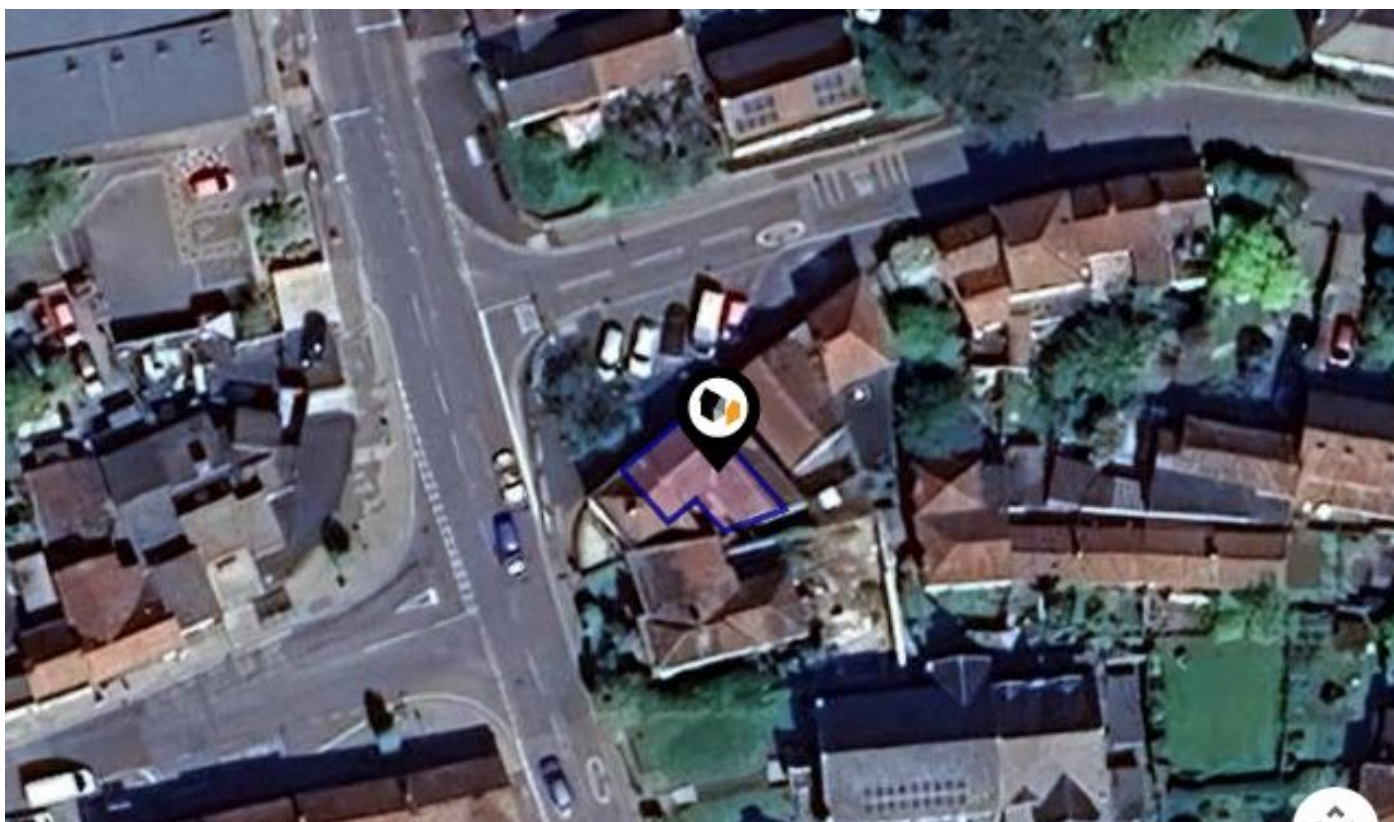




MIR: Material Info

The Material Information Affecting this Property

Tuesday 23rd September 2025



BOVE TOWN, GLASTONBURY, BA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

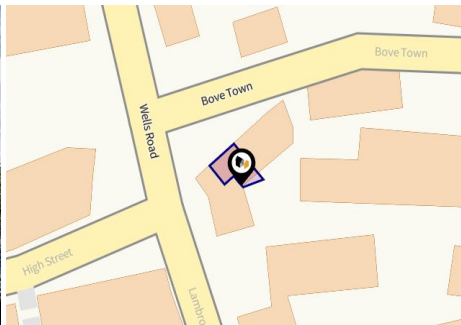
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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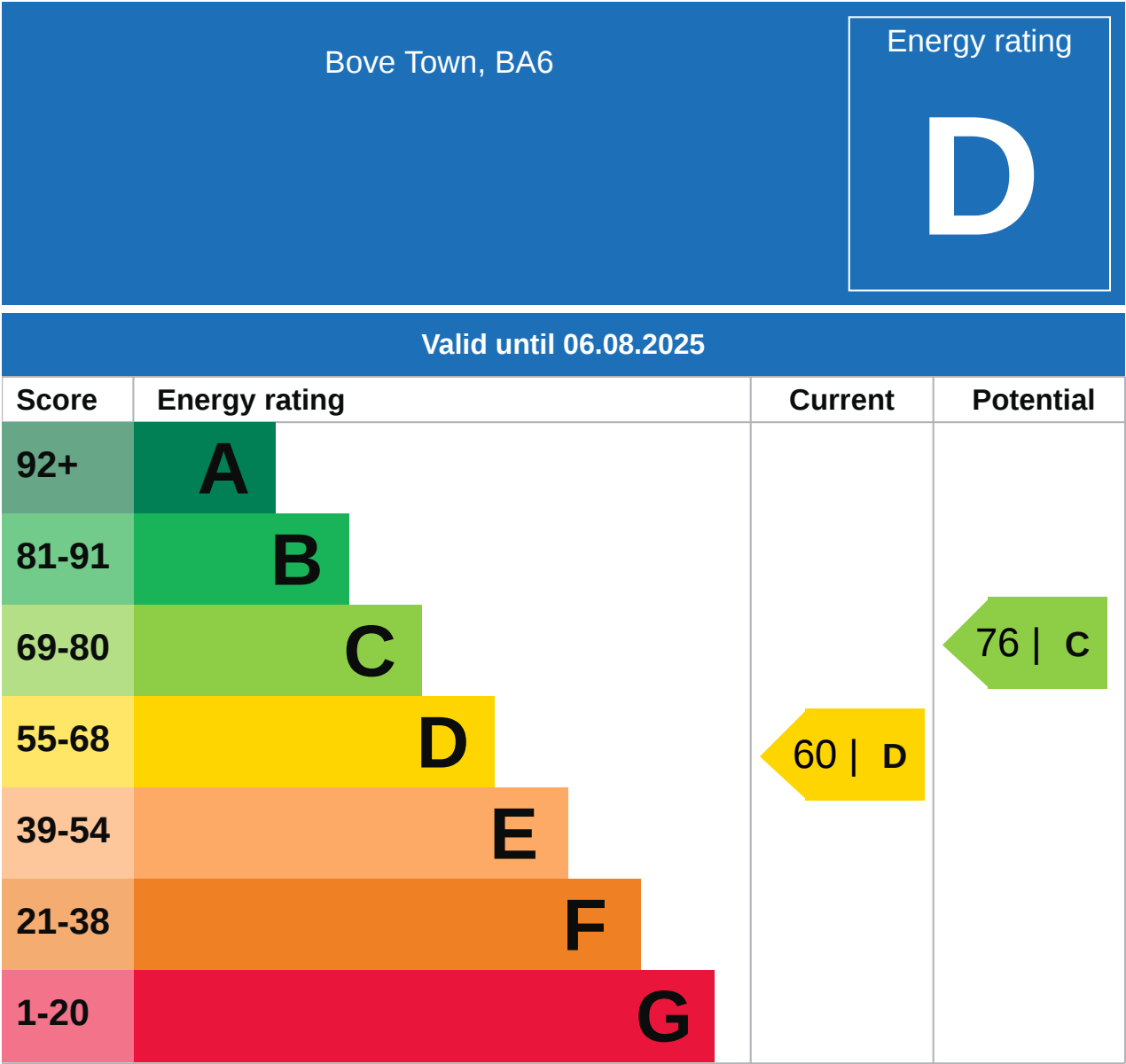


Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	ST118588		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	Glastonbury	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	187	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 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

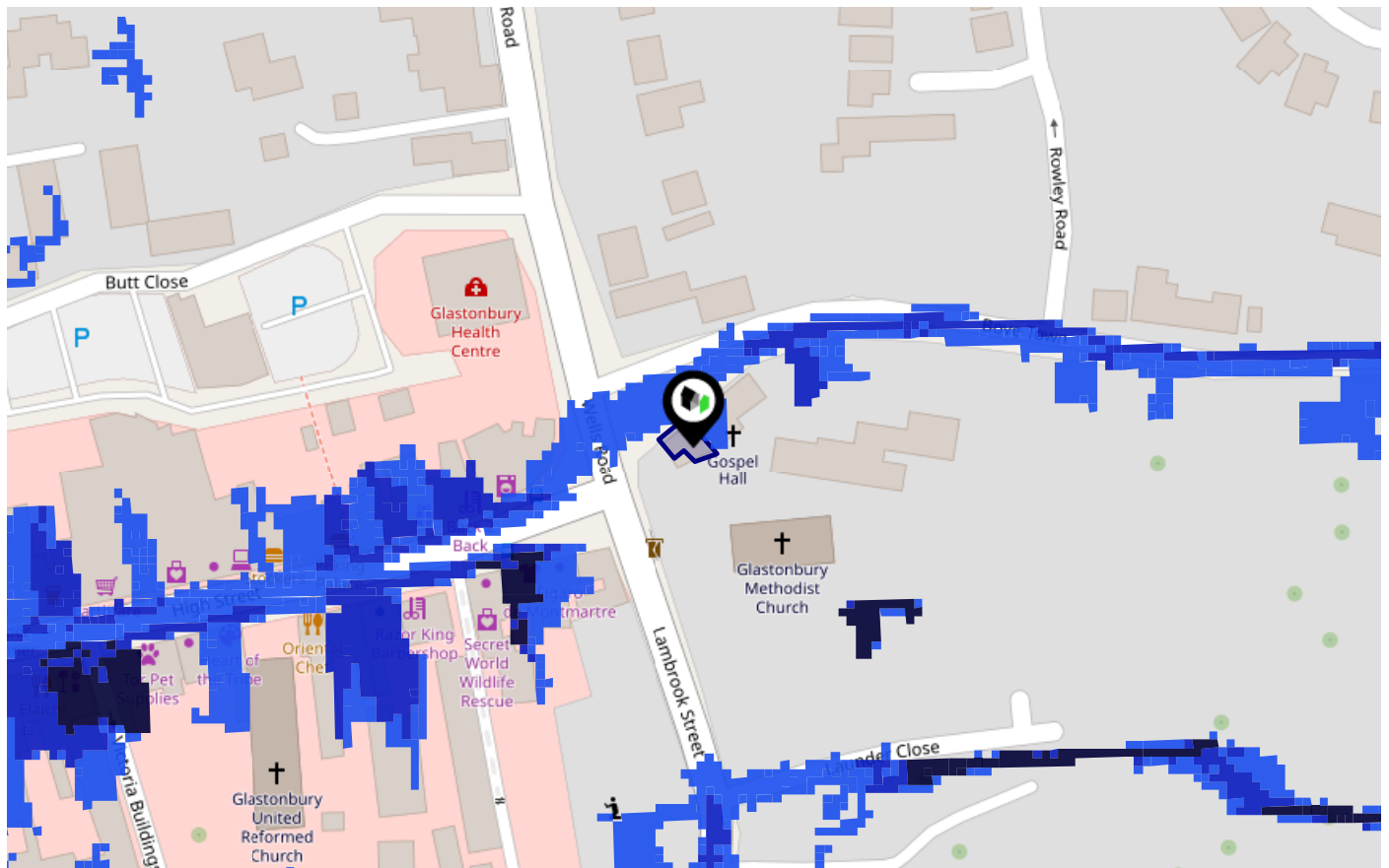
We have been advised by the seller that the heating is provided by Oil.

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:

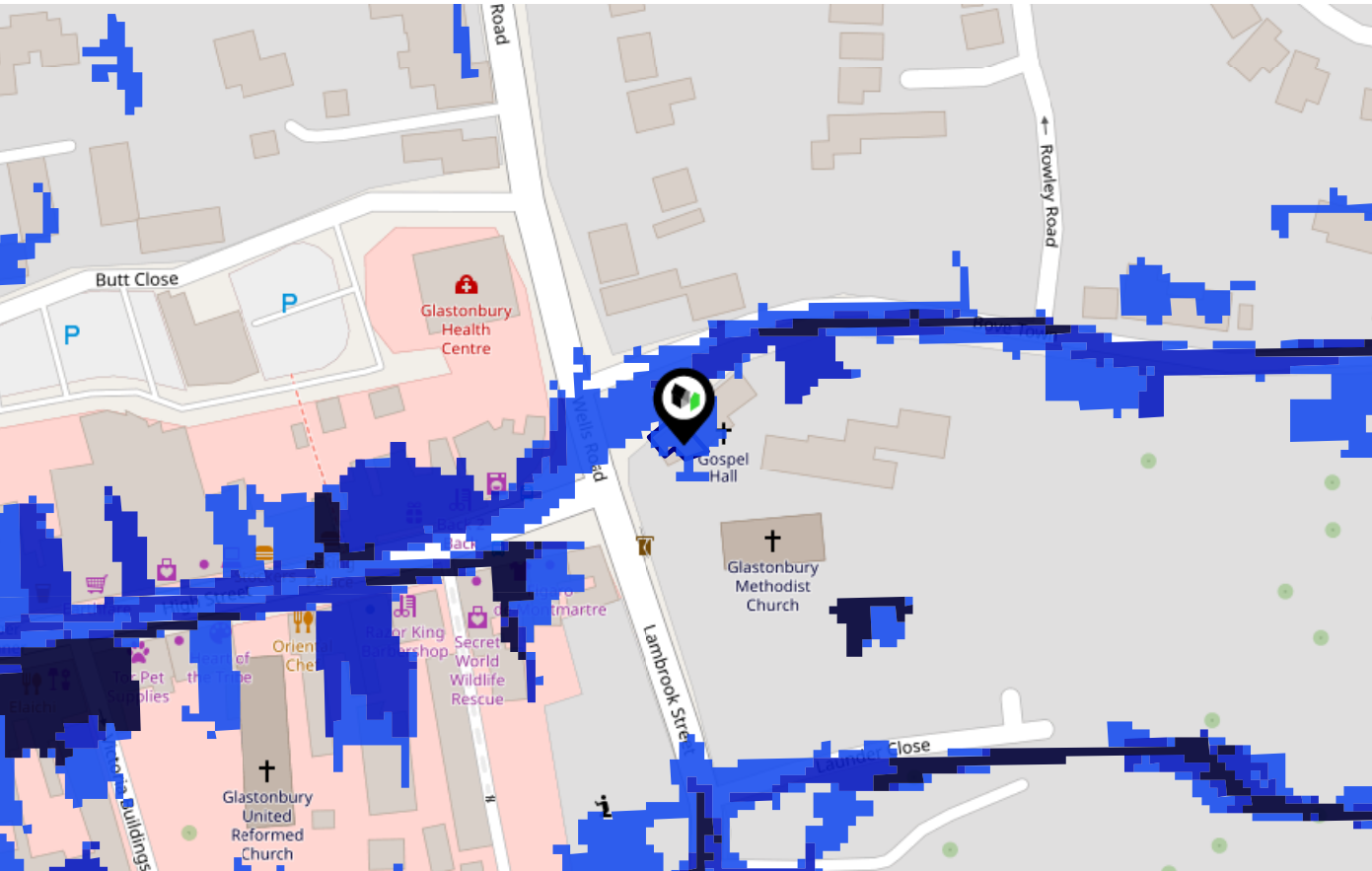


Flood Risk

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.

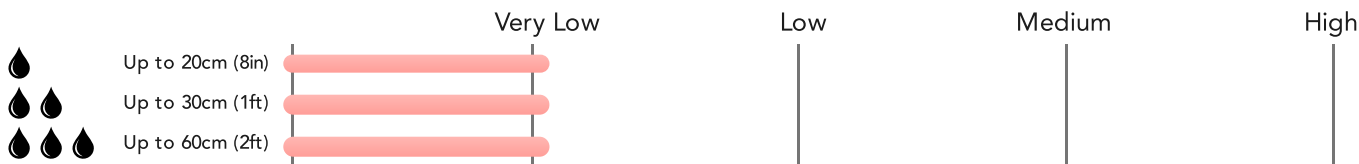


Risk Rating: Low

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:



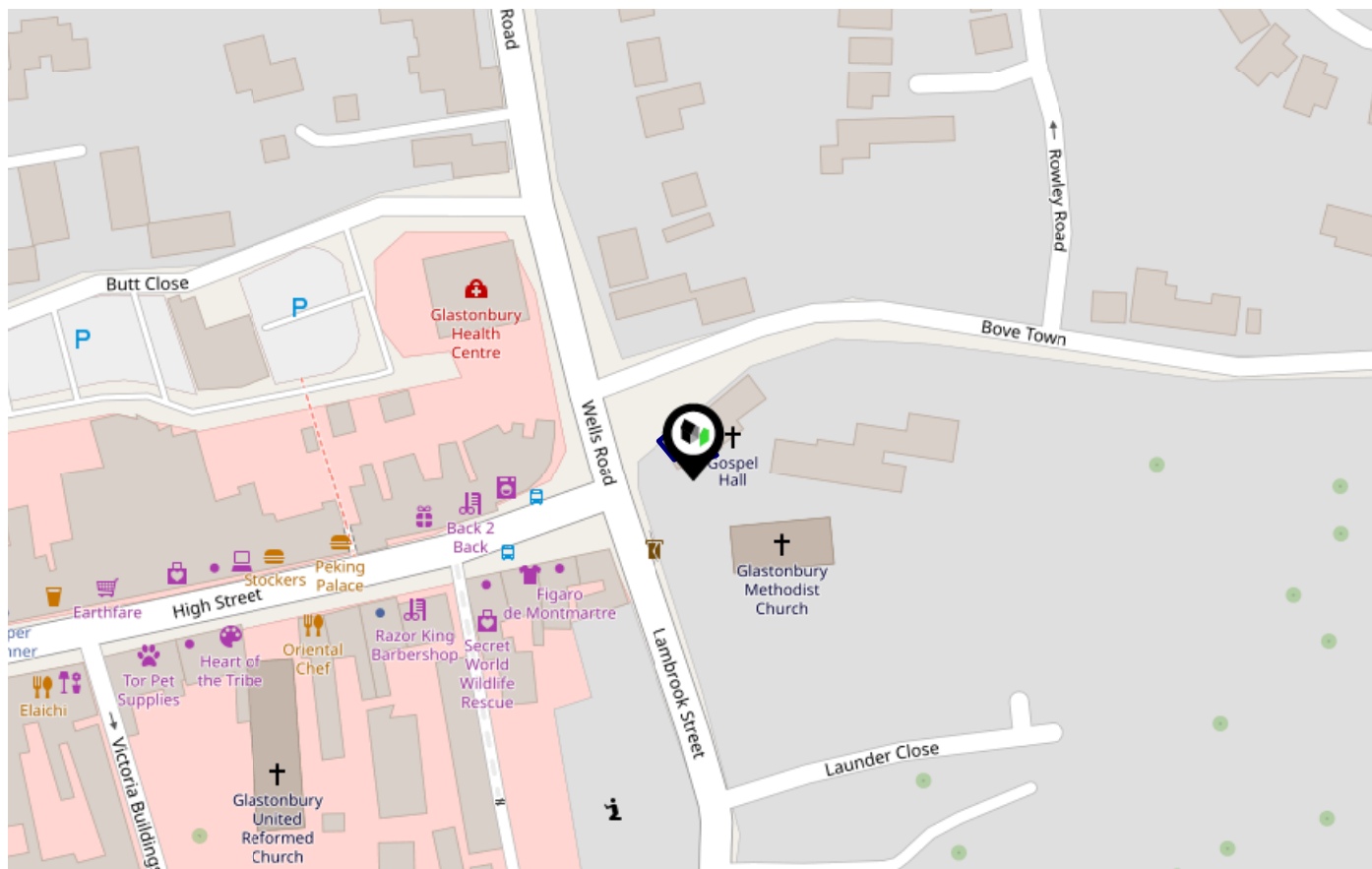
MIR - Material Info

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.

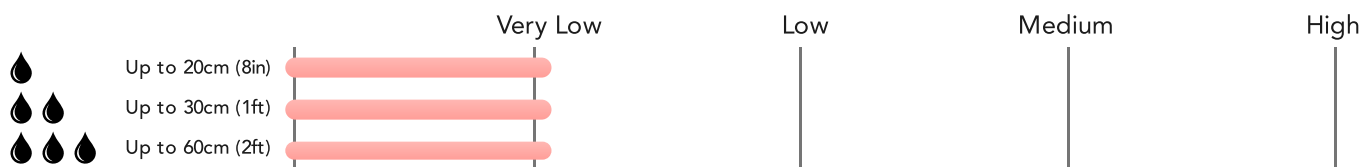


Risk Rating: Very low

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:

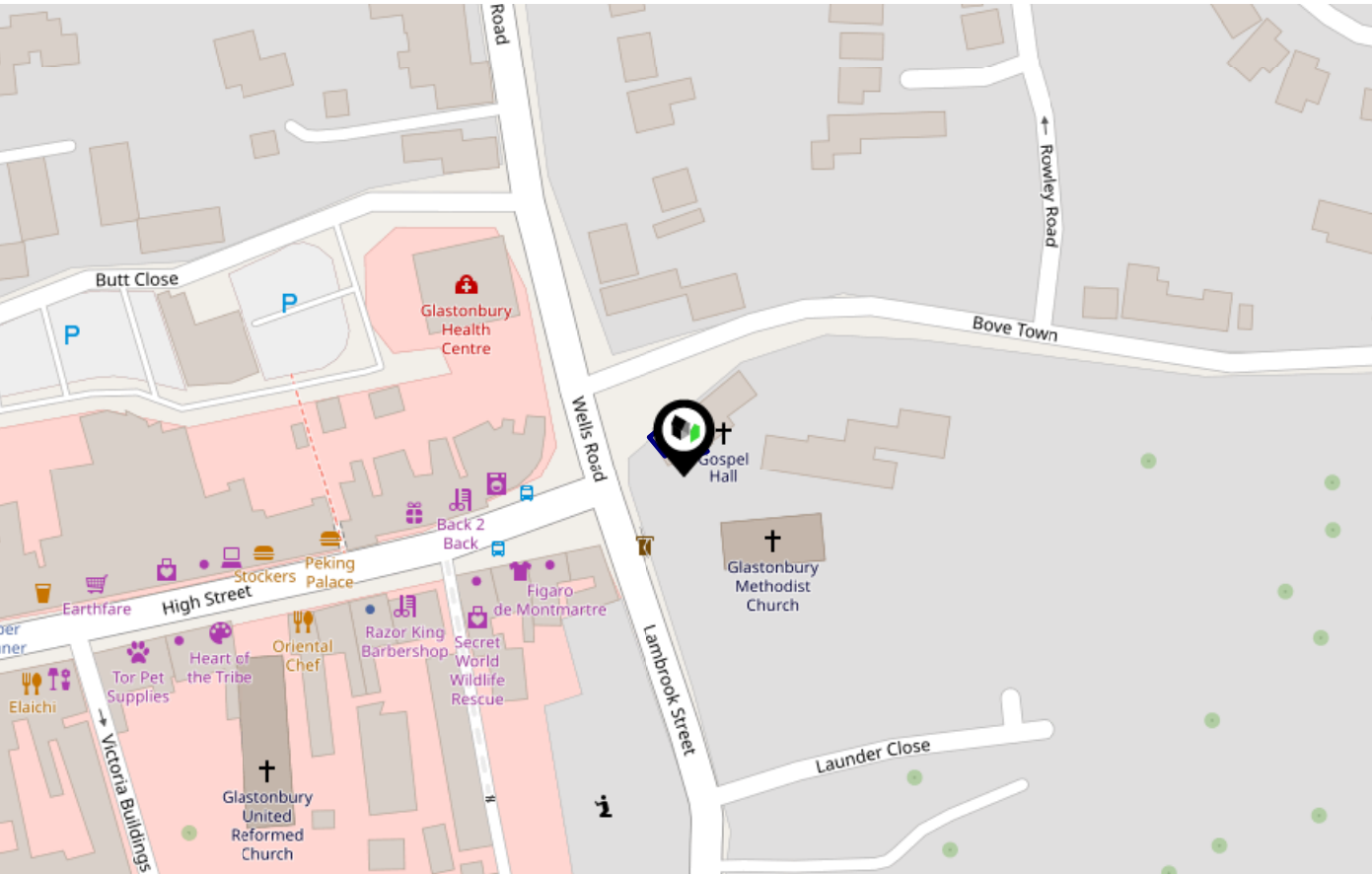


Flood Risk

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.

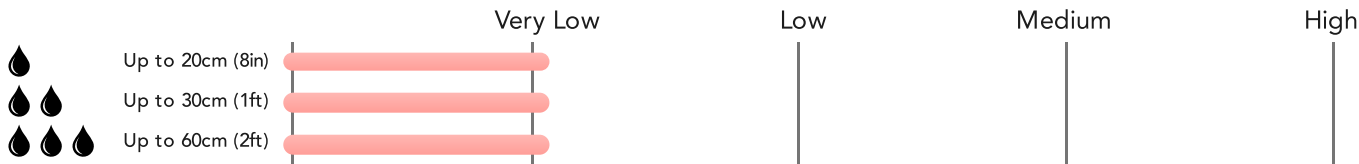


Risk Rating: Very low

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:



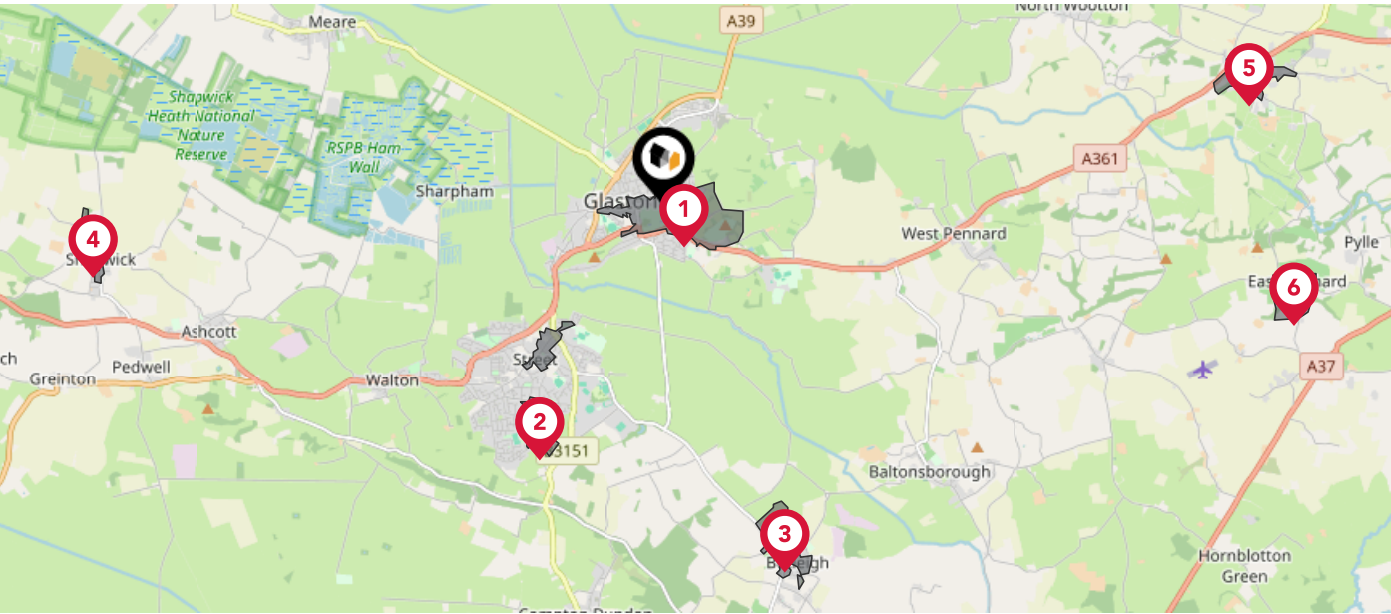
MIR - Material Info

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	
1	Glastonbury
2	Street
3	Butleigh
4	Shapwick
5	Pilton
6	East Pennard

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	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	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
6	Land at Bails-The Beckery, 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	Corporation Yard-Street	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



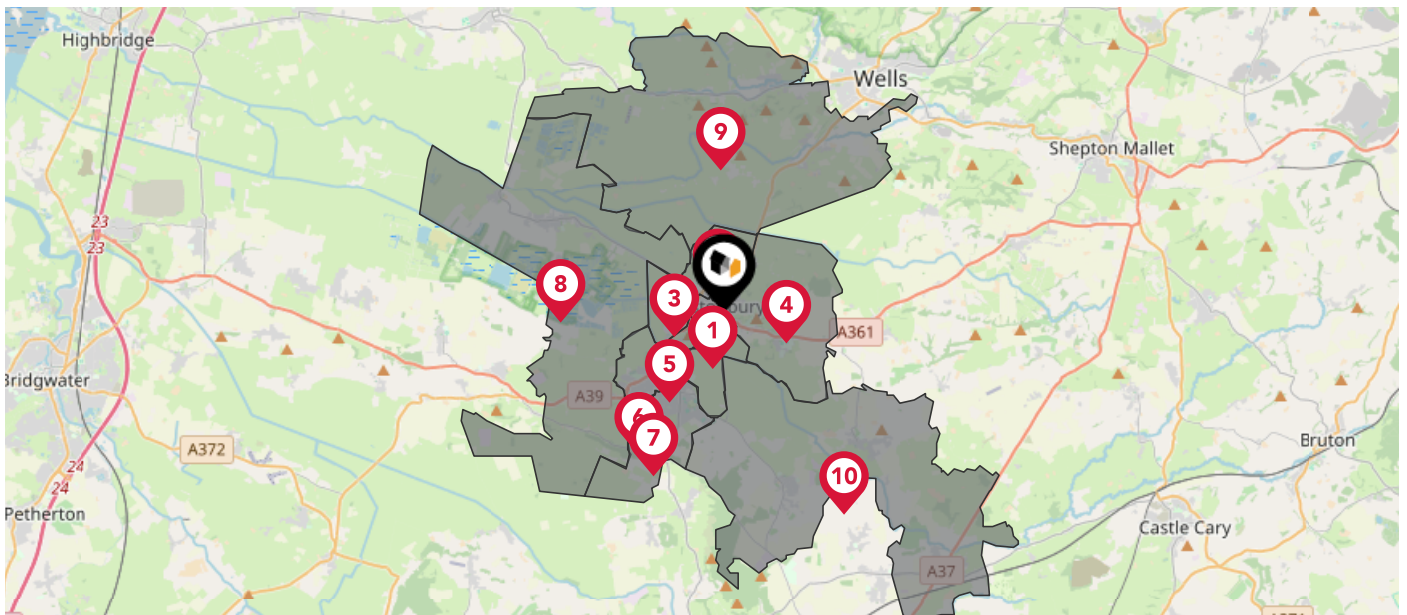
Mine Entry

- ✕ 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

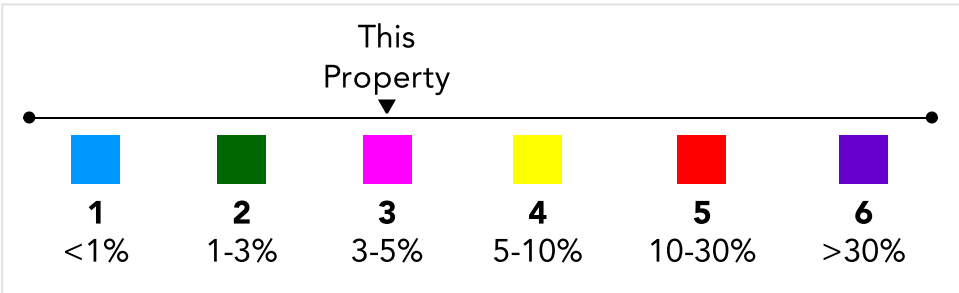
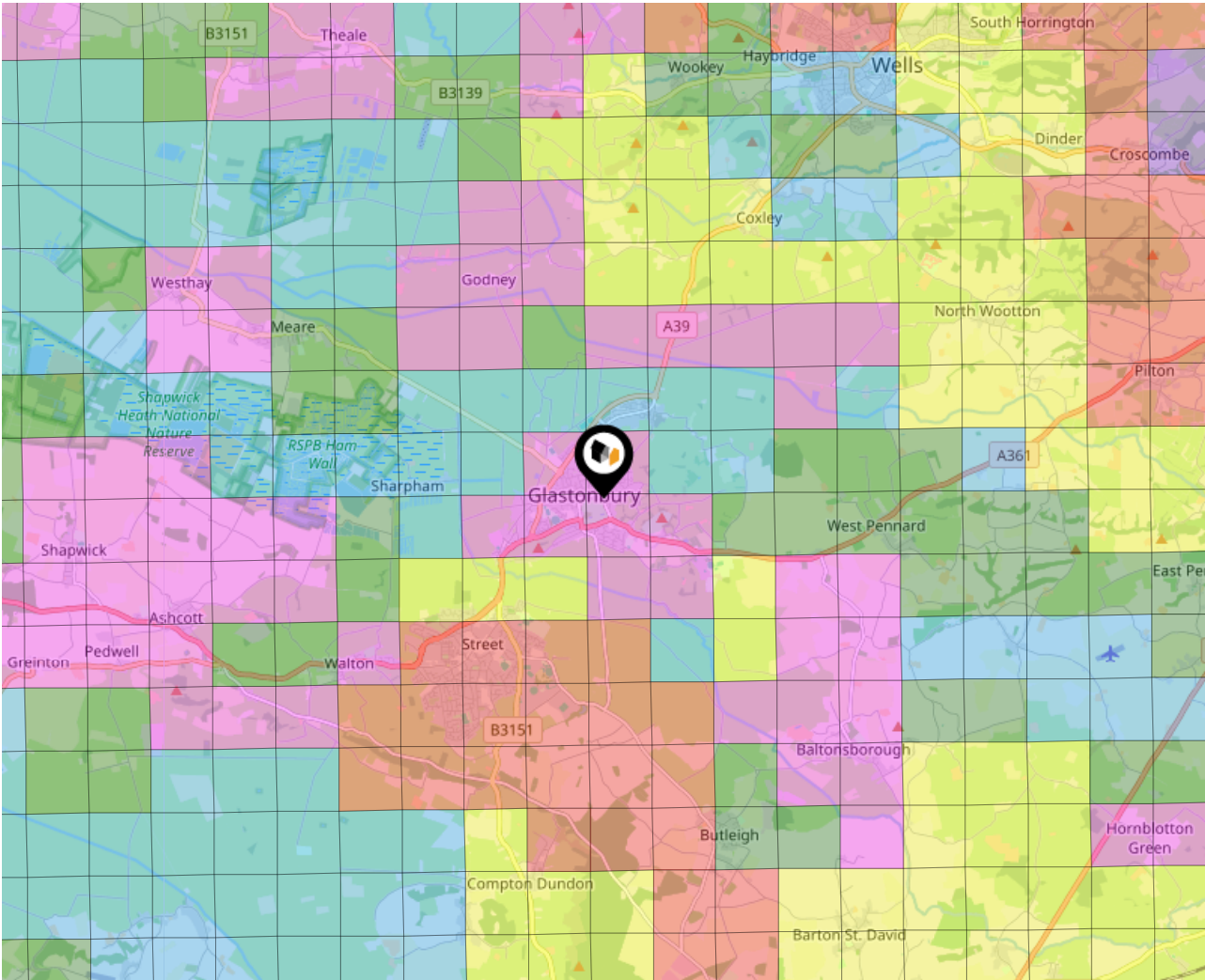


Nearby Council Wards

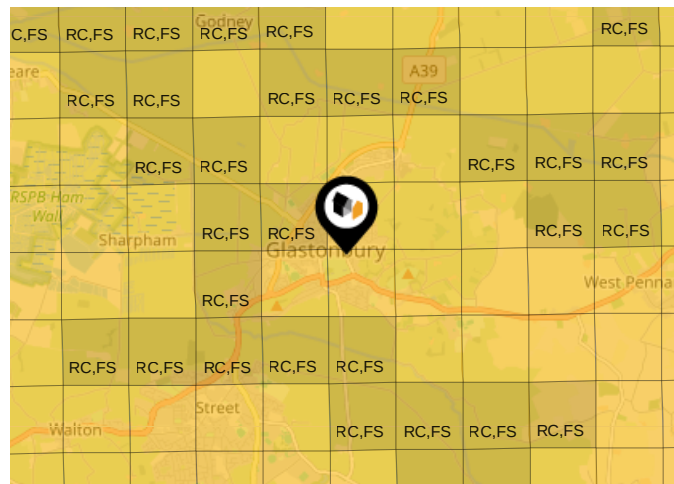
- 1 Glastonbury St. Mary's Ward
- 2 Glastonbury St. John's Ward
- 3 Glastonbury St. Benedict's Ward
- 4 Glastonbury St. Edmund's Ward
- 5 Street North Ward
- 6 Street West Ward
- 7 Street South Ward
- 8 Moor Ward
- 9 Wookey and St. Cuthbert Out West Ward
- 10 Butleigh and Baltonsborough Ward

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).



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

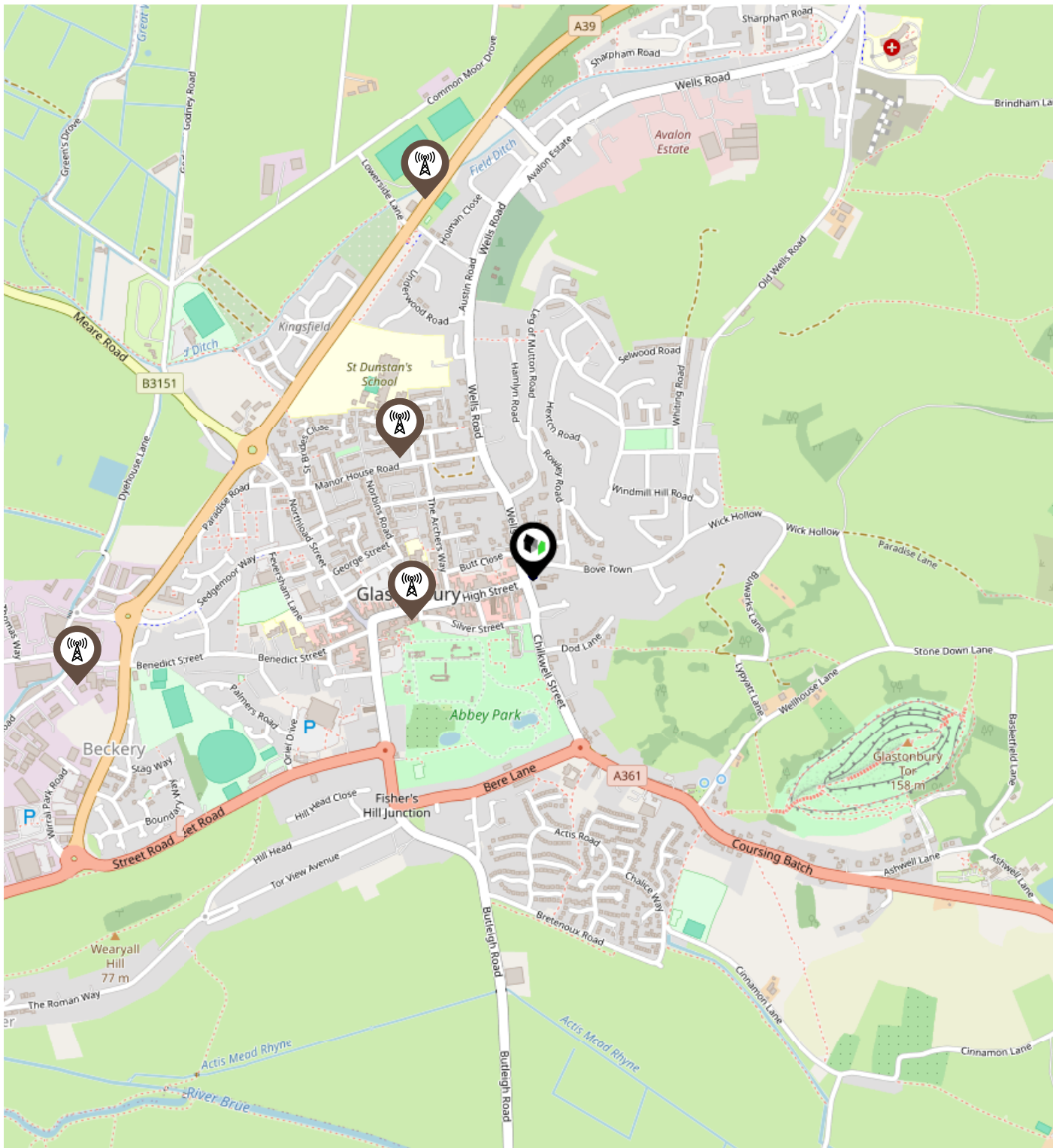


C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

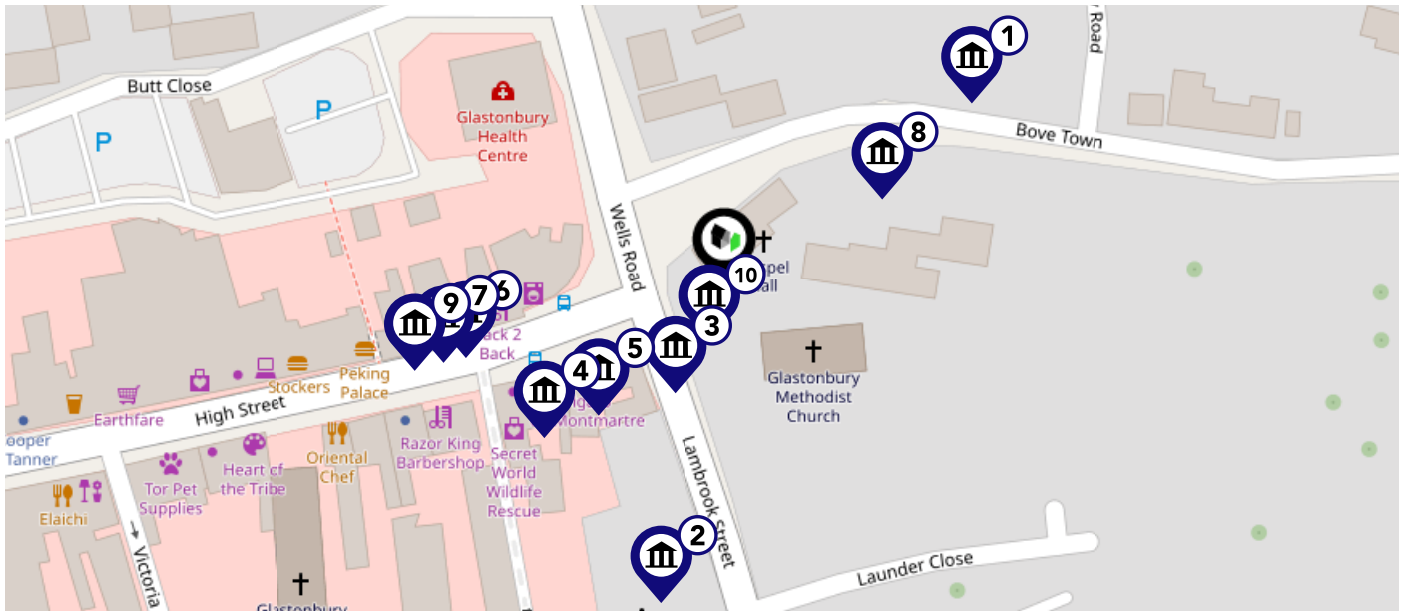
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

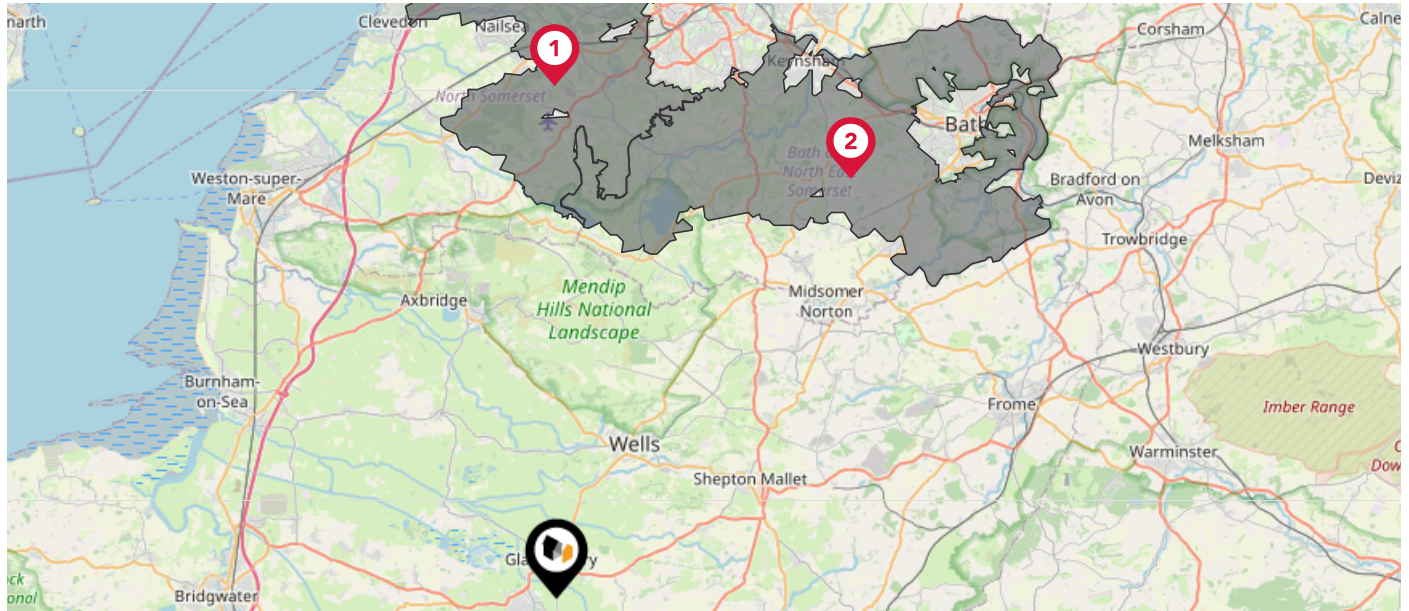
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1345430 - The Hollies, Including Garden-wall With Gatepiers	Grade II	0.0 miles
 1057900 - 10, Lambrook Street	Grade II	0.0 miles
 1057898 - Drinking Fountain In Wall To South Of Summer House	Grade II	0.0 miles
 1345429 - 86, High Street	Grade II	0.0 miles
 1345442 - 88 And 90, High Street	Grade II	0.0 miles
 1167837 - 69, High Street	Grade II	0.0 miles
 1345427 - 67, High Street	Grade II	0.0 miles
 1057943 - 14 And 16, Bove Town	Grade II	0.0 miles
 1057929 - 65, High Street	Grade II	0.0 miles
 1057897 - Summer House, Including Wall With Gatepiers	Grade II	0.0 miles

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



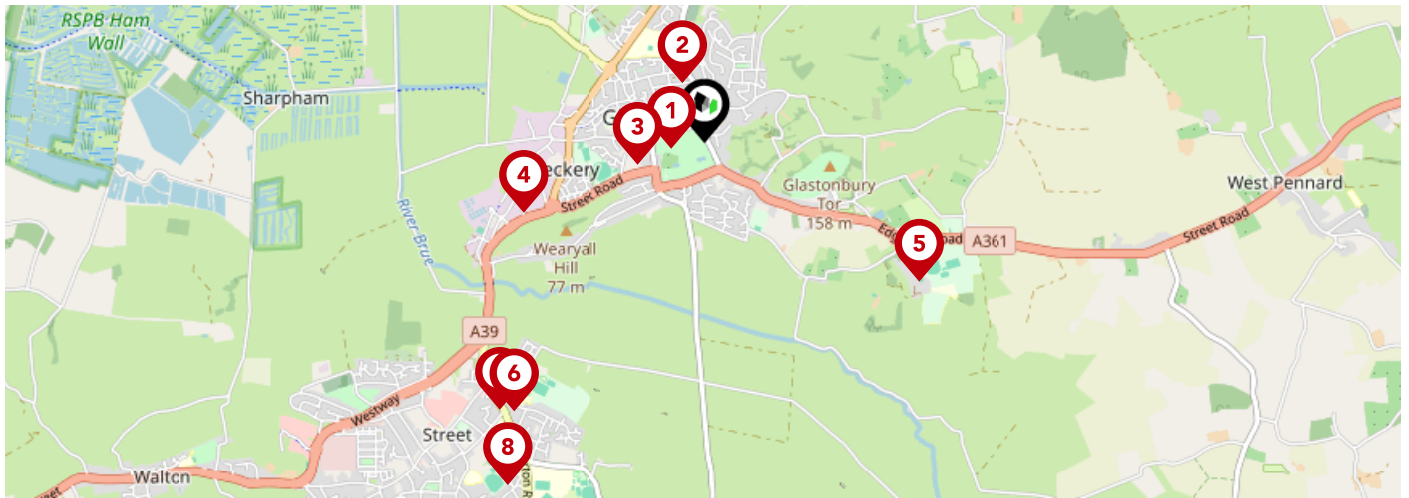
Nearby Green Belt Land



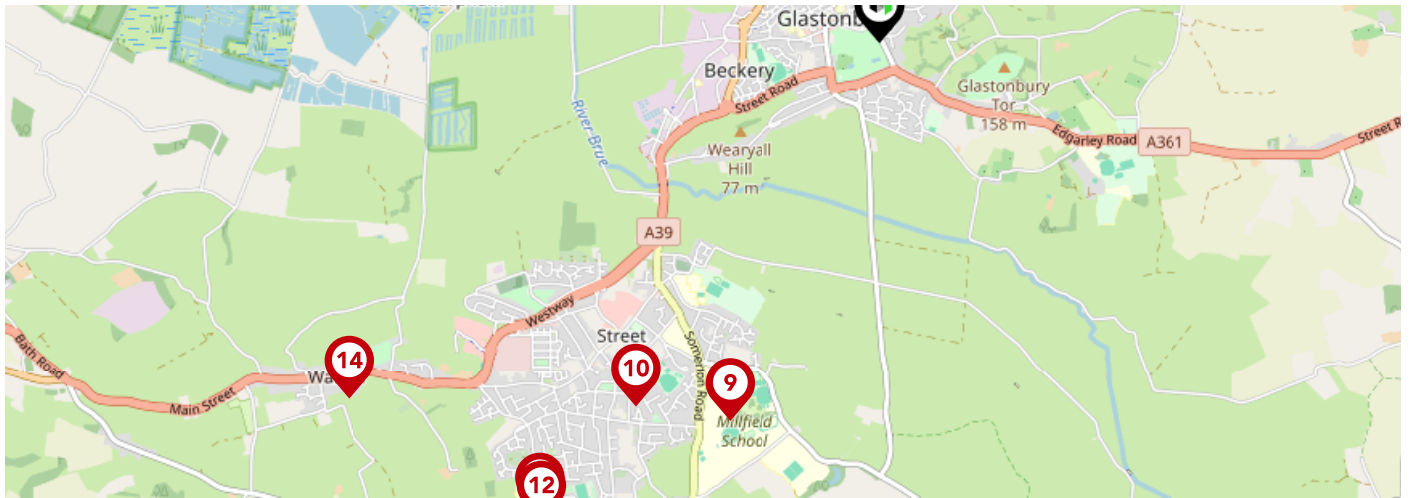
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Bath and North East Somerset



		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.15	☐	☒	☐	☐	☐
2	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.3	☐	☐	☒	☐	☐
3	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.32	☐	☒	☐	☐	☐
4	Tor School Ofsted Rating: Good Pupils: 32 Distance:0.9	☐	☐	☒	☐	☐
5	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.19	☐	☐	☒	☐	☐
6	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.53	☐	☐	☒	☐	☐
7	Strode College Ofsted Rating: Good Pupils:0 Distance:1.56	☐	☐	☒	☐	☐
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.84	☐	☒	☐	☐	☐

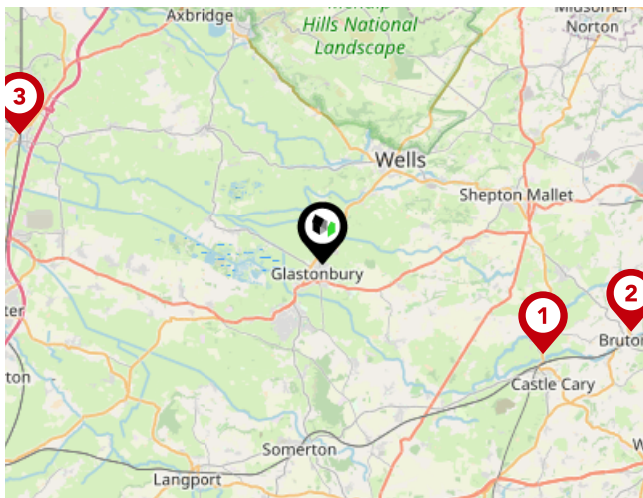


		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.89	☐	☐	☒	☐	☐
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:2.03	☐	☒	☐	☐	☐
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.7	☐	☒	☐	☐	☐
12	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.73	☐	☐	☒	☐	☐
13	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2.96	☐	☒	☐	☐	☐
14	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.96	☐	☒	☐	☐	☐
15	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.01	☐	☒	☐	☐	☐
16	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.43	☐	☒	☐	☐	☐

Area

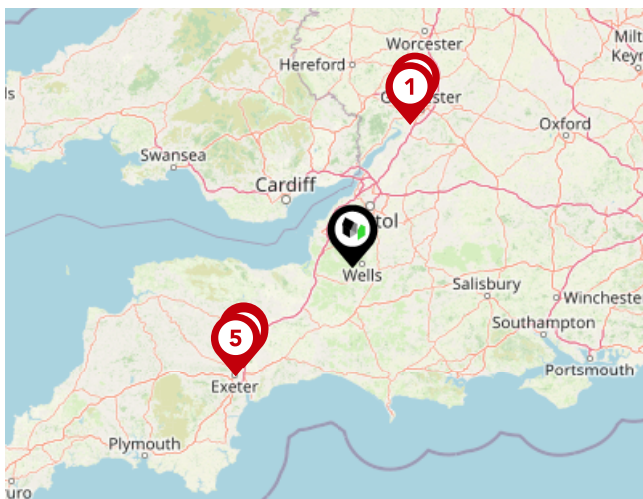
Transport (National)

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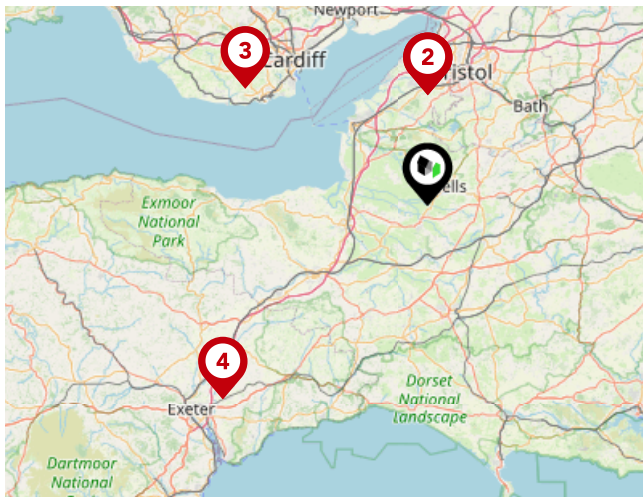
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	8.88 miles
2	Bruton Rail Station	11.78 miles
3	Highbridge & Burnham-on-Sea Rail Station	12.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.44 miles
2	M5 J12	48.54 miles
3	M5 J29	43.7 miles
4	M5 J30	44.54 miles
5	M5 J31	47.7 miles



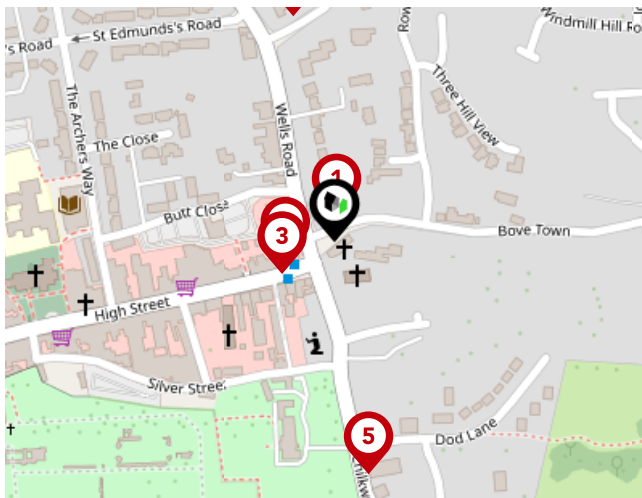
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.48 miles
2	Felton	16.48 miles
3	Cardiff Airport	32.17 miles
4	Exeter Airport	42.15 miles

Area

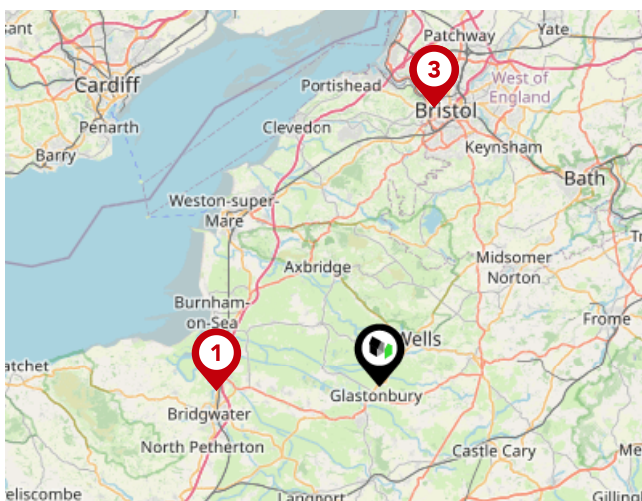
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Millfield School	0.01 miles
2	High Street	0.03 miles
3	High Street	0.04 miles
4	Wells Road	0.13 miles
5	Mendip West Slinky - Glastonbury DRT	0.14 miles

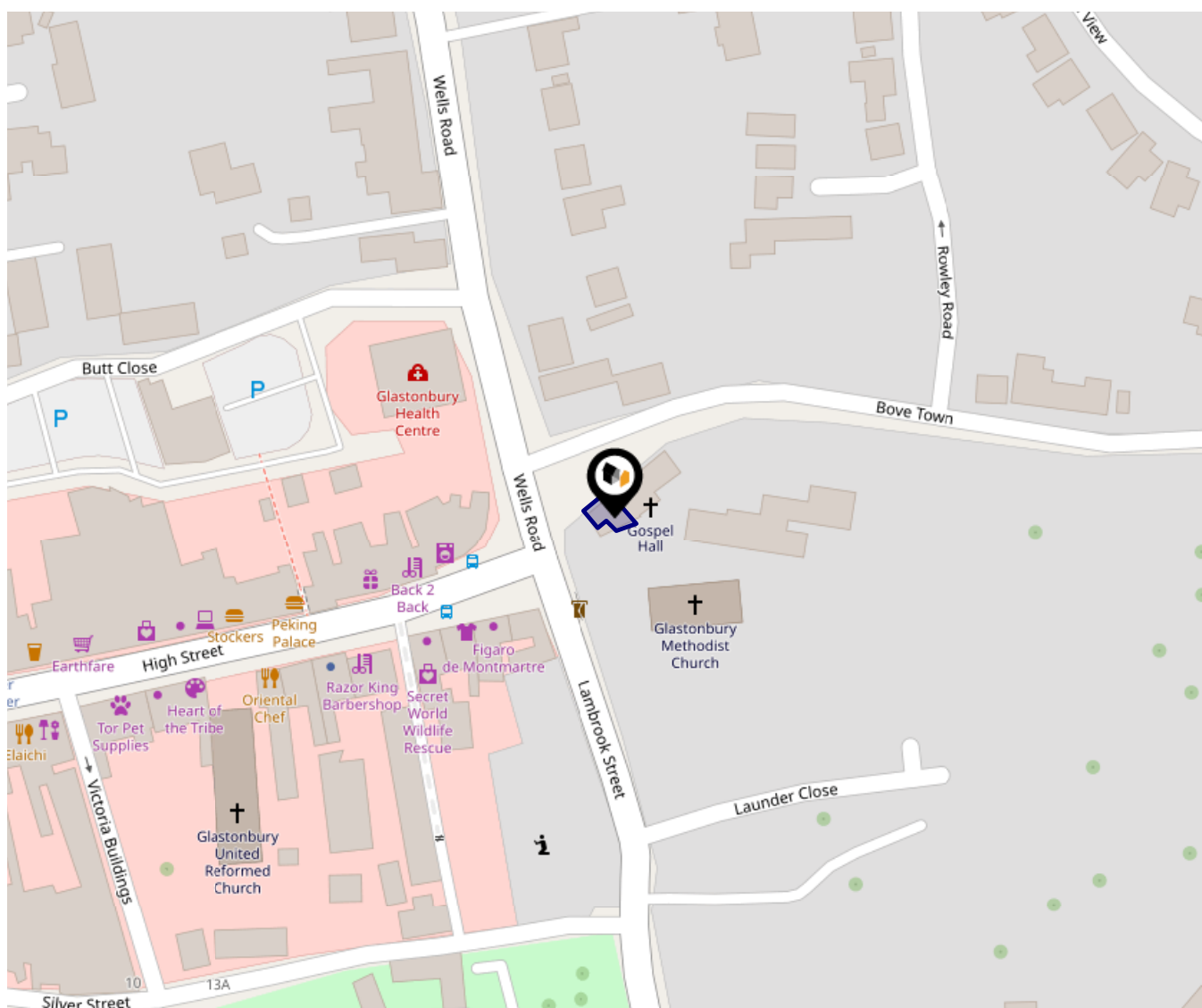


Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	12.15 miles
2	Nova Scotia Ferry Landing	21.07 miles
3	The Cottage Ferry Landing	21.05 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

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.



Cooper and Tanner

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

