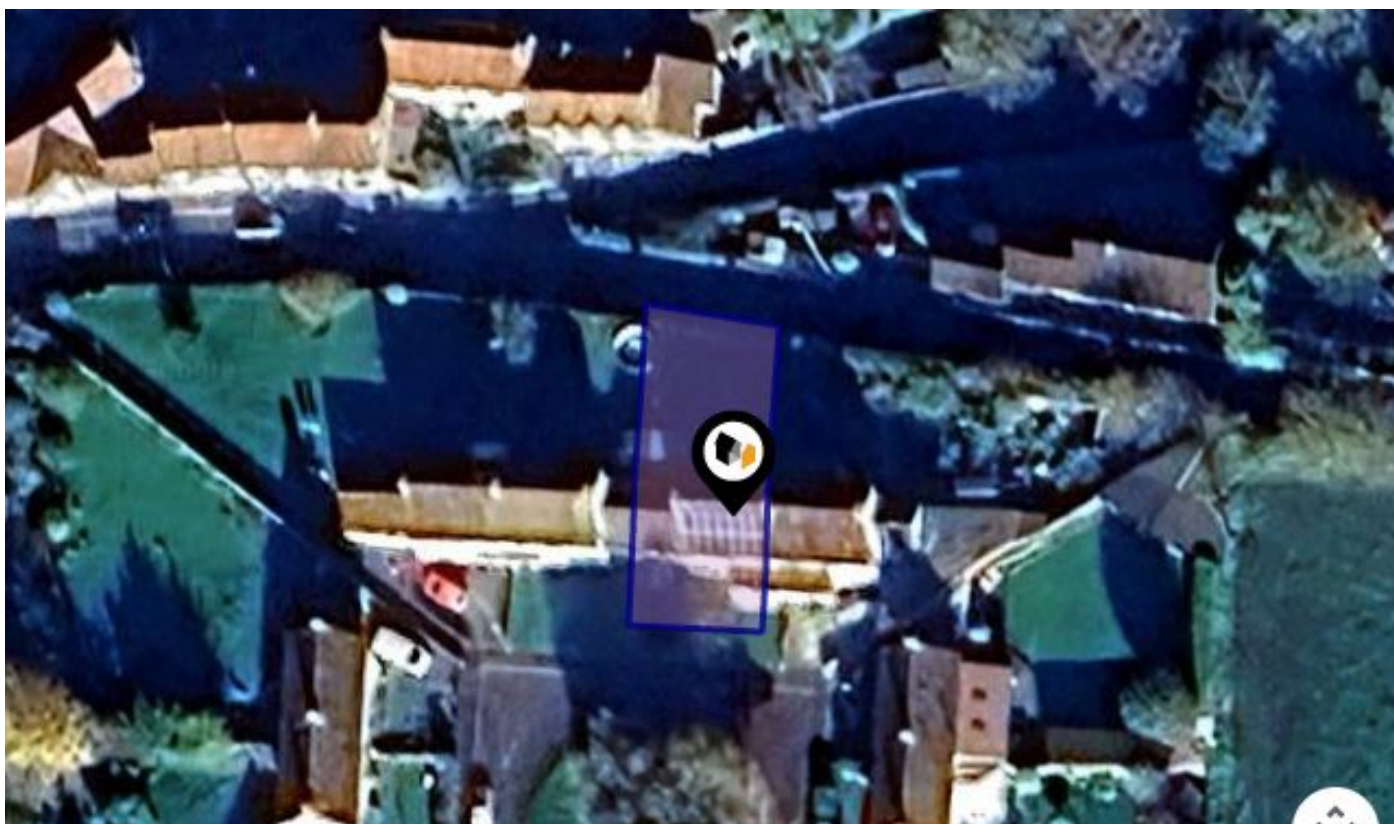




MIR: Material Info

The Material Information Affecting this Property

Thursday 08th May 2025



THE MILLANDS, SOMERTON, TA11

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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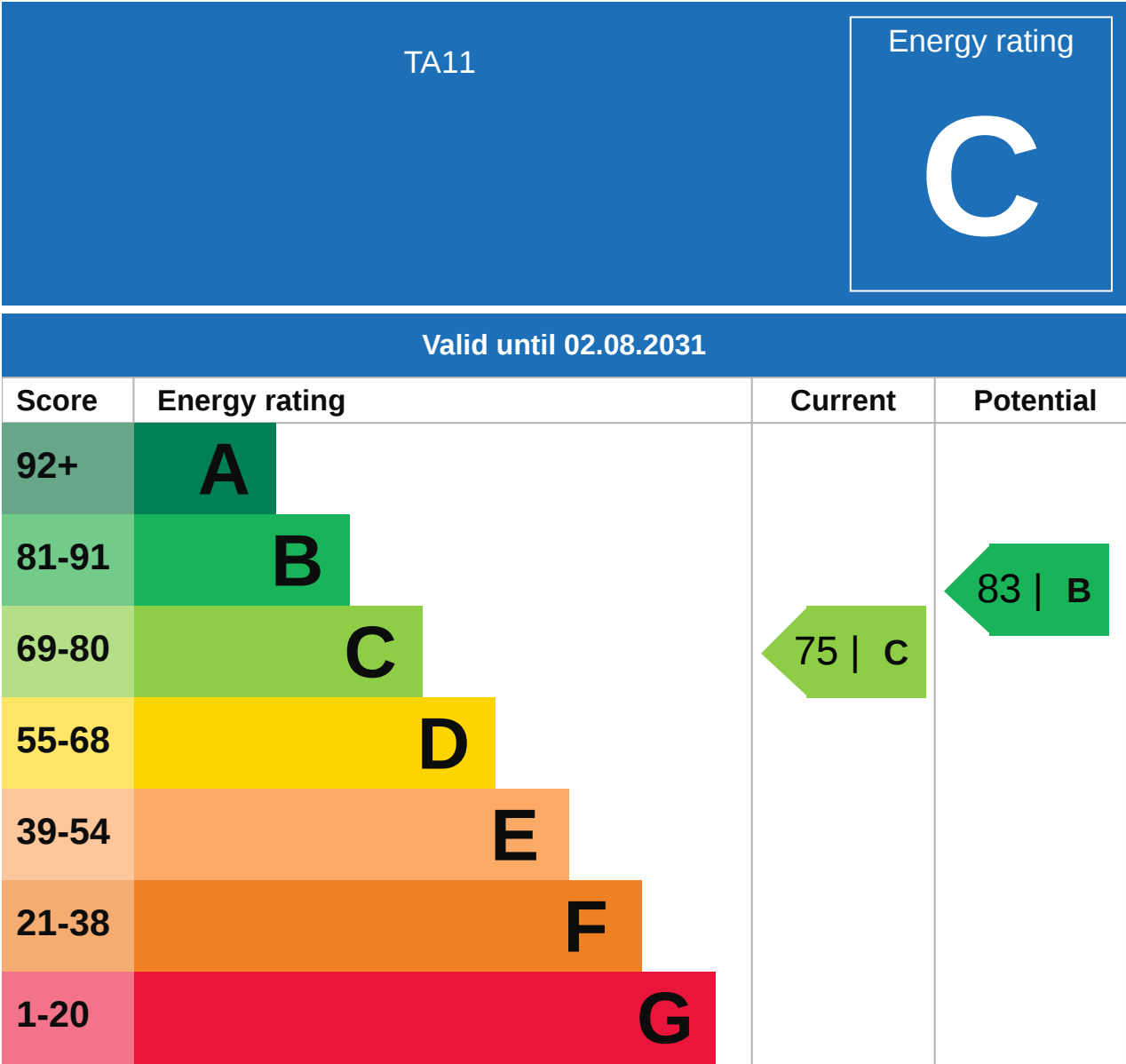


Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS82581		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No	21 mb/s	80 mb/s	1000 mb/s		
Flood Risk:						
● Rivers & Seas	Very low					
● Surface Water	Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
						
O ₂	EE	3	O ₂	BT	sky	Virgin media



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated at rafters
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 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 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:-
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

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 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)

The vendor has advised there are no rights of way across the 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

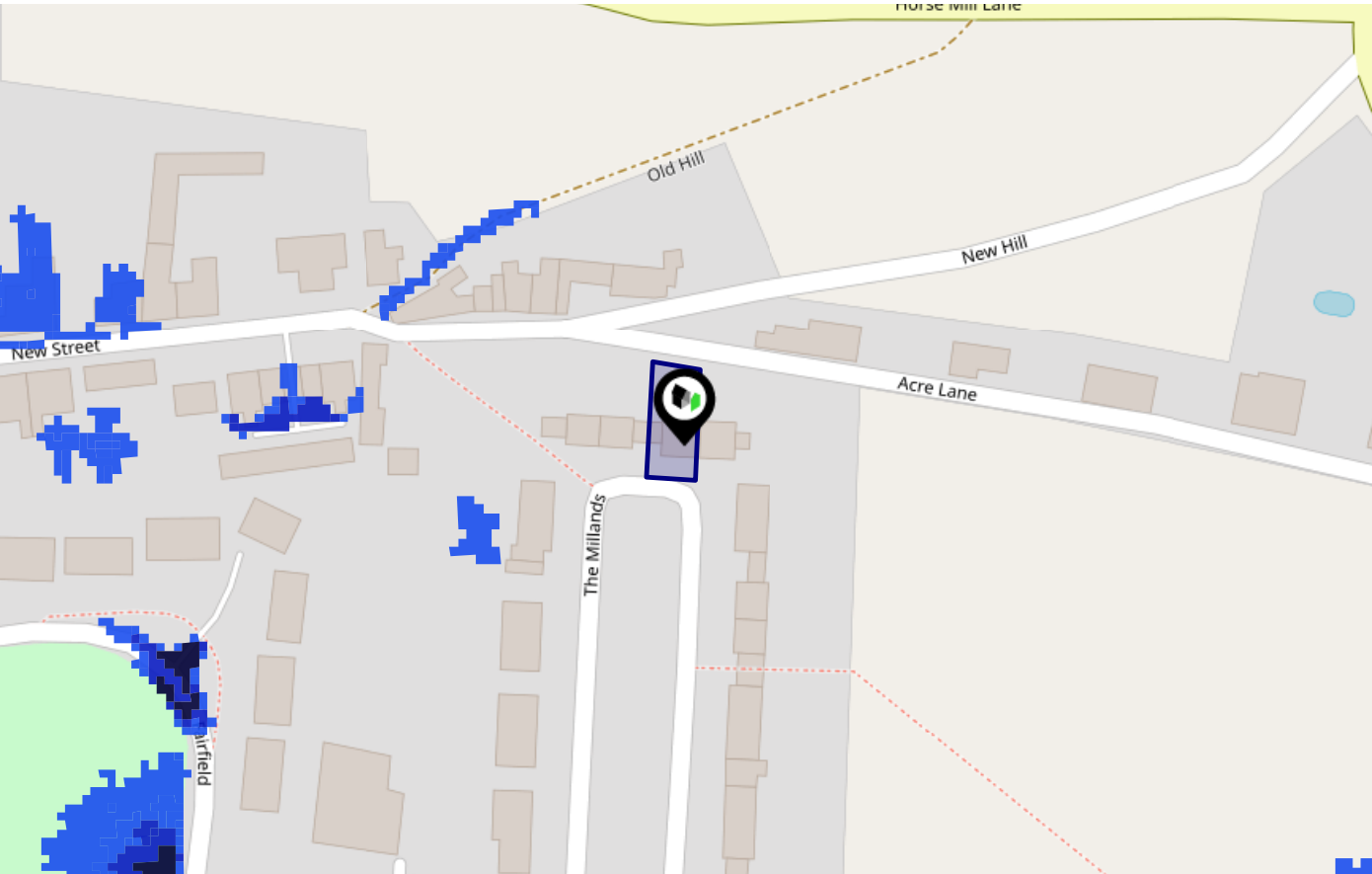
Heating System

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.

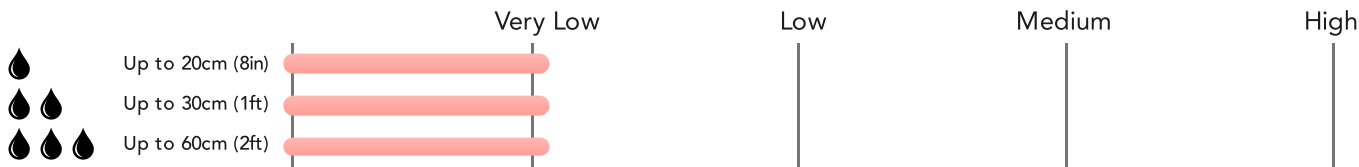


Risk Rating: Very low

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:

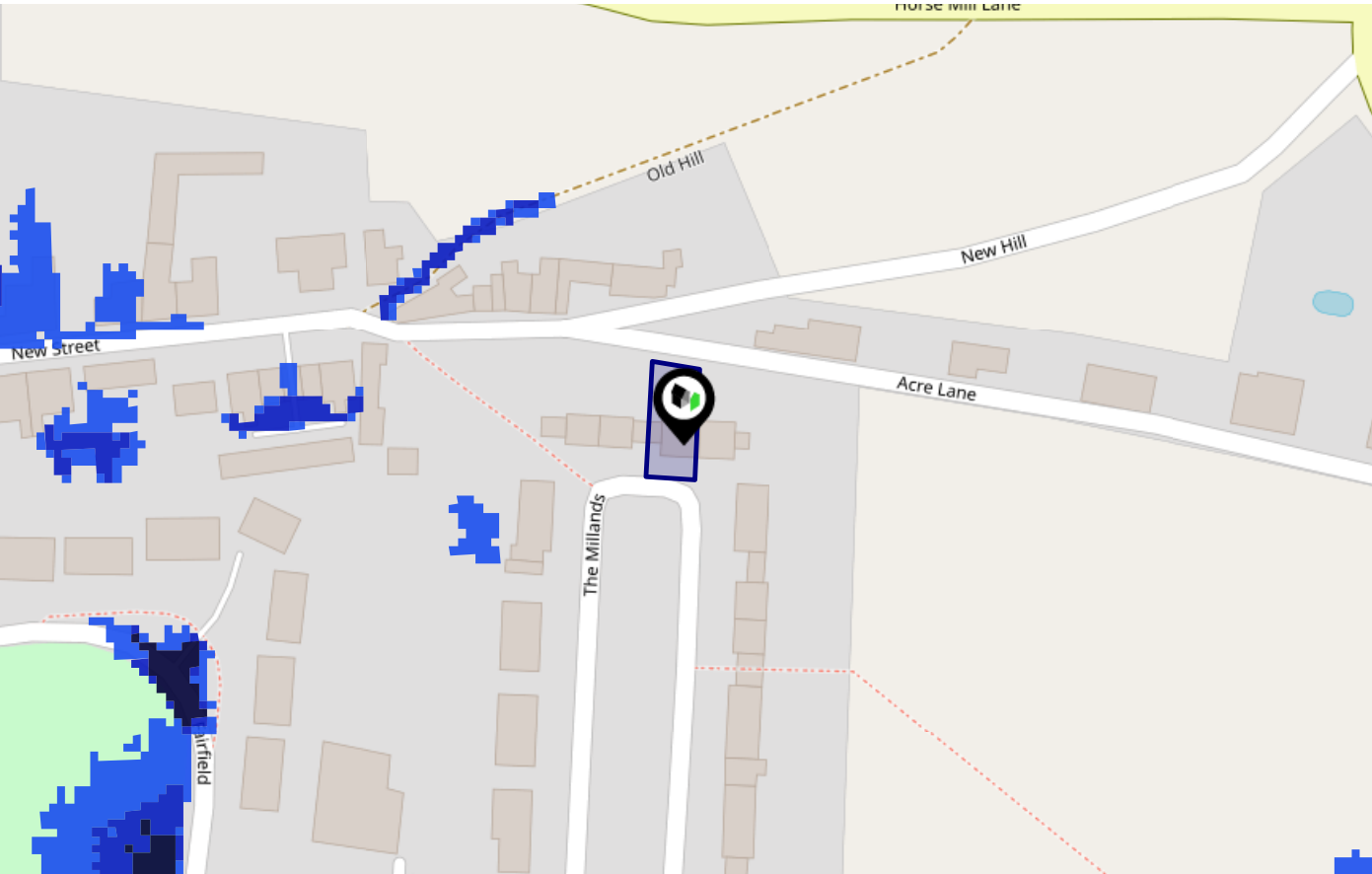


Flood Risk

Surface Water - Climate Change

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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.

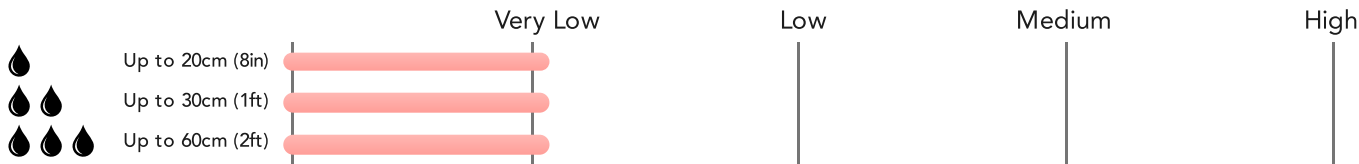


Risk Rating: Very low

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



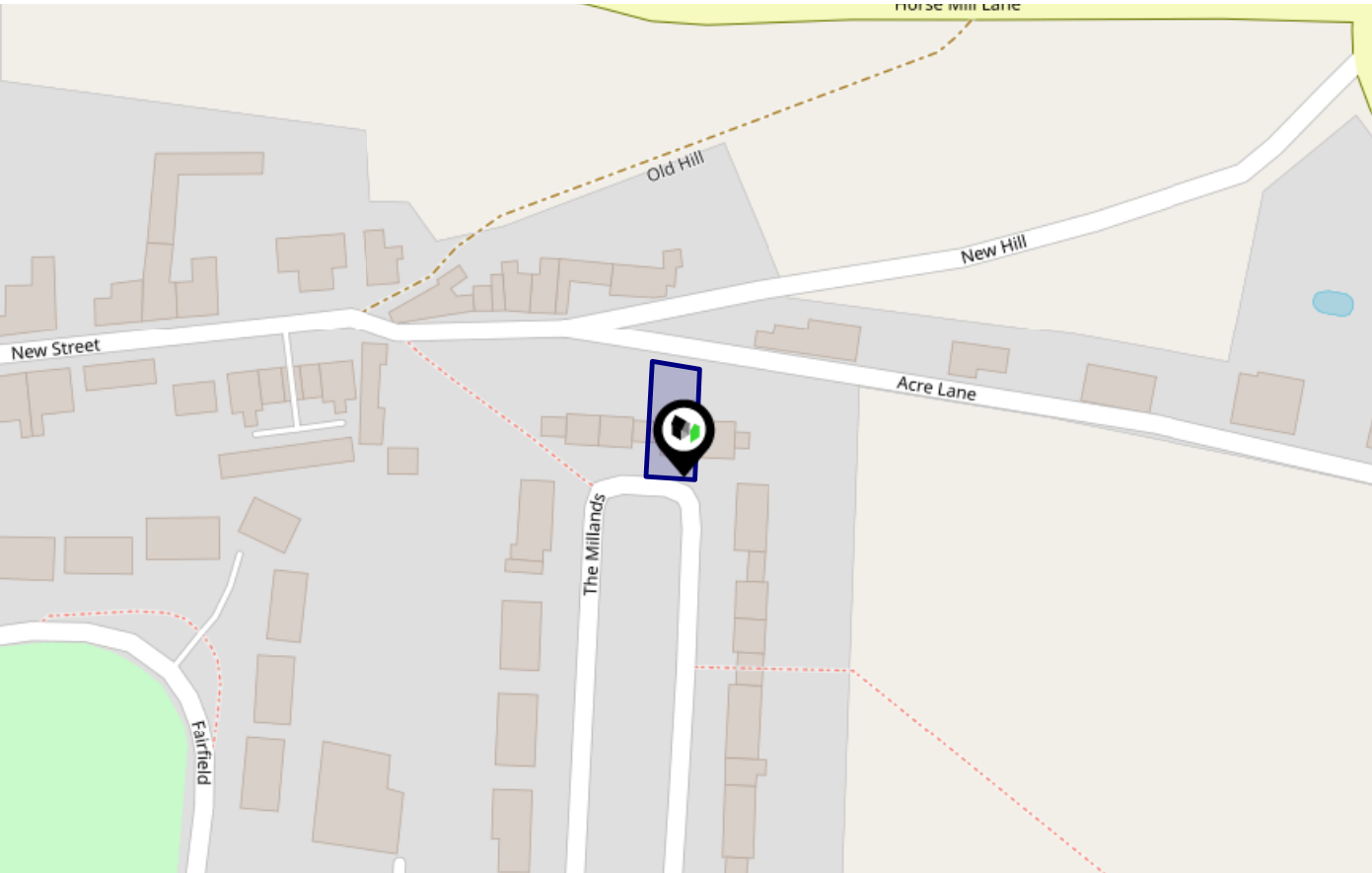
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Flood Risk

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.
- 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:

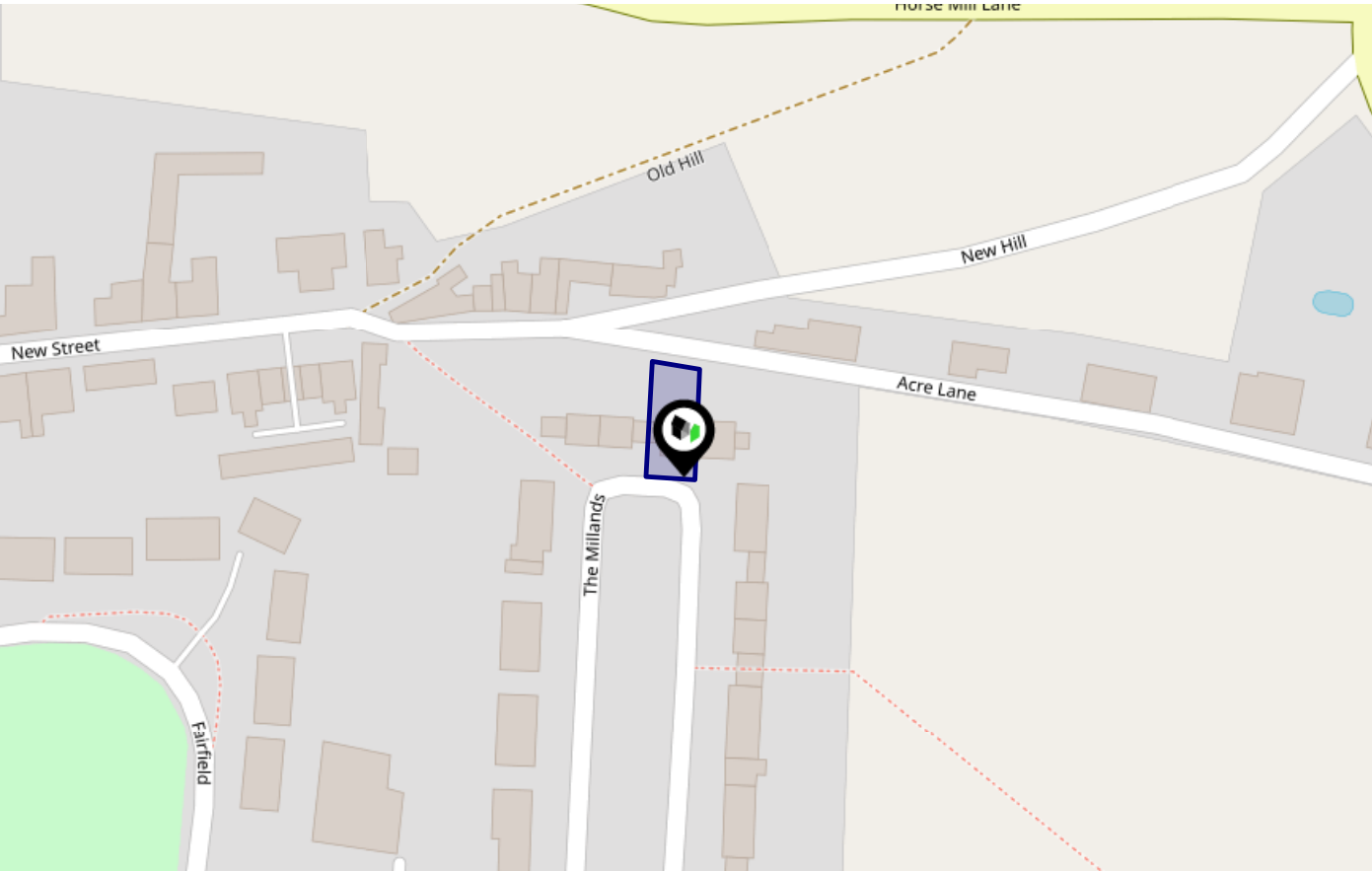


Flood Risk

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.

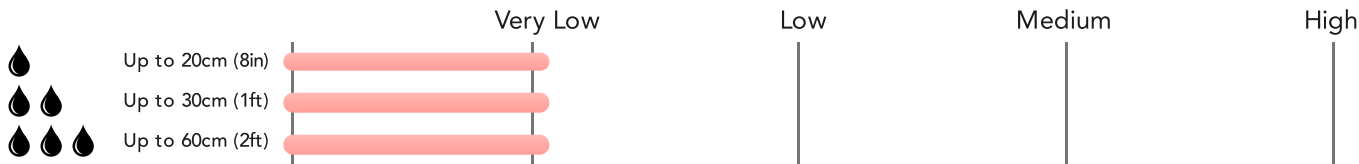


Risk Rating: Very low

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

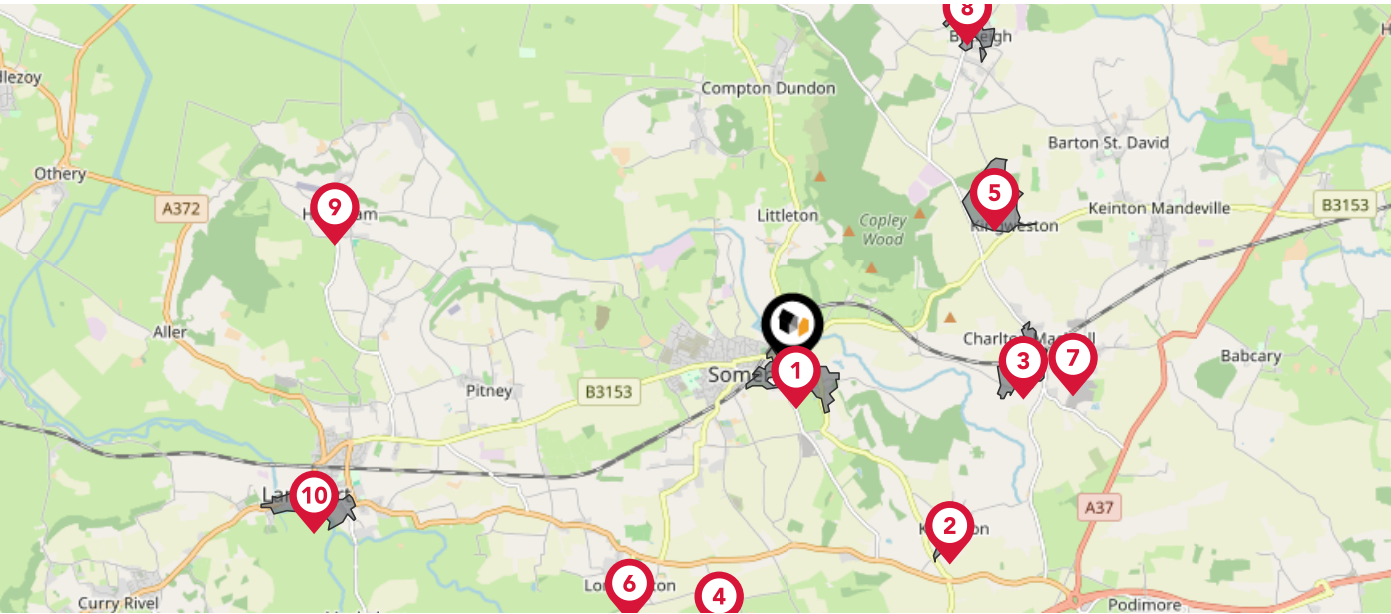












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Maps

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.



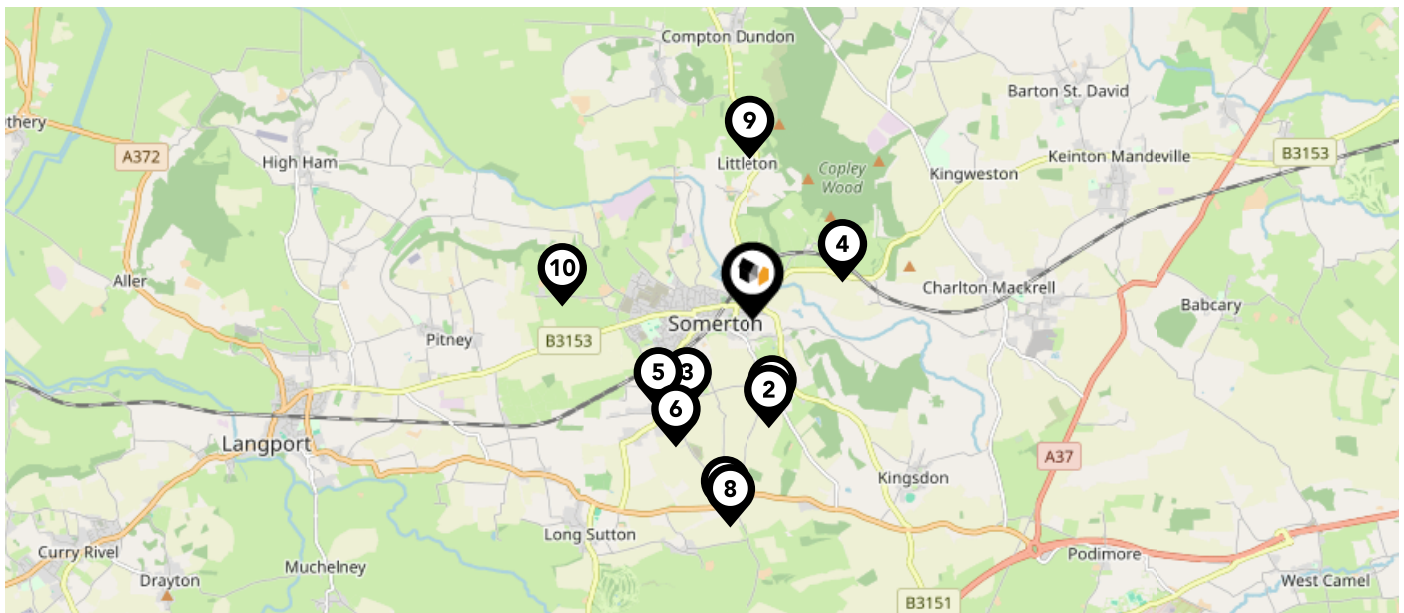
Nearby Conservation Areas	
	Somerton
	Kingsdon
	West Charlton and Charlton Mackrell
	Knole
	Kingweston
	Long Sutton
	Charlton Adam
	Butleigh
	High Ham
	Langport and Huish Episcopi

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	Catsgore Road-Ashen Cross	Historic Landfill
2	Highbrooks Road-Ashen Cross	Historic Landfill
3	Badgers Cross-Somerton, Somerset	Historic Landfill
4	Higher Hurcott-Taunton, Somerton, Somerset	Historic Landfill
5	Melbury-Somerton	Historic Landfill
6	Badgers Cross-Somerton, Somerset	Historic Landfill
7	Highbrooks Quarries-Watts Quarry Lane, Somerton, Somerset	Historic Landfill
8	Highbrooks Quarry-Watts Quarry Lane, Catsgore, Somerton, Somerset	Historic Landfill
9	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
10	Whiscombe Hill Landfill Site-Whiscombe Hill, Somerton, 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.

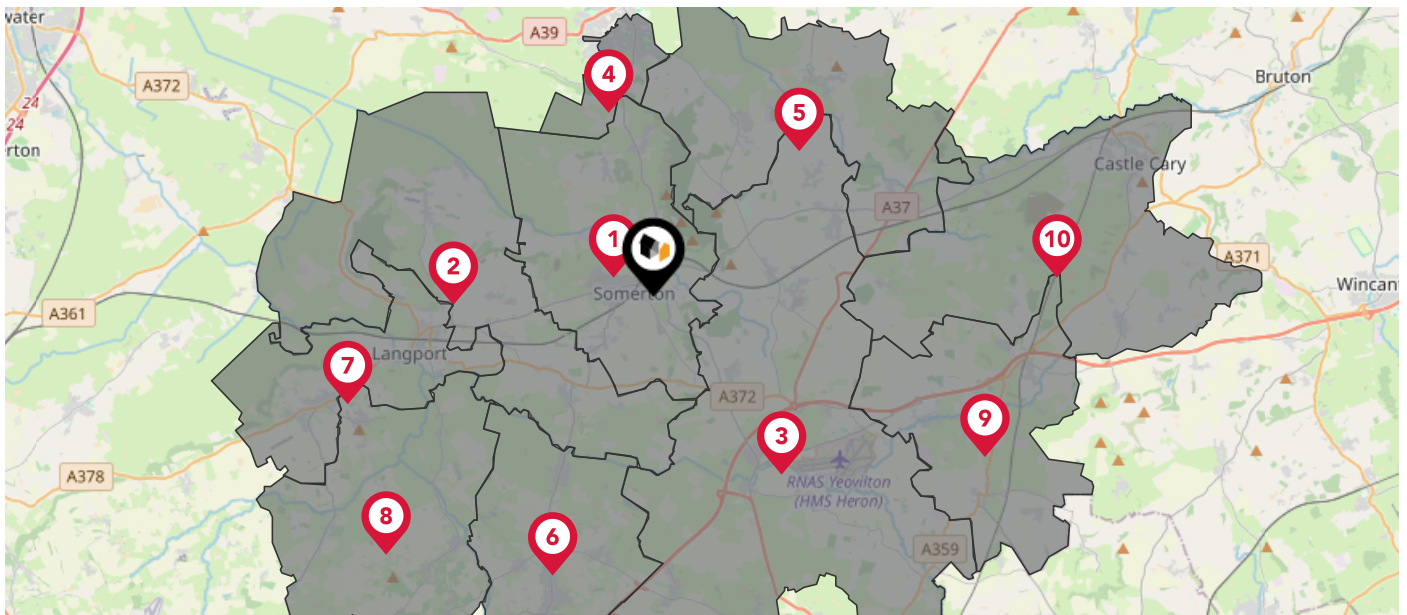
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

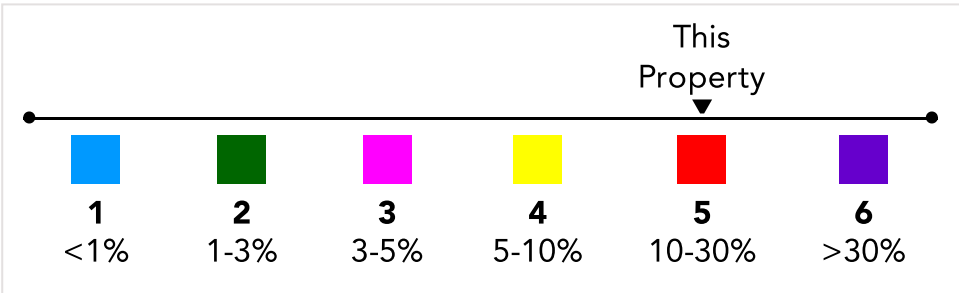
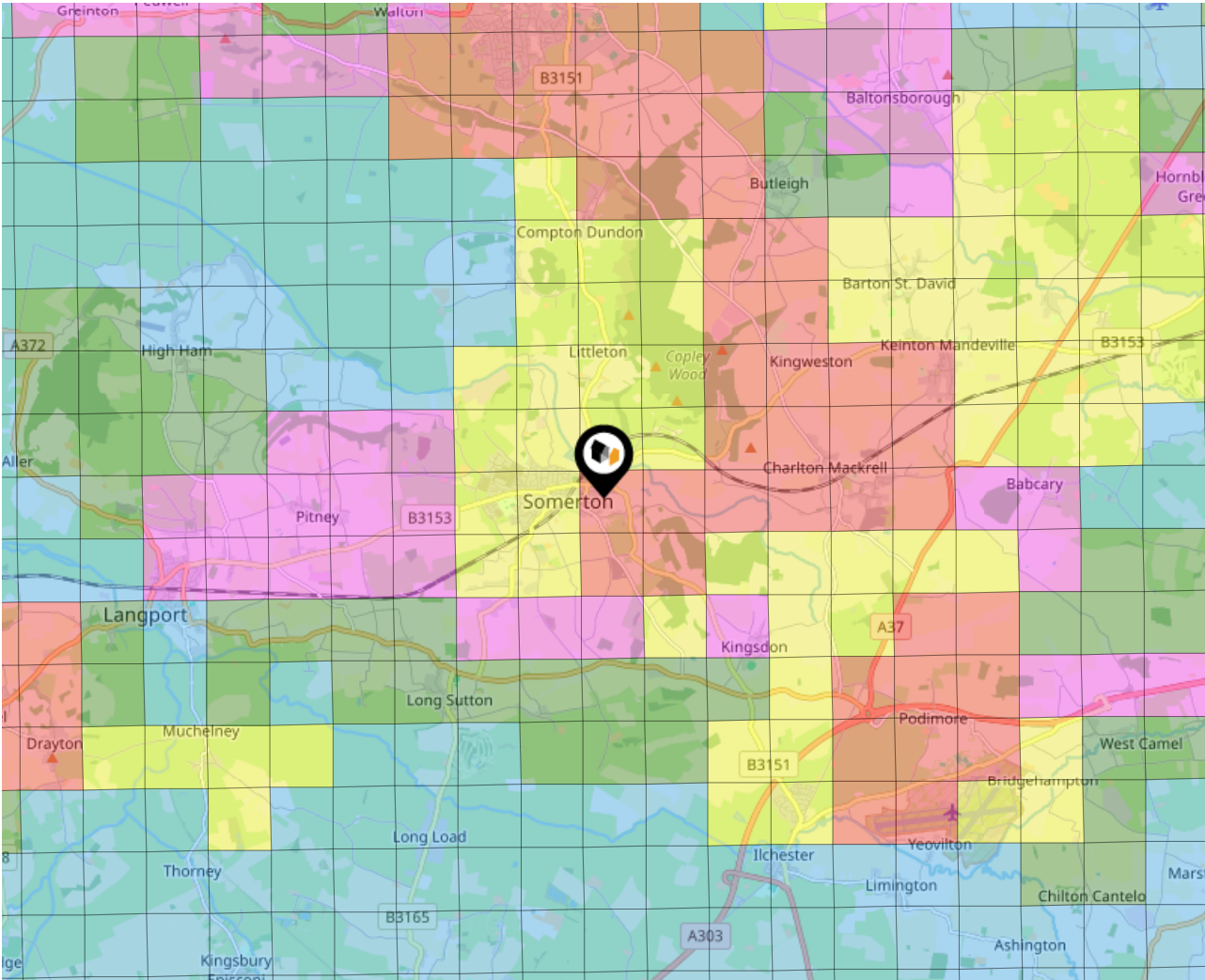


Nearby Council Wards

- | | |
|----|--|
| 1 | Wessex Ward |
| 2 | Turn Hill Ward |
| 3 | Northstone, Ivelchester & St. Michael's Ward |
| 4 | Street South Ward |
| 5 | Butleigh and Baltonsborough Ward |
| 6 | Martock Ward |
| 7 | Curry Rivel, Huish & Langport Ward |
| 8 | Burrow Hill Ward |
| 9 | Camelot Ward |
| 10 | Caryl Ward |

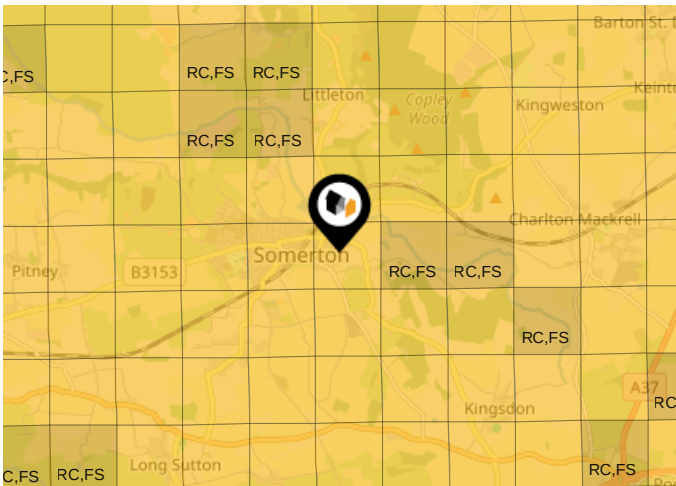
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



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

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



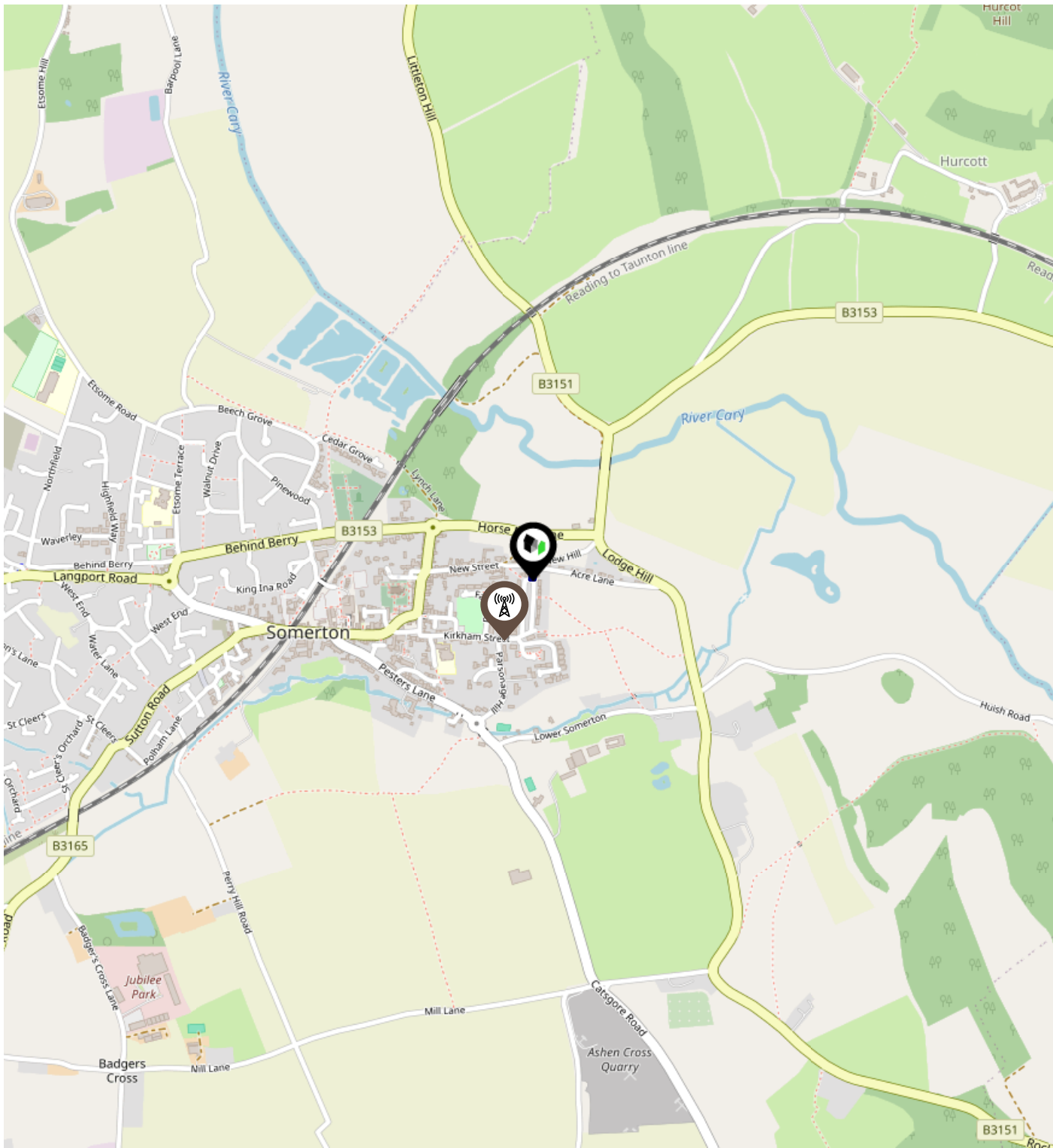
Primary Classifications (Most Common Clay Types)

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:

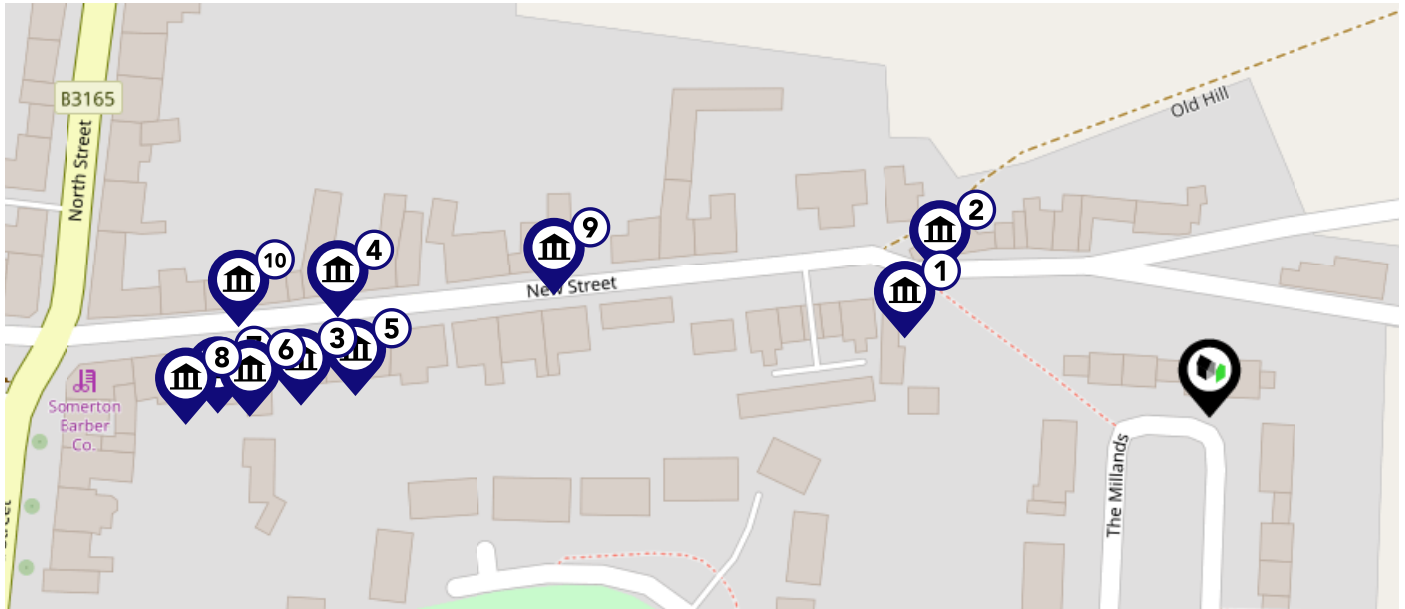
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

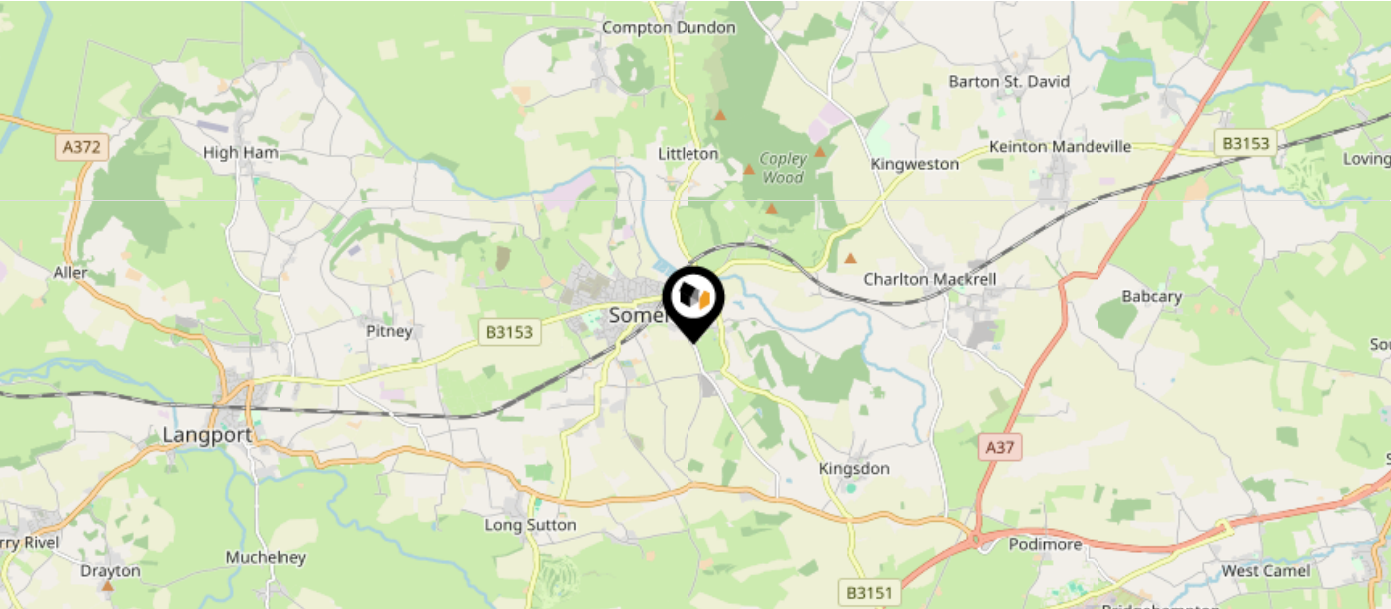
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



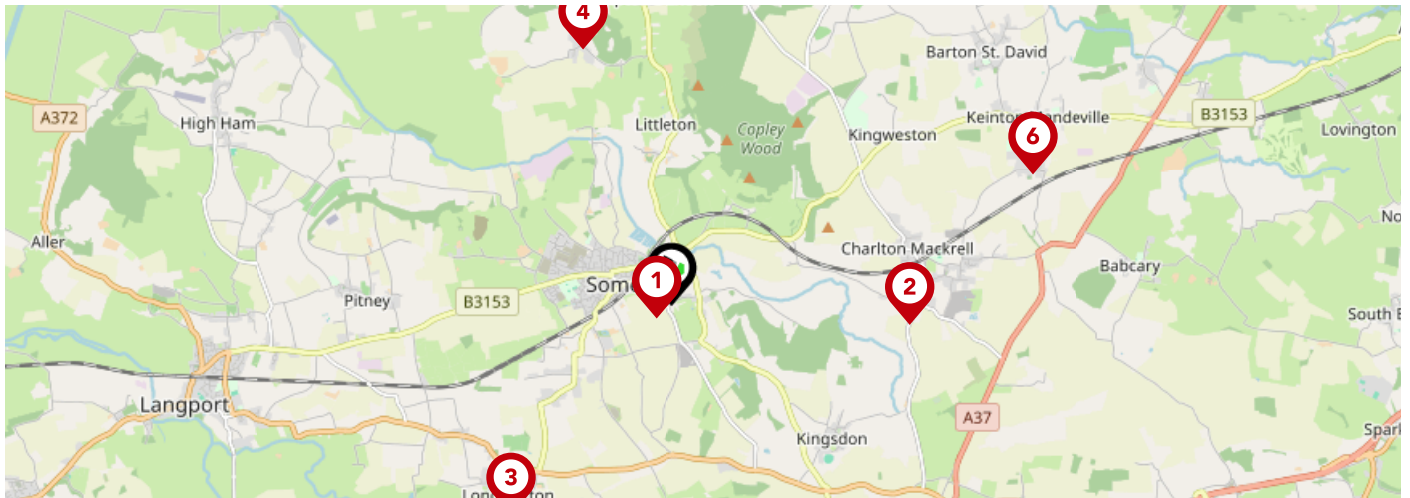
Listed Buildings in the local district	Grade	Distance
 1177545 - Milestone Set Into Front Boundary Wall Of Hillhead Cottage	Grade II	0.0 miles
 1056665 - Cockspurs	Grade II	0.0 miles
 1346060 - Martins	Grade II	0.1 miles
 1177493 - Sycamores	Grade II	0.1 miles
 1056670 - Melstock And Claysgarth	Grade II	0.1 miles
 1056669 - The Old Manse	Grade II	0.1 miles
 1056668 - Ingleside	Grade II	0.1 miles
 1056667 - Little House	Grade II	0.1 miles
 1056663 - Brockle House And Long Entry	Grade II	0.1 miles
 1346040 - St Michael's Cottage, Tol-pedn House, And Cottage Between	Grade II	0.1 miles

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



Nearby Green Belt Land

No data available.



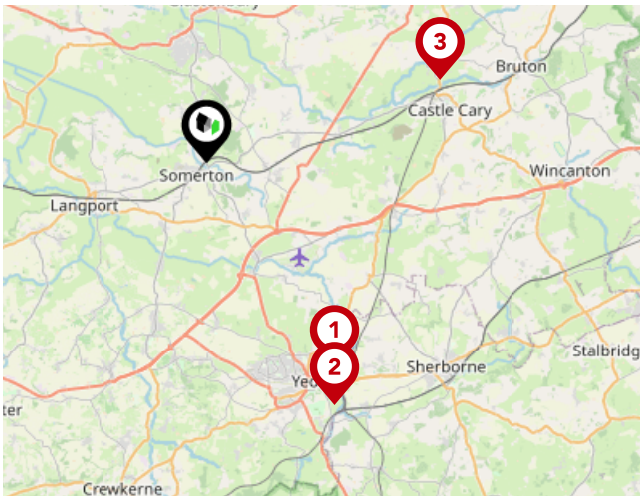
		Nursery	Primary	Secondary	College	Private
1	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ilchester Community School Ofsted Rating: Good Pupils: 301 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chilton Bridge School Ofsted Rating: Good Pupils: 42 Distance:3.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Huish Episcopi Academy Ofsted Rating: Not Rated Pupils: 1345 Distance:4.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Avalon School Ofsted Rating: Good Pupils: 65 Distance:4.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Huish Episcopi Primary School Ofsted Rating: Good Pupils: 194 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:4.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

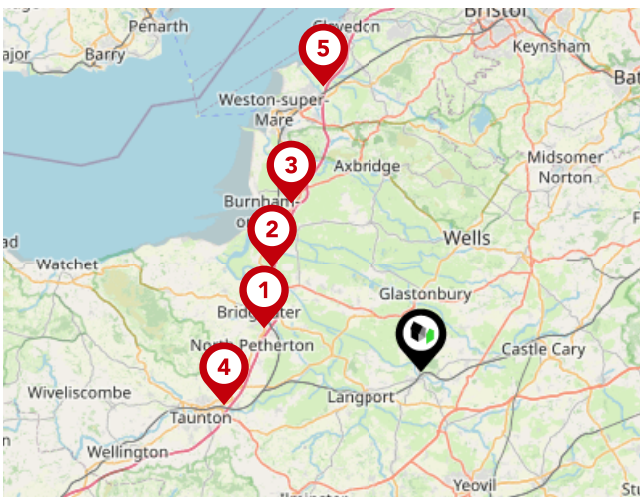
Area Transport (National)

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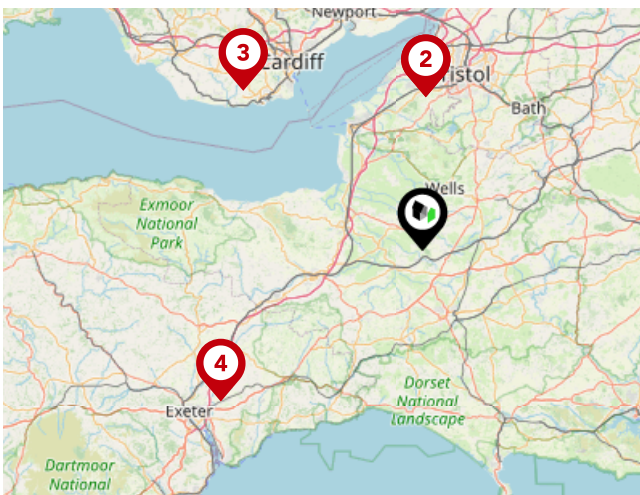
National Rail Stations

Pin	Name	Distance
1	Yeovil Pen Mill Rail Station	9.01 miles
2	Yeovil Junction Rail Station	10.22 miles
3	Castle Cary Rail Station	9.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	12.19 miles
2	M5 J23	13.61 miles
3	M5 J22	15.89 miles
4	M5 J25	14.97 miles
5	M5 J21	22.4 miles

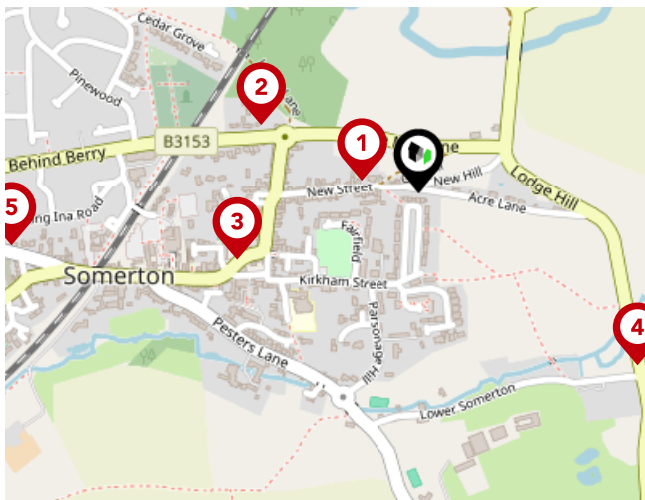


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	22.95 miles
2	Felton	22.95 miles
3	Cardiff Airport	35.71 miles
4	Exeter Airport	37.63 miles

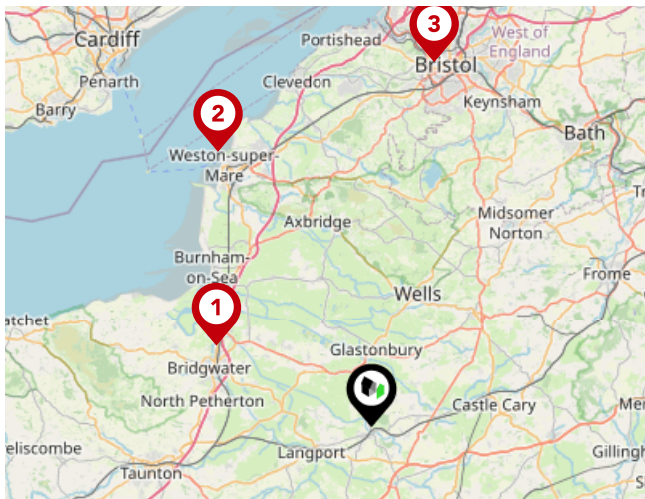
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Somerton Hotel	0.07 miles
2	Lynch House	0.2 miles
3	White Hart	0.23 miles
4	Dower House	0.33 miles
5	Opp Half Moon	0.48 miles

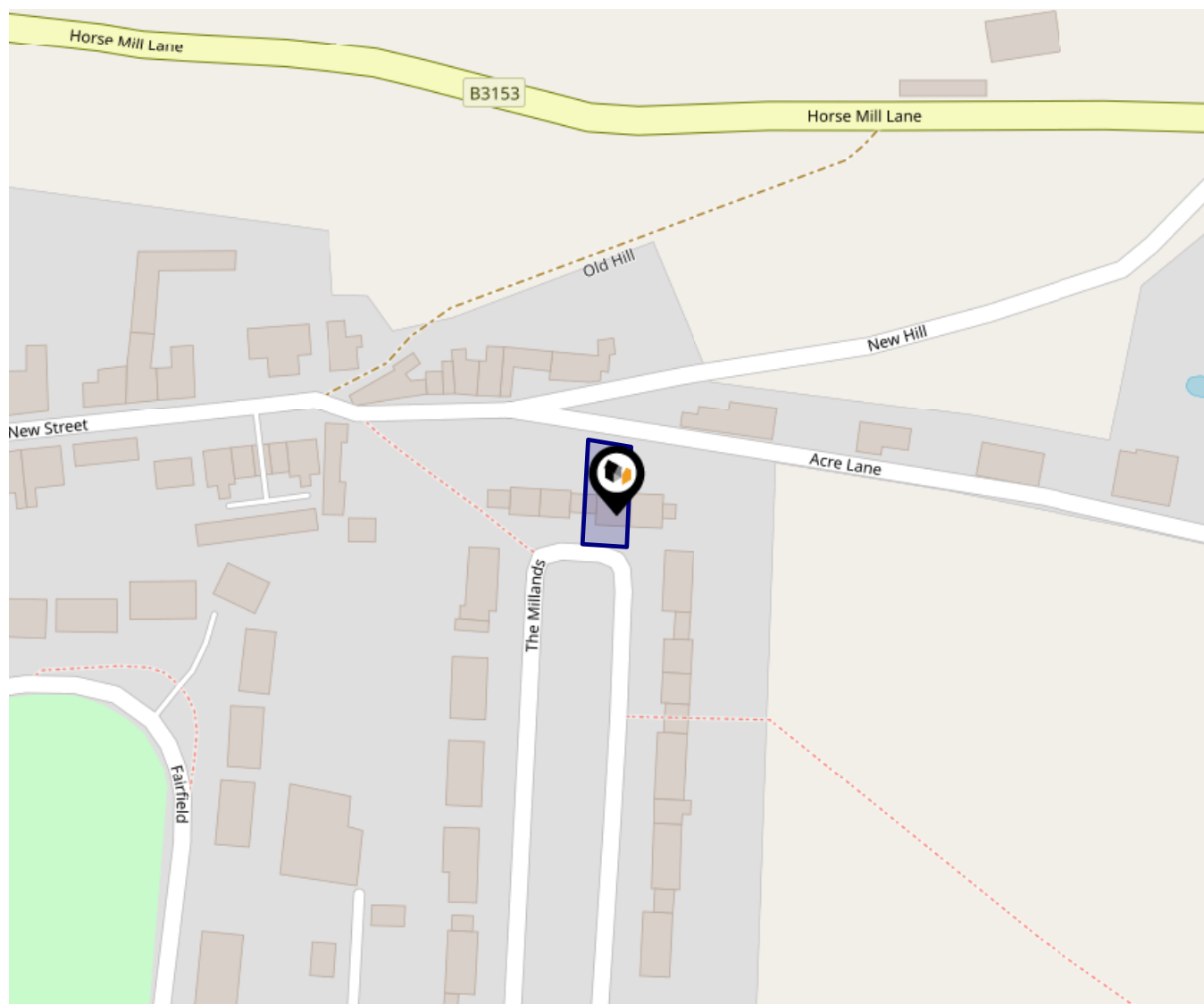


Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	13.16 miles
2	Weston-super-Mare Knightstone Harbour	23.48 miles
3	The Cottage Ferry Landing	27.5 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

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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