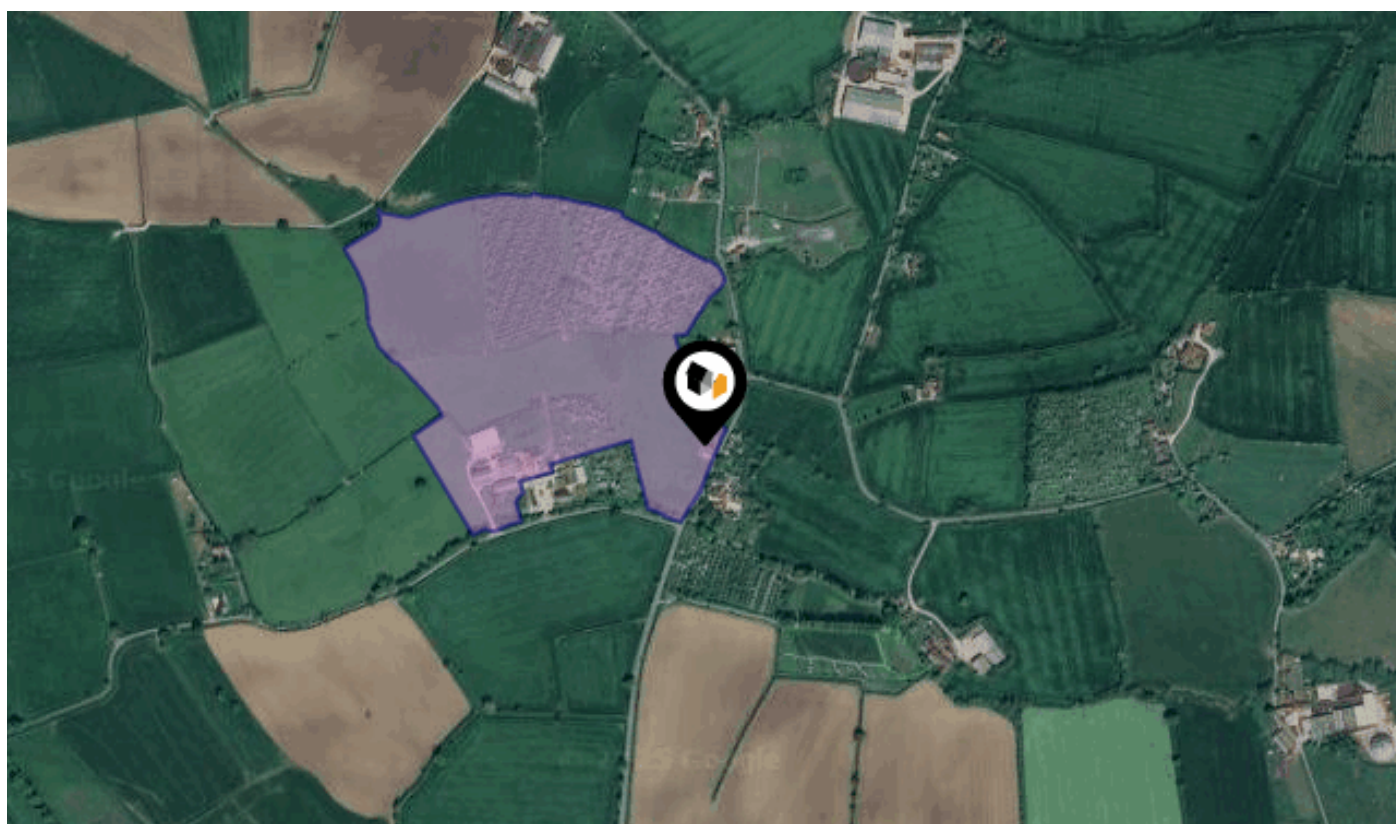




MIR: Material Info

The Material Information Affecting this Property

Saturday 28th June 2025



COXBRIDGE, GLASTONBURY, BA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	40.04 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,626
Title Number:	WS86496

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14	-
mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

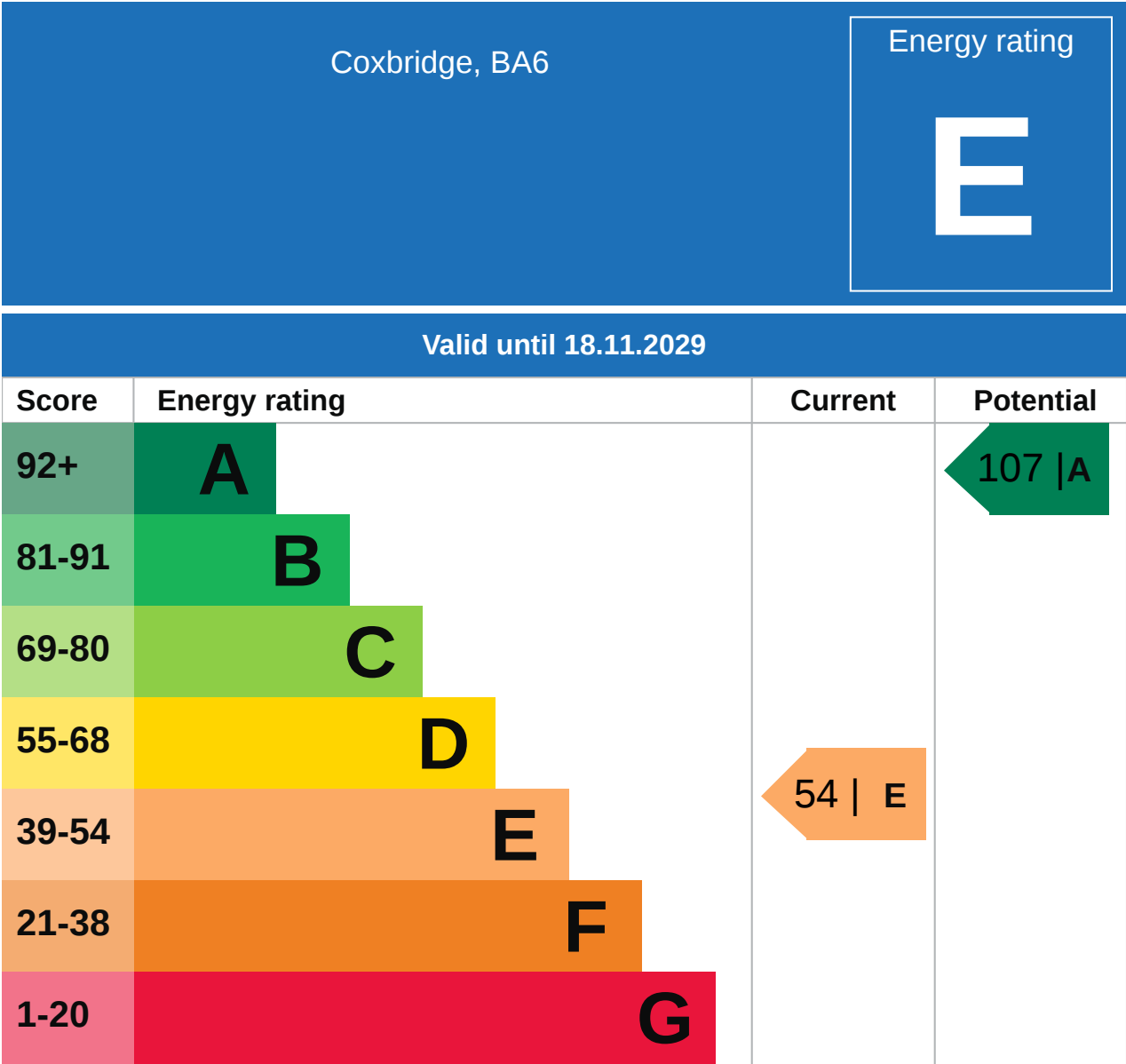


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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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 (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
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:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 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 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

This property may contain 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 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 that there is no gas supply to the property

Drainage

We have been advised by the seller the property is connected to private drainage

Heating System

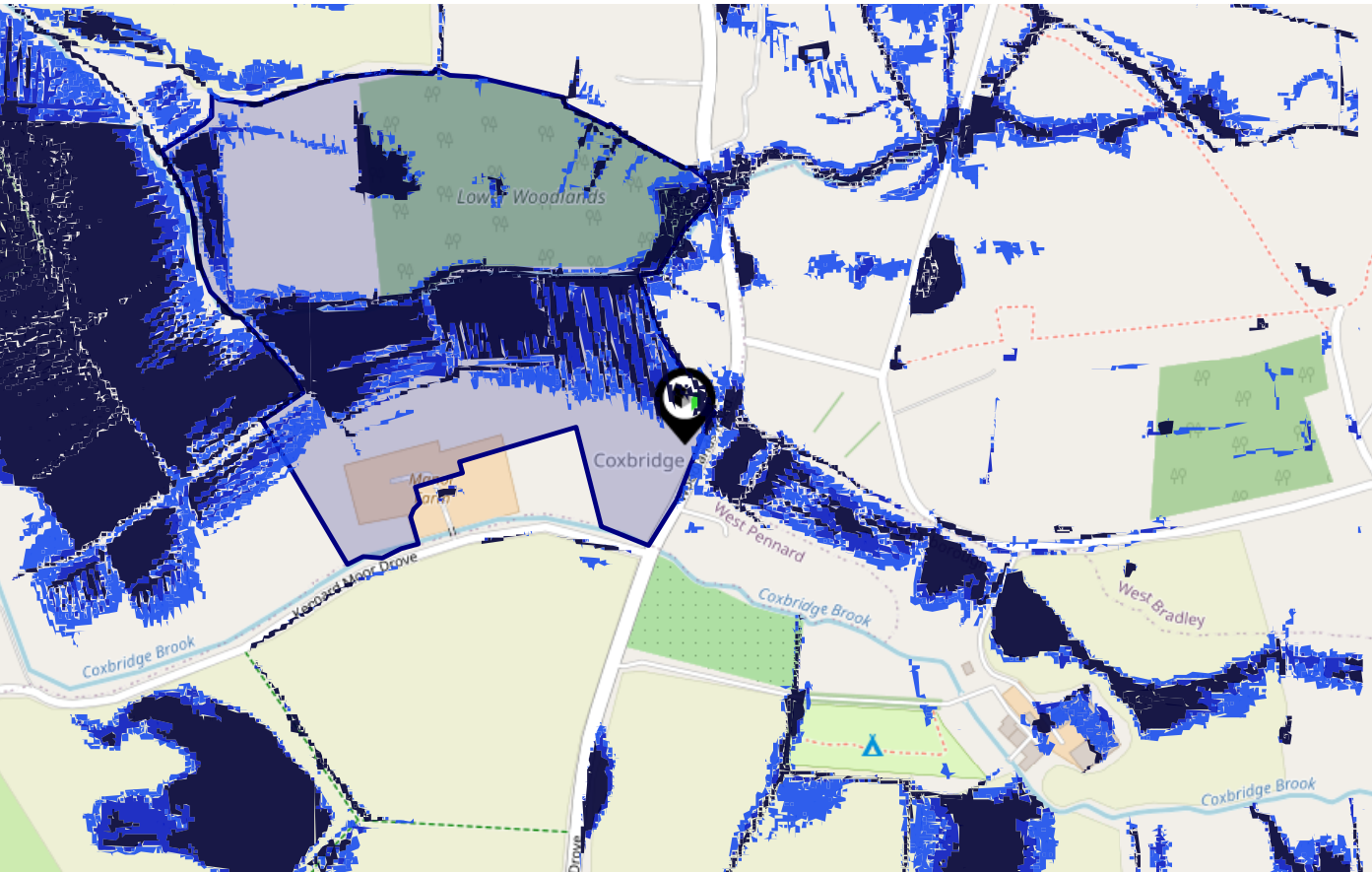
We have been advised by the seller that the heating is provided by electric heaters

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 (0.1%) 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:

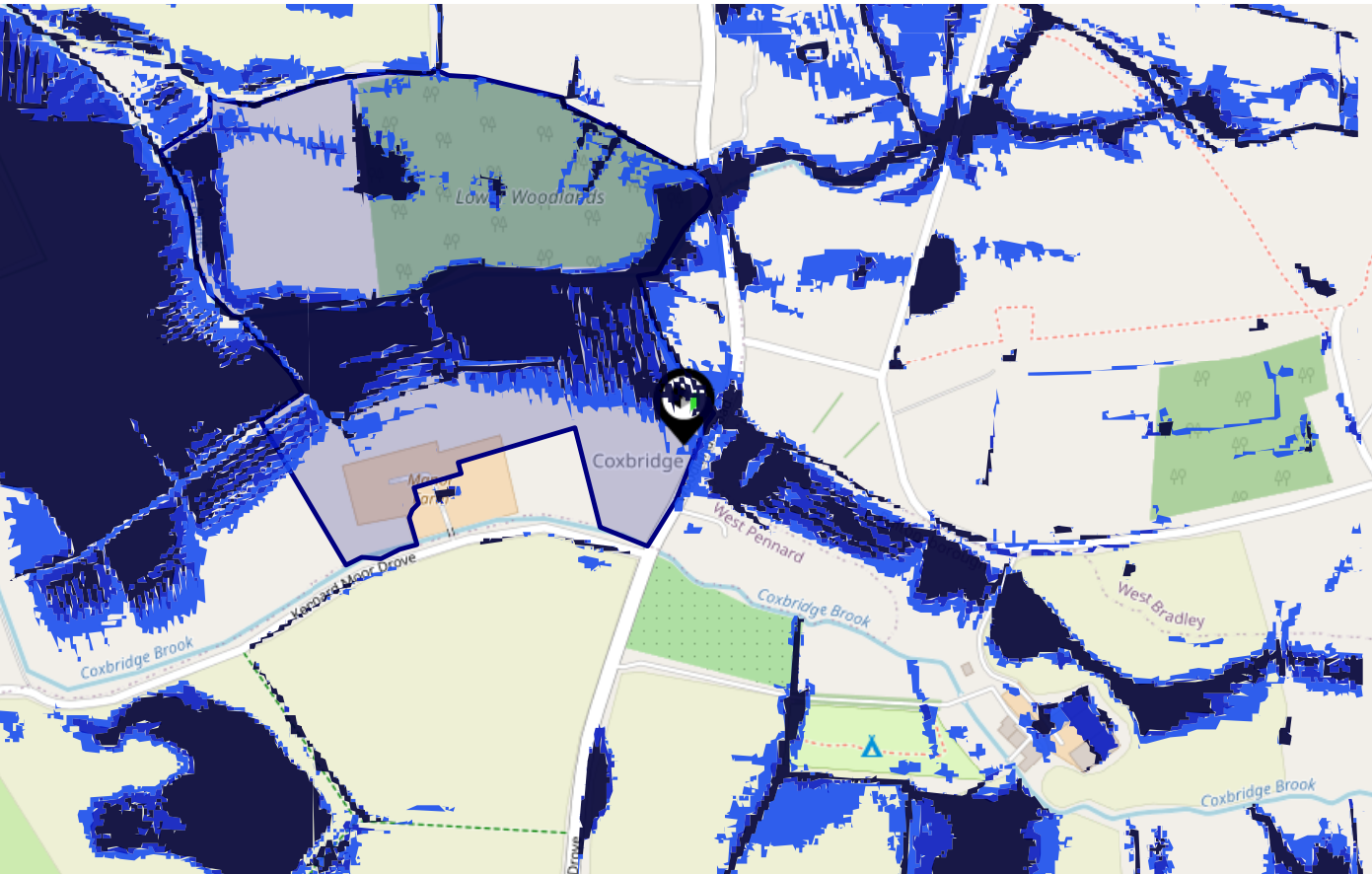


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

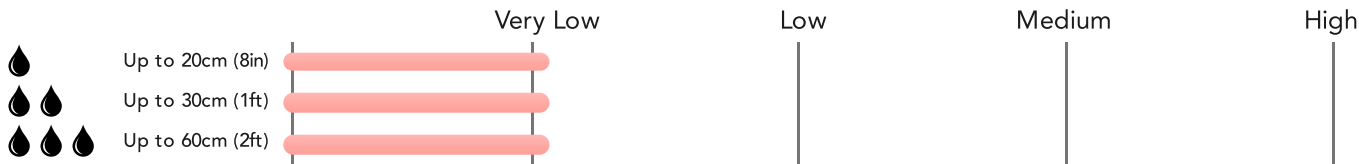


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



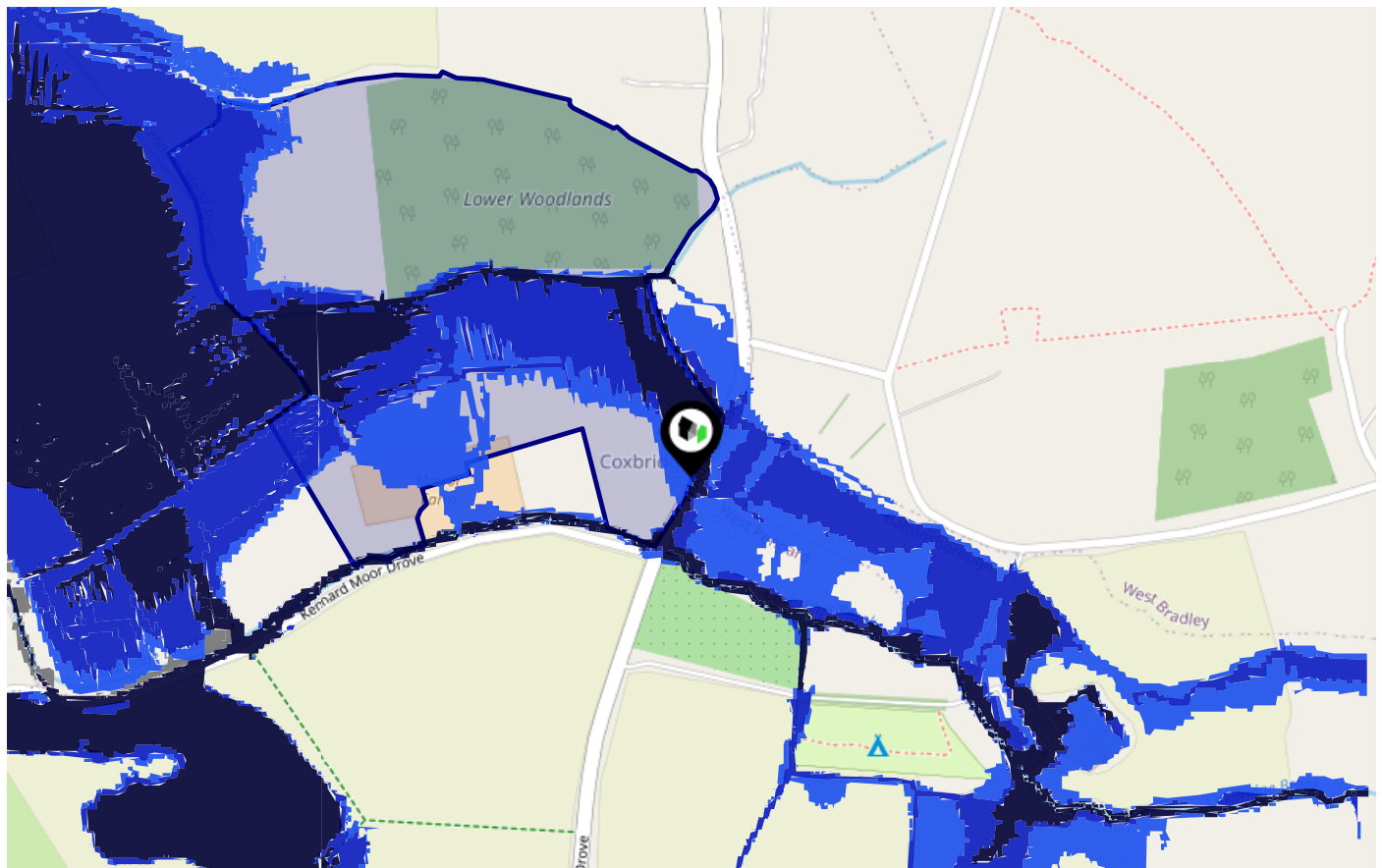
MIR - Material Info

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.

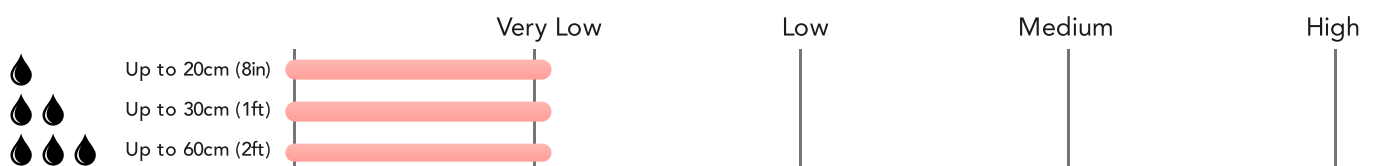


Risk Rating: Low

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.

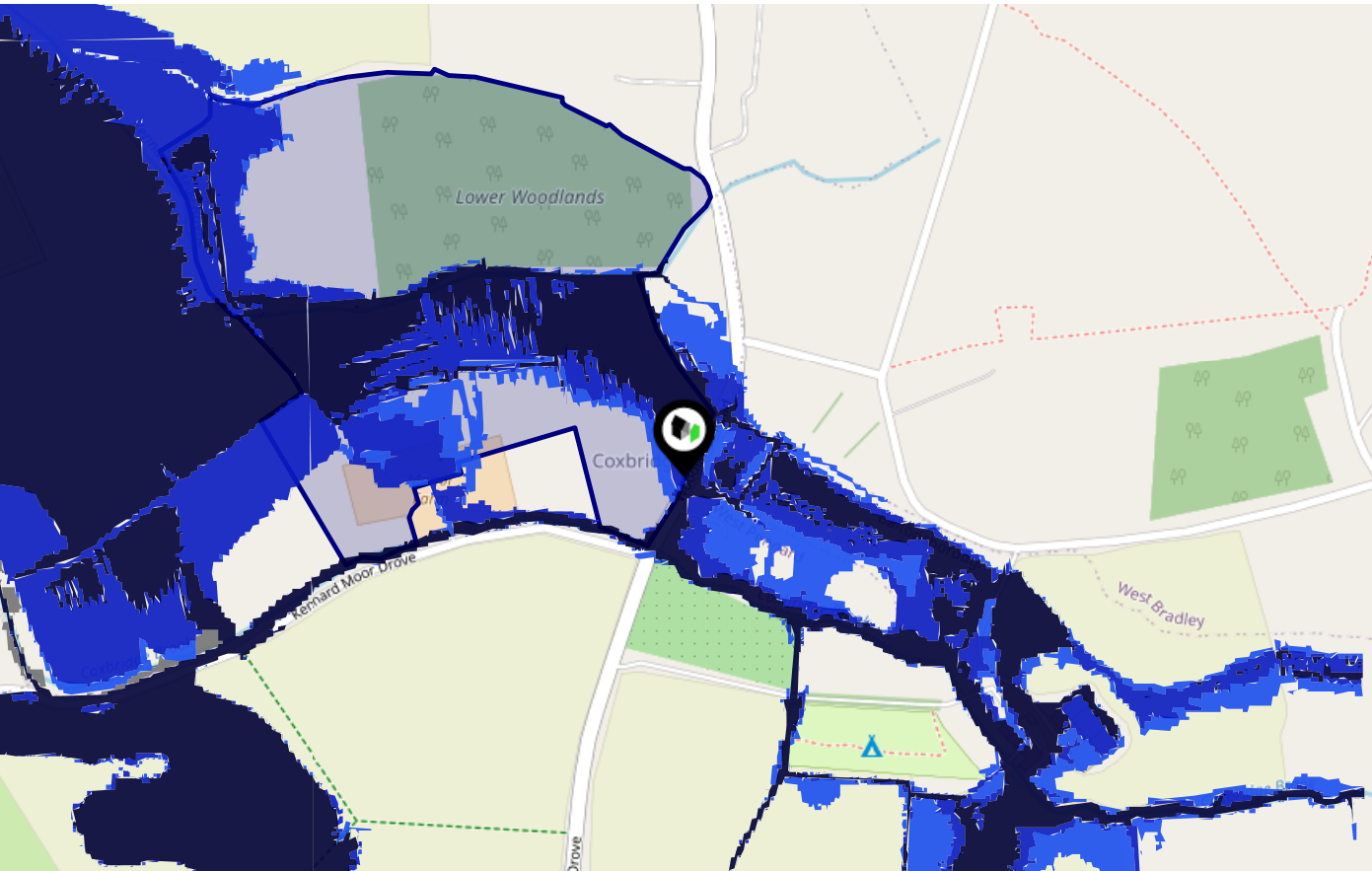
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

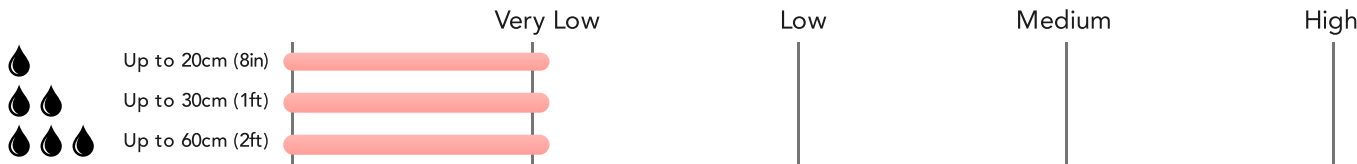


Risk Rating: Medium

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:

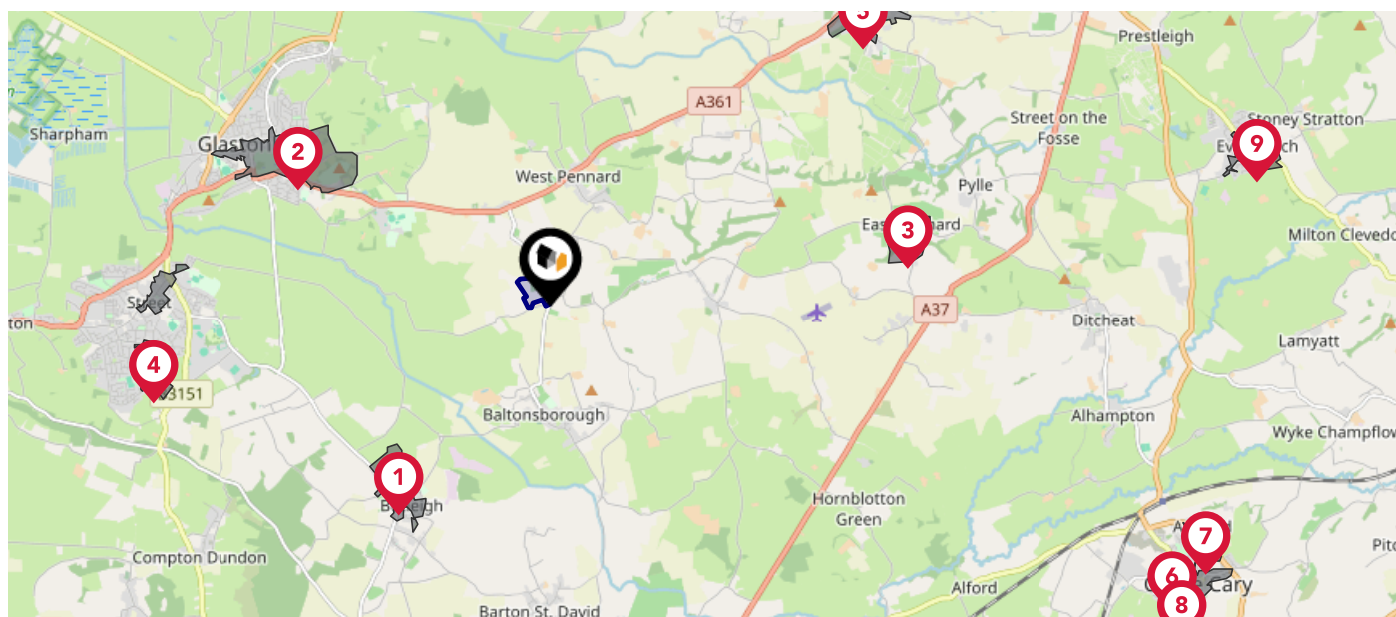


Maps

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



Butleigh



Glastonbury



East Pennard



Street



Pilton



Higher Flax Mills



Ansford



Castle Cary



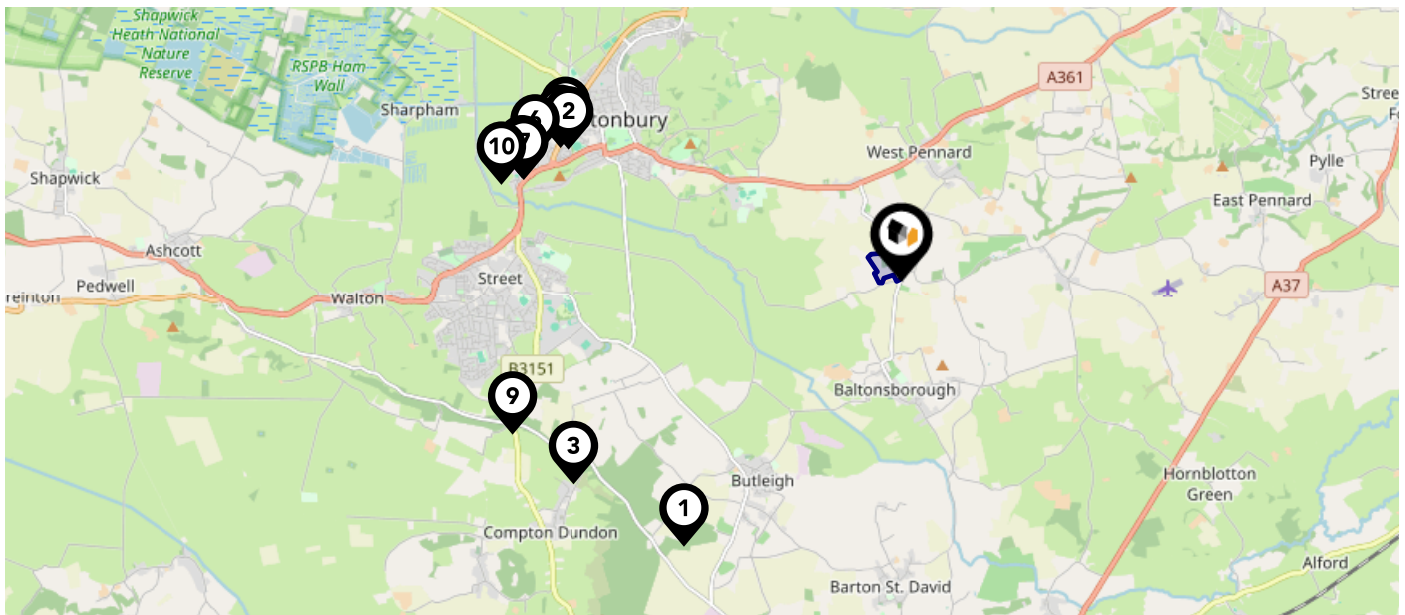
Evercreech

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	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill	
2	Dyehouse Lane-Glastonbury	Historic Landfill	
3	Collard Hill-Street, Somerset	Historic Landfill	
4	Land at Paradise-Glastonbury, Somerset	Historic Landfill	
5	Dyehouse Lane-Glastonbury	Historic Landfill	
6	Porchestal Drove-Glastonbury, Somerset	Historic Landfill	
7	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
8	Land at Bails-The Beckery, Glastonbury, Somerset	Historic Landfill	
9	Marshall's Elm-Street, Somerset	Historic Landfill	
10	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



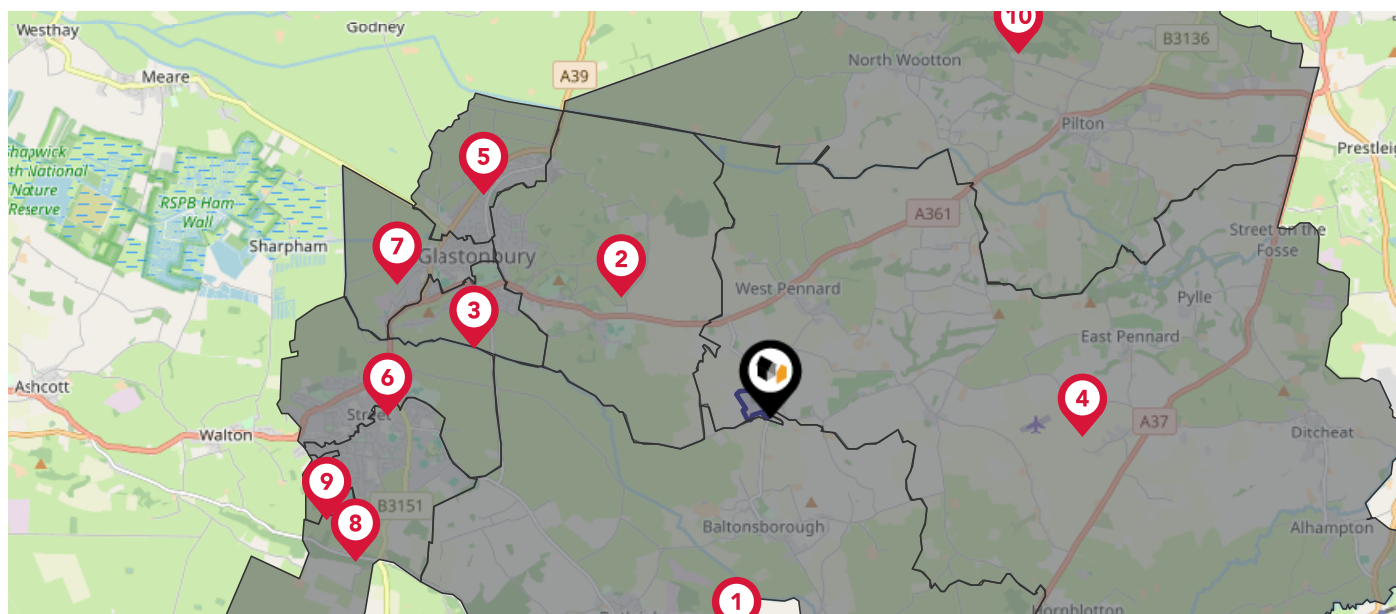
Mine Entry

- ✕ 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



Butleigh and Baltonsborough Ward



Glastonbury St. Edmund's Ward



Glastonbury St. Mary's Ward



The Pennards and Ditchat Ward



Glastonbury St. John's Ward



Street North Ward



Glastonbury St. Benedict's Ward



Street South Ward



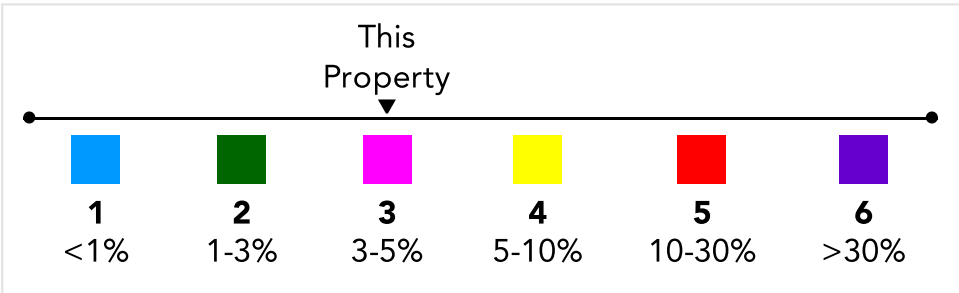
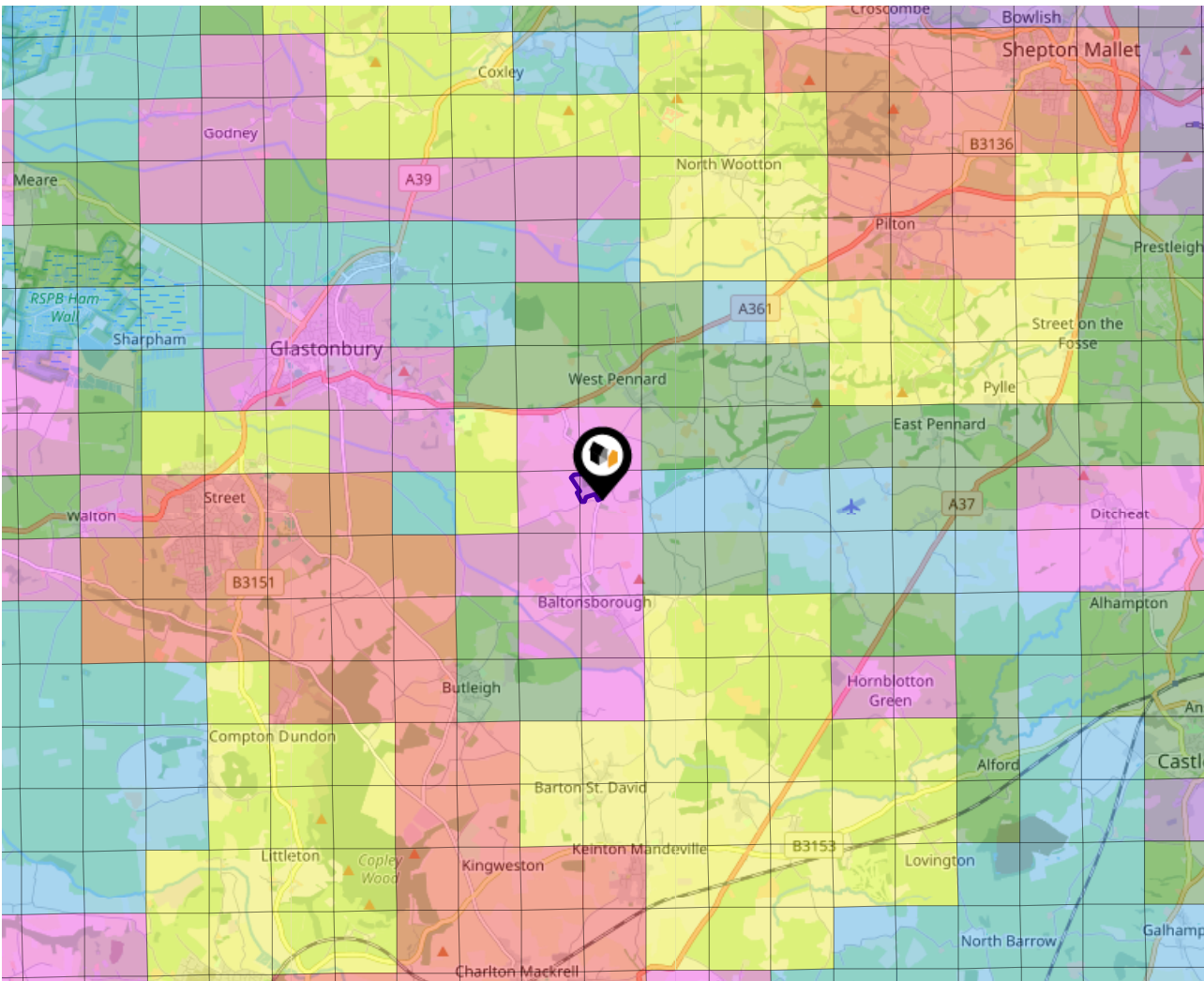
Street West Ward



Croscombe and Pilton Ward

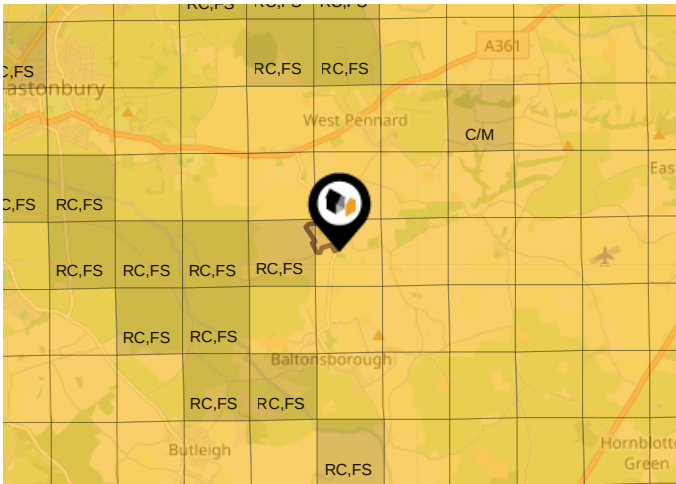
What is Radon?

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



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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



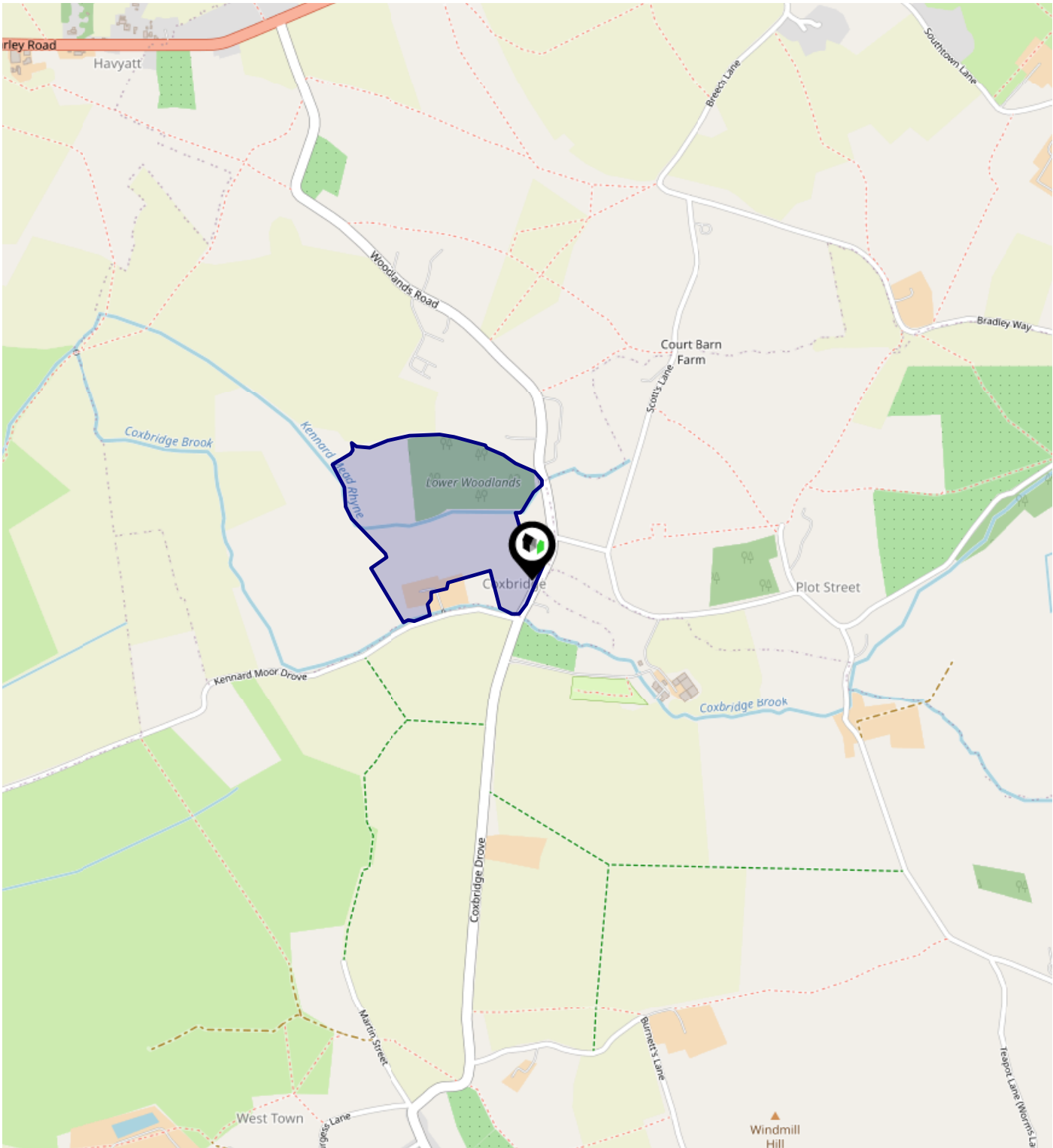
Primary Classifications (Most Common Clay Types)

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



Local Area

Masts & Pylons

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Key:

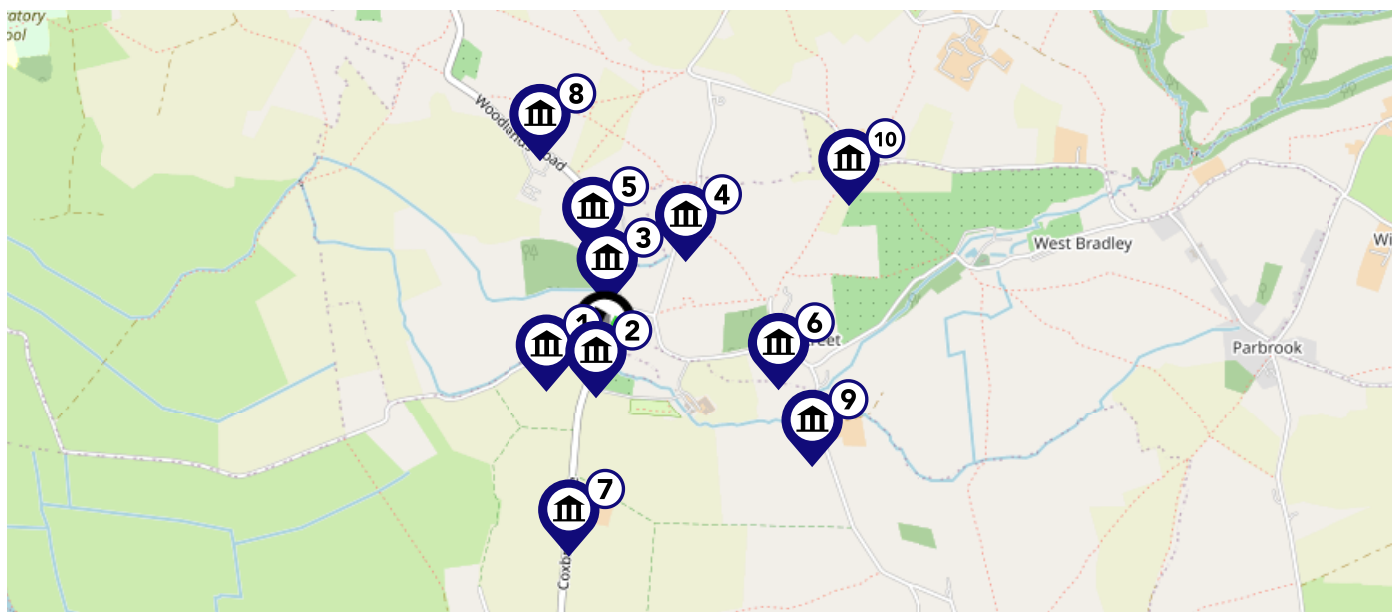
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

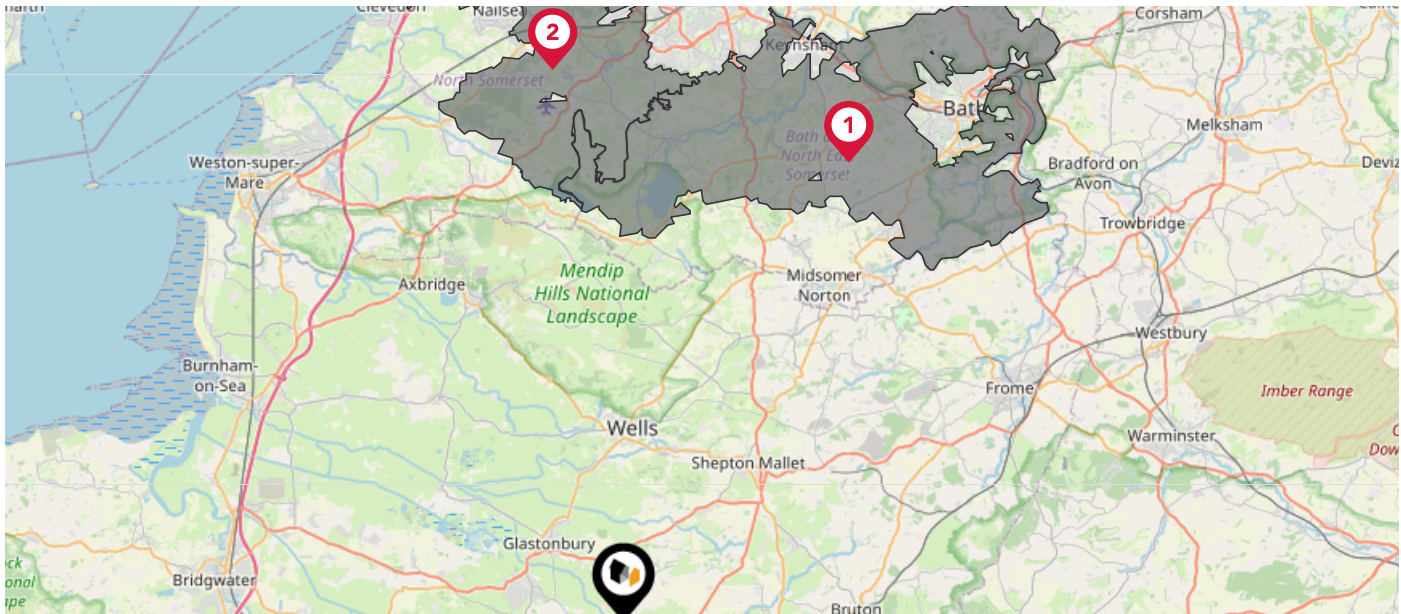
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1345050 - Manor Farmhouse	Grade II	0.1 miles
 1175882 - Coxbridge Farmhouse	Grade II	0.1 miles
 1058762 - Holly Tree Farmhouse	Grade II	0.2 miles
 1175792 - Court Barn	Grade I	0.3 miles
 1175975 - Penwood Farmhouse	Grade II	0.3 miles
 1345047 - Chapel Cottage	Grade II	0.4 miles
 1058883 - Northwood Farmhouse	Grade II	0.4 miles
 1175985 - Woodlands House And Attached Wall To East	Grade II	0.5 miles
 1345009 - Bridge Farmhouse And Barn	Grade II	0.5 miles
 1058796 - Upper Woodlands Farmhouse	Grade II	0.7 miles

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



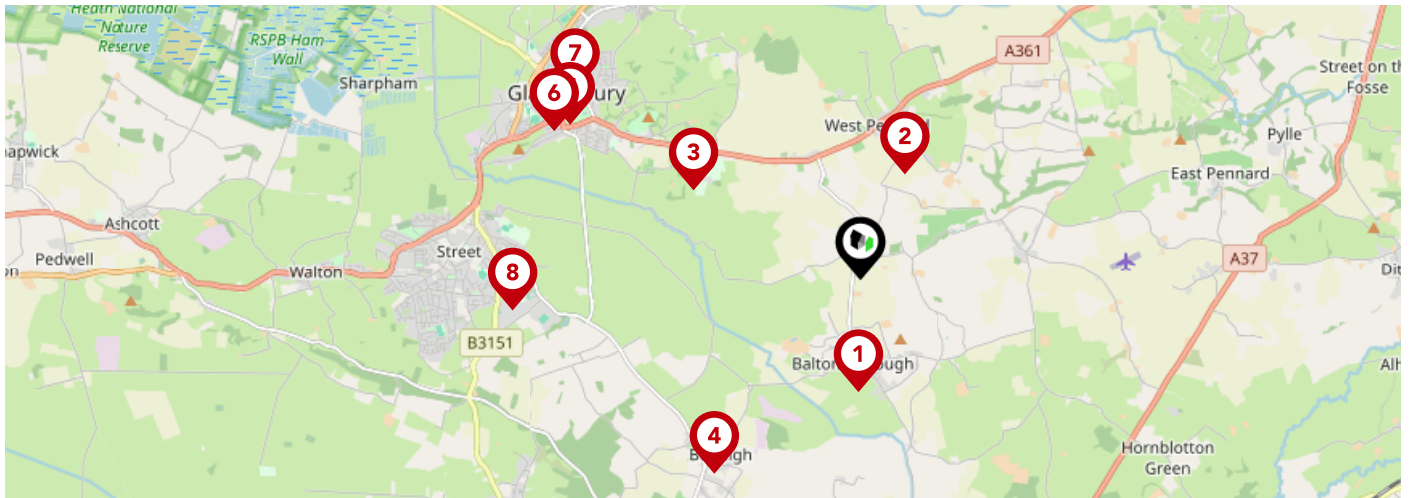
Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - North Somerset



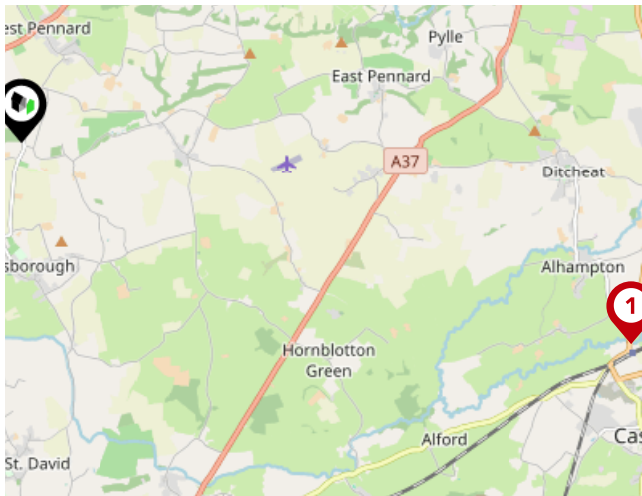
		Nursery	Primary	Secondary	College	Private
1	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:3.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:3.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Strode College Ofsted Rating: Good Pupils:0 Distance:3.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Tor School Ofsted Rating: Good Pupils: 32 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Avalon School Ofsted Rating: Good Pupils: 65 Distance:4.18	<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	Castle Cary Rail Station	5.98 miles
2	Yeovil Pen Mill Rail Station	12.72 miles
3	Bruton Rail Station	9.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.98 miles
2	M5 J29	44.72 miles
3	M4 J16	45.08 miles
4	M5 J30	45.5 miles
5	M5 J31	48.66 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.13 miles
2	Felton	18.13 miles
3	Cardiff Airport	35.1 miles
4	Exeter Airport	43.09 miles

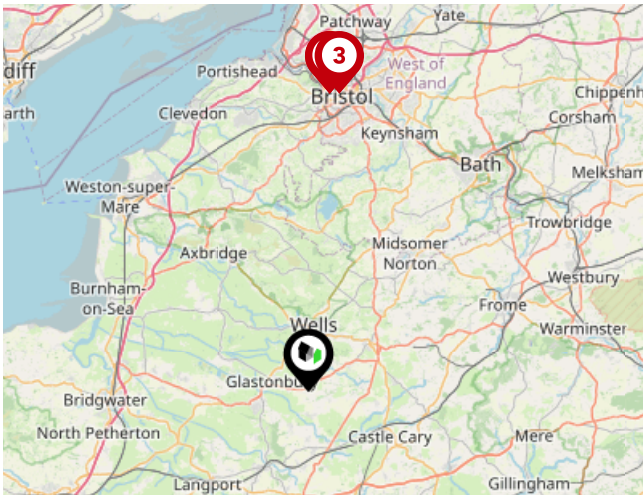
Area

Transport (Local)



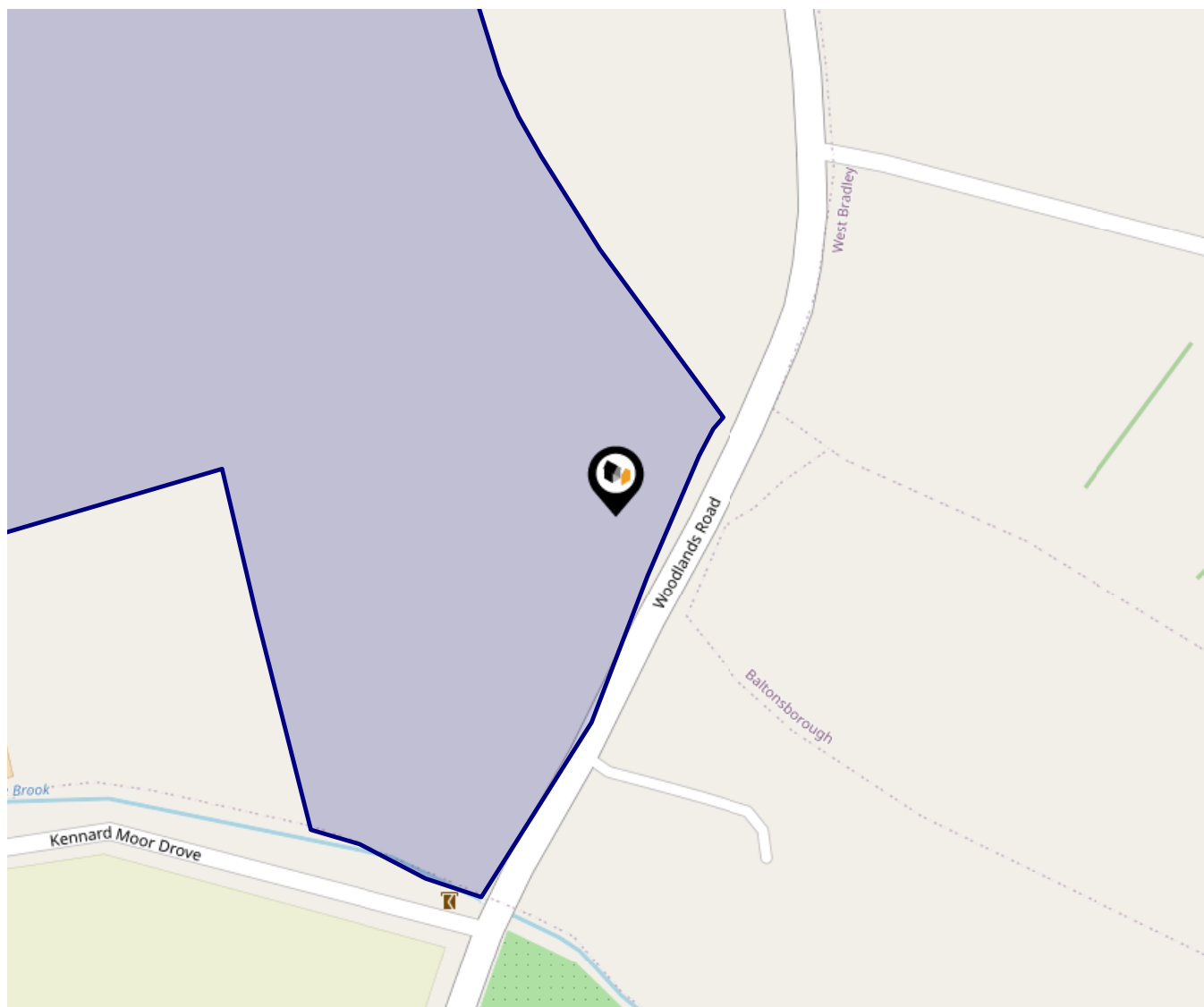
Bus Stops/Stations

Pin	Name	Distance
1	Manor Farm Cottages	0.02 miles
2	Padfield House	0.42 miles
3	Priory Farm	0.64 miles
4	Burnetts Lane	0.77 miles
5	Mendip West Slinky - Baltonsborough DRT	0.95 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	22.18 miles
2	Nova Scotia Ferry Landing	22.21 miles
3	Wapping Wharf	22.26 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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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.



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