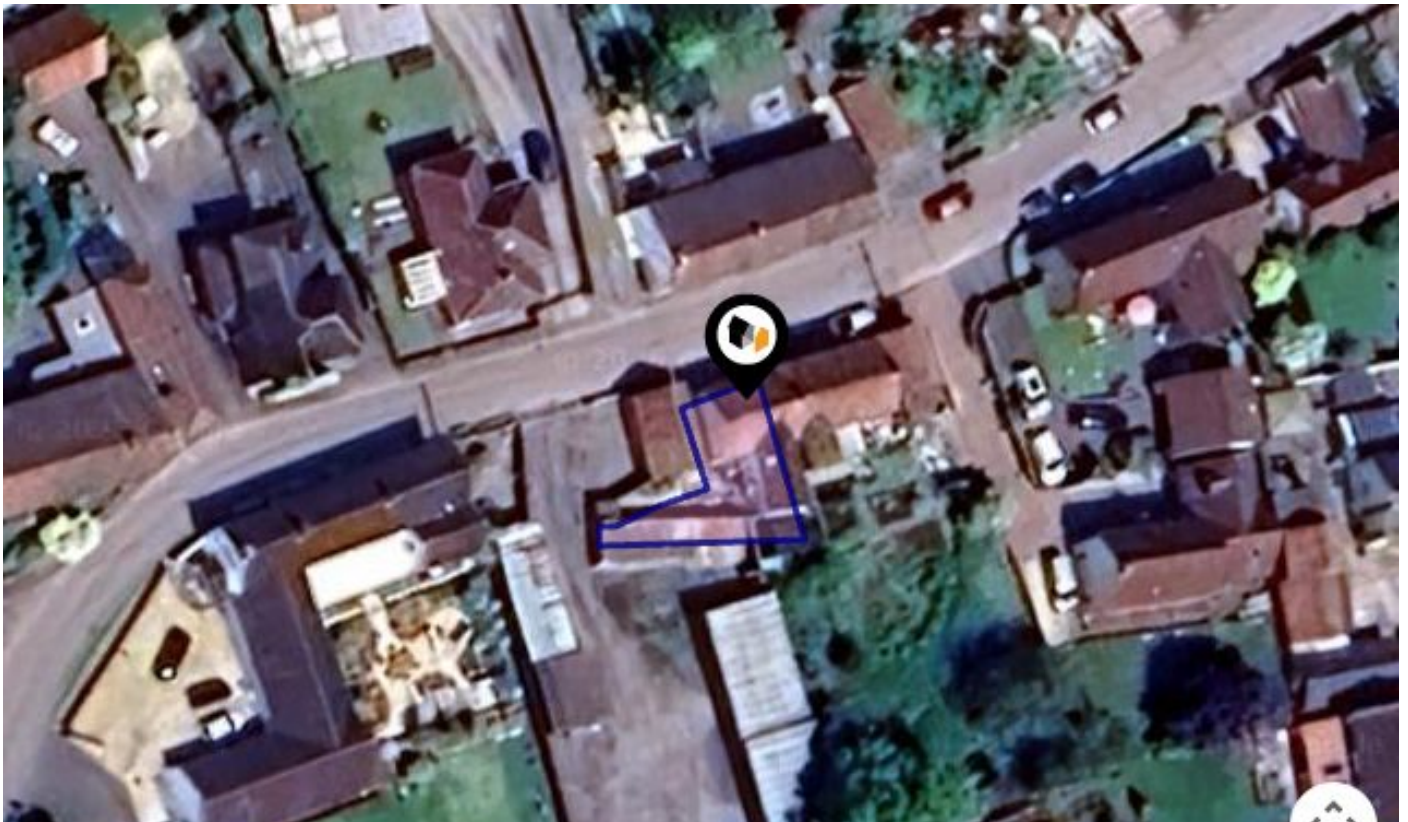




# MIR: Material Info

The Material Information Affecting this Property

Thursday 17<sup>th</sup> April 2025



**SHAPWICK ROAD, WESTHAY, GLASTONBURY, BA6**

## Cooper and Tanner

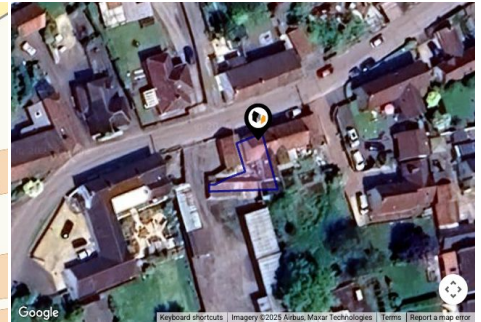
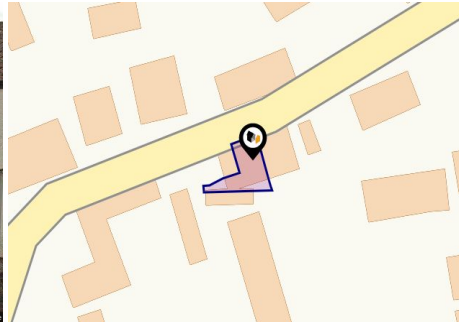
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,897
Title Number:	ST91827

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)

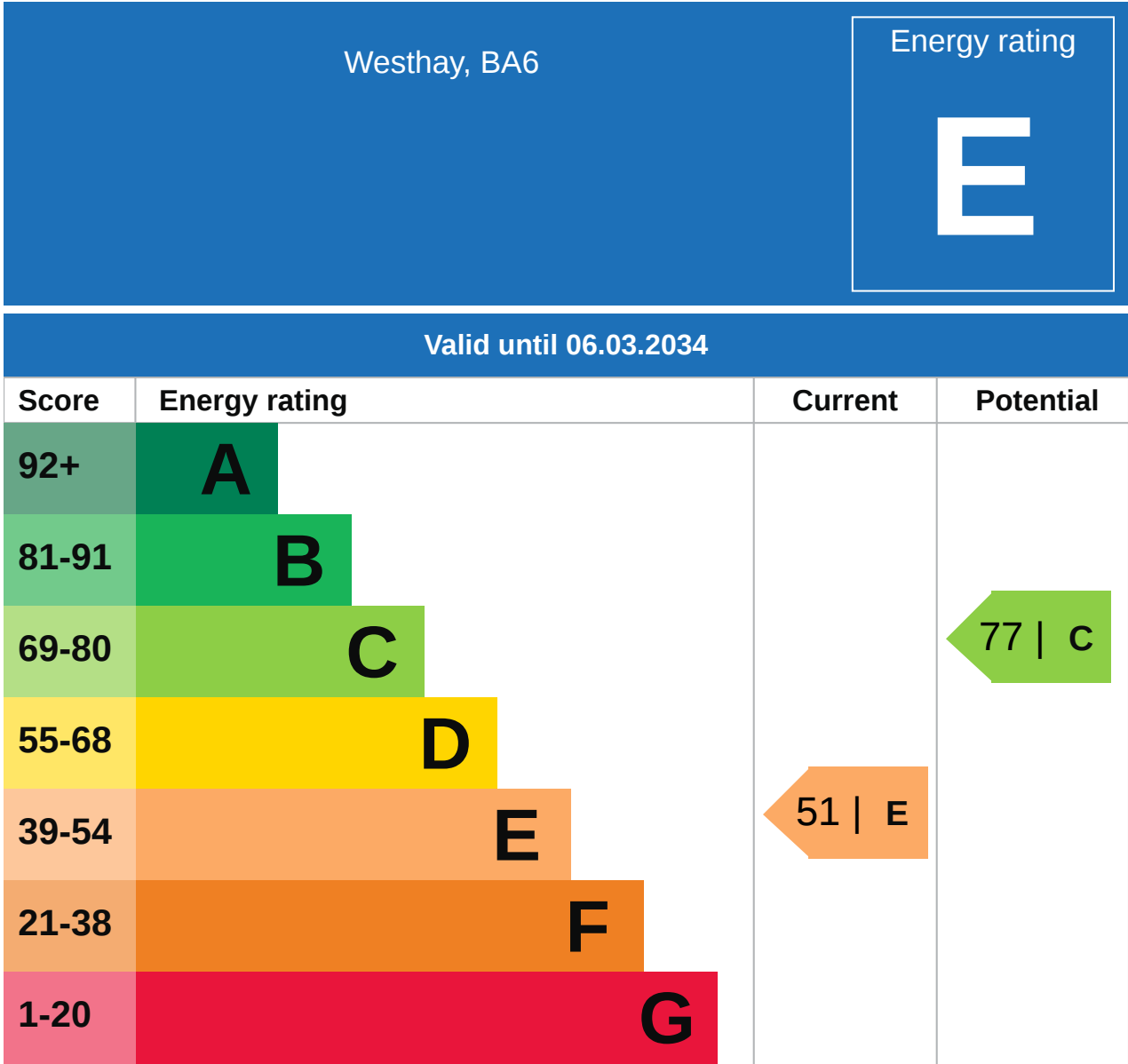
6	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:





# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<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>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 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

---

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.

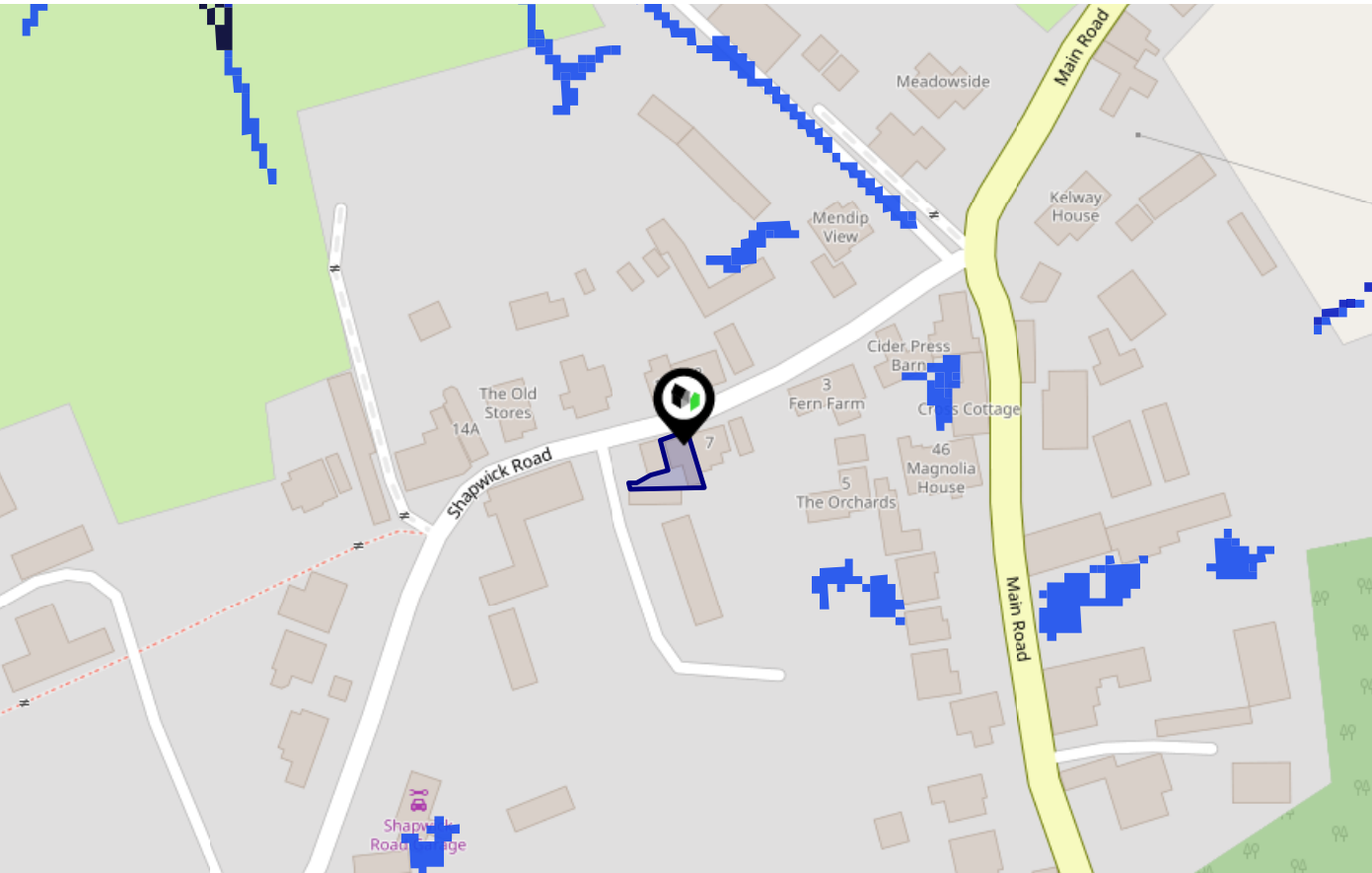


# Flood Risk

## Surface Water - Flood Risk

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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.

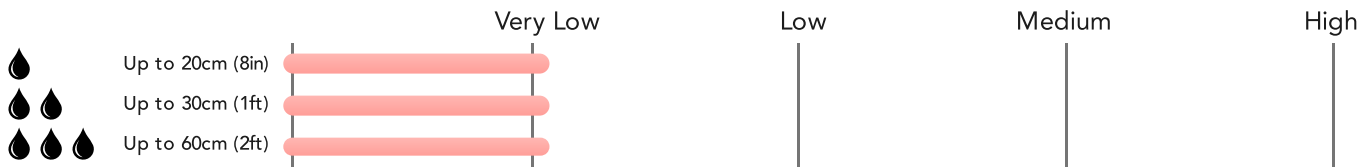


Risk Rating: Very low

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:

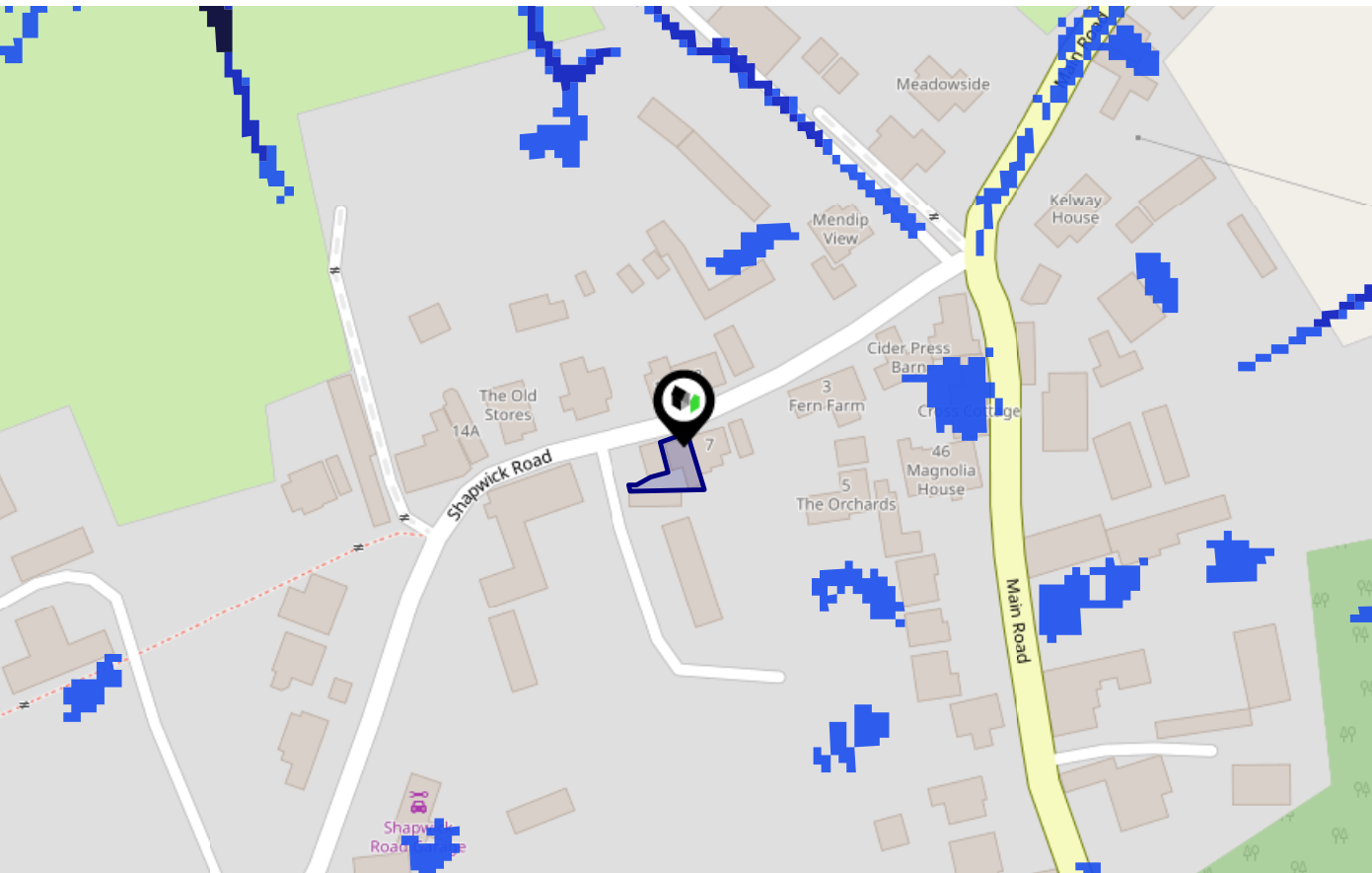


# Flood Risk

## 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.

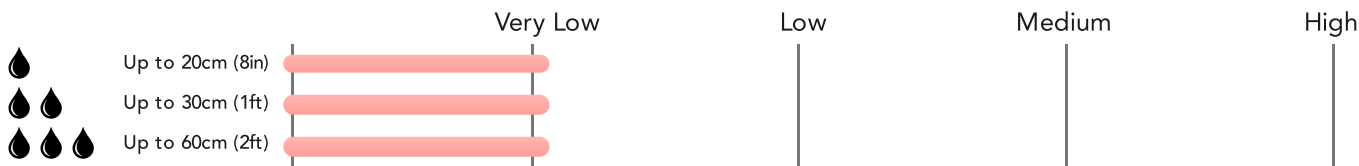


Risk Rating: Very low

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:



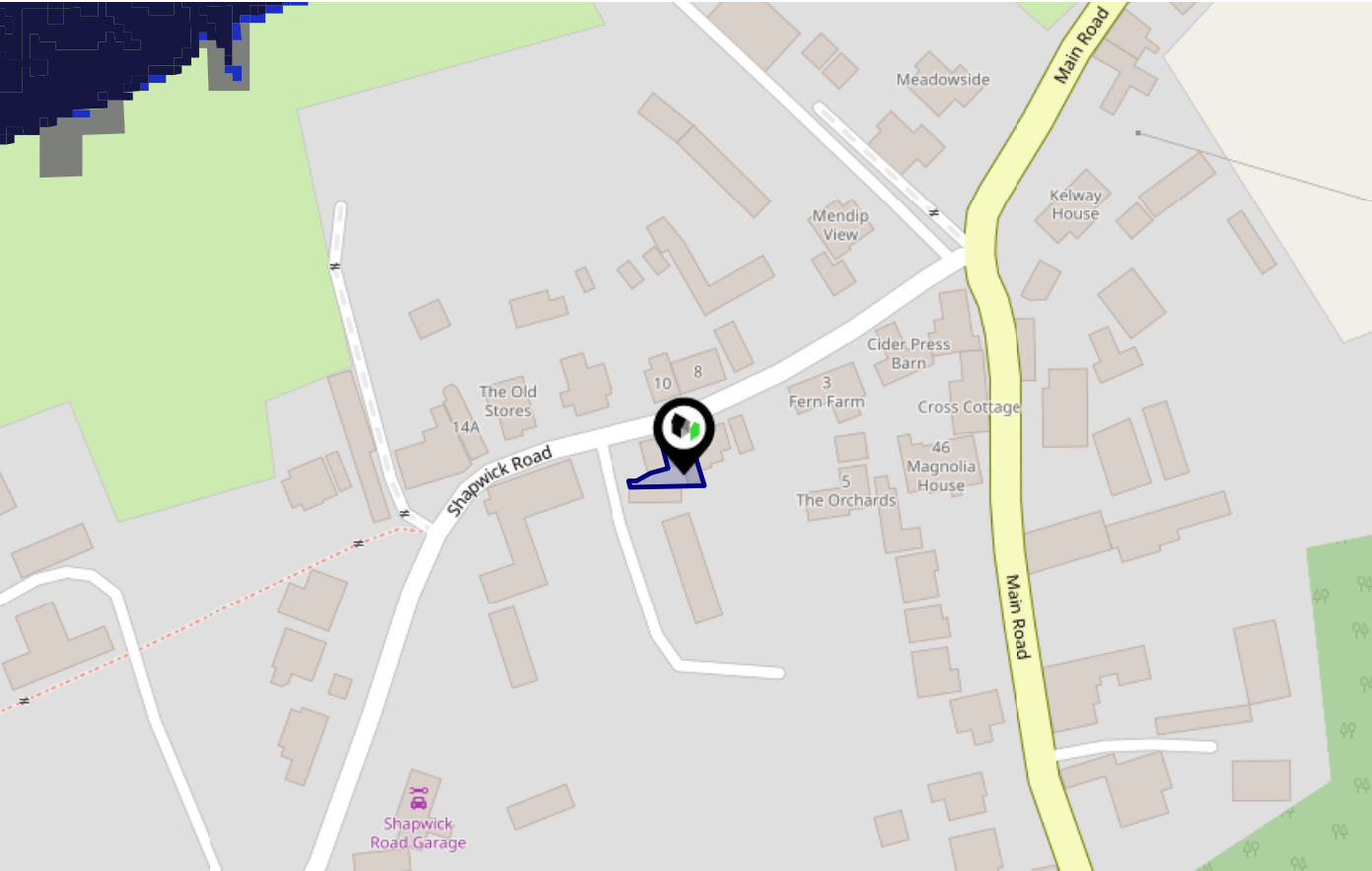
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# Flood Risk

## 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.

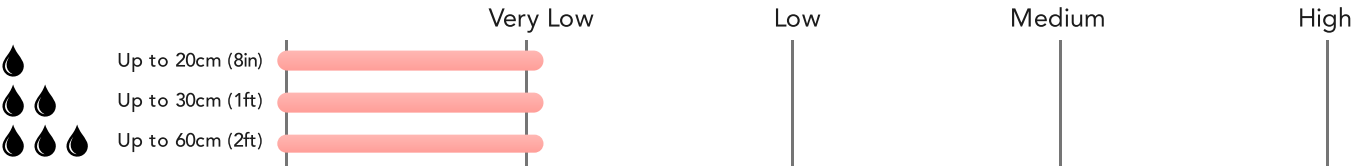


Risk Rating: Very low

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:

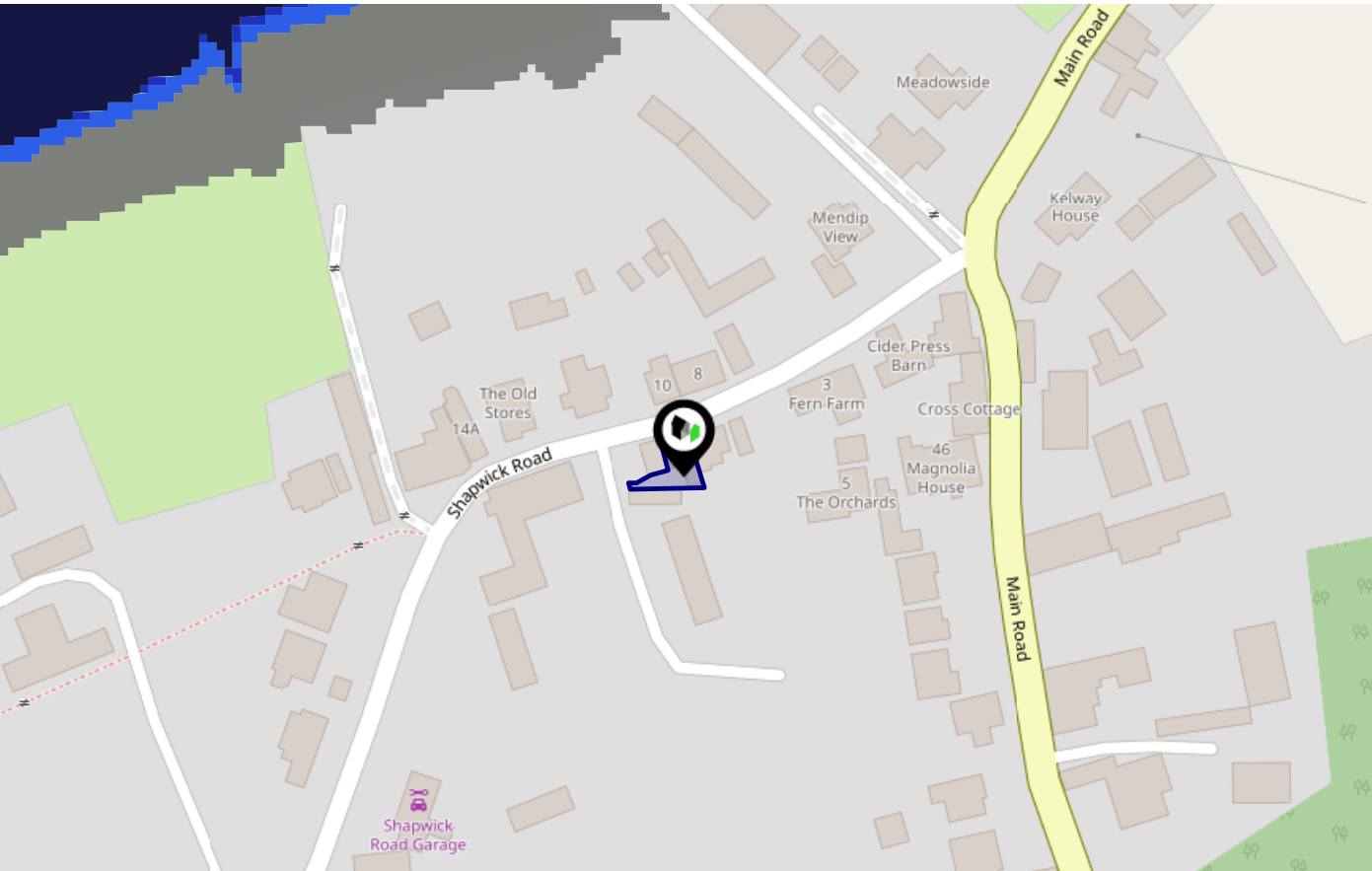


# Flood Risk

## Rivers & Seas - Climate Change

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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.

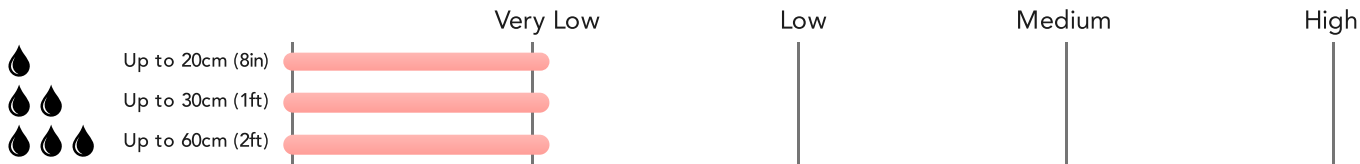


Risk Rating: Very low

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:



MIR - Material Info

# 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



Shapwick



Glastonbury

# 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	Westhay - Burtle Road-Burtle, Bridgwater, Somerset	Historic Landfill
2	Ashcott Road-Meare, Glastonbury, Somerset	Historic Landfill
3	Ashcott Corner-Meare, Somerset	Historic Landfill
4	Ashcott Road Landfill Site-Ashcott Road, Meare, Somerset	Historic Landfill
5	Eastern Drove-Meare, Panborough, Meare, Somerset	Historic Landfill
6	EA/EPR/EP3090FQ/A001 - Station Road	Active Landfill
7	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill
8	Allotment Drove-Walton Heath, Sharpham	Historic Landfill
9	Allotment Drove-Sharpham	Historic Landfill
10	EA/EPR/EP3390FU/A001 - Allotment Drove	Active 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.

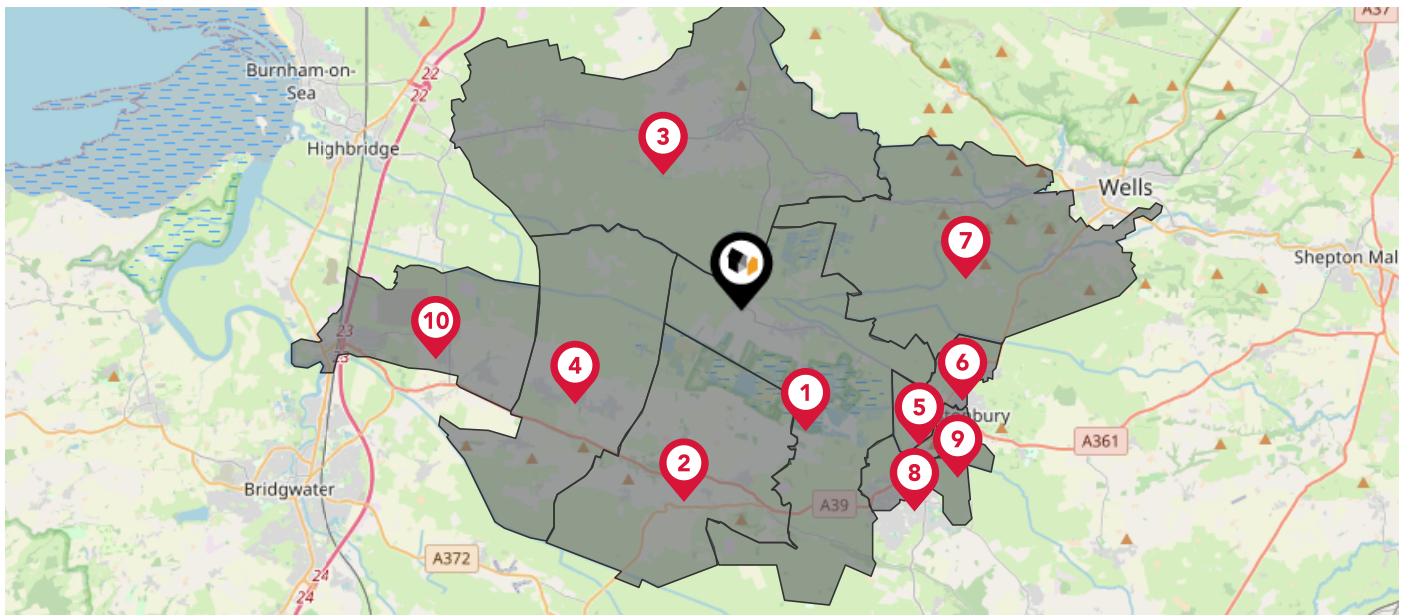
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



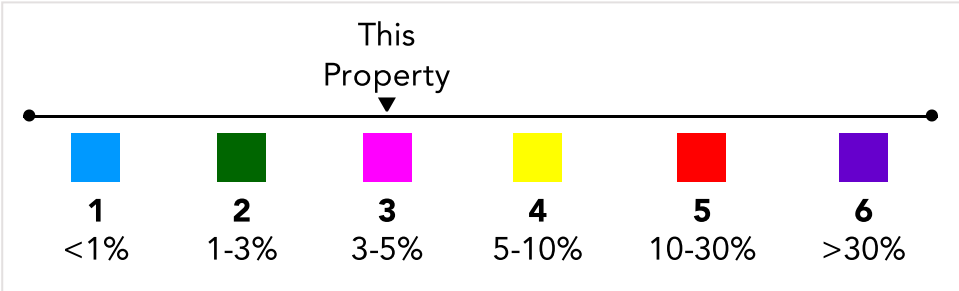
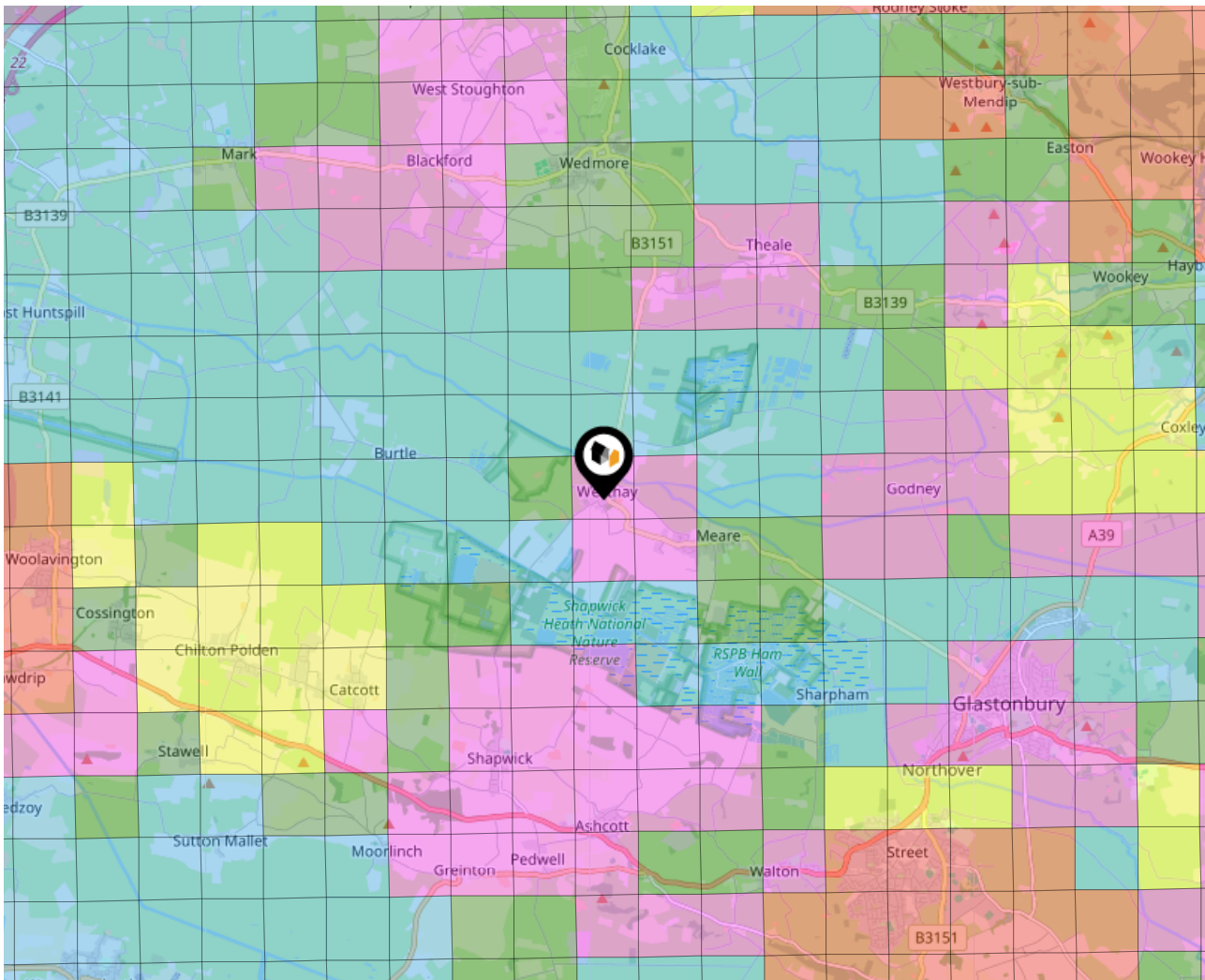
### Nearby Council Wards

-  Moor Ward
-  East Polden Ward
-  Wedmore and Mark Ward
-  West Polden Ward
-  Glastonbury St. Benedict's Ward
-  Glastonbury St. John's Ward
-  Wookey and St. Cuthbert Out West Ward
-  Street North Ward
-  Glastonbury St. Mary's Ward
-  Puriton and Woolavington Ward

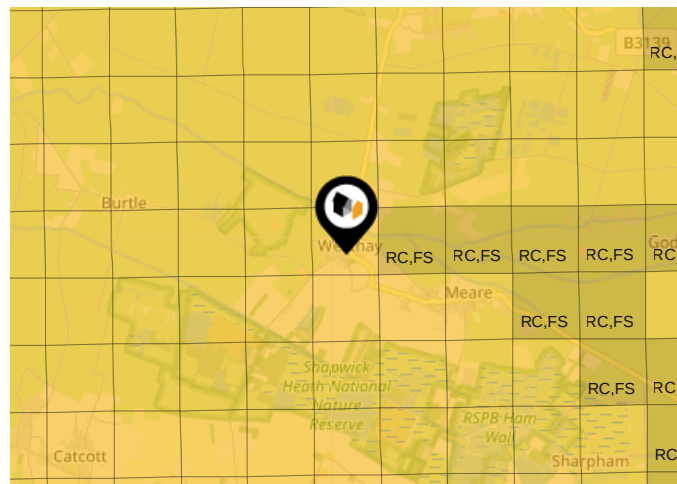


### What is Radon?

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).



<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	PEAT
<b>Parent Material Grain:</b>	PEAT	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		

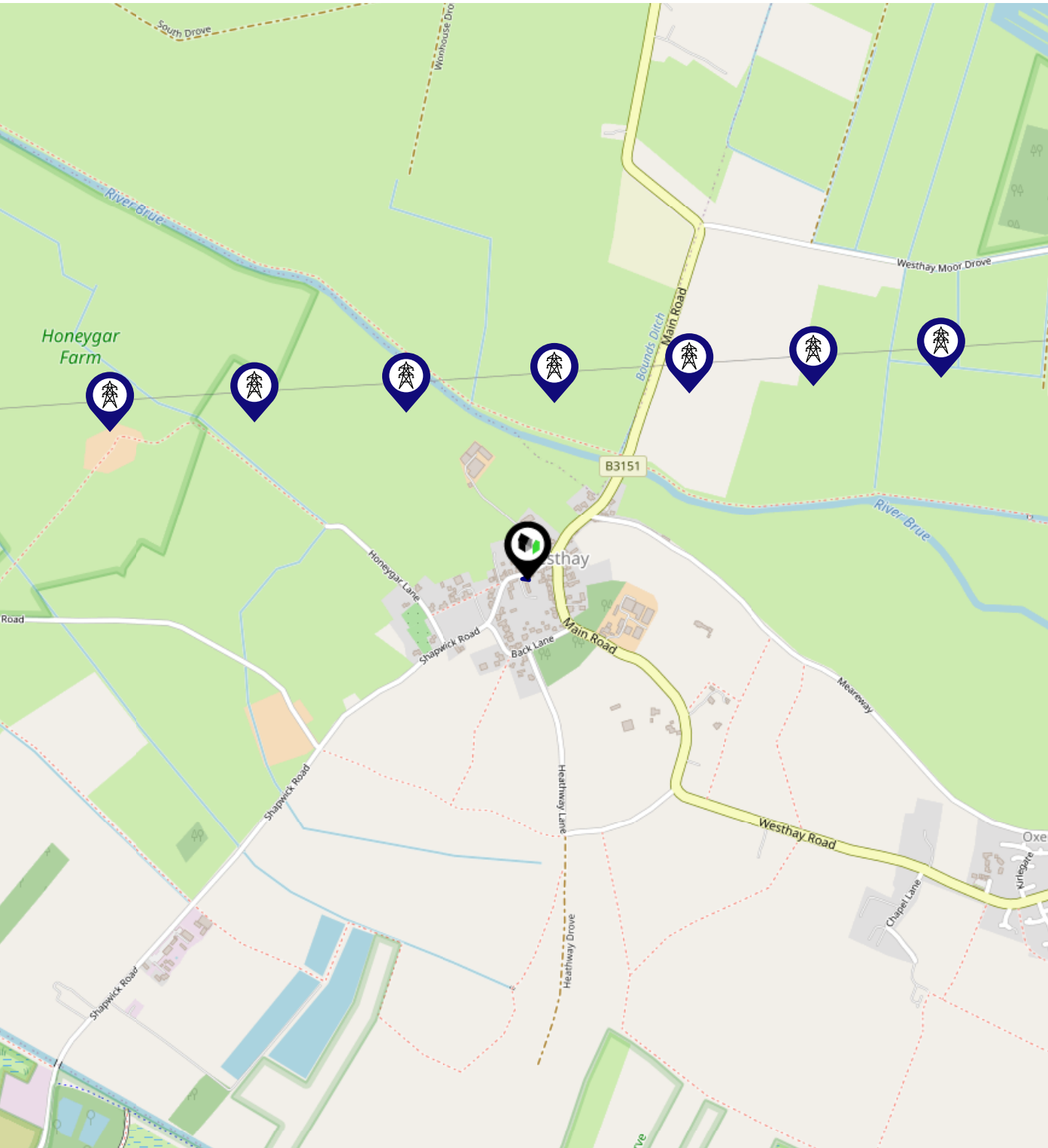


<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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:

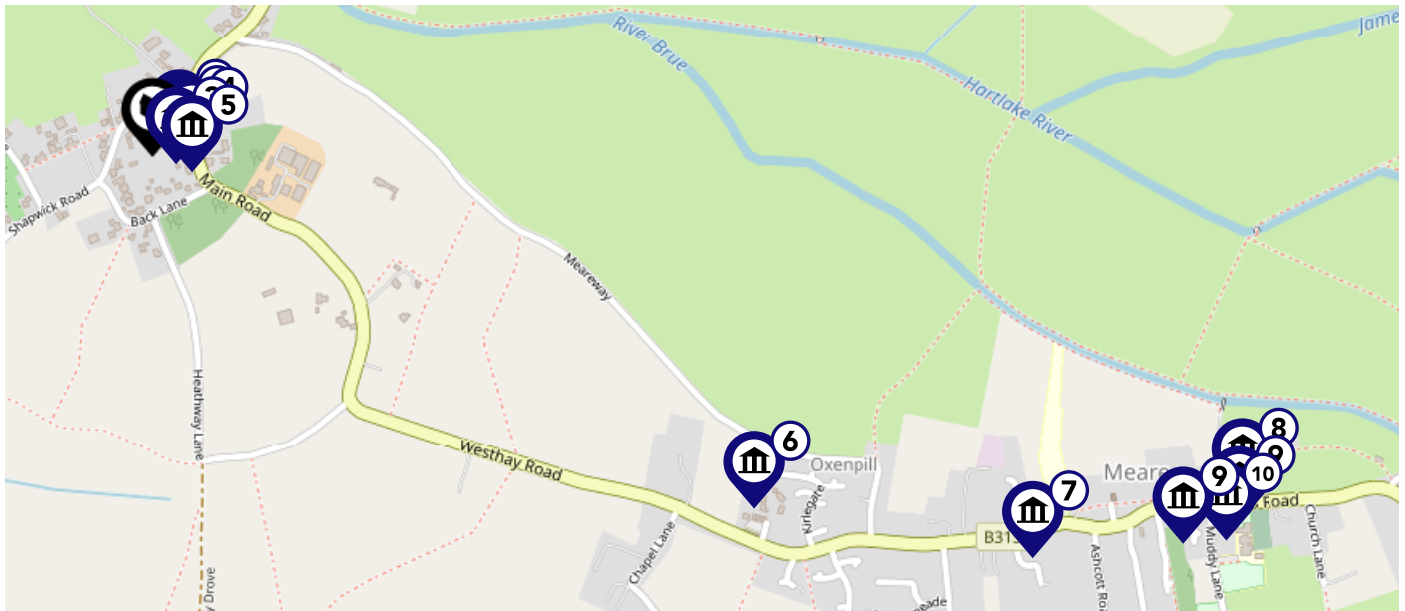
-  Power Pylons
-  Communication Masts












# Maps

## Listed Buildings

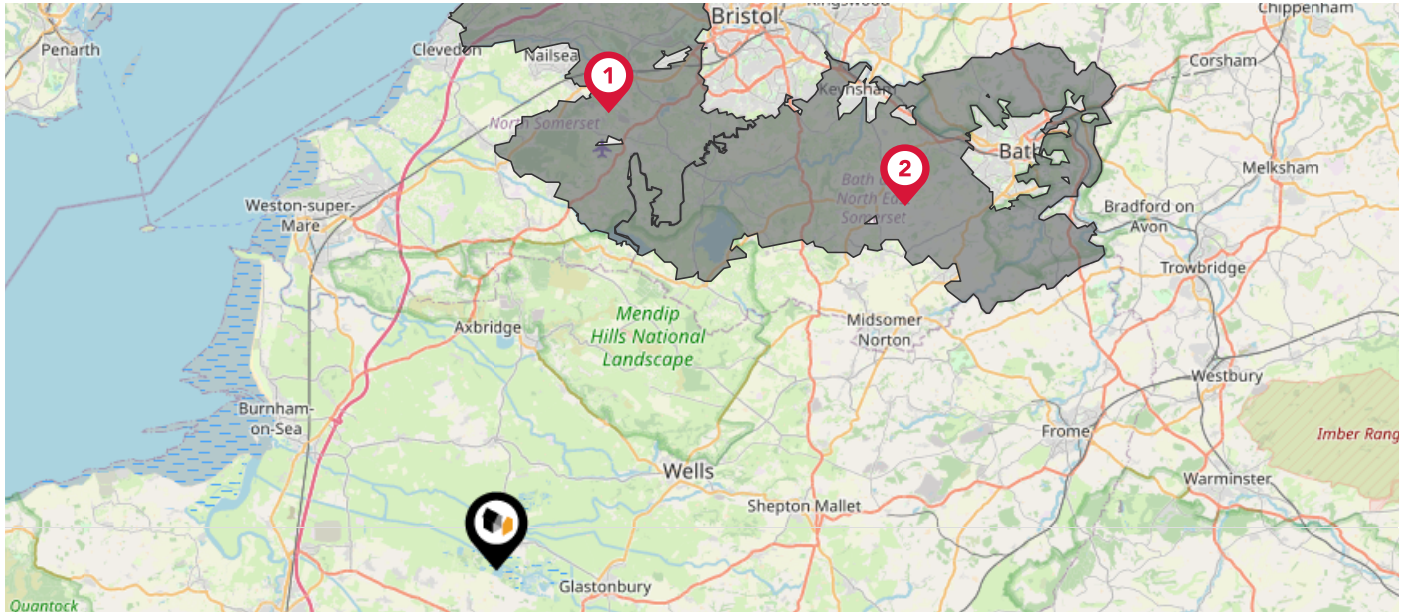
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1345066 - Cross Farmhouse	Grade II	0.0 miles
 1175881 - Cross Cottage	Grade II	0.0 miles
 1058749 - Magnolia Farmhouse	Grade II	0.0 miles
 1308159 - Middle Farmhouse	Grade II	0.1 miles
 1058748 - The Manor House And Attached Range Of Outbuildings And Walling	Grade II	0.1 miles
 1175892 - Oxenpill Farmhouse	Grade II	0.8 miles
 1308086 - The Rowans House And Attached Garden Walls	Grade II	1.1 miles
 1175936 - Manor Farmhouse With Attached Range Of Outbuildings	Grade I	1.3 miles
 1431980 - Meare War Memorial	Grade II	1.3 miles
 1058751 - Village Cross Adjacent To Entrance Of And In Churchyard, Church Of St Mary	Grade II	1.3 miles
 1308139 - Unidentified Monument In The Churchyard 3 Metres South-east Of East End, Church Of St Mary	Grade II	1.3 miles

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



### Nearby Green Belt Land

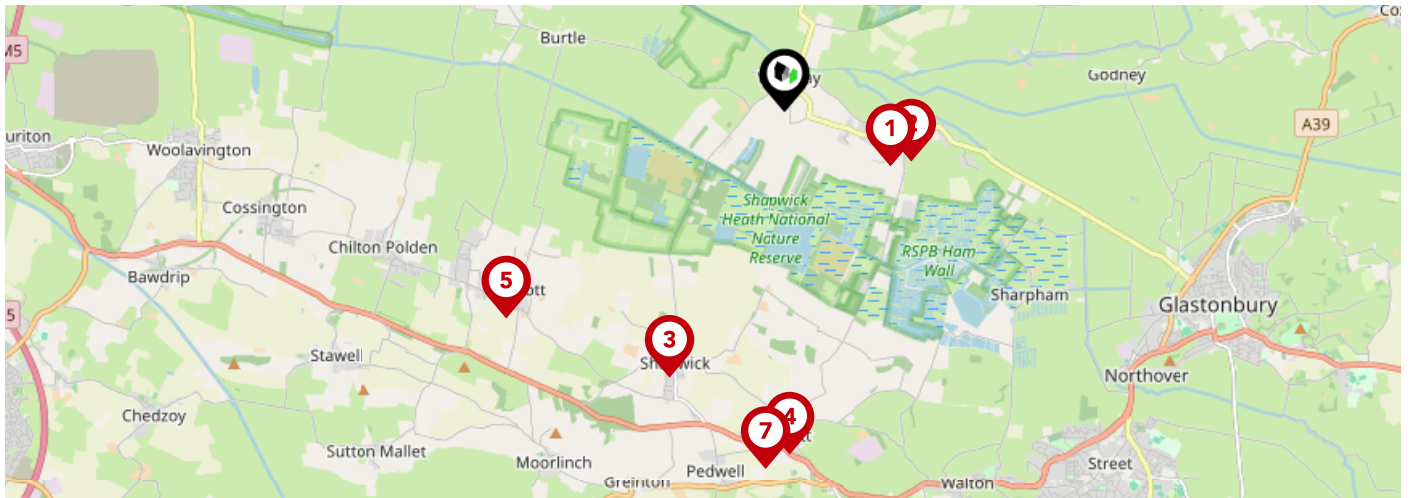
1

Bath and Bristol Green Belt - North Somerset

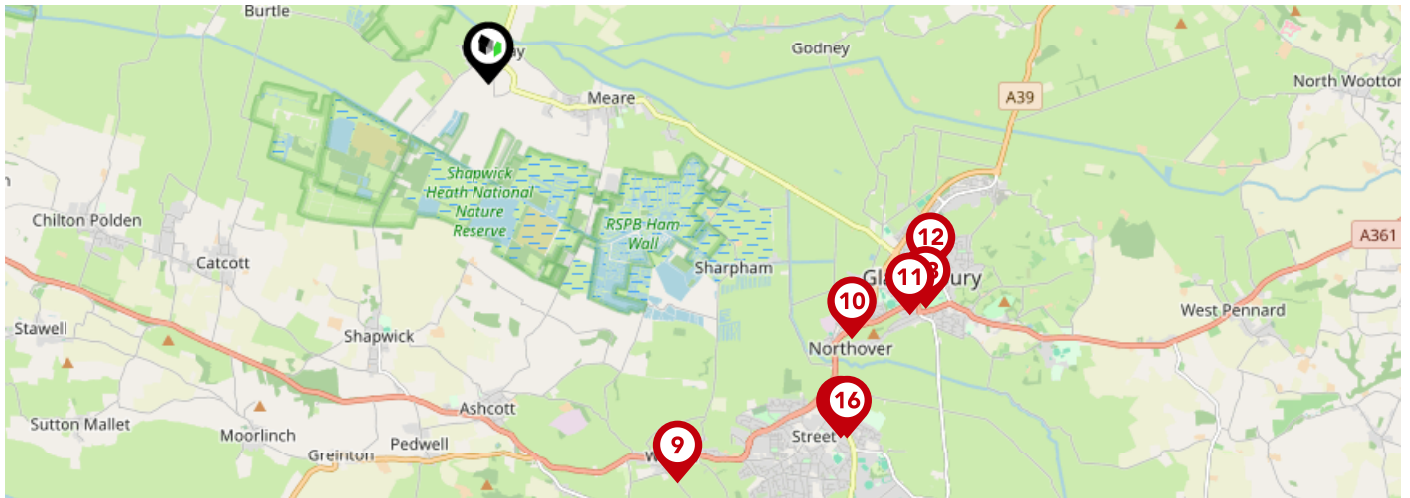
2

Bath and Bristol Green Belt - Bath and North East Somerset





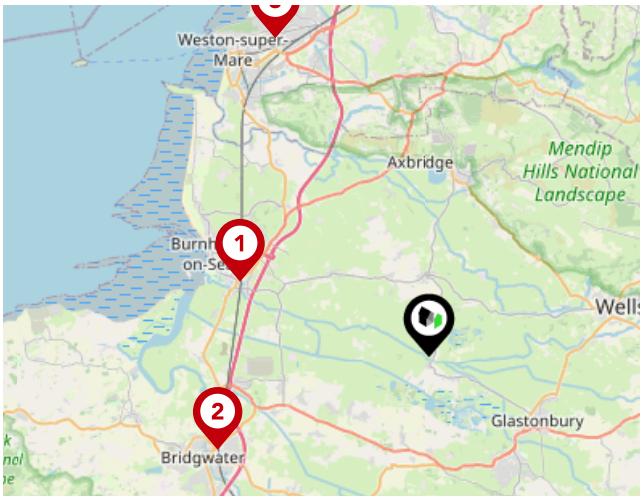
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Abbot's Way School</b> Ofsted Rating: Not Rated   Pupils: 39   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Meare Village Primary School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Dovecote School</b> Ofsted Rating: Outstanding   Pupils: 61   Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ashcott Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Catcott Primary School</b> Ofsted Rating: Good   Pupils: 144   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wedmore First School Academy</b> Ofsted Rating: Good   Pupils: 186   Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Levels School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hugh Sexey Church of England Middle School</b> Ofsted Rating: Good   Pupils: 655   Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Walton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Tor School</b> Ofsted Rating: Good   Pupils: 32   Distance:4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Benedict's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 208   Distance:4.47	<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:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Strode College</b> Ofsted Rating: Good   Pupils:0   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Sedgemoor Manor School</b> Ofsted Rating: Good   Pupils: 71   Distance:4.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Crispin School Academy</b> Ofsted Rating: Good   Pupils: 1052   Distance:4.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

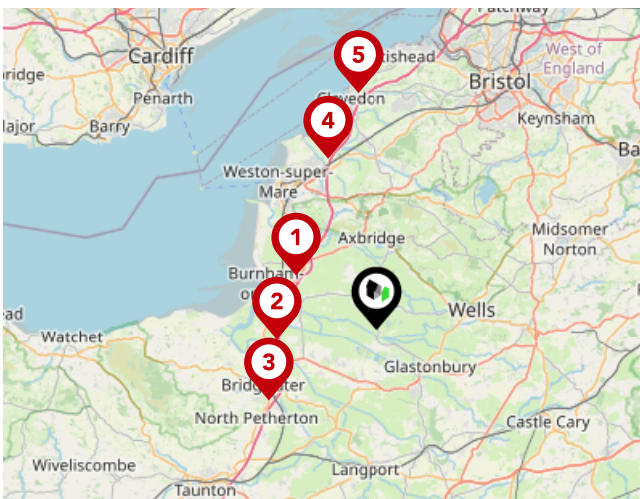
# Area Transport (National)

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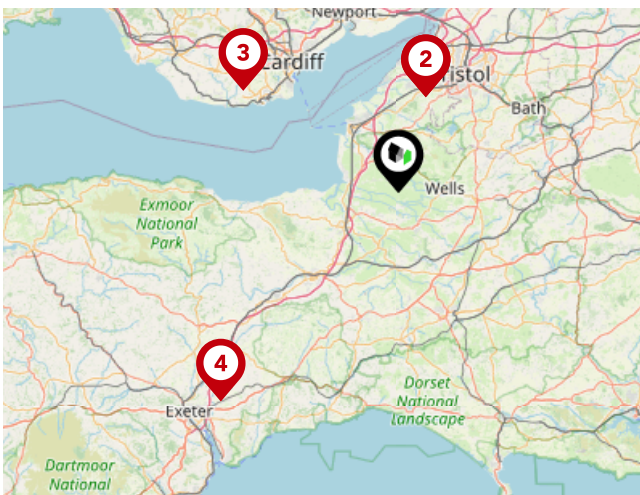
## National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	7.58 miles
2	Bridgwater Rail Station	8.58 miles
3	Weston Milton Rail Station	13.12 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	7.24 miles
2	M5 J23	7.47 miles
3	M5 J24	9.56 miles
4	M5 J21	13.16 miles
5	M5 J20	17.61 miles



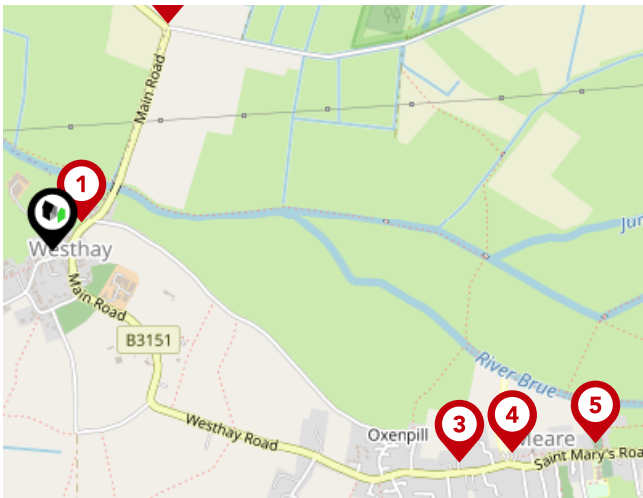
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.05 miles
2	Felton	15.05 miles
3	Cardiff Airport	27.51 miles
4	Exeter Airport	40.69 miles



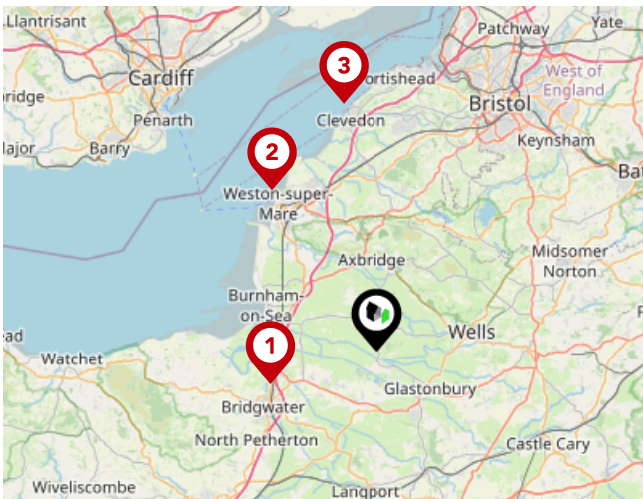
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Post Office	0.09 miles
2	Turnpike House	0.59 miles
3	Millbatch	1.07 miles
4	Post Office	1.16 miles
5	St. Mary's Church	1.34 miles

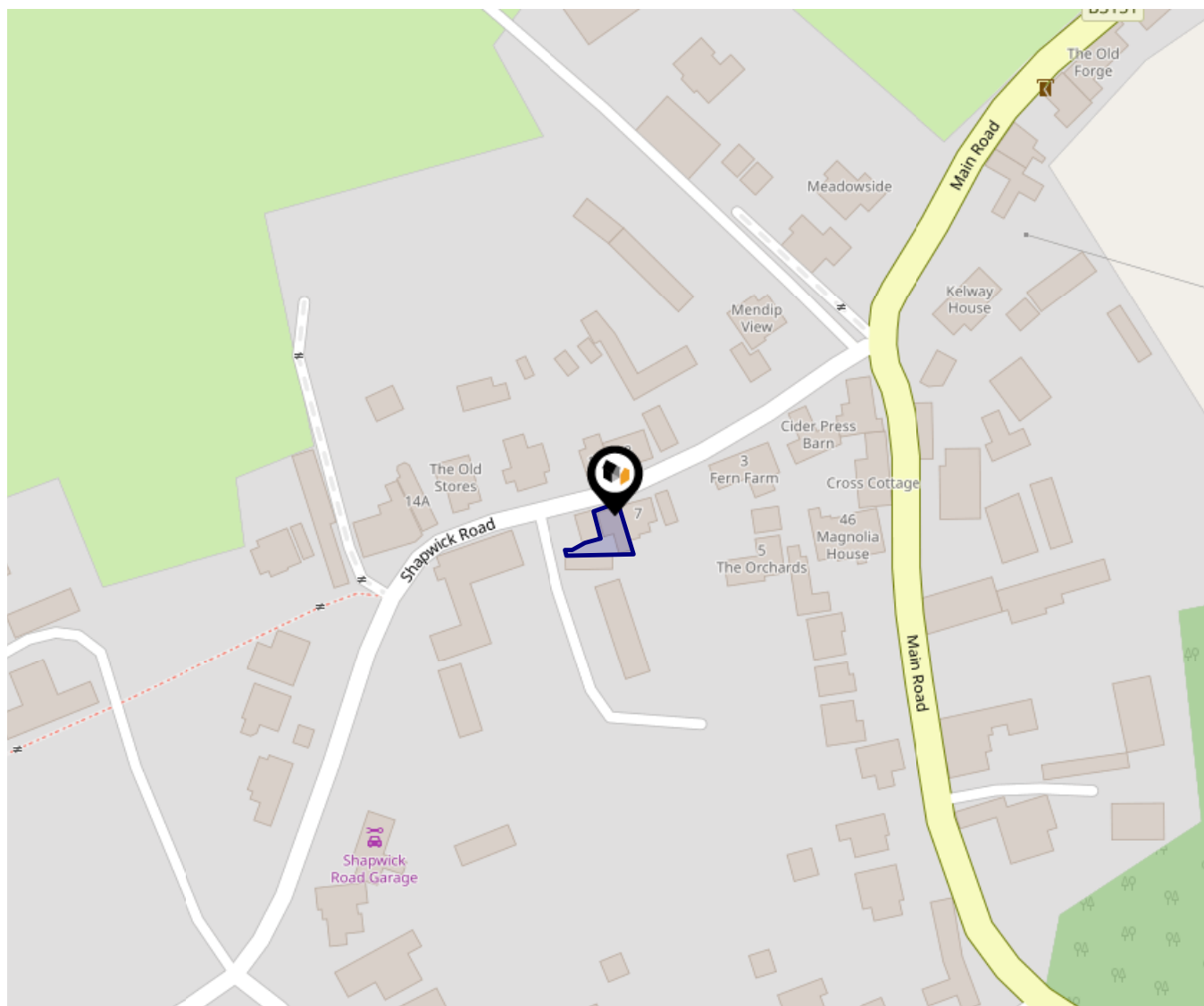


### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	8.28 miles
2	Weston-super-Mare Knightstone Harbour	14.26 miles
3	Clevedon Pier	18.54 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

## 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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