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MIR: Material Info

The Material Information Affecting this Property

Thursday 03rd July 2025



STATION ROAD, CHARLTON MACKRELL, SOMERTON, TA11

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.35 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,981		
Title Number:	ST88312		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s

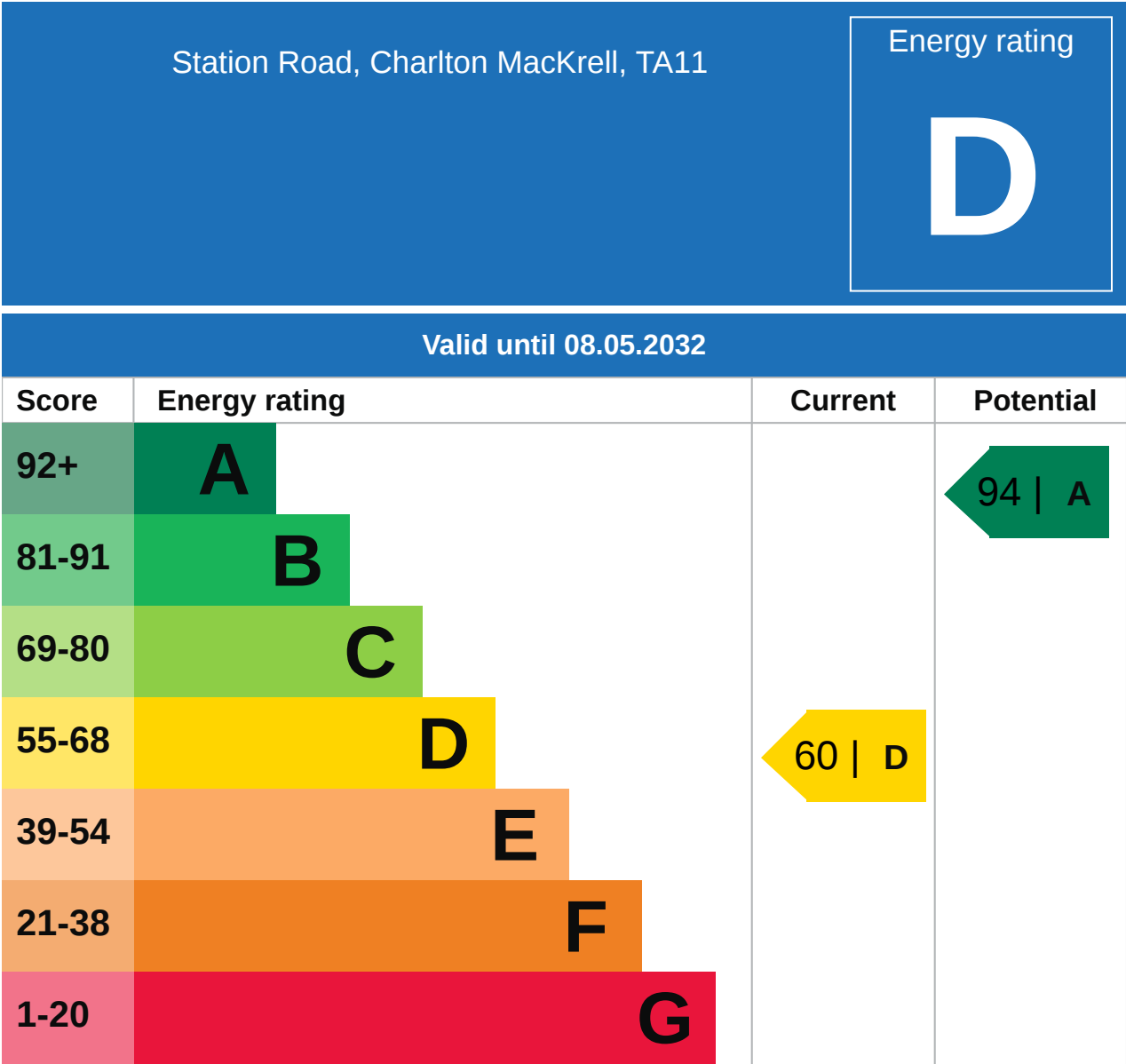
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			





Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 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

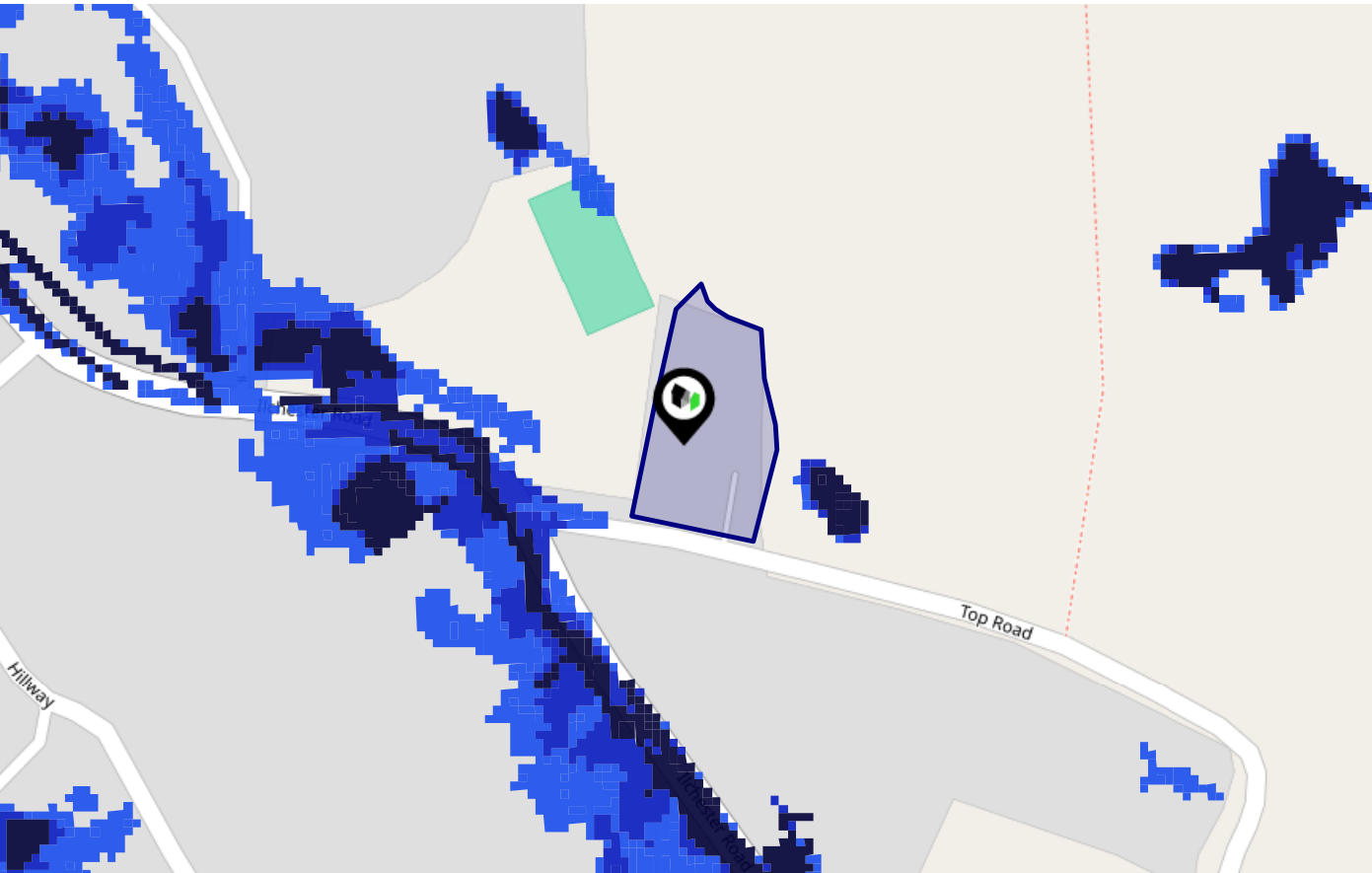
Heating System

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

Flood Risk

Surface Water - Flood Risk

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.

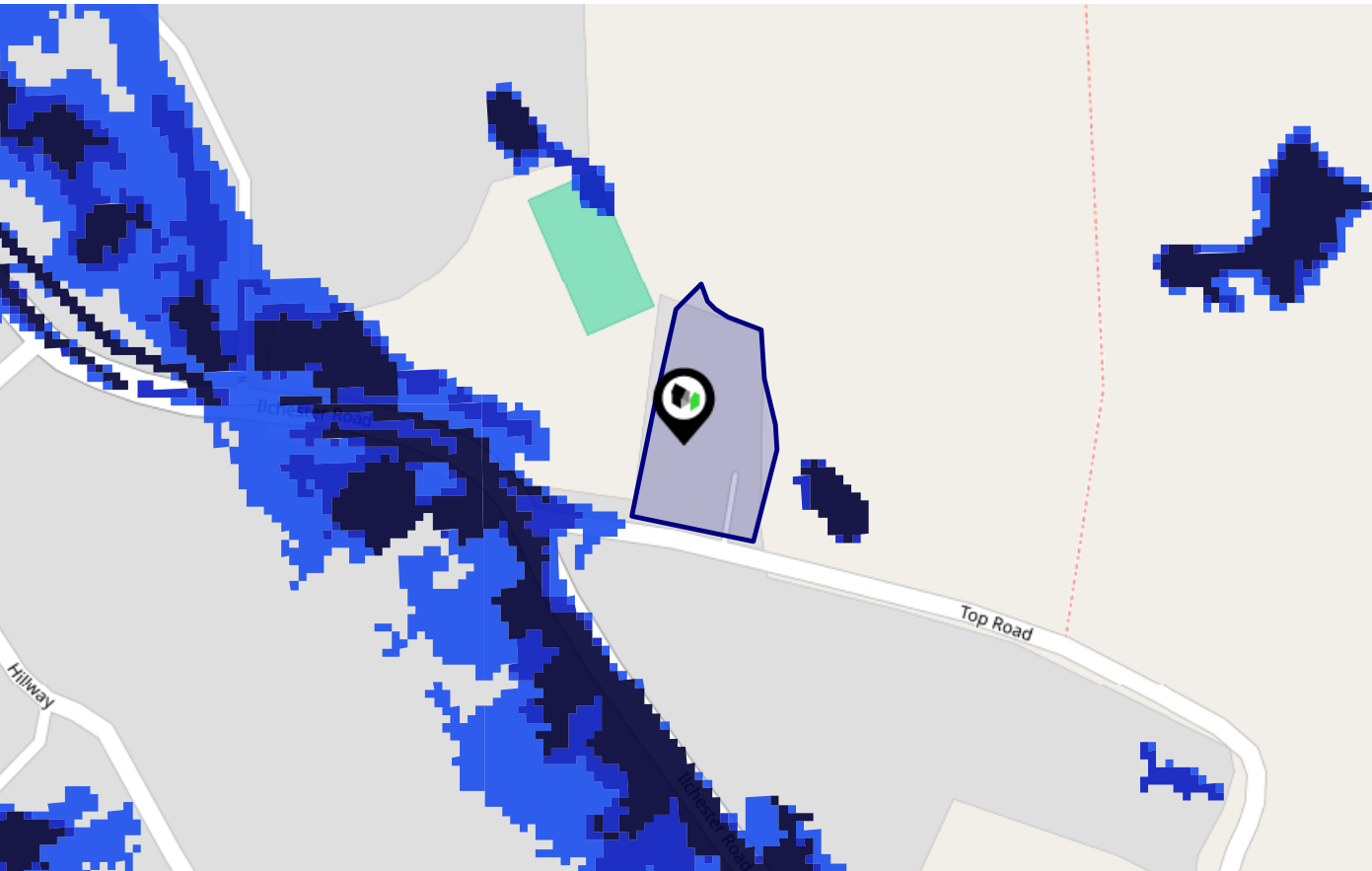
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

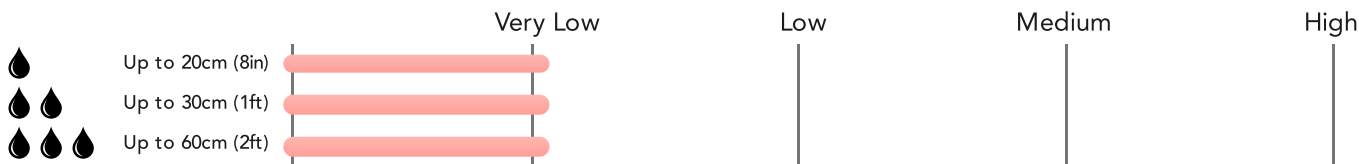


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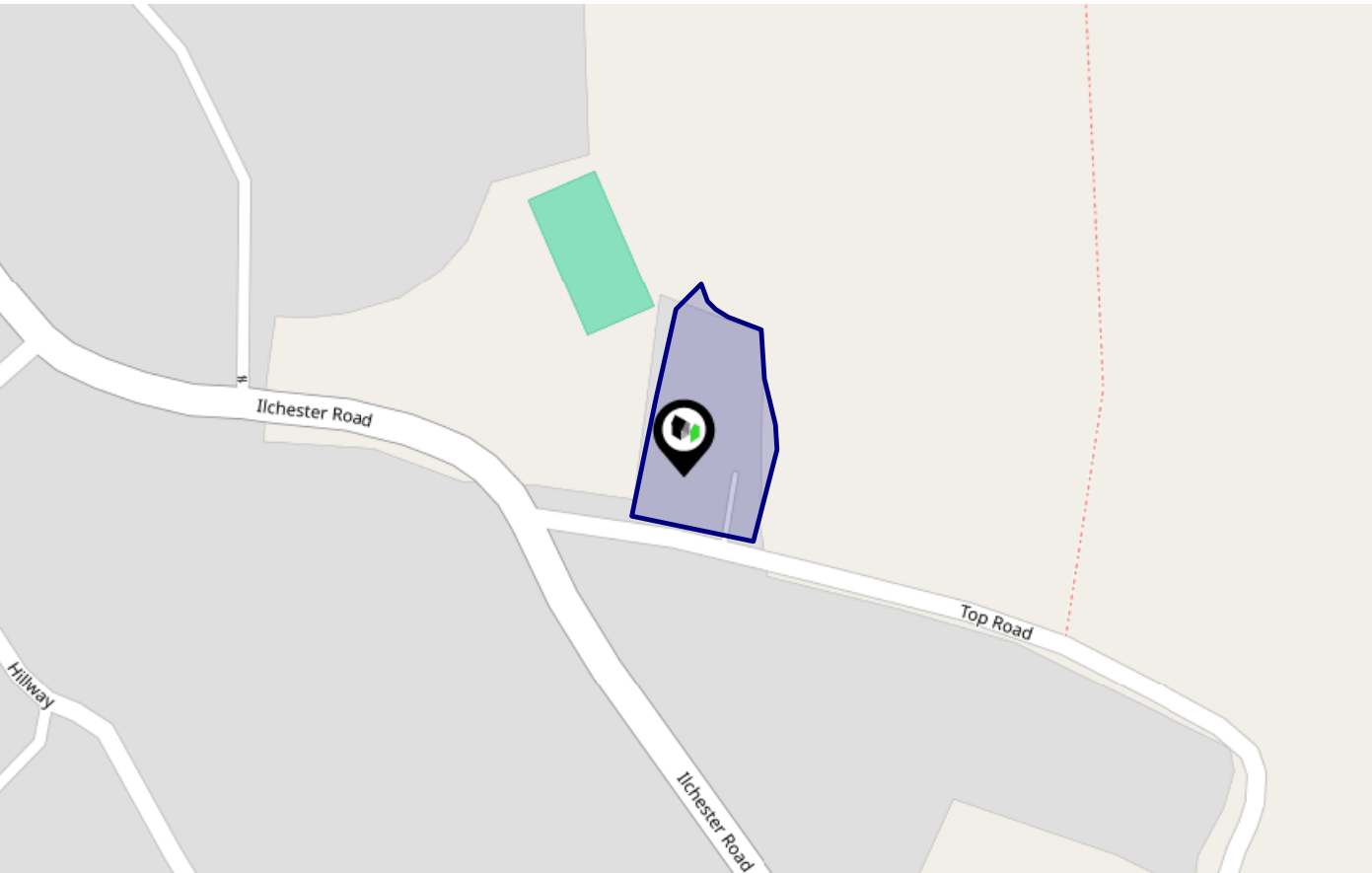
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

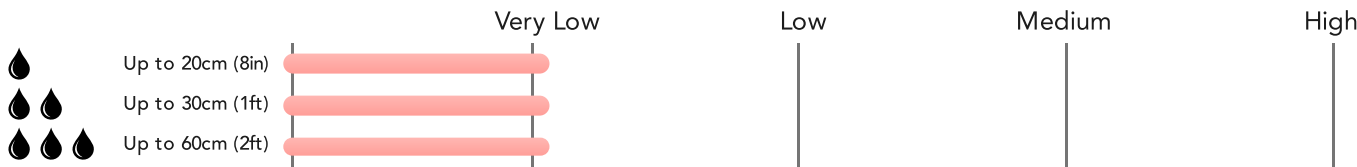


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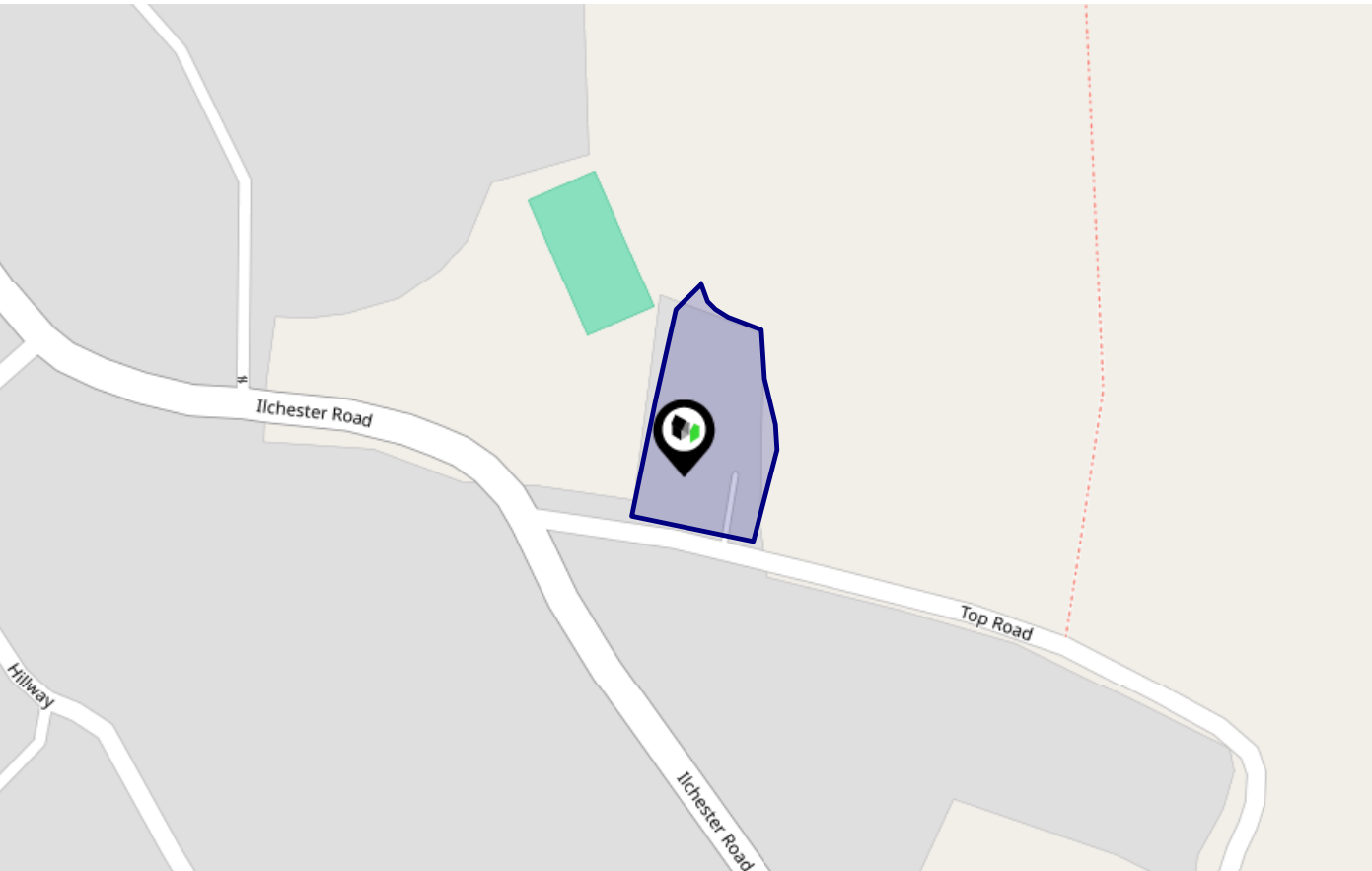
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: Very low

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.

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- 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

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.



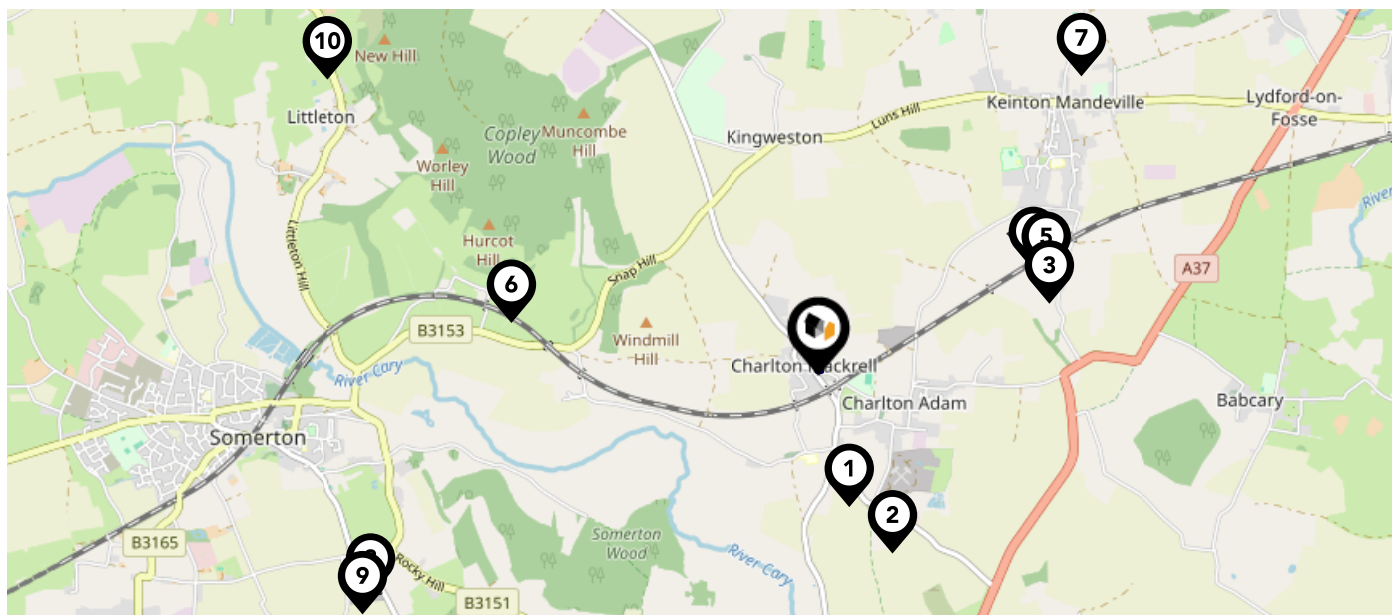
Nearby Conservation Areas	
1	West Charlton and Charlton Mackrell
2	Charlton Adam
3	Kingweston
4	Kingsdon
5	Somerton
6	Butleigh
7	Knole
8	West Camel
9	Long Sutton
10	Queen Camel

Maps

Landfill Sites

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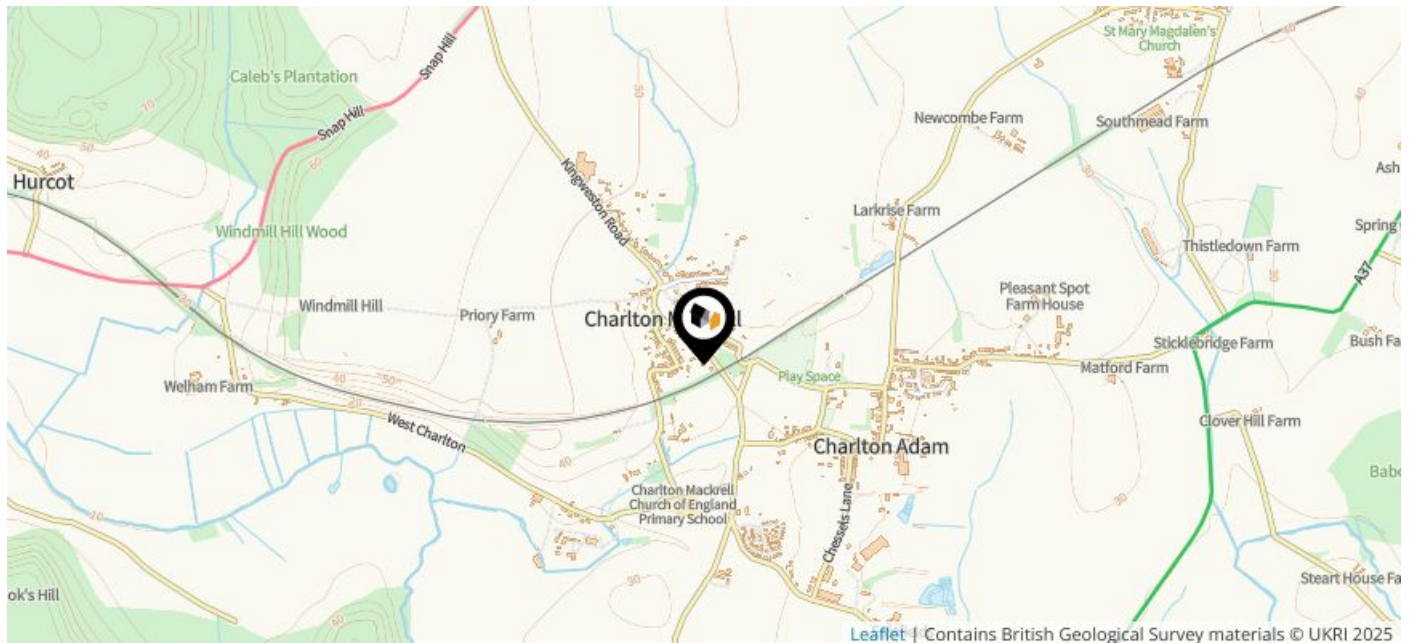
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Primrose Hill Quarry-Primrose Hill, Charlton Mackrell, Somerton, Somerset	Historic Landfill	
2	Tout Lane-Charlton Mackrell	Historic Landfill	
3	EA/EPR/ZP3490FM/A001 - Southmead Farm	Active Landfill	
4	Keinton Manderville-South of Church Street, Keinton Manderville, Somerton, Somerset	Historic Landfill	
5	Land off Church Street-Keinton Manderville, Somerton, Somerset	Historic Landfill	
6	Higher Hurcott-Taunton, Somerton, Somerset	Historic Landfill	
7	Coombe Hill-Keinton Manderville	Historic Landfill	
8	Catsgore Road-Ashen Cross	Historic Landfill	
9	Highbrooks Road-Ashen Cross	Historic Landfill	
10	Wineberry Cottage-Littleton, Compton Dundon, 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.

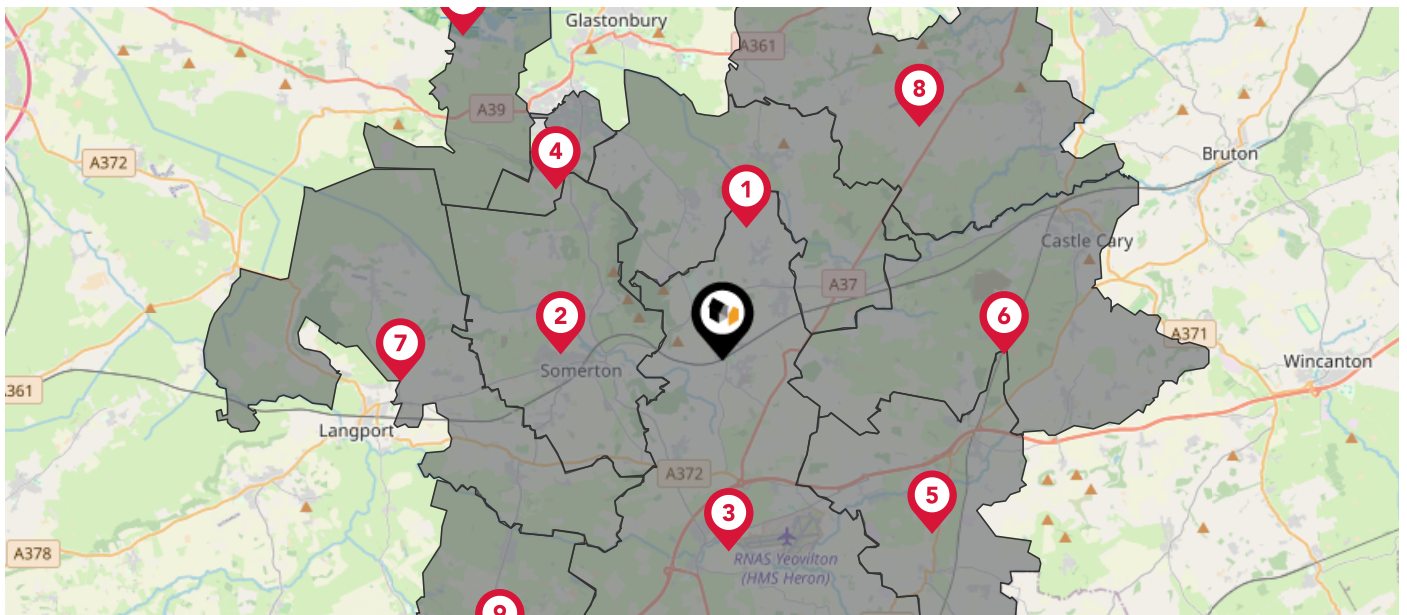
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

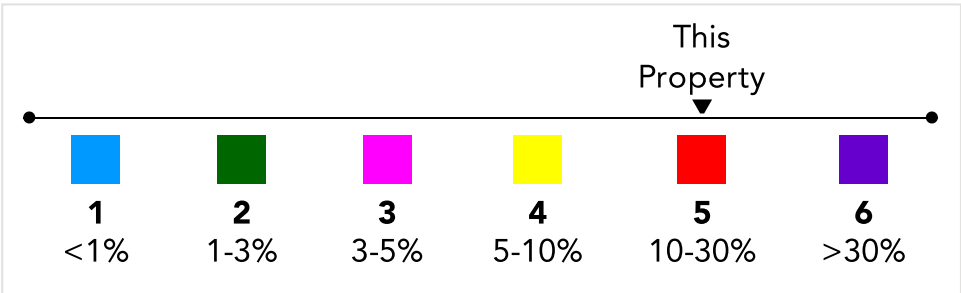
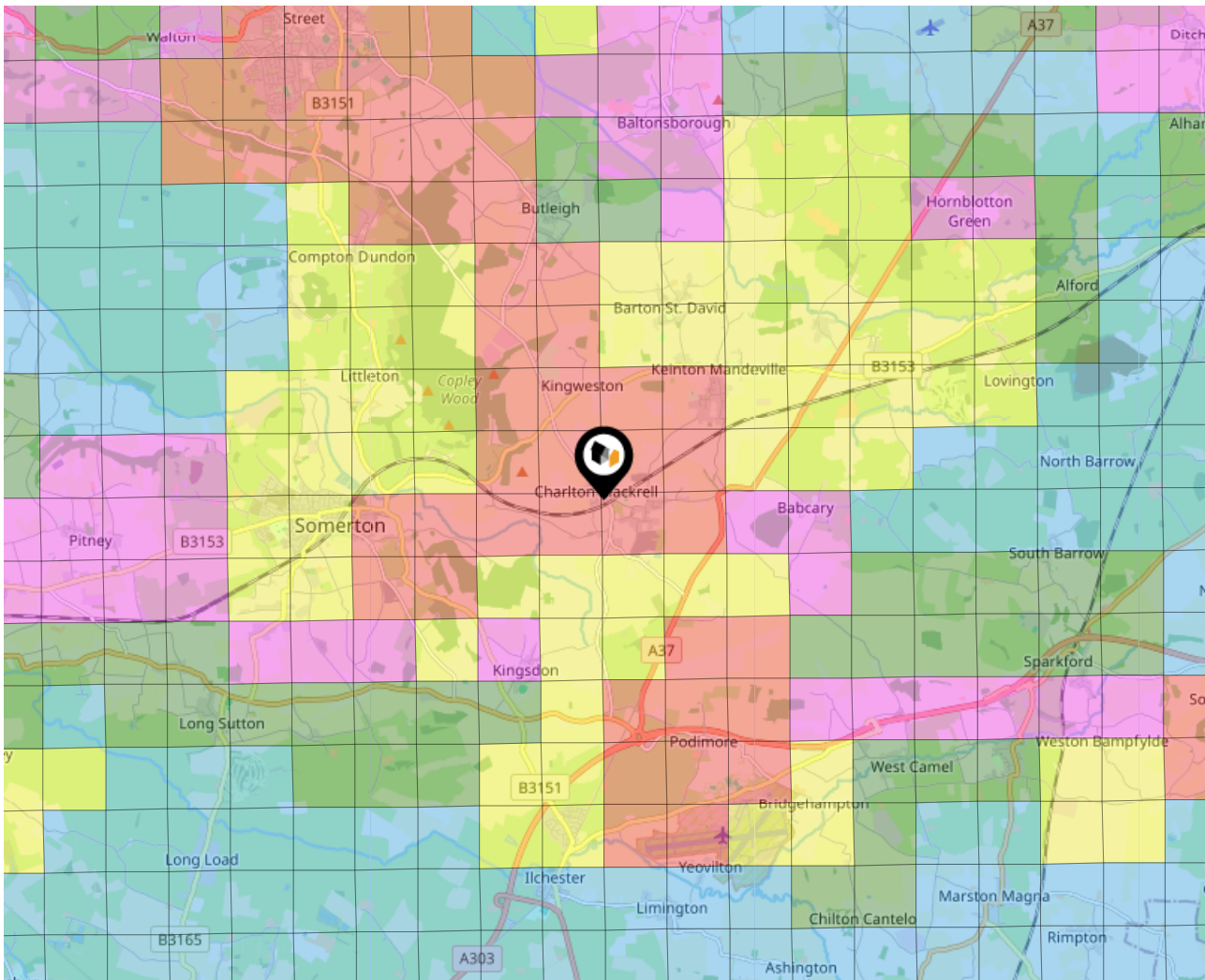


Nearby Council Wards

- 1 Butleigh and Baltonsborough Ward
- 2 Wessex Ward
- 3 Northstone, Ivelchester & St. Michael's Ward
- 4 Street South Ward
- 5 Camelot Ward
- 6 Cary Ward
- 7 Turn Hill Ward
- 8 The Pennards and Ditchheat Ward
- 9 Martock Ward
- 10 Moor Ward

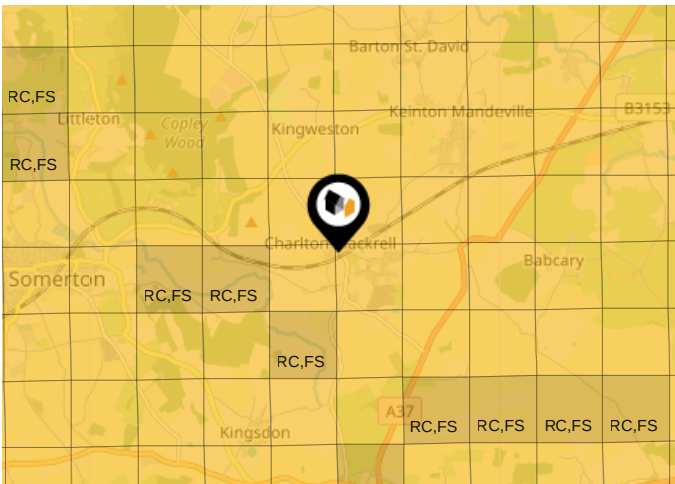
What is Radon?

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:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



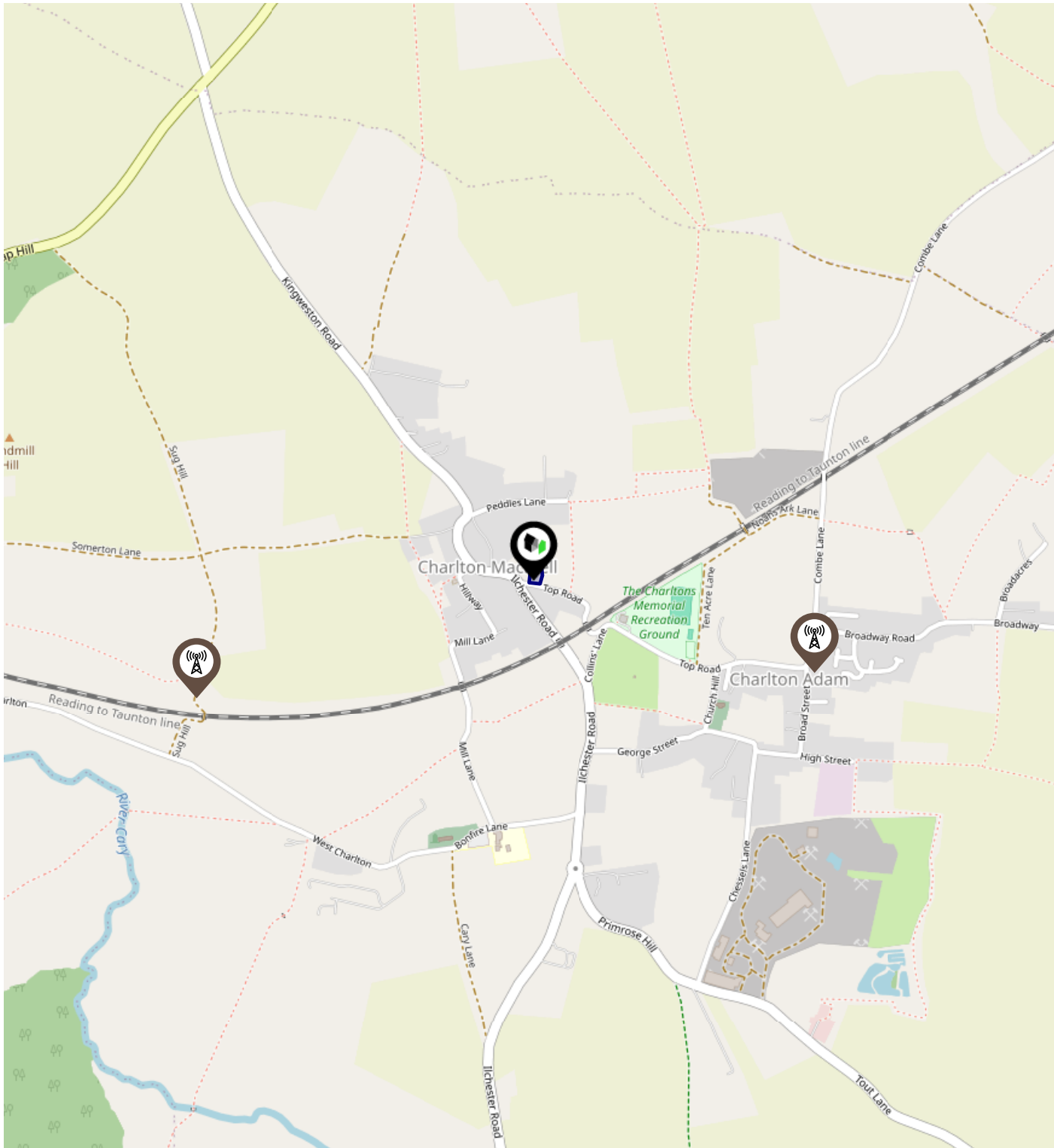
Primary Classifications (Most Common Clay Types)

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:

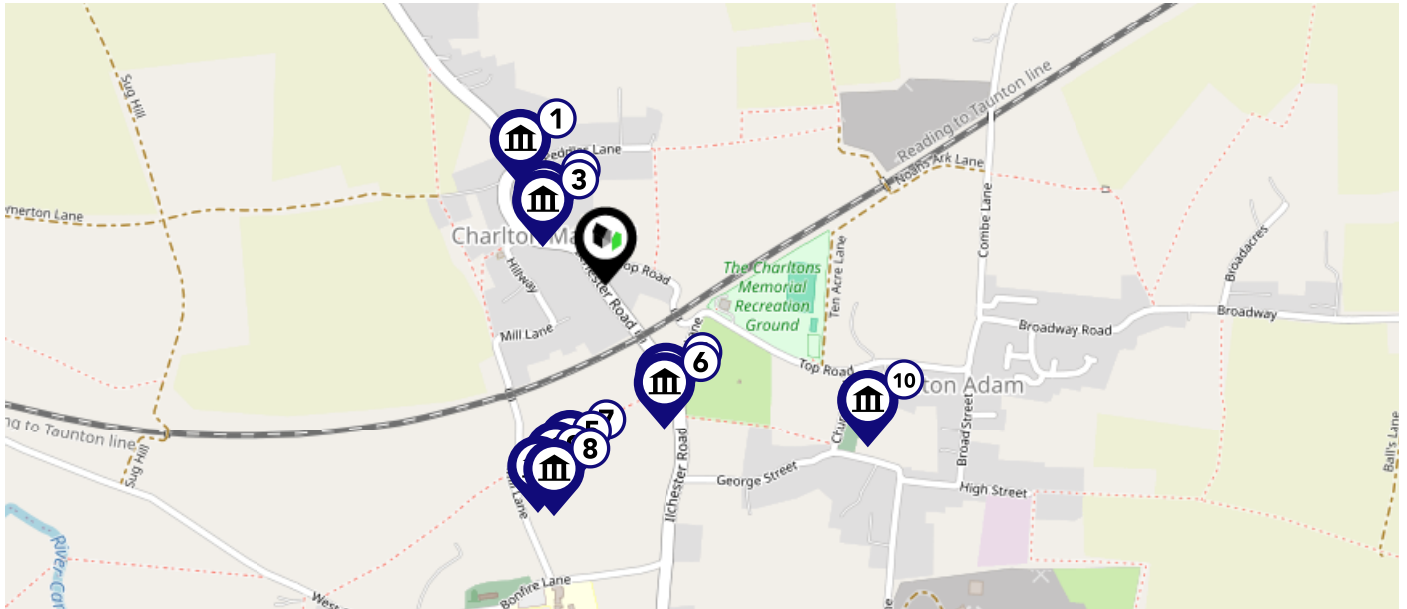
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

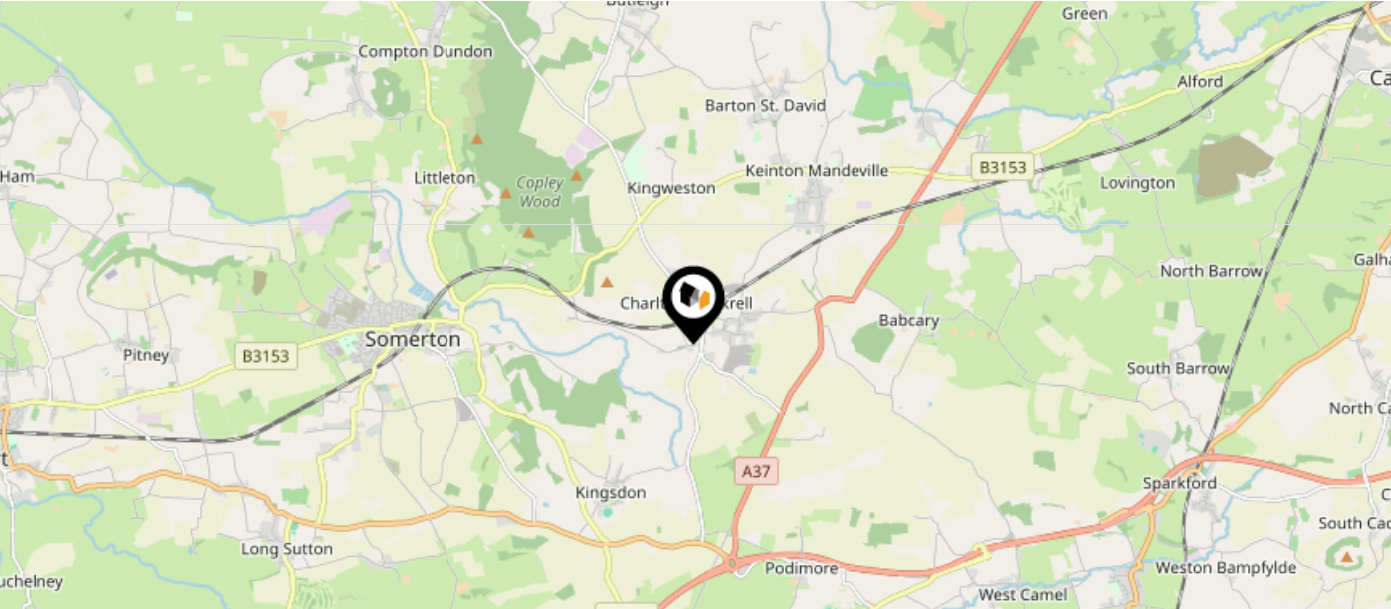
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



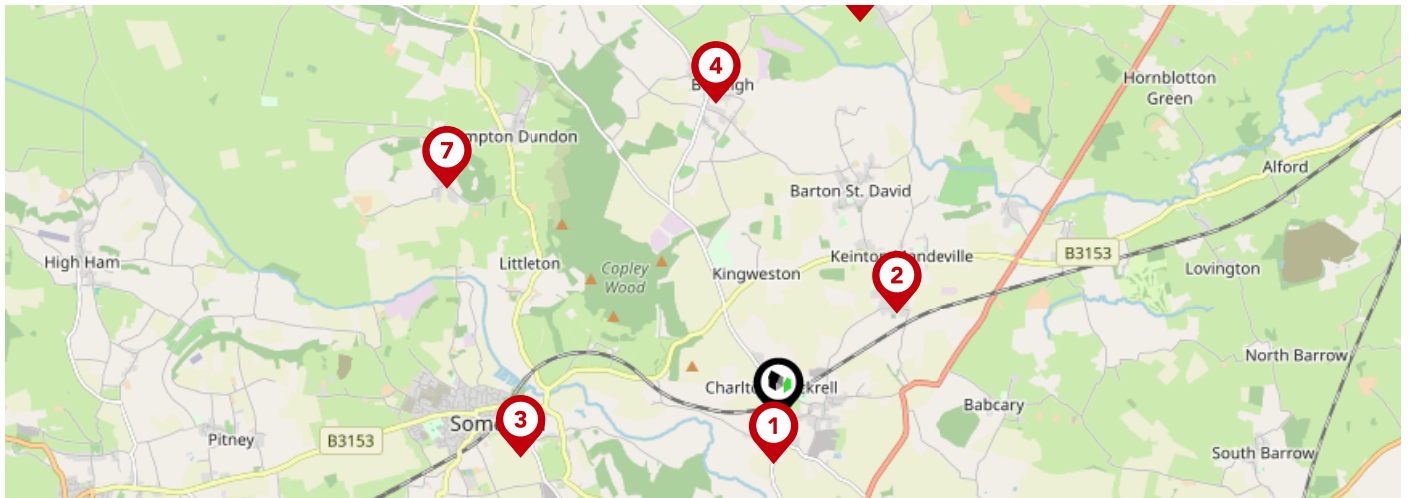
Listed Buildings in the local district		Grade	Distance
	1345991 - The Woods	Grade II	0.1 miles
	1307876 - Dovecote Attached To The North East Corner Of Charlton House	Grade II	0.1 miles
	1056766 - Charlton House	Grade II	0.1 miles
	1423561 - The Charltons' War Memorial	Grade II	0.2 miles
	1346011 - Barn And Stables About 15 Metres North East Of Manor Farmhouse	Grade II	0.2 miles
	1176249 - Gate Piers About 275 Metres North East Of Manor Farmhouse	Grade II	0.2 miles
	1056726 - Wagon Shed About 70 Metres North East Of Manor Farmhouse	Grade II	0.2 miles
	1056725 - Granary About 20 Metres East Of Manor Farmhouse	Grade II	0.3 miles
	1056724 - Manor Farmhouse	Grade II	0.3 miles
	1056727 - The Abbey	Grade I	0.4 miles

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

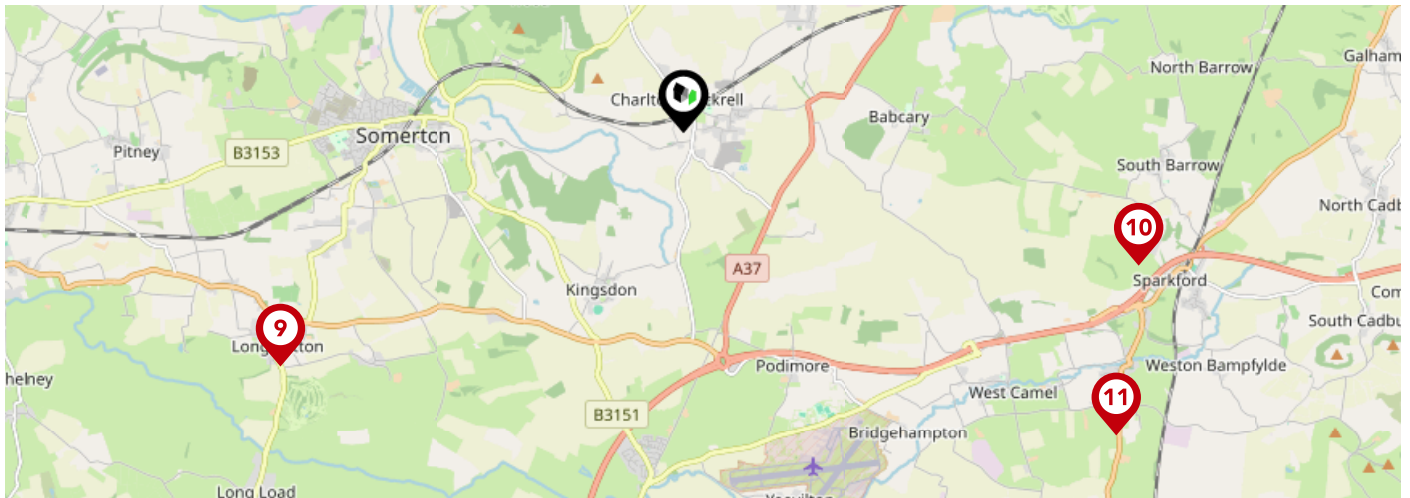


Nearby Green Belt Land

No data available.



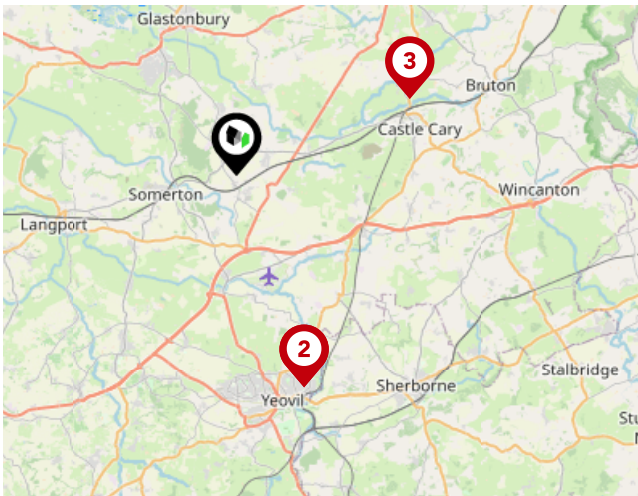
		Nursery	Primary	Secondary	College	Private
1	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ilchester Community School Ofsted Rating: Good Pupils: 301 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chilton Bridge School Ofsted Rating: Good Pupils: 42 Distance:3.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hazlegrove Preparatory School Ofsted Rating: Not Rated Pupils: 409 Distance:4.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Countess Gytha Primary School Ofsted Rating: Good Pupils: 146 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:5.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Avalon School Ofsted Rating: Good Pupils: 65 Distance:5.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:5.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

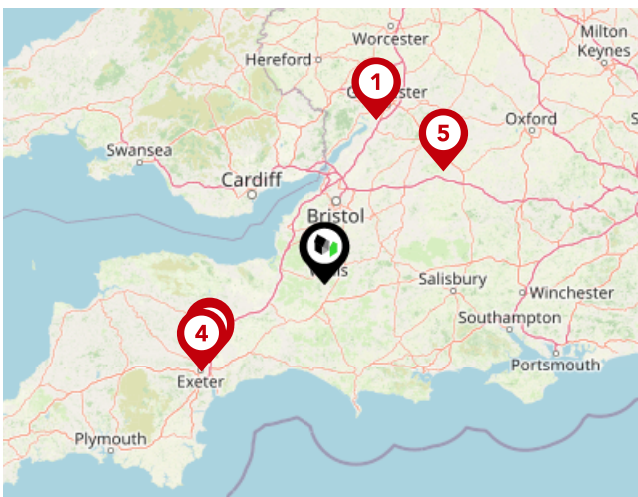
Area Transport (National)

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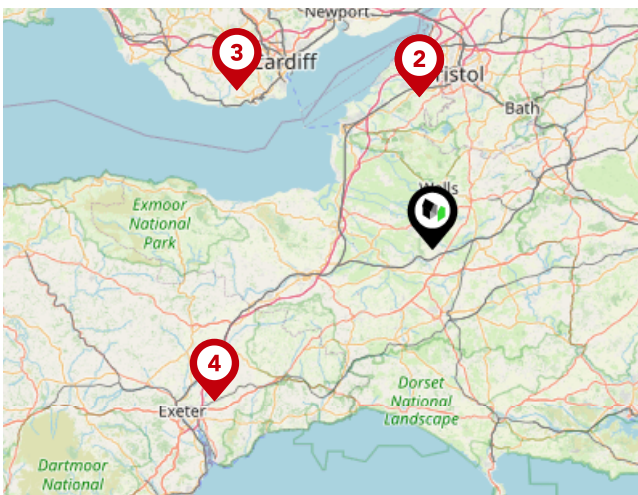
National Rail Stations

Pin	Name	Distance
1	Yeovil Pen Mill Rail Station	8.25 miles
2	Yeovil Pen Mill Rail Station	8.26 miles
3	Castle Cary Rail Station	7.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	50.74 miles
2	M5 J29	41.34 miles
3	M5 J30	42.05 miles
4	M5 J31	45.18 miles
5	M4 J16	48.84 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	22.78 miles
2	Felton	22.78 miles
3	Cardiff Airport	37.28 miles
4	Exeter Airport	39.62 miles

Area

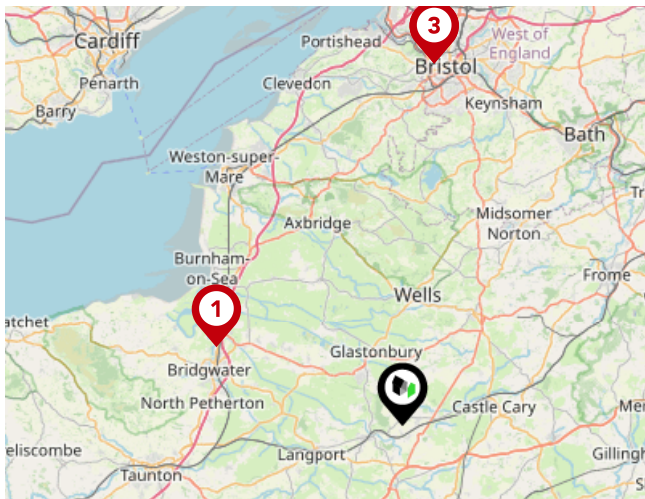
Transport (Local)

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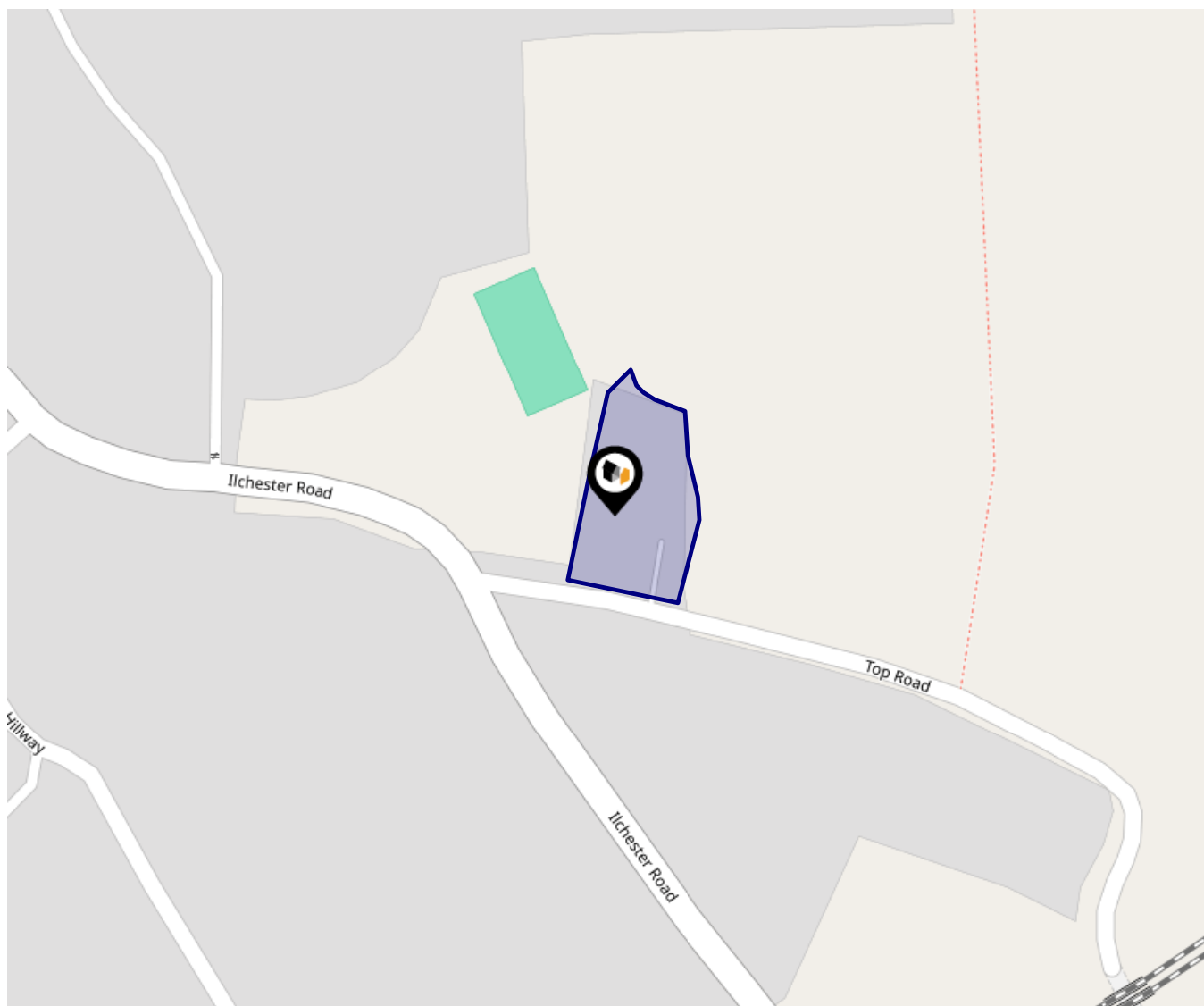
Bus Stops/Stations

Pin	Name	Distance
1	Peddles Lane	0.14 miles
2	Bonfire Lane	0.32 miles
3	Bonfire Lane	0.37 miles
4	Post Office	0.44 miles
5	Post Office	1.07 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	15.11 miles
2	The Cottage Ferry Landing	26.98 miles
3	Nova Scotia Ferry Landing	27.01 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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