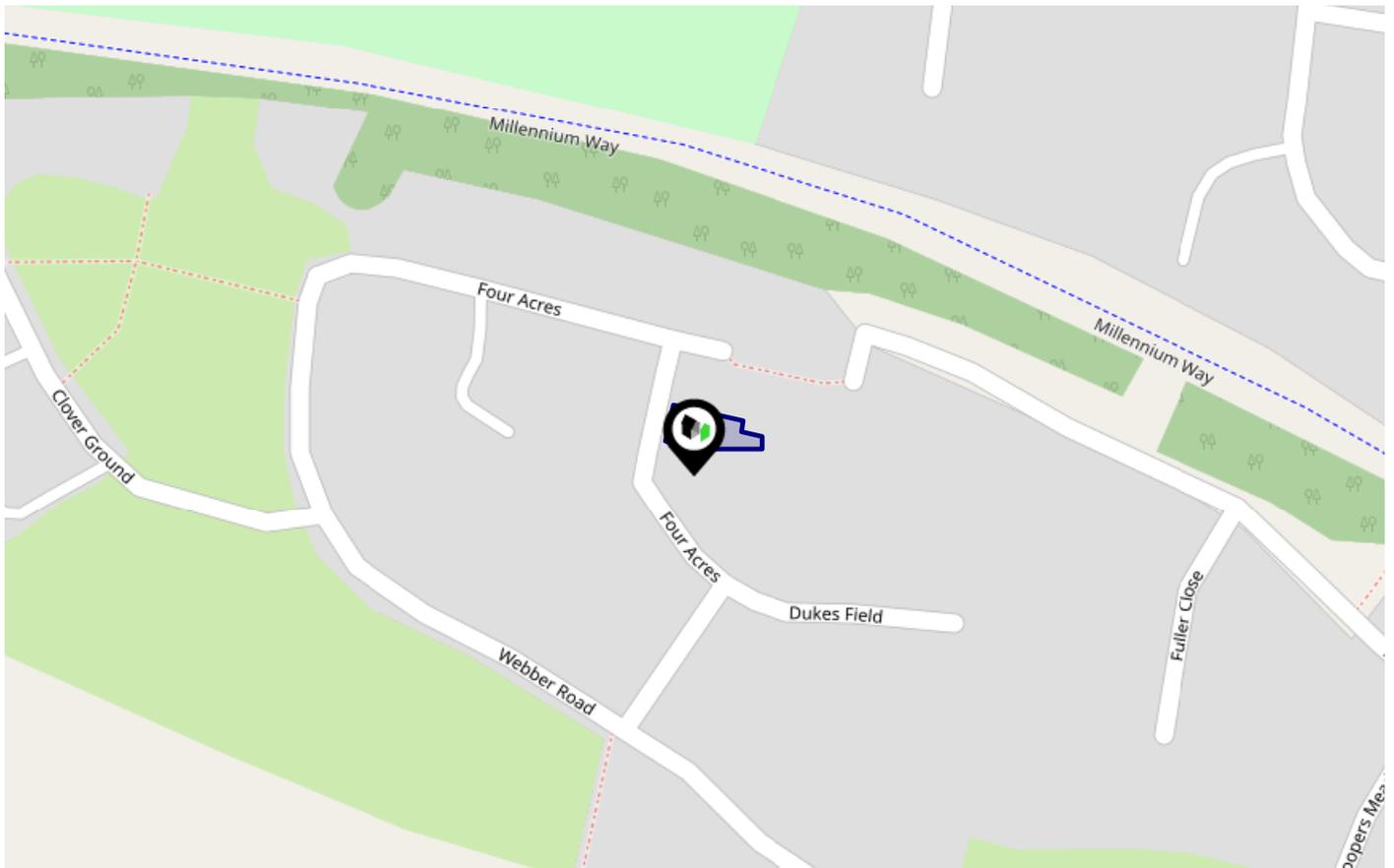
Chance of flooding to the following depths at this property:



Flood Risk

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.
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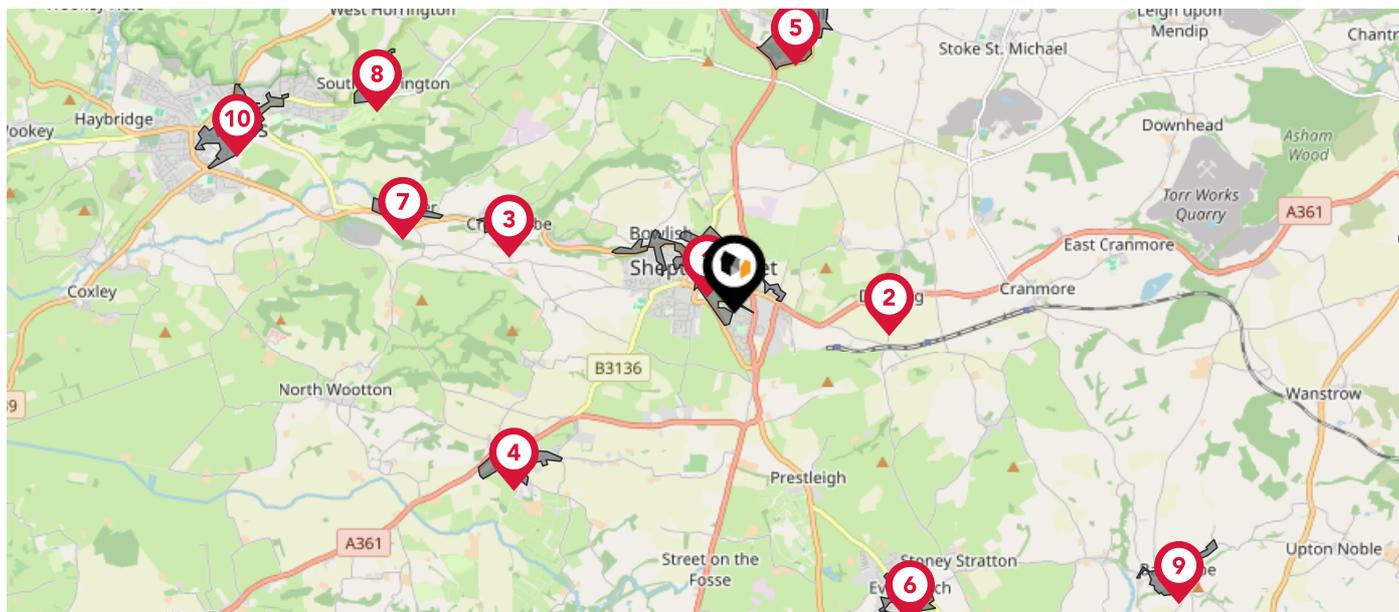
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

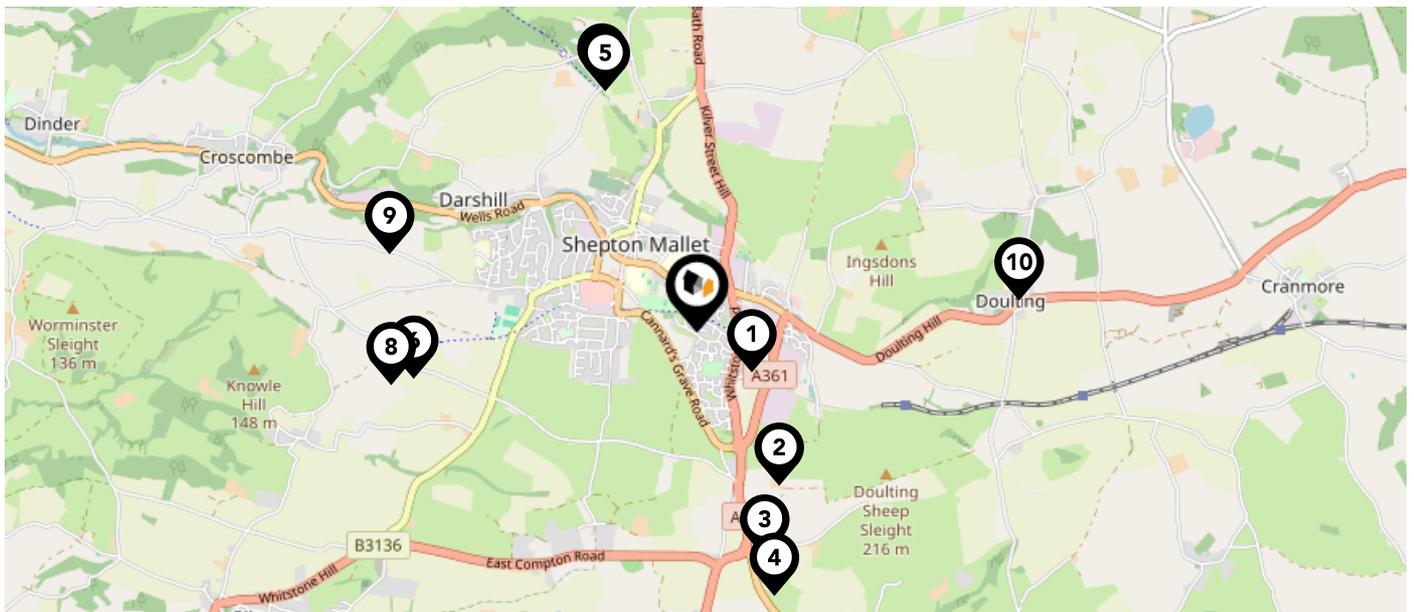
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Shepton Mallet
- 2 Doulting
- 3 Croscombe
- 4 Pilton
- 5 Oakhill
- 6 Evercreech
- 7 Dinder
- 8 Mendip Hospital
- 9 Batcombe
- 10 Wells

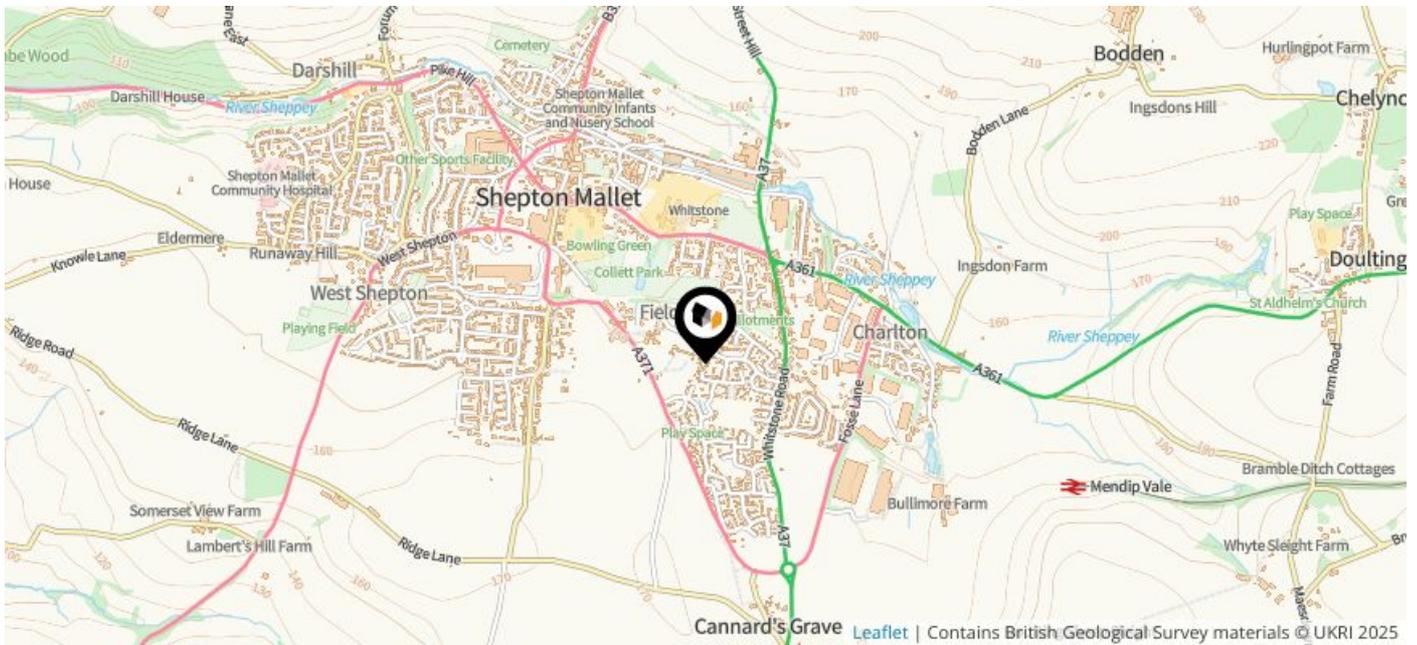
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
2	Brickyard Farm-Cann Grave	Historic Landfill
3	Whitstone Hill Farm, Cannards Grave Farm-Douling, Shepton Mallet, Somerset	Historic Landfill
4	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill
5	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
6	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
7	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill
8	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
9	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
10	Disused Quarry-Douling	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

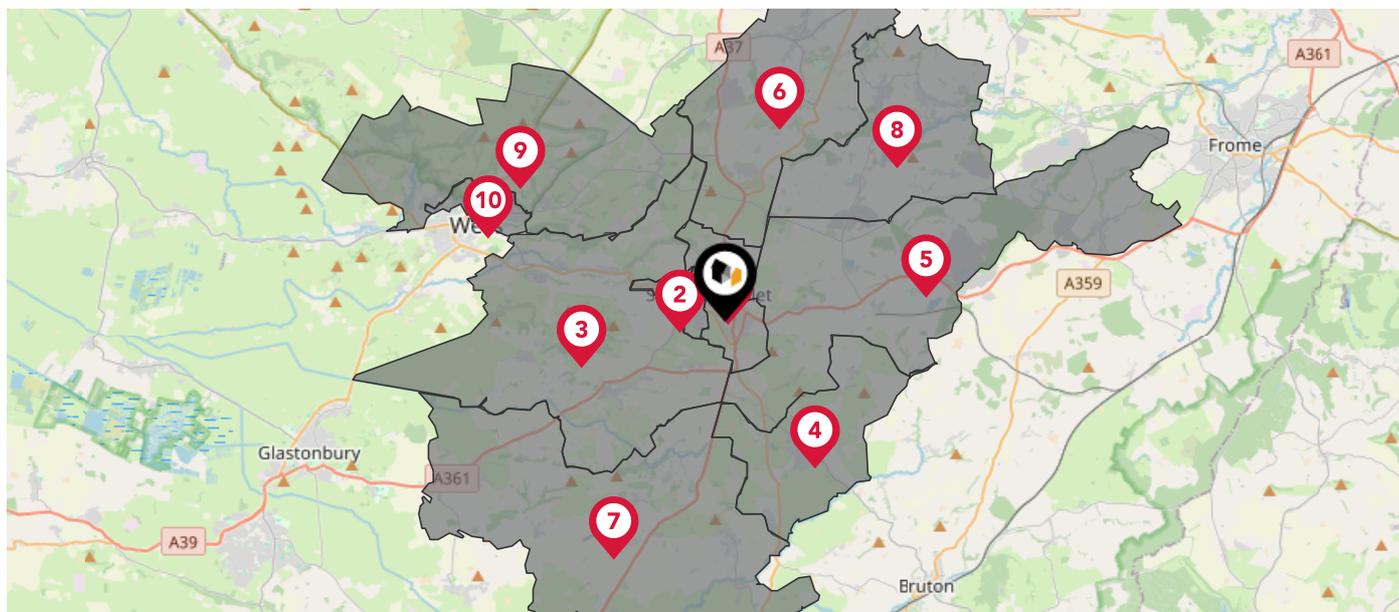
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

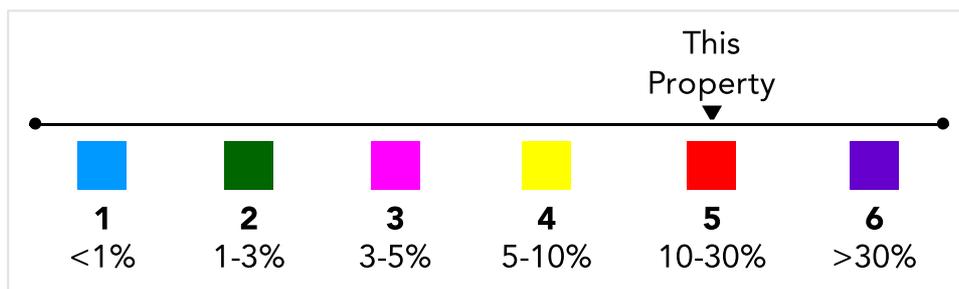
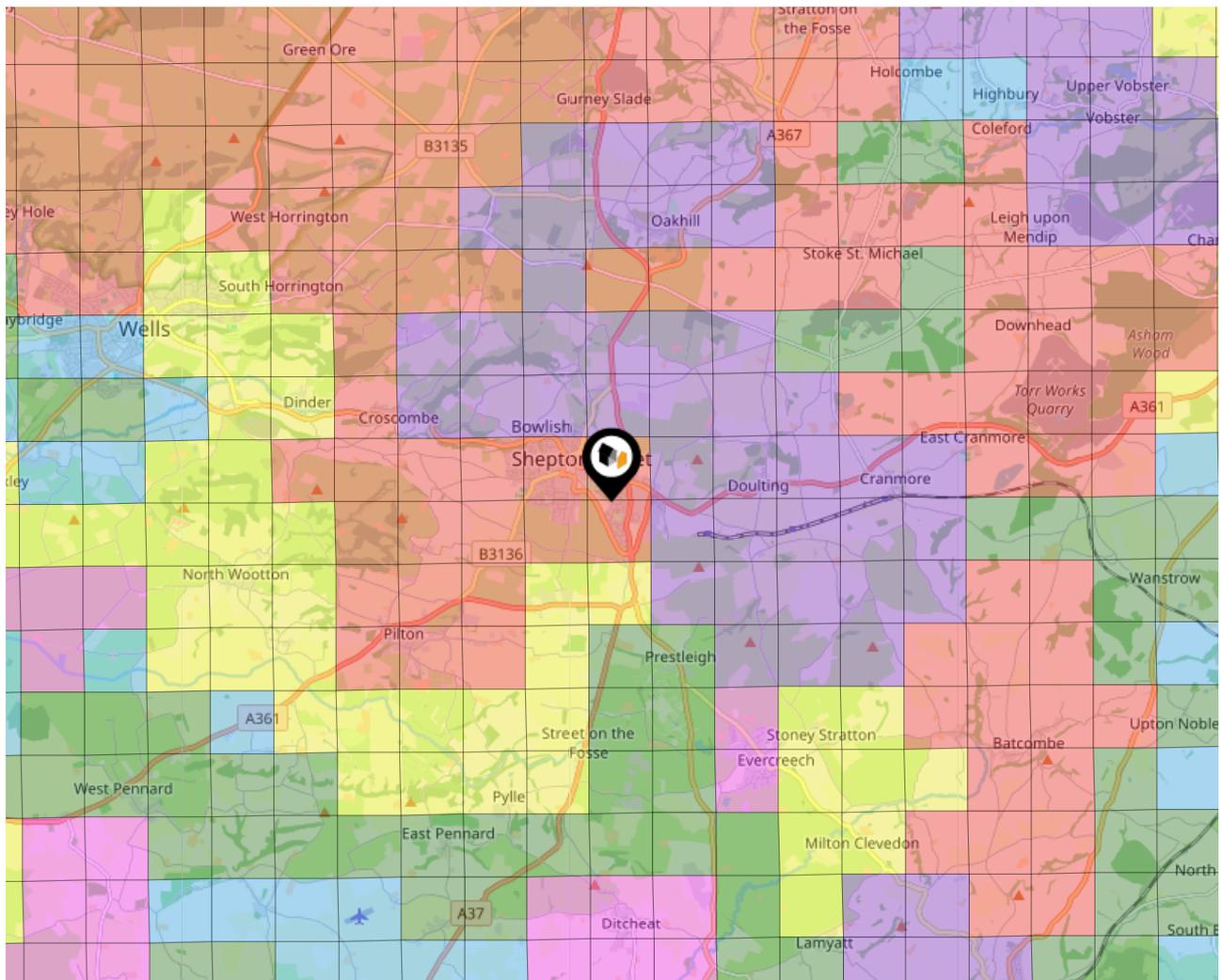
- 1 Shepton East Ward
- 2 Shepton West Ward
- 3 Croscombe and Pilton Ward
- 4 Creech Ward
- 5 Cranmore, Doultong and Nunney Ward
- 6 Ashwick, Chilcompton and Stratton Ward
- 7 The Pennards and Ditchat Ward
- 8 Coleford and Holcombe Ward
- 9 St. Cuthbert Out North Ward
- 10 Wells St. Thomas' Ward

Environment

Radon Gas

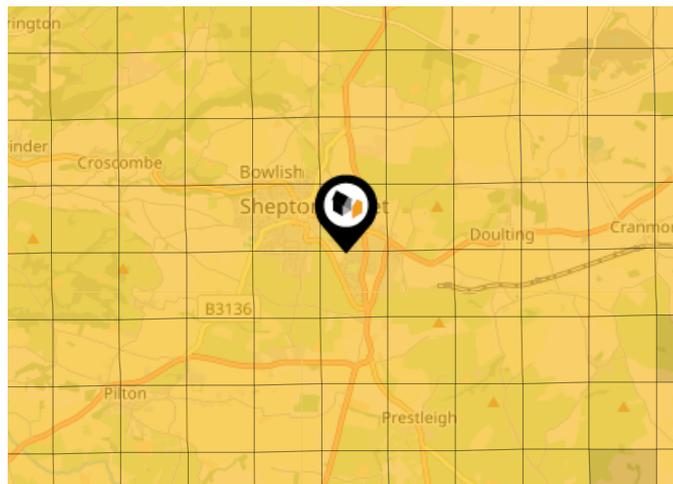
What is Radon?

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(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP

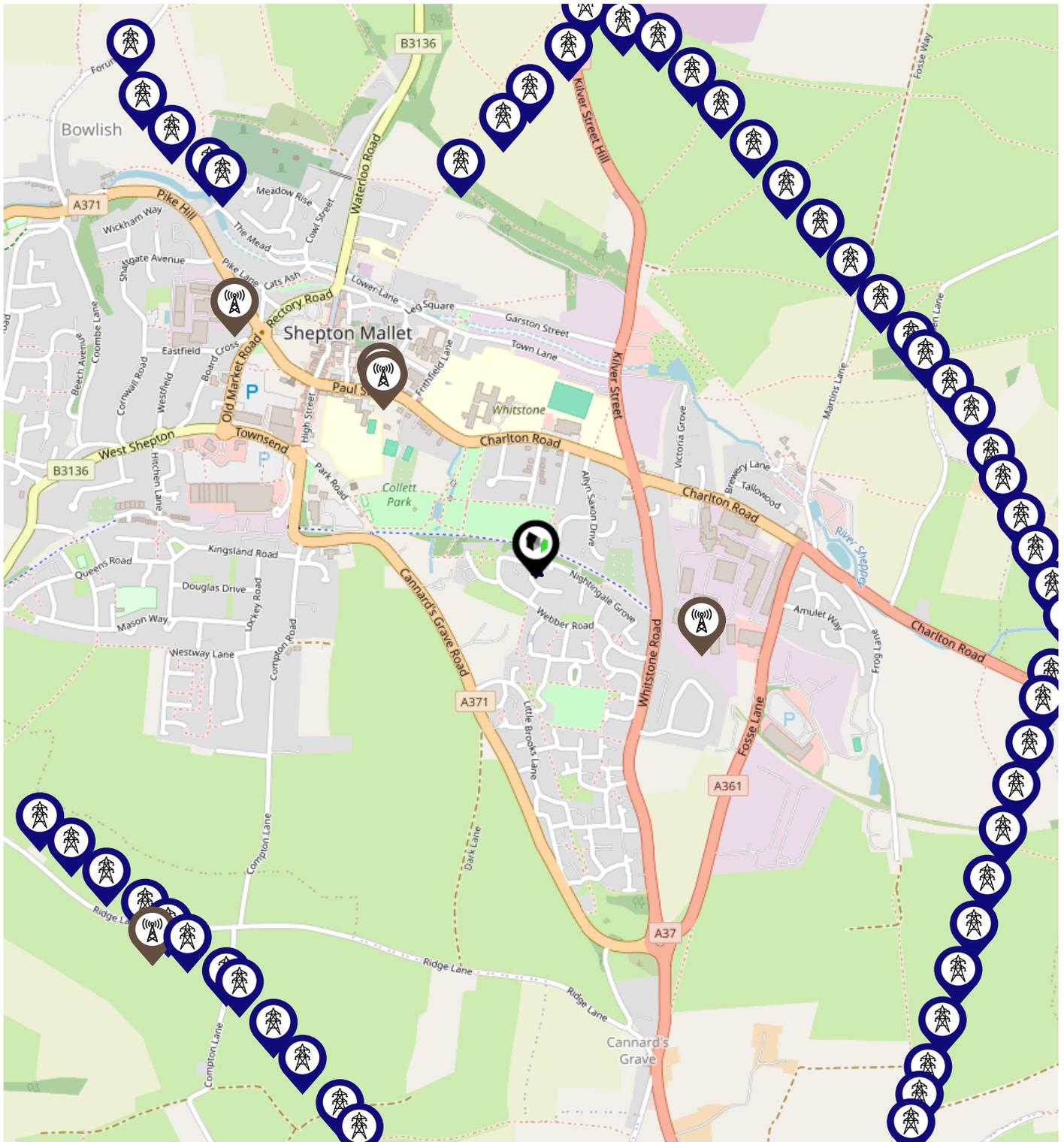


Primary Classifications (Most Common Clay Types)

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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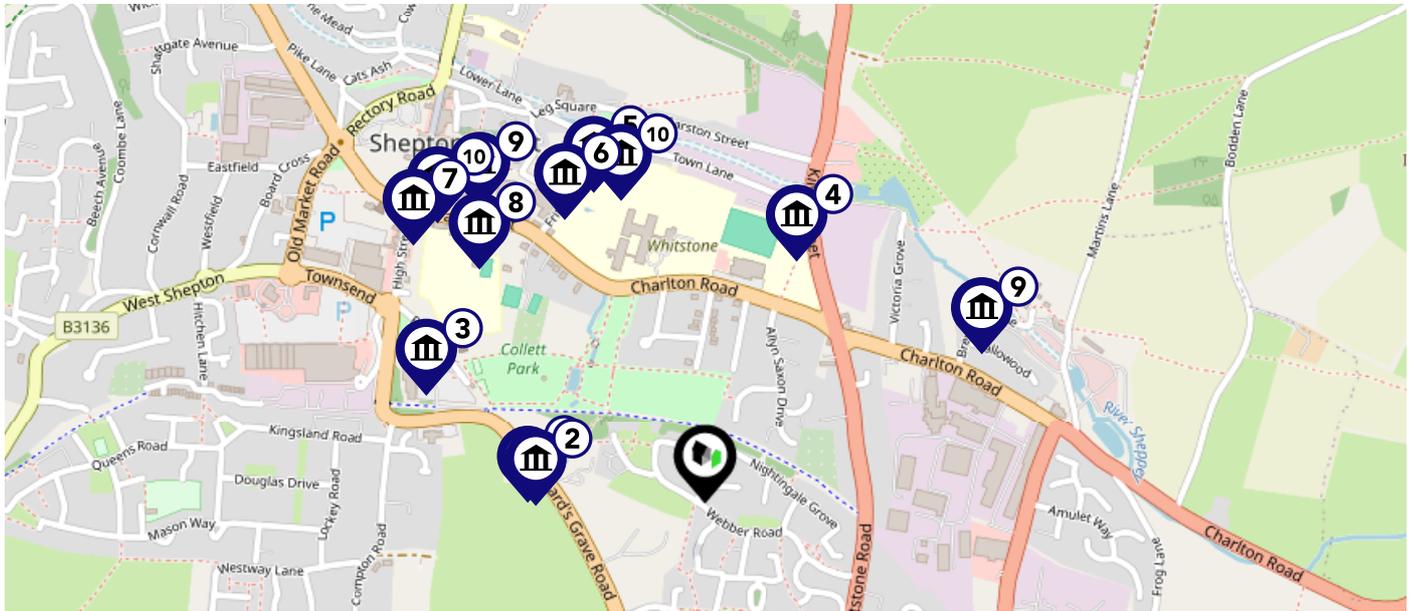
Key:

-  Power Pylons
-  Communication Masts

Maps

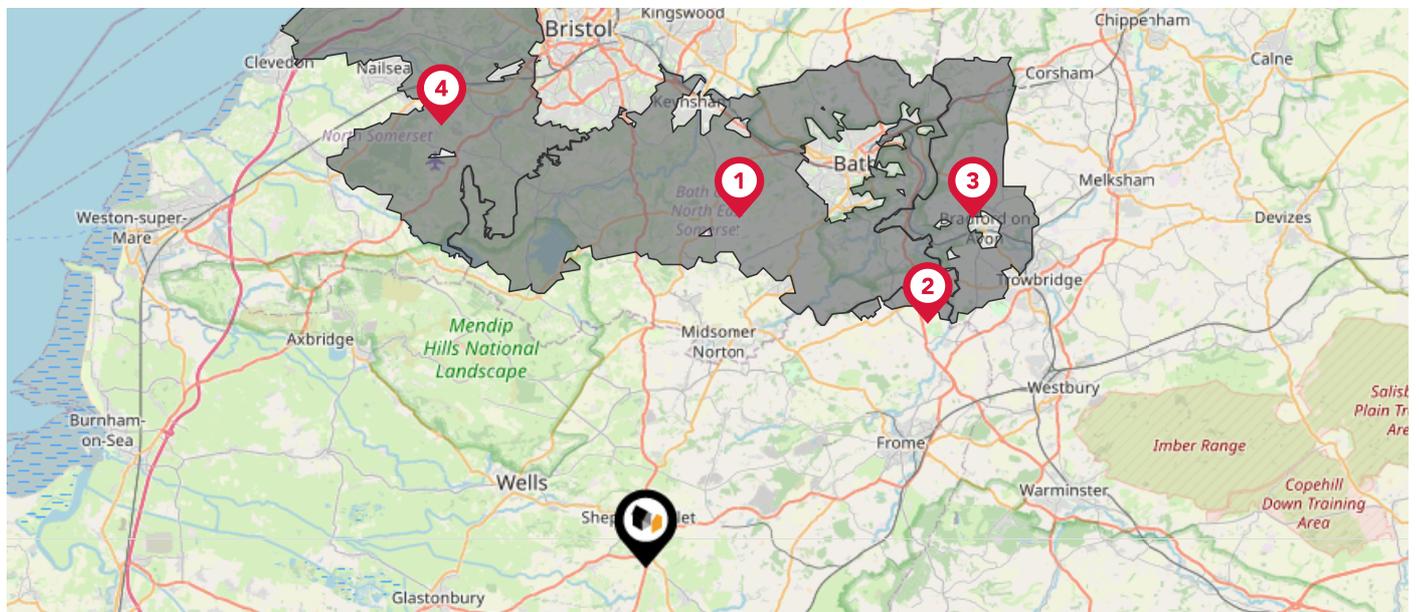
Listed Buildings

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
	1251745 - The Field Inn	Grade II	0.2 miles
	1262611 - Terrace Of Three Cottages Attached To Left Of The Field Inn	Grade II	0.2 miles
	1058386 - Warehouse And Street Wall To Rear Of Highfield House	Grade II	0.3 miles
	1173250 - 86, Kilver Street	Grade II	0.3 miles
	1058357 - Whitstone House	Grade II	0.4 miles
	1058425 - Former Her Majesty's Prison Shepton Mallet	Grade II	0.4 miles
	1173029 - 23, High Street	Grade II	0.4 miles
	1173450 - 22, Paul Street	Grade II	0.4 miles
	1172701 - Strodes Almshouses And Adjoining Wall To Church Lane	Grade II	0.4 miles
	1058356 - No 62 And Section Of Garden Wall To North	Grade II	0.4 miles
	1296669 - Woodlands Farmhouse	Grade II	0.4 miles
MIR - Material Info	1058402 - Assembly Room To Rear Of No 7 High Street	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

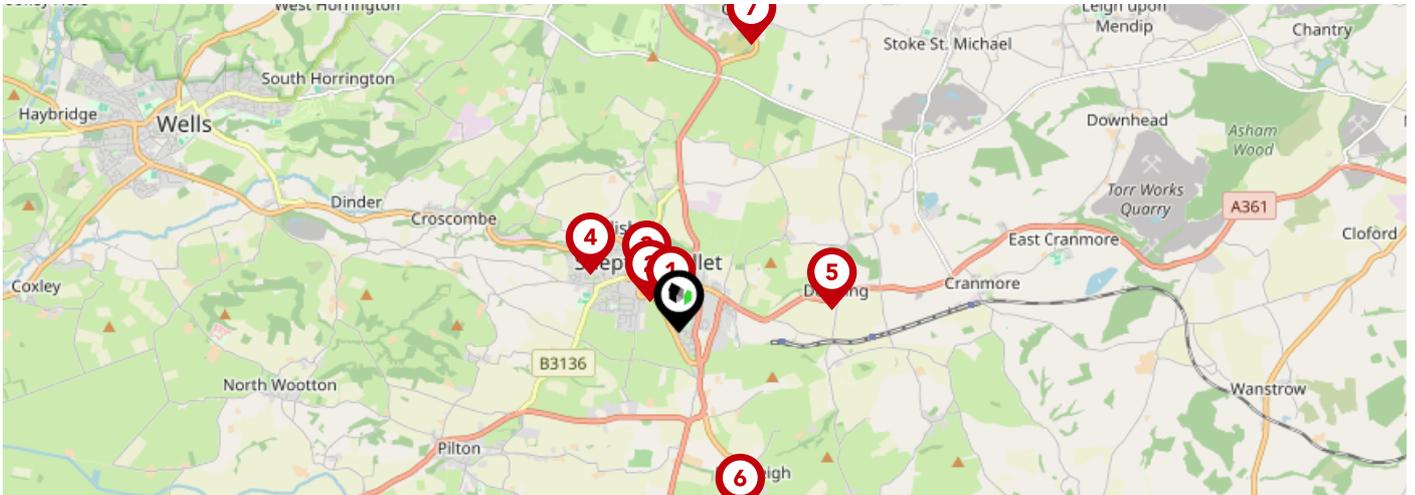
Bath and Bristol Green Belt - Mendip

3

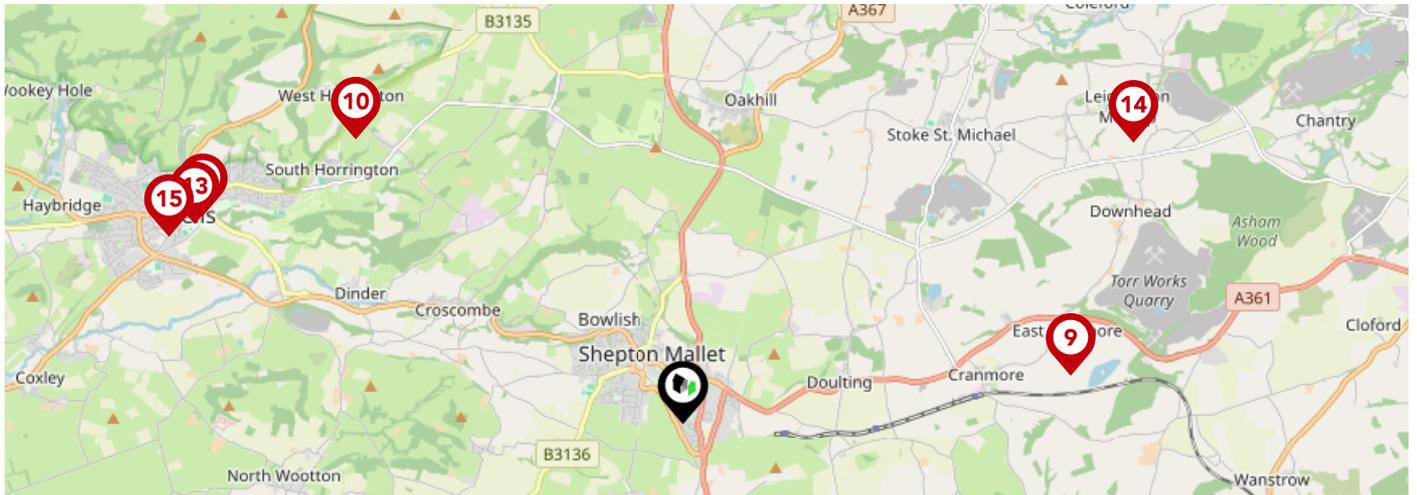
Bath and Bristol Green Belt - Wiltshire

4

Bath and Bristol Green Belt - North Somerset

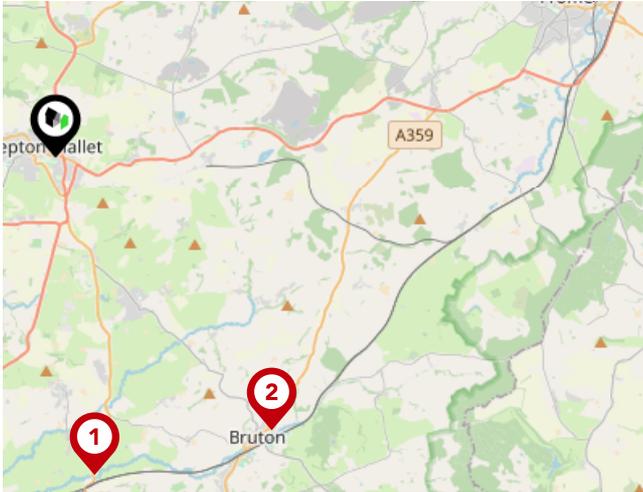


		Nursery	Primary	Secondary	College	Private
1	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:5.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.97 miles
2	Bruton Rail Station	6.49 miles
3	Frome Rail Station	10.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	19.51 miles
2	M32 J2	20.03 miles
3	M32 J1	22.08 miles
4	M4 J19	22.71 miles
5	M5 J19	21.52 miles

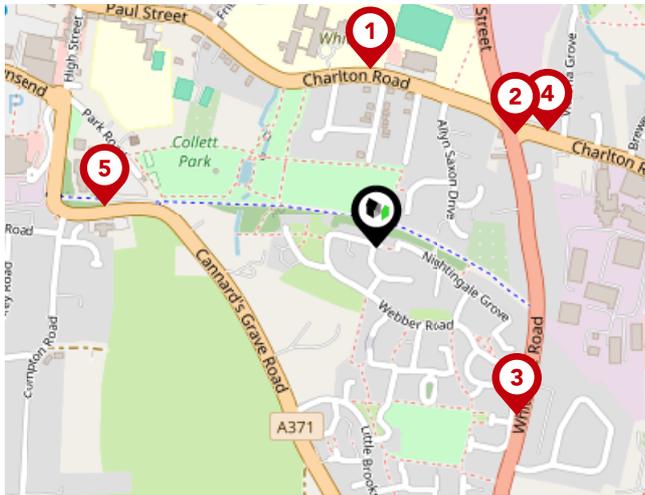


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.77 miles
2	Felton	15.77 miles
3	Bournemouth International Airport	41.74 miles
4	Cardiff Airport	37.59 miles

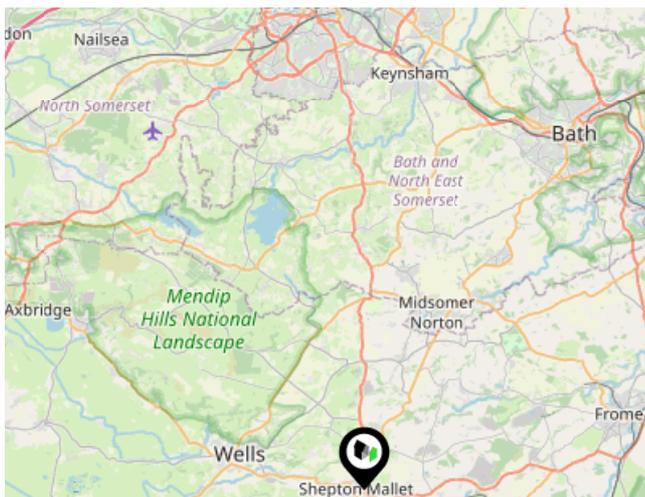
Area

Transport (Local)



Bus Stops/Stations

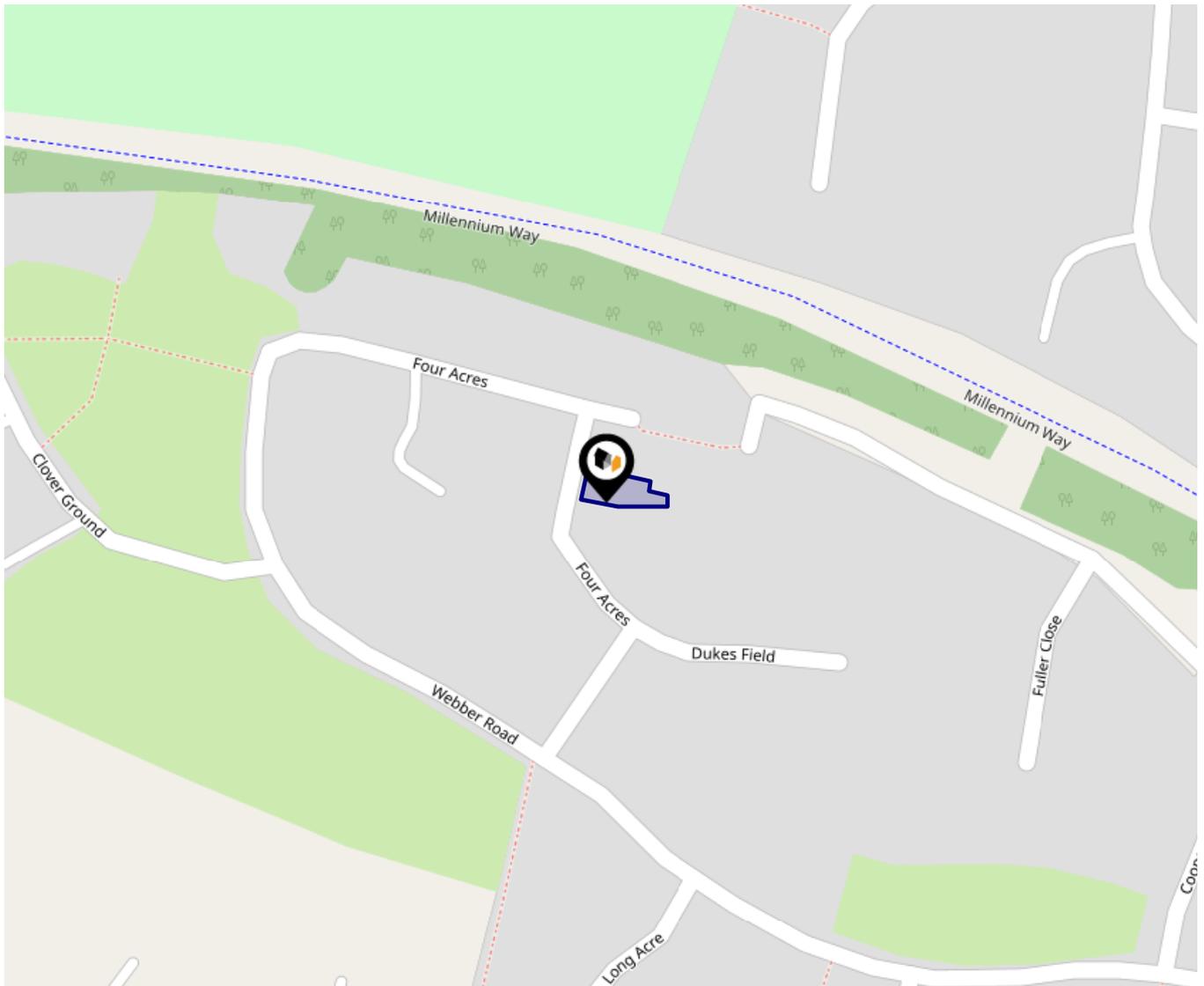
Pin	Name	Distance
1	Collett Avenue	0.21 miles
2	Charlton Inn	0.21 miles
3	Somerville Close	0.25 miles
4	Esso Station	0.24 miles
5	Park Medical Practice	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.33 miles
2	The Ostrich	18.33 miles
3	Wapping Wharf	18.3 miles

Local Area Road Noise



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.



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Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

