COOPER AND TANNER

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MIR: Material Info

The Material Information Affecting this Property

Thursday 22nd May 2025

SHARPHAM ROAD, GLASTONBURY, BA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview

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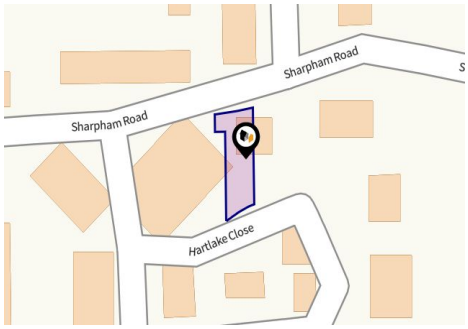

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	990 ft^2 / 92 m^2		
Plot Area:	0.05 acres		
Year Built :	2010		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS56709		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	70	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning
In Street

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Planning records for: ***51 Sharpham Road Glastonbury BA6 9GD***

Reference - 2018/2475/HSE	
Decision:	Decided
Date:	09th October 2018
Description:	
Erection of a wooden pergola in rear garden. (Retrospective).	

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Property

EPC - Certificate

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BA6

Energy rating

C

Valid until 27.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 | B
69-80	C	79 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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:	Suspended, insulated (assumed)
Total Floor Area:	92 m^2

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Cooper and Tanner
About Us

COOPER AND TANNER

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Cooper and Tanner

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.

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Cooper and Tanner
Testimonials

COOPER AND TANNER

Testimonial 1

Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2

I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3

Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4

Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well,keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.

/cooperandtanner

/cooper_and_tanner/

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Material Information

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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. However there is access over the driveway outside the boundary to the neighbouring property.

Construction Type

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

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Material Information

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Property Lease Information (if applicable)

The property is Freehold. However there is a service charge of £700 pa for the upkeep of the communal areas and lighting.

Listed Building Information (if applicable)

Not applicable

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Material Information
Utilities

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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.

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Flood Risk
Surface Water - Flood Risk

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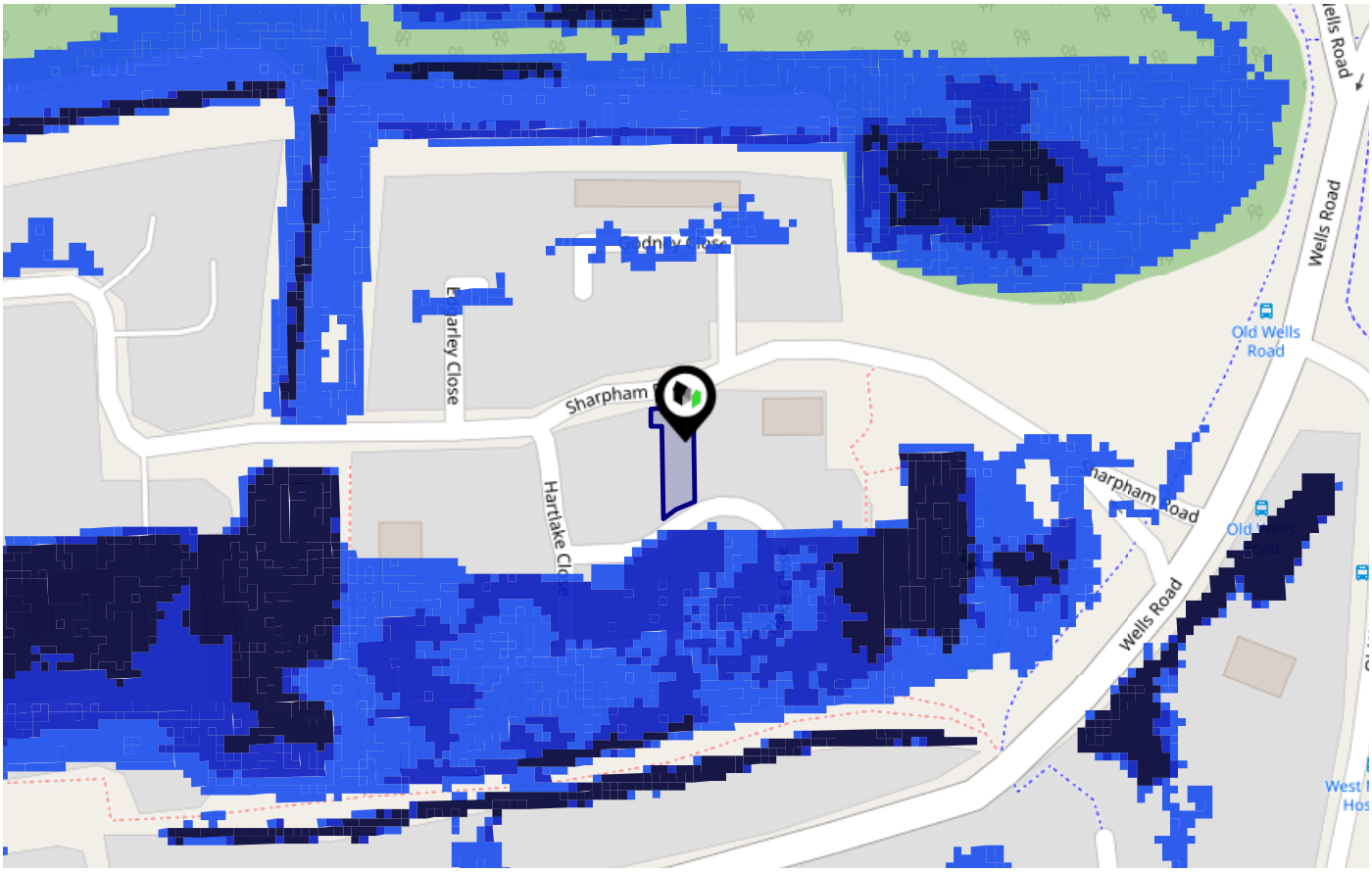
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

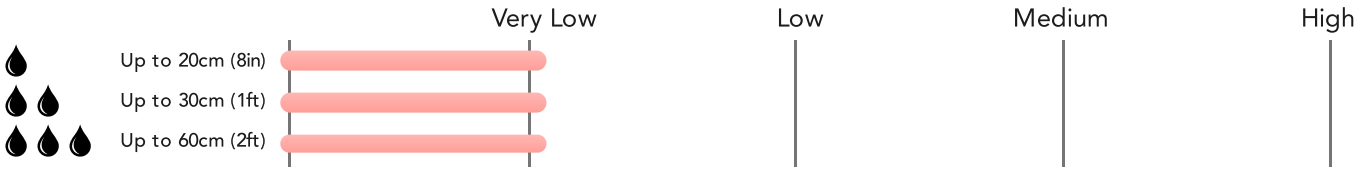


Risk Rating: Very low

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:



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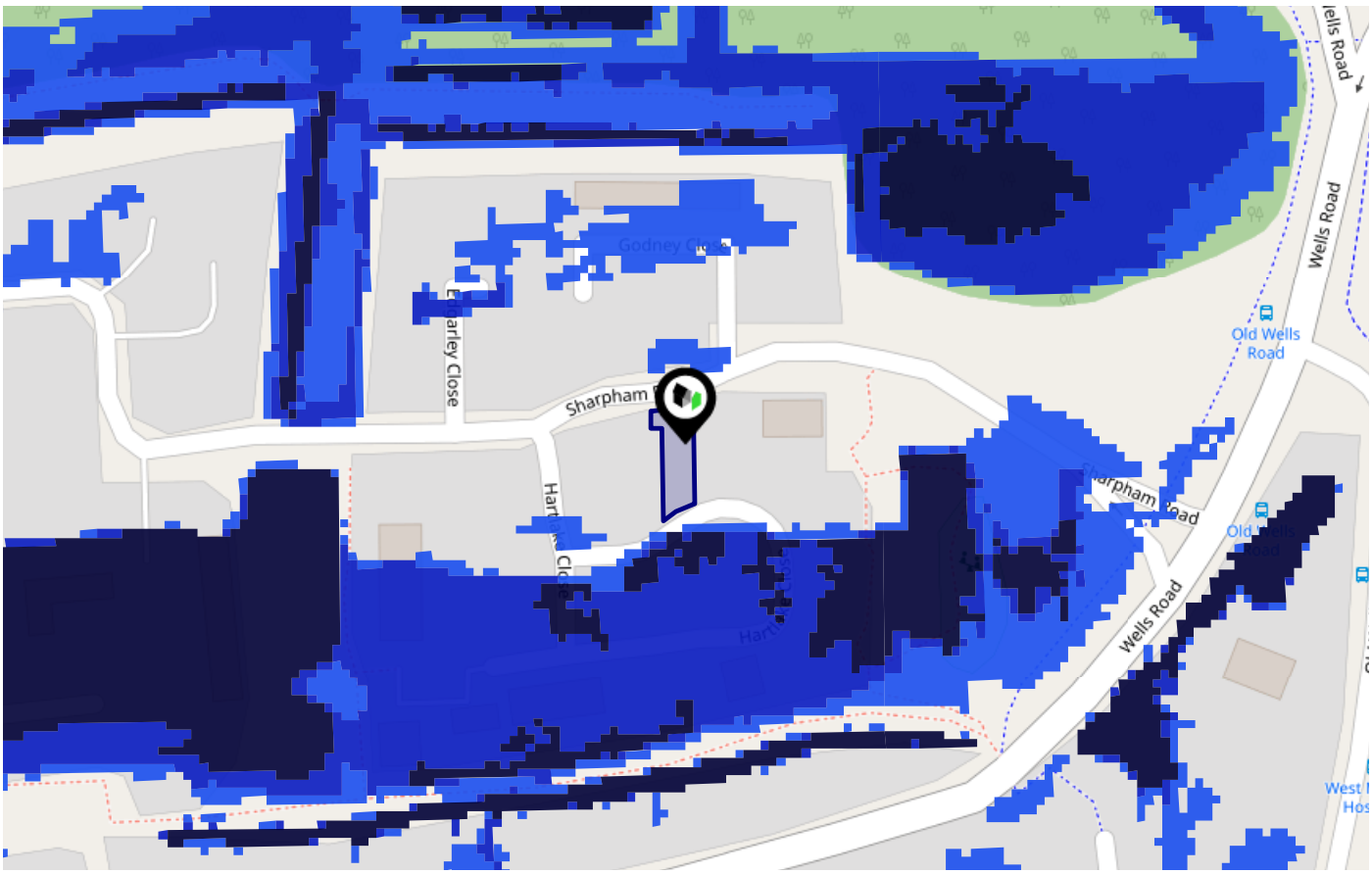
Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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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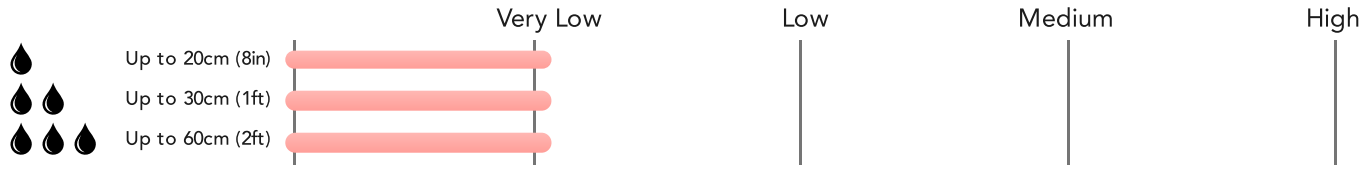

MIR - Material Info

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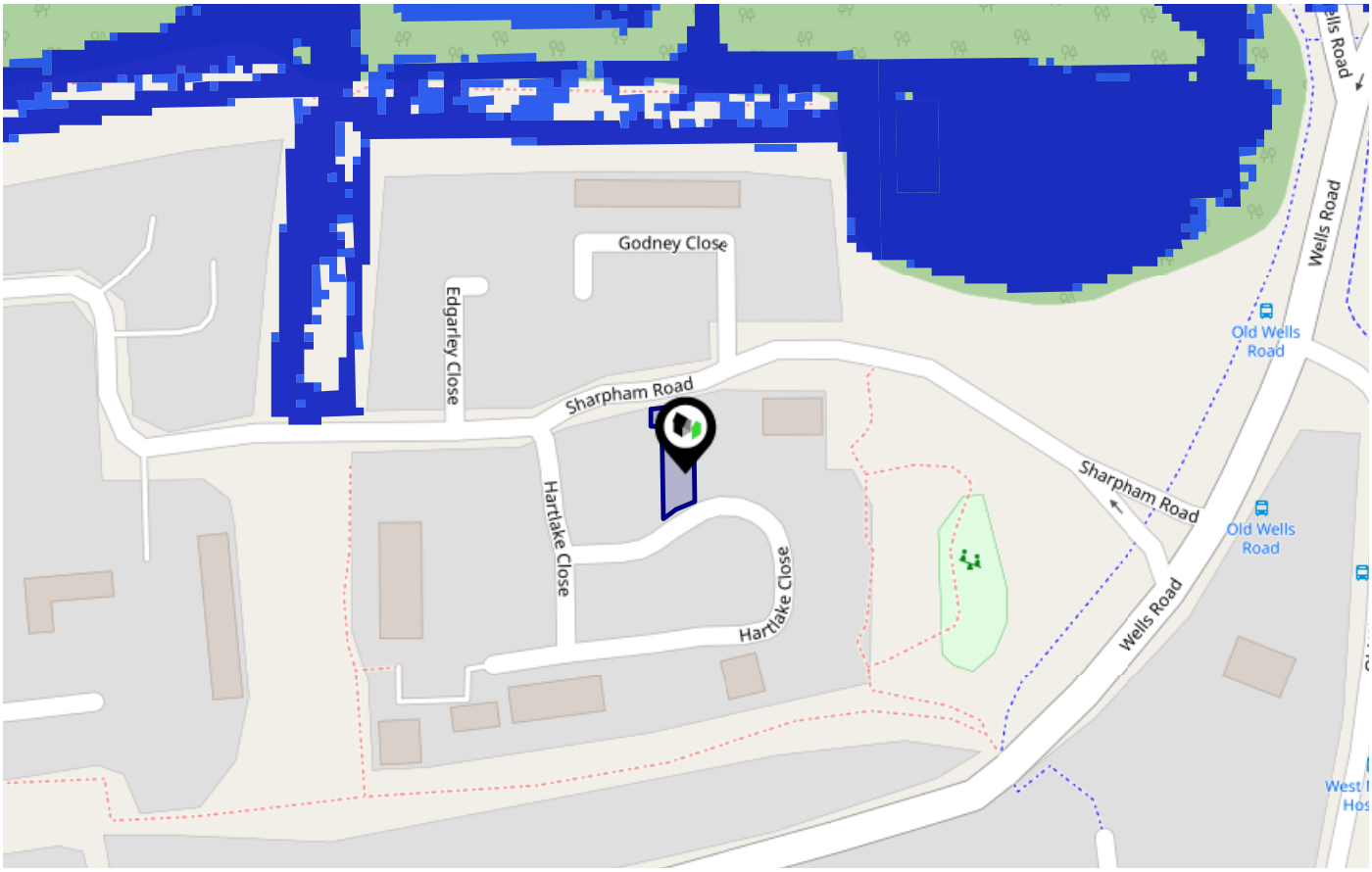
Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

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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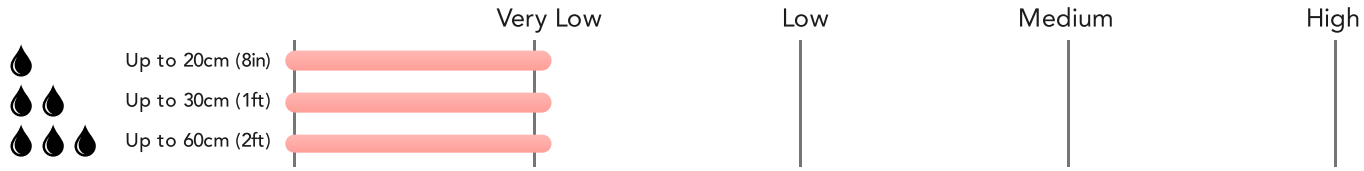

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Flood Risk
Rivers & Seas - Climate Change

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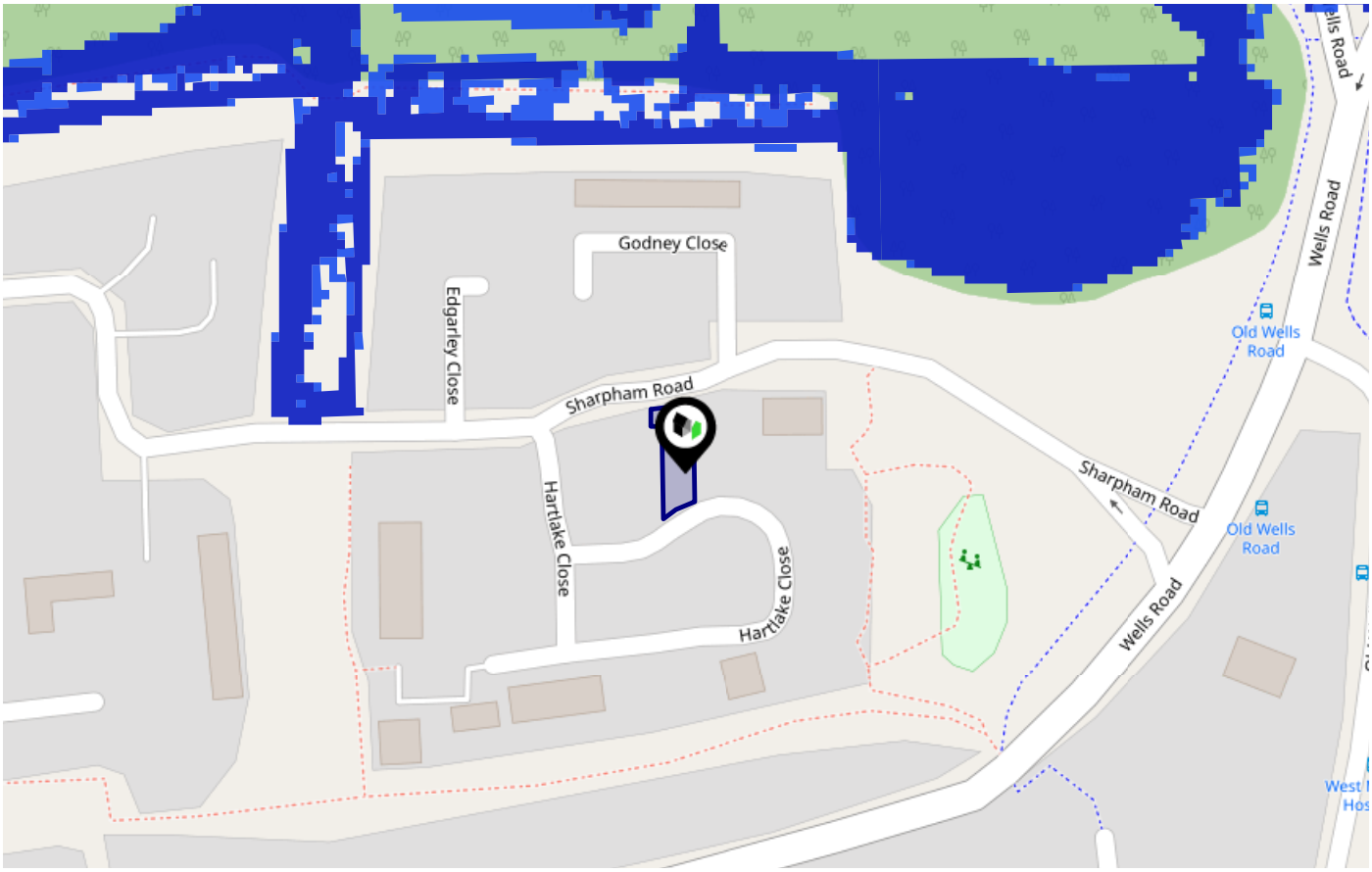
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



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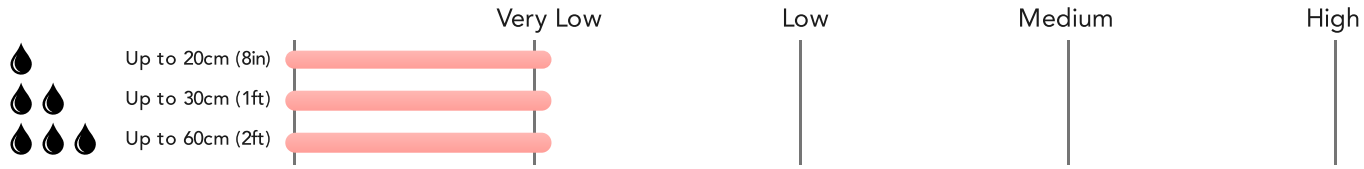

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Maps
Conservation Areas

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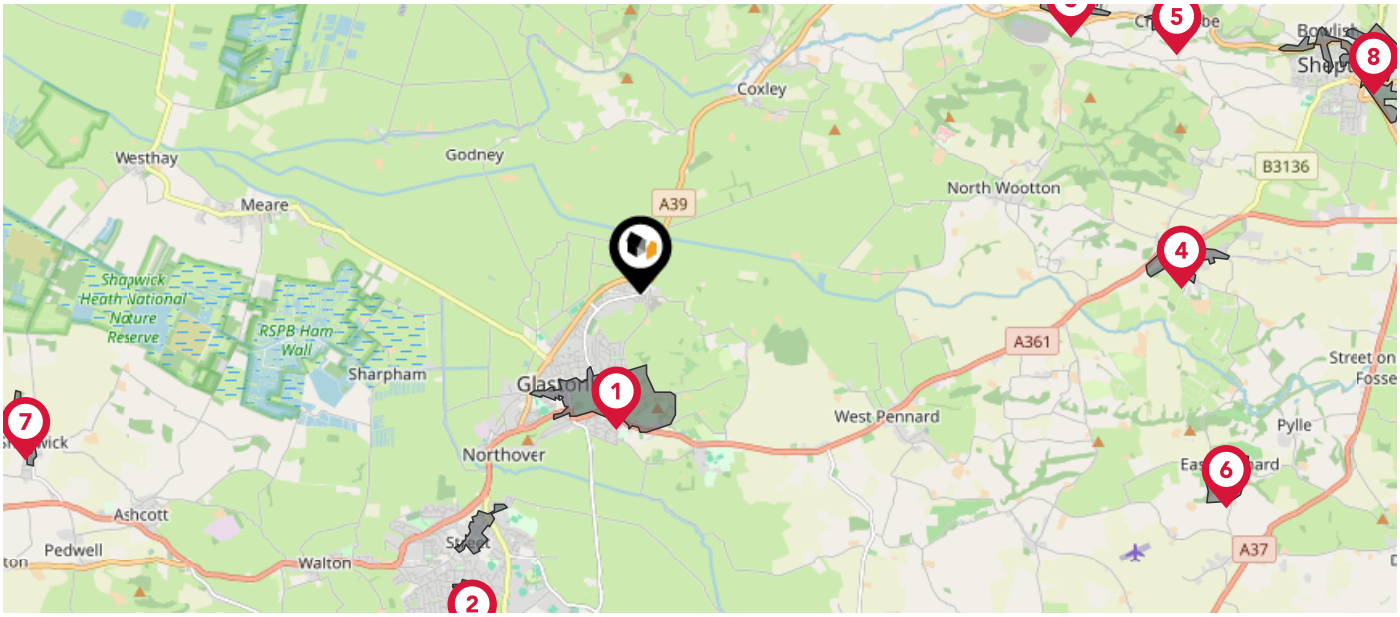
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Glastonbury
2	Street
3	Dinder
4	Pilton
5	Croscombe
6	East Pennard
7	Shapwick
8	Shepton Mallet

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Maps
Landfill Sites

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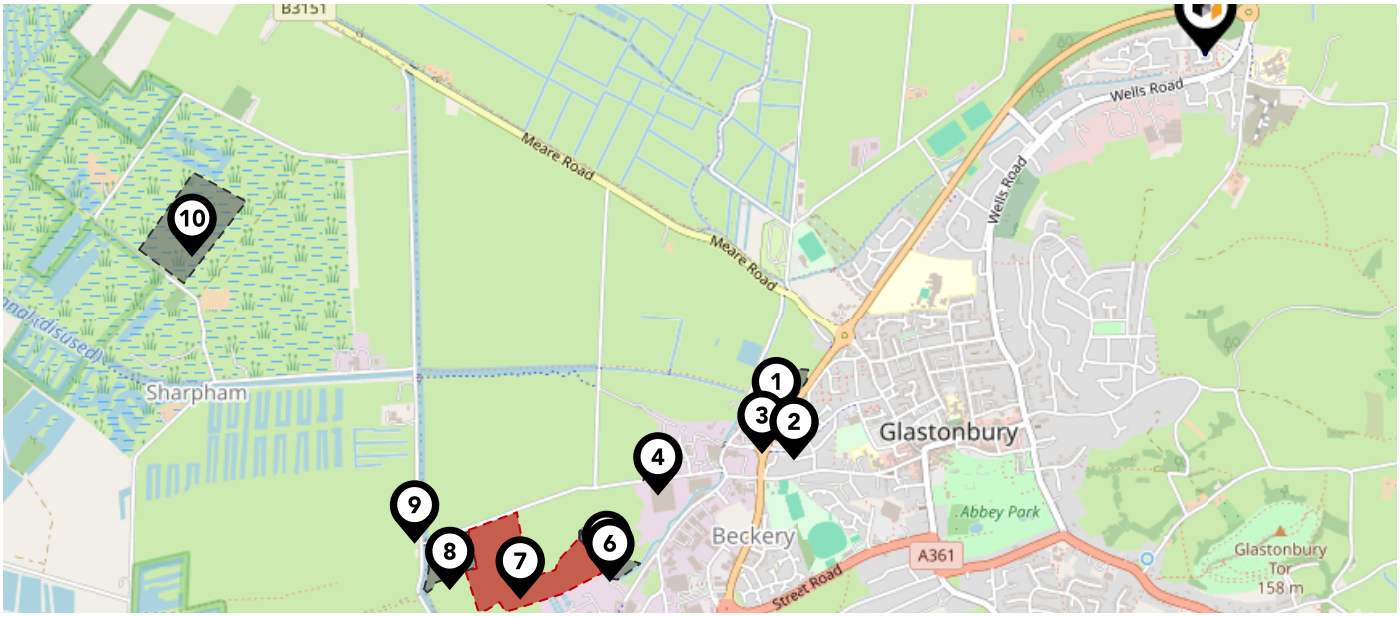
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Dyehouse Lane-Glastonbury	Historic Landfill
2	Dyehouse Lane-Glastonbury	Historic Landfill
3	Land at Paradise-Glastonbury, Somerset	Historic Landfill
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill
5	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill
6	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill
7	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill
8	Porchestall Drove-Glastonbury, Somerset	Historic Landfill
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill
10	Land Adjacent to Wilderness Drove-Glastonbury Heath	Historic Landfill

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Maps
Coal Mining

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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.

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Maps
Council Wards

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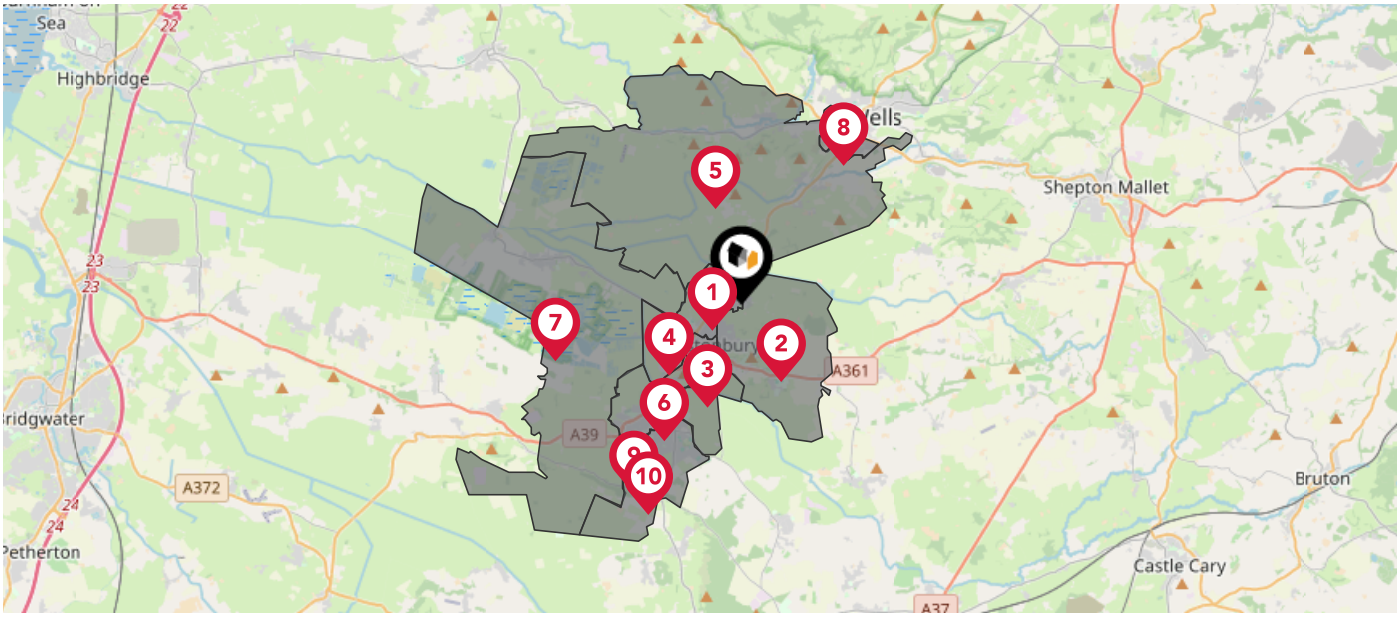
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1	Glastonbury St. John's Ward
2	Glastonbury St. Edmund's Ward
3	Glastonbury St. Mary's Ward
4	Glastonbury St. Benedict's Ward
5	Wookey and St. Cuthbert Out West Ward
6	Street North Ward
7	Moor Ward
8	Wells St. Cuthbert's Ward
9	Street West Ward
10	Street South Ward

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Environment
Radon Gas

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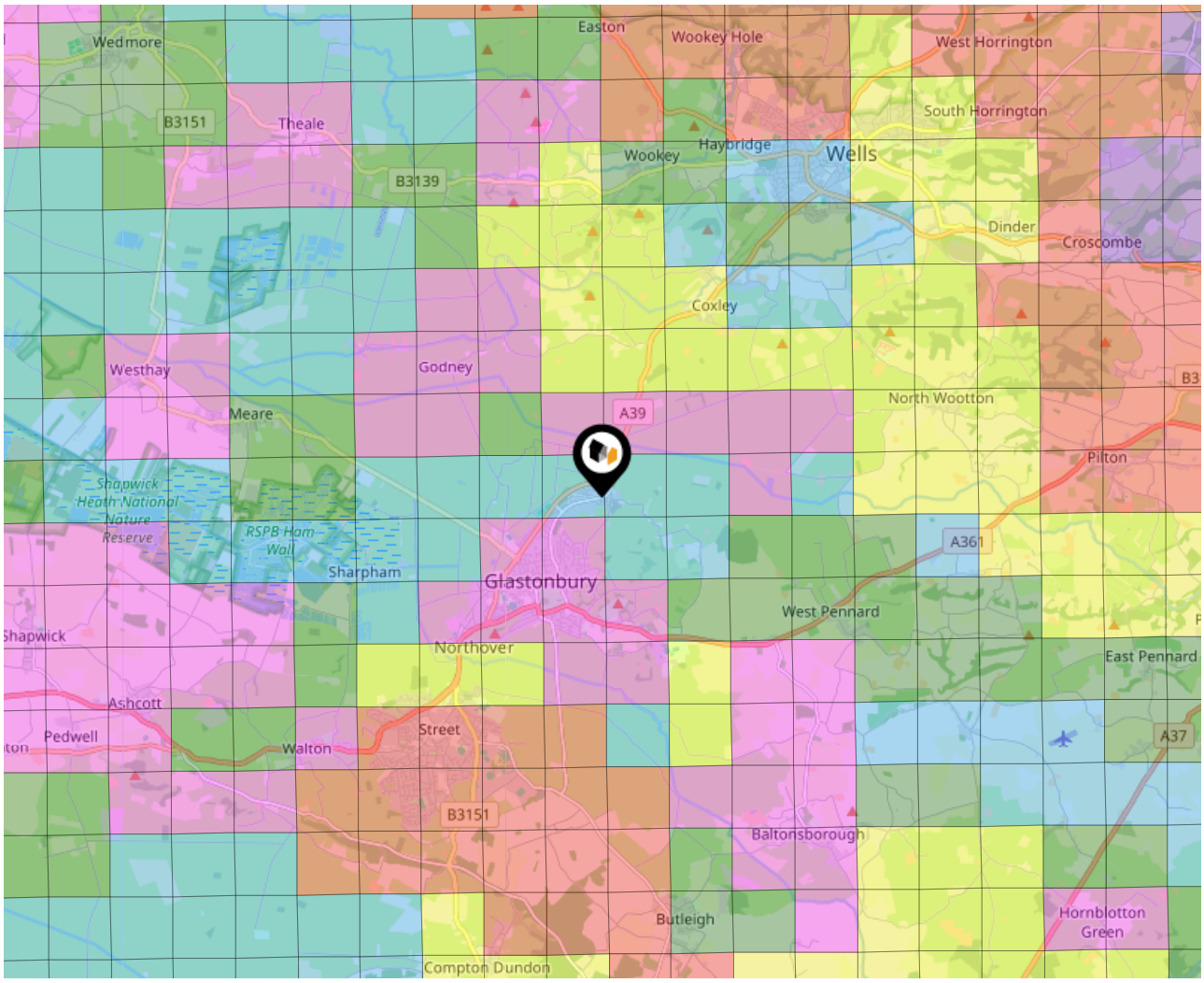
What is Radon?

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

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Environment
Soils & Clay

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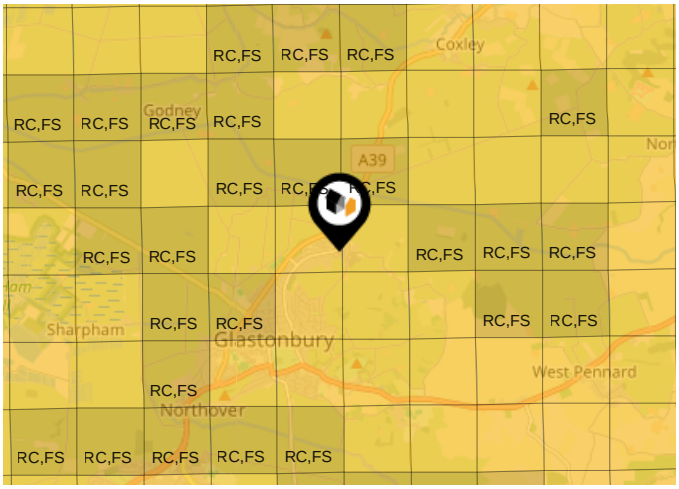
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	PEAT
Parent Material Grain:	PEAT	**Soil Depth:**	DEEP
Soil Group:	ALL		



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

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Local Area
Masts & Pylons

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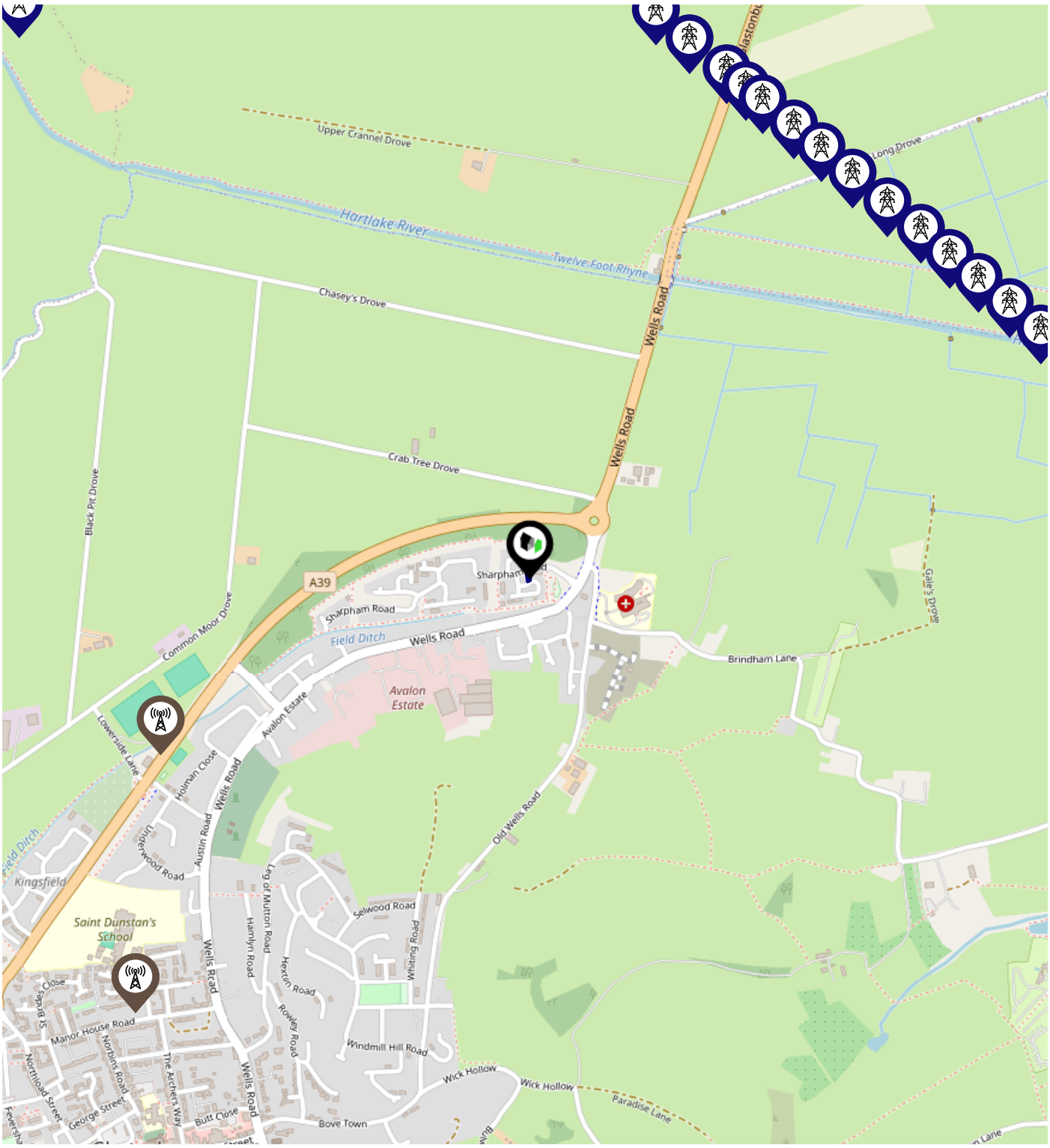

Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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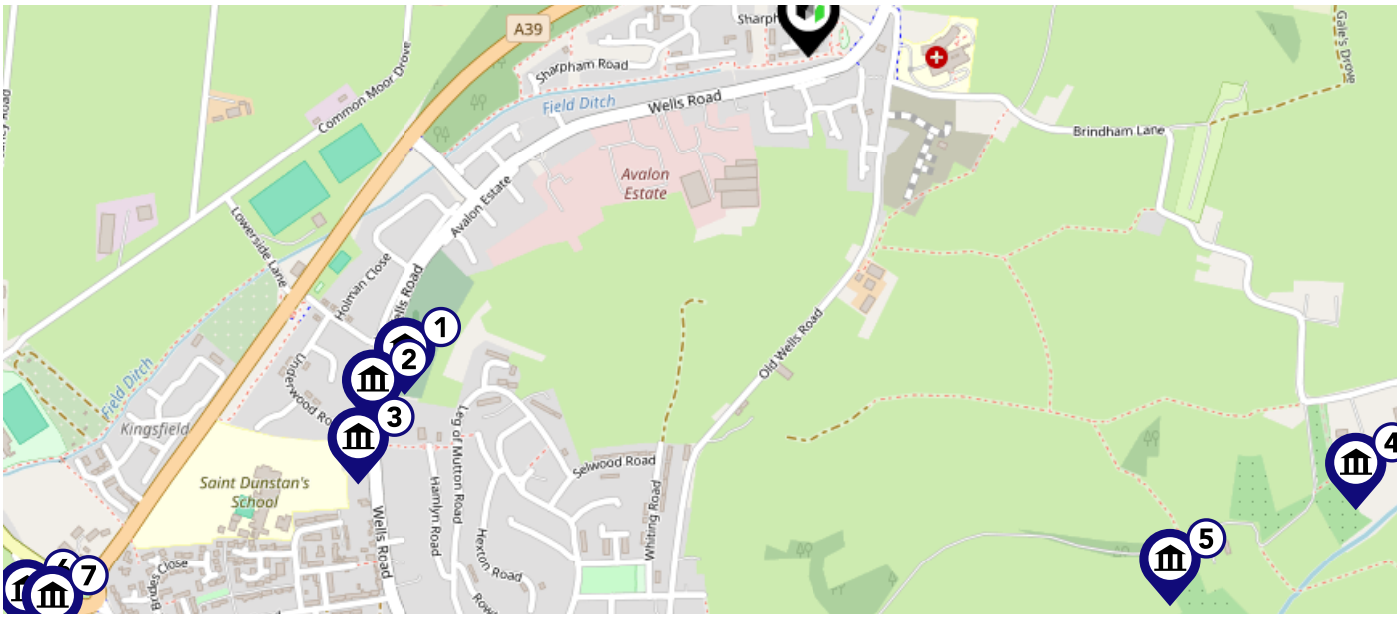
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1262424 - Two Cemetery Chapels	Grade II	0.6 miles
2 1252170 - Cemetery Lodge	Grade II	0.7 miles
3 1057880 - Coxley House The Cottage	Grade II	0.7 miles
4 1173026 - Middle Wick Farmhouse	Grade II	0.8 miles
5 1345476 - Higher Wick Farmhouse	Grade II	0.8 miles
6 1057916 - No 18 With Adjoining Cottage To Left	Grade II	1.1 miles
7 1057915 - 23, Northload Bridge	Grade II	1.1 miles

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Maps
Green Belt

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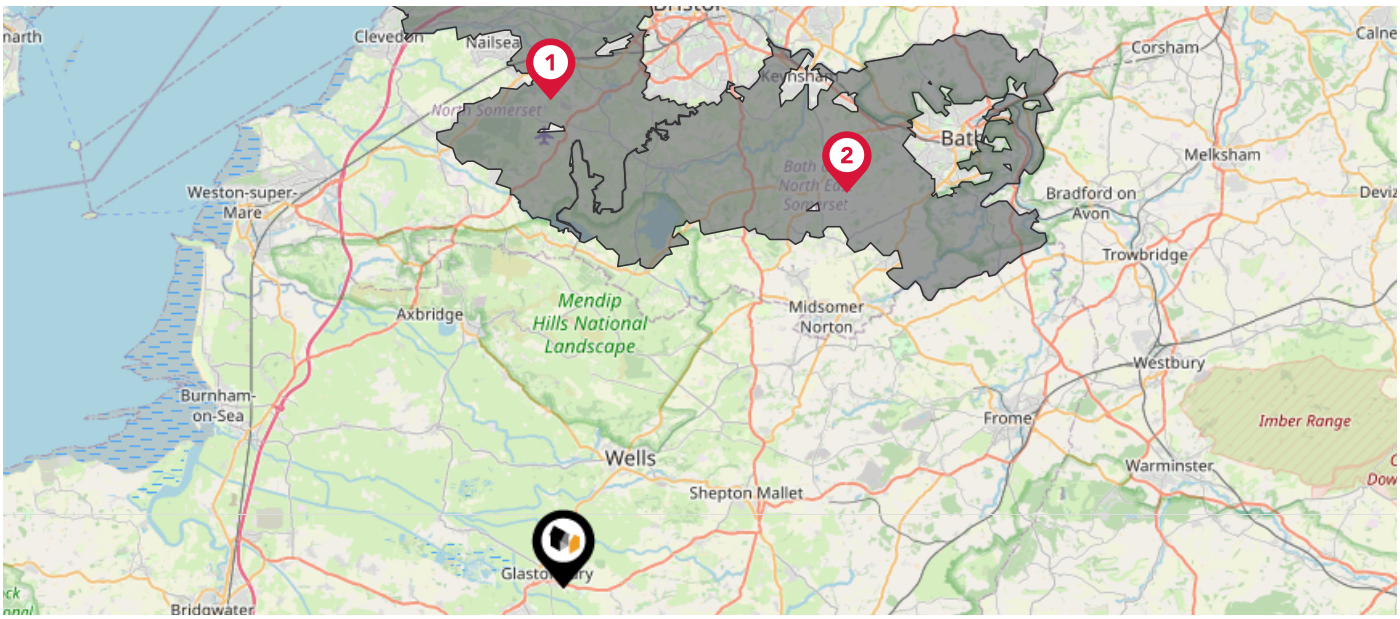
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - North Somerset
2	Bath and Bristol Green Belt - Bath and North East Somerset

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Area
Schools

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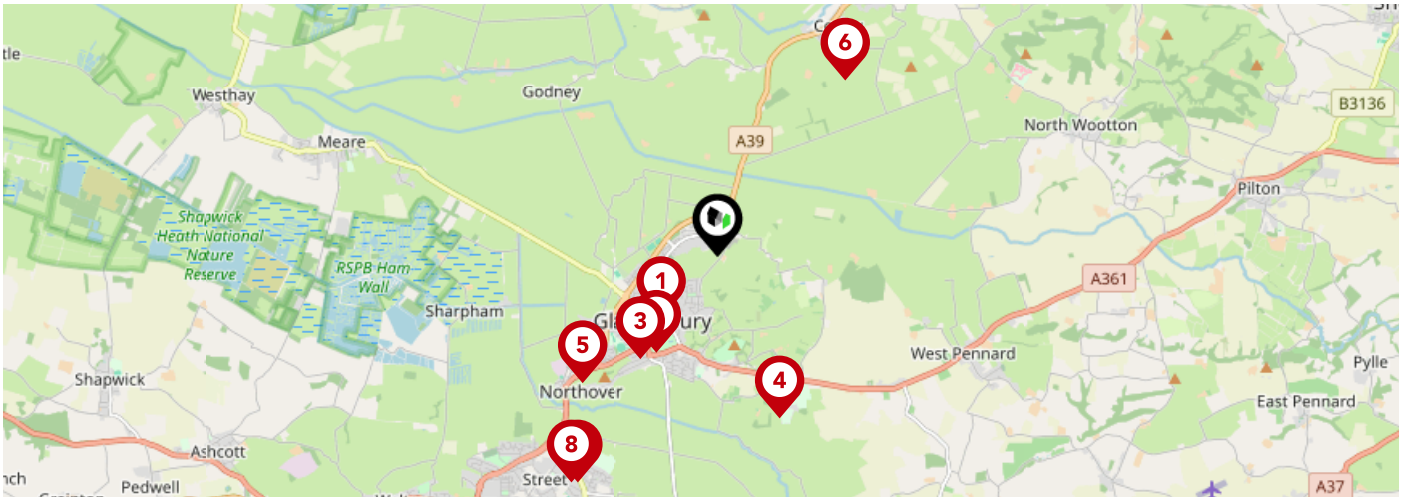

		Nursery	Primary	Secondary	College	Private
1	**St Dunstan's School** Ofsted Rating: Good | Pupils: 459 | Distance:0.78	☐	☐	☑	☐	☐
2	**St John's Church of England Voluntary Controlled Infants School** Ofsted Rating: Good | Pupils: 201 | Distance:1.05	☐	☑	☐	☐	☐
3	**St Benedict's Church of England Voluntary Aided Junior School** Ofsted Rating: Good | Pupils: 208 | Distance:1.2	☐	☑	☐	☐	☐
4	**Millfield Preparatory School** Ofsted Rating: Not Rated | Pupils: 474 | Distance:1.62	☐	☐	☑	☐	☐
5	**Tor School** Ofsted Rating: Good | Pupils: 32 | Distance:1.72	☐	☐	☑	☐	☐
6	**Coxley Primary School** Ofsted Rating: Requires improvement | Pupils: 64 | Distance:2.02	☐	☑	☐	☐	☐
7	**Crispin School Academy** Ofsted Rating: Good | Pupils: 1052 | Distance:2.47	☐	☐	☑	☐	☐
8	**Strode College** Ofsted Rating: Good | Pupils:0 | Distance:2.5	☐	☐	☑	☐	☐

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Area
Schools

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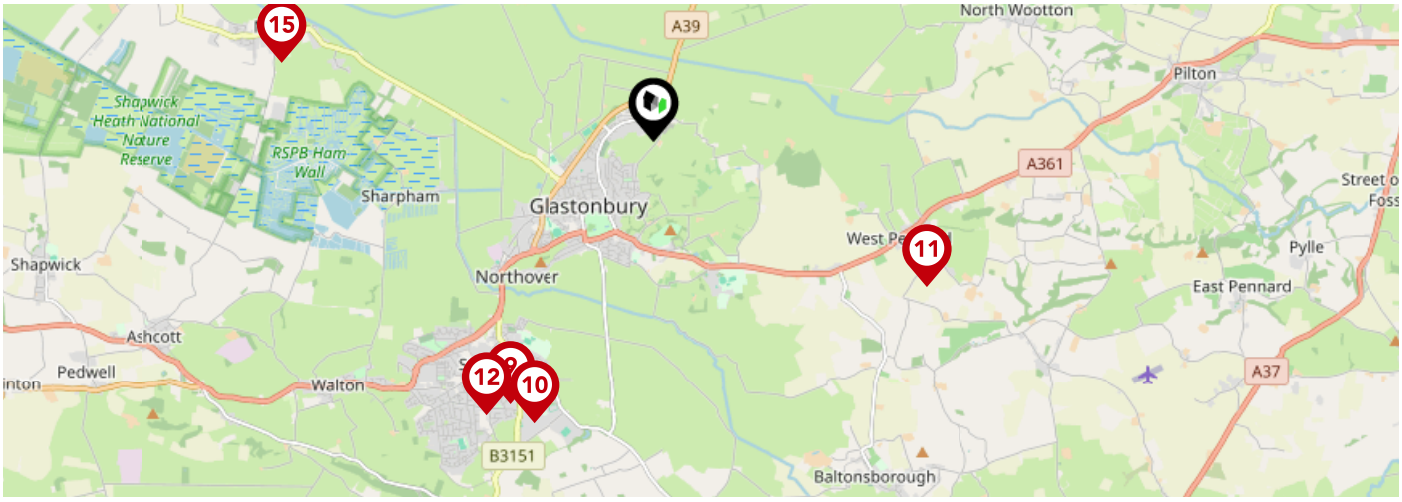

	Nursery	Primary	Secondary	College	Private
9 **Elmhurst Junior School** Ofsted Rating: Good | Pupils: 266 | Distance:2.79		✓			
10 **Millfield School** Ofsted Rating: Not Rated | Pupils: 1383 | Distance:2.84			✓		
11 **West Pennard Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 219 | Distance:2.9		✓			
12 **Hindhayes Infant School** Ofsted Rating: Good | Pupils: 155 | Distance:2.98		✓			
13 **Wookey Primary School** Ofsted Rating: Good | Pupils: 97 | Distance:3.15		✓			
14 **St Cuthbert's CofE Junior School** Ofsted Rating: Good | Pupils: 174 | Distance:3.52		✓			
15 **Meare Village Primary School** Ofsted Rating: Outstanding | Pupils: 96 | Distance:3.52		✓			
16 **St Cuthbert's Church of England Academy Infants and Pre-School** Ofsted Rating: Good | Pupils: 172 | Distance:3.57		✓			

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Area
Transport (National)

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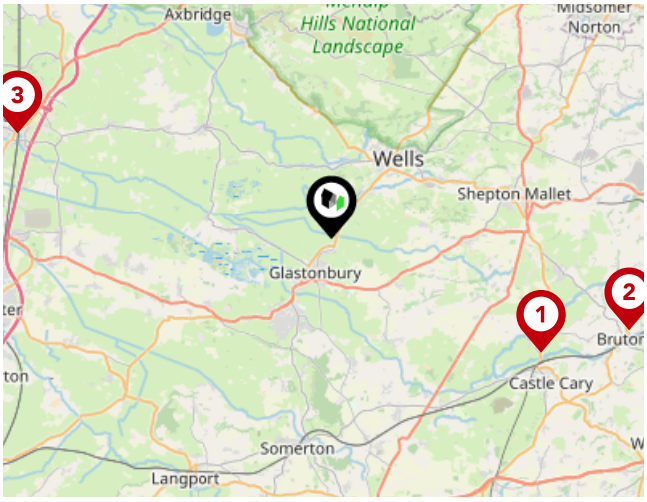
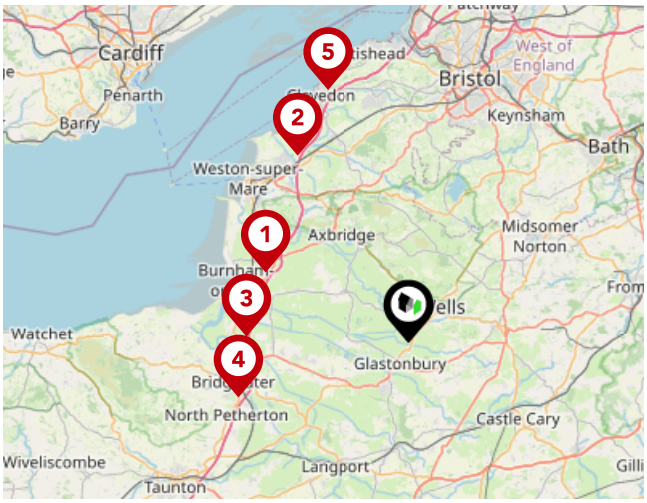


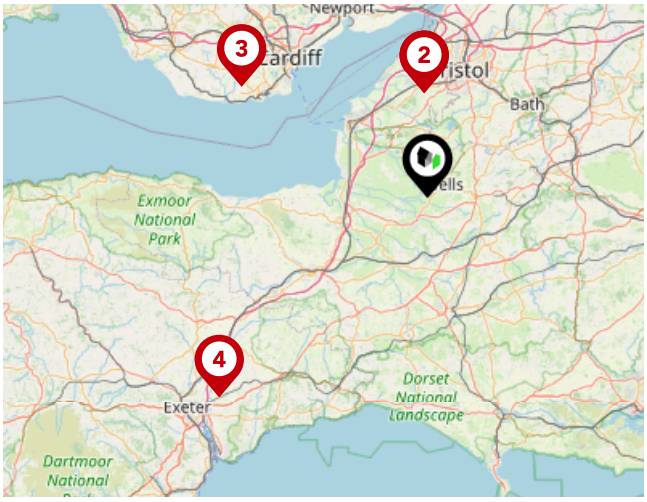
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	8.88 miles
2	Bruton Rail Station	11.6 miles
3	Highbridge & Burnham-on-Sea Rail Station	12.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	11.85 miles
2	M5 J21	16.1 miles
3	M5 J23	12.07 miles
4	M5 J24	13.26 miles
5	M5 J20	19.65 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.62 miles
2	Felton	15.62 miles
3	Cardiff Airport	32.06 miles
4	Exeter Airport	43.03 miles

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Area
Transport (Local)

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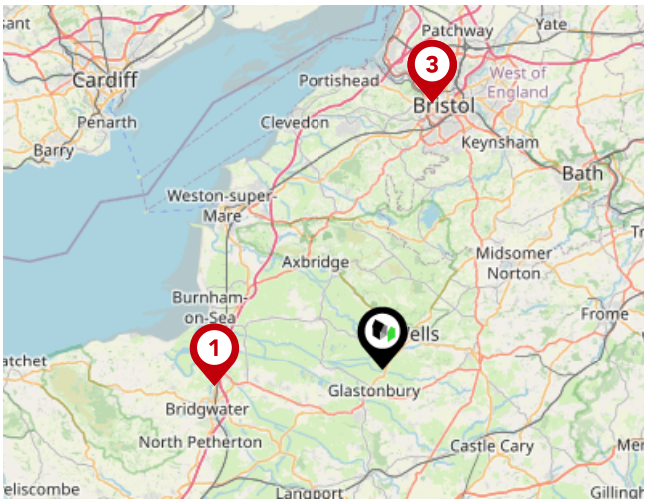
Bus Stops/Stations

Pin	Name	Distance
1	Old Wells Road	0.09 miles
2	Community Hospital	0.1 miles
3	The Old Garage	0.13 miles
4	West Mendip Hospital	0.19 miles
5	Waggon & Horses Pub	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	12.61 miles
2	The Cottage Ferry Landing	20.13 miles
3	Nova Scotia Ferry Landing	20.15 miles

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Local Area
Road Noise

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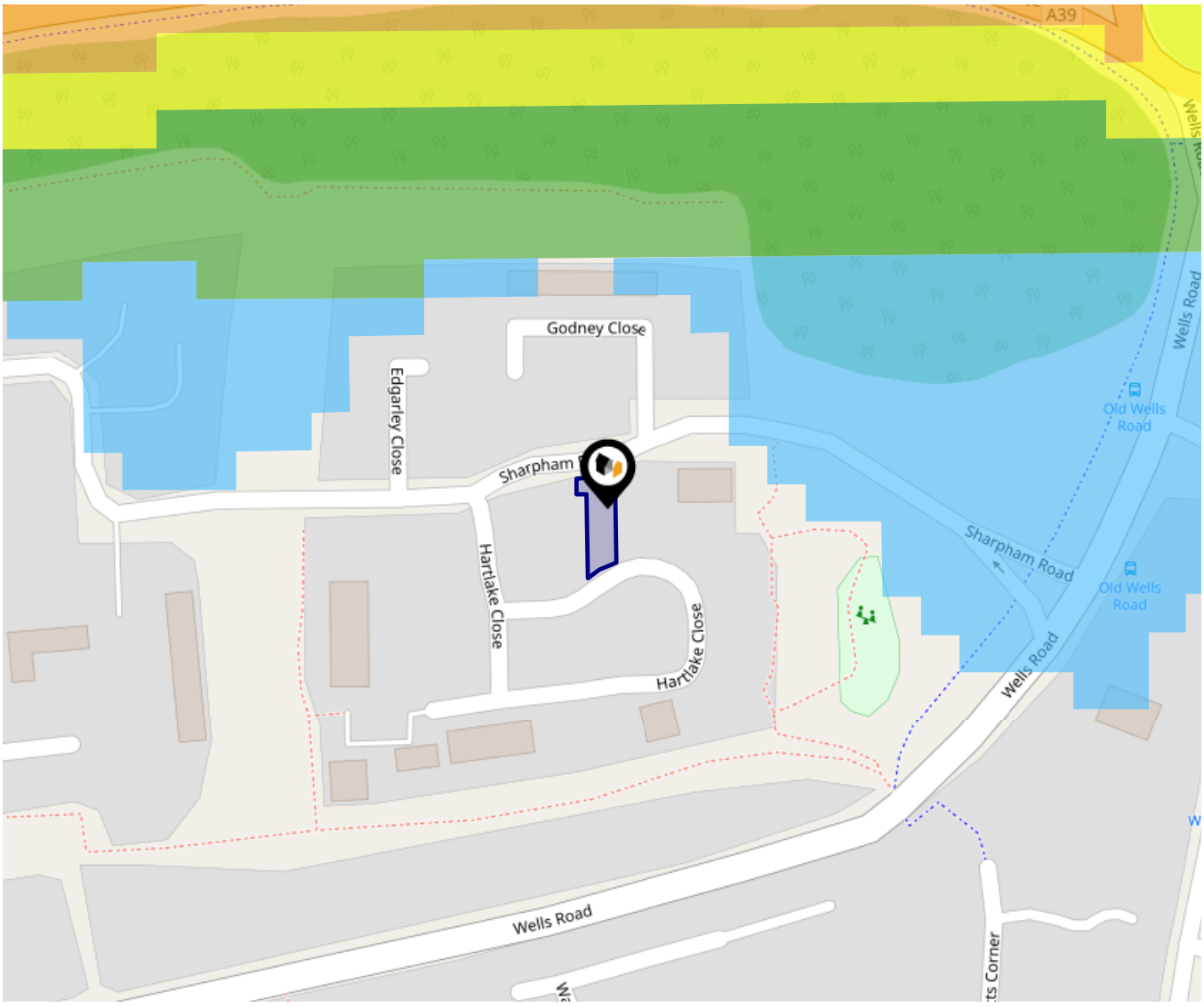

This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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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