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MIR: Material Info

The Material Information Affecting this Property

Tuesday 23rd September 2025

CROSCOMBE, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

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Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,584 ft ² / 333 m ²		
Plot Area:	114.1 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,522		
Title Number:	WS53017		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s - mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Croscombe, Wells, BA5*

Reference - 2012/0396

Decision: Approval with Conditions

Date: 23rd February 2012

Description:

Erect poultry building and 2 no feed bins

Reference - 2014/2598/HSE

Decision: Approval

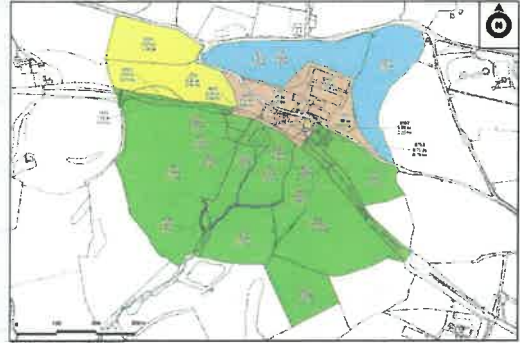
Date: 12th December 2014

Description:

Demolish ground floor structure and construction of a two storey extension on the rear elevation.

Gallery Photos

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Gallery Photos

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Property EPC - Certificate

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Croscombe, BA5

Energy rating

B

Valid until 11.06.2025

Score	Energy rating	Current	Potential
92+	A		127 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Oil range cooker
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	333 m ²

Cooper and Tanner

About Us

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Cooper and Tanner

We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

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.

Material Information

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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.

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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.
-  **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.

Water Height	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium
Up to 120cm (4ft)	High

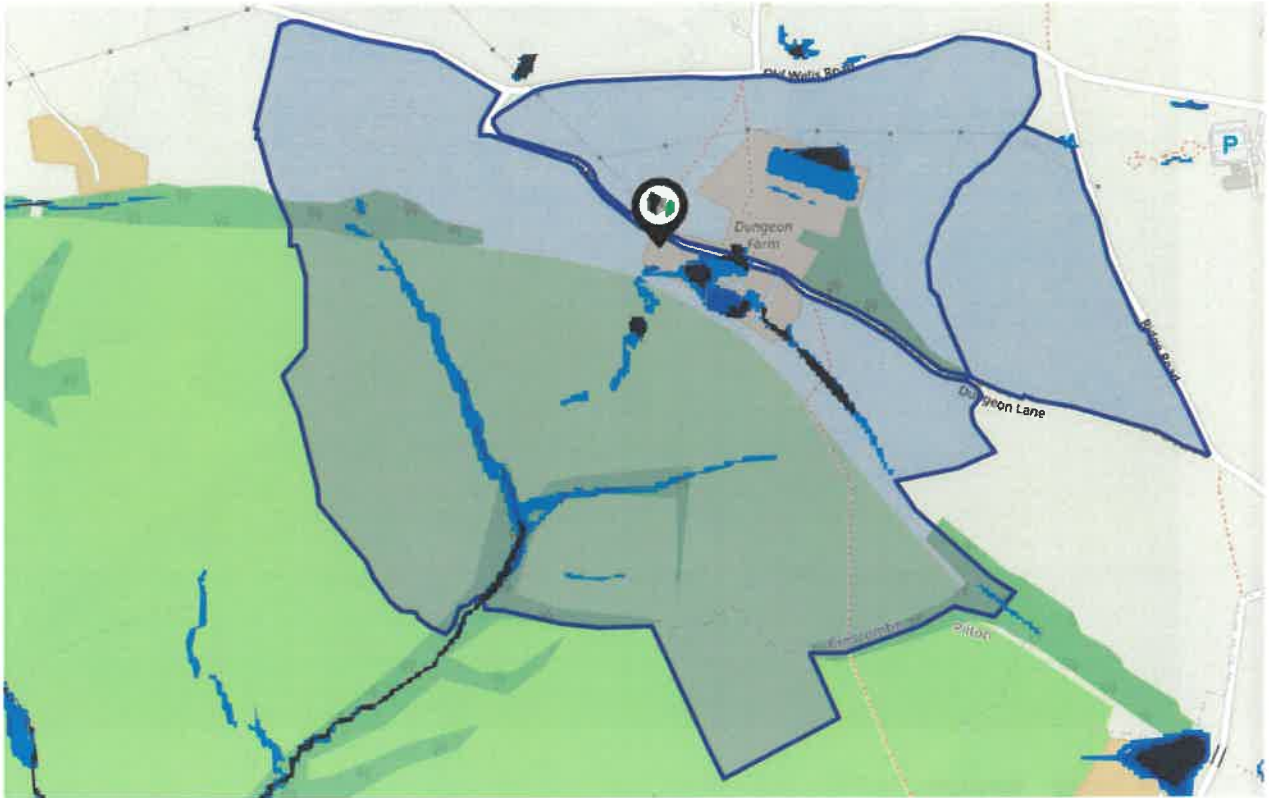
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Flood Risk

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.
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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:



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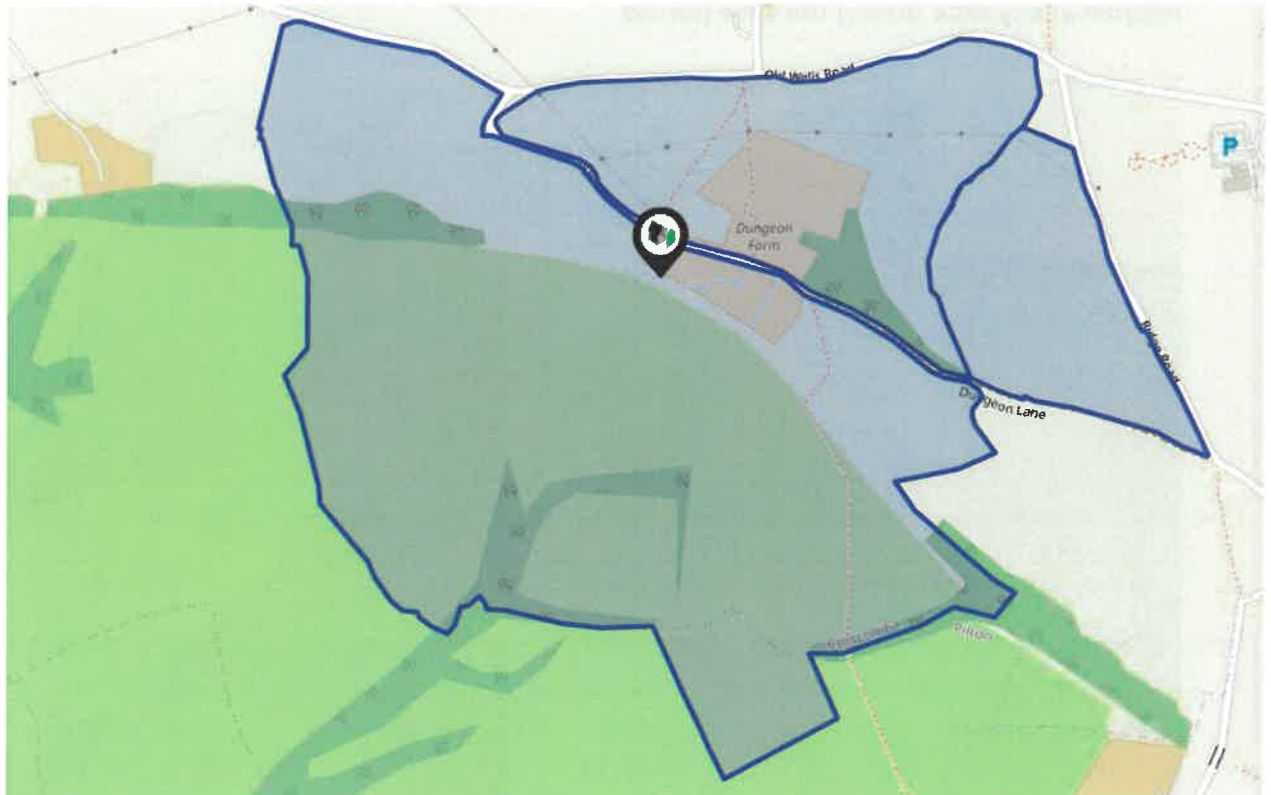
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Flood Risk

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.

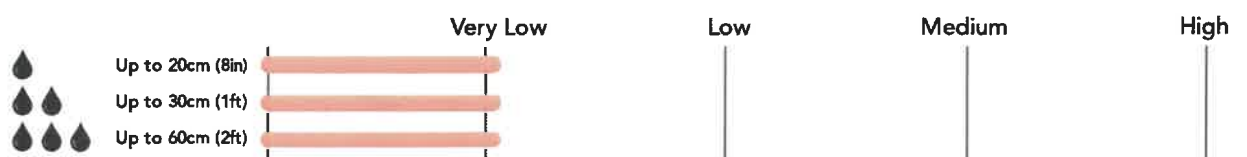


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Chance of flooding to the following depths at this property:



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



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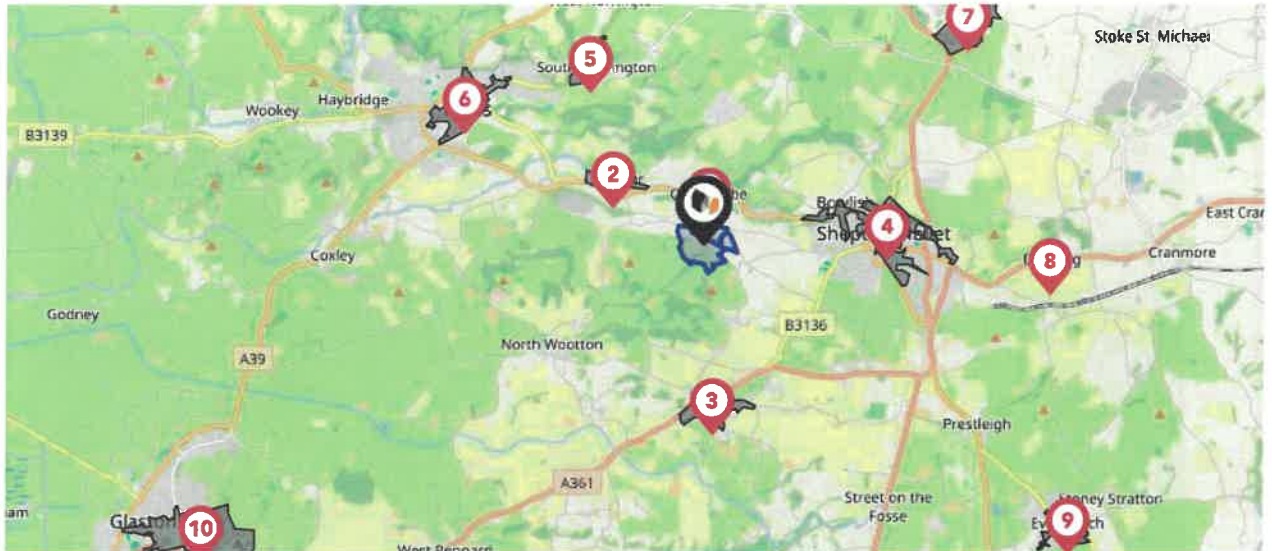
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Maps

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

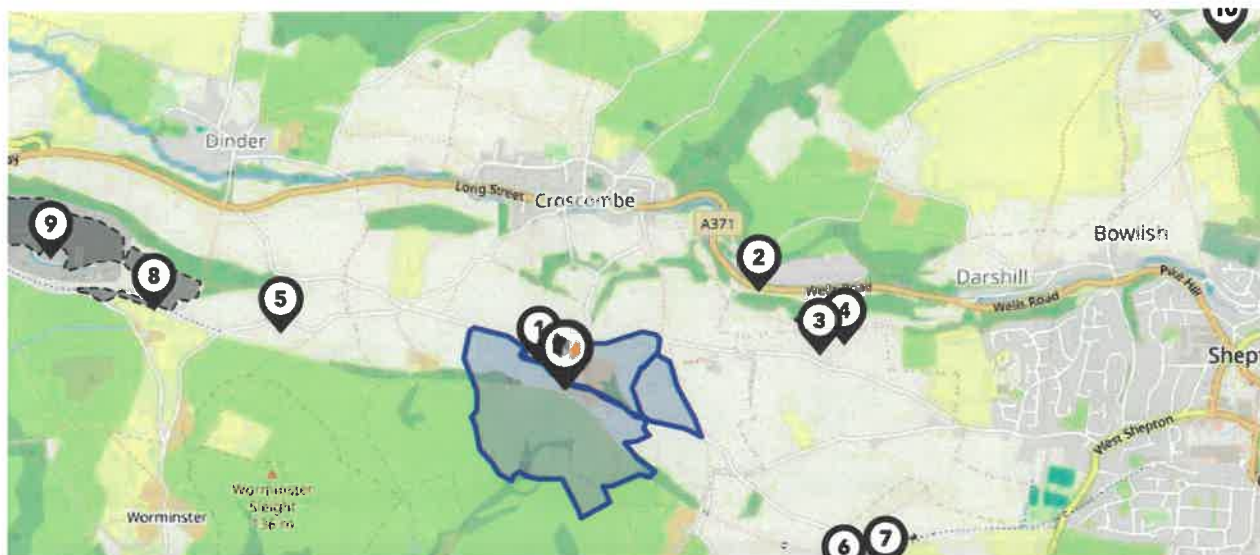
- 1 Croscombe
- 2 Dinder
- 3 Pilton
- 4 Shepton Mallet
- 5 Mendip Hospital
- 6 Wells
- 7 Oakhill
- 8 Doultong
- 9 Evercreech
- 10 Glastonbury

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	EA/EPR/EP3593FE/A001	Active Landfill ■
2	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill ■
3	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill ■
4	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill ■
5	Dark Lane-Dinder	Historic Landfill ■
6	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill ■
7	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill ■
8	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill ■
9	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill ■
10	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill ■

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Coal Mining

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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.

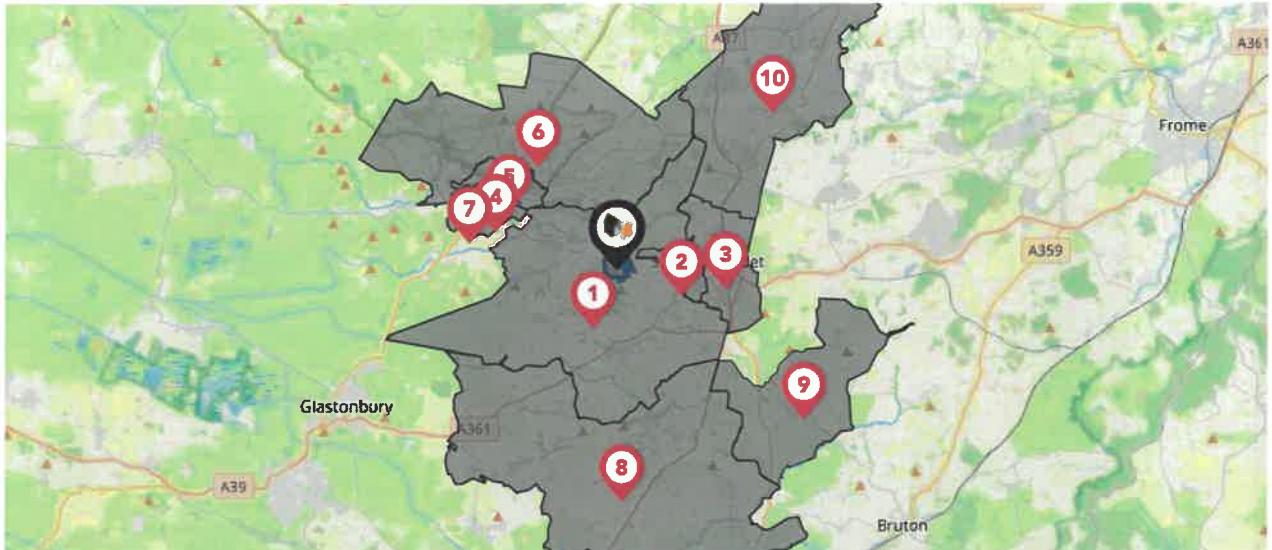
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

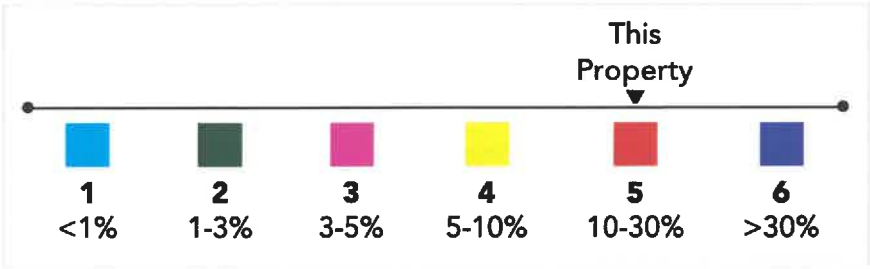
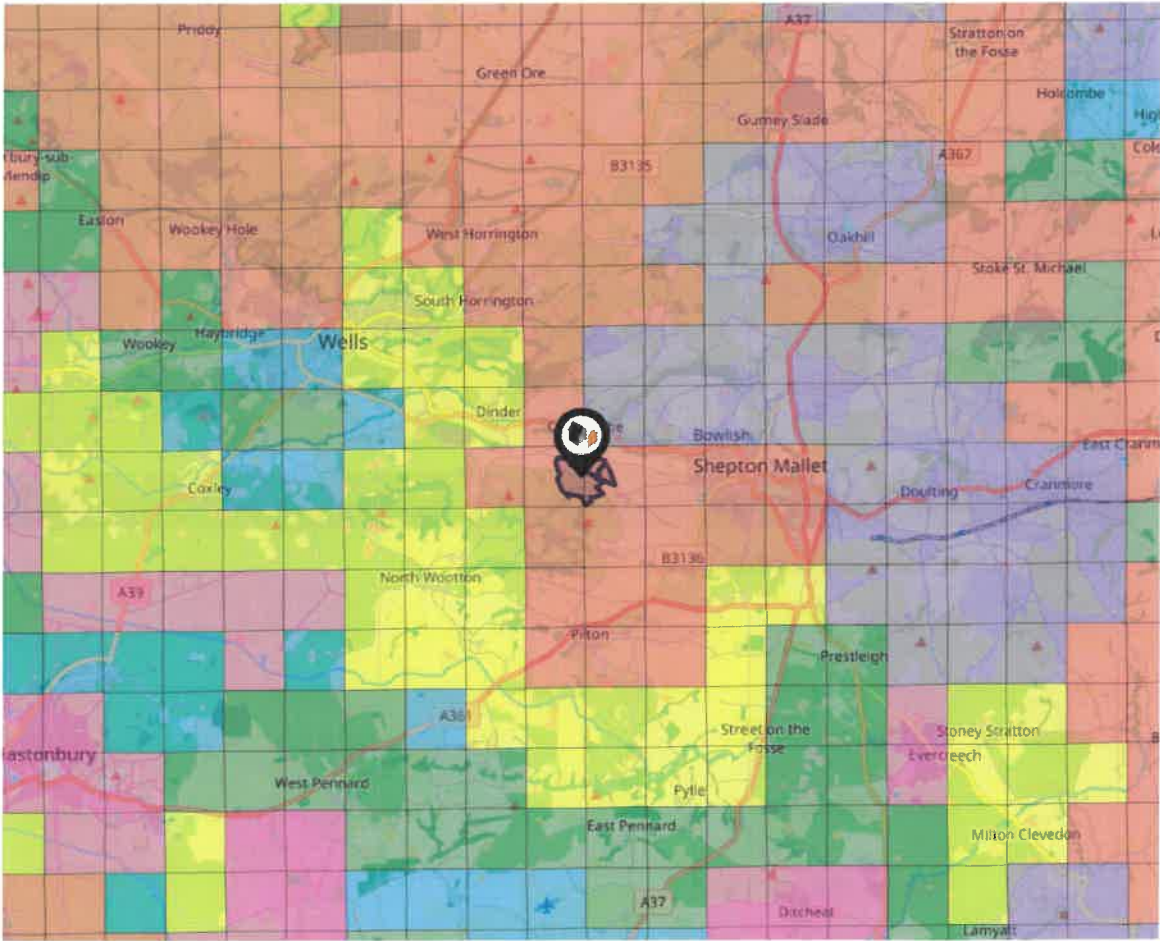


Nearby Council Wards

- 1 Croscombe and Pilton Ward
- 2 Shepton West Ward
- 3 Shepton East Ward
- 4 Wells Central Ward
- 5 Wells St. Thomas' Ward
- 6 St. Cuthbert Out North Ward
- 7 Wells St. Cuthbert's Ward
- 8 The Pennards and Ditcheat Ward
- 9 Creech Ward
- 10 Ashwick, Chilcompton and Stratton Ward

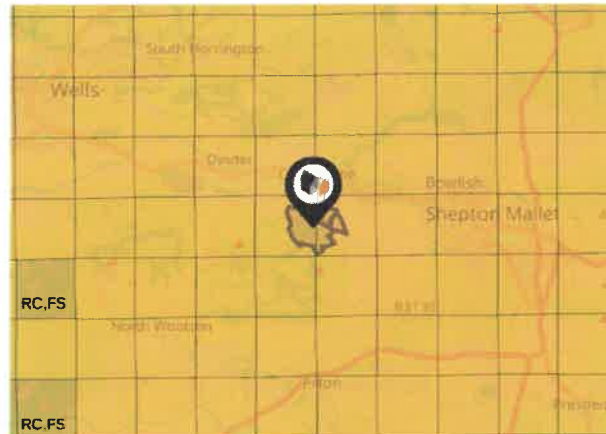
What is Radon?

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

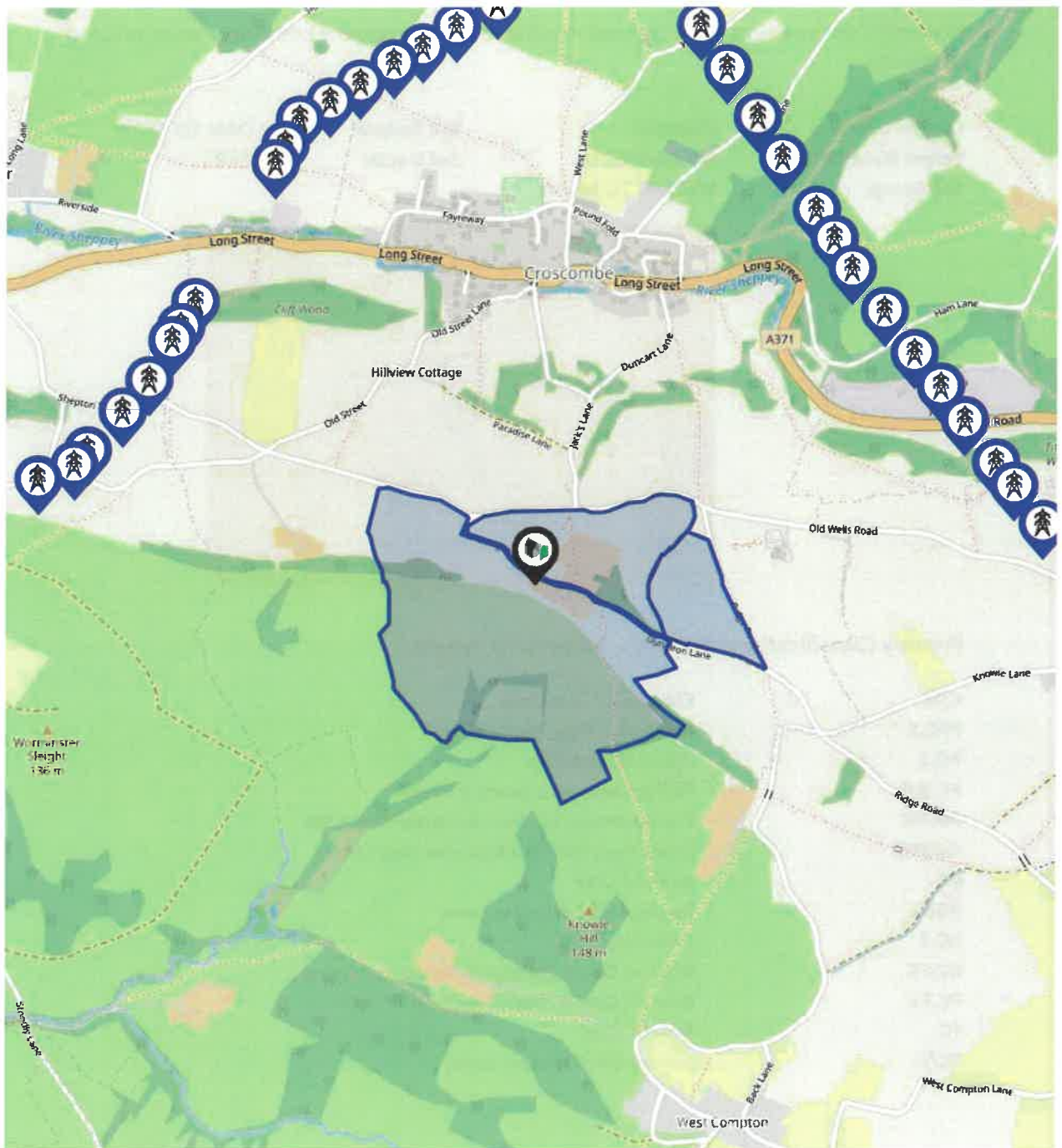


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

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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
	1058829 - Parsonage House	Grade II	0.4 miles
	1174707 - Walling, Gatepiers And Gates To South-west Side Of Churchyard, Church Of St Mary The Virgin	Grade II	0.5 miles
	1295601 - The Old Grammar School	Grade II	0.5 miles
	1345036 - Church Room Adjacent To North Side To Tower, Church Of St Mary The Virgin	Grade II	0.5 miles
	1345001 - Paradise House	Grade II	0.5 miles
	1345022 - 1, Rock Street	Grade II	0.5 miles
	1058865 - Waterfall Cottage And Attached Outbuilding To West	Grade II	0.5 miles
	1344999 - Fig Tree Cottage	Grade II	0.5 miles
	1174864 - Post Office	Grade II	0.5 miles
	1058825 - Rock House Rock Terrace	Grade II	0.5 miles
	1058863 - Village Cross Adjacent To The Bull Terrier	Grade II	0.5 miles
	1058827 - Mill Cottage Millstream Cottage	Grade II	0.5 miles

Listed Buildings in the local district

Grade

Distance



1058862 - Rosegarth

Grade II

0.5 miles



1418009 - Croscombe Roadbridge Over The River Sheppey

Grade II

0.5 miles

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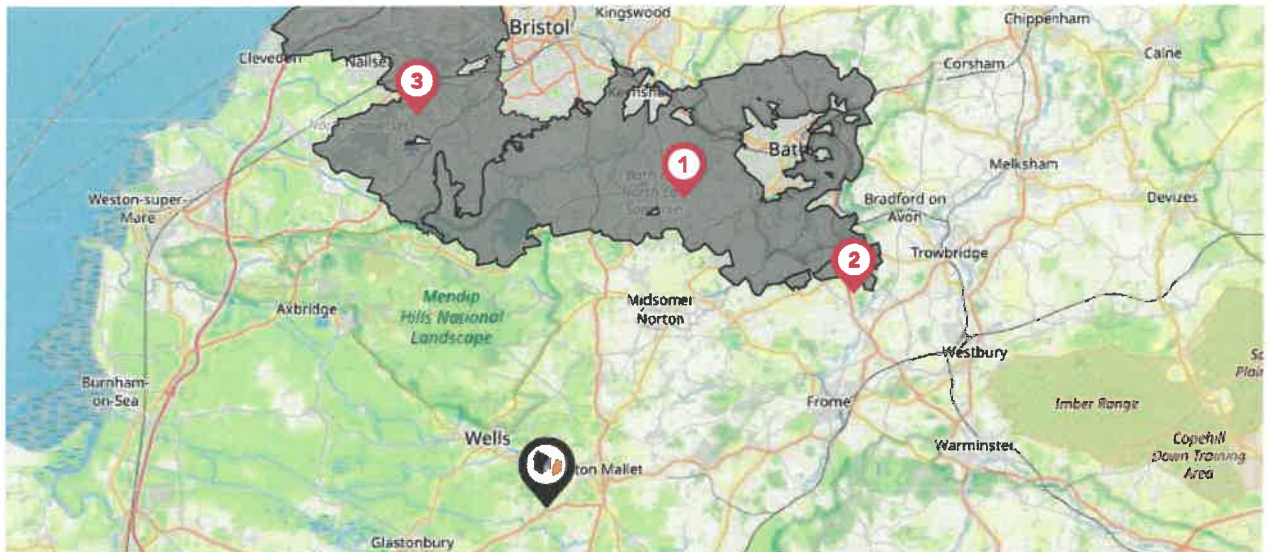


Maps

Green Belt

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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 - Mendip



Bath and Bristol Green Belt - North Somerset

Area Schools

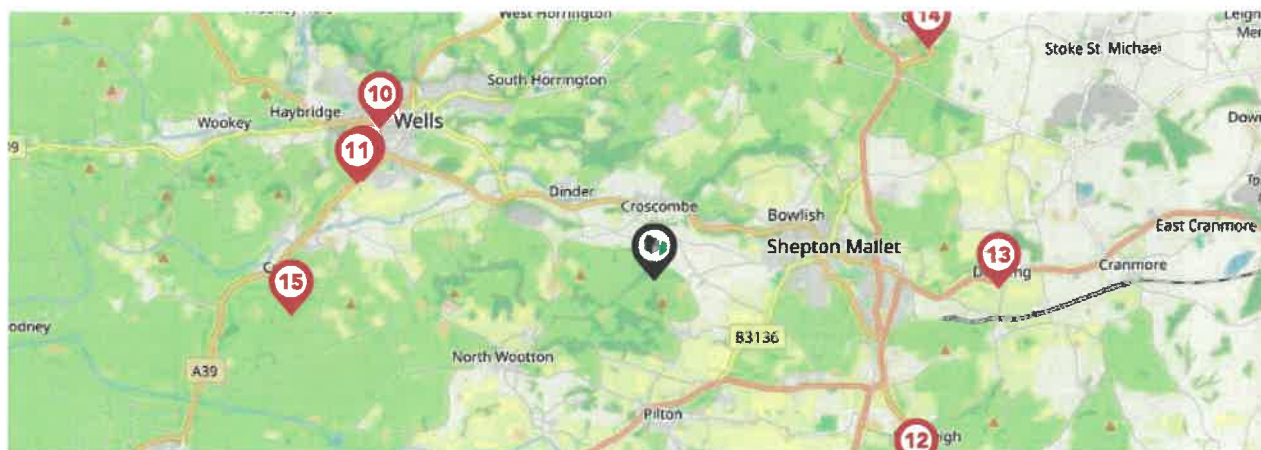
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		Nursery	Primary	Secondary	College	Private
1	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:1.33	☐	☒	☐	☐	☐
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:1.83	☐	☒	☐	☐	☐
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:1.86	☐	☒	☐	☐	☐
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:2.06	☐	☐	☒	☐	☐
5	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:2.51	☐	☒	☐	☐	☐
6	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:2.82	☐	☒	☐	☐	☐
7	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:2.84	☐	☐	☒	☐	☐
8	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:2.99	☐	☒	☐	☐	☐

Area Schools

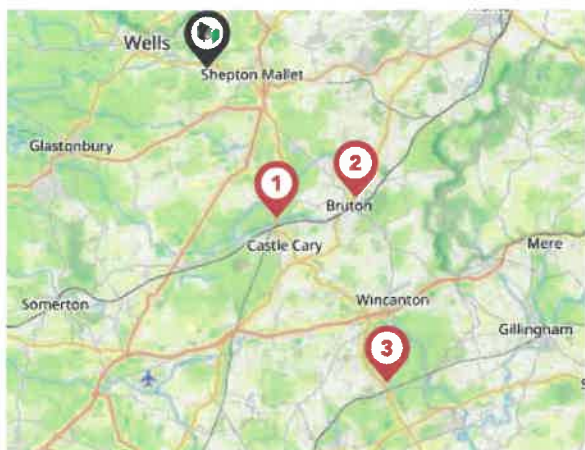
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		Nursery	Primary	Secondary	College	Private
9	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:3.19	☐	☒	☐	☐	☐
10	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:3.23	☐	☐	☒	☐	☐
11	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:3.23	☐	☒	☐	☐	☐
12	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:3.37	☐	☐	☒	☐	☐
13	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:3.55	☐	☒	☐	☐	☐
14	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.67	☐	☒	☐	☐	☐
15	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.77	☐	☒	☐	☐	☐
16	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.13	☐	☒	☐	☐	☐

Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.86 miles
2	Bruton Rail Station	8.19 miles
3	Templecombe Rail Station	15.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.99 miles
2	M5 J12	44.05 miles
3	M5 J11A	49.64 miles
4	M4 J16	40.15 miles
5	M4 J15	43.97 miles

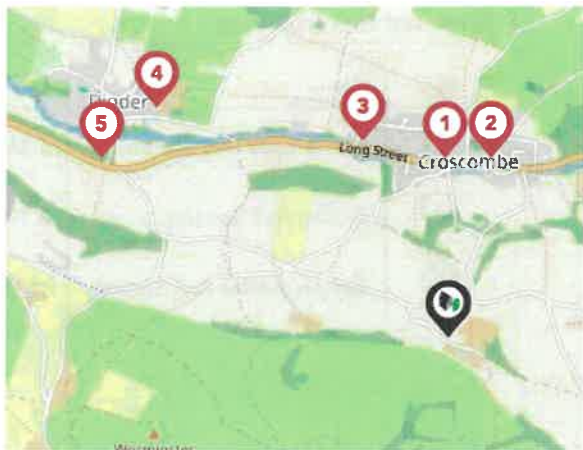


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	14.6 miles
2	Felton	14.6 miles
3	Cardiff Airport	35.51 miles
4	Bournemouth International Airport	43.55 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The George Inn	0.46 miles
2	The Old Rectory	0.47 miles
3	Townsend Farm	0.55 miles
4	The Dragon House	0.96 miles
5	The Bus Shelter	1 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	17.8 miles
2	The Cottage Ferry Landing	17.81 miles
3	Nova Scotia Ferry Landing	17.85 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

Cooper and Tanner Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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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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