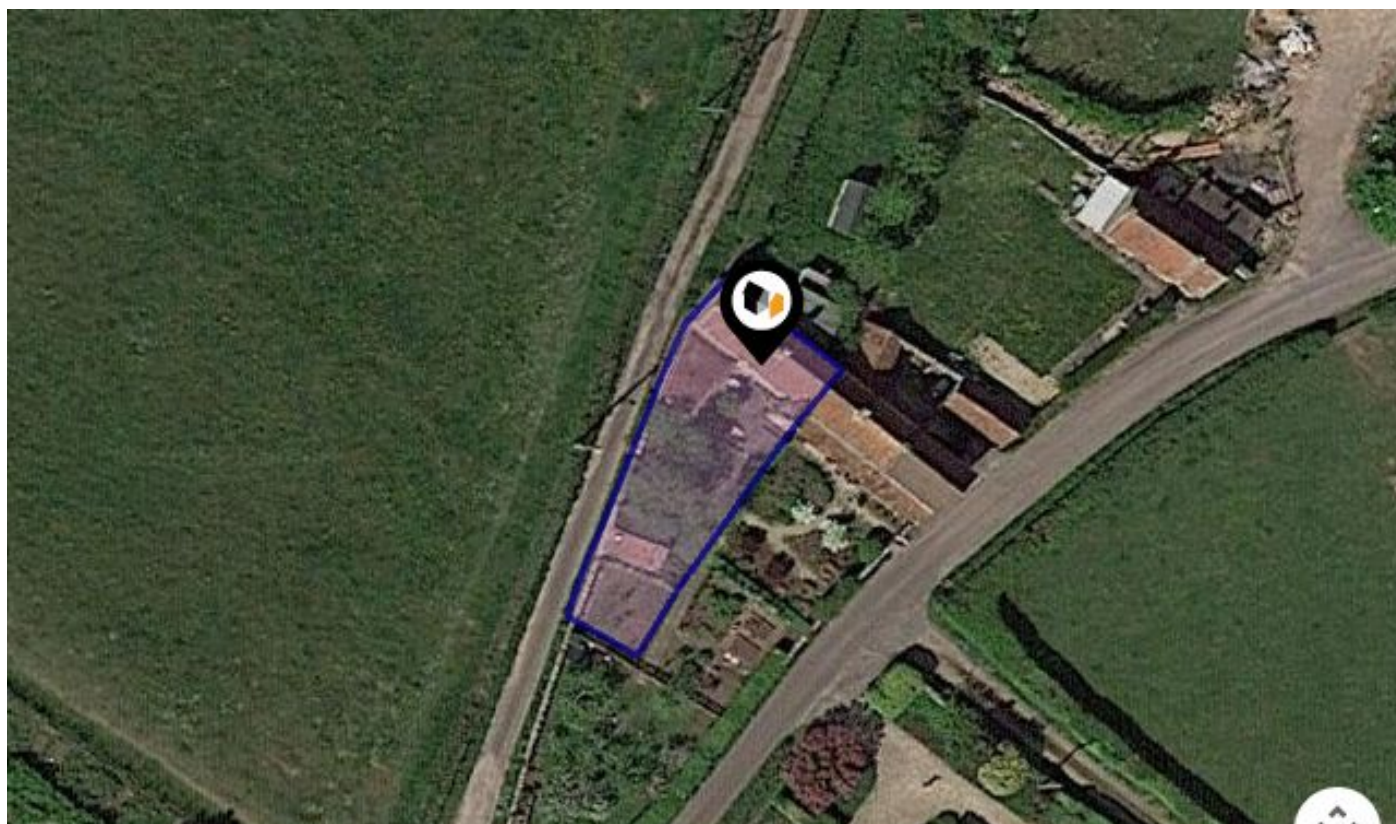




MIR: Material Info

The Material Information Affecting this Property

Tuesday 20th May 2025



PRIDDY VEAL LANE, EASTON, 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:	2		
Floor Area:	2,271 ft ² / 211 m ²		
Plot Area:	0.08 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,522		
Title Number:	WS10227		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10	56	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

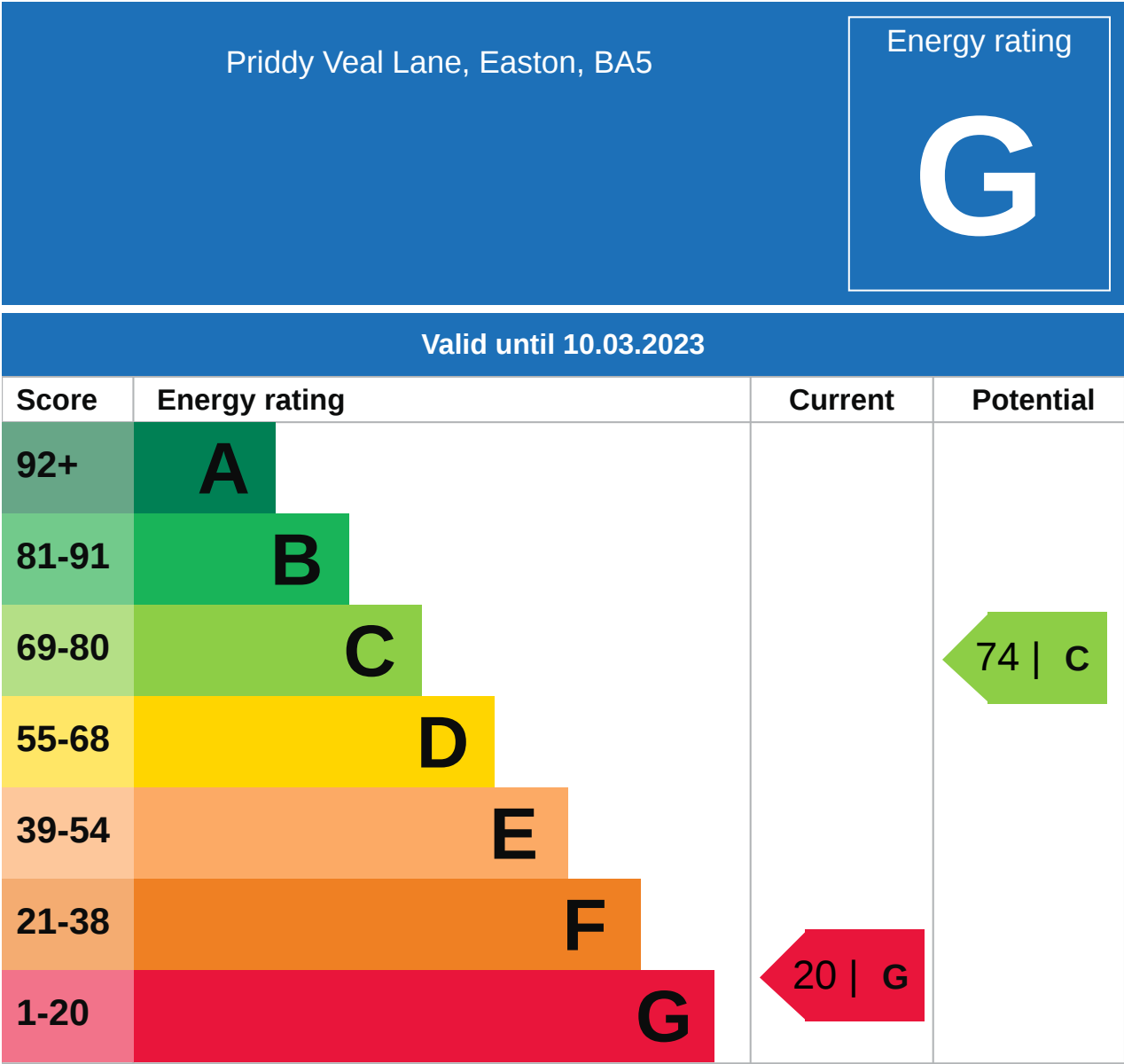


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Lightning:	Low energy lighting in 57% of fixed outlets
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Floors:	Solid, no insulation (assumed)
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Total Floor Area:	211 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

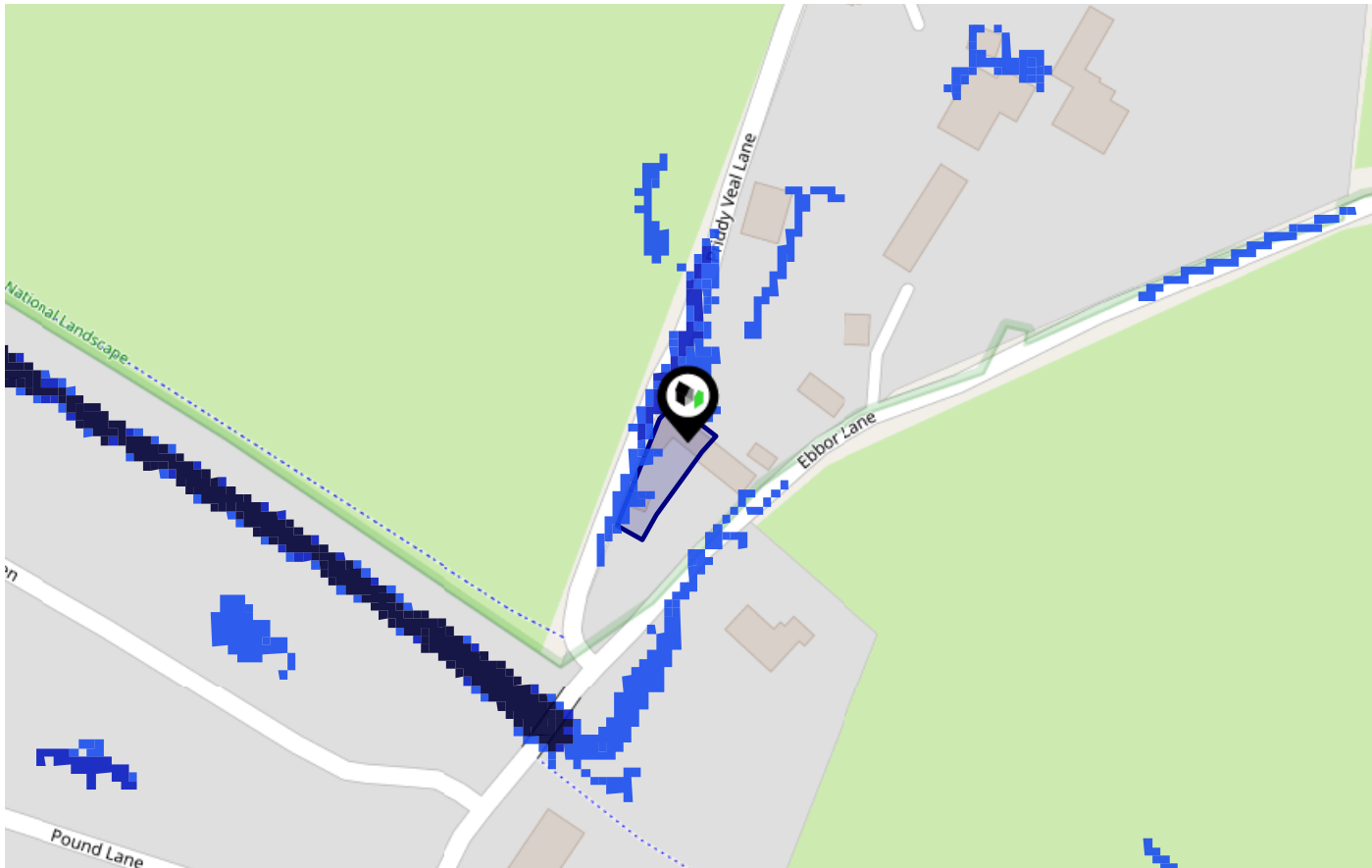
Heating System

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.

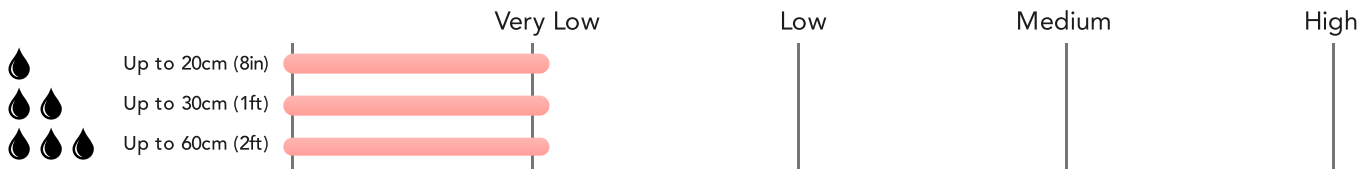


Risk Rating: Very low

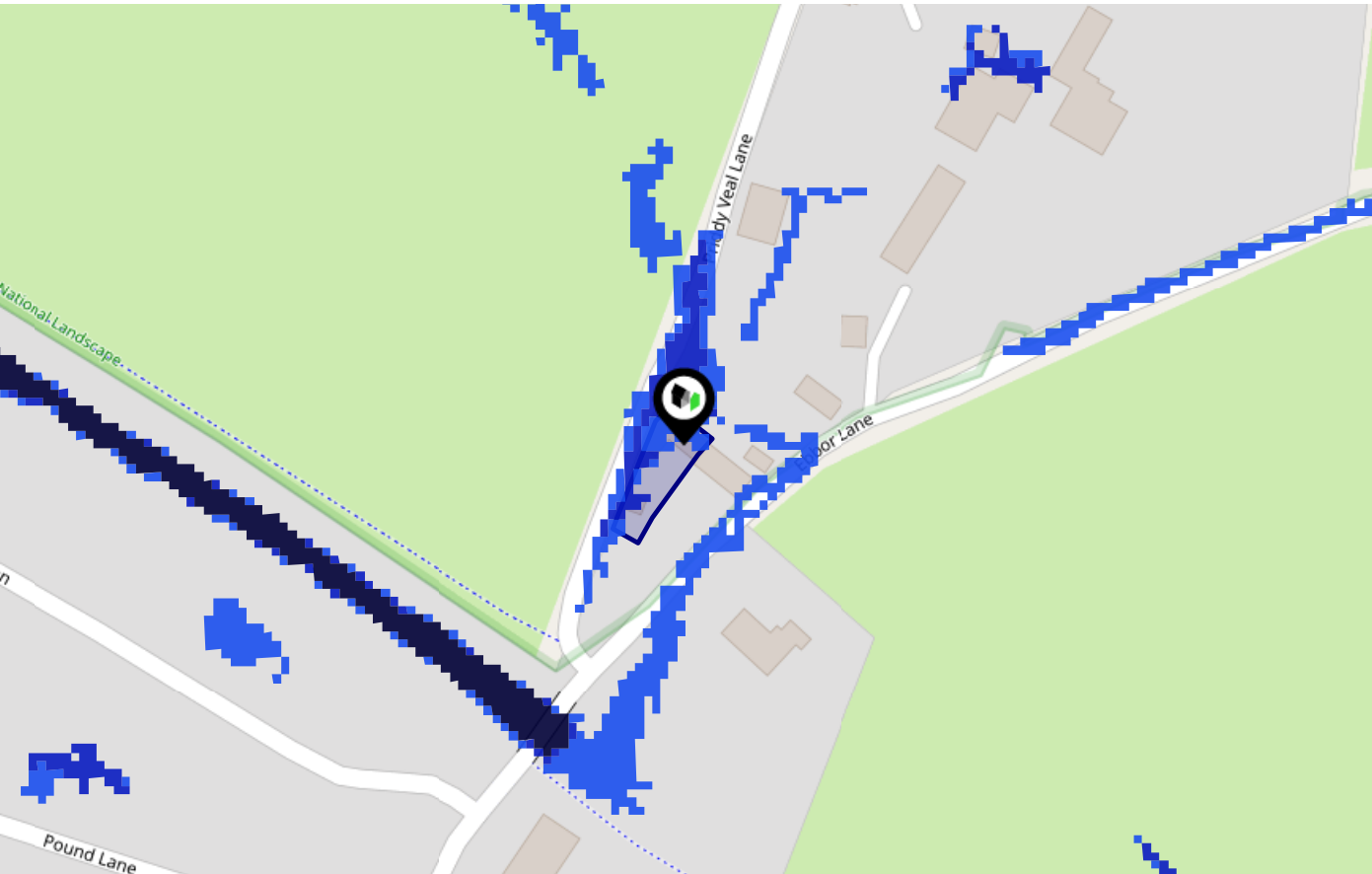
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.



Risk Rating: 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:

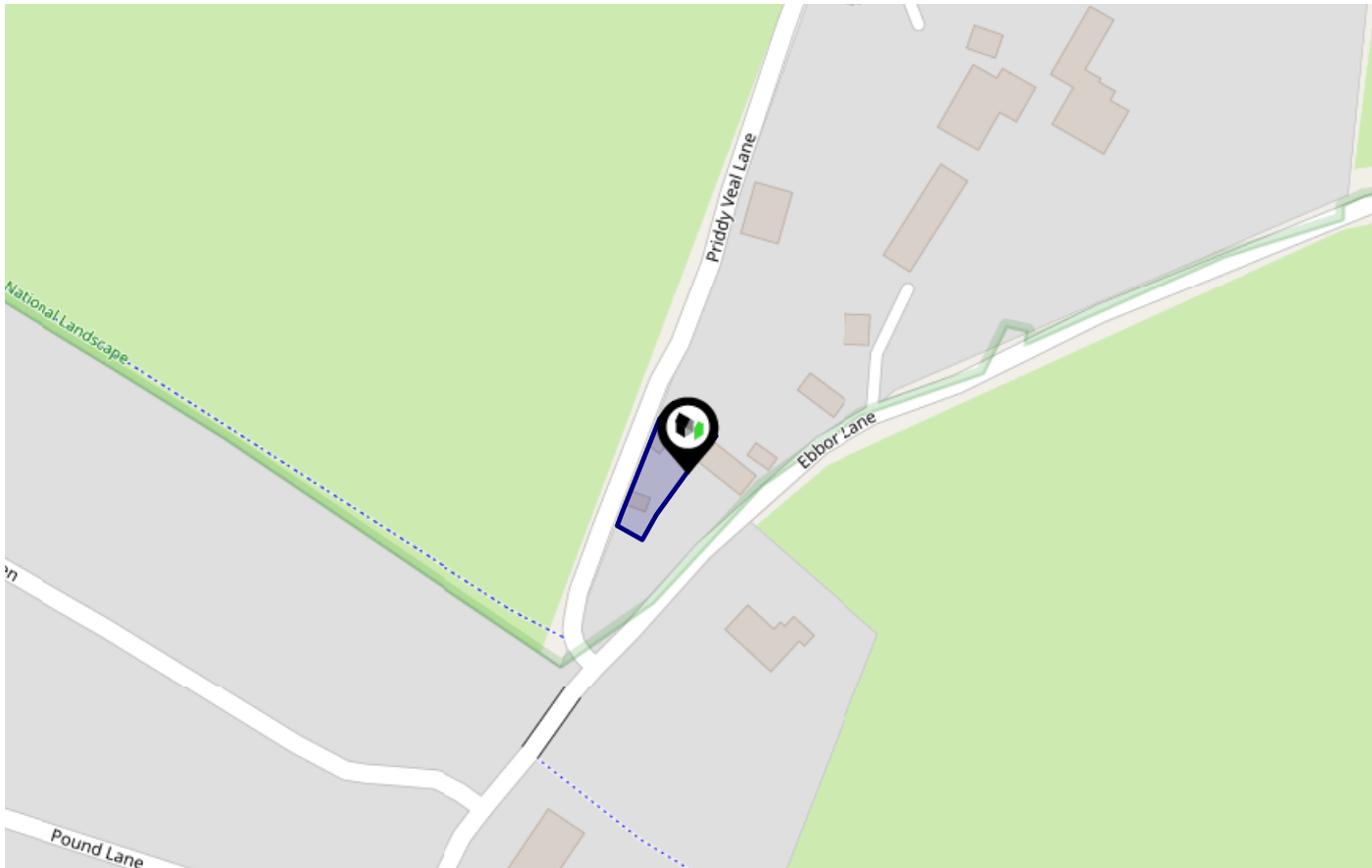


Flood Risk

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.

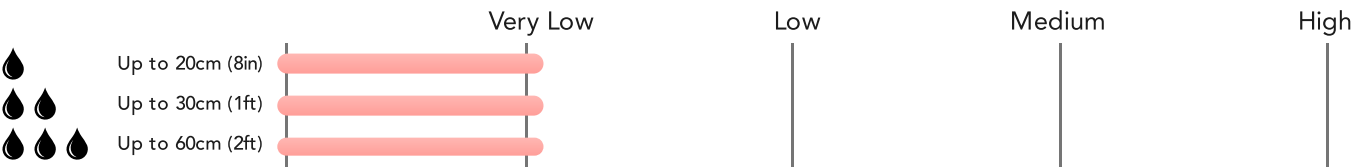


Risk Rating: Very low

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.

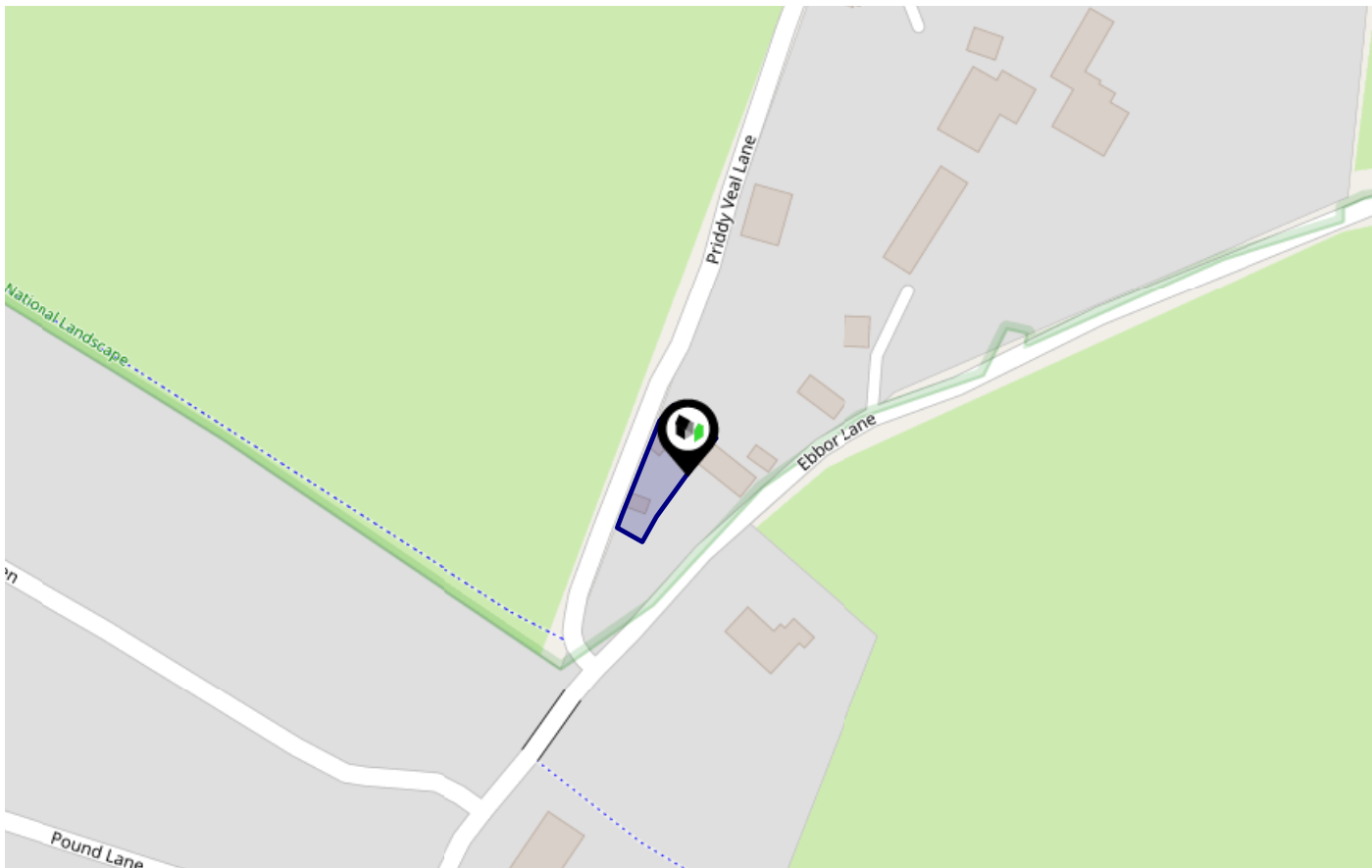
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

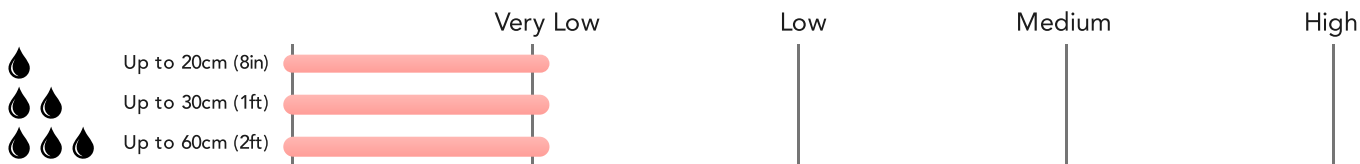


Risk Rating: Very low

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:



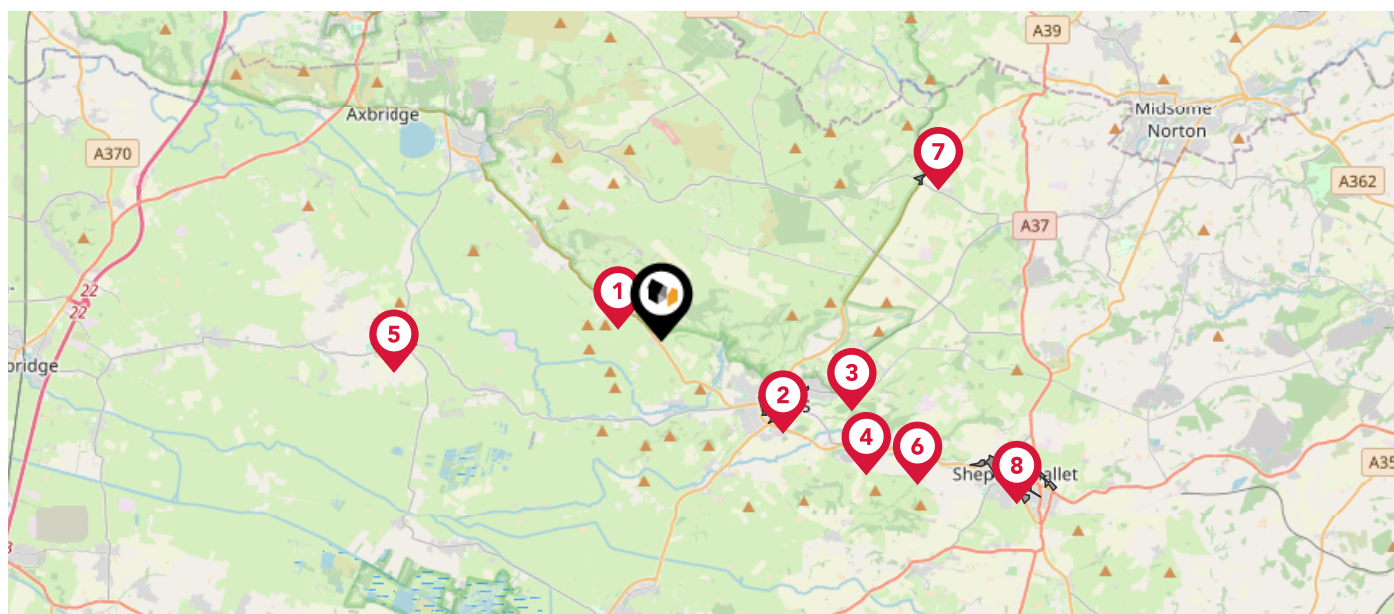
MIR - Material Info

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

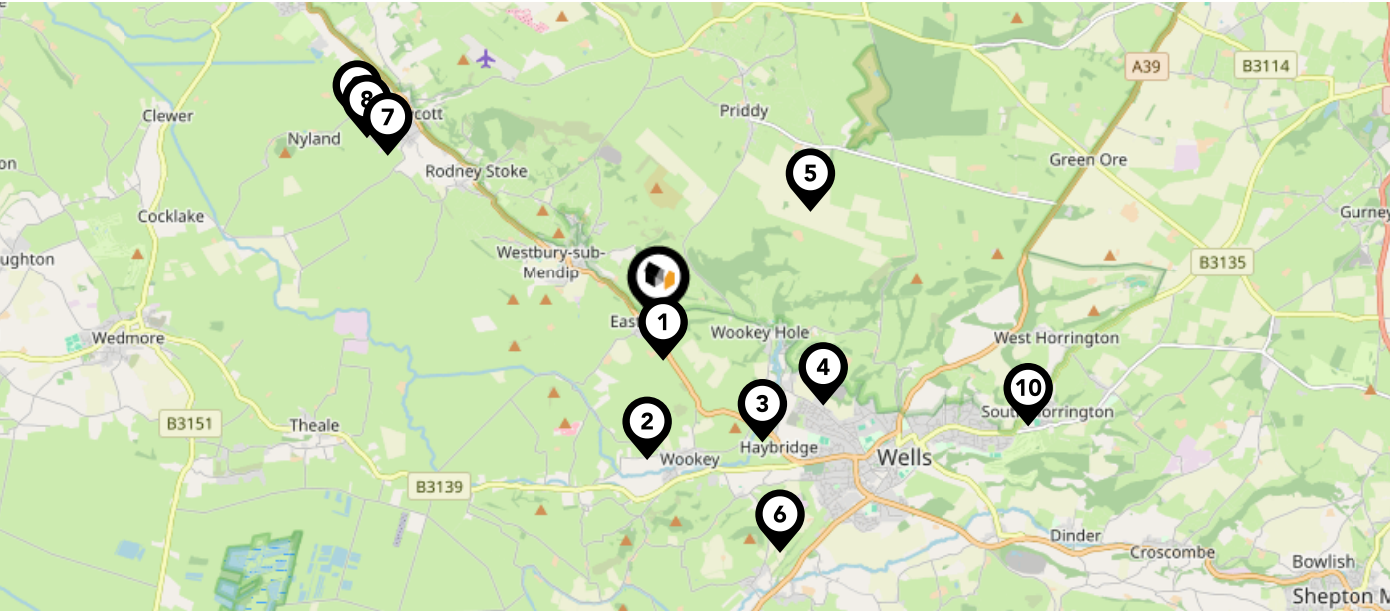
- | | |
|---|---------------------|
| 1 | Westbury sub Mendip |
| 2 | Wells |
| 3 | Mendip Hospital |
| 4 | Dinder |
| 5 | Wedmore |
| 6 | Croscombe |
| 7 | Chewton Mendip |
| 8 | Shepton Mallet |











Maps

Landfill Sites

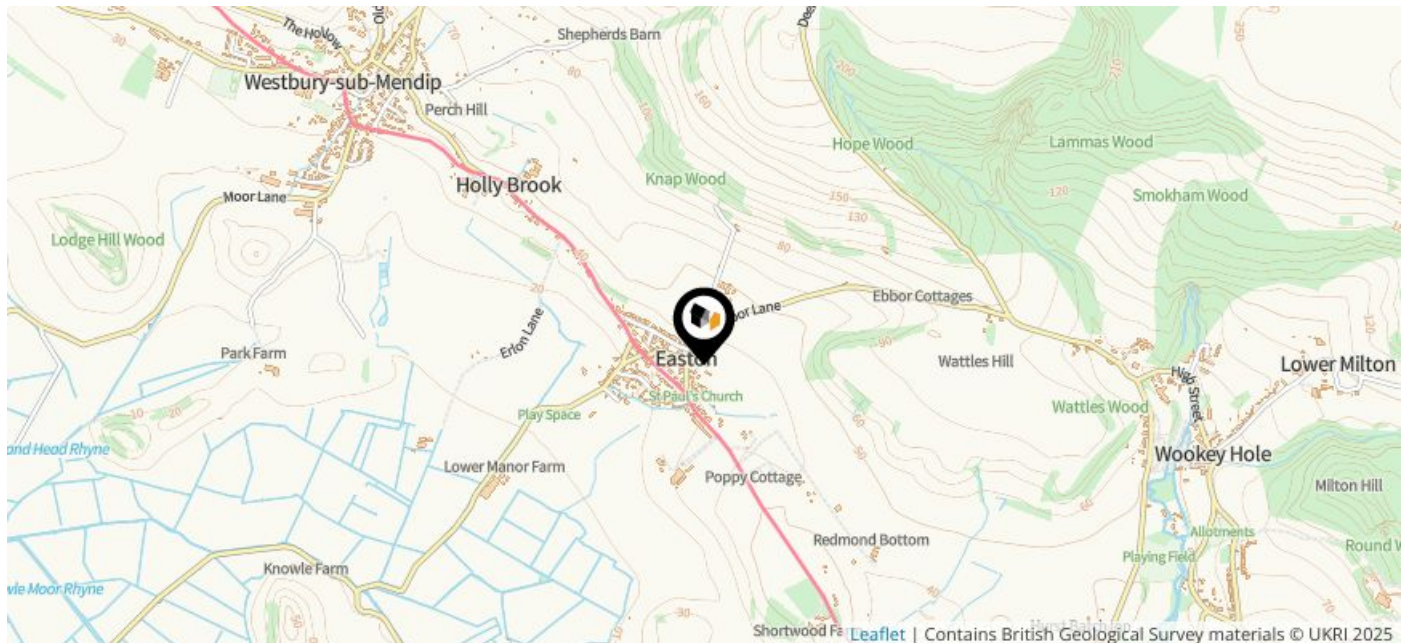
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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill 
2	Knowle Lane-Wookey	Historic Landfill 
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill 
4	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill 
5	Lower Pitts Farm-Priddy, Wells, Somerset	Historic Landfill 
6	Burcott Road-Wells, Norfolk	Historic Landfill 
7	Hardmead Lane-Draycott, Cheddar, Somerset	Historic Landfill 
8	OS Plots 1100 And 0217-Latches Lane, Draycott, Cheddar, Somerset	Historic Landfill 
9	Latches Lane-Draycott, Cheddar, Somerset	Historic Landfill 
10	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



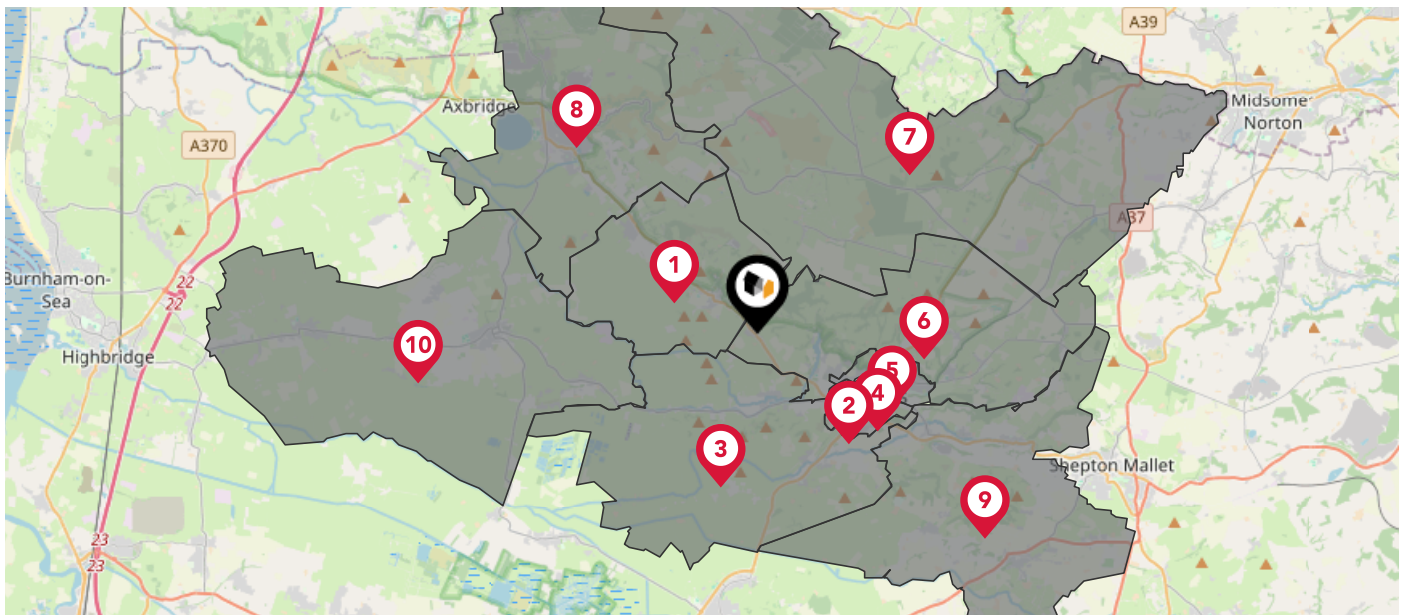
Mine Entry

- ✕ 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

-  Rodney and Westbury Ward
-  Wells St. Cuthbert's Ward
-  Wookey and St. Cuthbert Out West Ward
-  Wells Central Ward
-  Wells St. Thomas' Ward
-  St. Cuthbert Out North Ward
-  Chewton Mendip and Ston Easton Ward
-  Cheddar and Shipham Ward
-  Croscombe and Pilton Ward
-  Wedmore and Mark Ward

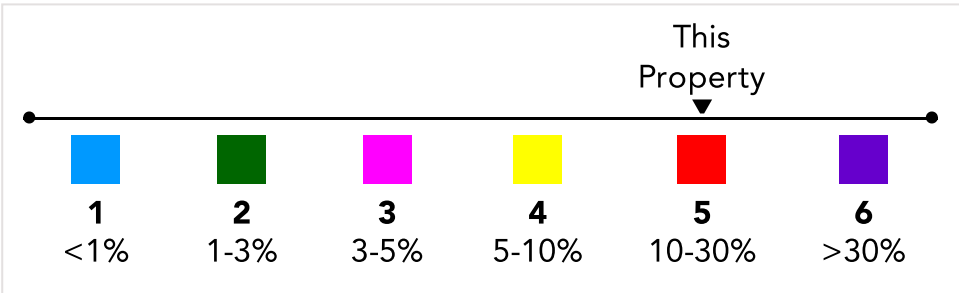
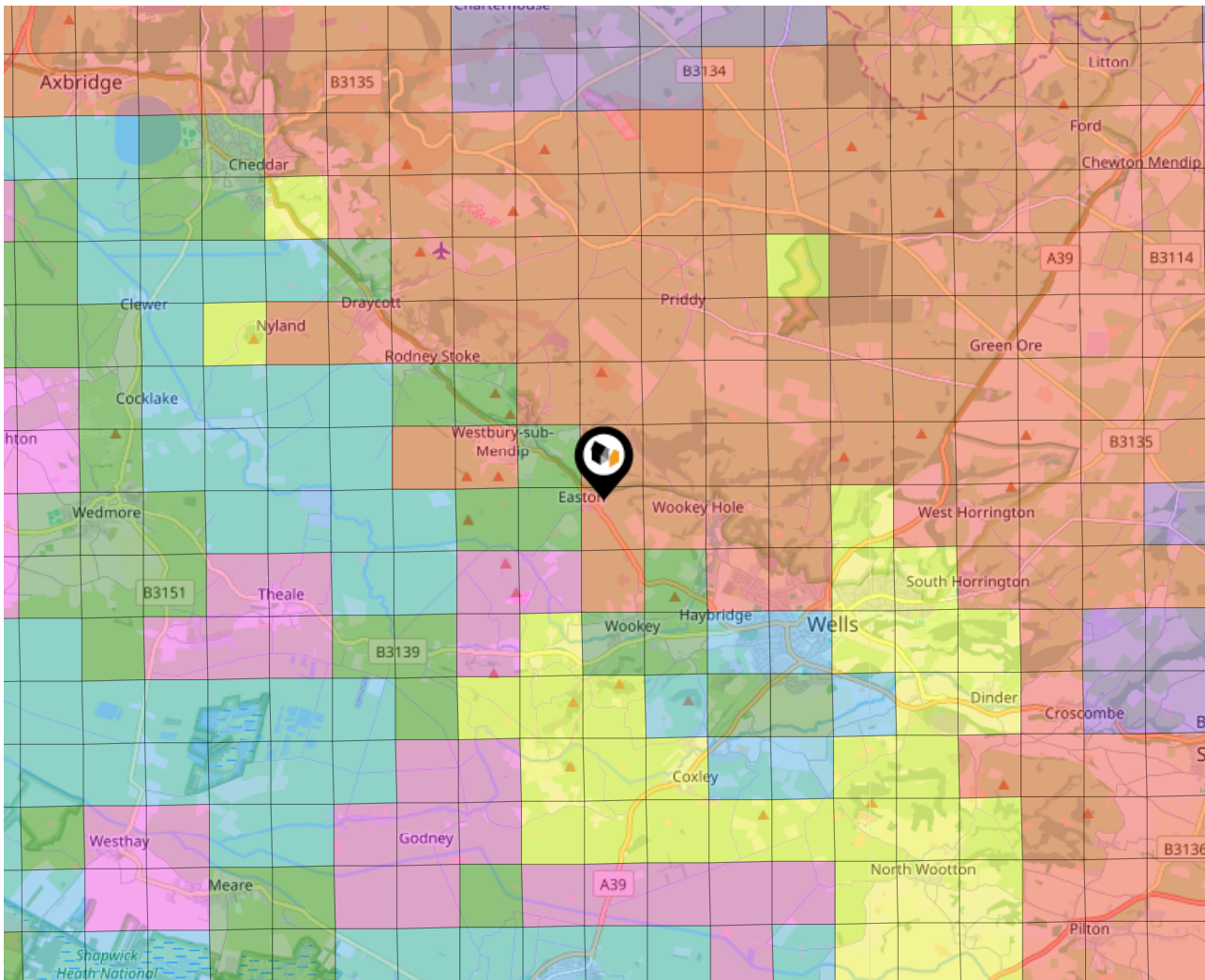
Environment

Radon Gas

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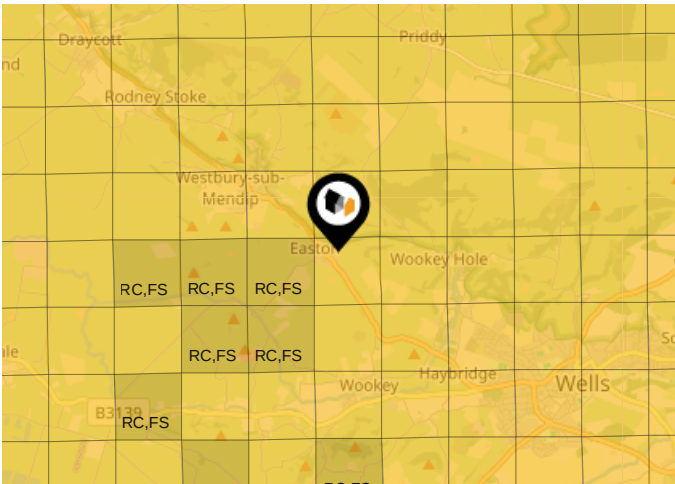
What is Radon?

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:	SAND TO SANDY LOAM
Parent Material Grain:	RUDACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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:

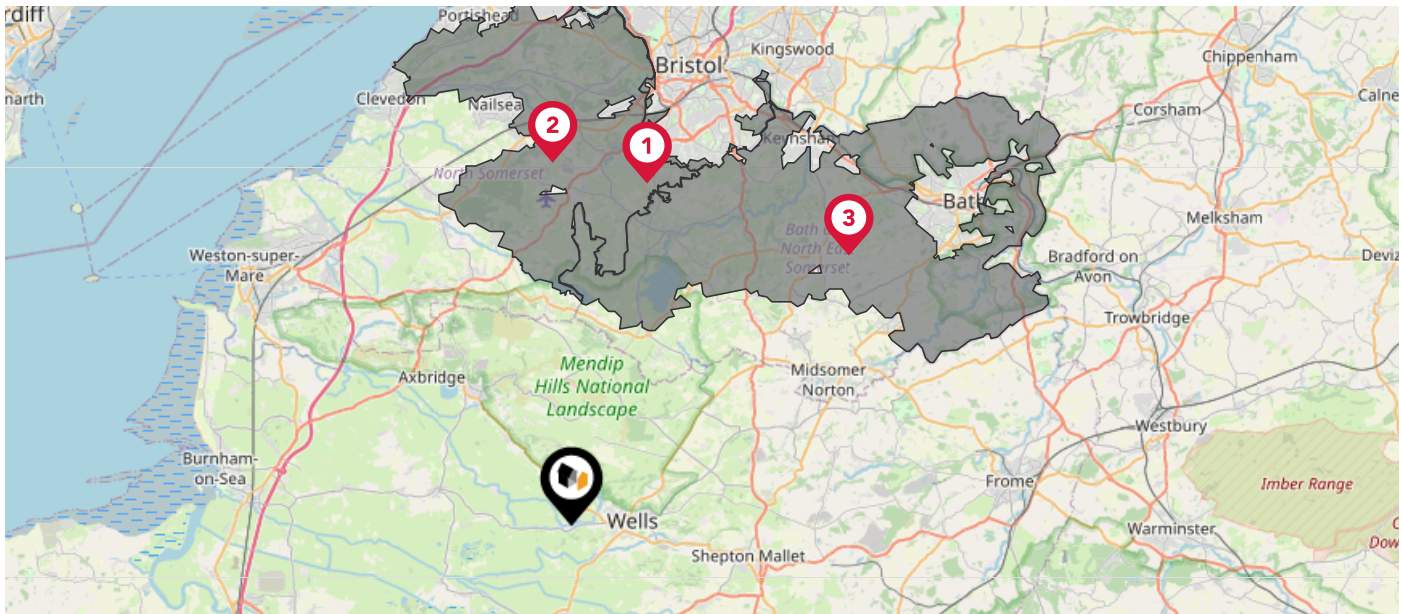
-  Power Pylons
-  Communication Masts

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
 1295207 - Easton House	Grade II	0.1 miles
 1295274 - Church Of St Paul	Grade II	0.2 miles
 1058572 - Crow Lane Farmhouse	Grade II	0.9 miles
 1178310 - Lodge Hill House	Grade II	0.9 miles
 1241320 - Pair Of Gate Piers Immediately East South East Of Lodge Hill House	Grade II	0.9 miles
 1177982 - East House And Wookey House	Grade II	1.0 miles
 1058573 - Old Inn	Grade II	1.0 miles
 1058578 - Hardwich Monument In Churchyard About 8 Metres South Of Porch Church Of St Lawrence	Grade II	1.0 miles
 1178294 - Coombe Hay Farmhouse	Grade II	1.0 miles
 1058577 - Boundary Wall Piers And Gates To Coombe Hay Farmhouse	Grade II	1.0 miles

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



Nearby Green Belt Land



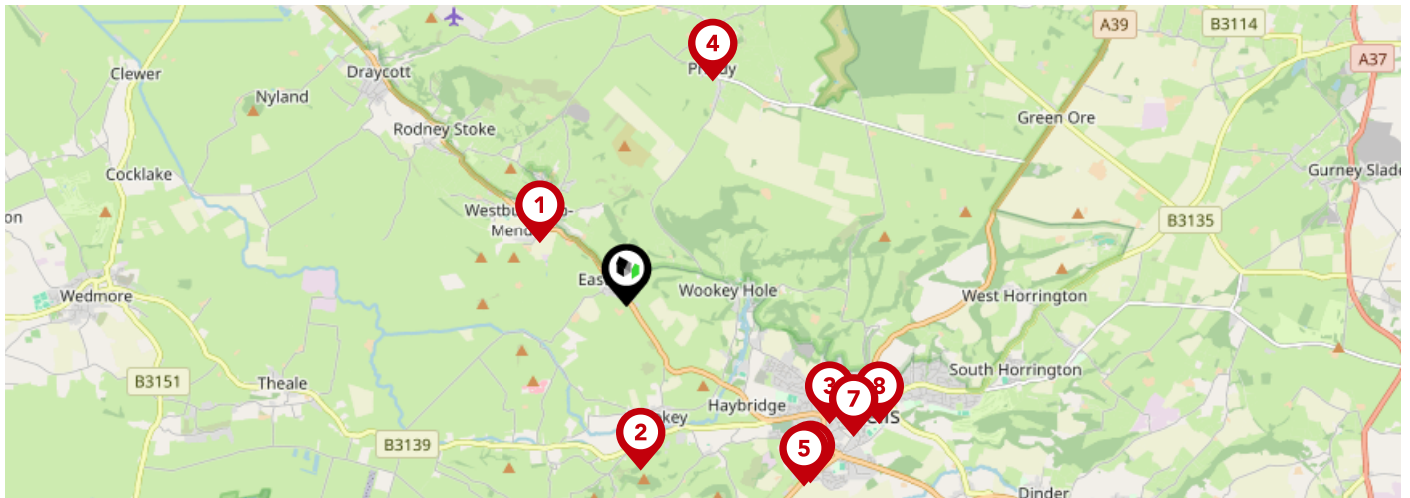
Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Bath and North East Somerset



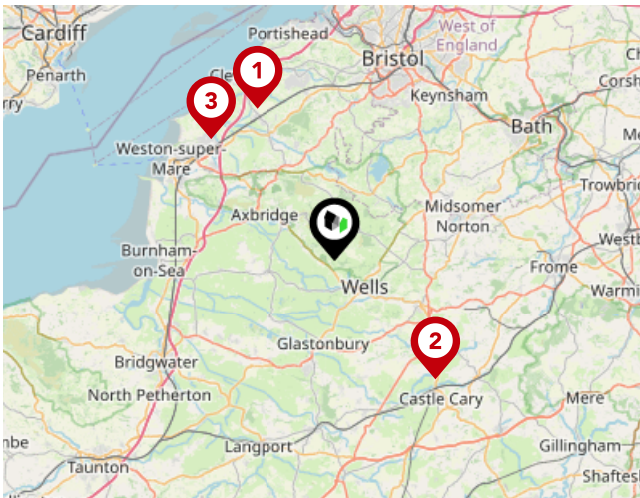
		Nursery	Primary	Secondary	College	Private
1	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:2.25	<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:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:4.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:5.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

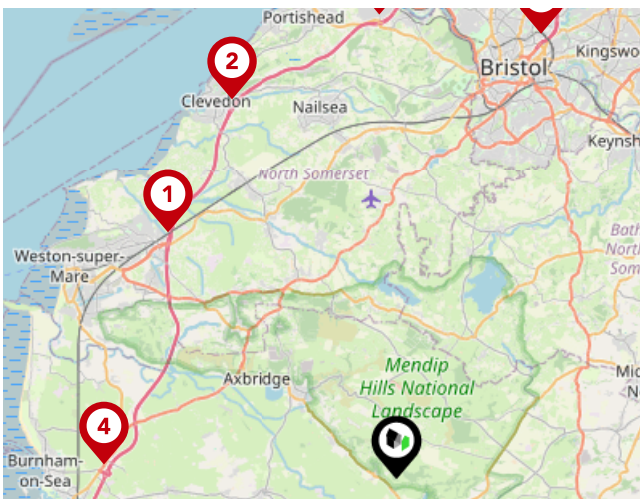
Area Transport (National)

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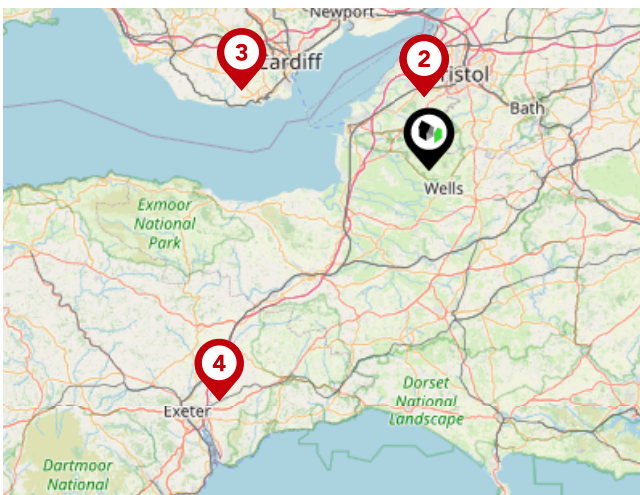
National Rail Stations

Pin	Name	Distance
1	Yatton Rail Station	12.6 miles
2	Castle Cary Rail Station	11.67 miles
3	Worle Rail Station	12.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J21	12.48 miles
2	M5 J20	15.37 miles
3	M5 J19	17.25 miles
4	M5 J22	10.87 miles
5	M32 J3	17.36 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	10.99 miles
2	Felton	10.99 miles
3	Cardiff Airport	30.13 miles
4	Exeter Airport	46.5 miles

Area

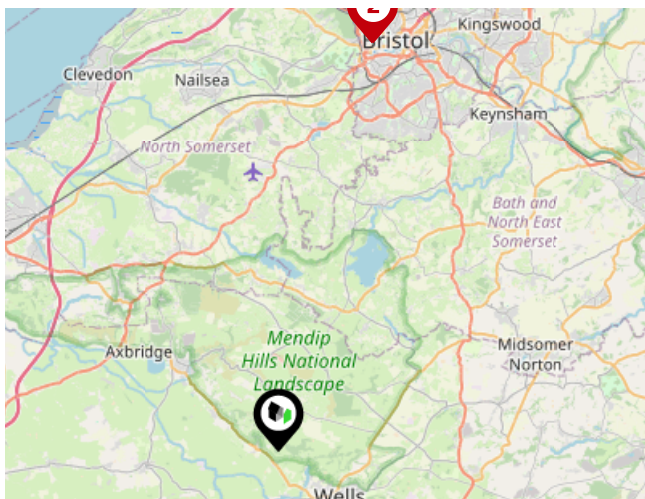
Transport (Local)

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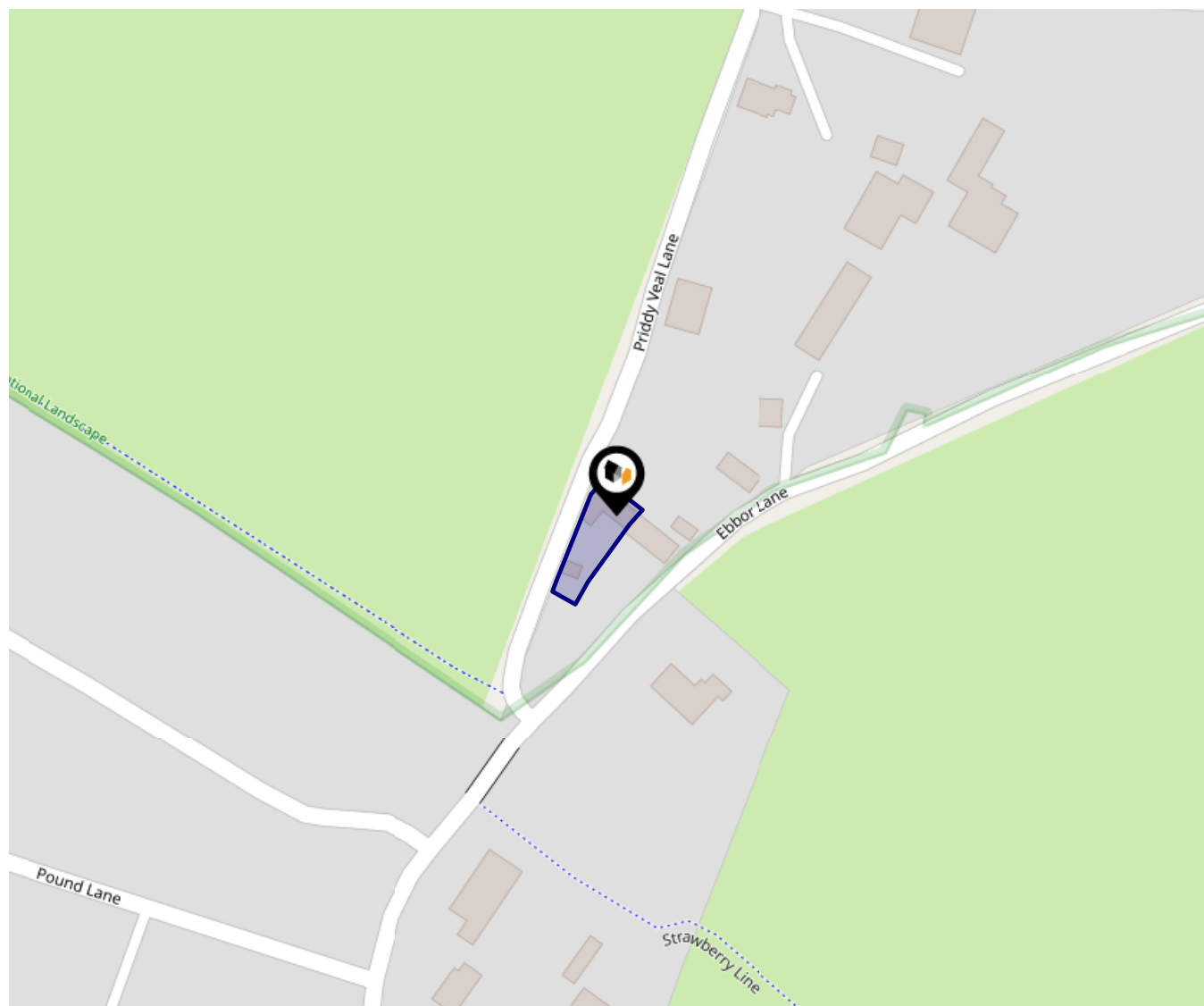
Bus Stops/Stations

Pin	Name	Distance
1	St. Paul's Church	0.16 miles
2	Little Green	0.17 miles
3	Little Green	0.18 miles
4	Shortwood Lay-By	0.58 miles
5	Fairview Cottage	0.49 miles



Ferry Terminals

Pin	Name	Distance
1	Nova Scotia Ferry Landing	15.55 miles
2	The Cottage Ferry Landing	15.54 miles
3	Pumphouse Ferry Landing	15.61 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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