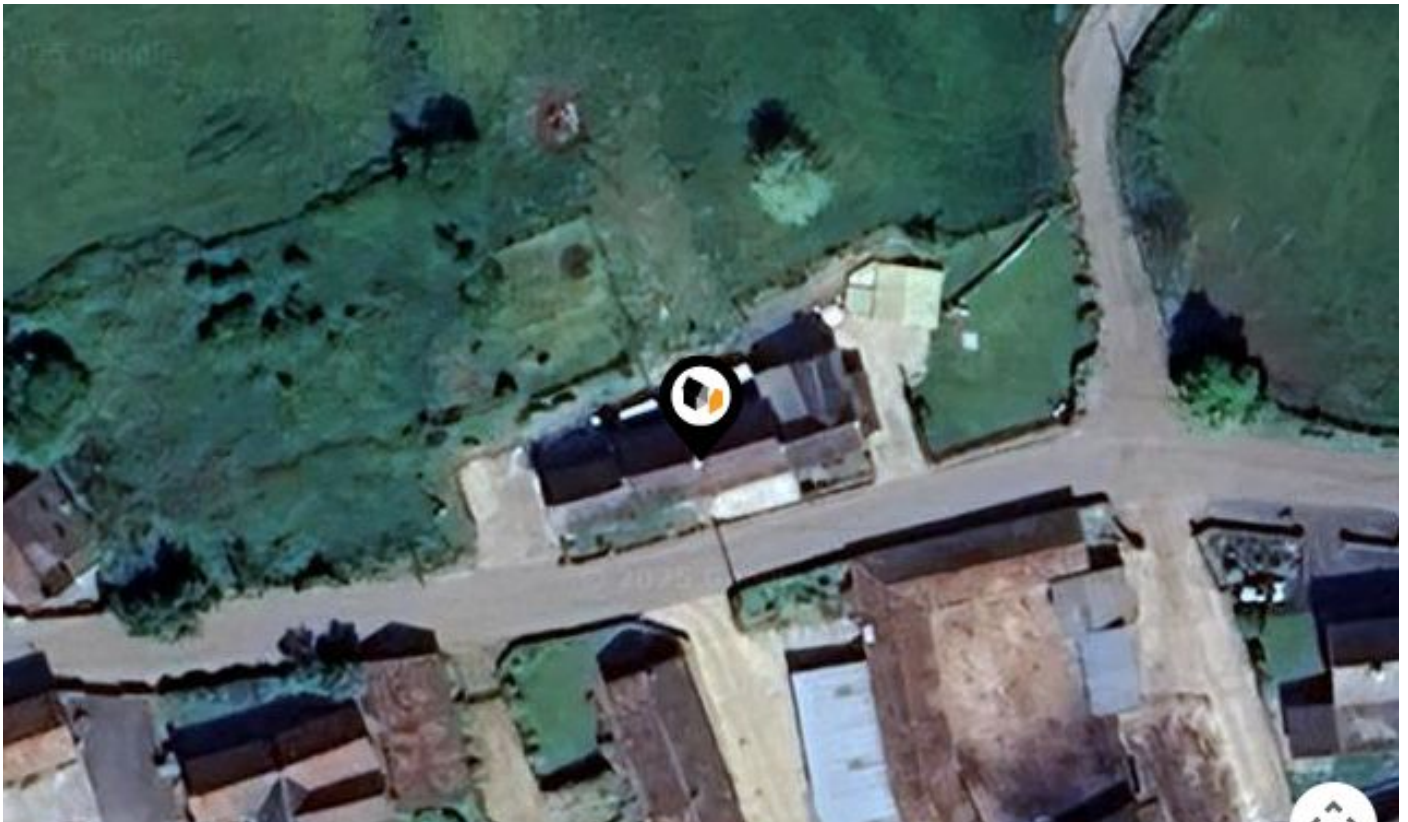




MIR: Material Info

The Material Information Affecting this Property

Friday 05th September 2025



WESTCOMBE, SHEPTON MALLET, BA4

Cooper and Tanner

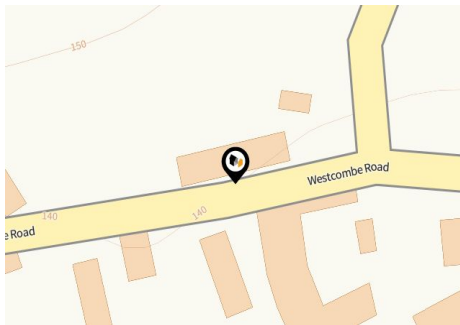
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,022 ft ² / 95 m ²
Council Tax :	Band C
Annual Estimate:	£2,168

Local Area

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

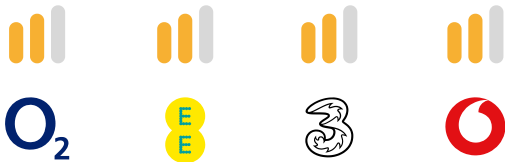
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10	1800
mb/s	mb/s
	

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Holly Cottage Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 2017/2364/HSE	
Decision:	Approval with Conditions
Date:	23rd August 2017
Description:	Erection of a two storey building which incorporates a garage at ground floor and a balcony.

Reference - 2011/1962	
Decision:	Refusal
Date:	05th August 2011
Description:	Erection of two storey side extension (as amended by plans received 2nd September 2011)

Planning records for: *Wisteria Cottage Holly Hill To Westcombe Road Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 2024/1952/HSE	
Decision:	Decided
Date:	29th October 2024
Description:	Install 10 photovoltaic panels to garage roof.

Planning records for: *Laburnam Cottage Westcombe Shepton Mallet BA4 6ER*

Reference - 2014/0630/HSE	
Decision:	Approval with Conditions
Date:	14th April 2014
Description:	2014/0630/HSE Demolition of existing garage and replacement with new outbuilding incorporating garage, annexe and workshop.

Planning records for: *Laburnum Cottage Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 2011/2184
Decision: Approval with Conditions Date: 31st August 2011 Description: Internal alterations of first floor, replacement of 3 number windows in west elevation and installation of light tube on east facing roof slope.
Reference - 2015/0331/APP
Decision: Approval Date: 17th February 2015 Description: Application for approval of matters reserved by conditions 3 (joinery), 4 (rainwater goods), 5 (sample panel external walling) and 6 (roof slate sample) for planning application 2014/0630/HSE.
Reference - 049407/013
Decision: Approval with Conditions Date: 10th March 2008 Description: To replace existing conservatory with larger timber frame structure with low rubble wall at front and half gable wall on east side. (DEL)

Planning records for: *Cherry Cottage Holly Hill To Westcombe Road Westcombe BA4 6ER*

Reference - 2016/0946/HSE
Decision: Approval with Conditions Date: 22nd April 2016 Description: Installation of a new window on the first floor east elevation

Planning records for: *Jubilee Cottage, Westcombe, BA4 6ER*

Reference - 2011/1249	
Decision:	Withdrawn
Date:	16th May 2011
Description:	Single storey conservatory extension to the front of the property.

Planning records for: *Laburnum Cottage Holly Hill To Westcombe Road Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 2016/1849/LBC	
Decision:	Approval with Conditions
Date:	14th July 2016
Description:	Take down and rebuild boundary garden wall as per existing.

Reference - 2014/1196/HSE	
Decision:	Withdrawn
Date:	17th June 2014
Description:	Proposed extension to a single storey garden room.

Planning records for: *Manor Farm, Westcombe, Shepton Mallet, BA4 6ER*

Reference - 2011/0798	
Decision:	Approval with Conditions
Date:	04th April 2011
Description:	Demolition of existing cow accomodation building, erection of replacement milking parlour facilities and bulk feed hopper

Planning records for: *Manor Farm, Westcombe, Shepton Mallet, BA4 6ER*

Reference - 2011/0797	
Decision:	Approval with Conditions
Date:	05th April 2011
Description:	Cow cubicle building

Planning records for: *Higher Farm Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 119803/002	
Decision:	Approval with Conditions
Date:	07th September 2007
Description:	New acces drive off spargrove lane & hedgerow planting scheme. (DEL)

Planning records for: *The Old Forge Holly Hill To Westcombe Road Westcombe Shepton Mallet BA4 6ER*

Reference - 2015/0537/HSE	
Decision:	Approval with Conditions
Date:	18th March 2015
Description:	Alterations and glazing of first floor opening in existing stone gable wall as amended by revised plans received on the 7 May 2015.

Planning records for: *Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 119803/000	
Decision:	Approval with Conditions
Date:	03rd April 2007
Description:	Two storey rear extensions to farmhouse (DEL)

Planning records for: *Lower Westcombe Farm Holly Hill To Westcombe Road Westcombe Shepton Mallet Somerset BA4 6ER*

Reference - 2016/0319/AGB

Decision: Prior Approval Not Required

Date: 08th February 2016

Description:

Steel portal framed barn.

Reference - 2014/0918/FUL

Decision: Approval with Conditions

Date: 01st July 2014

Description:

Construction of a cheese cave for the storage of cheese during the maturing process.

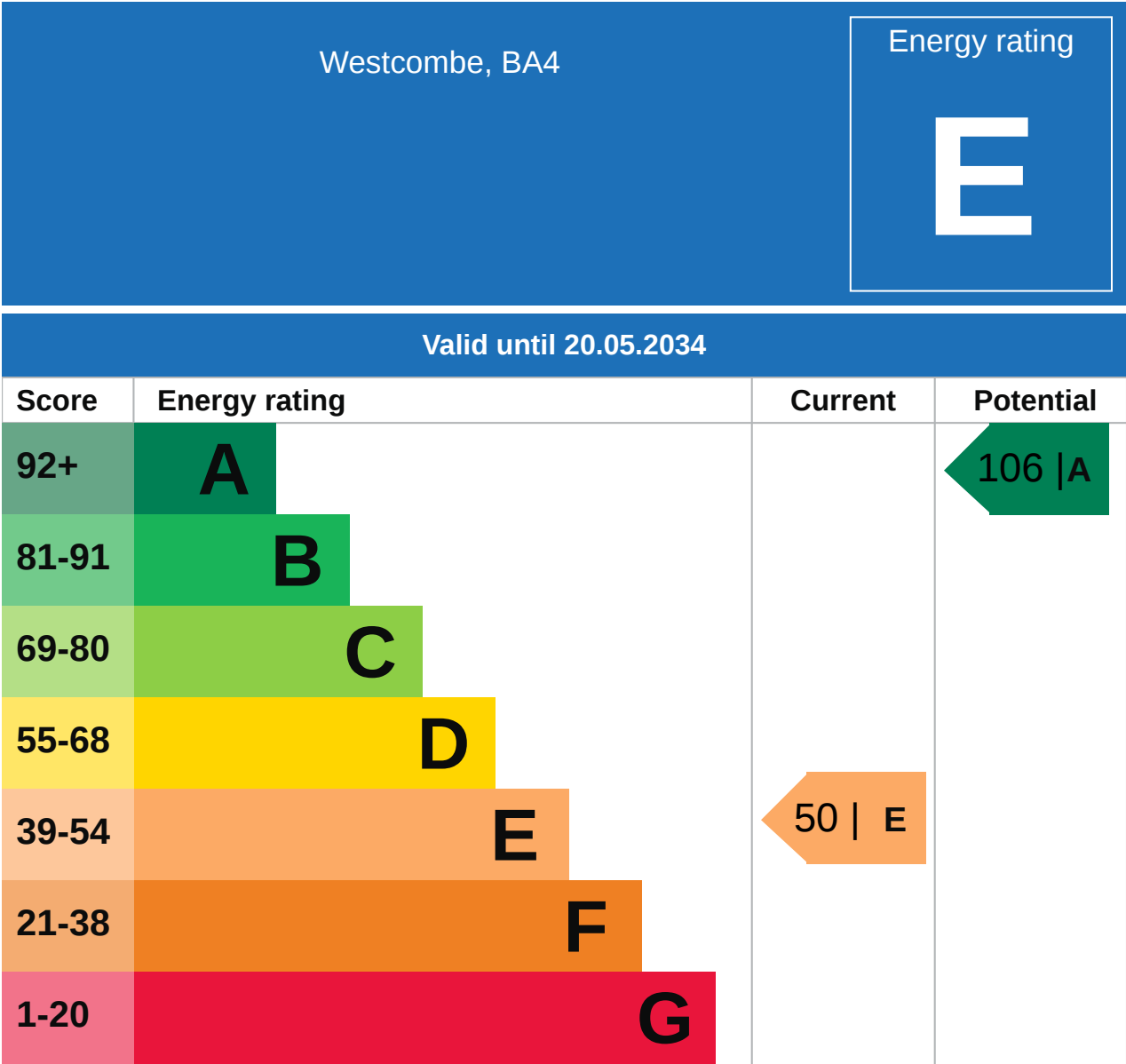
Reference - 036473/014

Decision: Approval with Conditions

Date: 11th July 2007

Description:

Change of use of warehouse to food manufacture place and erection of associated equipment. (DEL)



Property EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 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

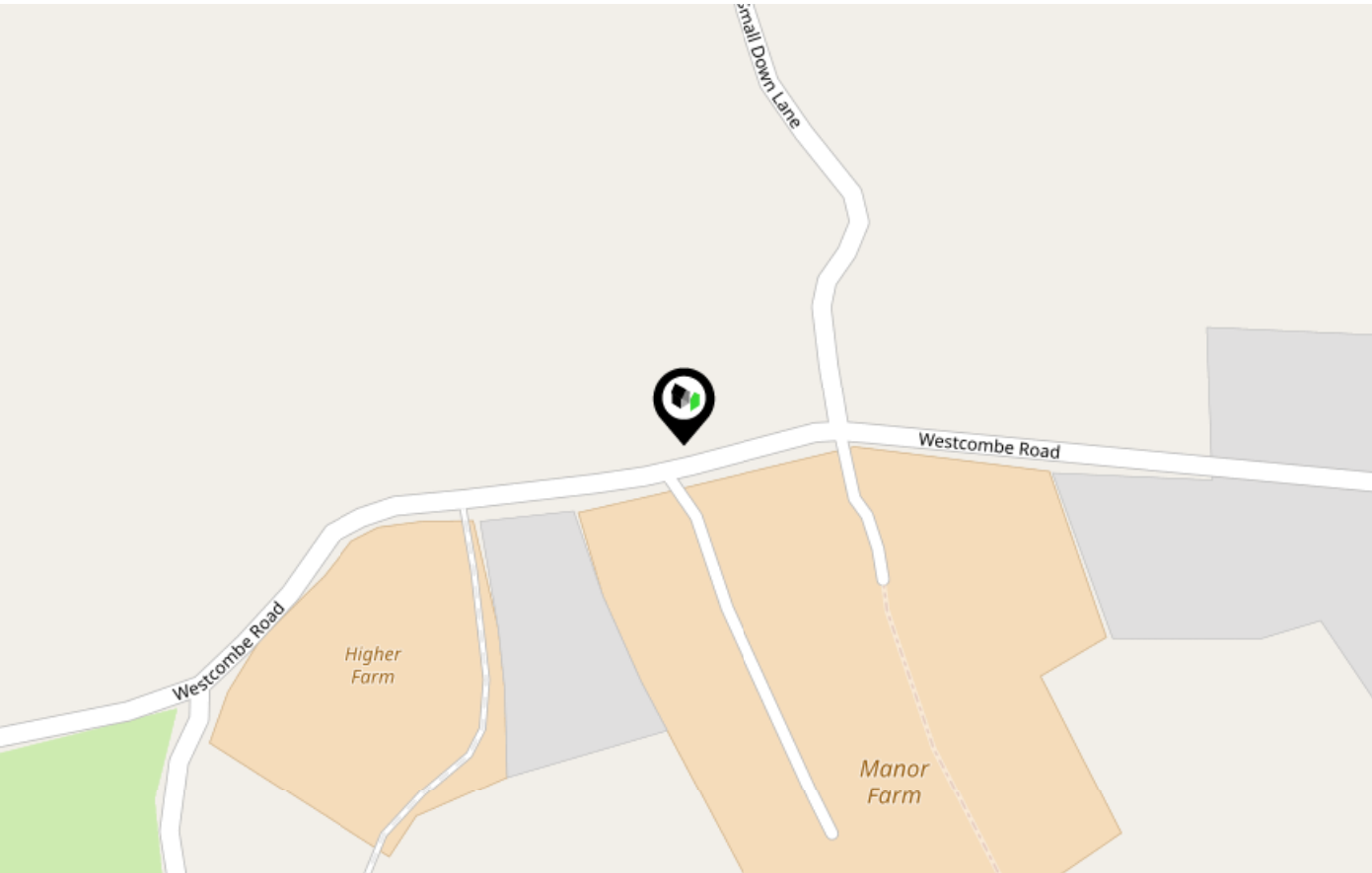
Heating System

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

Flood Risk

Surface Water - Flood Risk

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

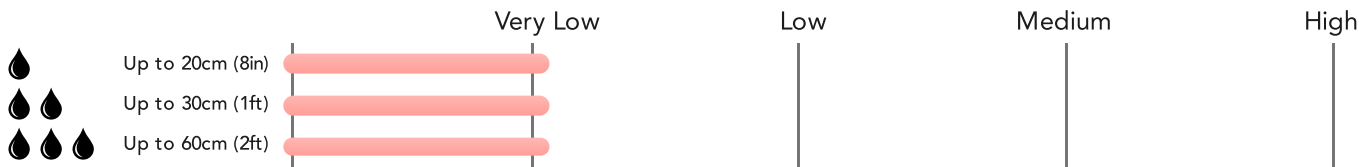


Risk Rating: Very low

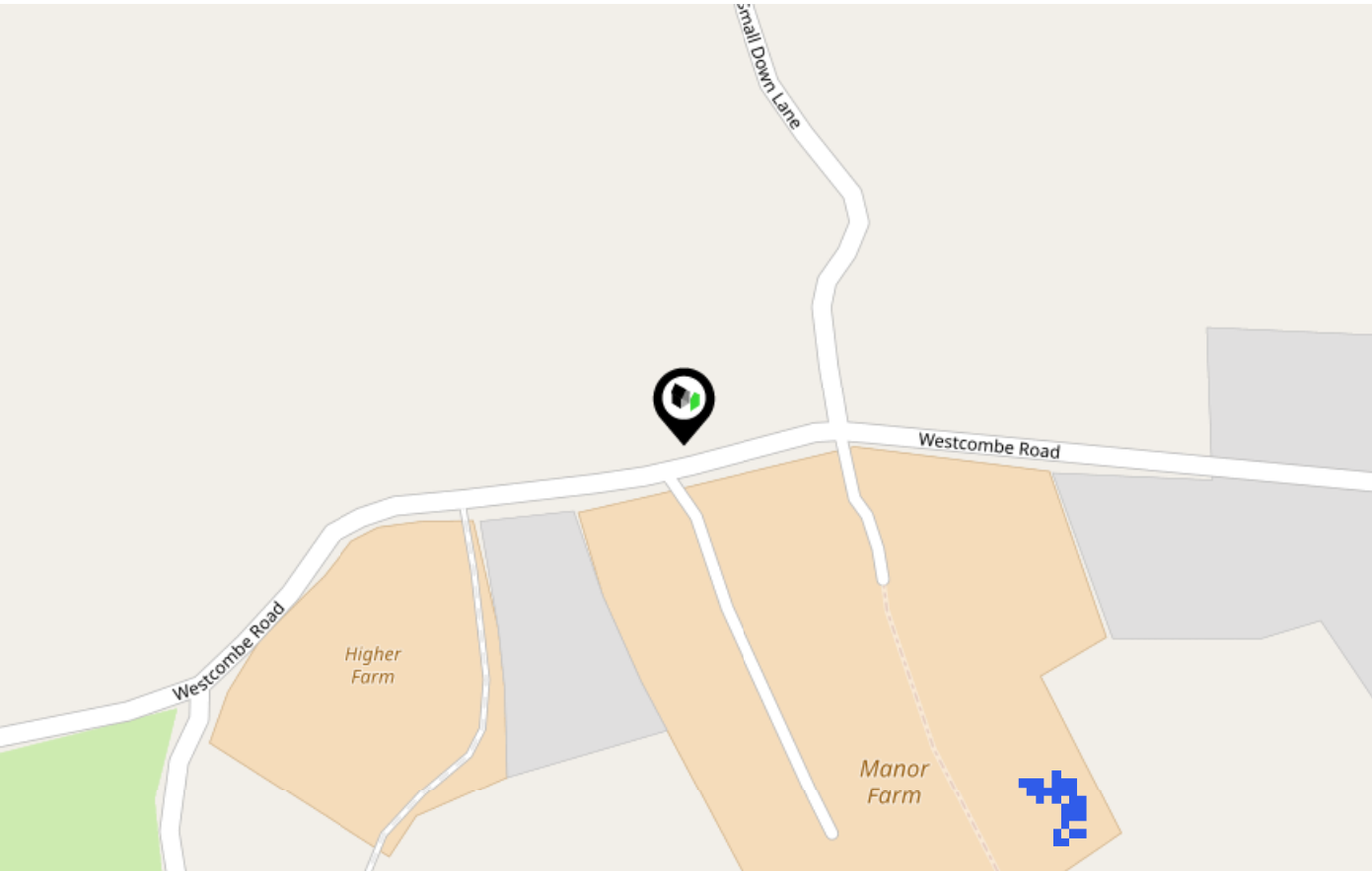
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

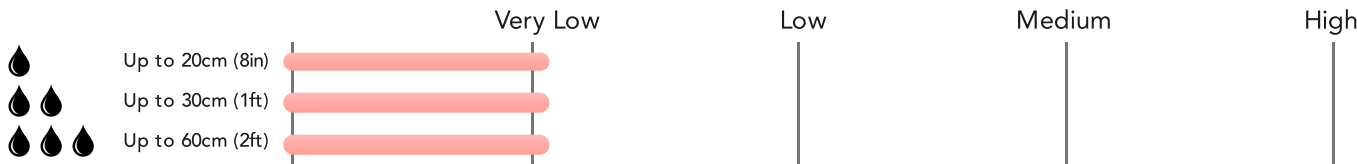


Risk Rating: Very low

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

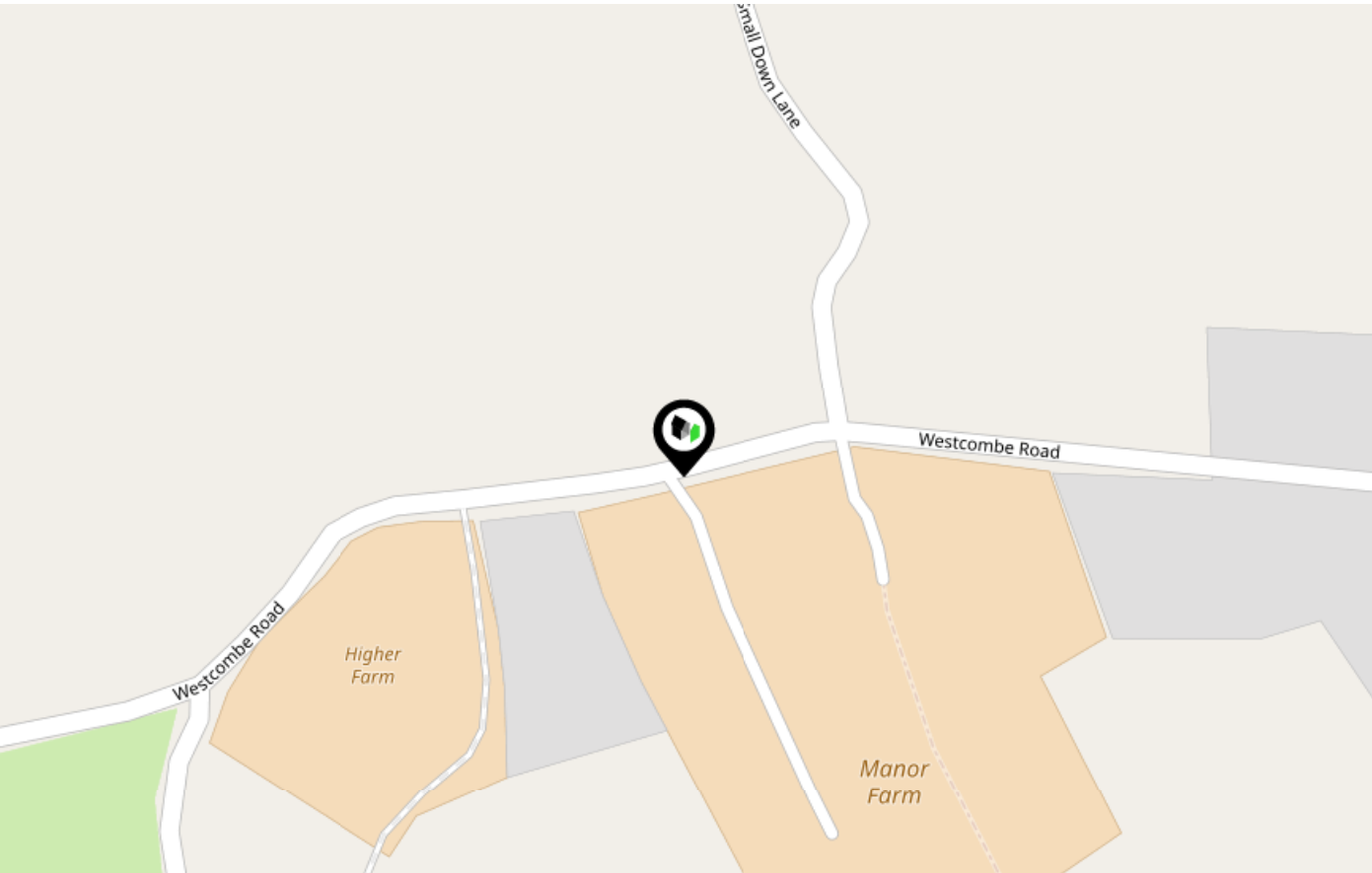


Flood Risk

Rivers & Seas - 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.

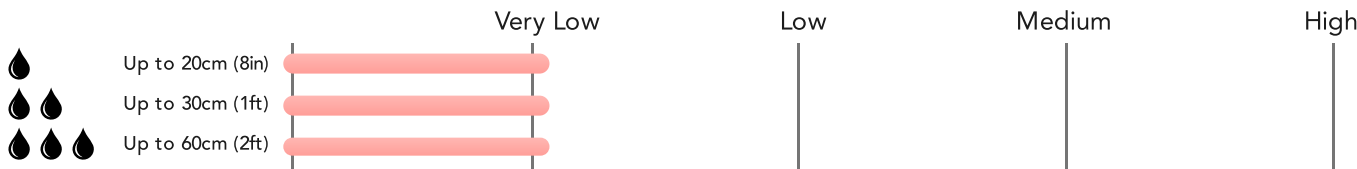


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

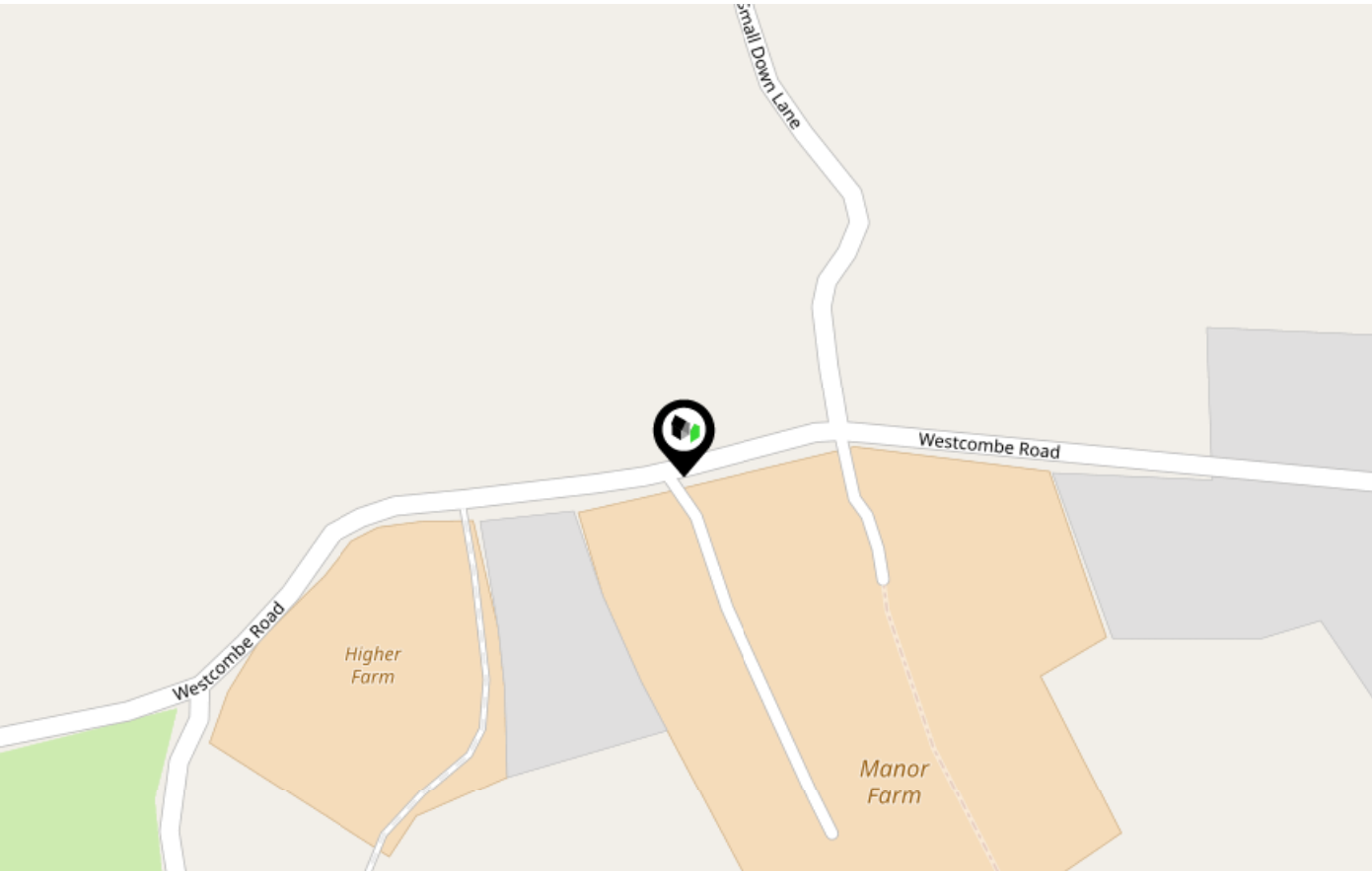


Flood Risk

Rivers & Seas - Climate Change

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

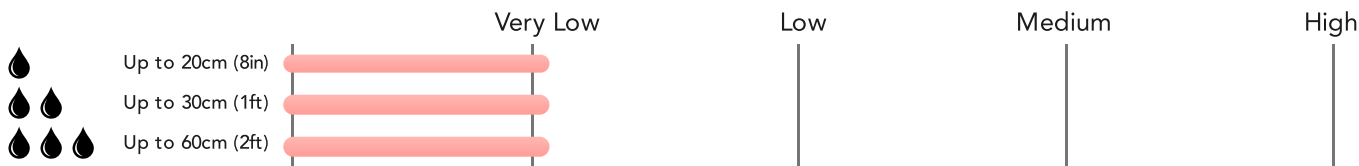


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



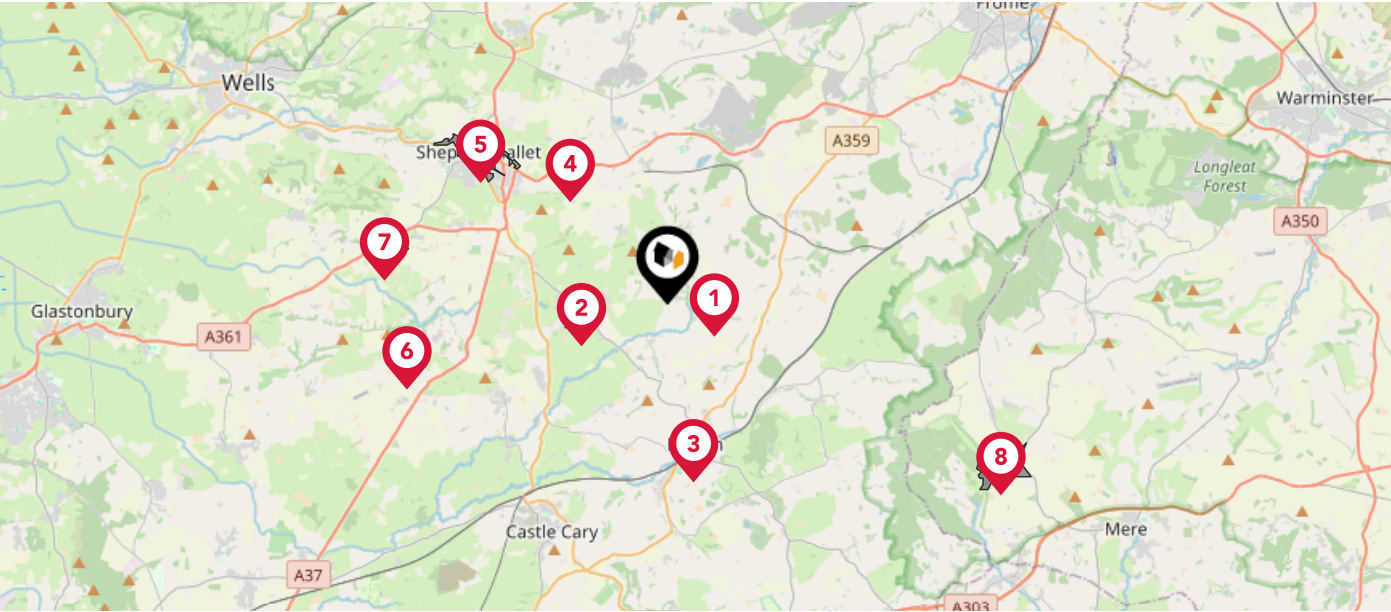
MIR - Material Info

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.



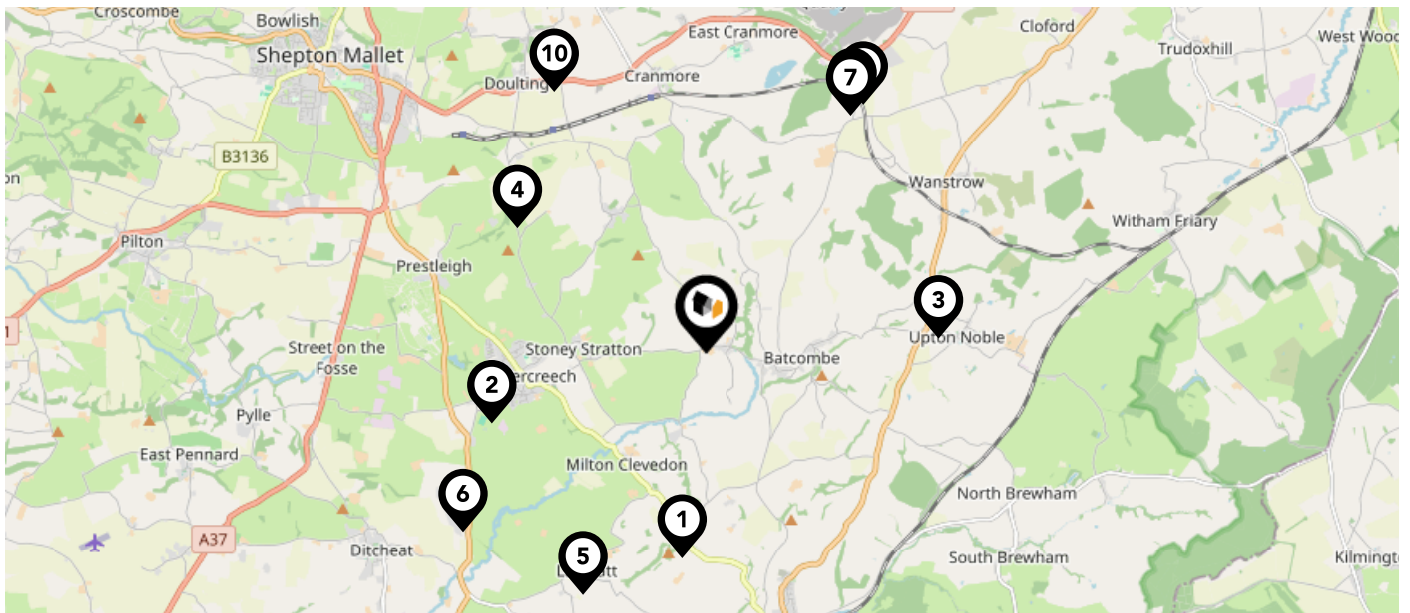
Nearby Conservation Areas	
	Batcombe
	Evercreech
	Bruton
	Doulting
	Shepton Mallet
	East Pennard
	Pilton
	Stourton

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	Creech Mill-Milton Clevedon	Historic Landfill	
2	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill	
3	Bulls Lane-Upton Noble	Historic Landfill	
4	Near Farncombe Farm-Douling	Historic Landfill	
5	Lambrook House-Lamyatt	Historic Landfill	
6	No name provided by source	Active Landfill	
7	Trinidad Asphalt Works Area B-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
8	Permanite Asphalt Works-Trinidad Works, Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
9	Trinidad Asphalt Works Area A-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
10	Green Quarries Plantation-Chelwynch, Douling, Shepton Mallet, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



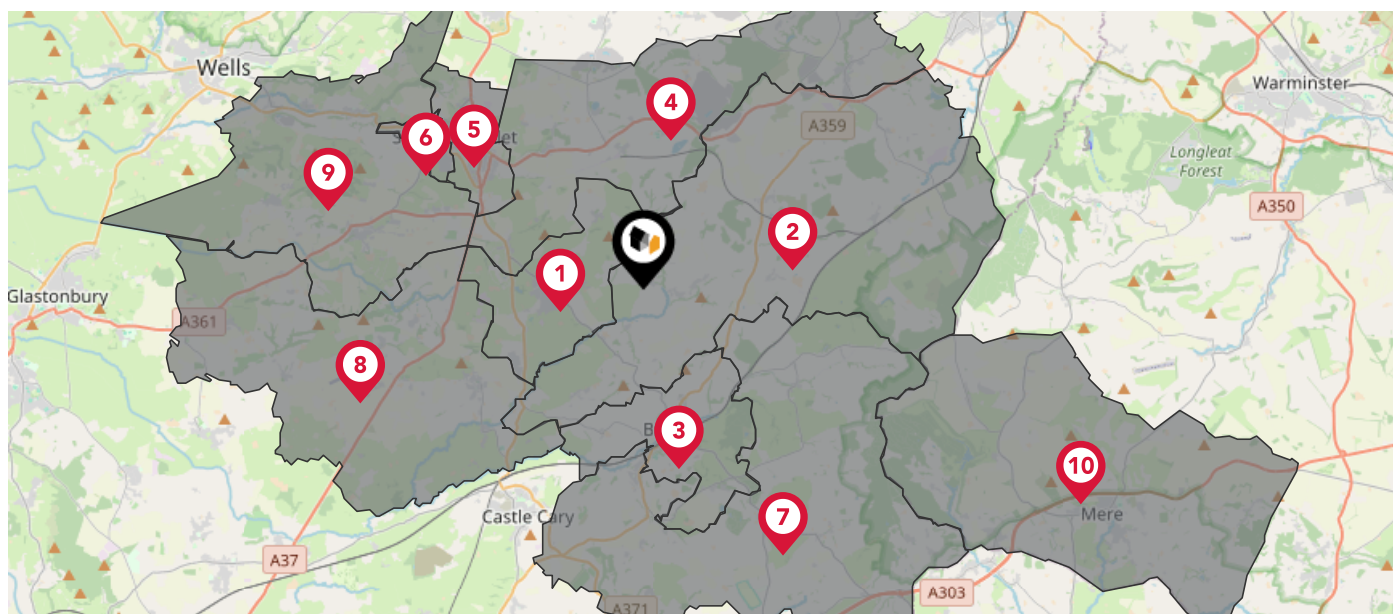
Mine Entry

- ✕ 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

1

Creech Ward

2

Postlebury Ward

3

Bruton Ward

4

Cranmore, Doultong and Nunney Ward

5

Shepton East Ward

6

Shepton West Ward

7

Tower Ward

8

The Pennards and Ditchheat Ward

9

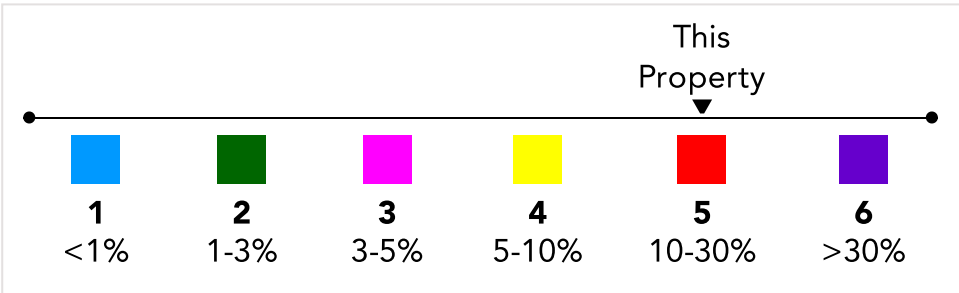
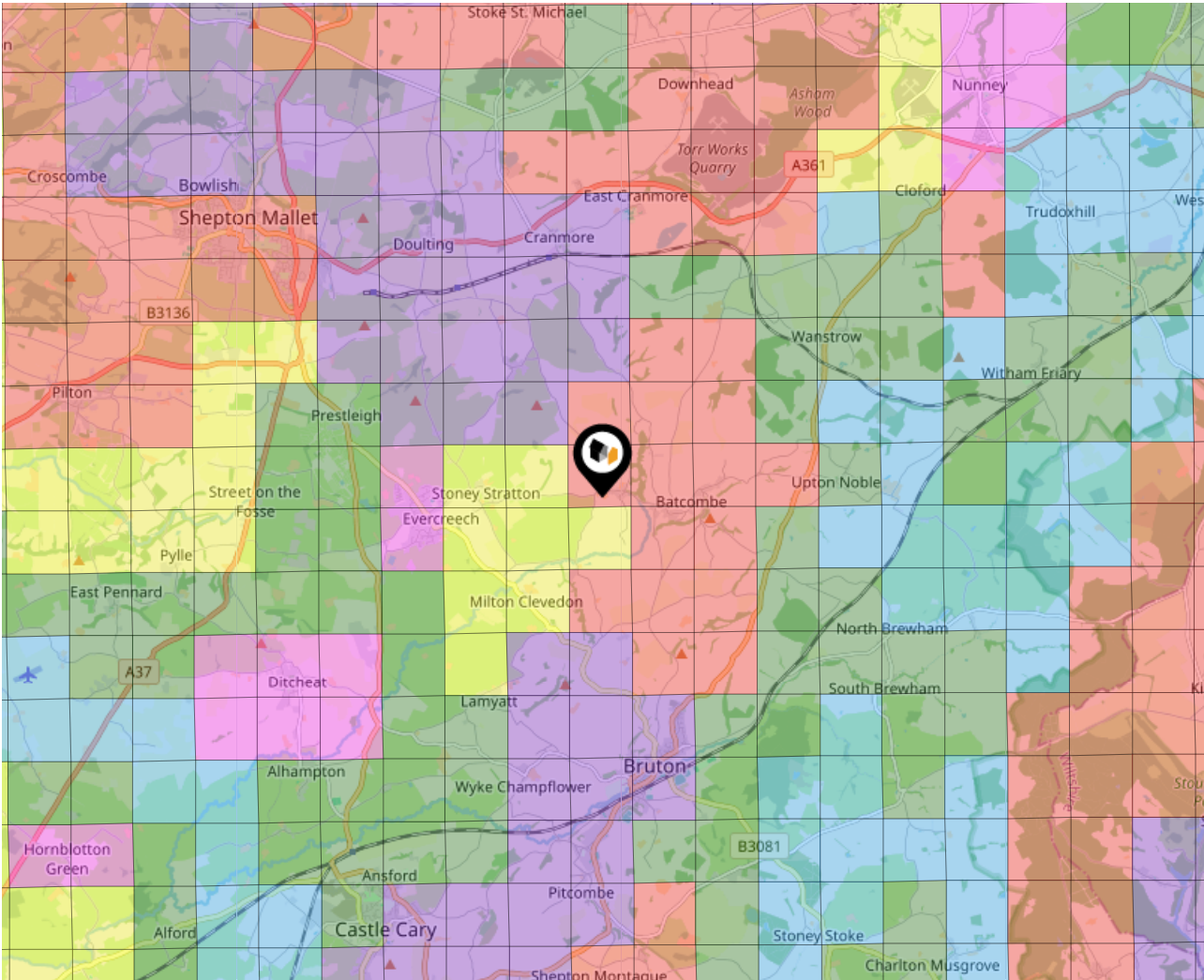
Croscombe and Pilton Ward

10

Mere ED

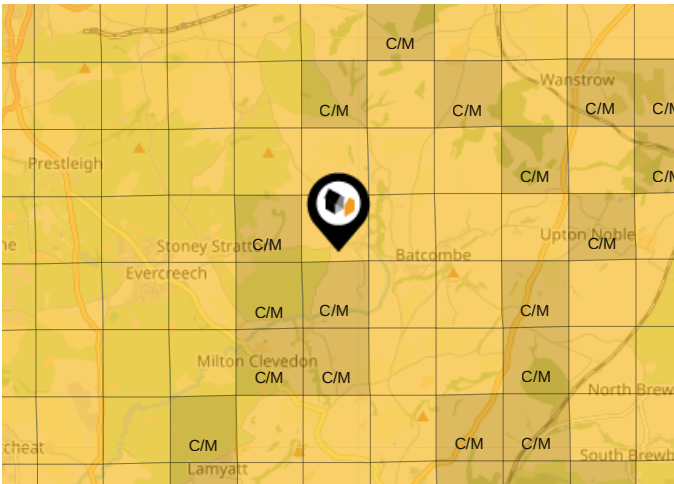
What is Radon?

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:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



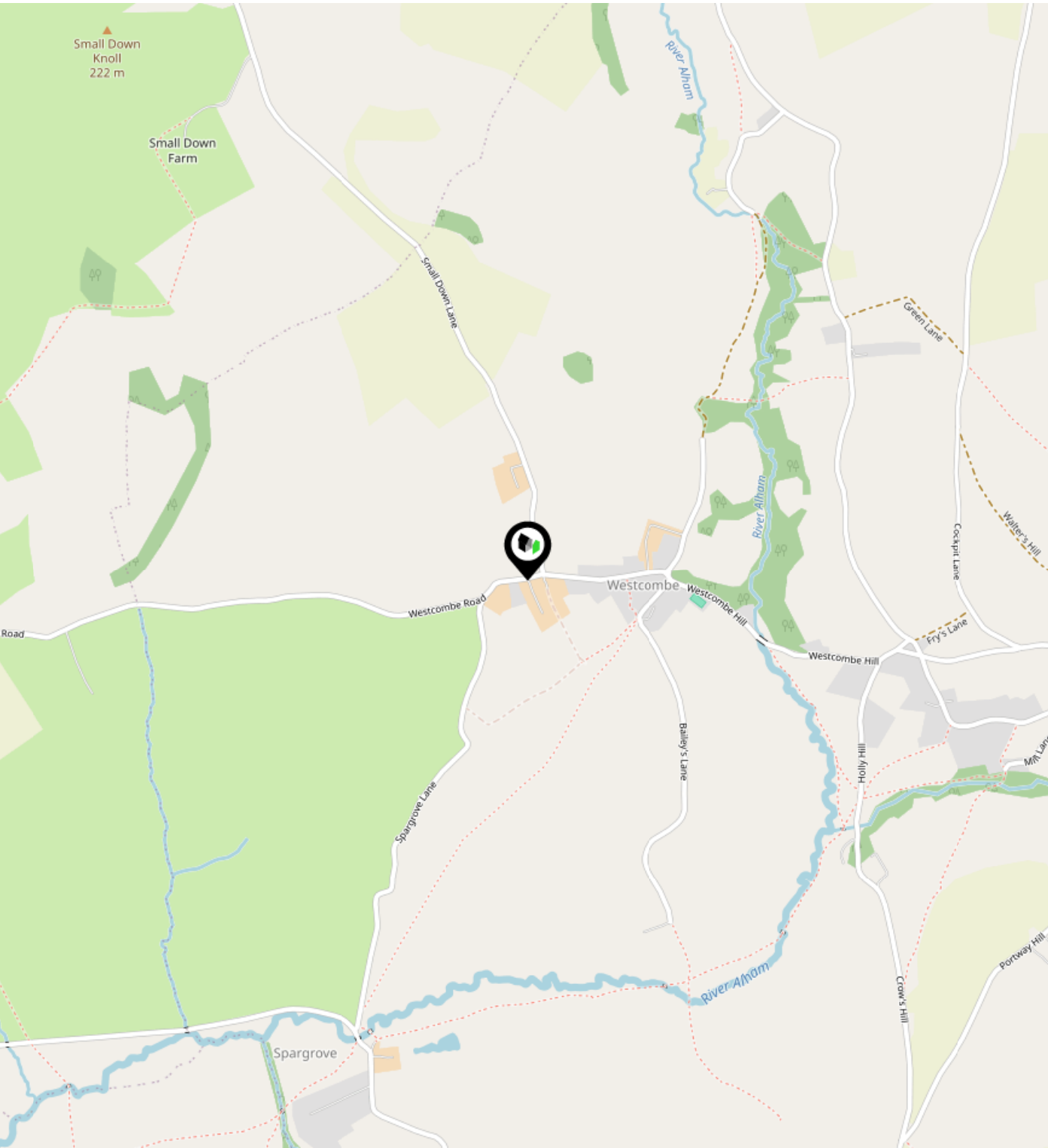
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

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Key:

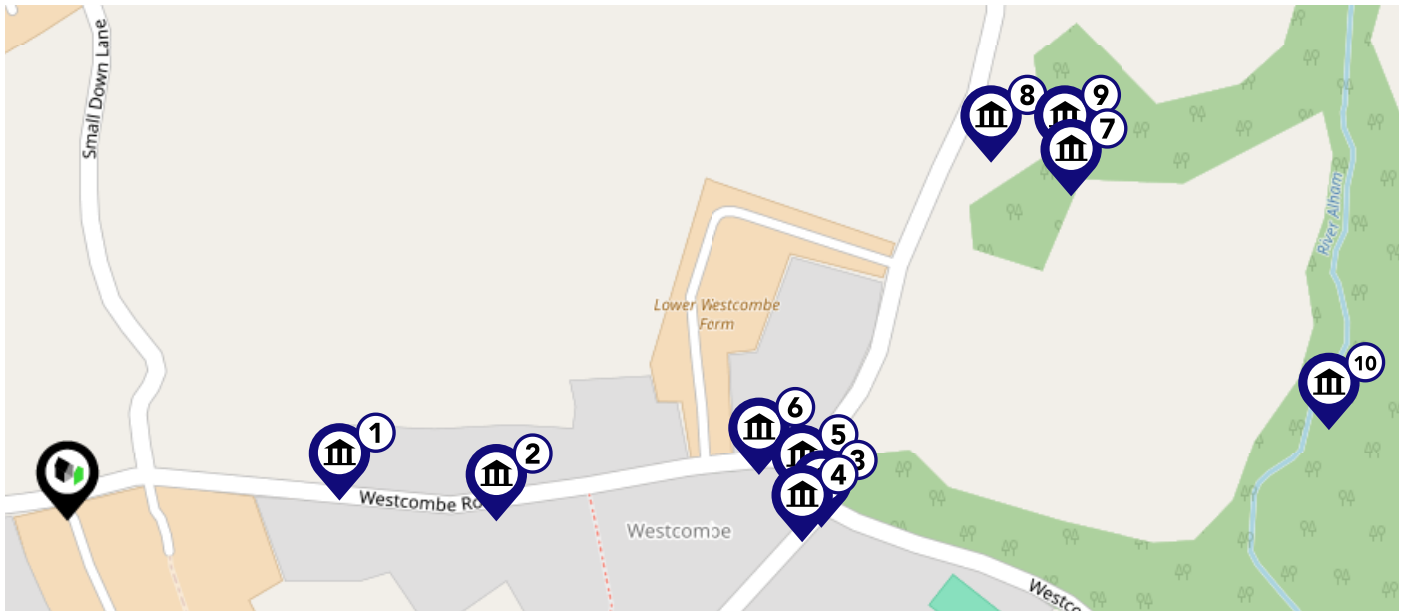
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

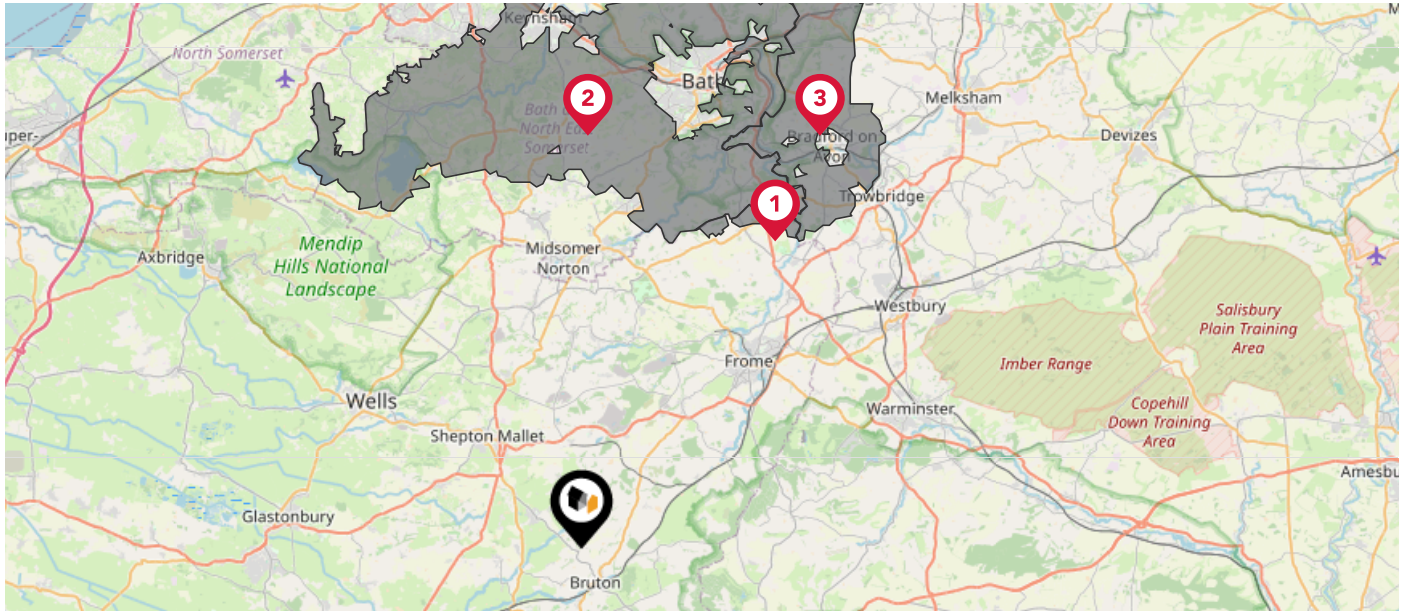
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1275783 - Westcombe Cottage	Grade II	0.1 miles
 1058565 - Pump On Roadside At Ngr St 6776 3926	Grade II	0.1 miles
 1395456 - K6 Telephone Kiosk	Grade II	0.2 miles
 1345138 - Drinking Trough Incorporating Ornamental Grotto On Roadside	Grade II	0.2 miles
 1447432 - Westcombe War Memorial	Grade II	0.2 miles
 1216715 - Laburnam Cottage And Attached Cottage To East	Grade II	0.2 miles
 1216707 - Bridge In Former Park Of Westcombe House At Ngr St 6803 3941	Grade II	0.3 miles
 1345139 - Westcombe Stables	Grade II	0.3 miles
 1216716 - Grotto To Rear Of Westcombe Stables	Grade II	0.3 miles
 1058564 - Bridge In Former Park Of Westcombe House At Ngr St 6815 3930	Grade II	0.4 miles

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



Nearby Green Belt Land



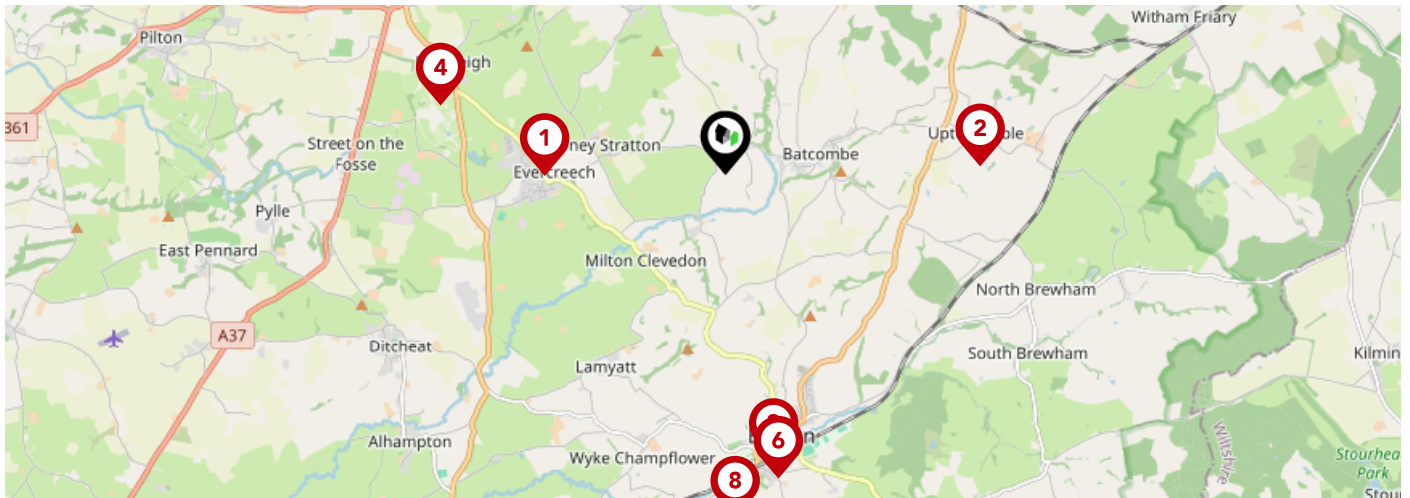
Bath and Bristol Green Belt - Mendip



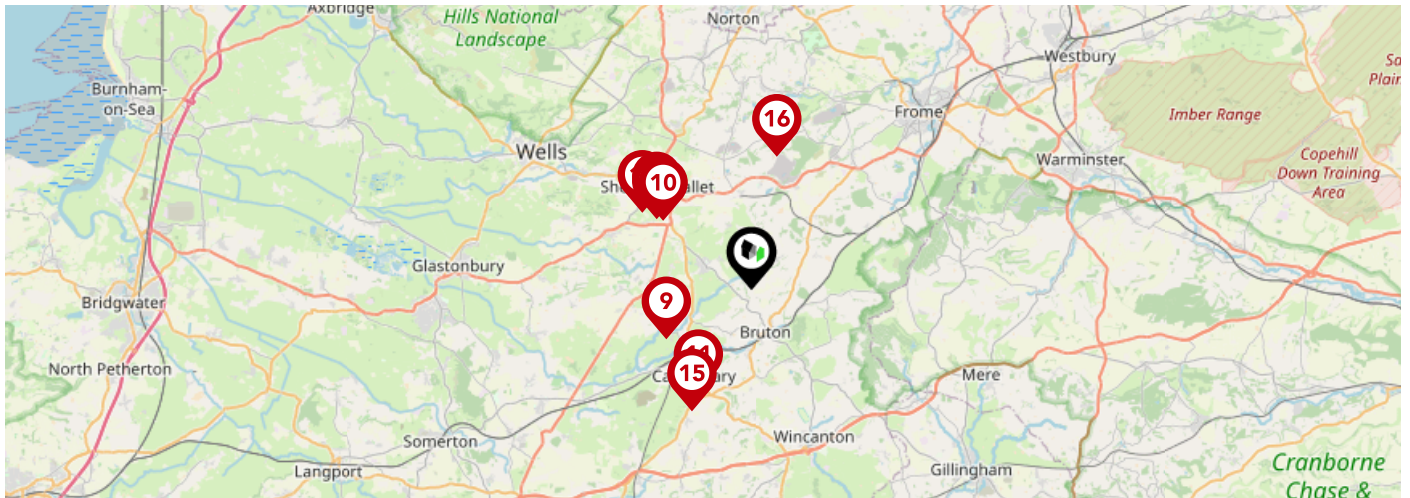
Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
1	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:1.69	☐	☒	☐	☐	☐
2	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:2.36	☐	☒	☐	☐	☐
3	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:2.71	☐	☒	☐	☐	☐
4	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.73	☐	☐	☒	☐	☐
5	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:2.82	☐	☐	☒	☐	☐
6	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:2.88	☐	☐	☒	☐	☐
7	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:3.12	☐	☒	☐	☐	☐
8	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:3.21	☐	☐	☒	☐	☐

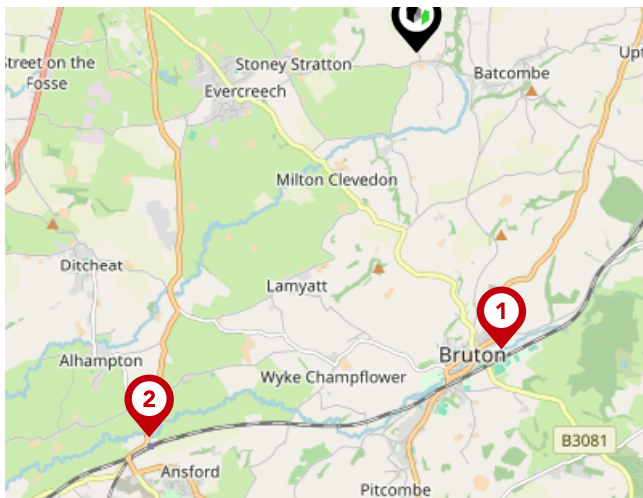


		Nursery	Primary	Secondary	College	Private
9	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:3.66	☐	☒	☐	☐	☐
10	Whitstone Ofsted Rating: Good Pupils: 584 Distance:4.18	☐	☐	☒	☐	☐
11	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:4.31	☐	☐	☒	☐	☐
12	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:4.37	☐	☒	☐	☐	☐
13	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:4.5	☐	☒	☐	☐	☐
14	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.97	☐	☒	☐	☐	☐
15	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:5.01	☐	☒	☐	☐	☐
16	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:5.05	☐	☒	☐	☐	☐

Area

Transport (National)

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AND
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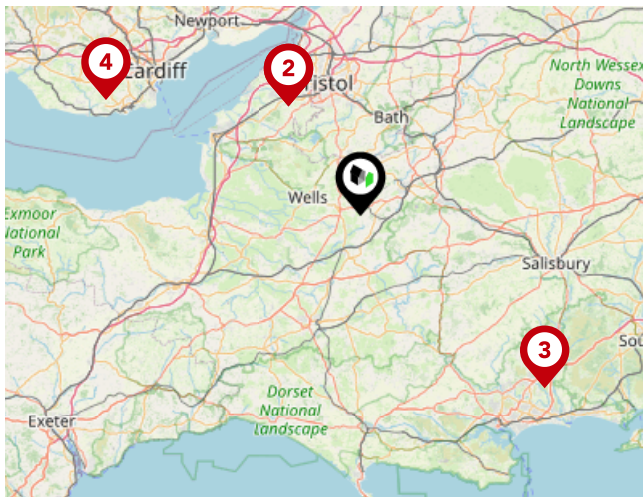
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	2.87 miles
2	Castle Cary Rail Station	4.37 miles
3	Frome Rail Station	8.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	42.46 miles
2	M5 J12	45.39 miles
3	M4 J16	37.94 miles
4	M4 J15	41.18 miles
5	M27 J1	41.32 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.42 miles
2	Felton	19.42 miles
3	Bournemouth International Airport	37.79 miles
4	Cardiff Airport	41.48 miles

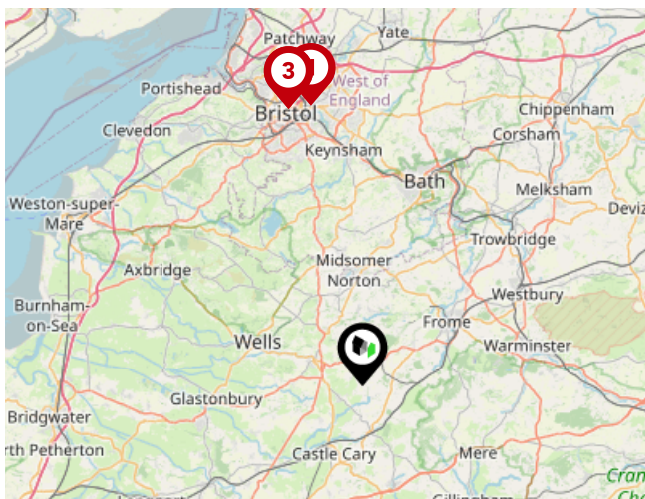
Area

Transport (Local)



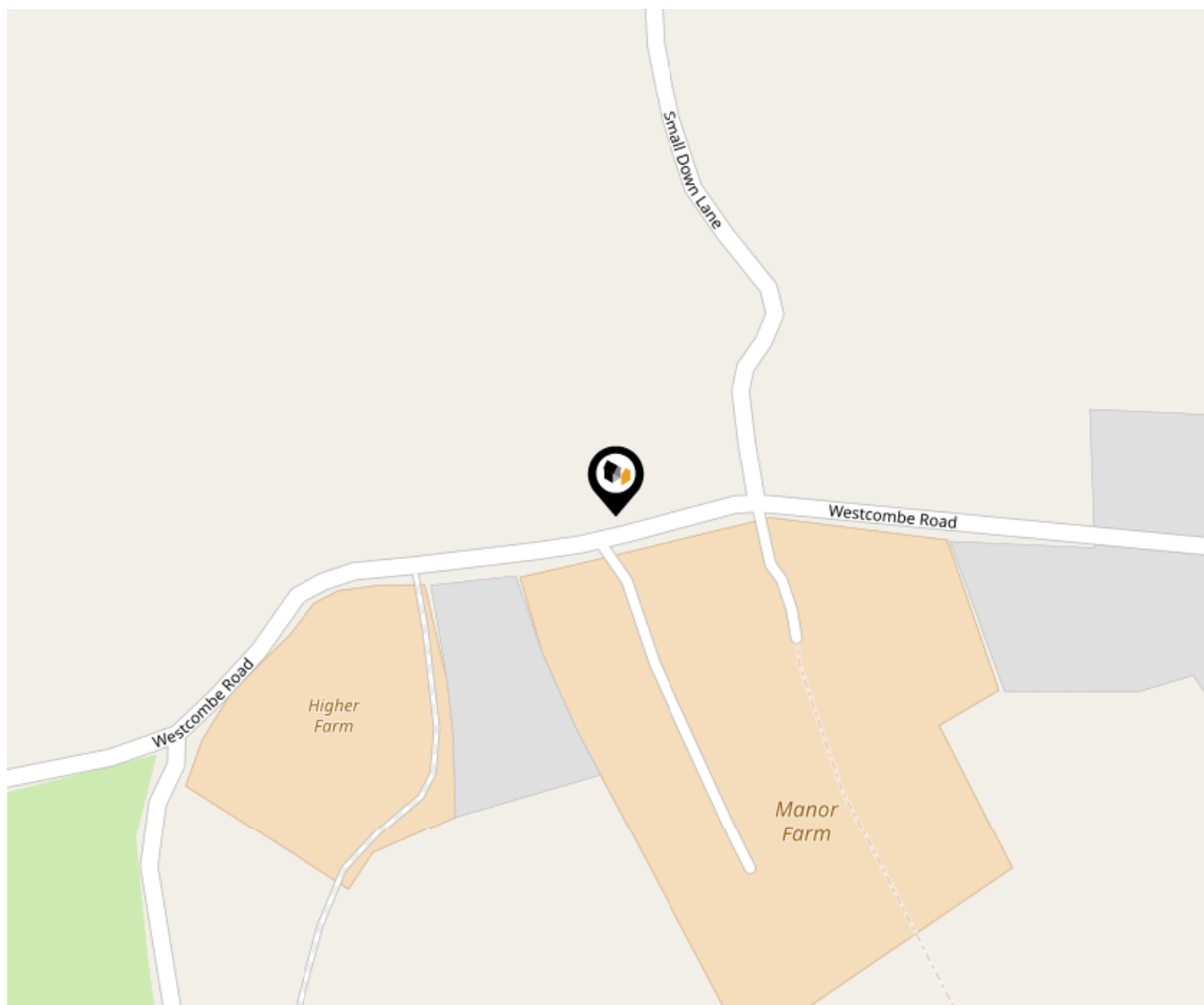
Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.21 miles
2	St Marys Church	0.94 miles
3	Stratton Farm	1.2 miles
4	St Peters Church	1.68 miles
5	Post Office	1.75 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	21.14 miles
2	Bathurst Basin Ferry Landing	21.26 miles
3	The Ostrich	21.26 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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