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MIR: Material Info

The Material Information Affecting this Property

Thursday 08th May 2025



MARY ROAD, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

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sheptonmallet@cooperandtanner.co.uk

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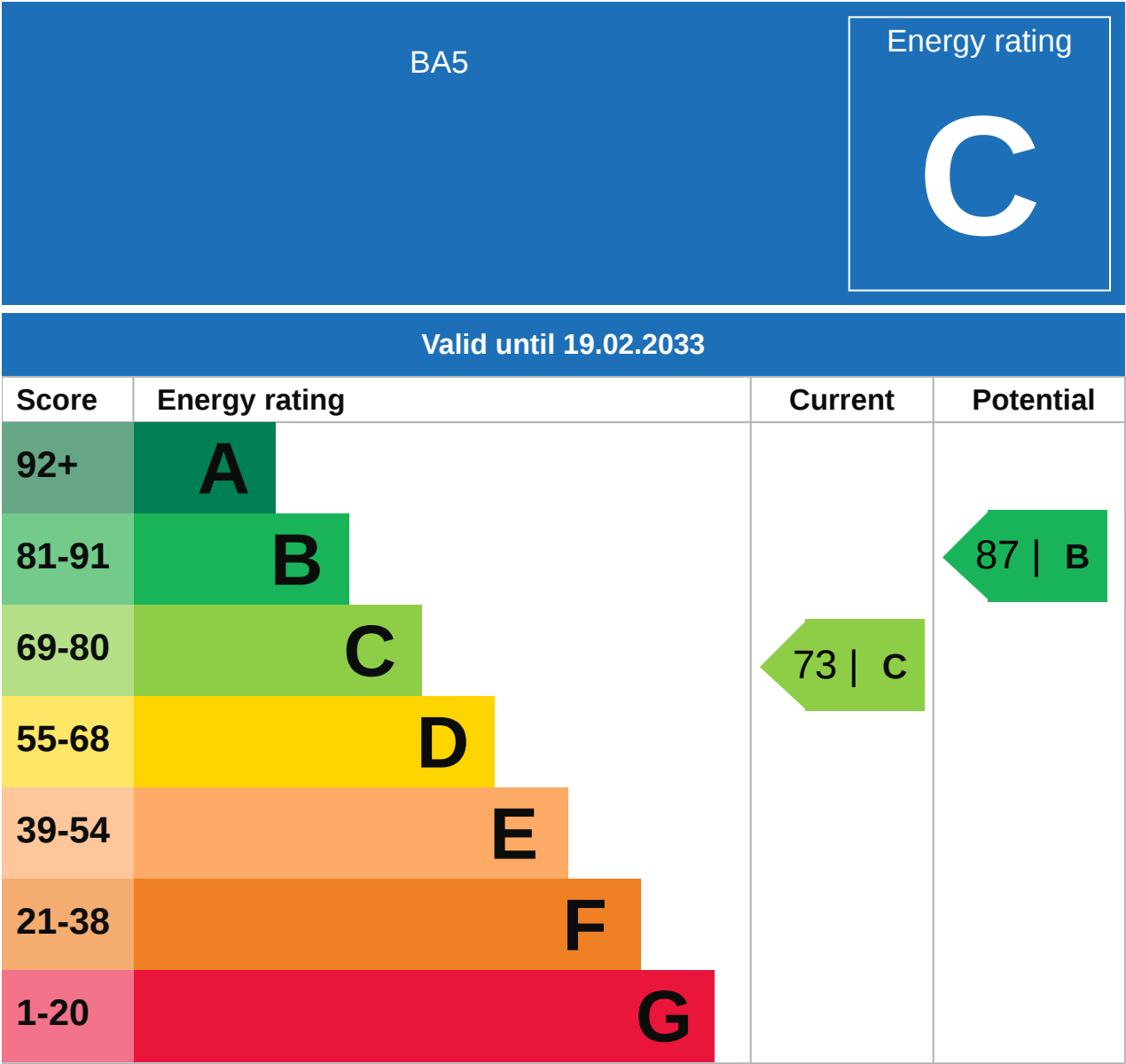


Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	ST145484		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 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

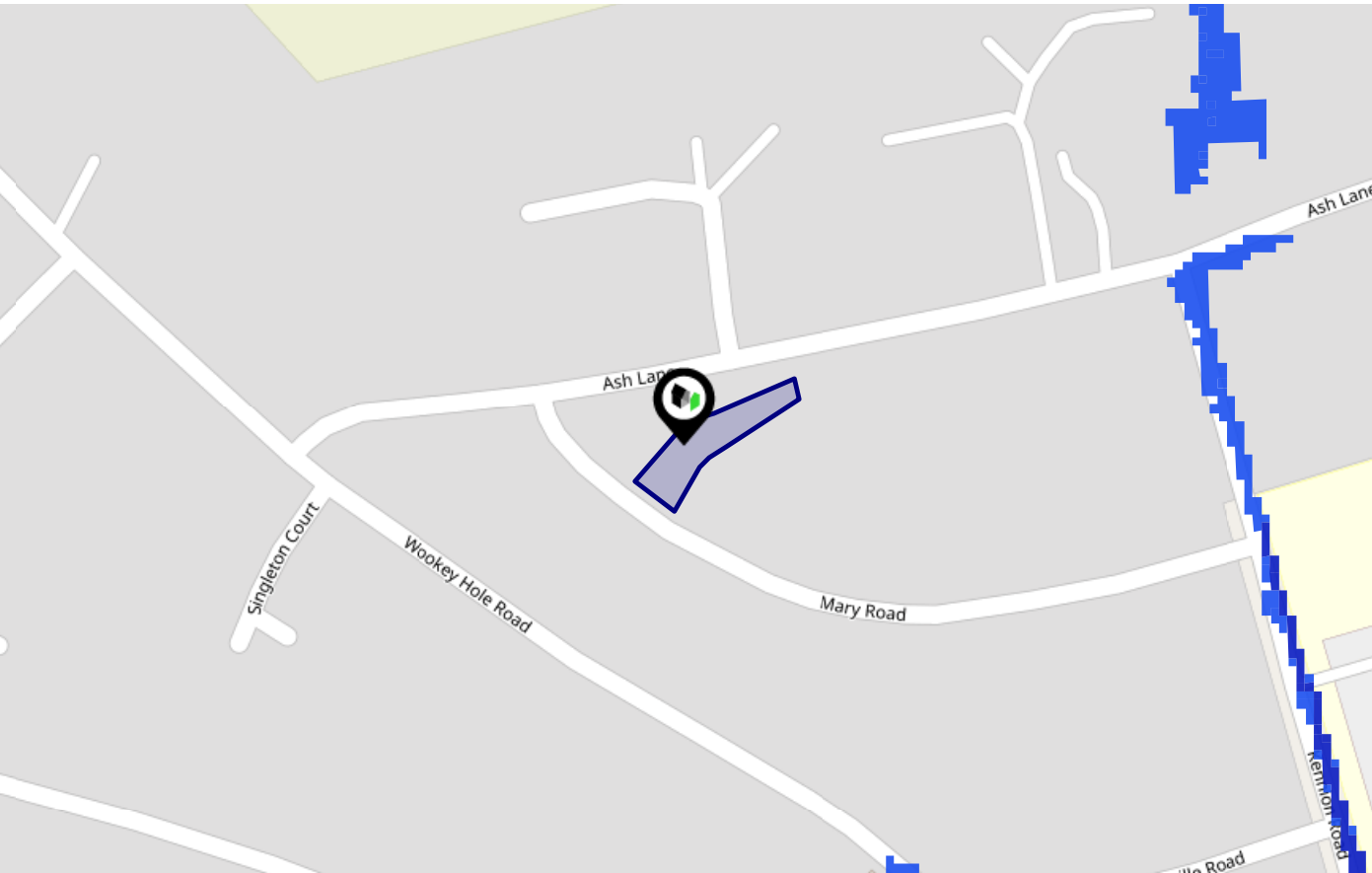
Heating System

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.

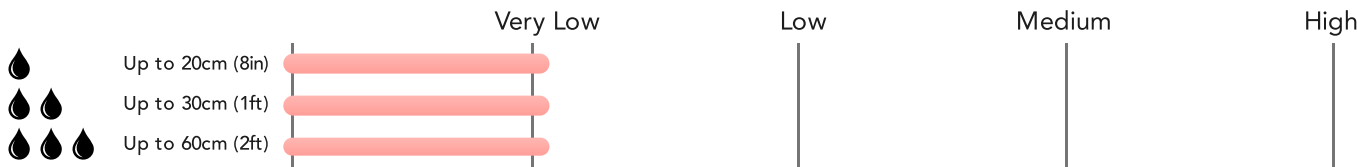


Risk Rating: Very low

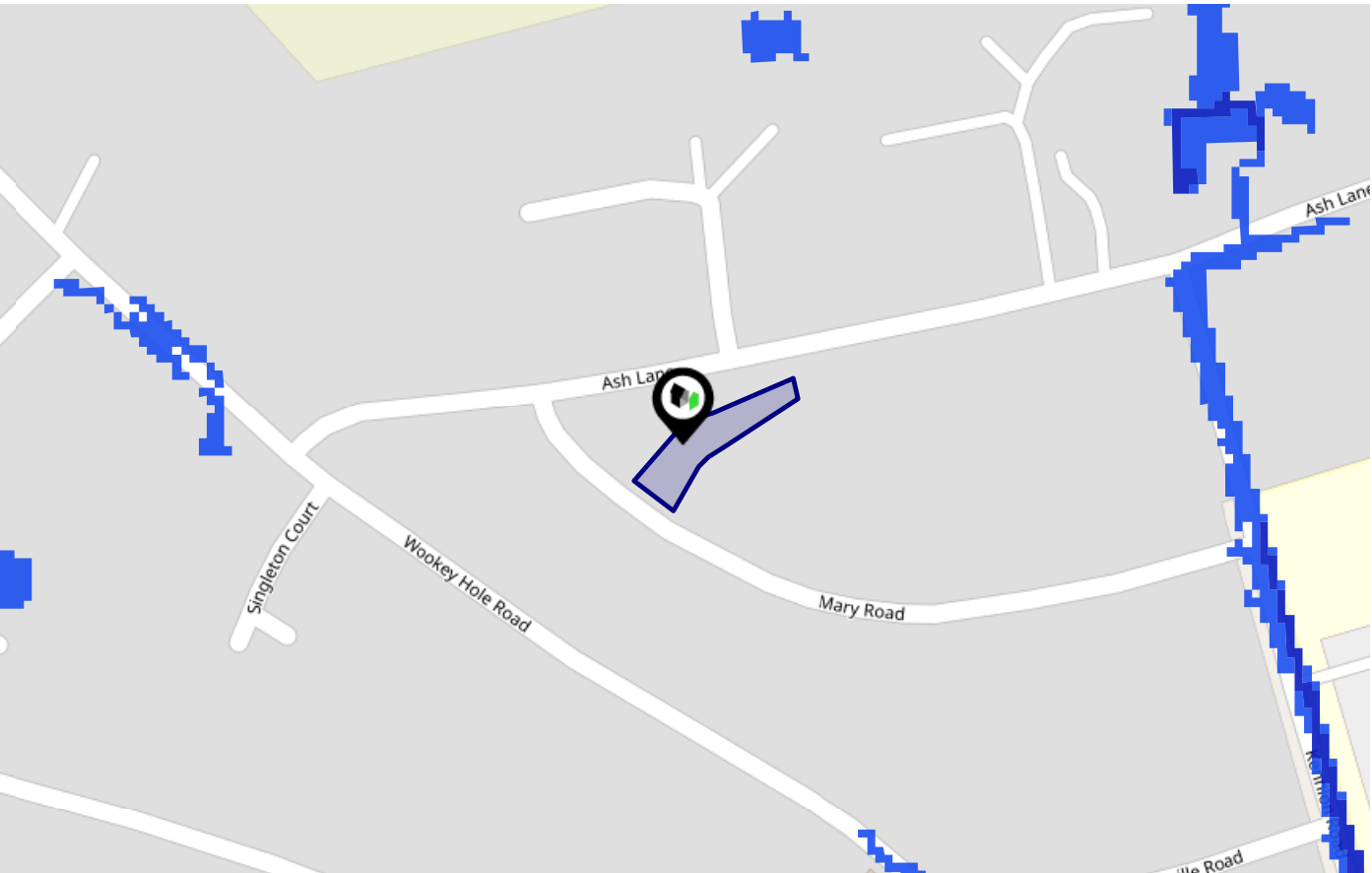
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:







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.

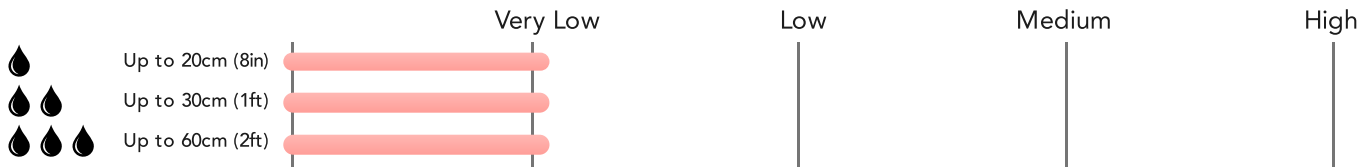


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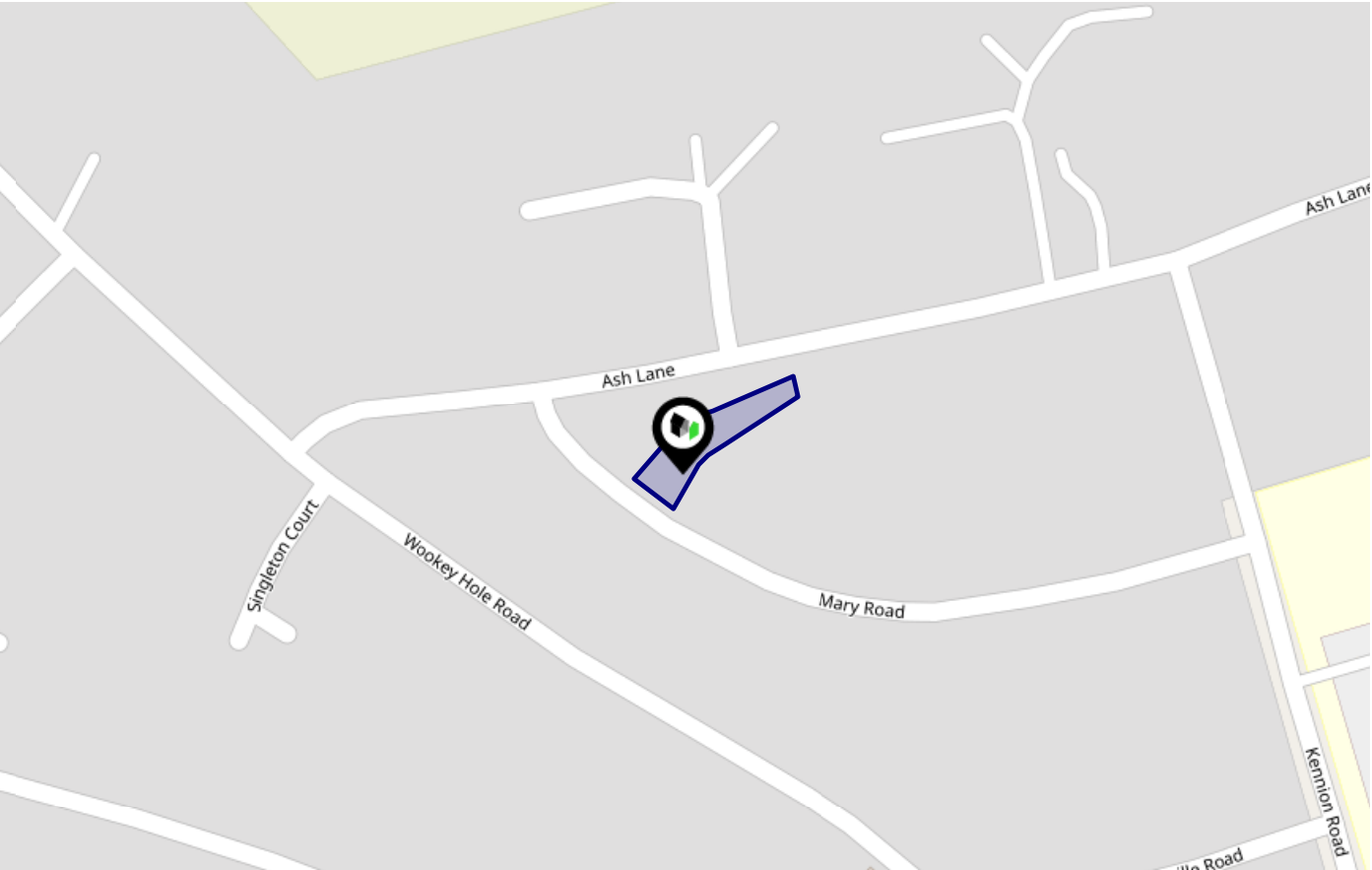


Flood Risk

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.

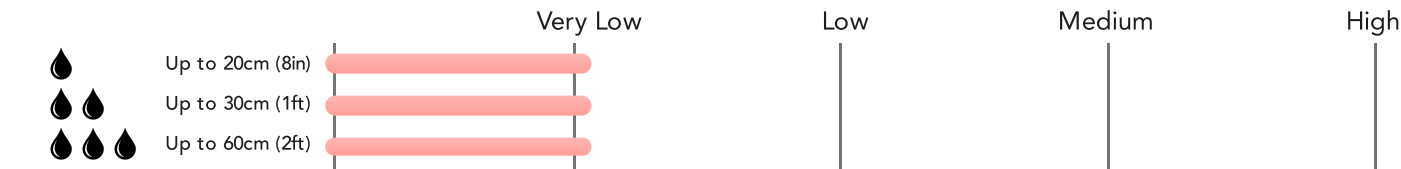


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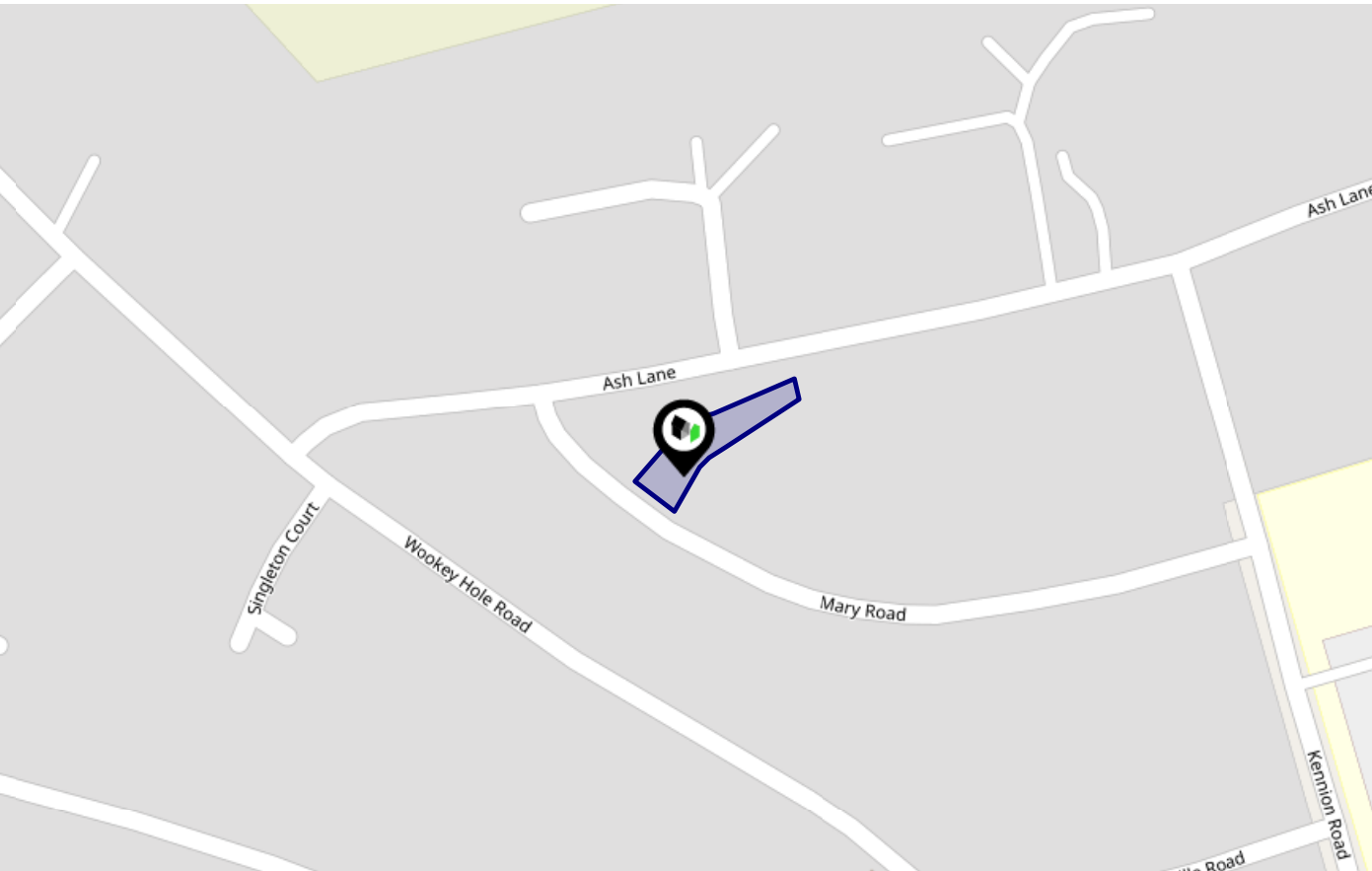
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

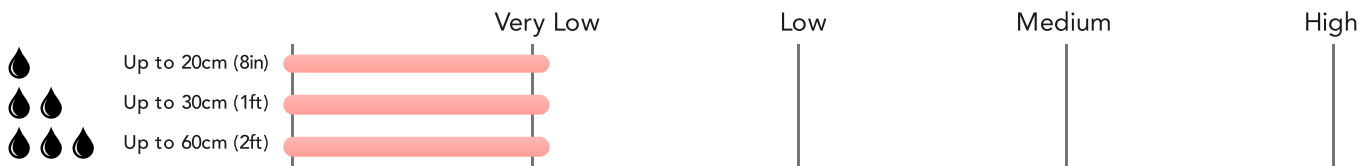


Risk Rating: Very low

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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	Mendip Hospital
3	Dinder
4	Westbury sub Mendip
5	Croscombe
6	Shepton Mallet
7	Oakhill
8	Wedmore
9	Doulting

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

This map displays nearby coal mine entrances and their classifications.



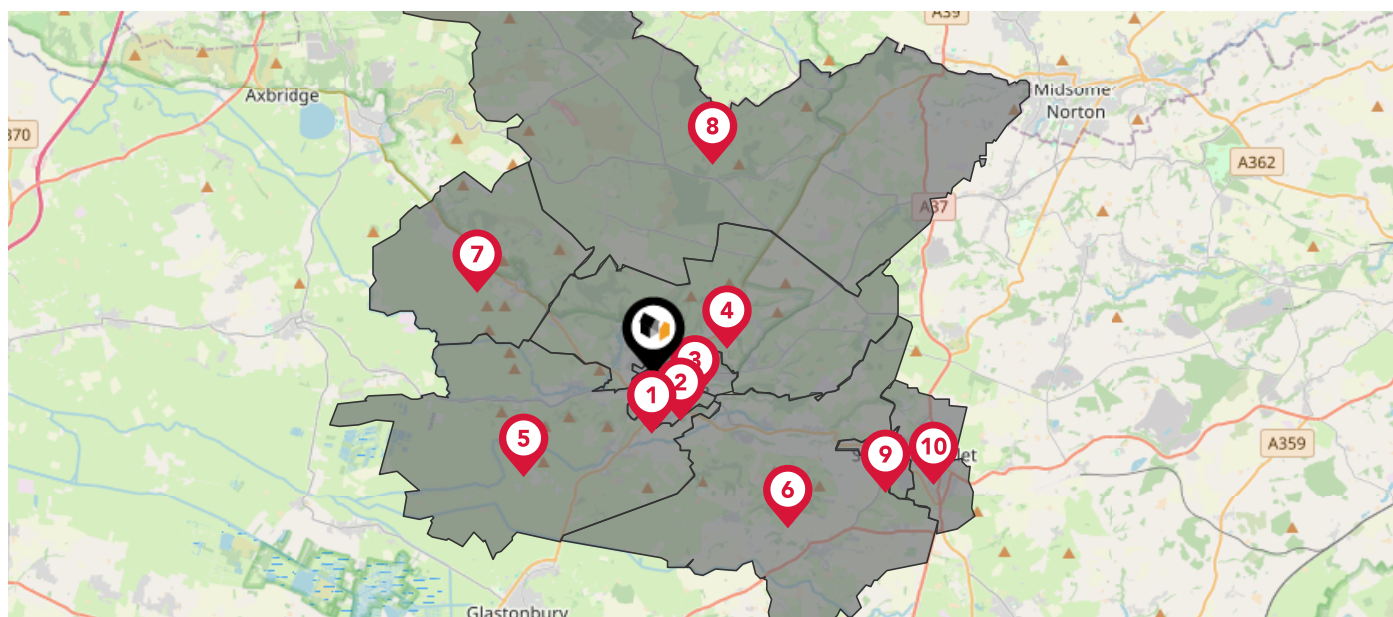
Mine Entry

- ✕ 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.

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



Wells St. Cuthbert's Ward



Wells Central Ward



Wells St. Thomas' Ward



St. Cuthbert Out North Ward



Wookey and St. Cuthbert Out West Ward



Croscombe and Pilton Ward



Rodney and Westbury Ward



Chewton Mendip and Ston Easton Ward



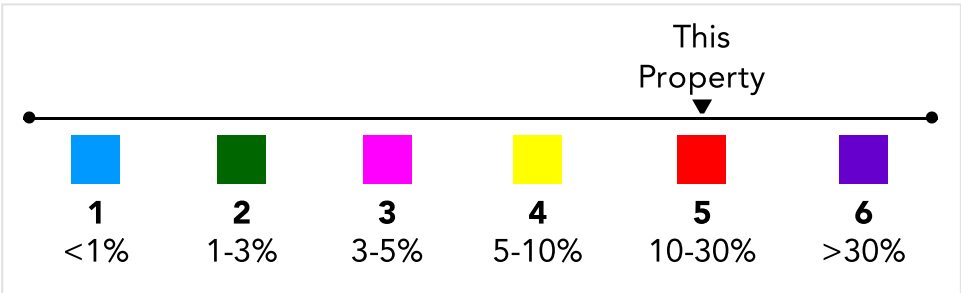
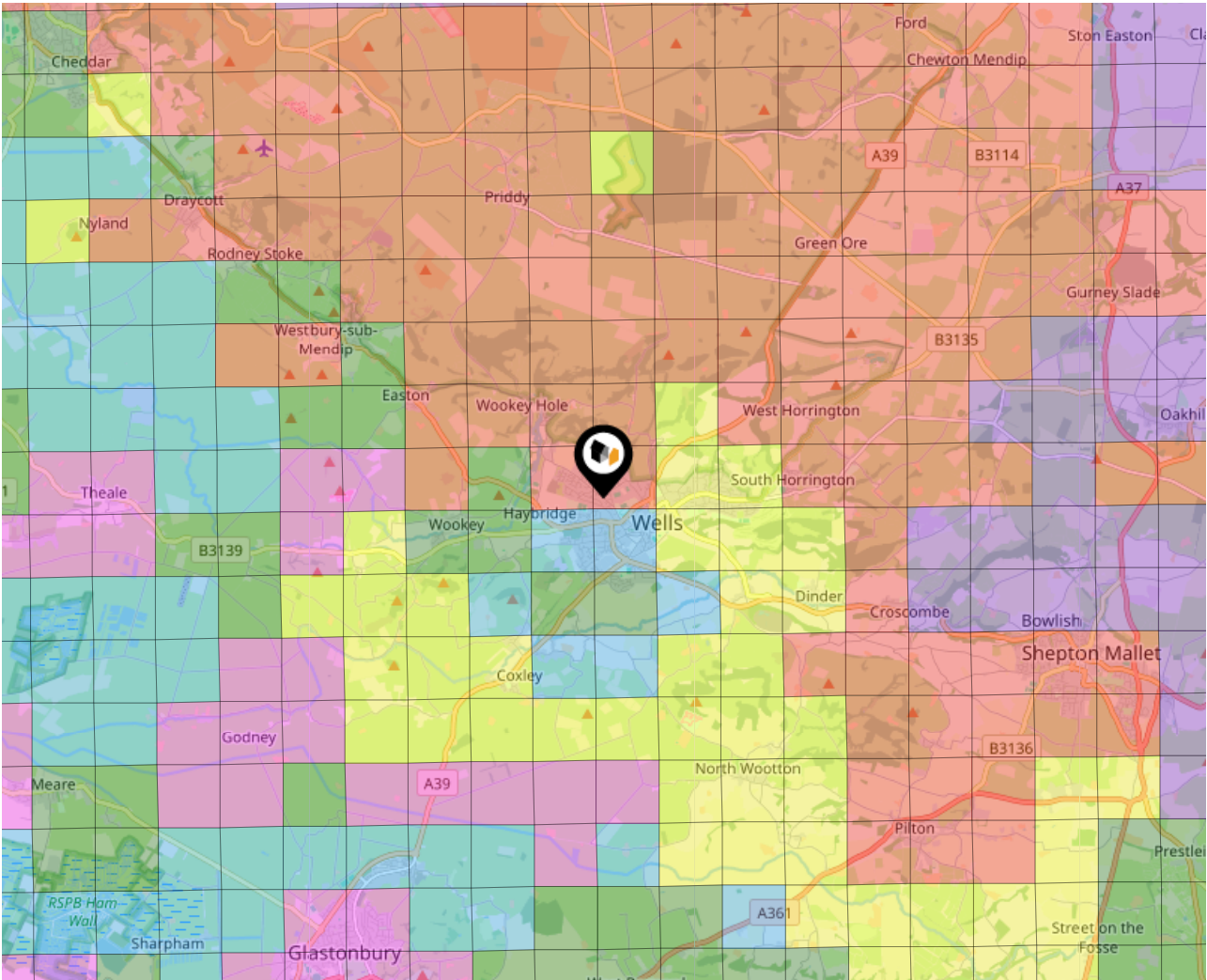
Shepton West Ward



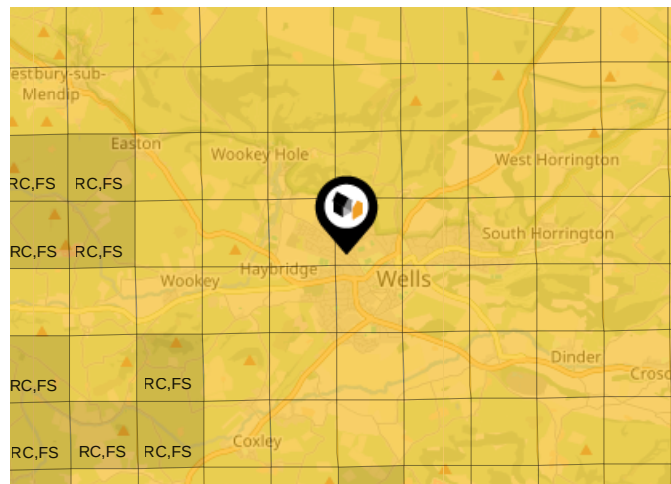
Shepton East Ward

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).



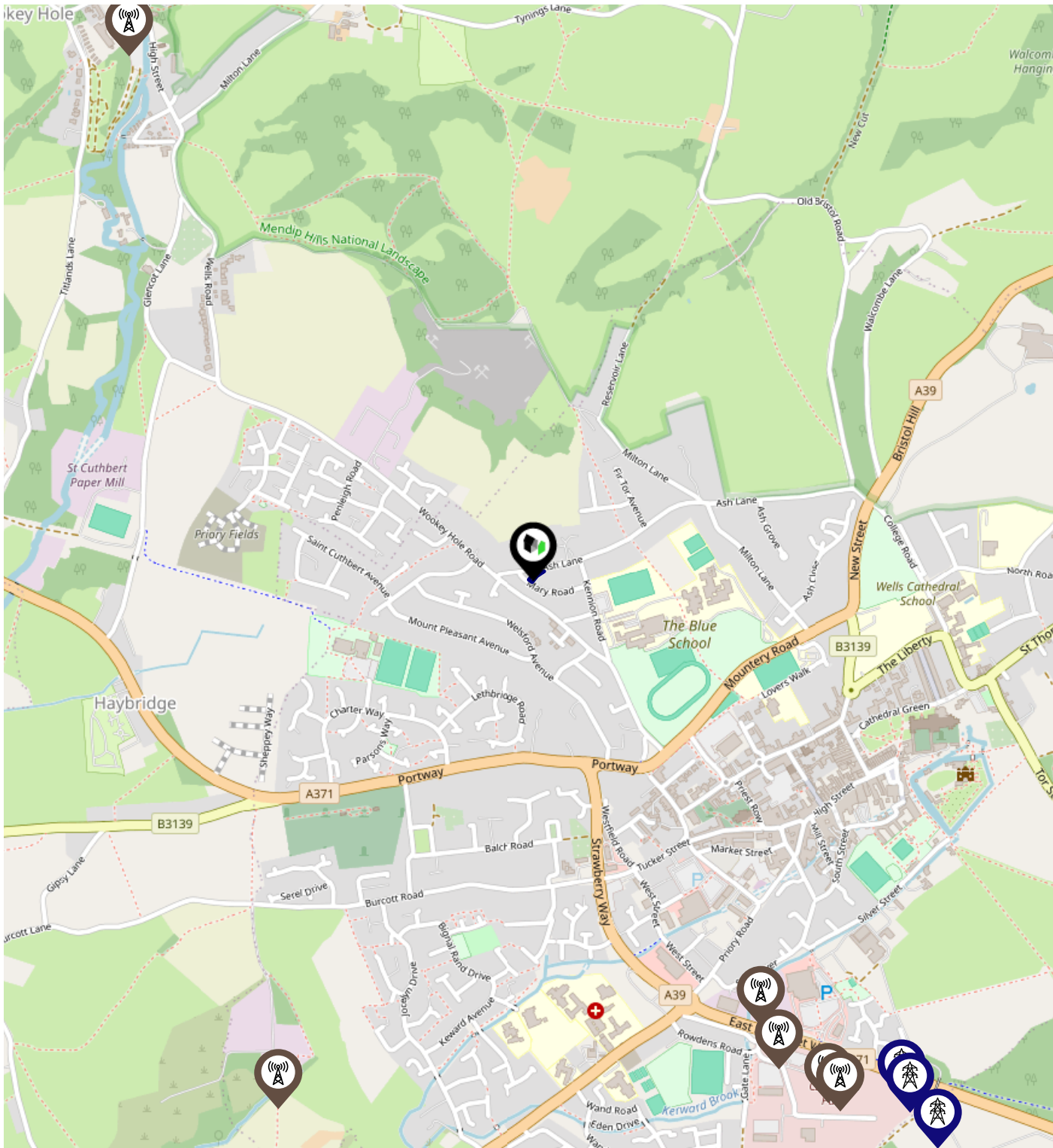
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		





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:

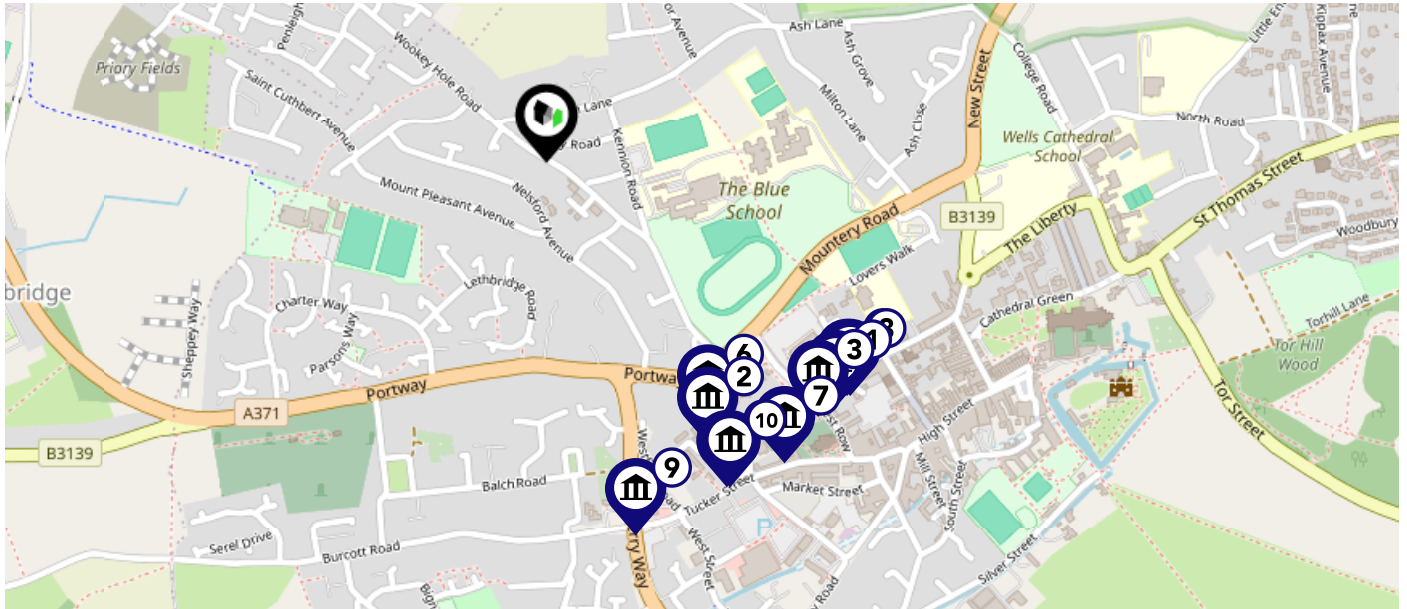
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

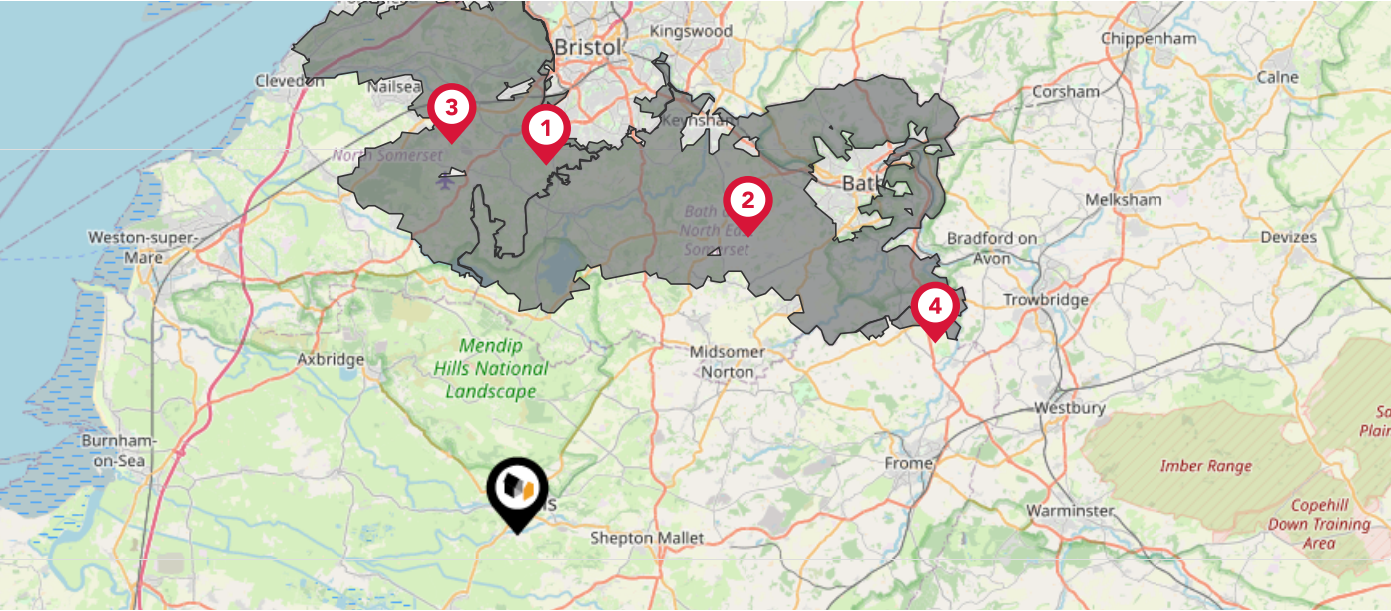
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

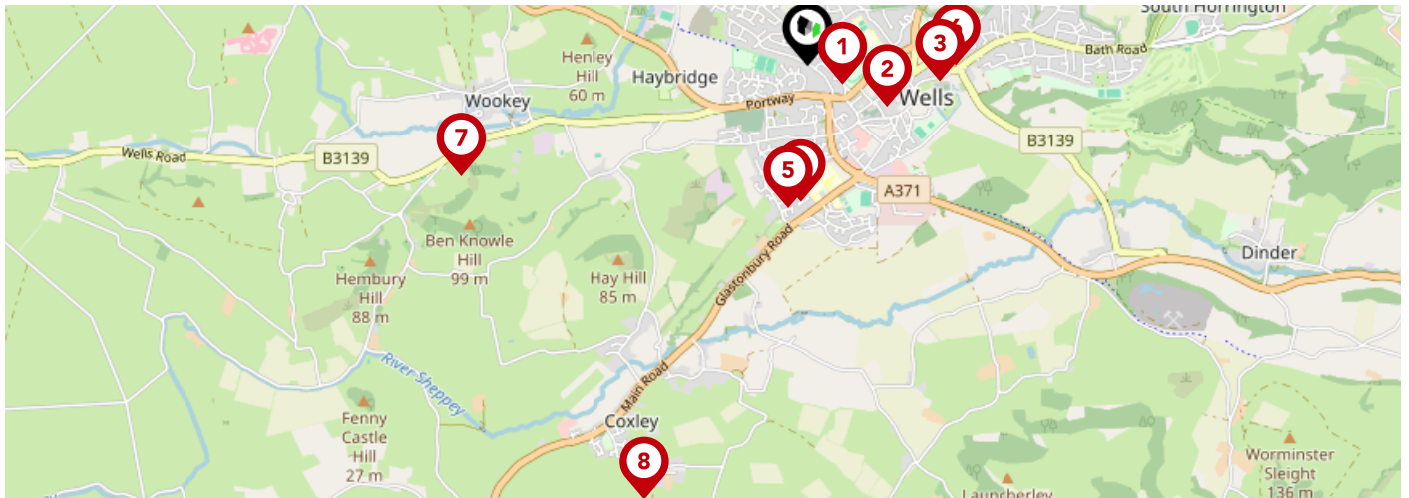


Listed Buildings in the local district		Grade	Distance
	1382939 - 38, Chamberlain Street	Grade II	0.4 miles
	1383059 - Boundary Walls To South And West Of The Blue School	Grade II	0.4 miles
	1382940 - St Cuthbert's Lodge And Attached Walls And Gate Piers	Grade II	0.4 miles
	1383056 - Portway House	Grade II	0.4 miles
	1382936 - 34, Chamberlain Street	Grade II	0.4 miles
	1383058 - Blue School And Portway Annexe	Grade II	0.4 miles
	1382942 - The Old Almshouse	Grade II	0.4 miles
	1382935 - 30 And 32, Chamberlain Street	Grade II	0.4 miles
	1383204 - Former Railway Goods Shed	Grade II	0.4 miles
	1383057 - Boundary Railings And Gates To Portway House	Grade II	0.4 miles

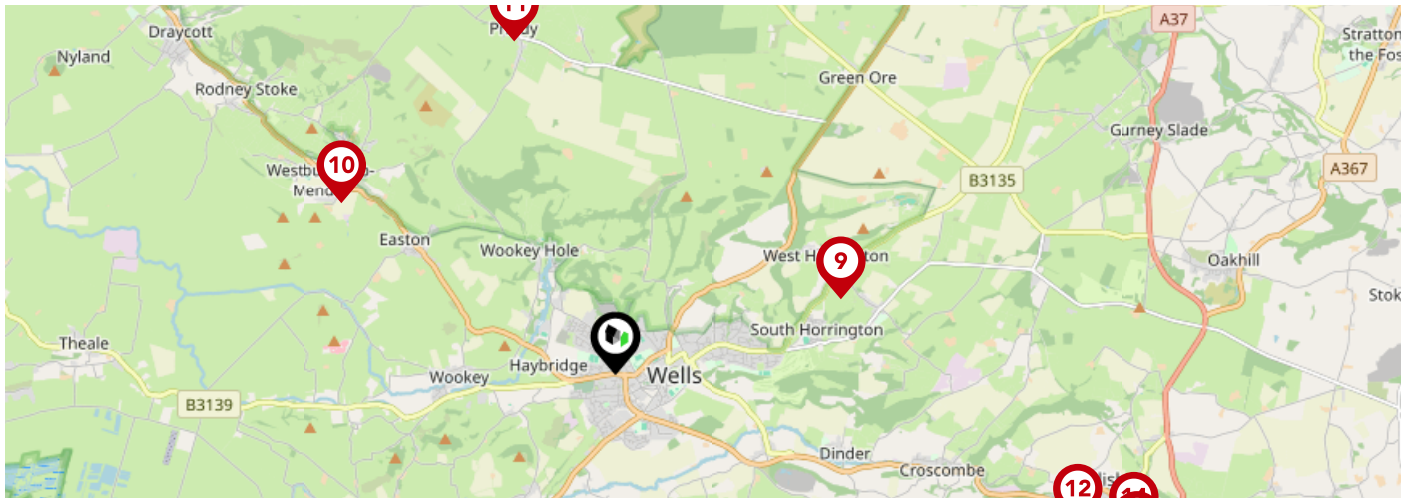
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Bristol, City of
2	Bath and Bristol Green Belt - Bath and North East Somerset
3	Bath and Bristol Green Belt - North Somerset
4	Bath and Bristol Green Belt - Mendip



		Nursery	Primary	Secondary	College	Private
1	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

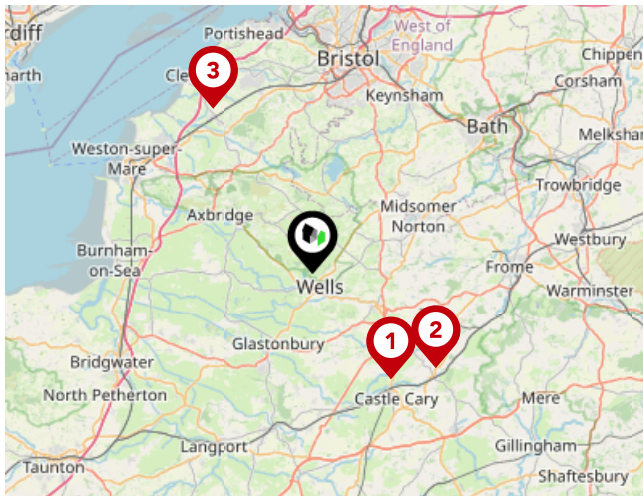


		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:5.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:5.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

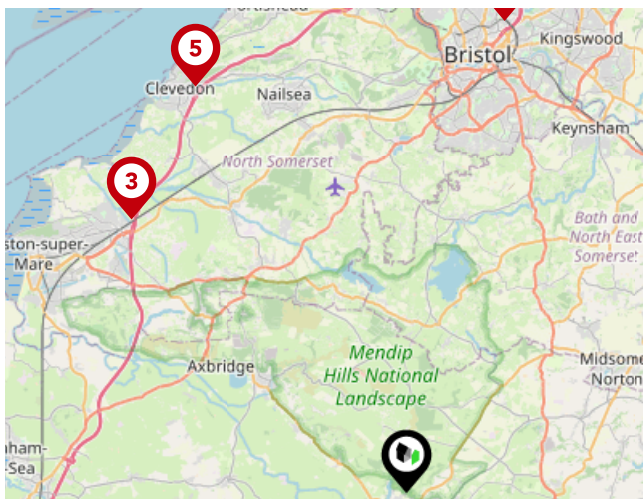
Transport (National)

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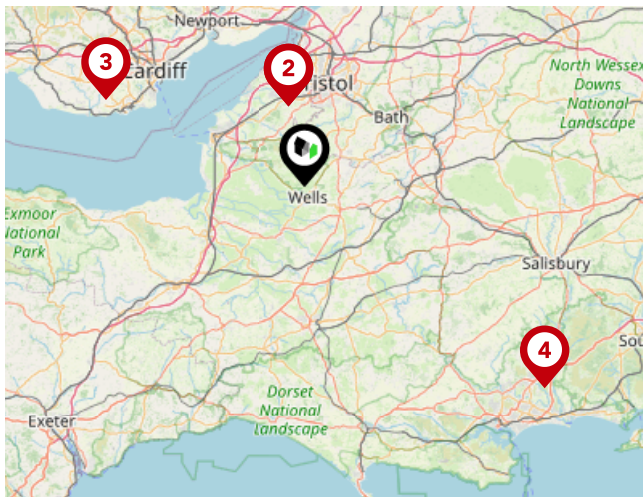
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.82 miles
2	Bruton Rail Station	11.54 miles
3	Yatton Rail Station	14.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	17.88 miles
2	M5 J19	18.39 miles
3	M5 J21	14.39 miles
4	M32 J2	18.54 miles
5	M5 J20	17.01 miles

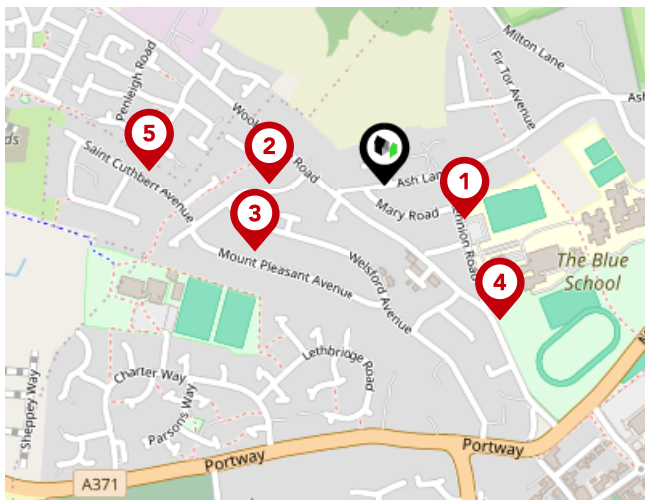


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.18 miles
2	Felton	12.18 miles
3	Cardiff Airport	32.11 miles
4	Bournemouth International Airport	46.89 miles

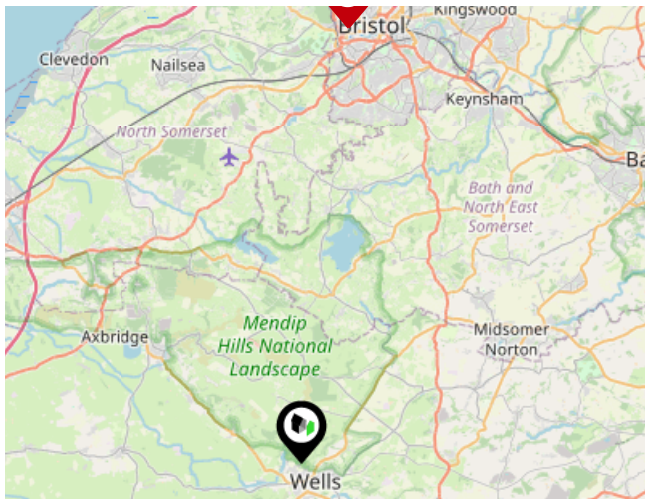
Area

Transport (Local)



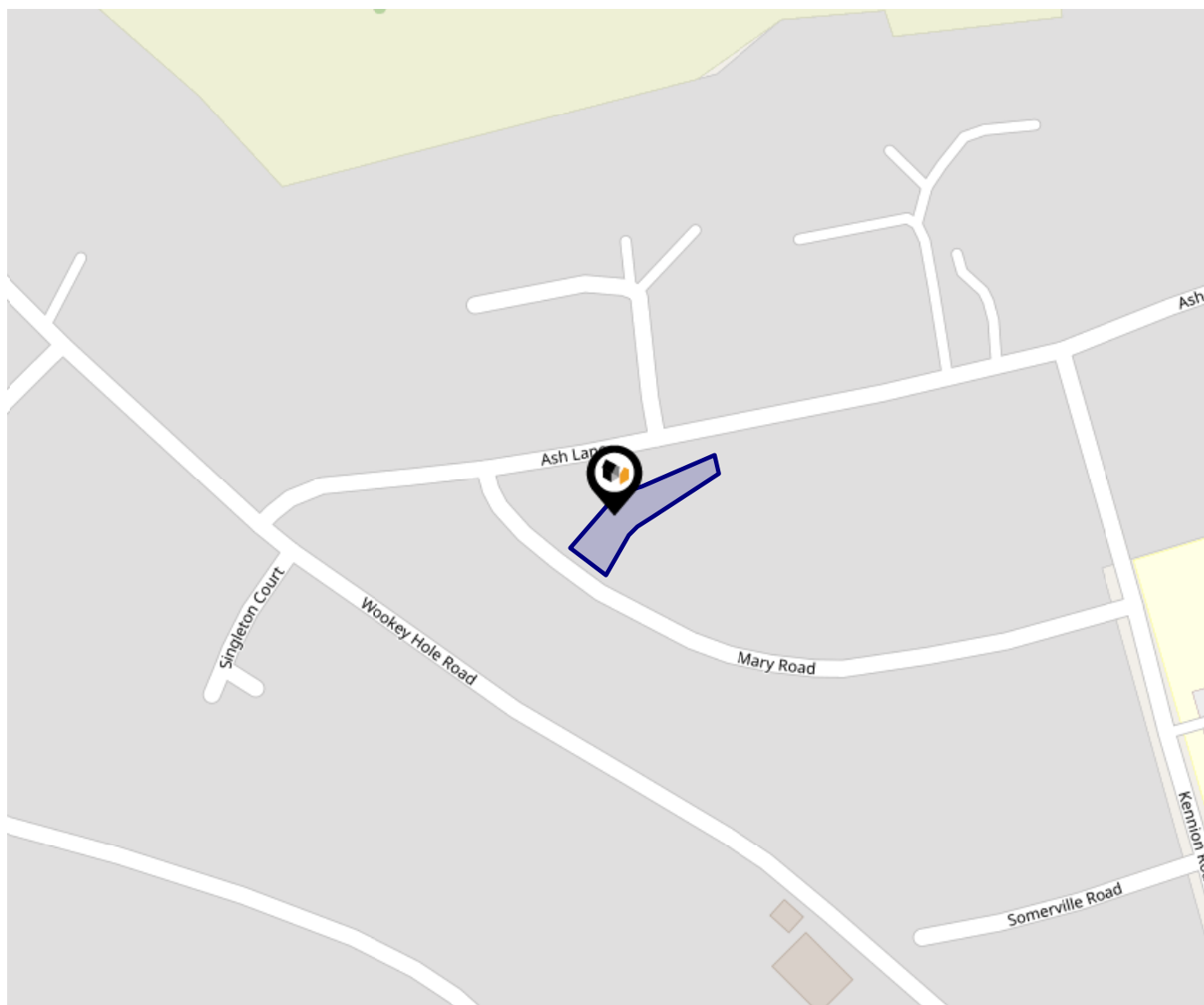
Bus Stops/Stations

Pin	Name	Distance
1	Wells Blue School	0.1 miles
2	Goodymoor Avenue	0.13 miles
3	Mount Pleasant Avenue	0.17 miles
4	Cathedral View Nursing Home	0.21 miles
5	St. Cuthbert's Avenue	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.23 miles
2	Nova Scotia Ferry Landing	16.25 miles
3	Pumphouse Ferry Landing	16.31 miles



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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