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# MIR: Material Info

The Material Information Affecting this Property

Thursday 08<sup>th</sup> May 2025



**KNIGHT ROAD, WELLS, BA5**

## Cooper and Tanner

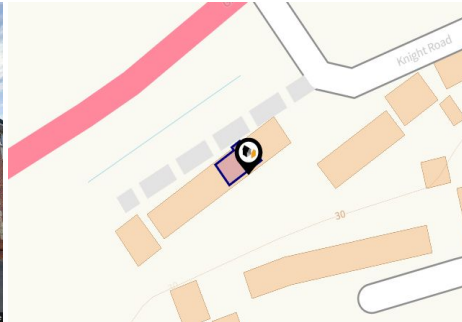
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk


















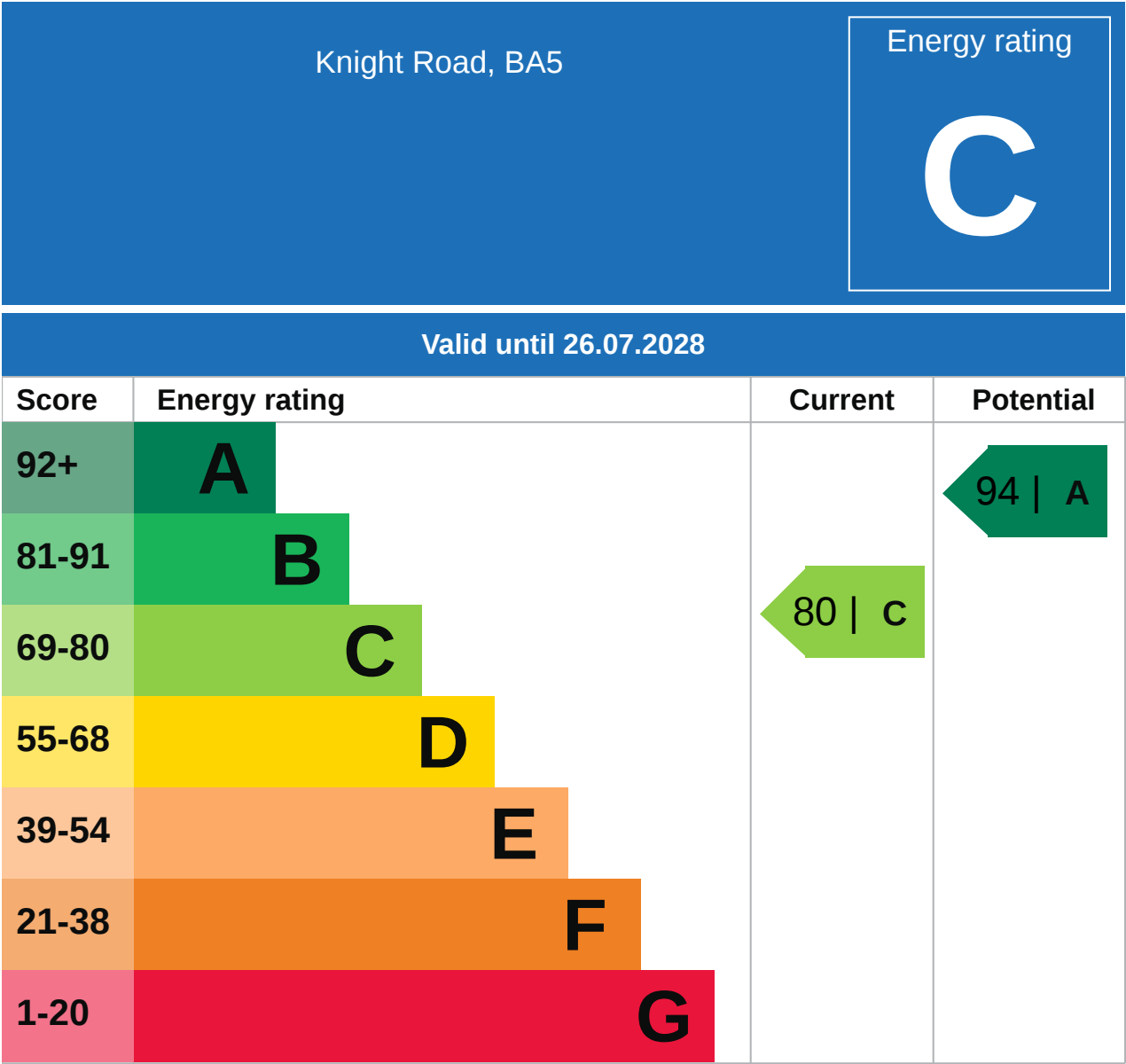
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	656 ft <sup>2</sup> / 61 m <sup>2</sup>		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS85088		

## Local Area

Local Authority:	Somerset	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	8	1800
• Surface Water	Very low	mb/s	mb/s
			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.22 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.09 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.19 W/m-Â°K
<b>Total Floor Area:</b>	61 m <sup>2</sup>

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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 possibly contains 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 across the property.

## Construction Type

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

## Property Lease Information (if applicable)

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The property is Freehold

## 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 a mains 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.

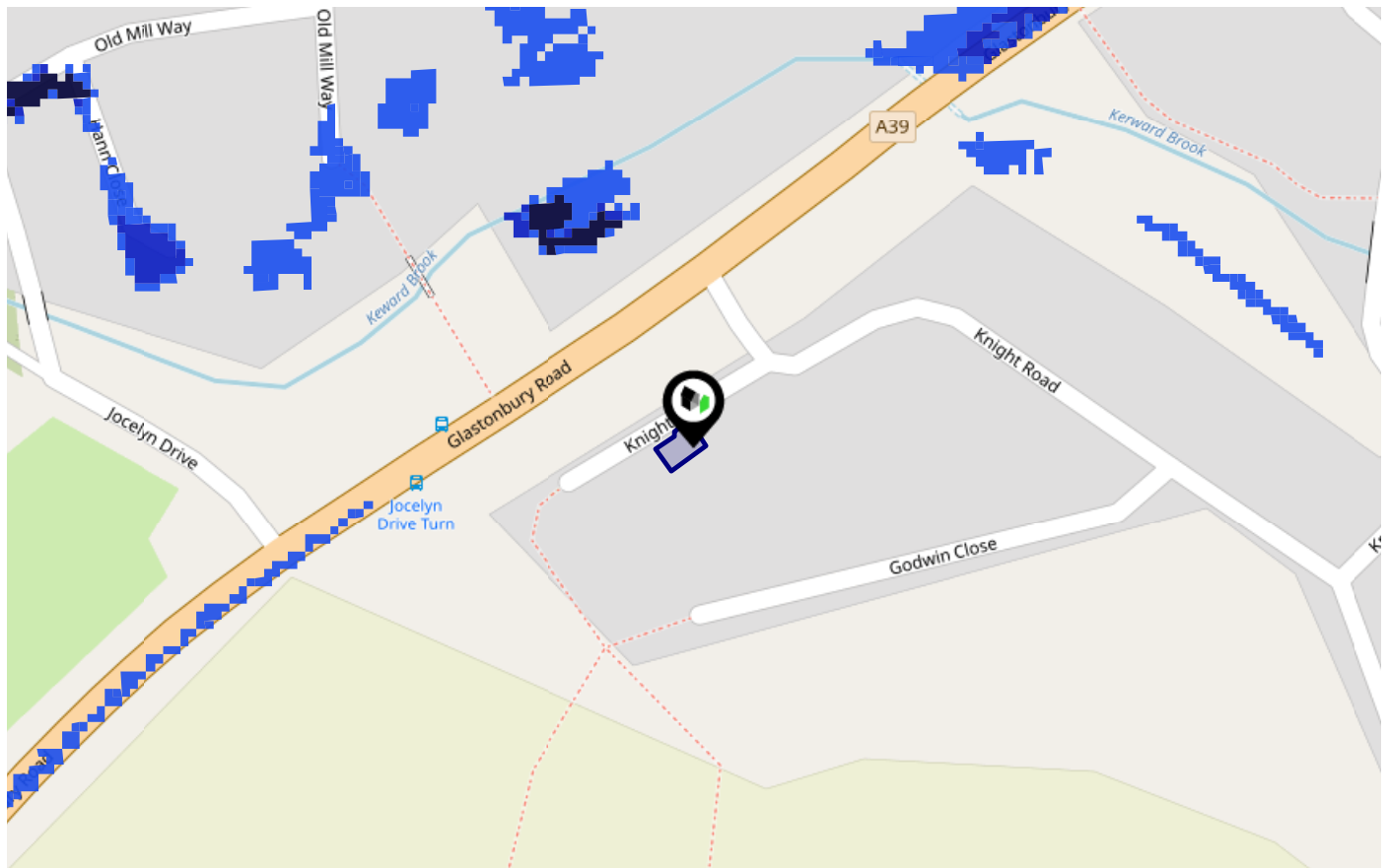


# Flood Risk

## 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.

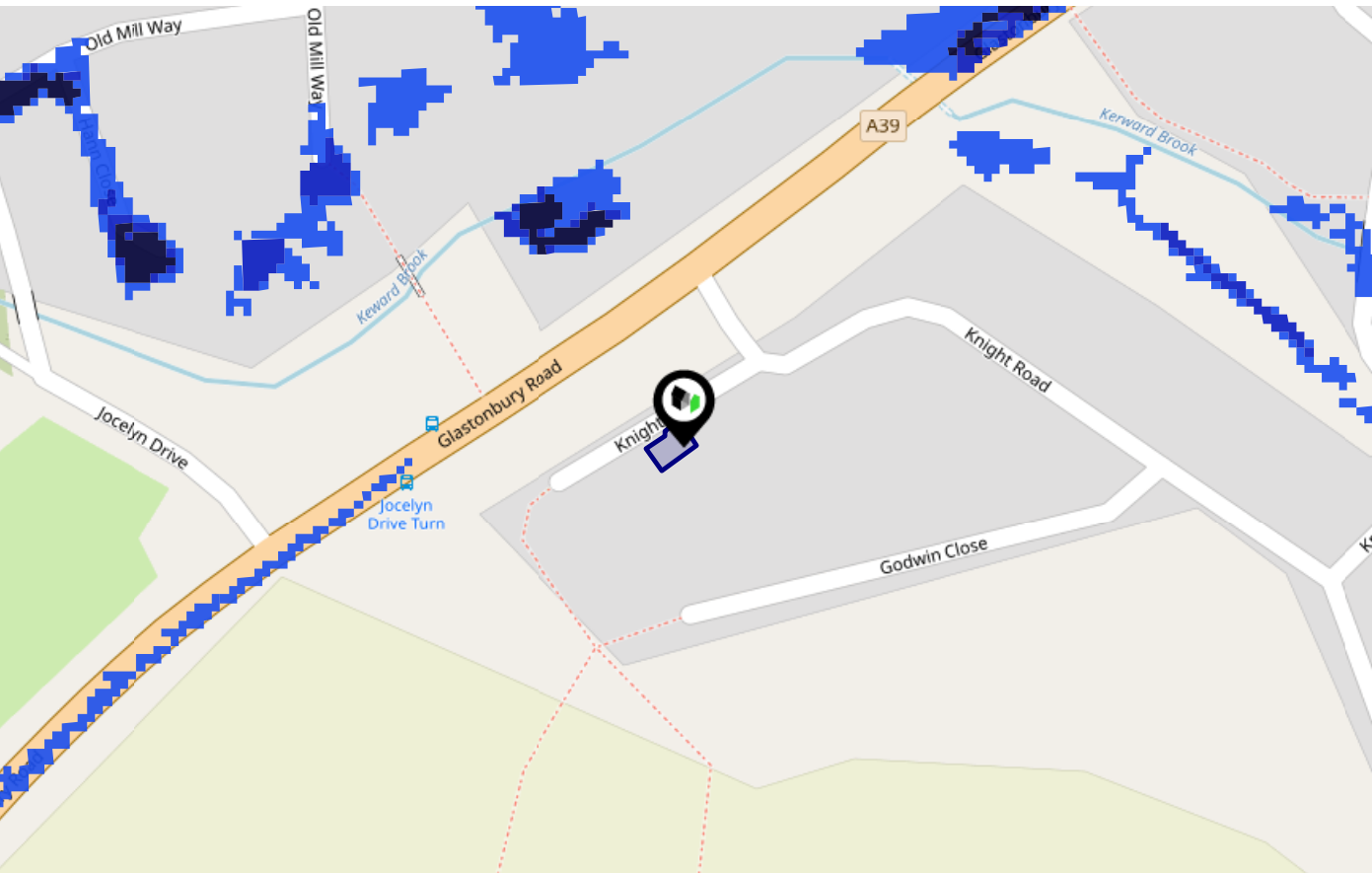
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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.

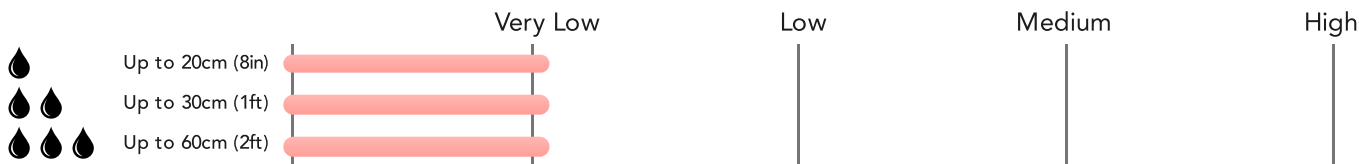


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

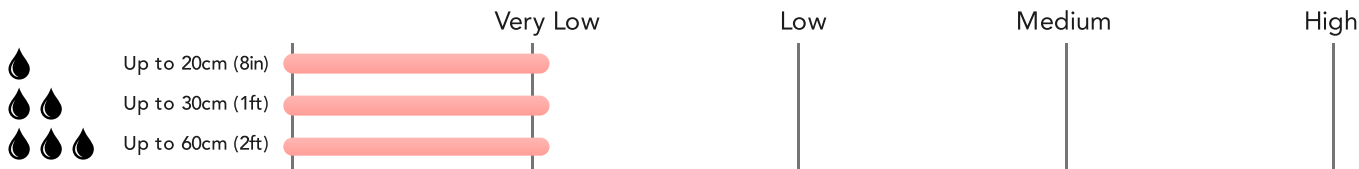


Risk Rating: Very low

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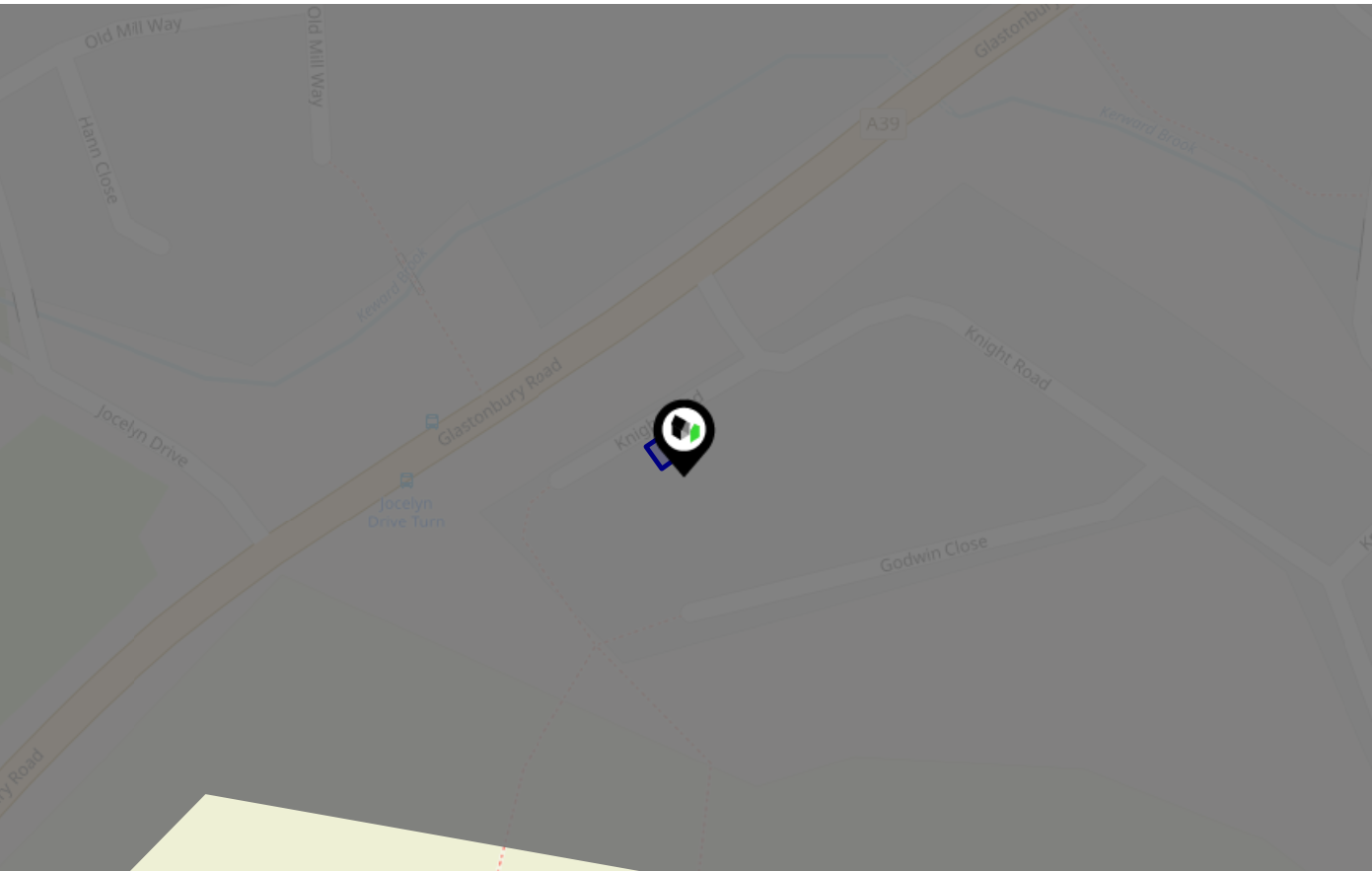
Chance of flooding to the following depths at this property:



# 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.

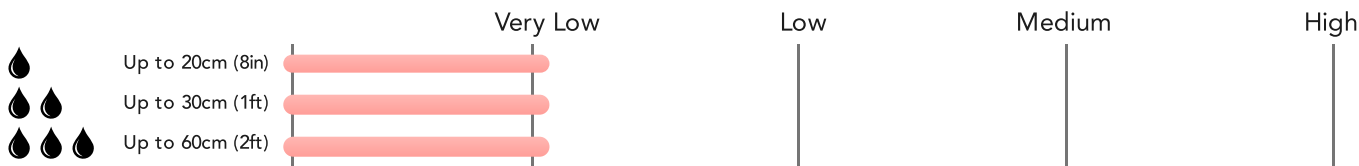


Risk Rating: Very low

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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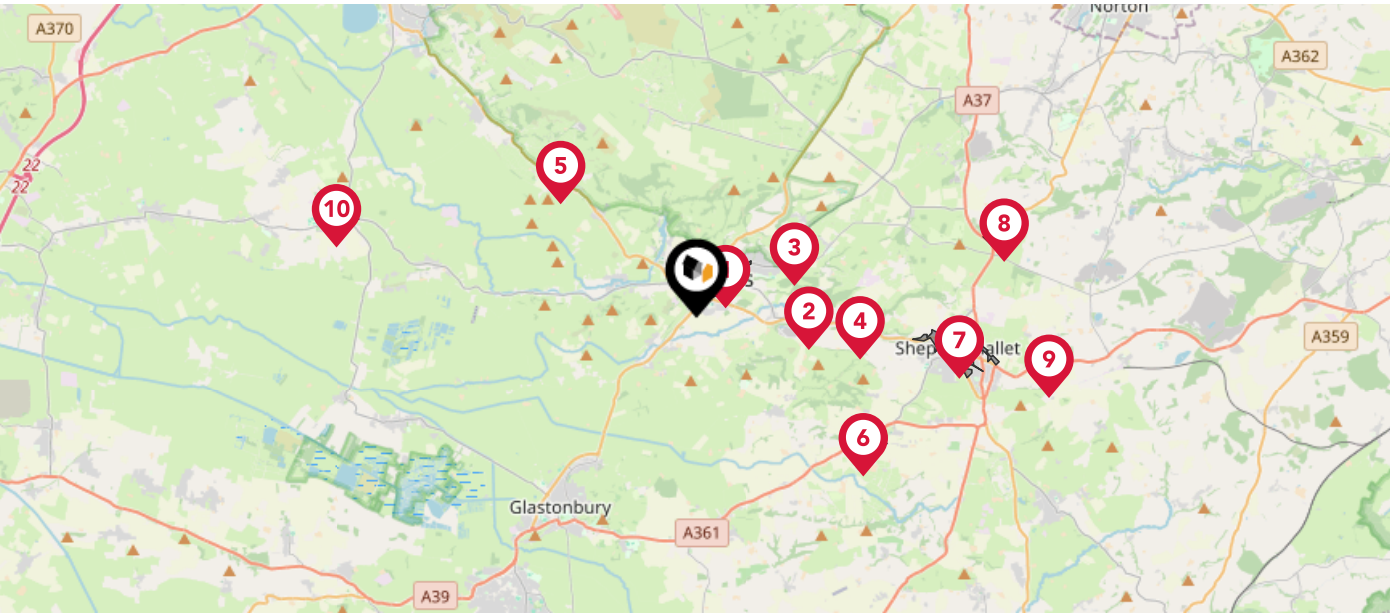
Chance of flooding to the following depths at this property:



# 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	Wells
2	Dinder
3	Mendip Hospital
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	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
7	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
8	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
9	Dark Lane-Dinder	Historic Landfill
10	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

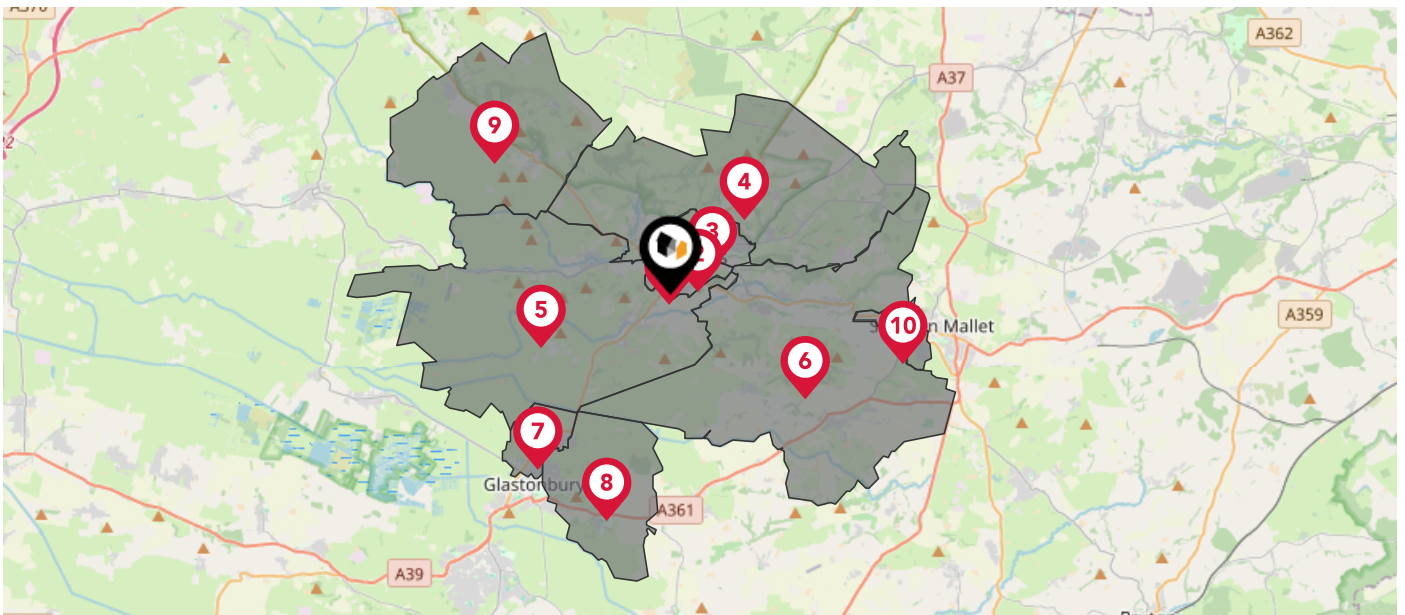
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



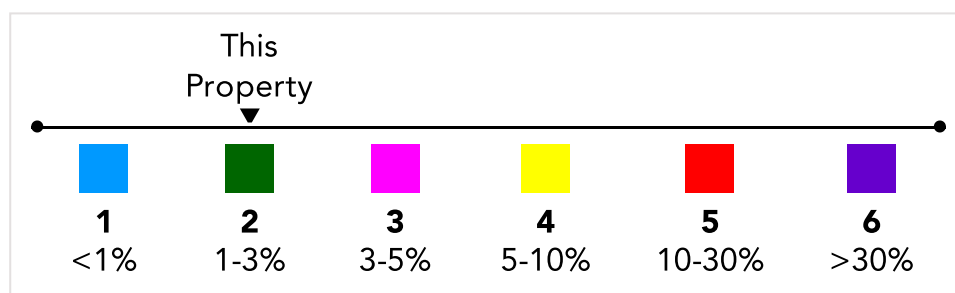
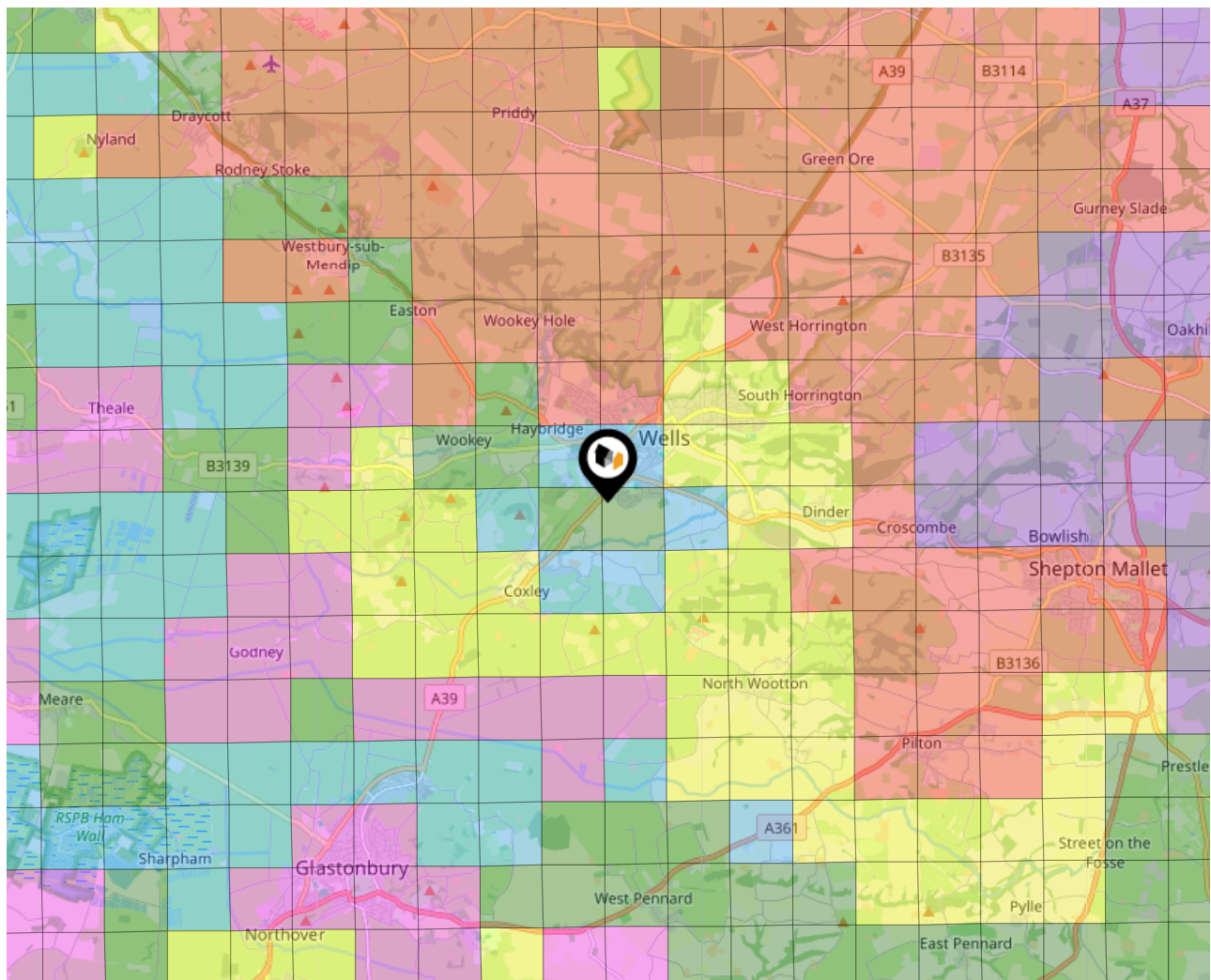
### Nearby Council Wards

- 1 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 Glastonbury St. Edmund's Ward
- 9 Rodney and Westbury Ward
- 10 Shepton West Ward



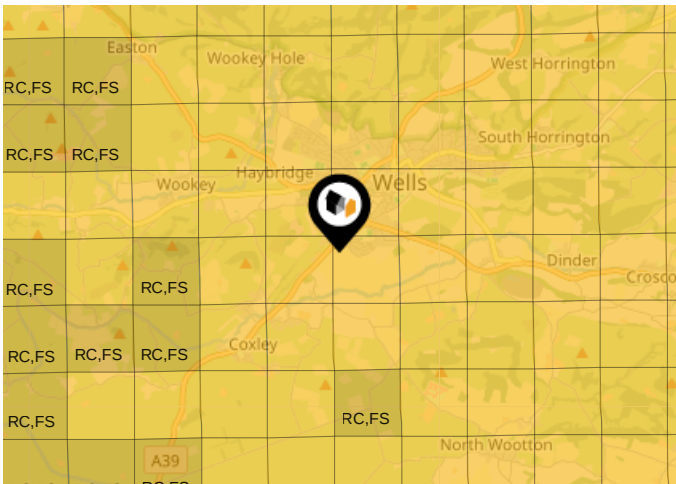
### What is Radon?

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)

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

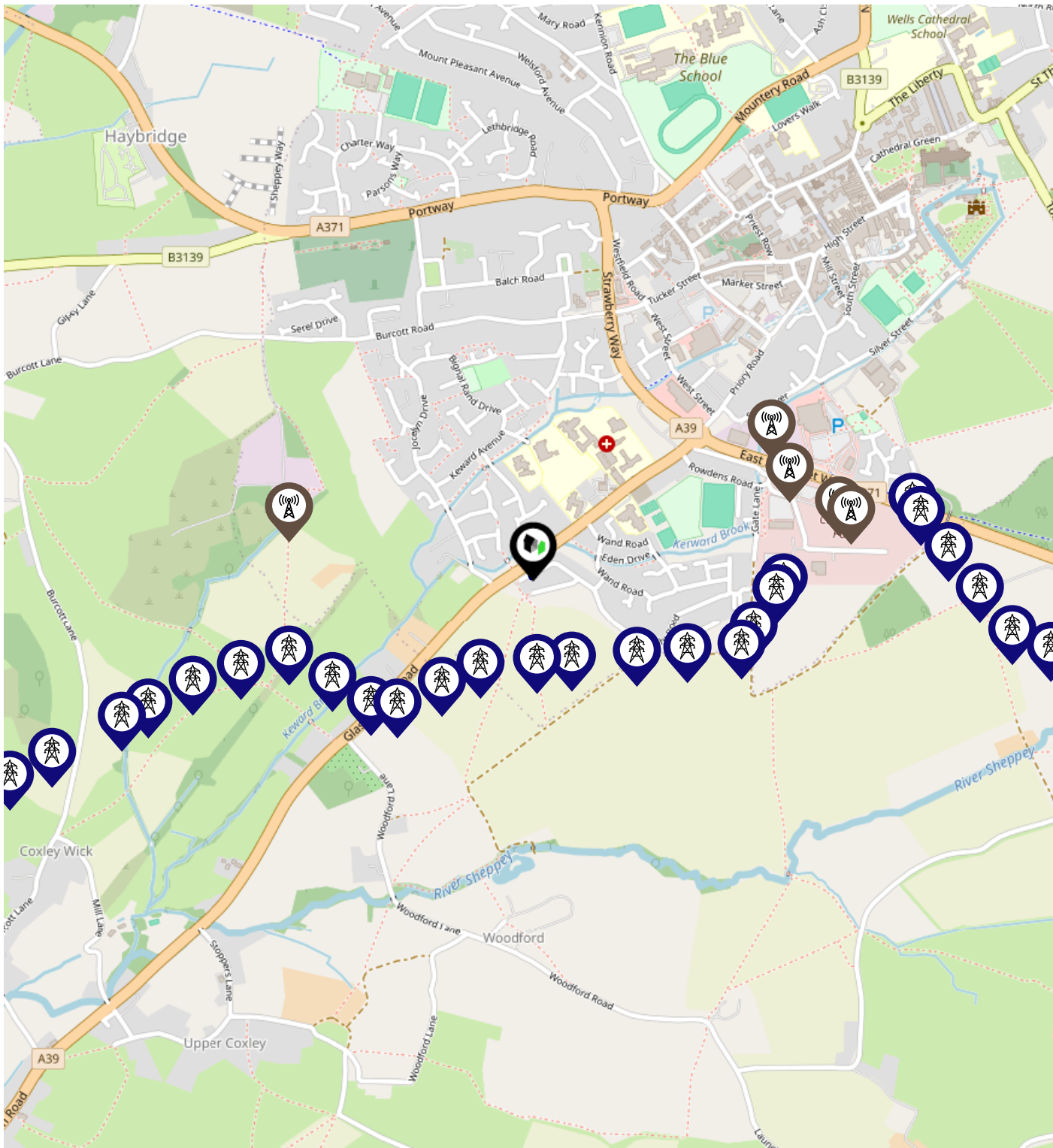


Primary Classifications (Most Common Clay Types)



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:**

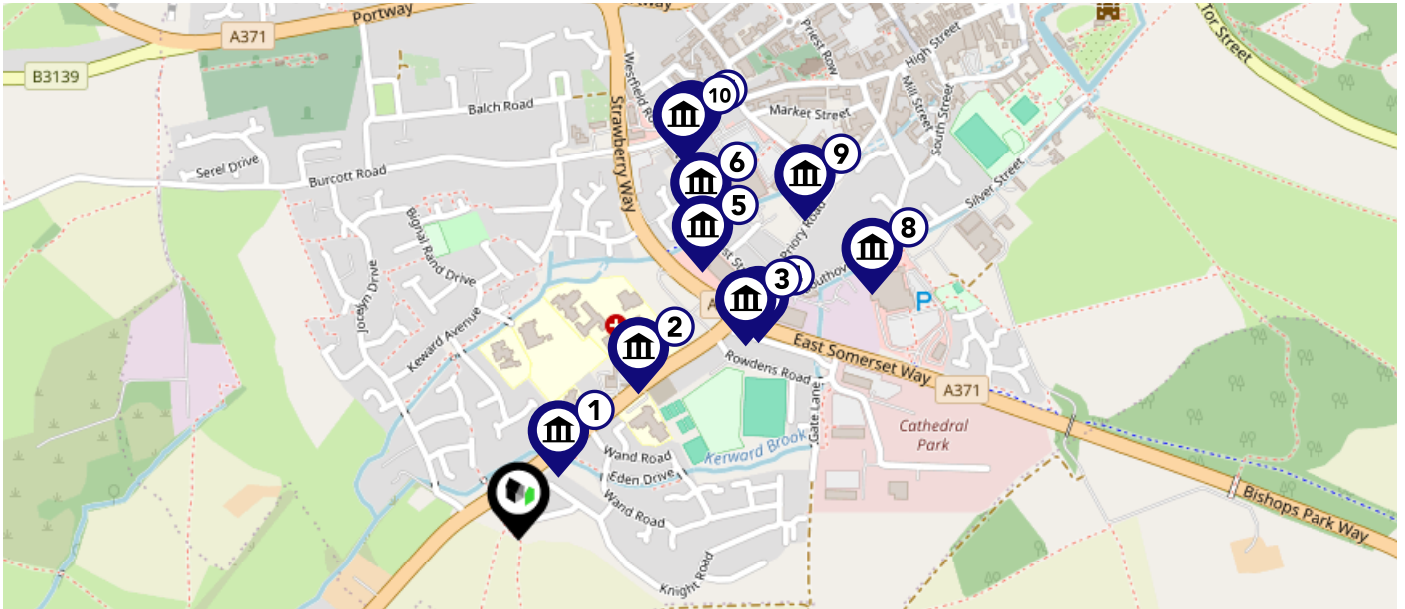
-  Power Pylons
-  Communication Masts










# Maps

## Listed Buildings

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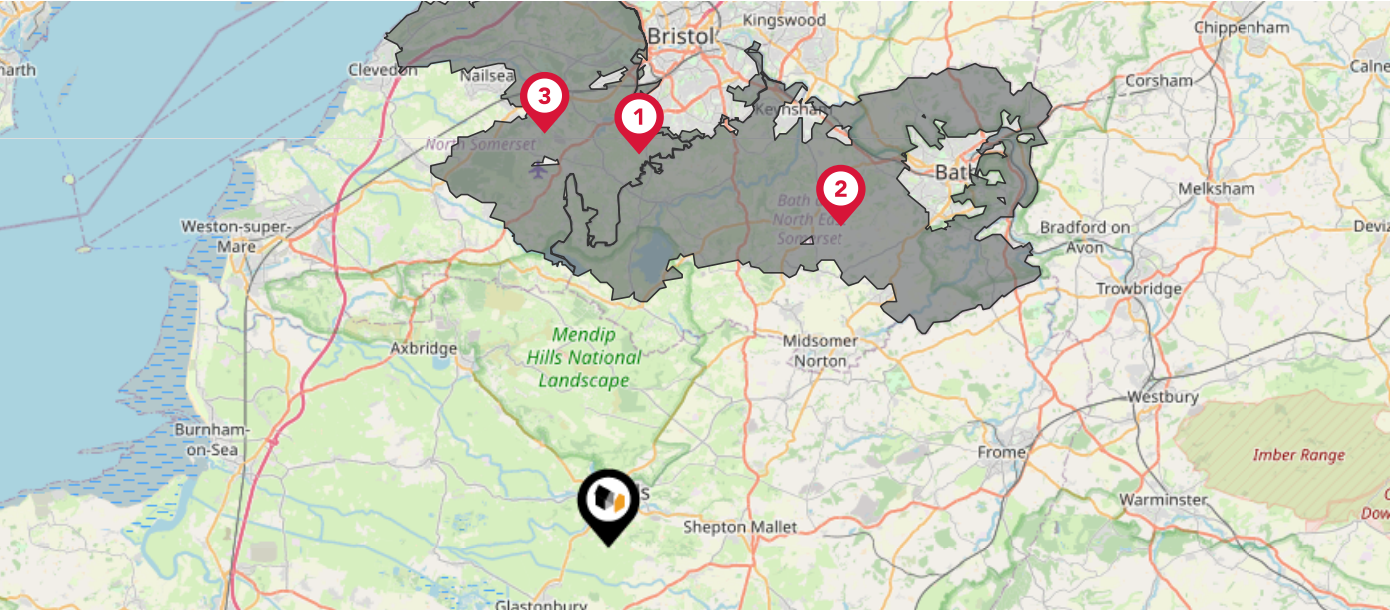
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



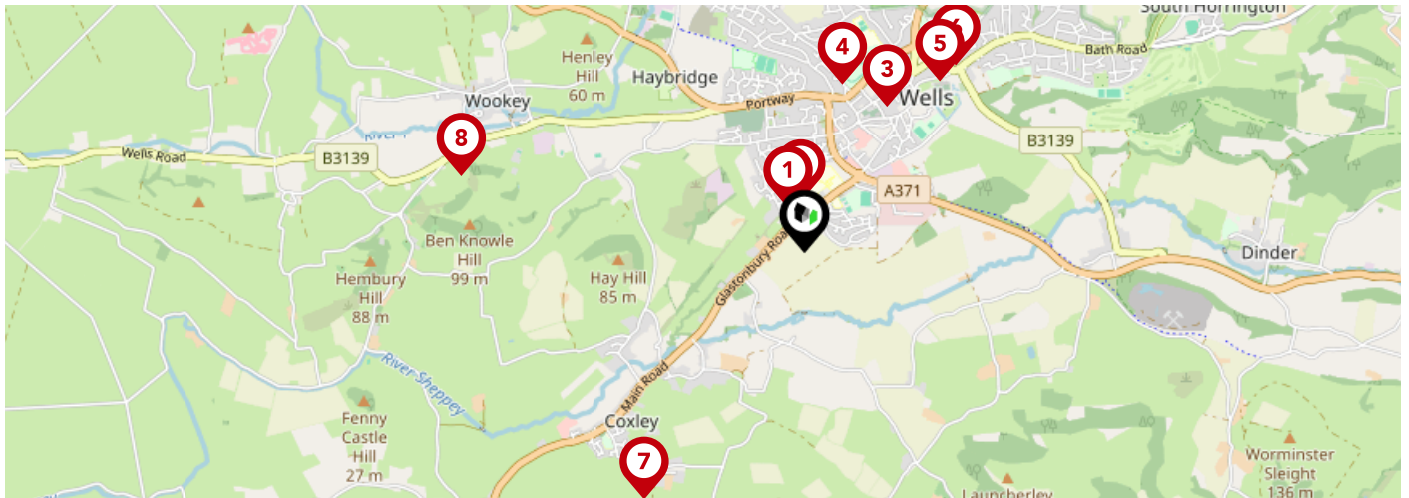
Listed Buildings in the local district	Grade	Distance
 1382945 - The Gatehouse With Front Boundary Walling	Grade II	0.1 miles
 1382946 - Wells Infirmary Main Block (also Known As Priory Hospital)	Grade II	0.2 miles
 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.4 miles
 1383071 - The Sherston Inn	Grade II	0.4 miles
 1383203 - West Street House	Grade II	0.4 miles
 1272461 - Fire Hydrant	Grade II	0.4 miles
 1383188 - 14, Tucker Street	Grade II	0.5 miles
 1383161 - 33a, 33b And 33c, Southover	Grade II	0.5 miles
 1383073 - Regal Cinema	Grade II	0.5 miles
 1383190 - 16 And 17, Tucker Street	Grade II	0.5 miles



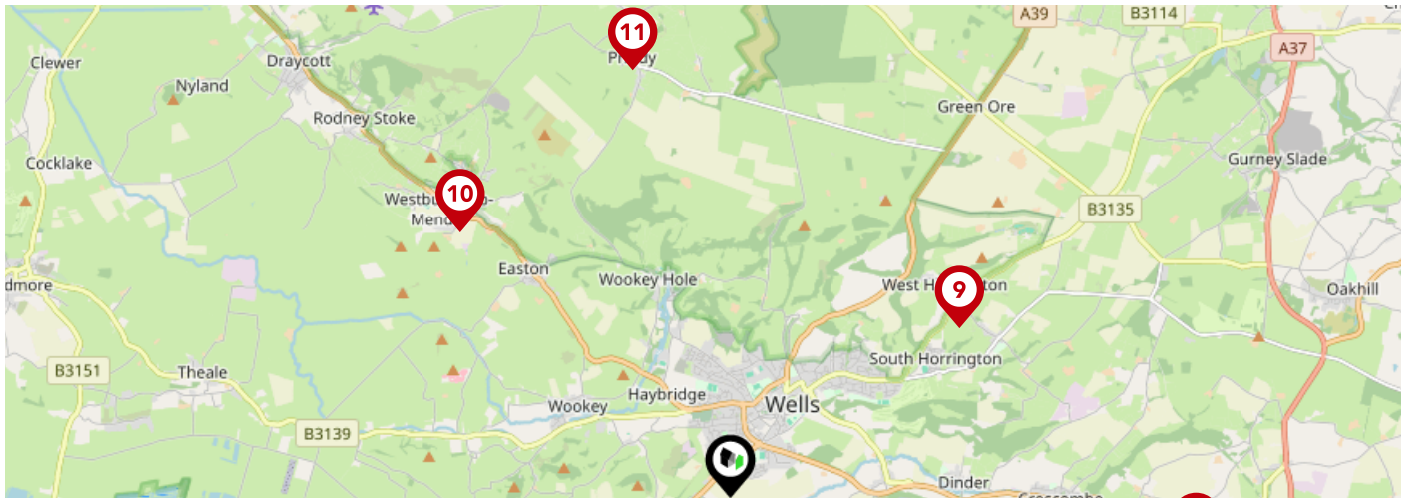
This map displays nearby areas that have been designated as Green Belt...



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 CofE Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Blue School</b> Ofsted Rating: Good   Pupils: 1434   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:1.02	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wookey Primary School</b> Ofsted Rating: Good   Pupils: 97   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:2.64	<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:3.53	<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:4.08	<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:4.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>West Pennard Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 219   Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Bowlsh Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:4.35	<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:4.43	<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:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



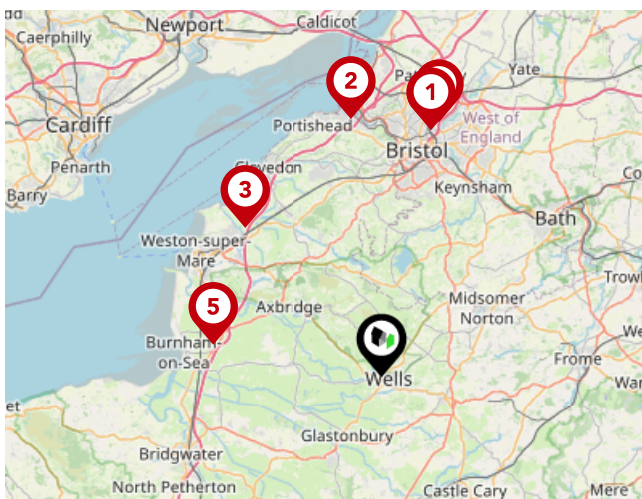
# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.14 miles
2	Bruton Rail Station	11.04 miles
3	Yatton Rail Station	15.05 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	18.74 miles
2	M5 J19	19.25 miles
3	M5 J21	15.02 miles
4	M32 J2	19.4 miles
5	M5 J22	12.8 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.04 miles
2	Felton	13.04 miles
3	Cardiff Airport	32.45 miles
4	Exeter Airport	46.35 miles



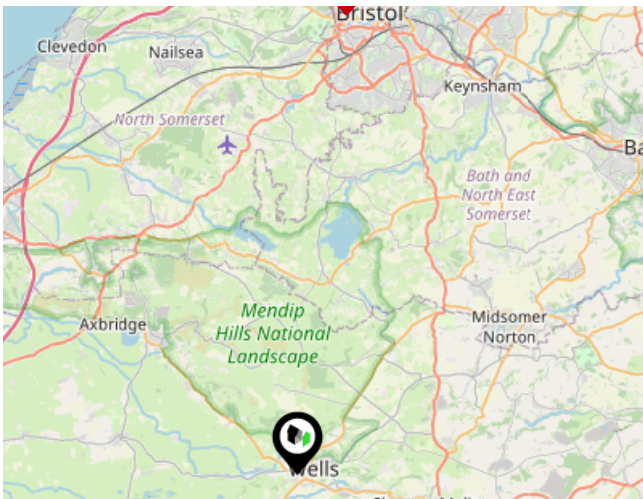
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Jocelyn Drive Turn	0.05 miles
2	Kenward Mill Trading Estate	0.15 miles
3	Priory Health Park	0.17 miles
4	Bishopslea Close	0.21 miles
5	Priory Health Park	0.22 miles

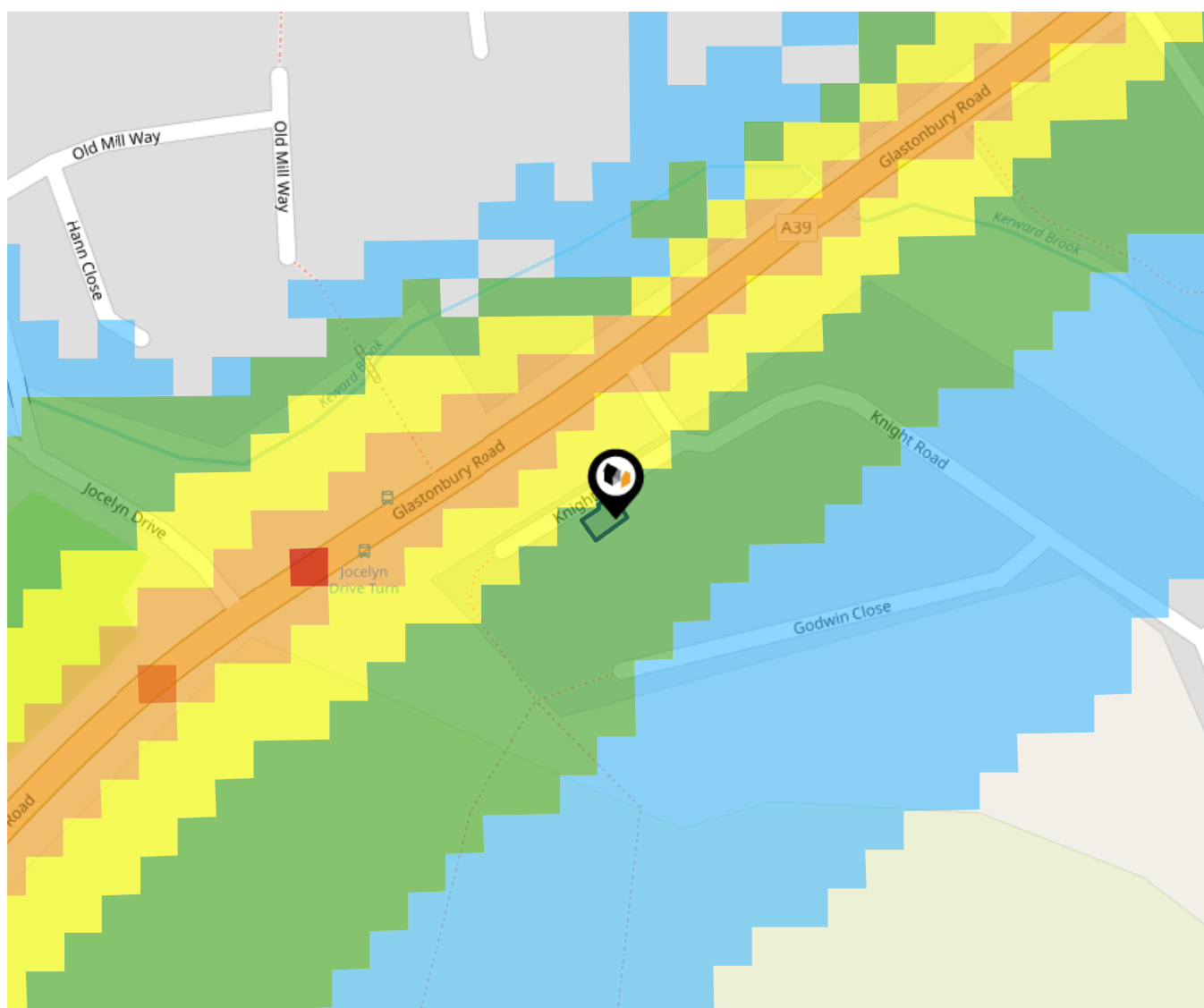


### Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	17.1 miles
2	Nova Scotia Ferry Landing	17.13 miles
3	Pumphouse Ferry Landing	17.18 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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