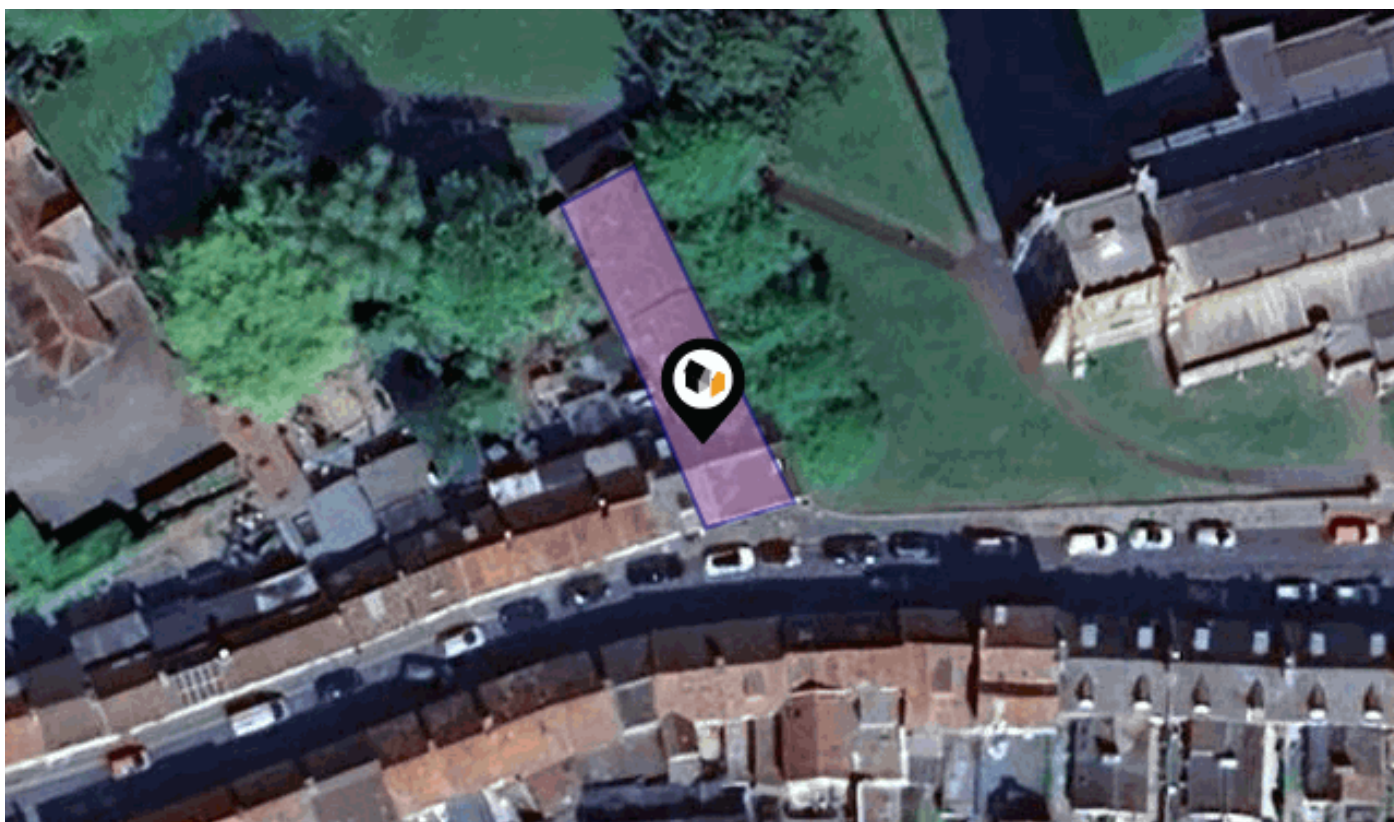




MIR: Material Info

The Material Information Affecting this Property

Thursday 14th August 2025



2, ST. CUTHBERT STREET, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

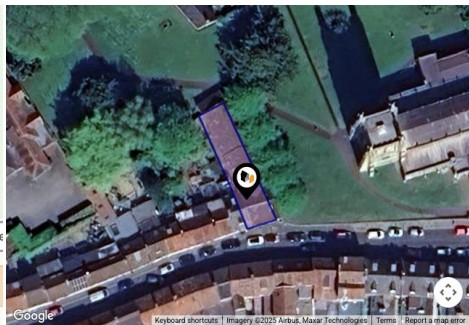
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	484 ft ² / 45 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	WS46287		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Wells			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	206 mb/s	- mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning records for: *Church Of St Cuthbert St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2017/2000/TCA

Decision: TPO Not Required (No Objection)

Date: 20th July 2017

Description:

Works to 19 trees in a Conservation Area including replacing stakes, lifting crowns, pollarding and pruning (more information included in schedule of works)

Reference - 2017/2485/ADV

Decision: Approval with Conditions

Date: 20th September 2017

Description:

Placement of a new church notice board to the north of the church to match the existing notice board to the south

Reference - 2011/0072

Decision: No Objection

Date: 14th January 2011

Description:

Proposed works to fifteen trees and felling of one tree in a conservation area.

Reference - 2010/0663

Decision: No Objection

Date: 29th March 2010

Description:

Pollard 9 lime trees. (DEL)

Planning records for: ***St. Cuthberts Church St. Cuthbert Street Wells Wells Somerset BA5 2AW***

Reference - 2012/1269	
Decision:	Approval with Conditions
Date:	06th June 2012
Description:	Erection of security fence around the boiler room/oil tank.

Planning records for: ***25 St. Cuthbert Street, Wells, Somerset, BA5 2AW***

Reference - 109711/004	
Decision:	Approval with Conditions
Date:	18th February 2004
Description:	Demolition of existing builders workshop (CAT B)

Reference - 109711/005	
Decision:	Approval with Conditions
Date:	18th February 2004
Description:	Erection of a detached building to provide 2 no. flats and provision of two parking spaces (CAT B)

Planning records for: ***The Vicarage 1 St Cuthbert Street Wells Somerset BA5 2AW***

Reference - 2011/1516	
Decision:	Approval with Conditions
Date:	15th June 2011
Description:	Referbishment and internal and external alterations

Planning records for: *The Vicarage, St Cuthbert Street, Wells, BA5 2AW*

Reference - 2010/2684

Decision: Refusal

Date: 02nd November 2010

Description:

Widening of existing vehicular access onto St Cuthbert Street and reinstatement of timber gates. Widening of existing pedestrian gate between internal courtyard and garden to form a new vehicle access with wooden gates. Demolition of lean-to garage and pre-fab garage, creation of three parking spaces in rear garden and erection of a new parish office building.

Reference - 2010/1803

Decision: Refusal

Date: 26th July 2010

Description:

1 Demolition of one existing lean-to garage and one prefabricated garage 2 Repair and widening of an existing vehicle gate off St Cuthbert Street and provision of new timber gates to the same 3 Widening of an existing pedestrian gate between the garden and the internal courtyard and provision of new timber gates to the same 4 Forming of new car parking space within the area of the existing garden.

Reference - 2012/0642

Decision: Approval

Date: 13th March 2012

Description:

Discharge of condition 4 (details of kitchen fireplace) of listed building consent 2011/1516

Reference - 2011/2797

Decision: Approval with Conditions

Date: 13th December 2011

Description:

Fitting of solar thermal panels to inner valley of roof

Planning records for: *The Old Vicarage, 1 St Cuthbert Street, Wells BA5 2AW*

Reference - 2011/2796

Decision: Approval with Conditions

Date: 13th December 2011

Description:

Fitting of solar thermal panels to inner valley of roof

Reference - 2011/2682

Decision: Approval

Date: 21st October 2011

Description:

Discharge of condition 5 (materials and finishes) of listed building consent 2011/1516

Reference - 2024/1497/TCA

Decision: Registered

Date: 21st August 2024

Description:

T1 - Magnolia - 1.5m reduction on upper side of canopy

Reference - 2010/1804

Decision: Refusal

Date: 26th July 2010

Description:

1 Demolition of one existing lean-to garage and one prefabricated garage 2 Repair and widening of an existing vehicle gate off St Cuthbert Street and provision of new timber gates to the same 3 Widening of an existing pedestrian gate between the garden and the internal courtyard and provision of new timber gates to the same 4 Forming of new car parking space within the area of the existing garden.

Planning records for: *The Vicarage, St Cuthbert Street, Wells, BA5 2AW*

Reference - 2010/2683

Decision: Refusal

Date: 02nd November 2010

Description:

Widening of existing vehicular access onto St Cuthbert Street and reinstatement of timber gates. Widening of existing pedestrian gate between internal courtyard and garden to form a new vehicle access with wooden gates. Demolition of lean-to garage and pre-fab garage, creation of three parking spaces in rear garden and erection of a new parish office building.

Reference - 2014/1818/TCA

Decision: TPO Not Required (No Objection)

Date: 02nd September 2014

Description:

Proposed pruning of T1 Robinia and G2 Yews x 2

Reference - 2011/2514

Decision: Approval

Date: 04th October 2011

Description:

Discharge of condition 3 (repair specification) of listed building consent 2011/1516.

Reference - 2021/0479/TCA

Decision: Decided

Date: 02nd March 2021

Description:

T1: Yew - crown raise limbs to 2.5m to sound pruning points. T2: Robinia - reduce limbs. Remove mistletoe present in canopy. T3: Holly - crown raise limbs to 2.5m to sound pruning points. T4: Yew - crown raise limbs to 2.5m to sound pruning points. (All overhanging Market Street Footpath and Road).

Planning records for: *Pilgrims Cottage 12 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2019/1856/LBC	
Decision:	Decided
Date:	30th July 2019
Description:	Replacement of existing front door and first floor window

Reference - 2019/1856/HSE	
Decision:	Decided
Date:	30th July 2019
Description:	Replacement of existing front door and first floor window

Planning records for: *16 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2023/0469/HSE	
Decision:	Decided
Date:	16th March 2023
Description:	Installation of four replacement windows to the front elevation (amended description 09/05/2023).

Planning records for: *24 St. Cuthbert Street, Wells, Somerset, BA5 2AW*

Reference - 117415/000	
Decision:	Approval with Conditions
Date:	02nd March 2004
Description:	Two storey rear extension (CAT A)

Planning records for: **29 St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2015/1985/PAO	
Decision:	Prior Approval Not Required
Date:	18th August 2015
Description:	Notification for prior approval for a proposed change of use of a building from office use (Class B1) to a dwellinghouse (Class C3).

Planning records for: **45 St. Cuthbert Street Wells Somerset BA5 2AW**

Reference - 101946/003	
Decision:	Approval with Conditions
Date:	29th January 2007
Description:	Replace existing rear flat roof extension with pitched roof (DEL)

Planning records for: **6 St. Cuthbert Street Wells Somerset BA5 2AW**

Reference - 117491/000	
Decision:	Approval with Conditions
Date:	25th March 2004
Description:	Single storey rear extension (CAT A)

Reference - 2011/3020	
Decision:	Approval with Conditions
Date:	08th December 2011
Description:	Erection of a single storey rear extension.

Planning records for: **7 St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2024/2016/HSE	
Decision:	Decided
Date:	07th November 2024
Description:	Proposed bi-folding doors to replace UPVC window and door + conservation rooflight to rear elevation (description amended 06/12/2024)

Planning records for: **8 St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2024/1869/TCA	
Decision:	Registered
Date:	15th October 2024
Description:	Sycamore - Fell

Planning records for: **2 St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2015/2468/PAO	
Decision:	Prior Approval Not Required
Date:	14th October 2015
Description:	Notification for Prior Approval for a proposed change of use of the first floor and part of the ground floor from office use (Class B1a) to residential (Class C3) to form five 1 bedroom flats and 1 studio flat. (Amended Description)

Reference - 2013/2073	
Decision:	Approval with Conditions
Date:	08th October 2013
Description:	Change of use of first floor and part of ground floor from B1 (office use) to form one flat and two houses, alterations and installation of additional roof lights and windows.

Planning records for: *2 St Cuthbert Street, Wells BA5 2AW*

Reference - 2011/2851

Decision: Refusal

Date: 01st December 2011

Description:

Change of use of first floor and part of ground floor from B1 office use to form one flat and two houses, alterations and installation of additional roof lights and windows.

Reference - 2015/0228/APP

Decision: Approval

Date: 03rd February 2015

Description:

Application for approval of matters reserved by condition 3 (joinery) for planning application 2013/2073.

Reference - 2016/0265/FUL

Decision: Approval with Conditions

Date: 04th February 2016

Description:

Alterations to the eastern elevation involving the installation of windows and rooflights

Reference - 2010/0661

Decision: WDT - Withdrawn

Date: 05th May 2010

Description:

Erect 2nd floor extension and conversion of part of ground floor and first floor to provide 6 flats, insertion of windows an Eastern elevation, remove existing no of structures. (DEL)

Planning records for: **2 St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2014/2487/APP	
Decision:	Refusal
Date:	26th November 2014
Description:	Application for approval of details reserved by condition 3 of planning permission 2013/2073 concerning (joinery and rooflights).

Reference - 2013/1545	
Decision:	Prior Approval Not Required
Date:	04th July 2013
Description:	Change of use of first floor and part of ground floor from B1 office use to form one flat and two houses.

Reference - 2010/2195	
Decision:	Refusal
Date:	03rd September 2010
Description:	Change of use of first floor and part of ground floor from B1 office use to provide 4 number flats to include the insertion of rooflights and windows on east elevation.

Planning records for: **49B St Cuthbert Street Wells Somerset BA5 2AW**

Reference - 2017/1407/FUL	
Decision:	Approval with Conditions
Date:	21st June 2017
Description:	Retrospective change of use from A2 to nail bar (sui generis).

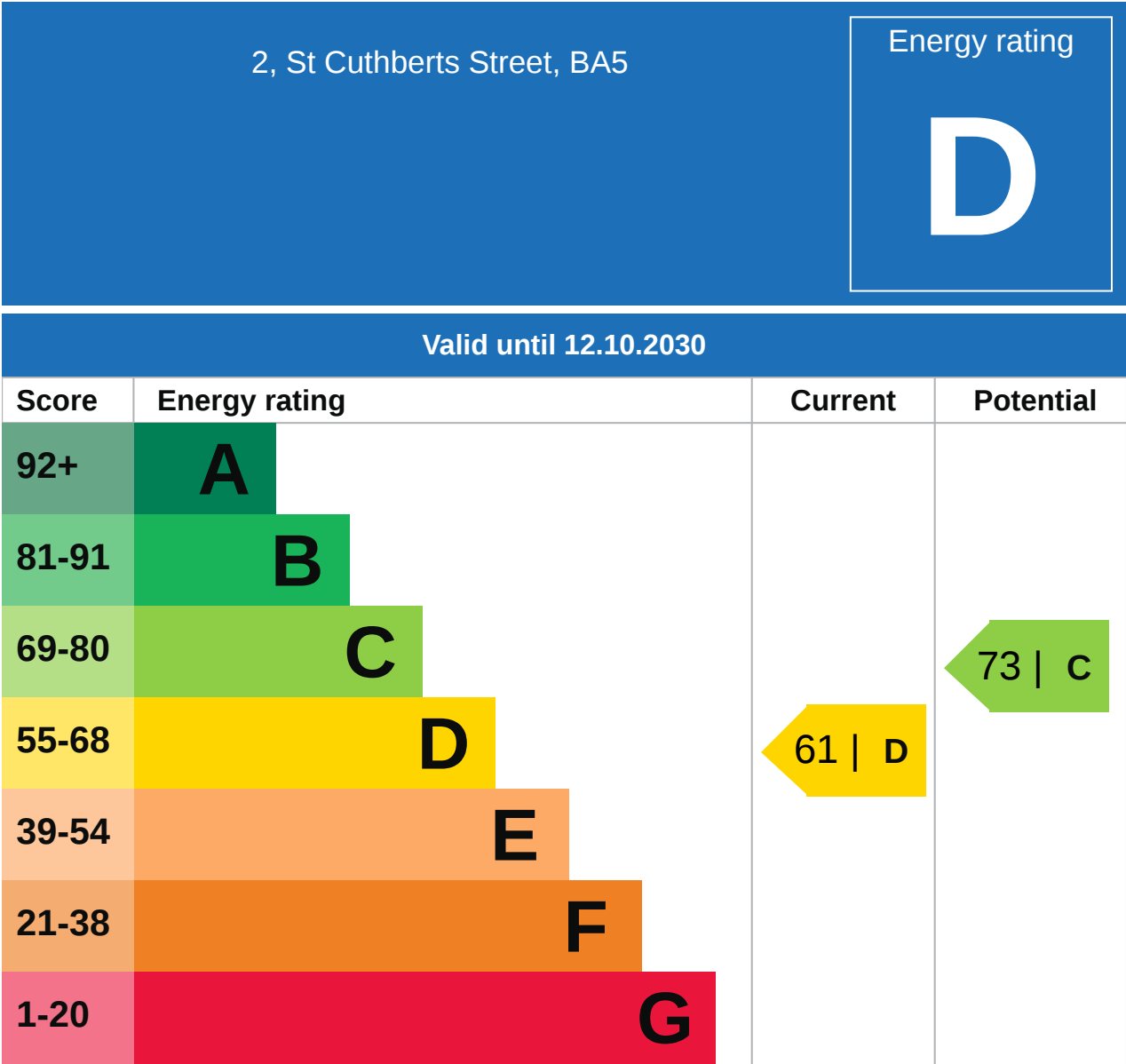
Planning records for: *16 St. Cuthbert Street, Wells, Somerset, BA5 2AW*

Reference - 114162/000	
Decision:	Approval with Conditions
Date:	31st March 2000
Description:	Change of use from ground floor shop to residential

Planning records for: *31 St Cuthbert Street Wells Somerset BA5 2AW*

Reference - 2018/0679/FUL	
Decision:	Approval with Conditions
Date:	26th March 2018
Description:	Application for a change of use from A1 (Retail) to A3 (Cafe/restaurant)

Reference - 2018/0197/PCR	
Decision:	Withdrawn
Date:	22nd January 2018
Description:	Prior approval for a proposed change of use of a building from Coffee Shop (A1) Use to a Cafe (A3).



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
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, with internal insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	45 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.

Cooper and Tanner Testimonials

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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/

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

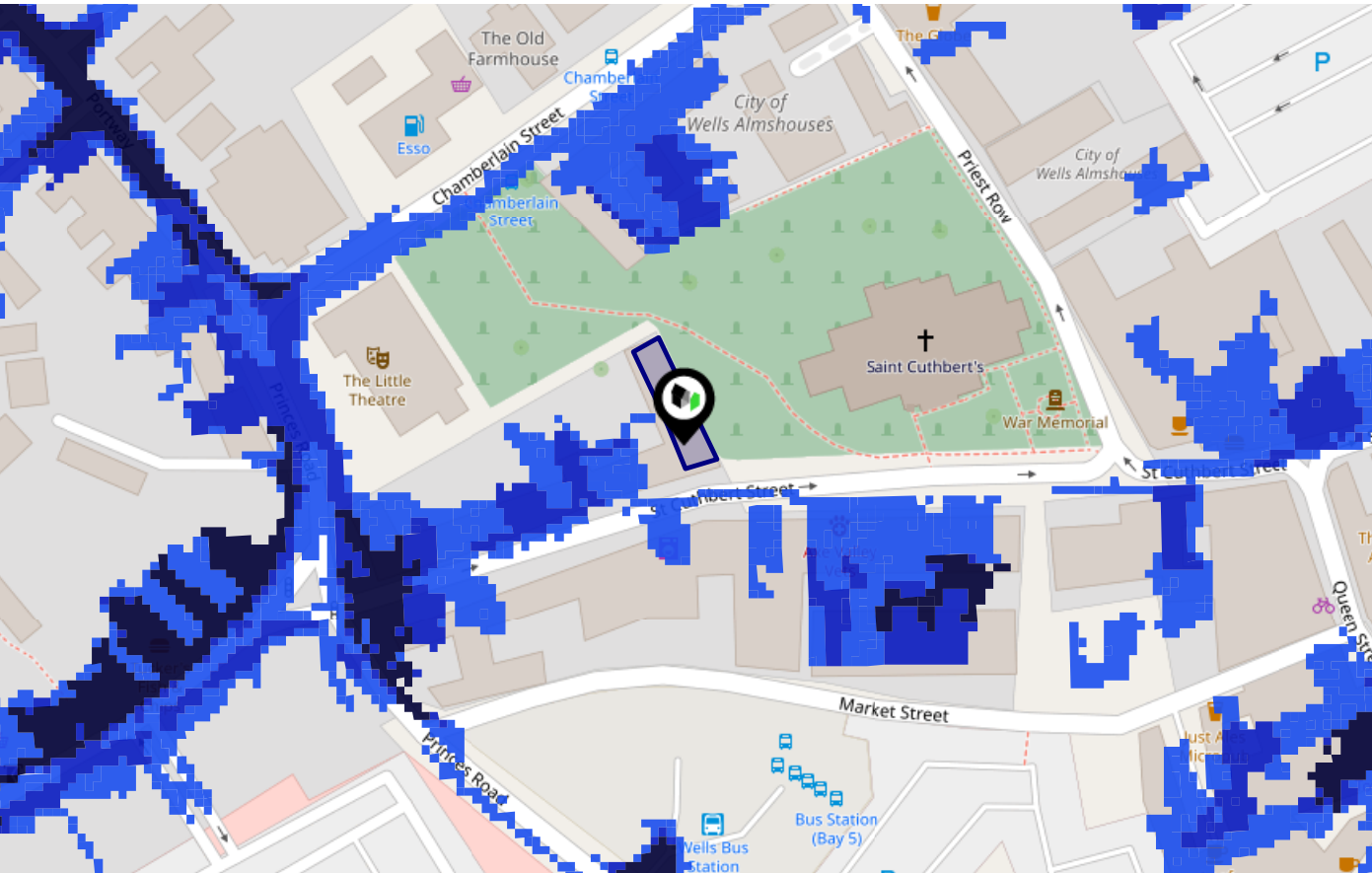
We have been advised by the seller that the heating is provided by Oil.

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.

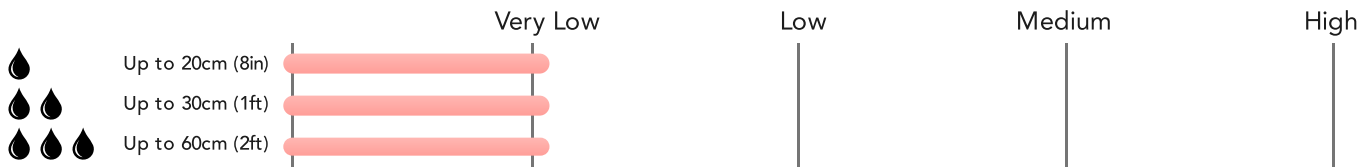


Risk Rating: Very low

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:

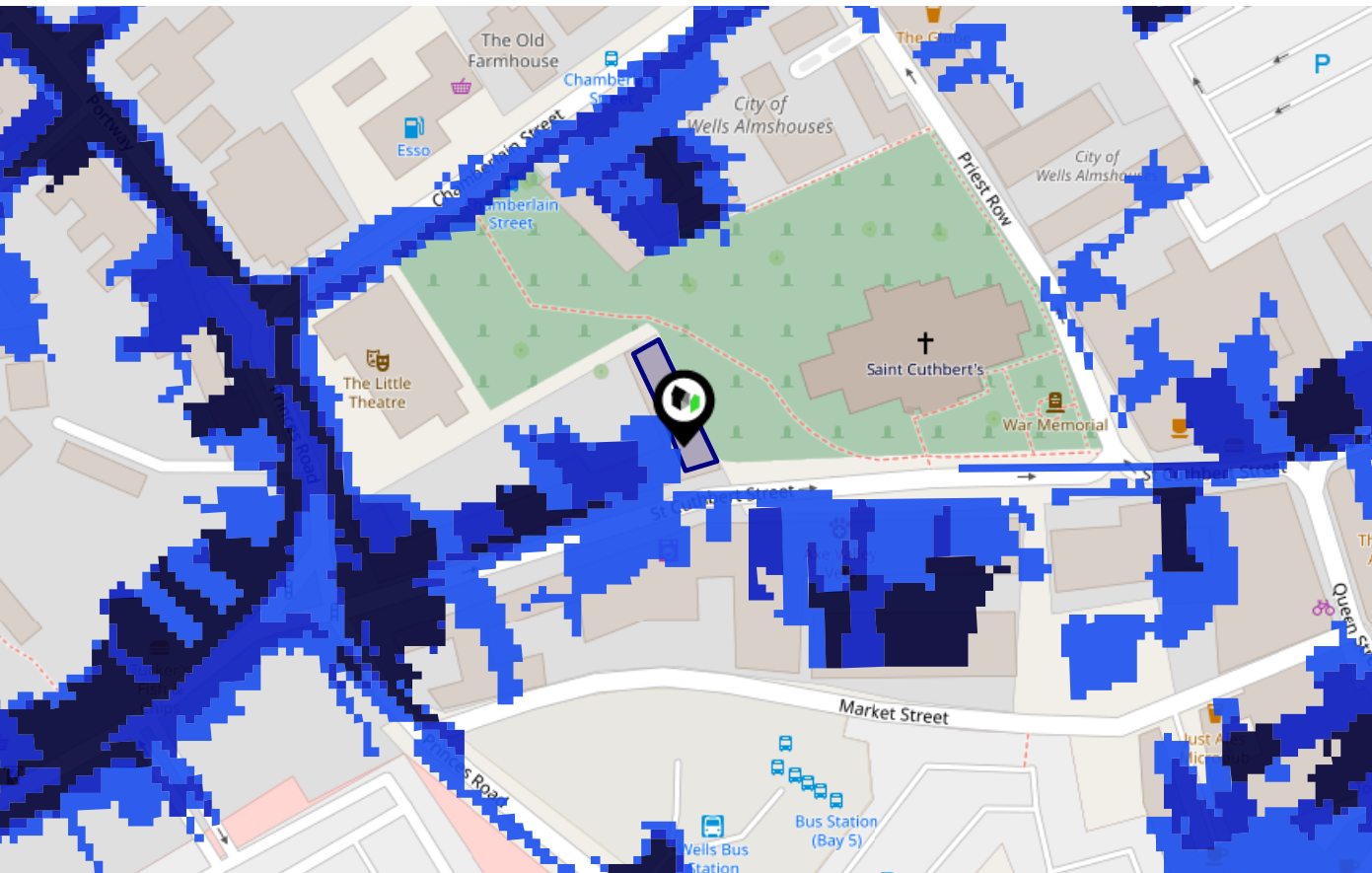


Flood Risk

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.

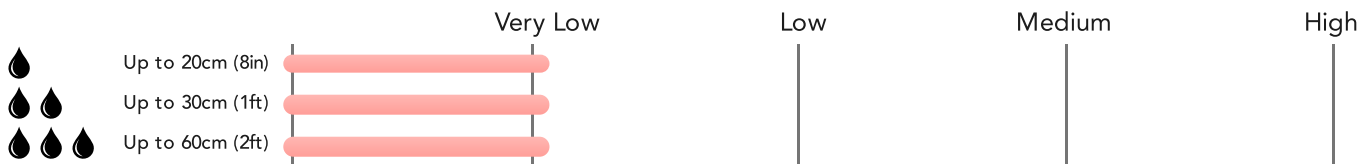


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



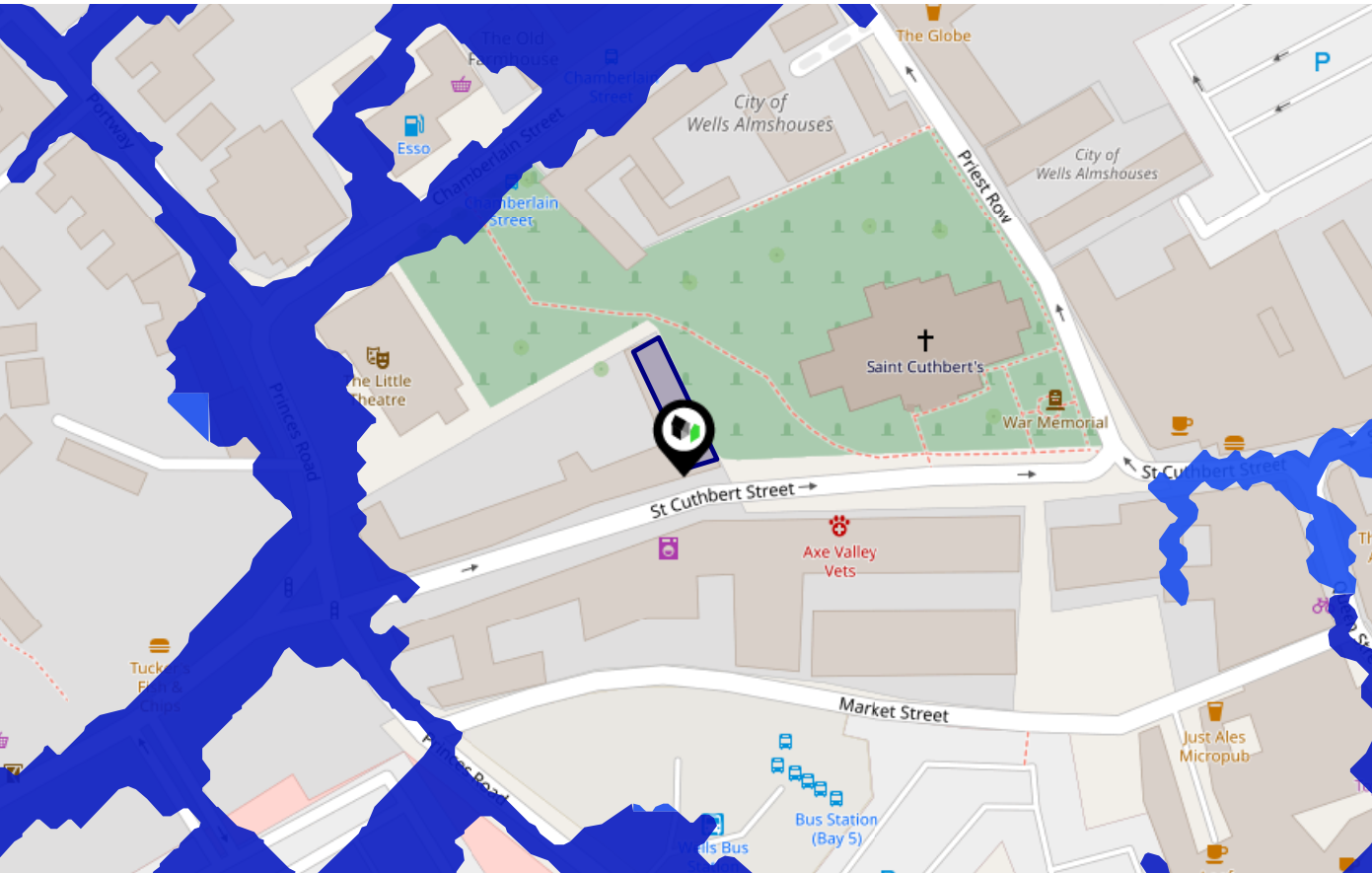
MIR - Material Info

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.

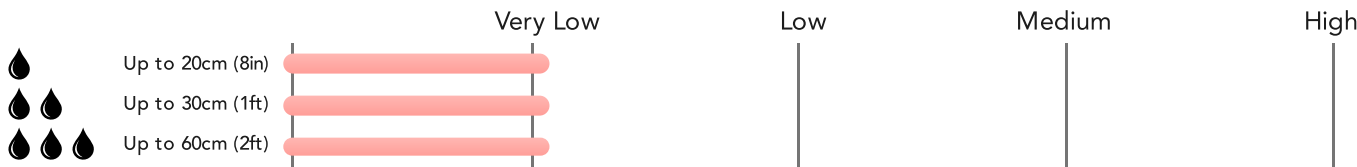


Risk Rating: Very low

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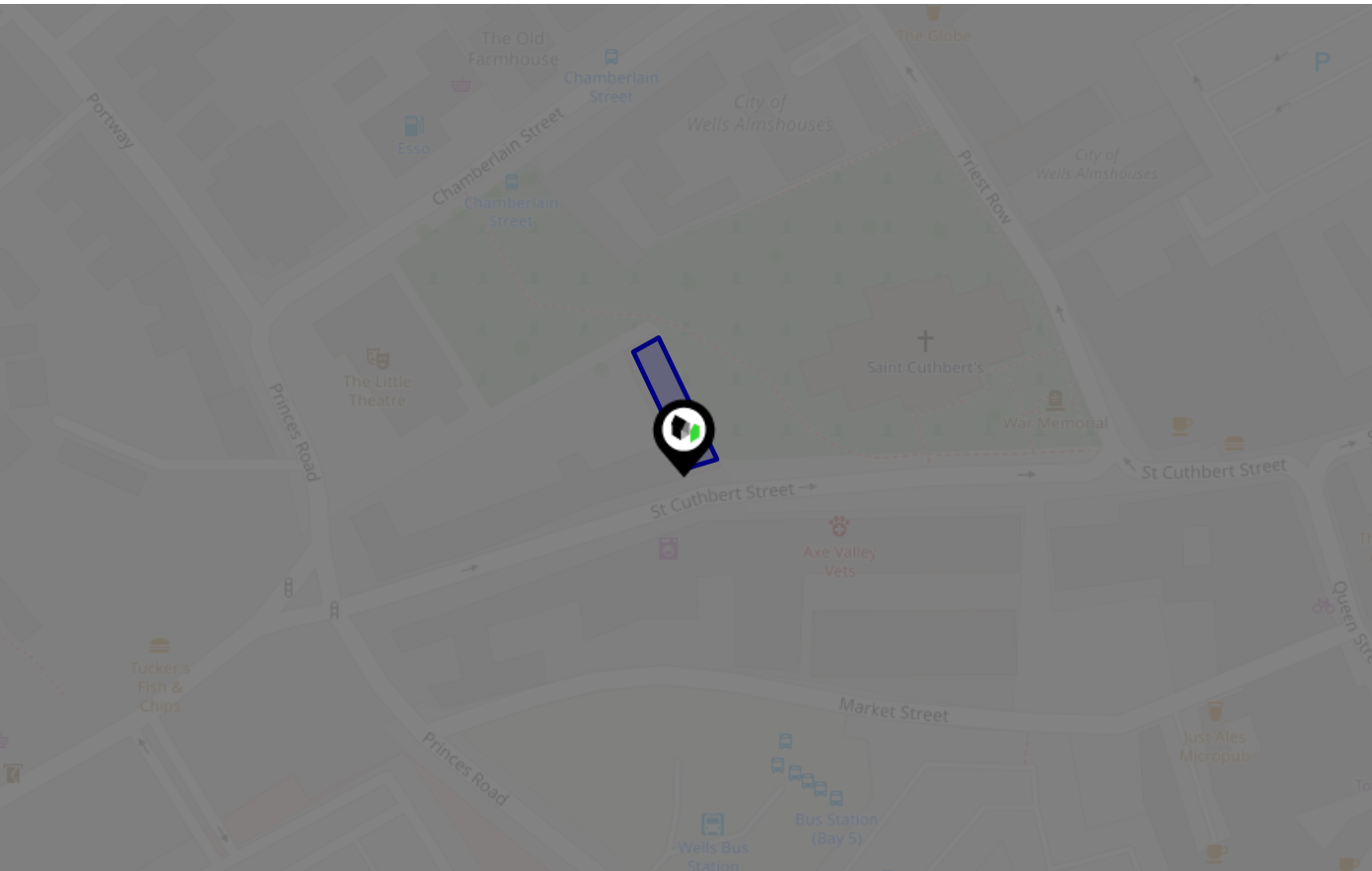
Chance of flooding to the following depths at this property:



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.

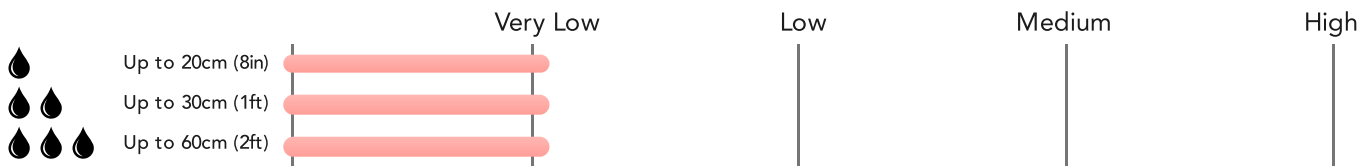


Risk Rating: Very low

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.

-  **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:

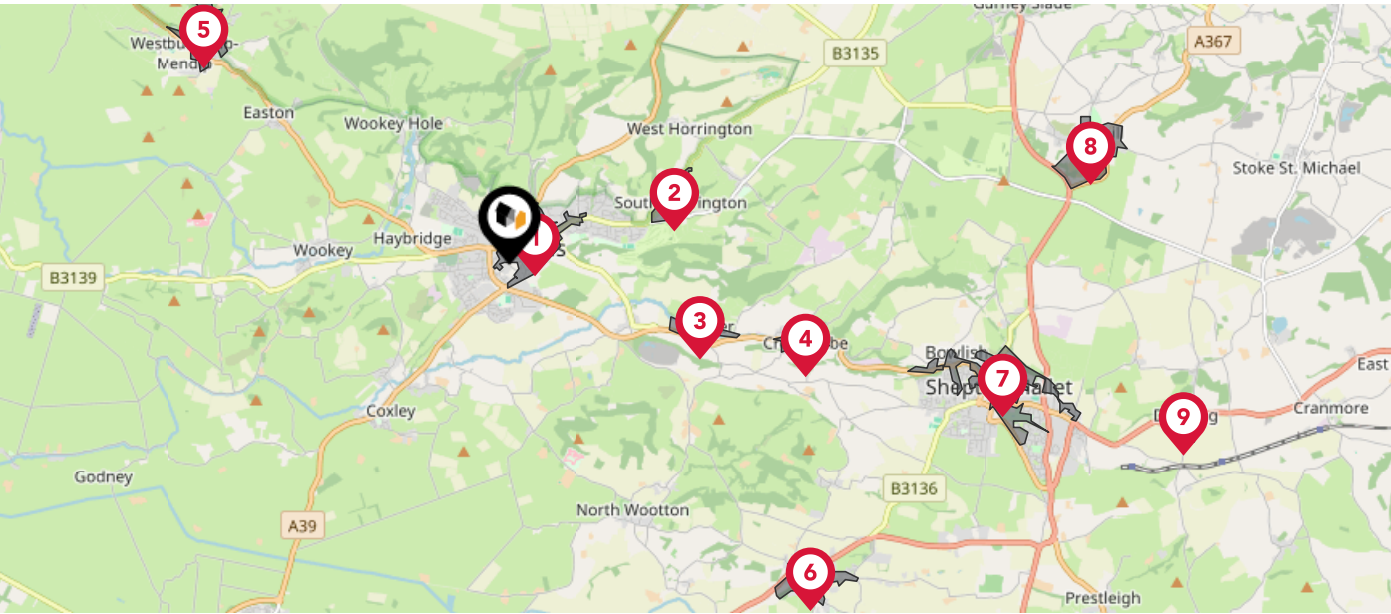


Maps

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	
1	Wells
2	Mendip Hospital
3	Dinder
4	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Doulting











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

This map displays nearby coal mine entrances and their classifications.



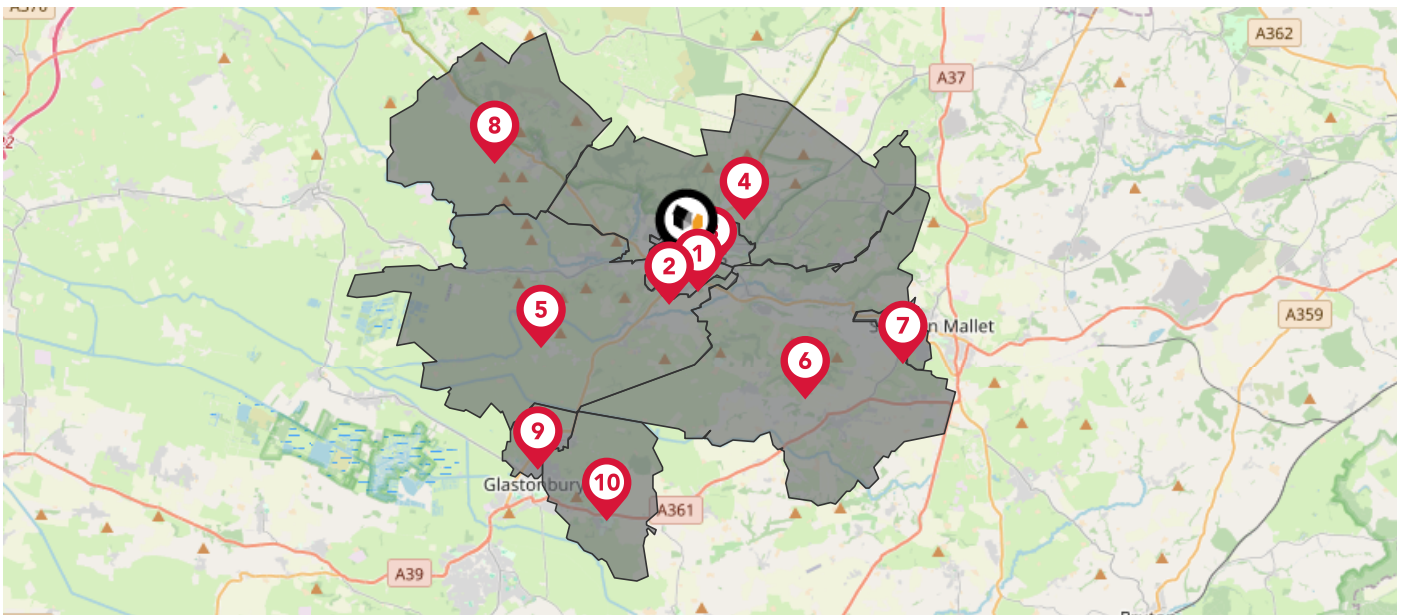
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

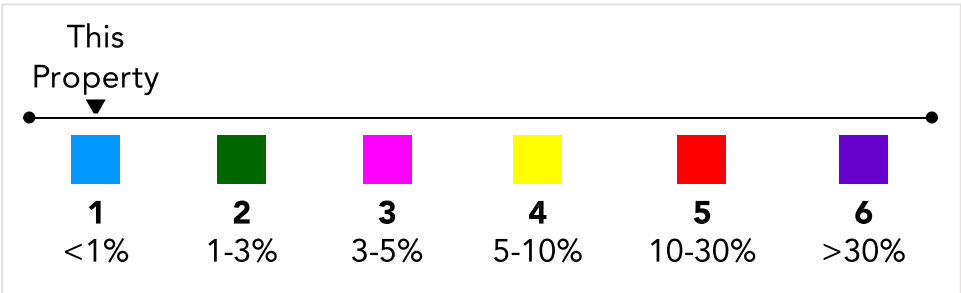
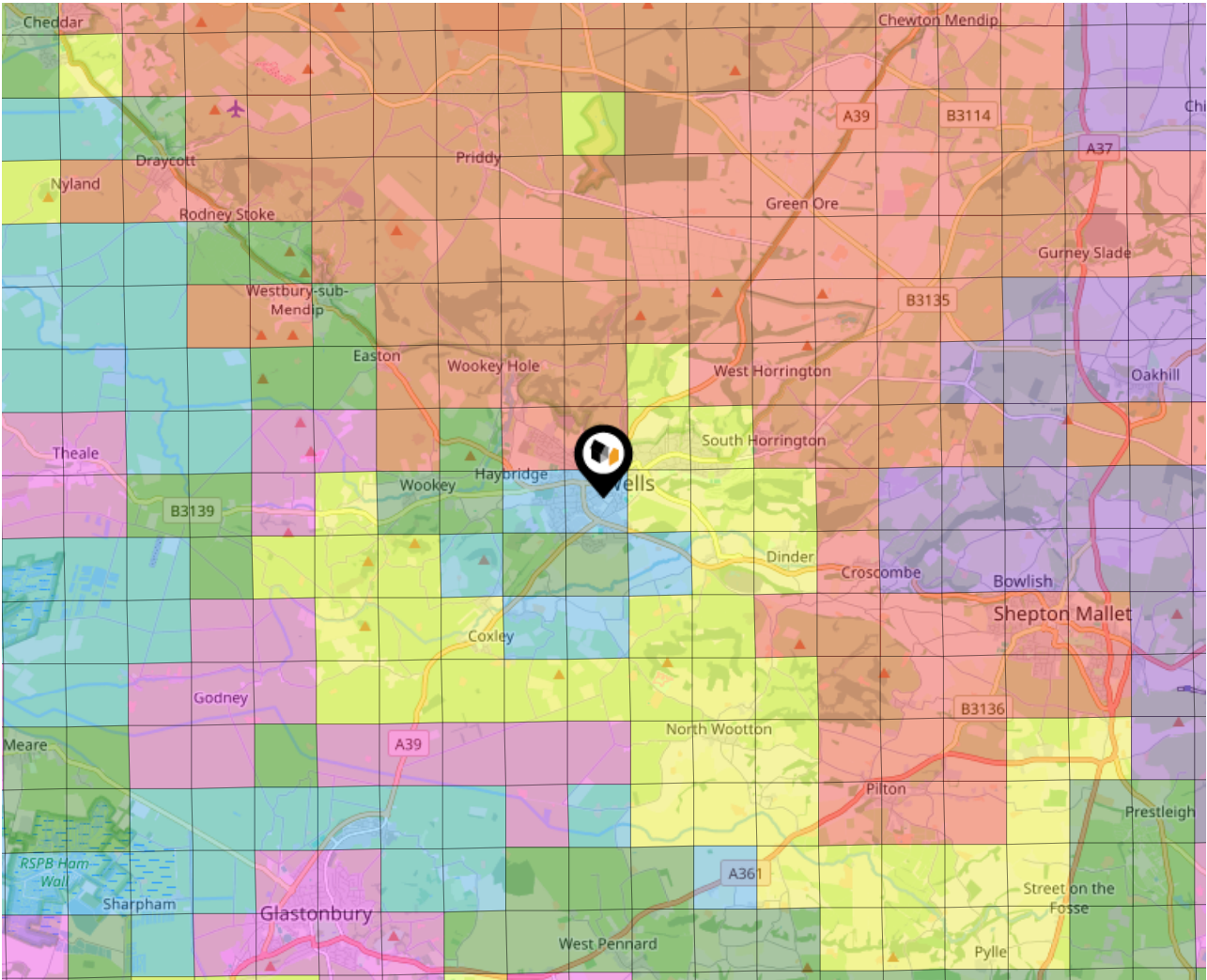


Nearby Council Wards

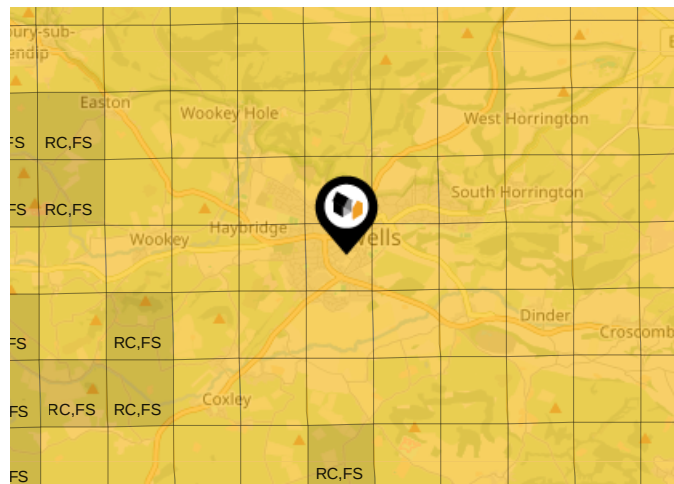
-  Wells Central Ward
-  Wells St. Cuthbert's Ward
-  Wells St. Thomas' Ward
-  St. Cuthbert Out North Ward
-  Wookey and St. Cuthbert Out West Ward
-  Croscombe and Pilton Ward
-  Shepton West Ward
-  Rodney and Westbury Ward
-  Glastonbury St. John's Ward
-  Glastonbury St. Edmund's Ward

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).



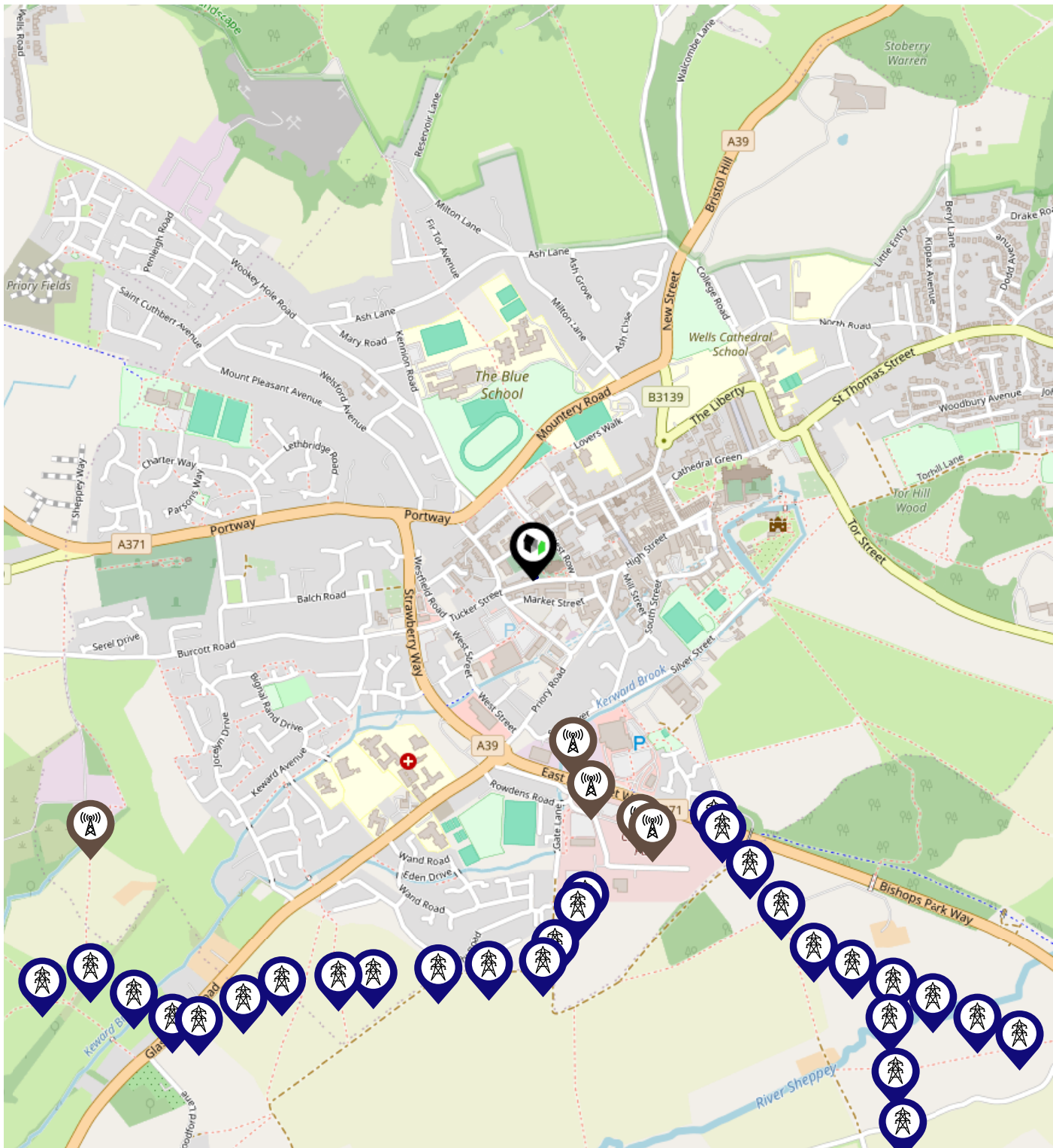
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		





C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

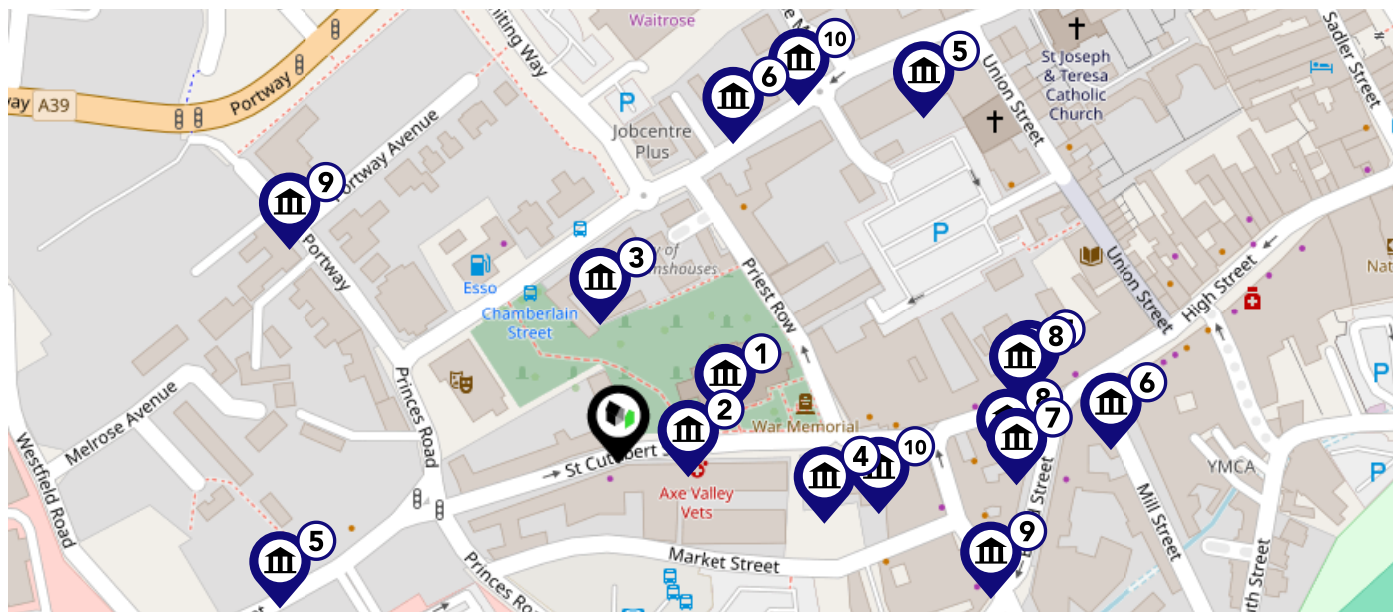
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Key:

-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1383111 - Church Of St Cuthbert	Grade I	0.0 miles
	1383113 - Walls Enclosing Churchyard Of St Cuthbert	Grade II	0.0 miles
	1382942 - The Old Almshouse	Grade II	0.0 miles
	1383110 - St Cuthbert's Vicarage With Front Boundary Wall	Grade II	0.1 miles
	1382931 - 23, Chamberlain Street	Grade II	0.1 miles
	1382940 - St Cuthbert's Lodge And Attached Walls And Gate Piers	Grade II	0.1 miles
	1382881 - 4 And 6, Broad Street	Grade II	0.1 miles
	1382993 - Numbers 60, 60a And 62 With Rear Boundary Wall	Grade II	0.1 miles
	1382889 - 18, Broad Street	Grade II	0.1 miles
	1382999 - 75, High Street	Grade II	0.1 miles
	1383188 - 14, Tucker Street	Grade II	0.1 miles
	1382986 - 53, High Street	Grade II	0.1 miles

Listed Buildings in the local district

Grade

Distance



1382991 - 58, High Street

Grade II

0.1 miles



1382992 - 59 And 61, High Street

Grade II

0.1 miles



1383059 - Boundary Walls To South And West Of The Blue School

Grade II

0.1 miles



1382939 - 38, Chamberlain Street

Grade II

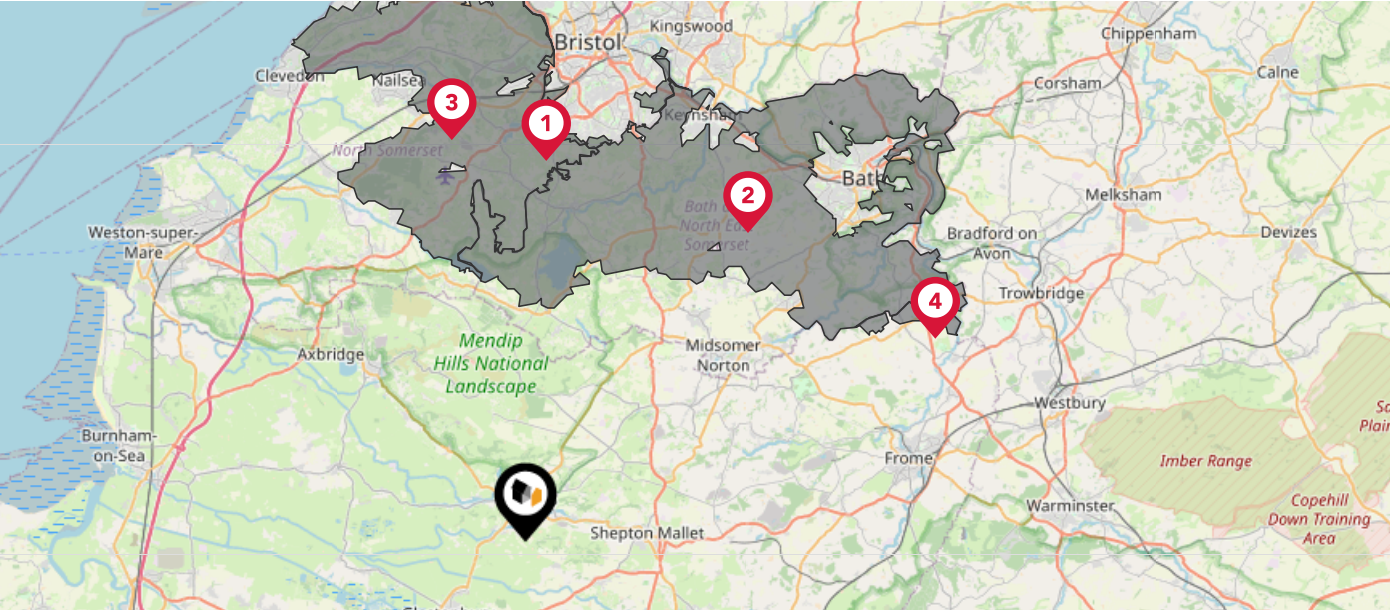
0.1 miles

MIR - Material Info

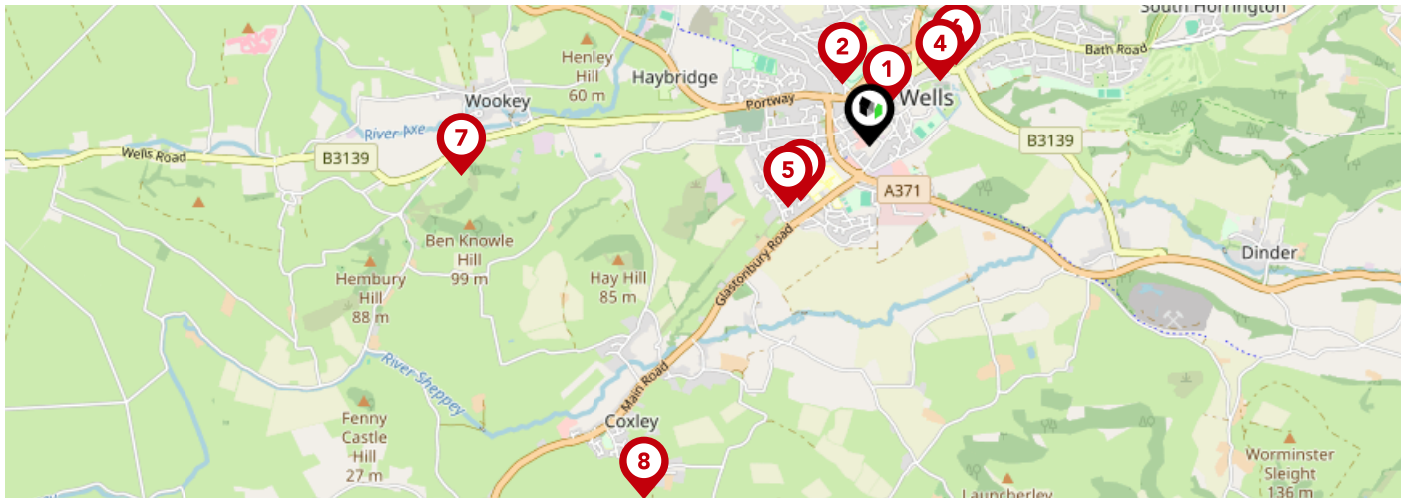
Powered by



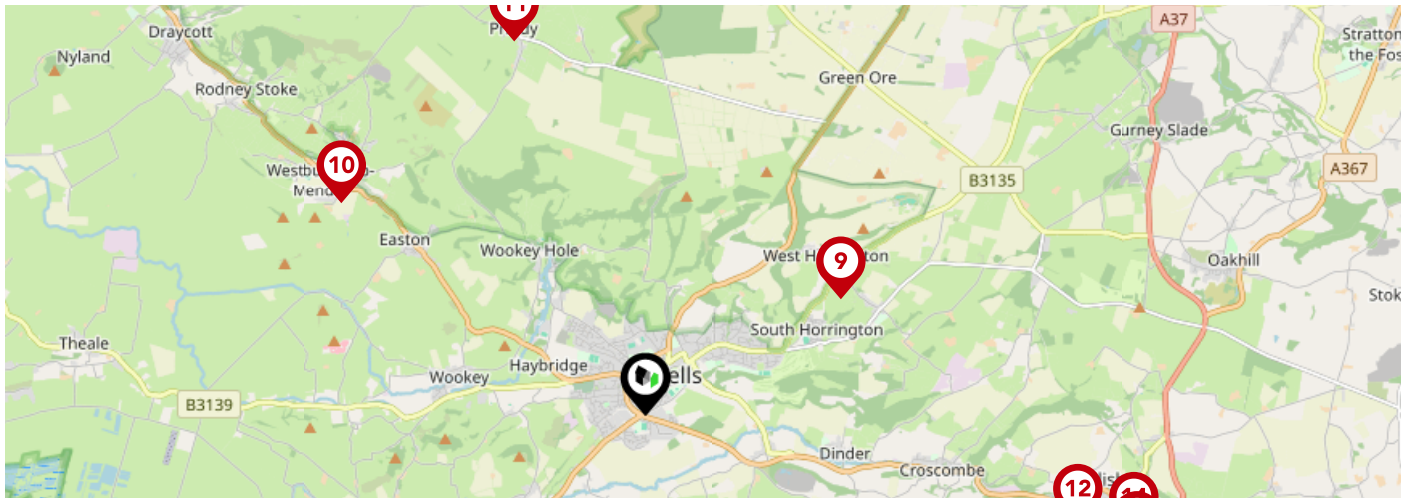
This map displays nearby areas that have been designated as Green Belt...



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
4	Bath and Bristol Green Belt - Mendip



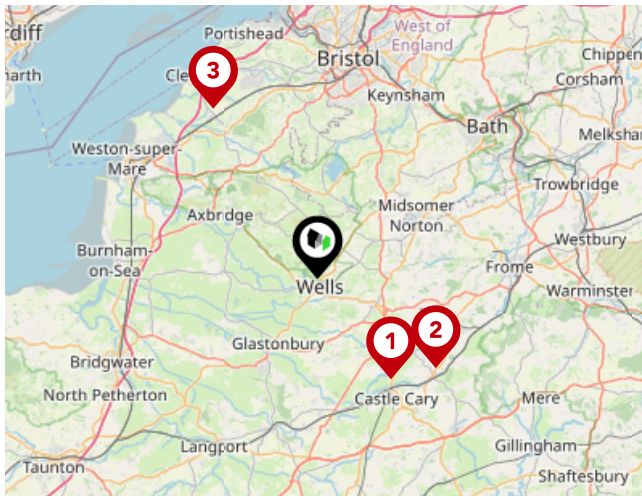
		Nursery	Primary	Secondary	College	Private
1	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

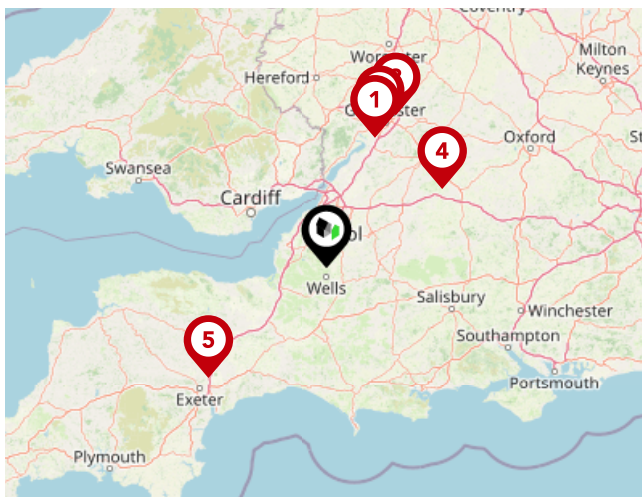
Area Transport (National)

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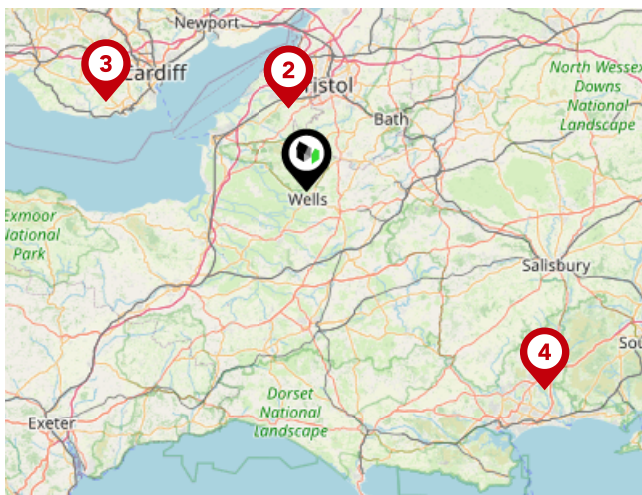
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.33 miles
2	Bruton Rail Station	11.08 miles
3	Yatton Rail Station	14.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.64 miles
2	M5 J12	43.73 miles
3	M5 J11A	49.53 miles
4	M4 J16	41.59 miles
5	M5 J29	48.44 miles

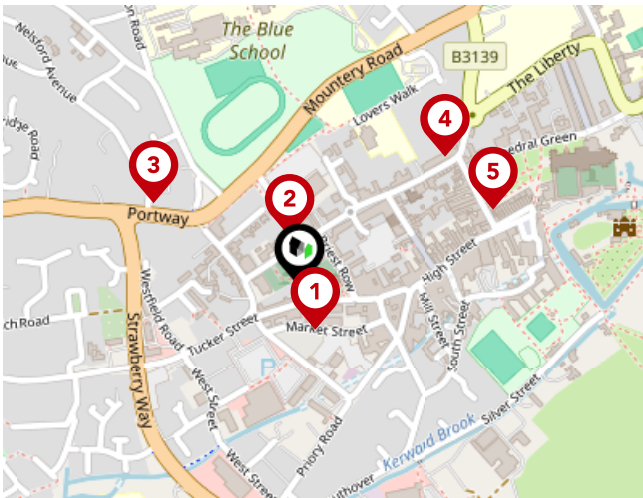


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.62 miles
2	Felton	12.62 miles
3	Cardiff Airport	32.53 miles
4	Bournemouth International Airport	46.43 miles

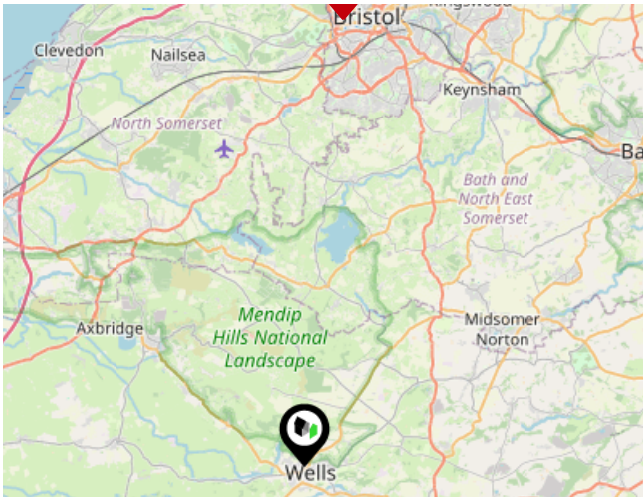
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.05 miles
2	Chamberlain Street	0.06 miles
3	Welsford Avenue	0.19 miles
4	Mendip West Slinky - Wells destination DRT	0.23 miles
5	Market Place	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.58 miles
2	Nova Scotia Ferry Landing	16.61 miles
3	Pumphouse Ferry Landing	16.66 miles

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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