COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 28th May 2025

JOCELYN DRIVE, WELLS, BA5

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

Powered by sprift Know any property instantly

Property
Overview

COOPER AND TANNER

Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	678 ft^2 / 63 m^2		
Plot Area:	0.03 acres		
Year Built :	2001		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS10767		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2	EE	3	Vodafone

Satellite/Fibre TV Availability:

BT	Sky	Virgin media
✓	✓	✗

Powered by sprift
Know any property instantly

Property

EPC - Certificate

COOPER AND TANNER

BA5

Energy rating

C

Valid until 08.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 | B
69-80	C	75 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Powered by sprift Know any property instantly

Property

EPC - Additional Data

COOPER AND TANNER

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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, 200 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 71% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	63 m^2

Powered by sprift Know any property instantly

Cooper and Tanner
About Us

COOPER AND TANNER

COOPER AND TANNER

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.

Powered by sprift
Know any property instantly

Material Information

COOPER AND TANNER

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 a footpath outside of the boundary that leads to the pavement.

Construction Type

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

Powered by sprift Know any property instantly

Material Information

COOPER AND TANNER

Property Lease Information (if applicable)

The property is Freehold.

Listed Building Information (if applicable)

Not applicable

Powered by sprift Know any property instantly

Material Information
Utilities

COOPER AND TANNER

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

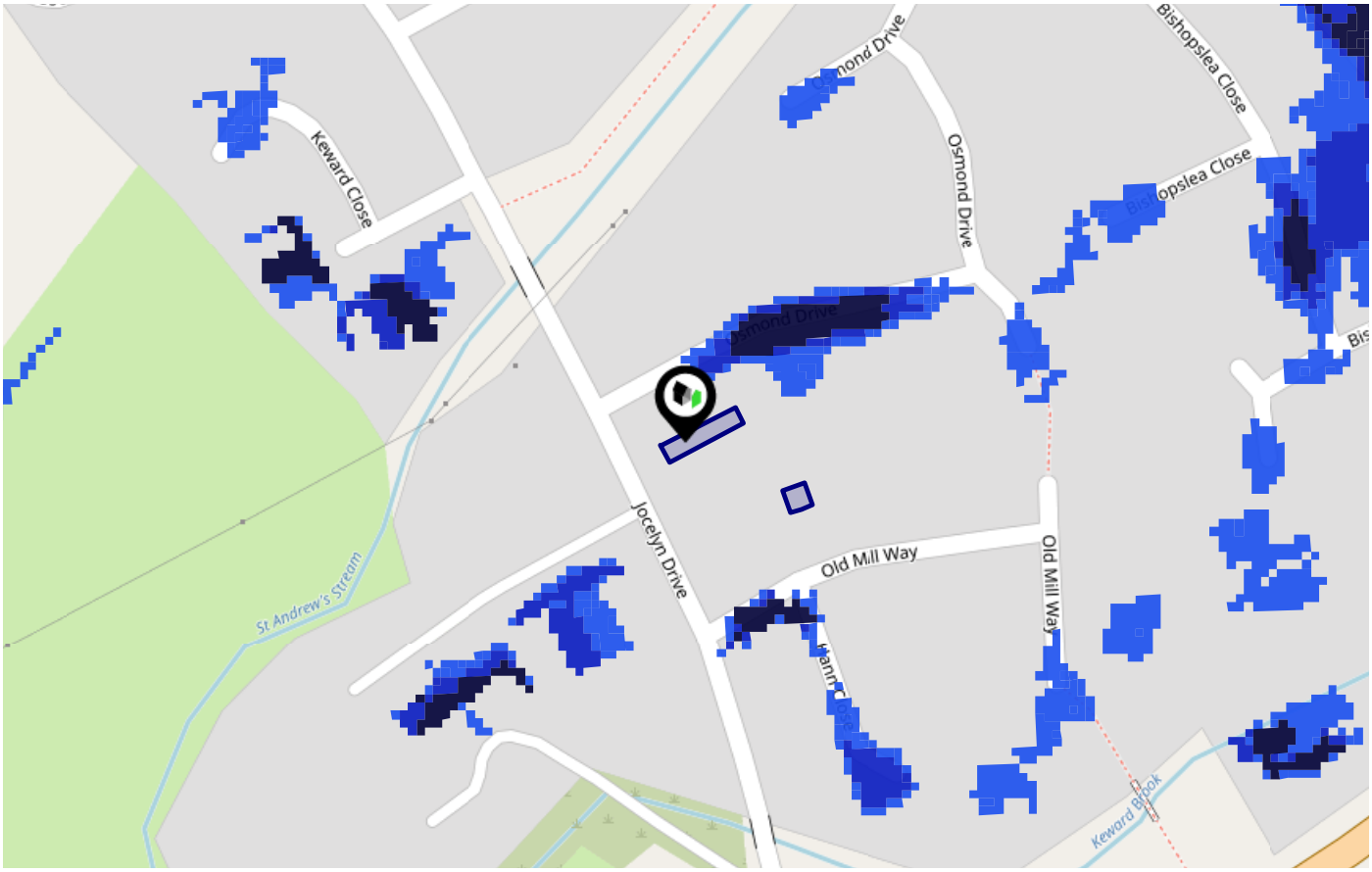
We have been advised by the seller there is a gas radiator heating system installed at the property.

Powered by sprift Know any property instantly

Flood Risk
Surface Water - Flood Risk

COOPER AND TANNER

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

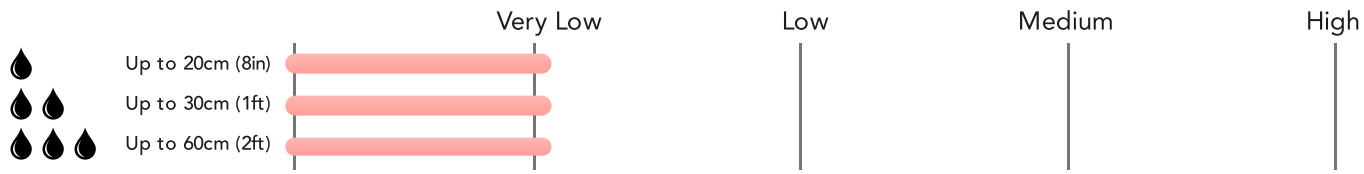


Risk Rating: Very low

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:

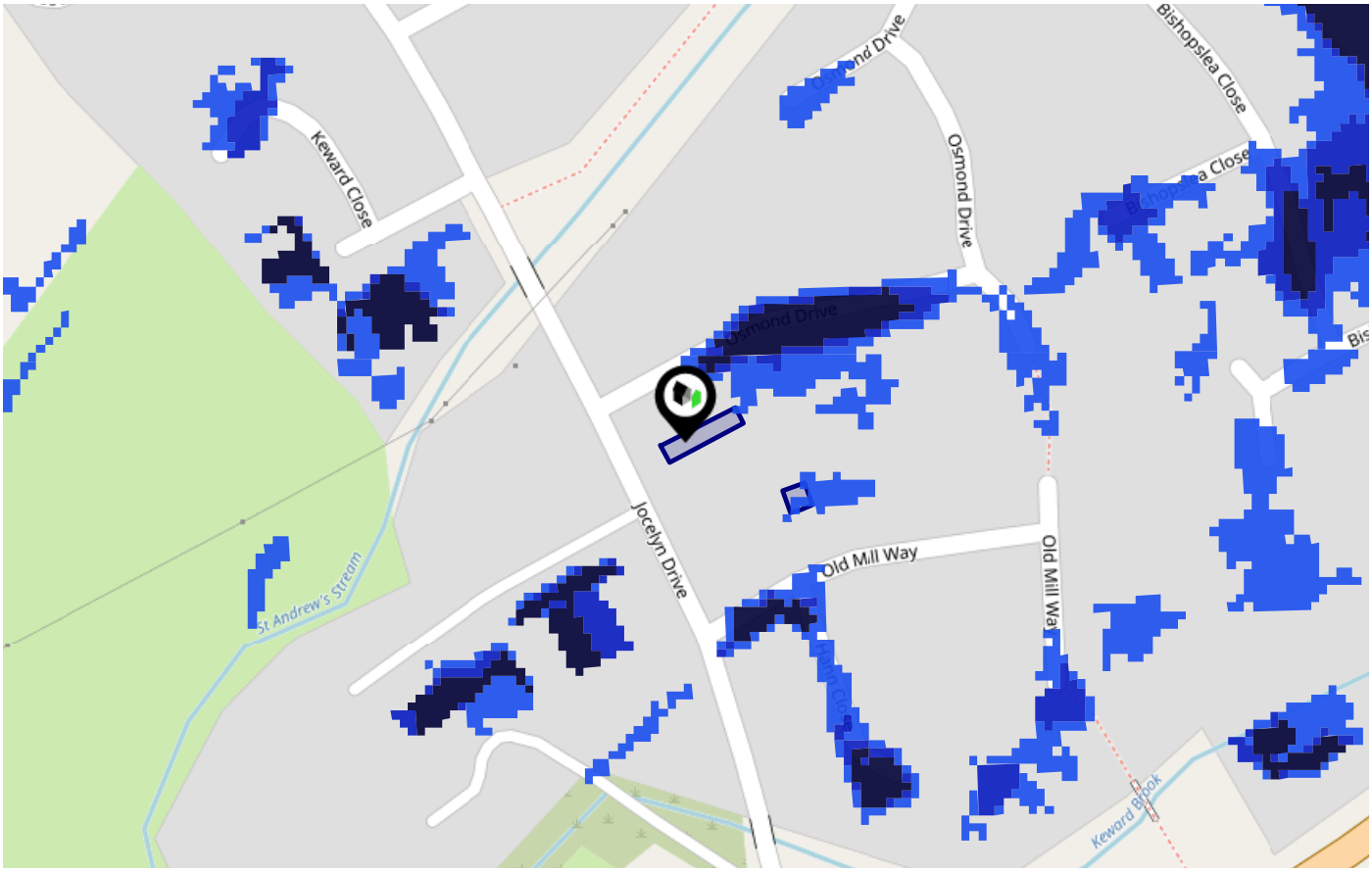


Powered by sprift Know any property instantly

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.

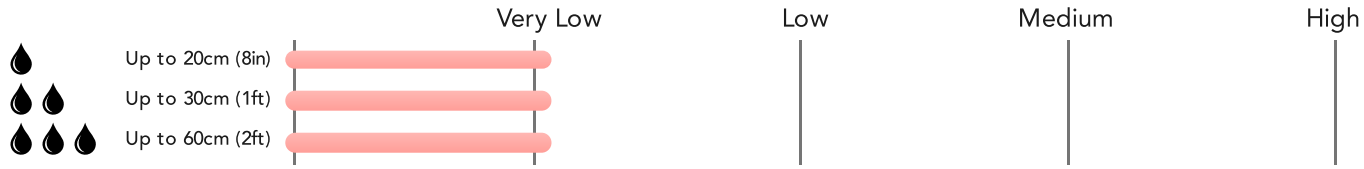


Risk Rating: Very low

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:



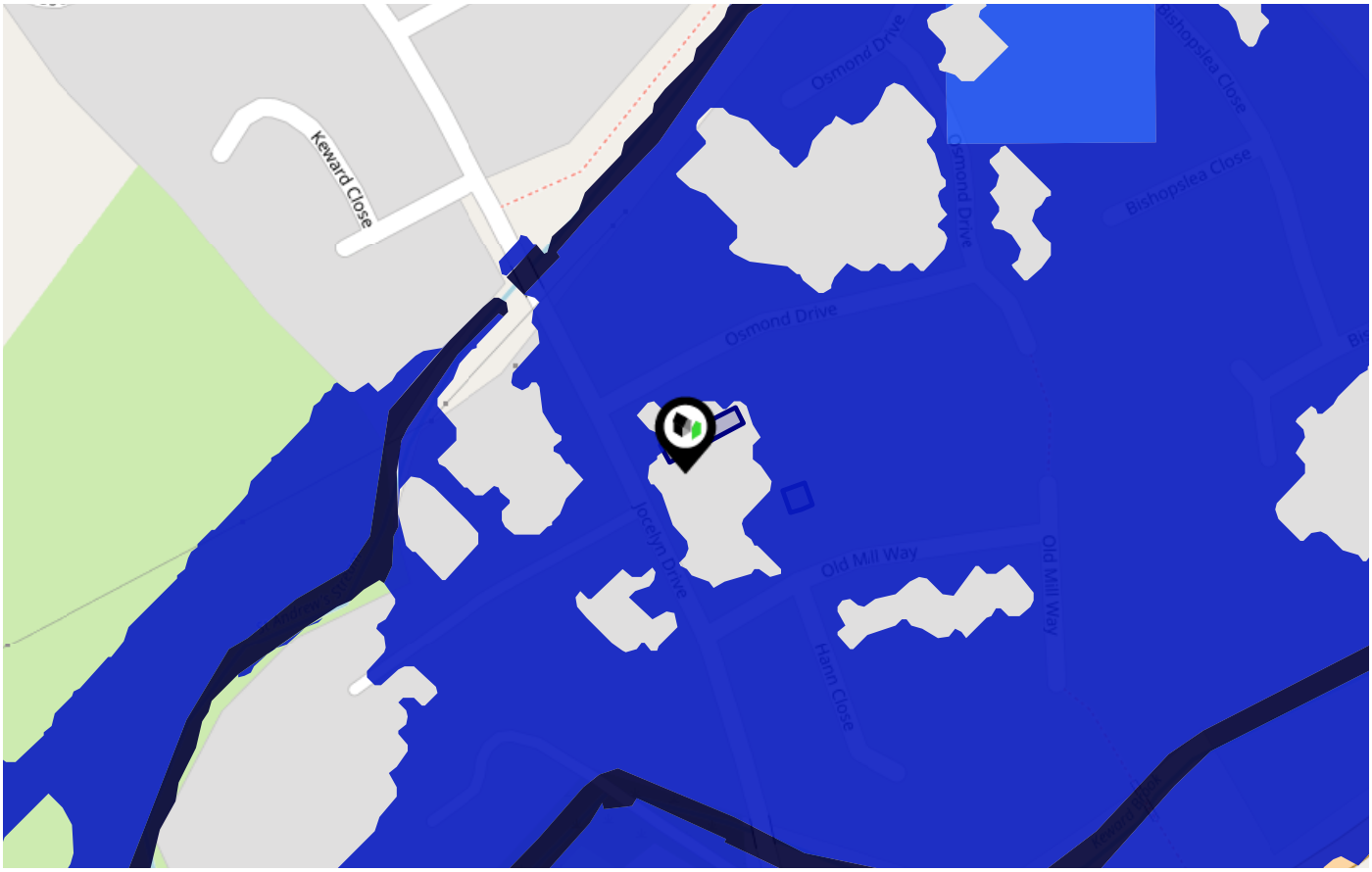
MIR - Material Info

Powered by sprift Know any property instantly

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.

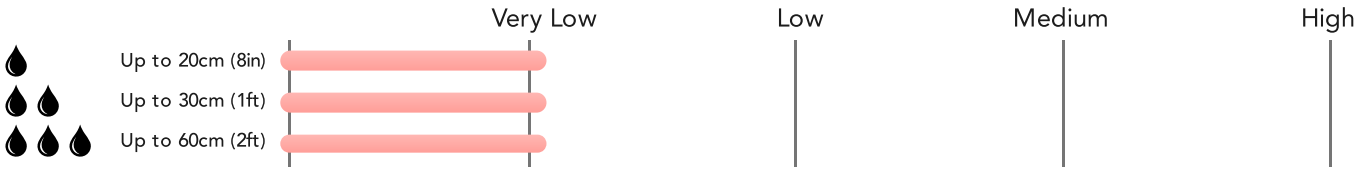


Risk Rating: Very low

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:

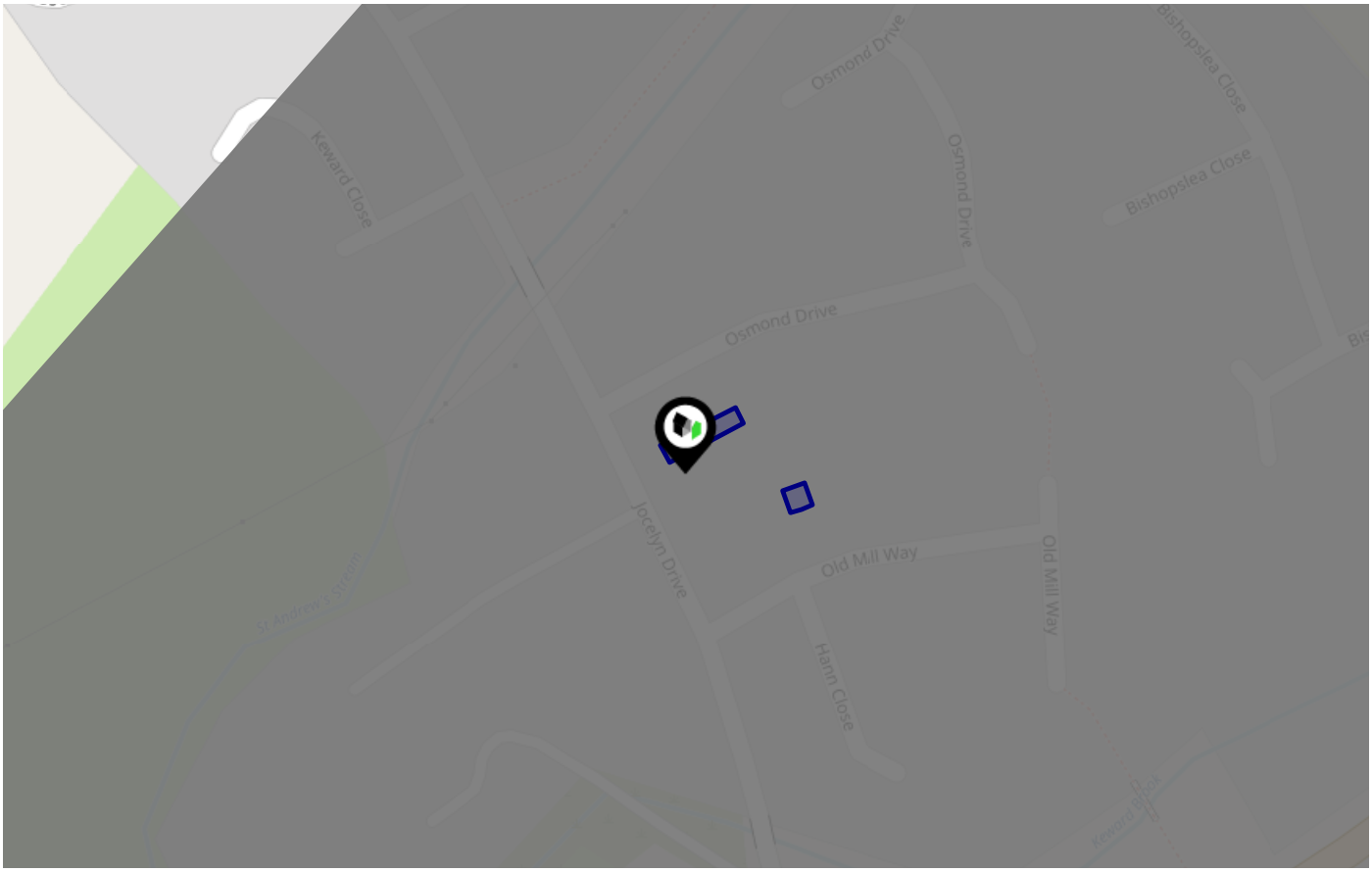


Powered by sprift Know any property instantly

Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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.

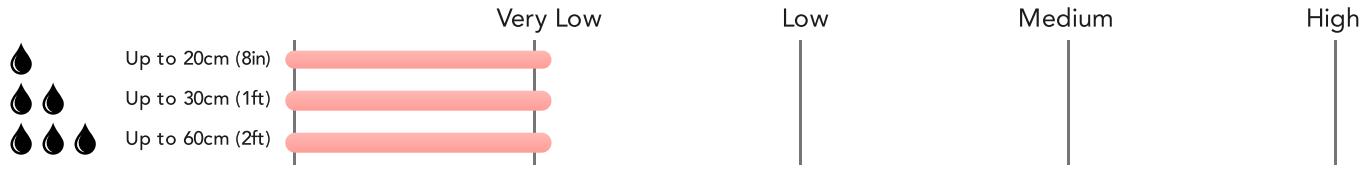


Risk Rating: Very low

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

Powered by sprift

Maps
Conservation Areas

COOPER AND TANNER

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	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Wedmore

Powered by sprift Know any property instantly

Maps
Landfill Sites

COOPER AND TANNER

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

Nearby Landfill Sites

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

Powered by sprift Know any property instantly

Maps
Coal Mining

COOPER AND TANNER

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.

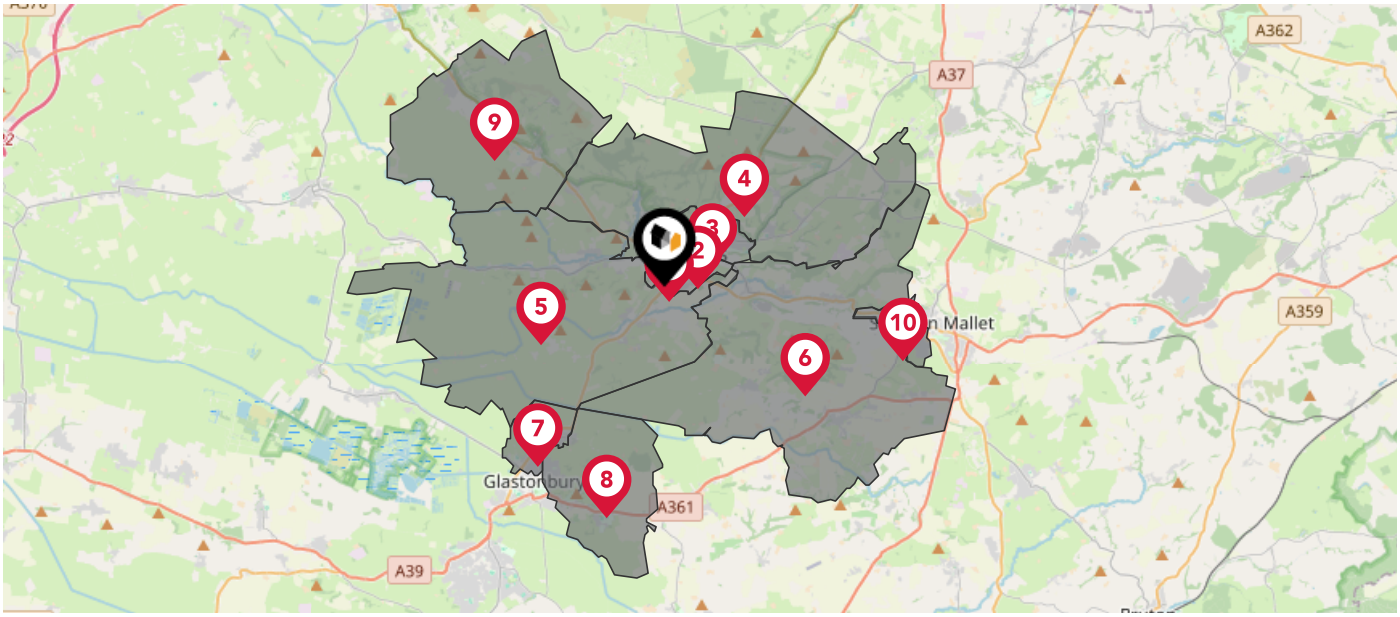
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Powered by sprift Know any property instantly

Maps
Council Wards

COOPER AND TANNER

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



Nearby Council Wards

1	Wells St. Cuthbert's Ward
2	Wells Central Ward
3	Wells St. Thomas' Ward
4	St. Cuthbert Out North Ward
5	Wookey and St. Cuthbert Out West Ward
6	Croscombe and Pilton Ward
7	Glastonbury St. John's Ward
8	Glastonbury St. Edmund's Ward
9	Rodney and Westbury Ward
10	Shepton West Ward

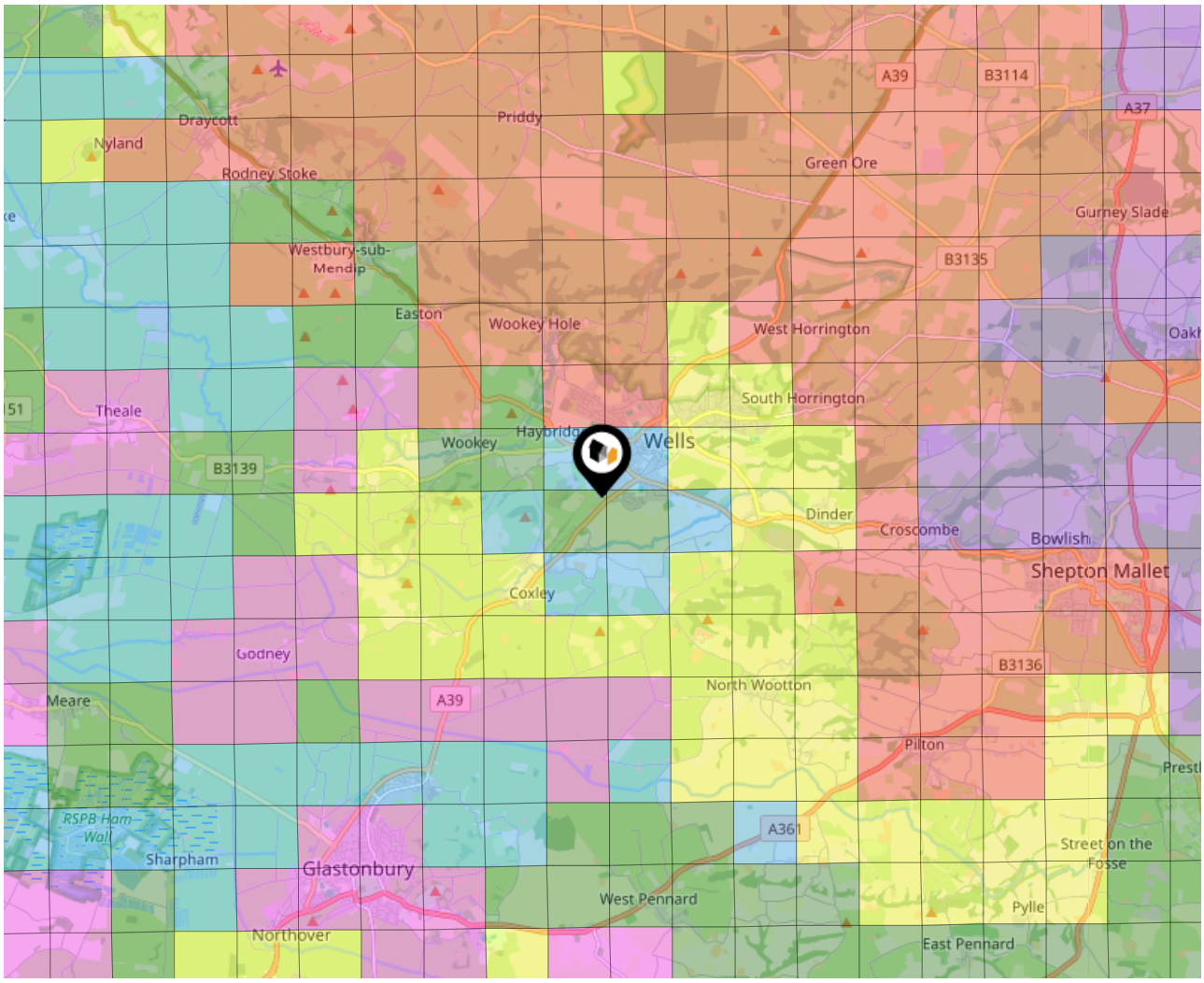
Powered by sprift Know any property instantly

Environment
Radon Gas

COOPER AND TANNER

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%	5-10%	10-30%	>30%

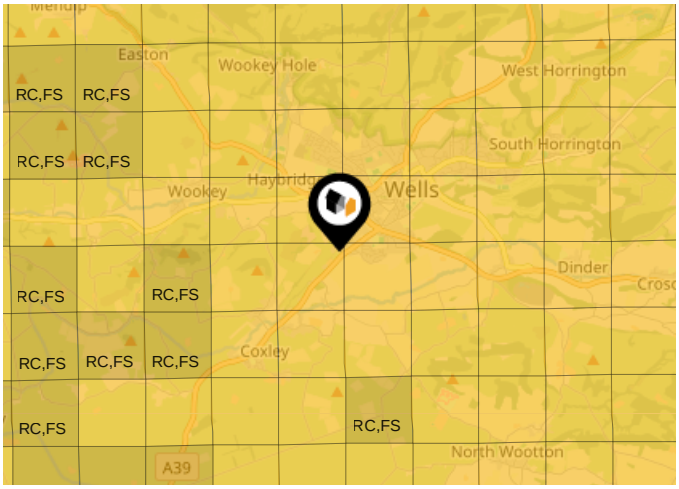
Powered by sprift Know any property instantly

Environment
Soils & Clay

COOPER AND TANNER

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		



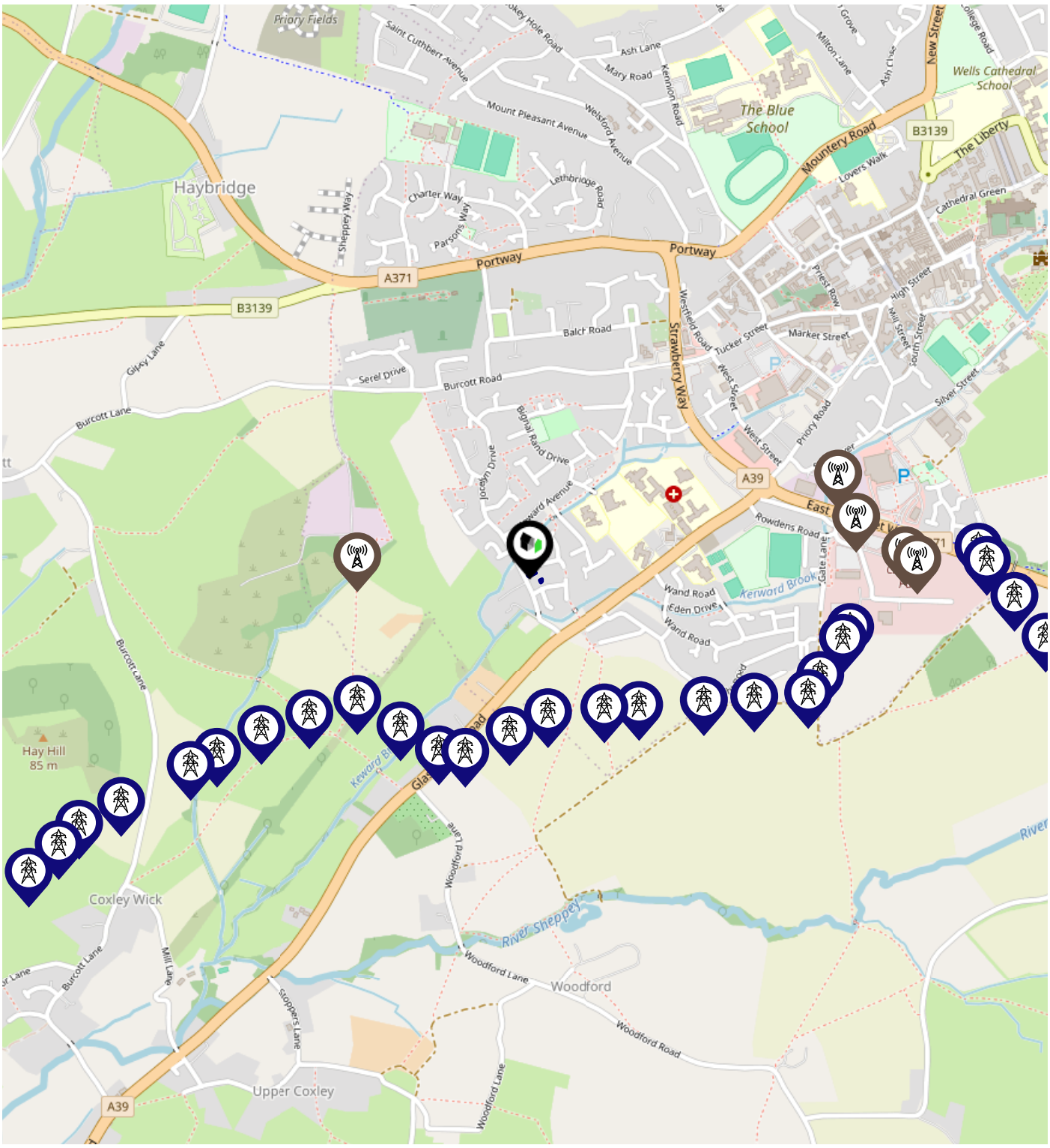
Primary Classifications (Most Common Clay Types)

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

Powered by sprift Know any property instantly

Local Area
Masts & Pylons

COOPER AND TANNER



Key:

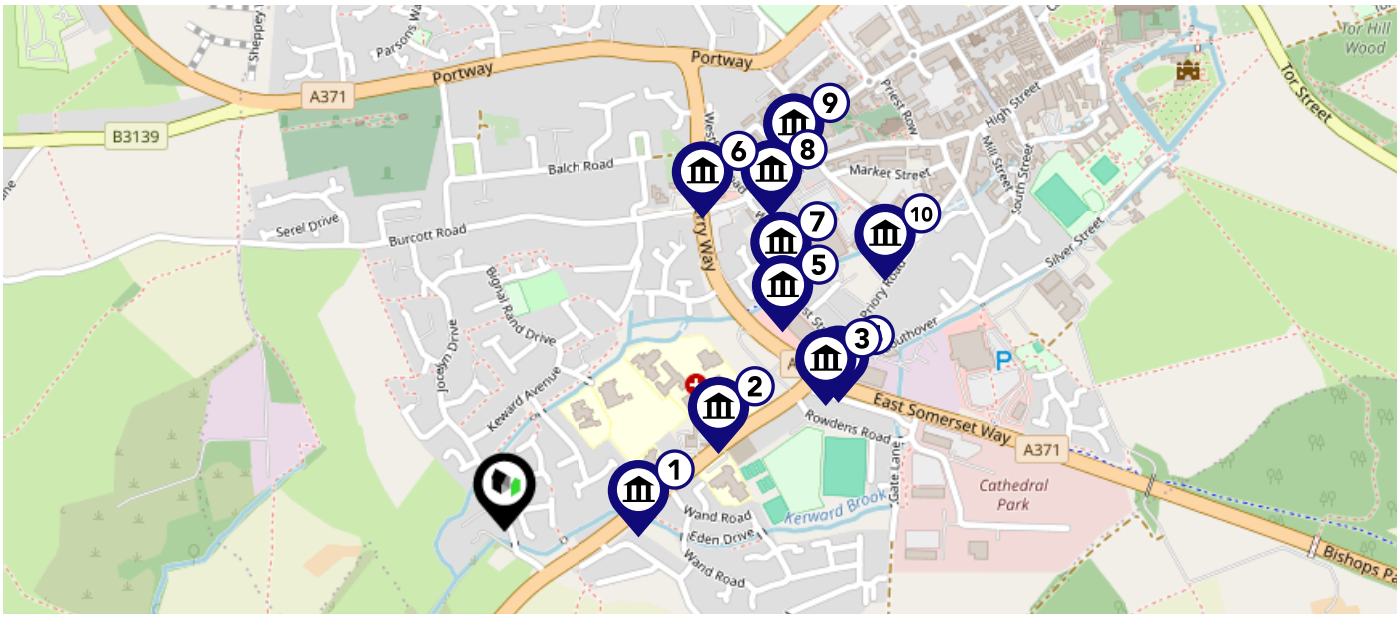
- Power Pylons
- Communication Masts

Powered by sprift
Know any property instantly

Maps
Listed Buildings

COOPER AND TANNER

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



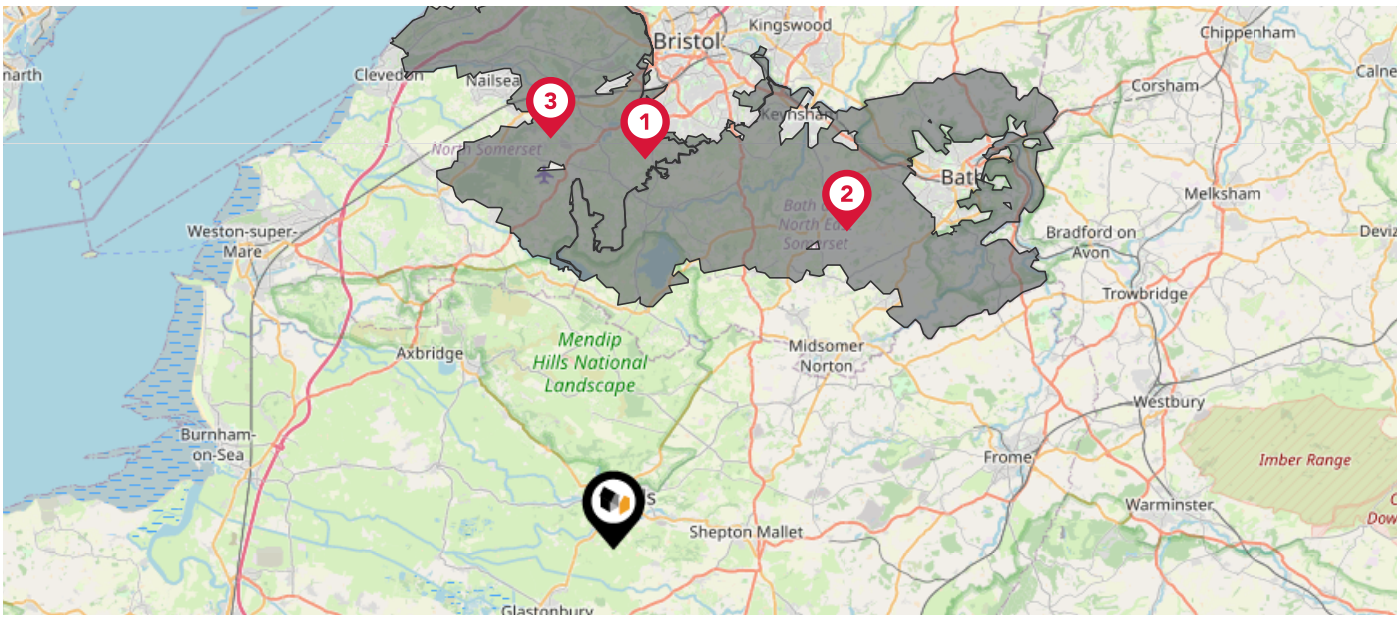
Listed Buildings in the local district	Grade	Distance
1 1382945 - The Gatehouse With Front Boundary Walling	Grade II	0.2 miles
2 1382946 - Wells Infirmary Main Block (also Known As Priory Hospital)	Grade II	0.3 miles
3 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.4 miles
4 1383071 - The Sherston Inn	Grade II	0.4 miles
5 1383203 - West Street House	Grade II	0.4 miles
6 1383204 - Former Railway Goods Shed	Grade II	0.4 miles
7 1272461 - Fire Hydrant	Grade II	0.4 miles
8 1383188 - 14, Tucker Street	Grade II	0.5 miles
9 1383056 - Portway House	Grade II	0.5 miles
10 1383073 - Regal Cinema	Grade II	0.5 miles

Powered by sprift Know any property instantly

Maps
Green Belt

COOPER AND TANNER

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

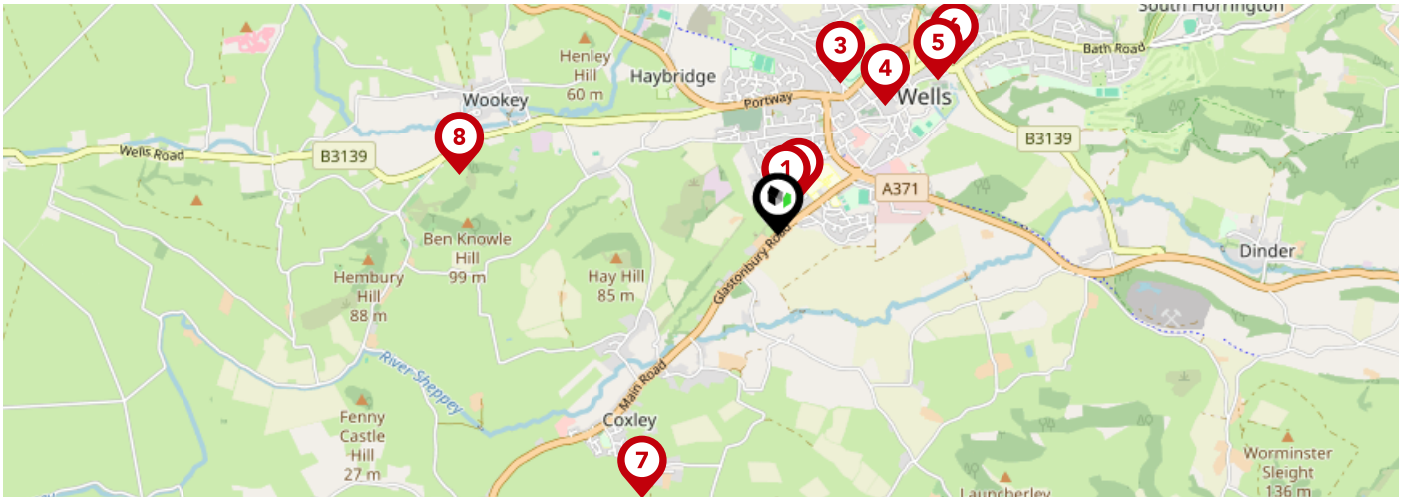


Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Bristol, City of
2	Bath and Bristol Green Belt - Bath and North East Somerset
3	Bath and Bristol Green Belt - North Somerset

Powered by sprift Know any property instantly

Area
Schools

COOPER AND TANNER

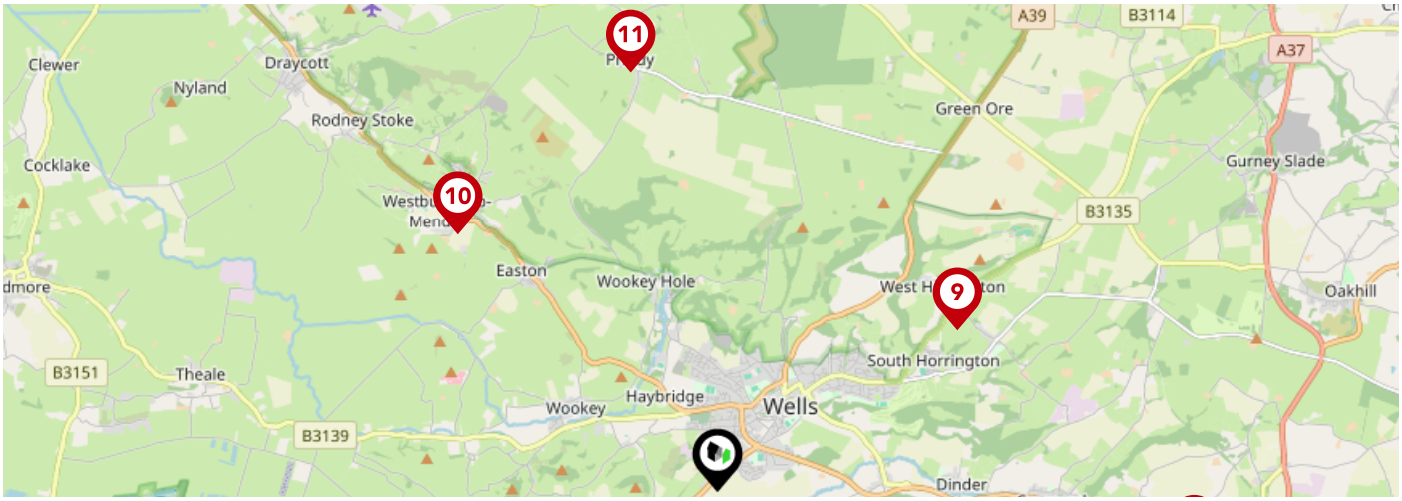


	Nursery	Primary	Secondary	College	Private
1 St Cuthbert's CofE Junior School Ofsted Rating: Good | Pupils: 174 | Distance:0.14		✓			
2 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good | Pupils: 172 | Distance:0.19		✓			
3 The Blue School Ofsted Rating: Good | Pupils: 1434 | Distance:0.76			✓		
4 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good | Pupils: 149 | Distance:0.78		✓			
5 Wells Cathedral School Ofsted Rating: Not Rated | Pupils: 780 | Distance:1.03			✓		
6 Stoberry Park School Ofsted Rating: Good | Pupils: 318 | Distance:1.14		✓			
7 Coxley Primary School Ofsted Rating: Requires improvement | Pupils: 64 | Distance:1.38		✓			
8 Wookey Primary School Ofsted Rating: Good | Pupils: 97 | Distance:1.51		✓			

Powered by sprift Know any property instantly

Area
Schools

COOPER AND TANNER

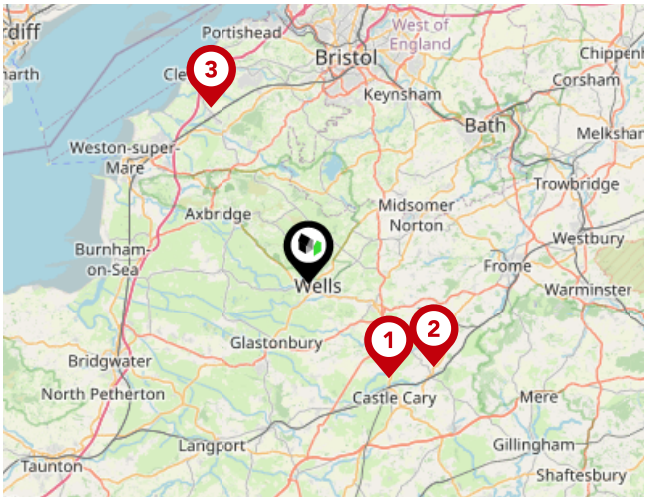


	Nursery	Primary	Secondary	College	Private
9 Horrington Primary School Ofsted Rating: Requires improvement | Pupils: 102 | Distance:2.69		✓			
10 St Lawrence's CofE Primary School Ofsted Rating: Good | Pupils: 49 | Distance:3.4		✓			
11 Priddy Primary School Ofsted Rating: Good | Pupils: 40 | Distance:3.98		✓			
12 St Dunstan's School Ofsted Rating: Good | Pupils: 459 | Distance:4.16			✓		
13 West Pennard Church of England Primary School Ofsted Rating: Outstanding | Pupils: 219 | Distance:4.28		✓			
14 St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good | Pupils: 201 | Distance:4.44		✓			
15 Bowlish Infant School Ofsted Rating: Good | Pupils: 107 | Distance:4.47		✓			
16 Millfield Preparatory School Ofsted Rating: Not Rated | Pupils: 474 | Distance:4.53			✓		

Powered by sprift
Know any property instantly

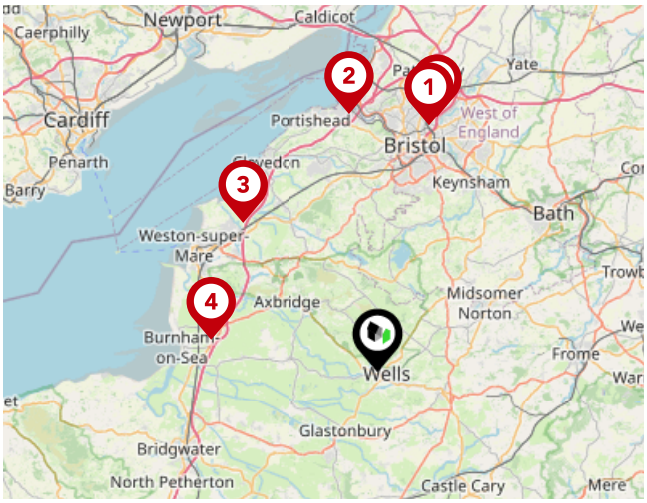
Area
Transport (National)

COOPER AND TANNER



National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.27 miles
2	Bruton Rail Station	11.18 miles
3	Yatton Rail Station	14.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	18.69 miles
2	M5 J19	19.16 miles
3	M5 J21	14.88 miles
4	M5 J22	12.68 miles
5	M32 J2	19.35 miles

Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.95 miles
2	Felton	12.95 miles
3	Cardiff Airport	32.32 miles
4	Exeter Airport	46.33 miles

Powered by sprift Know any property instantly

Area
Transport (Local)

COOPER AND TANNER

Bus Stops/Stations

Pin	Name	Distance
1	Kenward Mill Trading Estate	0.02 miles
2	Jocelyn Drive Turn	0.1 miles
3	Bishopslea Close	0.12 miles
4	Wolsey Close	0.24 miles
5	Priory Health Park	0.24 miles

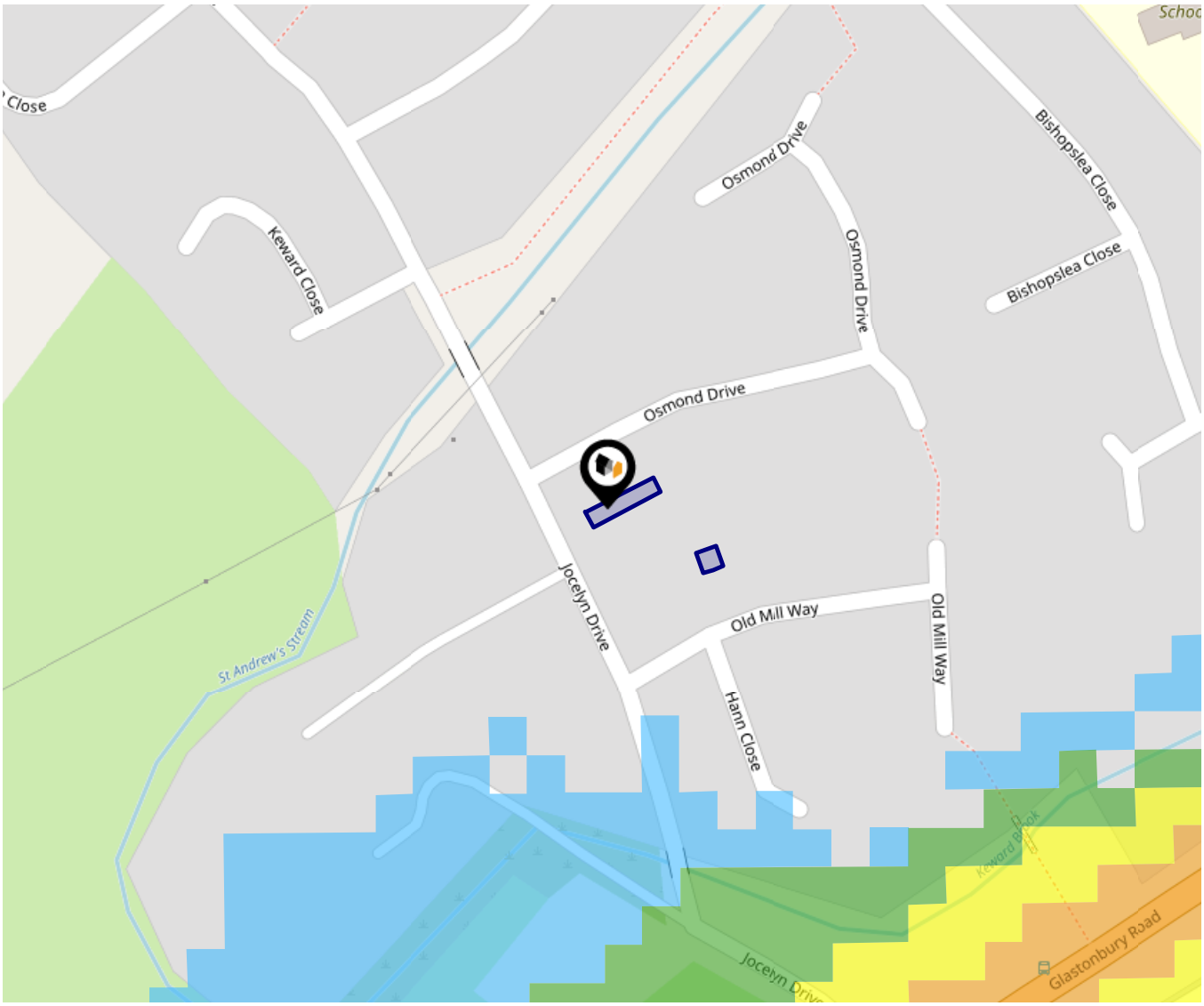
Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	17.03 miles
2	Nova Scotia Ferry Landing	17.06 miles
3	Pumphouse Ferry Landing	17.11 miles

Powered by sprift Know any property instantly

Local Area
Road Noise

COOPER AND TANNER



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

Powered by sprift Know any property instantly

Cooper and Tanner
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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

COOPER AND TANNER

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail