



MIR: Material Info

The Material Information Affecting this Property

Monday 29th September 2025



MANOR CLOSE, GLASTONBURY, BA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

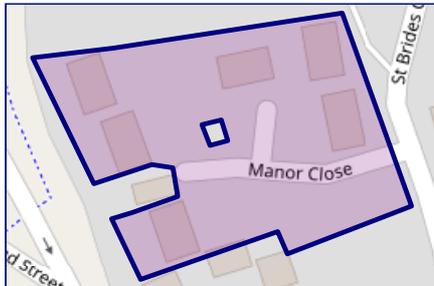
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Property Multiple Title Plans

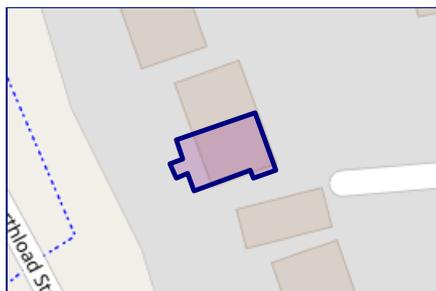
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Freehold Title Plan



ST120101

Leasehold Title Plan



ST76098

Start Date: 01/01/1991
End Date: 11/02/2989
Lease Term: 999 years from 11 February 1990
Term Remaining: 964 years

Property Overview

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Property

| | | | |
|-------------------------|---|------------------------|---------------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 1 | Start Date: | 01/01/1991 |
| Floor Area: | 398 ft ² / 37 m ² | End Date: | 11/02/2989 |
| Plot Area: | 0.02 acres | Lease Term: | 999 years from 11 February 1990 |
| Year Built : | 1983-1990 | Term Remaining: | 964 years |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,626 | | |
| Title Number: | ST76098 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|--------------------|---------------------|
| 18 mb/s | 167 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)

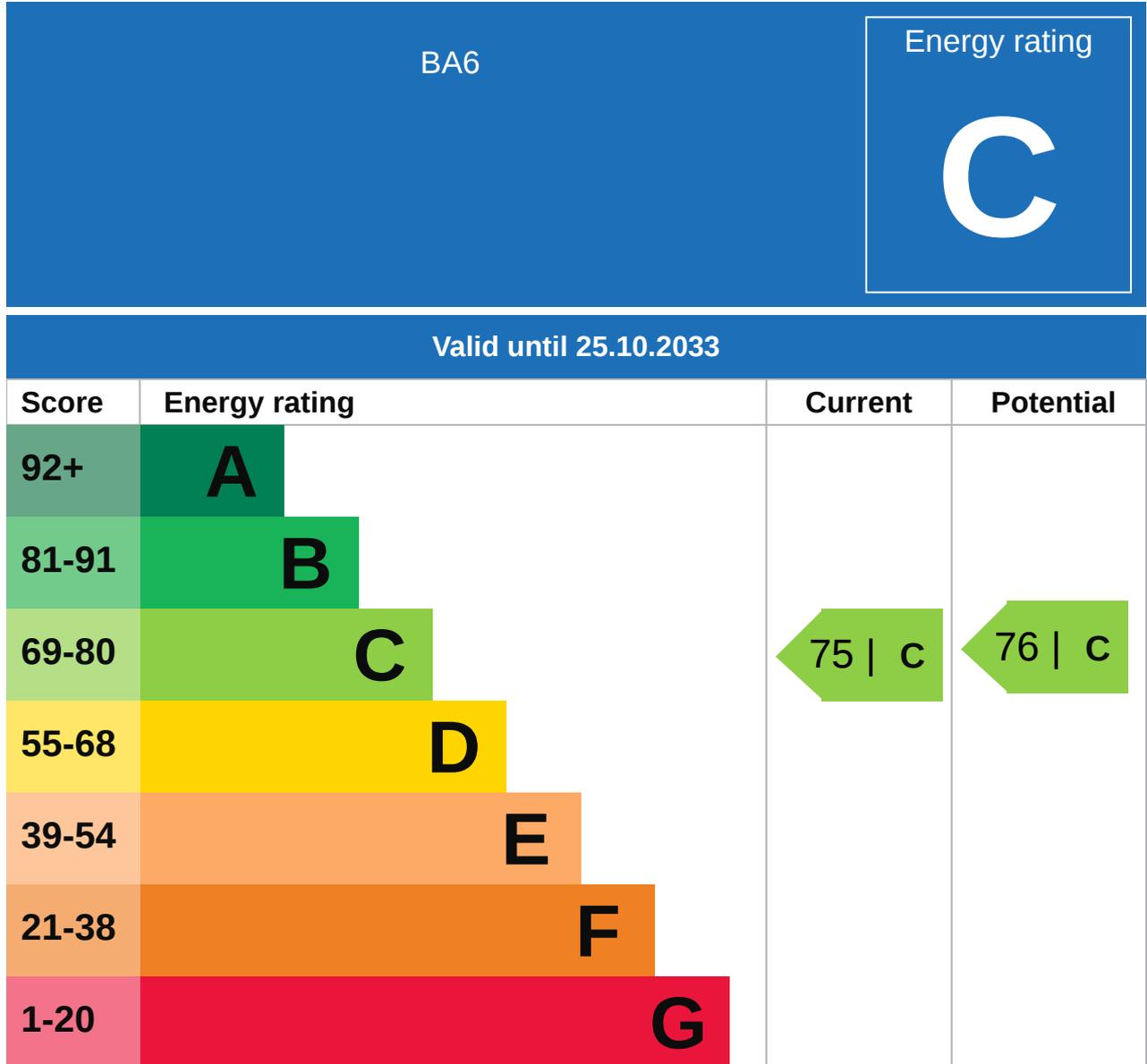


Satellite/Fibre TV Availability:



Property EPC - Certificate

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Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Semi-Detached |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| 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: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 37 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.

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 a shared ownership property and is being sold as a whole ownership property under the staircasing scheme.

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 a gas supply to the property

Drainage

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

Heating System

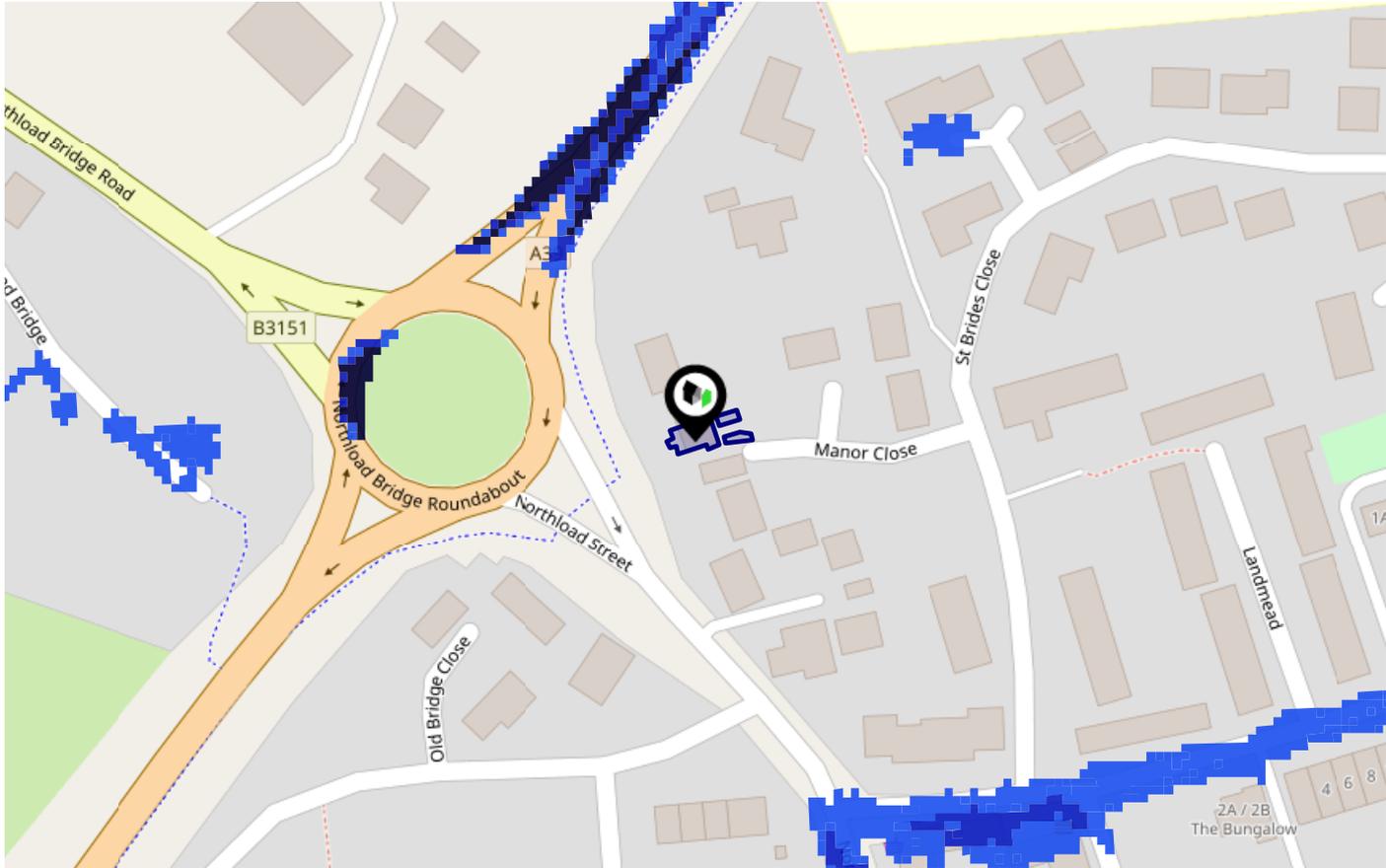
We have been advised by the seller that there is a gas radiator heating system.

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.

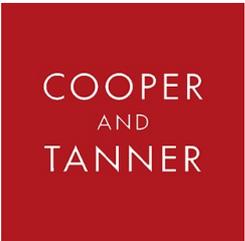
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

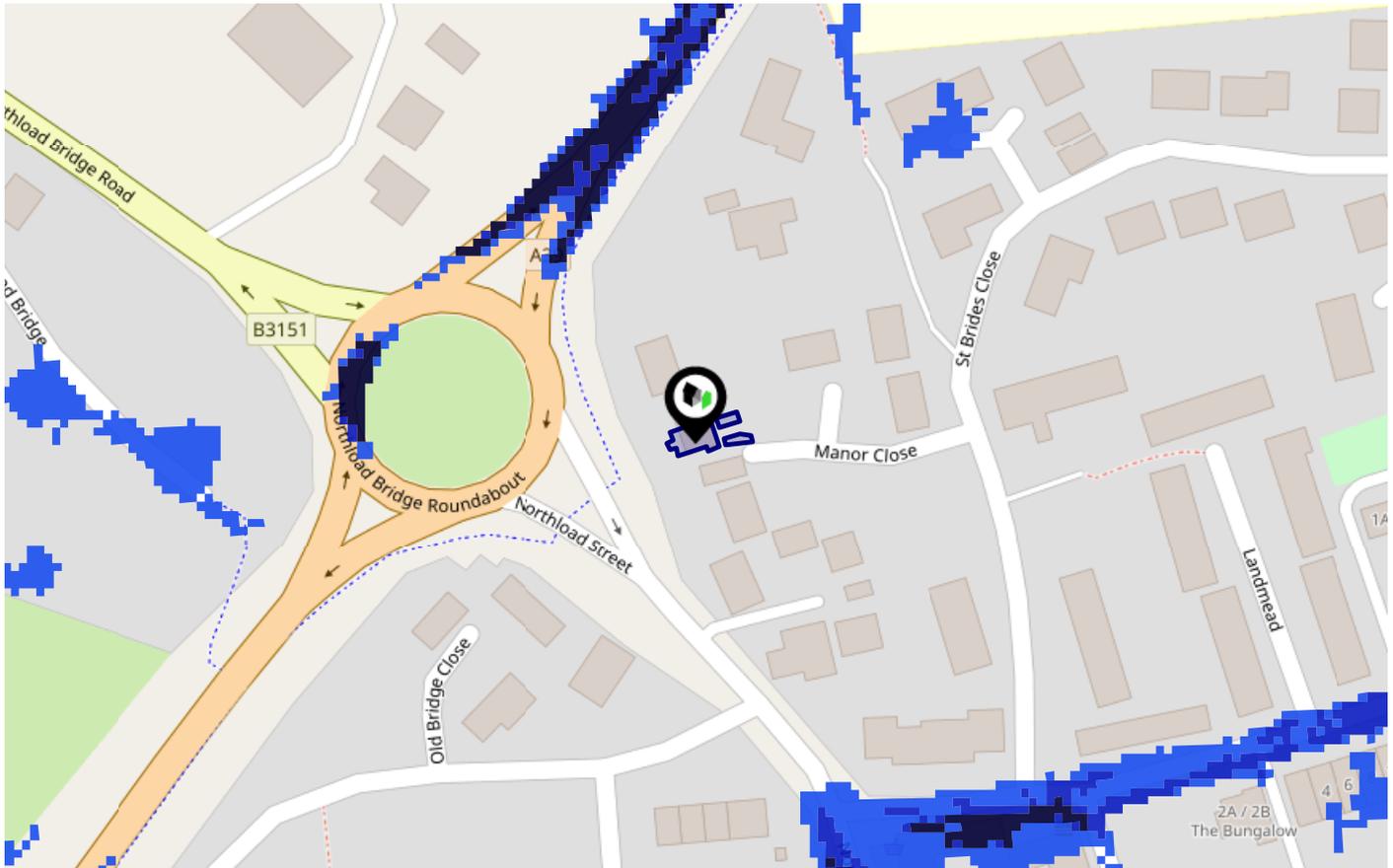


Flood Risk

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.



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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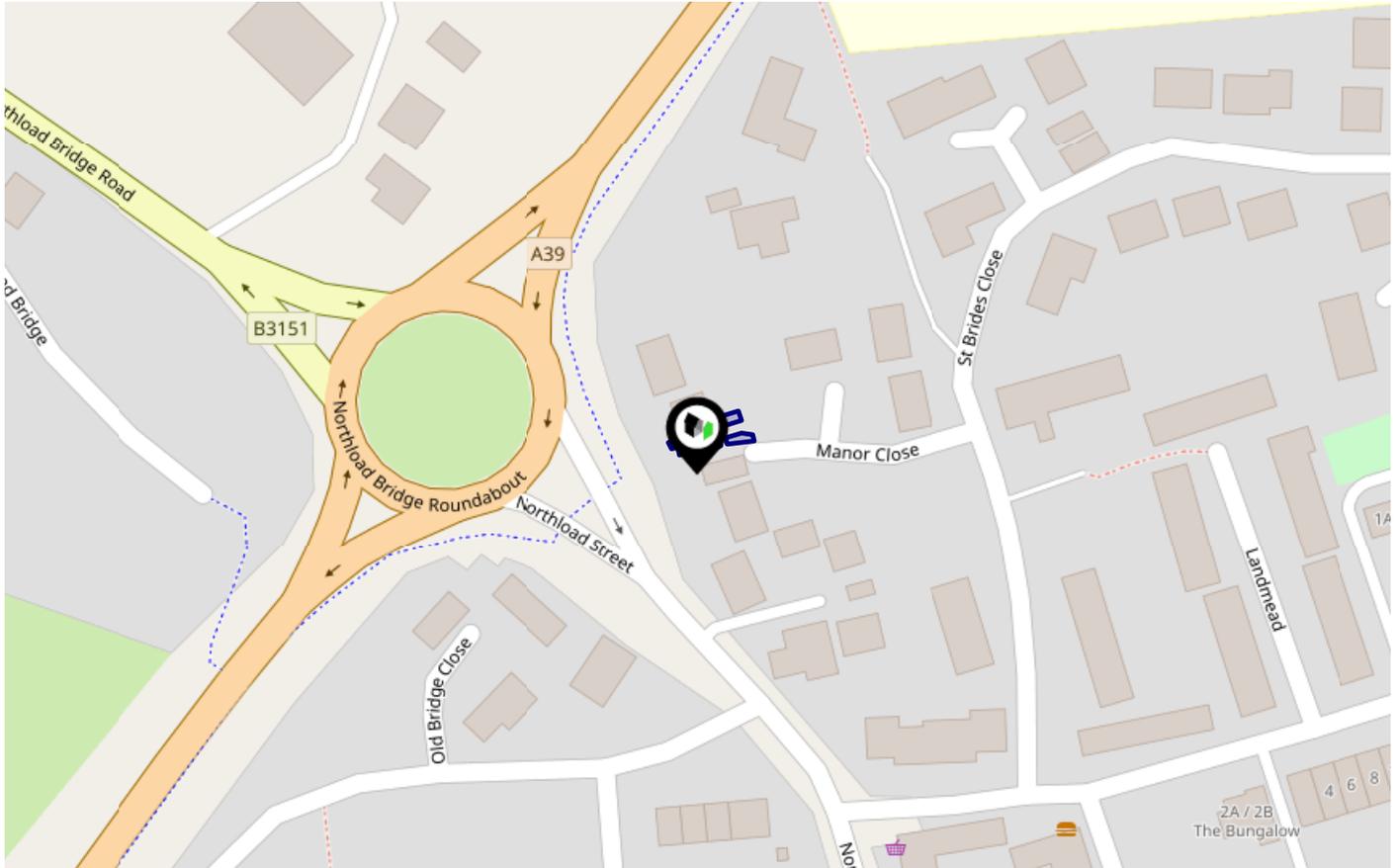
Chance of flooding to the following depths at this property:



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.

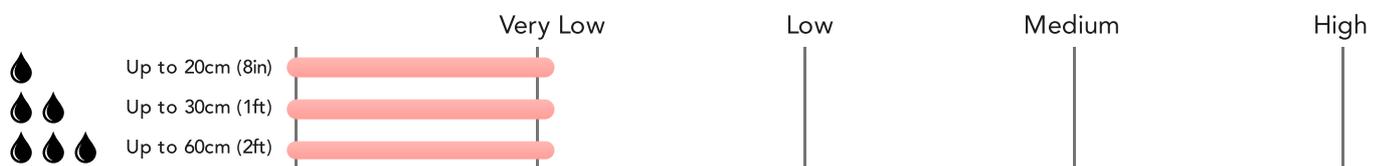


Risk Rating: Very low

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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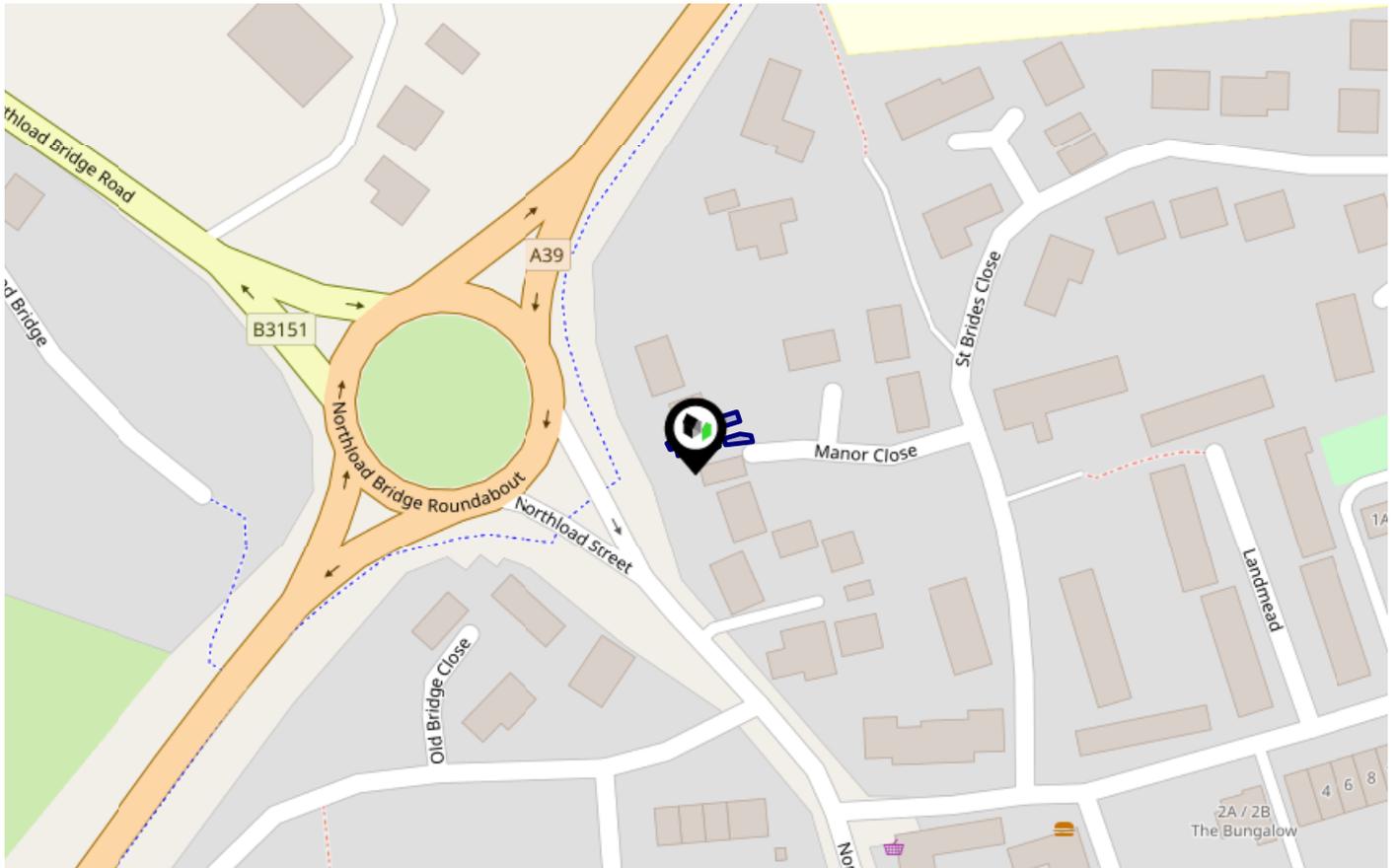
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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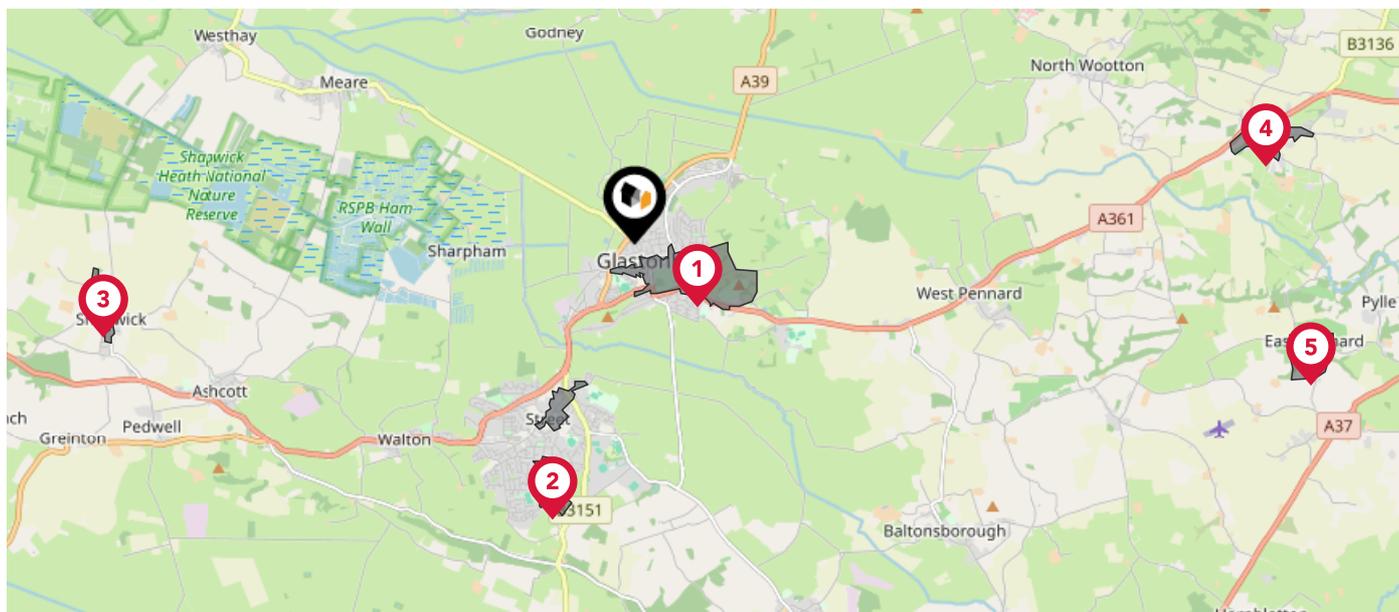
Chance of flooding to the following depths at this property:



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.



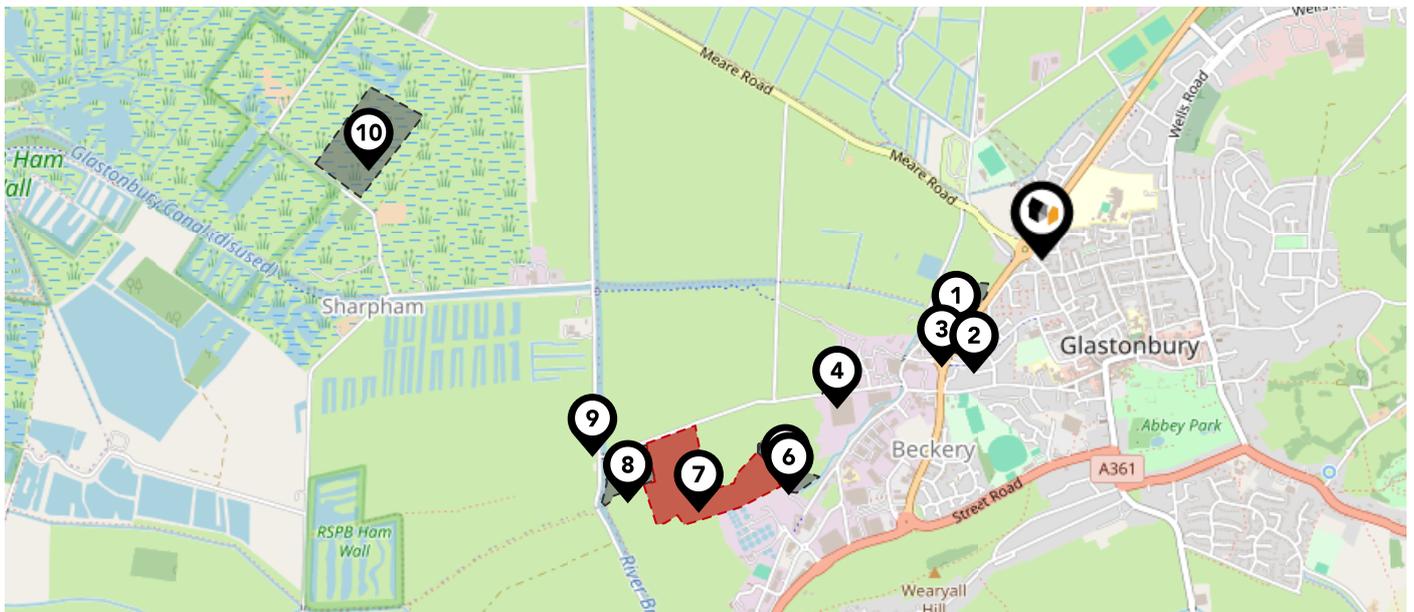
Nearby Conservation Areas

-  Glastonbury
-  Street
-  Shapwick
-  Pilton
-  East Pennard

Maps

Landfill Sites

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 | Dyehouse Lane-Glastonbury | Historic Landfill |
| 2 | Dyehouse Lane-Glastonbury | Historic Landfill |
| 3 | Land at Paradise-Glastonbury, Somerset | Historic Landfill |
| 4 | Porchestal Drove-Glastonbury, Somerset | Historic Landfill |
| 5 | Land at Bailys-The Beckery, Glastonbury, Somerset | Historic Landfill |
| 6 | Field Adjoining Baily's Factory-Glastonbury, Somerset | Historic Landfill |
| 7 | EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works | Active Landfill |
| 8 | Porchestall Drove-Glastonbury, Somerset | Historic Landfill |
| 9 | Land at Cradlebridge-Glastonbury, Somerset | Historic Landfill |
| 10 | Land Adjacent to Wilderness Drove-Glastonbury Heath | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

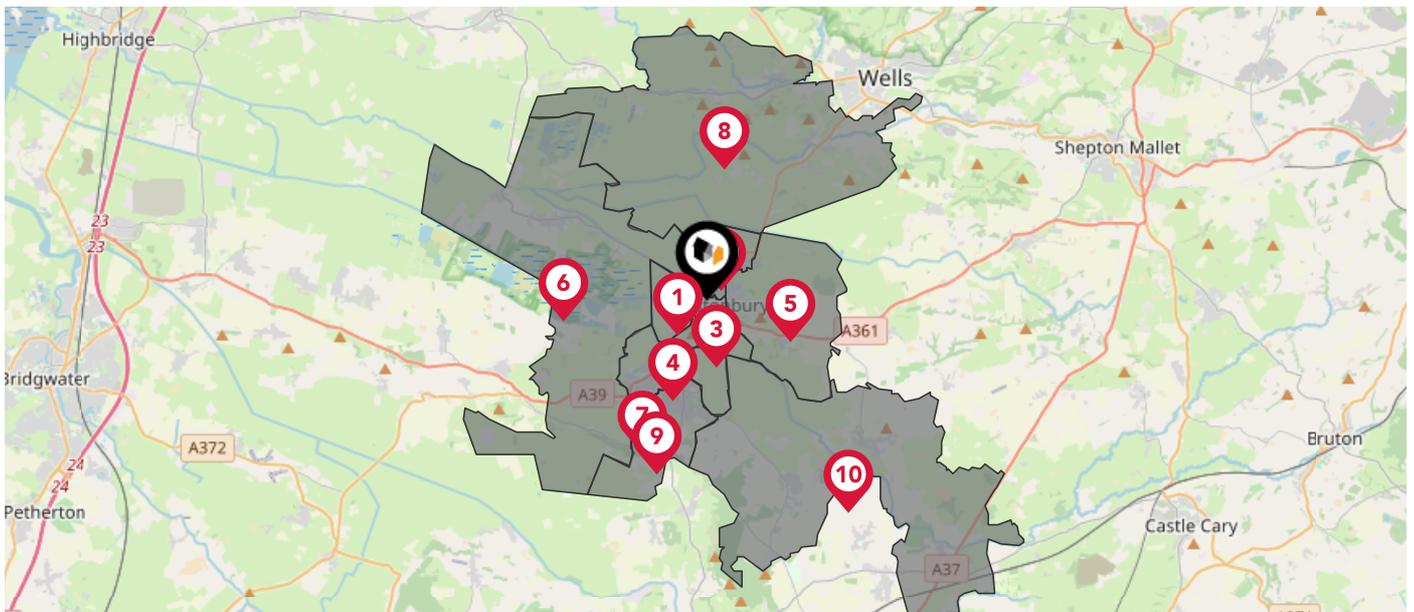
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

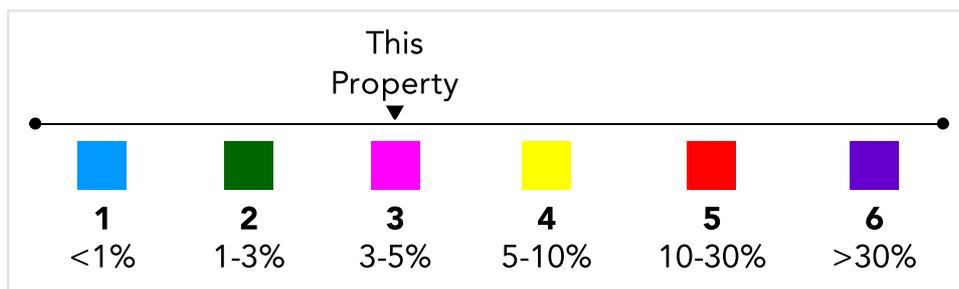
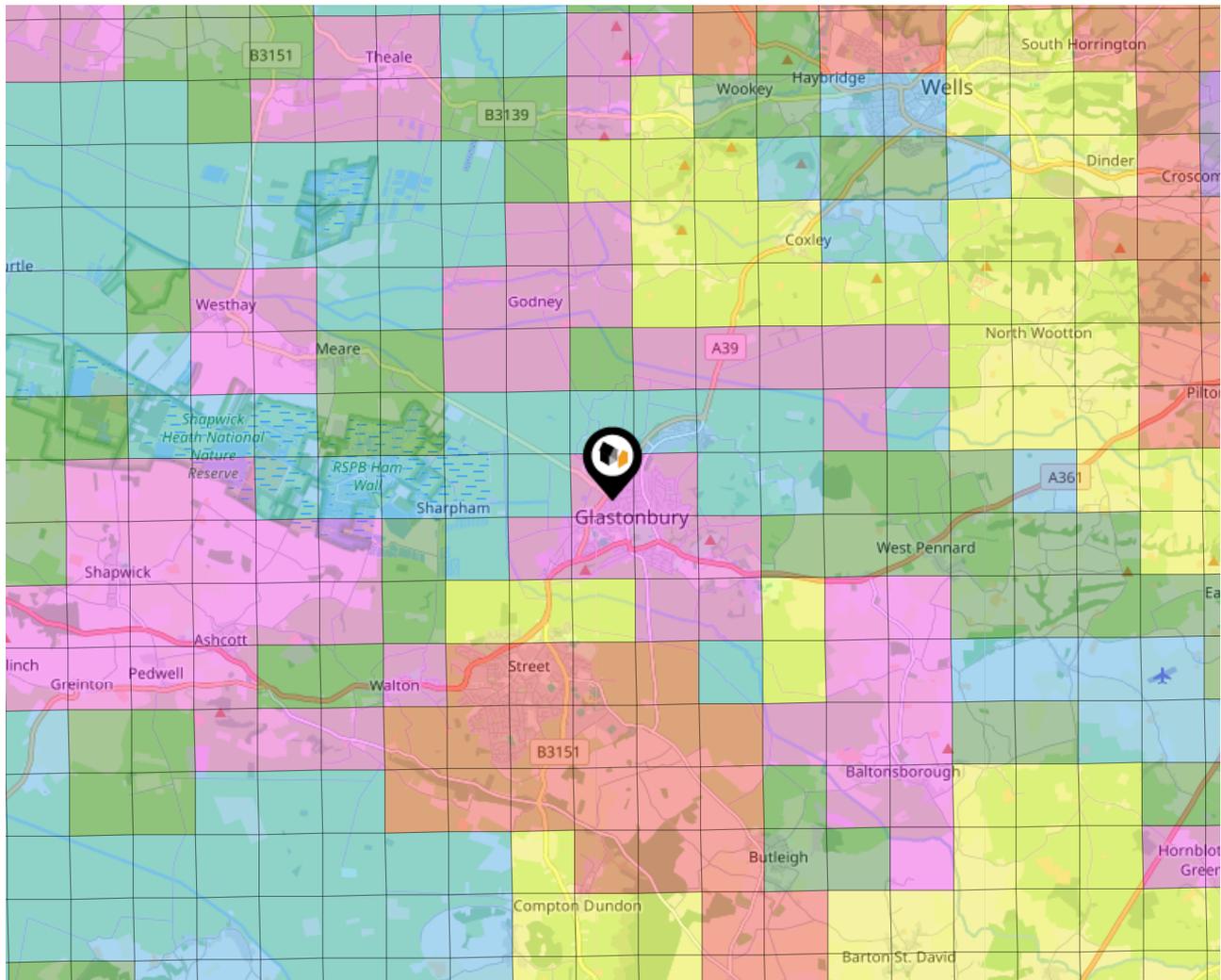


Nearby Council Wards

- 1 Glastonbury St. Benedict's Ward
- 2 Glastonbury St. John's Ward
- 3 Glastonbury St. Mary's Ward
- 4 Street North Ward
- 5 Glastonbury St. Edmund's Ward
- 6 Moor Ward
- 7 Street West Ward
- 8 Wookey and St. Cuthbert Out West Ward
- 9 Street South Ward
- 10 Butleigh and Baltonsborough Ward

What is Radon?

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



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

| | | | |
|-------------------------------|------|----------------------|------|
| Carbon Content: | NONE | Soil Texture: | PEAT |
| Parent Material Grain: | PEAT | Soil Depth: | DEEP |
| Soil Group: | ALL | | |

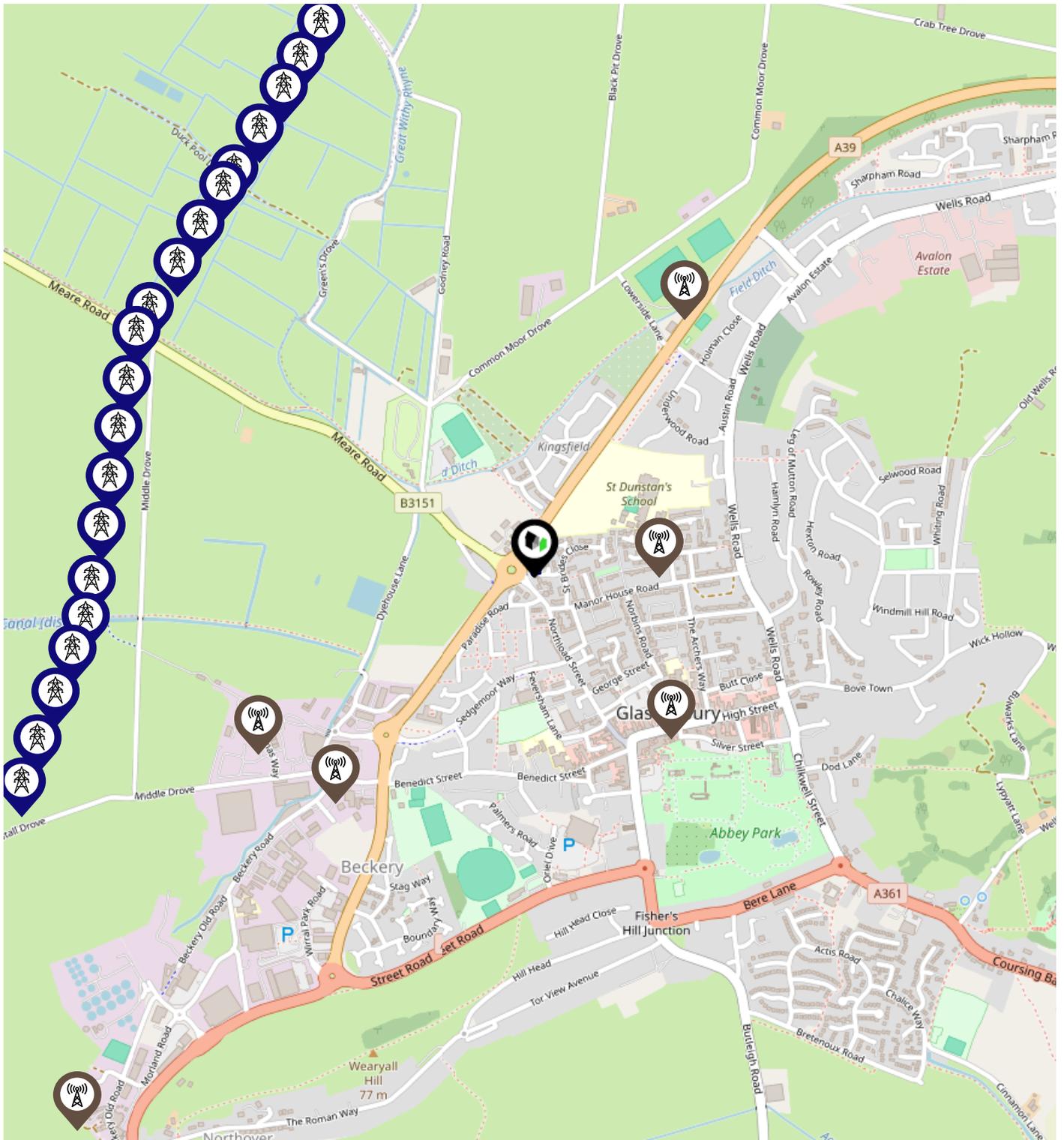


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

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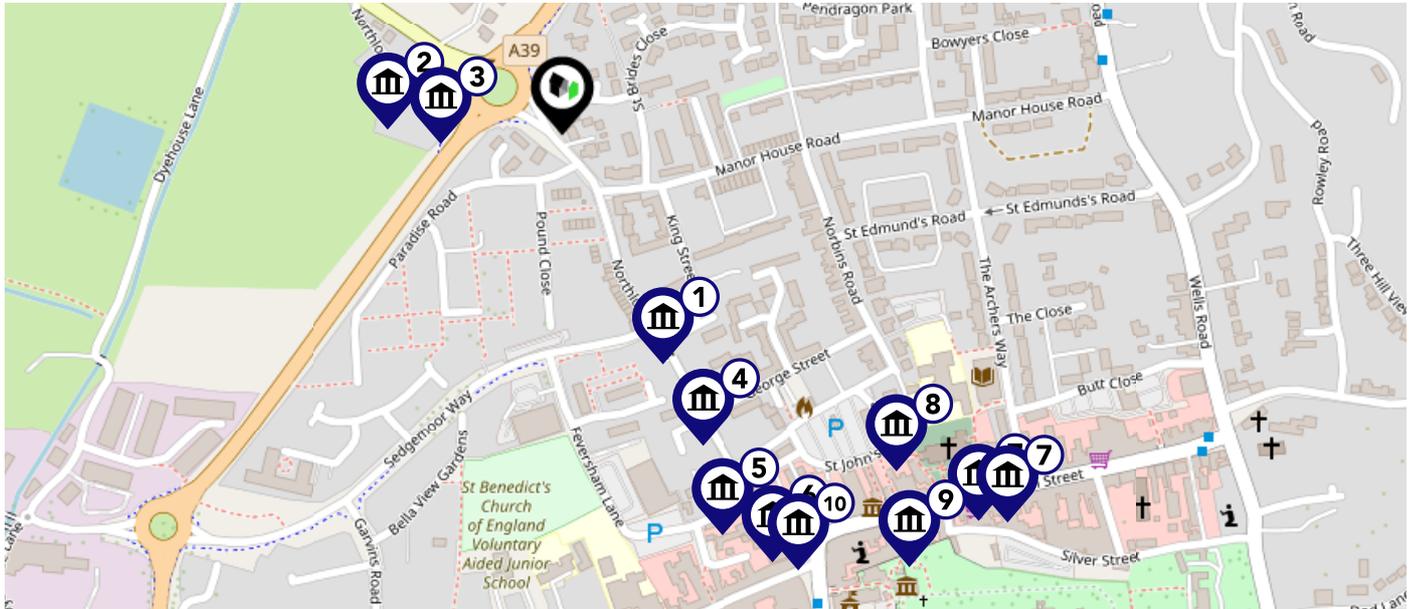
Key:

-  Power Pylons
-  Communication Masts

Maps

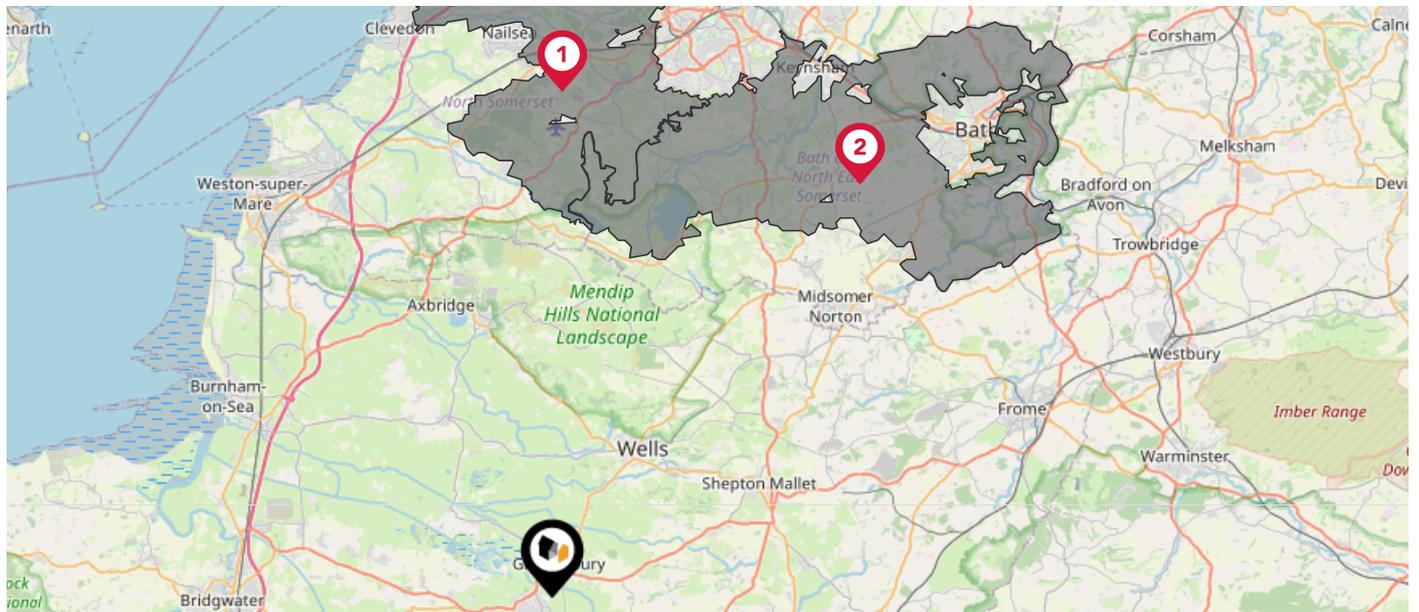
Listed Buildings

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 |
|---|----------|-----------|
|  1057878 - Northload Hall | Grade II | 0.1 miles |
|  1057916 - No 18 With Adjoining Cottage To Left | Grade II | 0.1 miles |
|  1057915 - 23, Northload Bridge | Grade II | 0.1 miles |
|  1173001 - 42, Northload Street | Grade II | 0.2 miles |
|  1057877 - Lamb Inn | Grade II | 0.2 miles |
|  1345474 - 1, Market Place (see Details For Further Address Information) | Grade II | 0.3 miles |
|  1296400 - K6 Telephone Kiosk Outside No. 31, High Street | Grade II | 0.3 miles |
|  1057958 - Hawkins House | Grade II | 0.3 miles |
|  1057932 - 18, High Street | Grade II | 0.3 miles |
|  1345454 - Crown Hotel | Grade II | 0.3 miles |
|  1057926 - Church View House | Grade II | 0.3 miles |

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



Nearby Green Belt Land

1

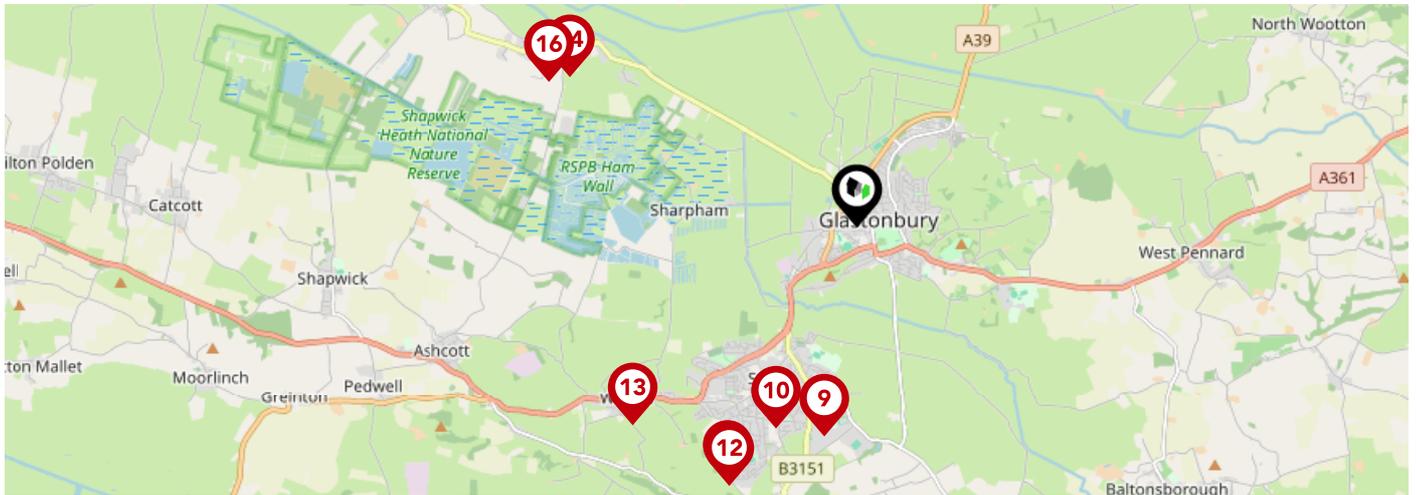
Bath and Bristol Green Belt - North Somerset

2

Bath and Bristol Green Belt - Bath and North East Somerset

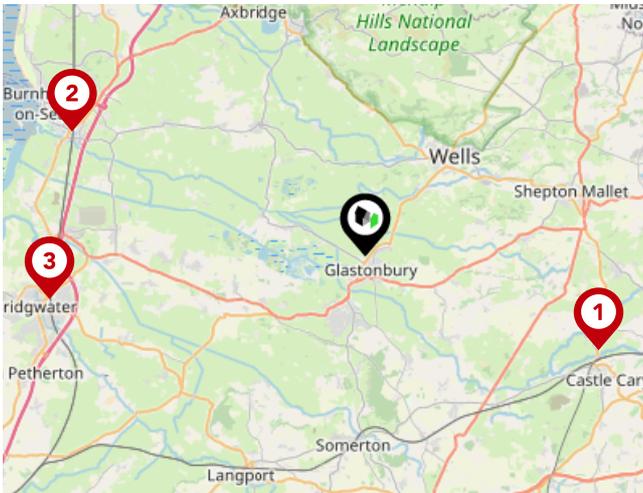


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Tor School Ofsted Rating: Good Pupils: 32 Distance:0.68 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Strode College Ofsted Rating: Good Pupils:0 Distance:1.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.97 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:2.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.69 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:2.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--|-------------|
| 1 | Castle Cary Rail Station | 9.32 miles |
| 2 | Highbridge & Burnham-on-Sea Rail Station | 11.82 miles |
| 3 | Bridgwater Rail Station | 11.79 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J13 | 45.41 miles |
| 2 | M5 J12 | 48.52 miles |
| 3 | M5 J29 | 43.53 miles |
| 4 | M5 J30 | 44.37 miles |
| 5 | M5 J31 | 47.54 miles |

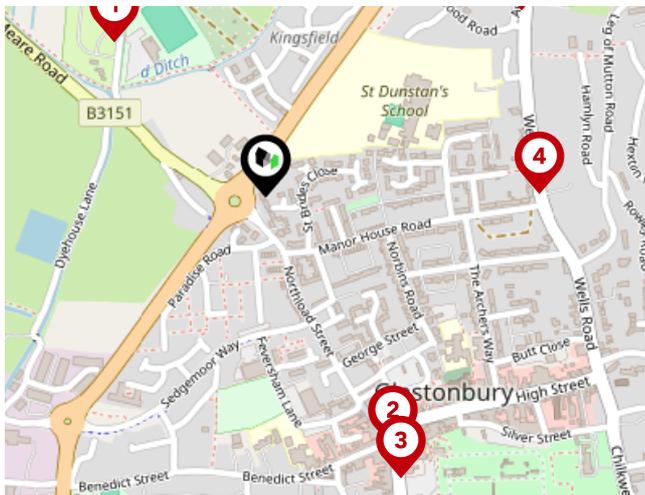


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------|-------------|
| 1 | Bristol Airport | 16.3 miles |
| 2 | Felton | 16.3 miles |
| 3 | Cardiff Airport | 31.73 miles |
| 4 | Exeter Airport | 41.99 miles |

Area Transport (Local)

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Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Touring Caravan Park | 0.25 miles |
| 2 | Town Hall | 0.33 miles |
| 3 | Town Hall | 0.36 miles |
| 4 | Manor House Road | 0.32 miles |
| 5 | Wells Road | 0.37 miles |

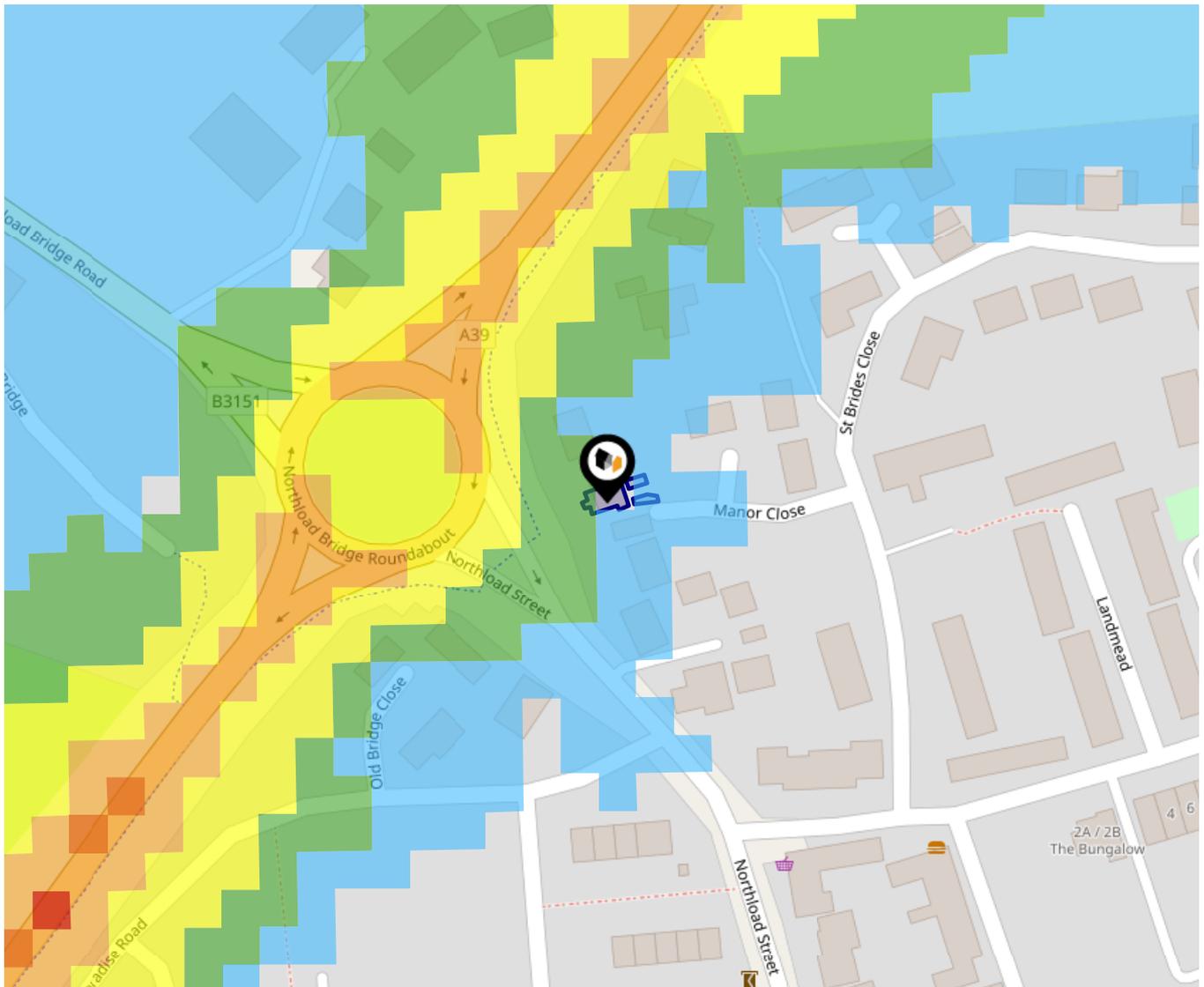


Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | Bridgwater Ferry Terminal | 11.76 miles |
| 2 | Nova Scotia Ferry Landing | 20.97 miles |
| 3 | The Cottage Ferry Landing | 20.95 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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Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

