



MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd October 2025



REGENT HOUSE, FORE STREET, CASTLE CARY, BA7

Cooper and Tanner

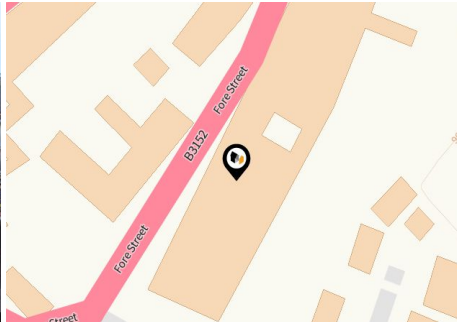
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,915 ft ² / 178 m ²
Council Tax :	Band B
Annual Estimate:	£1,897

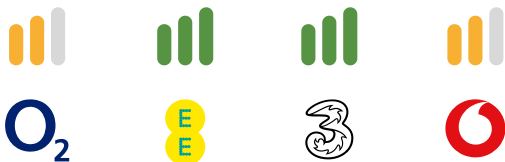
Local Area

Local Authority:	Somerset
Conservation Area:	Castle Cary
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Regent House Fore Street Castle Cary Somerset BA7 7BG*

Reference - 03/00114/ADV	
Decision:	Approved
Date:	10th January 2003
Description:	The erection of a non illuminated sign

Reference - 04/00258/COU	
Decision:	Approved
Date:	26th January 2004
Description:	Conversion of house into 3 self contained flats (gr 640/322)

Planning records for: *Karen Christensen Hair & Beauty Fore Street Castle Cary Somerset BA7 7BG*

Reference - 06/01885/LBC	
Decision:	Approved
Date:	30th May 2006
Description:	Internal alterations for repositioning of spiral staircase (GR364107/132338)

Reference - 08/01543/LBC	
Decision:	Refused
Date:	01st April 2008
Description:	The removal of redundant spiral staircase. GR (364106/132344)

Planning records for: *Karen Christensen Hair & Beauty Fore Street Castle Cary Somerset BA7 7BG*

Reference - 14/04966/LBC	
Decision:	Approved
Date:	15th June 2015
Description:	Re-paint exterior woodwork on shop front in heritage grey (application to regularise work carried out without consent) (GR: 364106/132344)

Reference - 07/03411/LBC	
Decision:	Approved
Date:	13th July 2007
Description:	Application to remove conditions 3 & 4 of decision notice 06/01885/LBC dated 17th August 2006 (i.e relating to staircase) (GR 364106/132344)

Planning records for: *Chesswood Fore Street Castle Cary Somerset BA7 7BG*

Reference - 17/02108/LBC	
Decision:	Approved
Date:	24th July 2017
Description:	Repainting of shop front.

Planning records for: *Upside Down Cottage Fore Street Castle Cary BA7 7BG*

Reference - 16/04775/FUL	
Decision:	Approved
Date:	21st November 2016
Description:	Timber cladding single storey extension with single ply membrane flat roof.

Planning records for: ***Ammas House Fore Street Castle Cary Somerset BA7 7BG***

Reference - 11/02455/LBC	
Decision:	Approved
Date:	23rd June 2011
Description:	External alterations to property to include application of new paint colour, display of fascia sign and projecting hanging sign and other minor alterations (GR: 364107/132334)

Planning records for: ***Tower View House Fore Street Castle Cary Somerset BA7 7BG***

Reference - 00/00889/FUL	
Decision:	Approved
Date:	04th April 2000
Description:	The erection of a single storey extension to dwelling (GR 640/323)

Reference - 97/00288/COU	
Decision:	Approved
Date:	26th February 1997
Description:	Change of use of premises from book shop to additional living accommodation.(gr 641/323)

Planning records for: ***Co-Operative Retail Services 1 Fore Street Castle Cary Somerset BA7 7BG***

Reference - 08/03070/ADV	
Decision:	Approved
Date:	31st July 2008
Description:	The display of 1 No. non illuminated fascia sign, 1 No. non illuminated projecting sign and 1 No non illuminated free standing menu board (Revised application) GR (364092/132290)

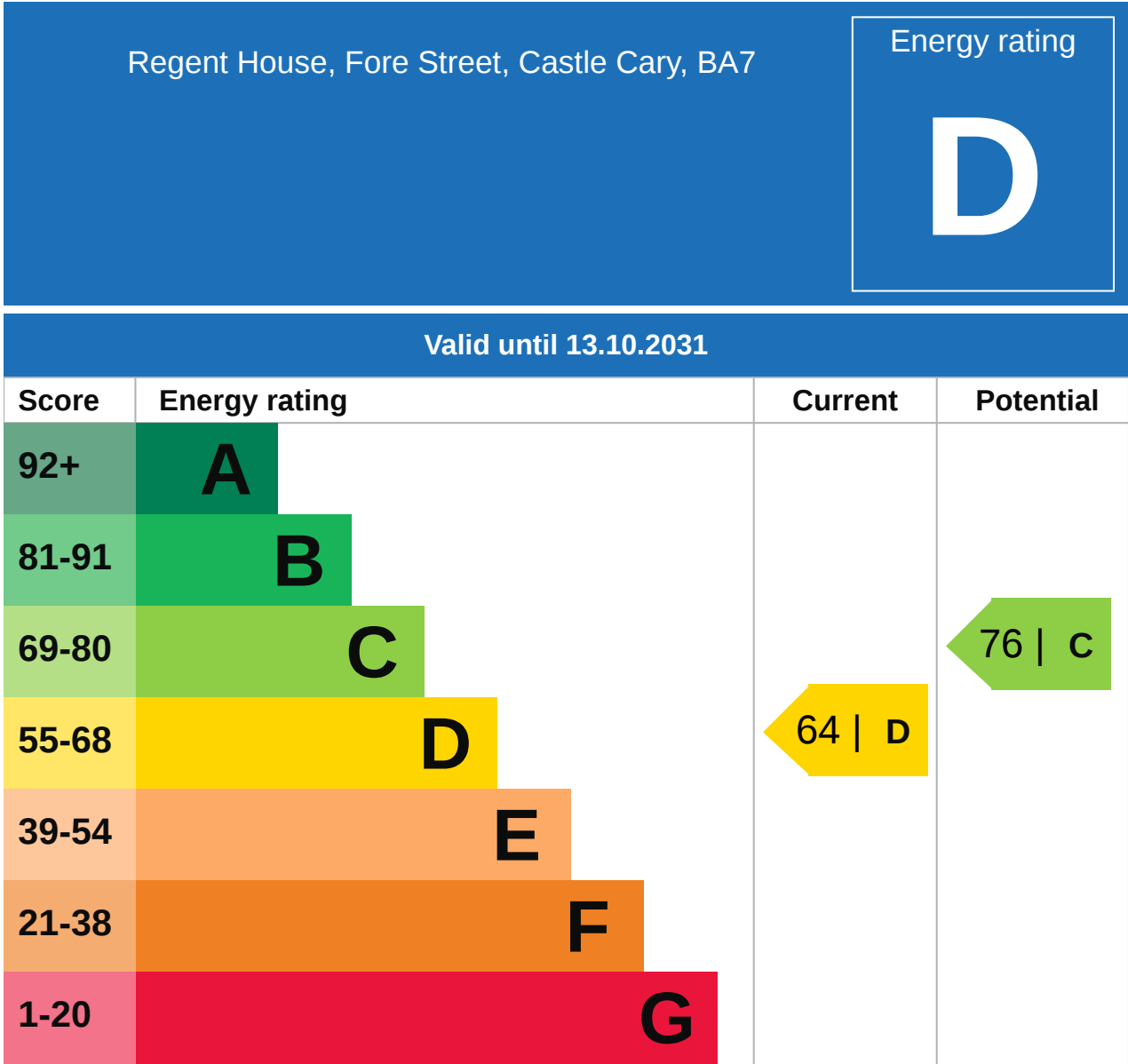
Planning records for: *Co-Operative Retail Services 1 Fore Street Castle Cary Somerset BA7 7BG*

Reference - 08/01303/ADV	
Decision:	Refused
Date:	14th March 2008
Description:	The display of 1 no externally illuminated fascia sign, 1 no externally illuminated projecting sign and 1 no illuminated free standing menu board. GR (364092/132290)

Reference - 08/01764/FUL	
Decision:	Approved
Date:	09th May 2008
Description:	The installation of a new shop front and automated sliding doors and installation of a refrigeration grille and unit to rear outbuilding (364092/132290)

Property
EPC - Certificate

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Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Partial double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	(other premises below)
Secondary Heating:	None
Total Floor Area:	178 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

There are restrictive covenants affecting this property - 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)

There are no rights of way across the property.

Construction Type

The vendor has advised the property was constructed traditionally.

Property Lease Information (if applicable)

The property is Freehold.

The property is subject to Management fees of approx.. £322.83 twice yearly.

Listed Building Information (if applicable)

Not applicable

Conservation Area

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 there is a mains gas supply connected to the property.

Drainage

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

Heating System

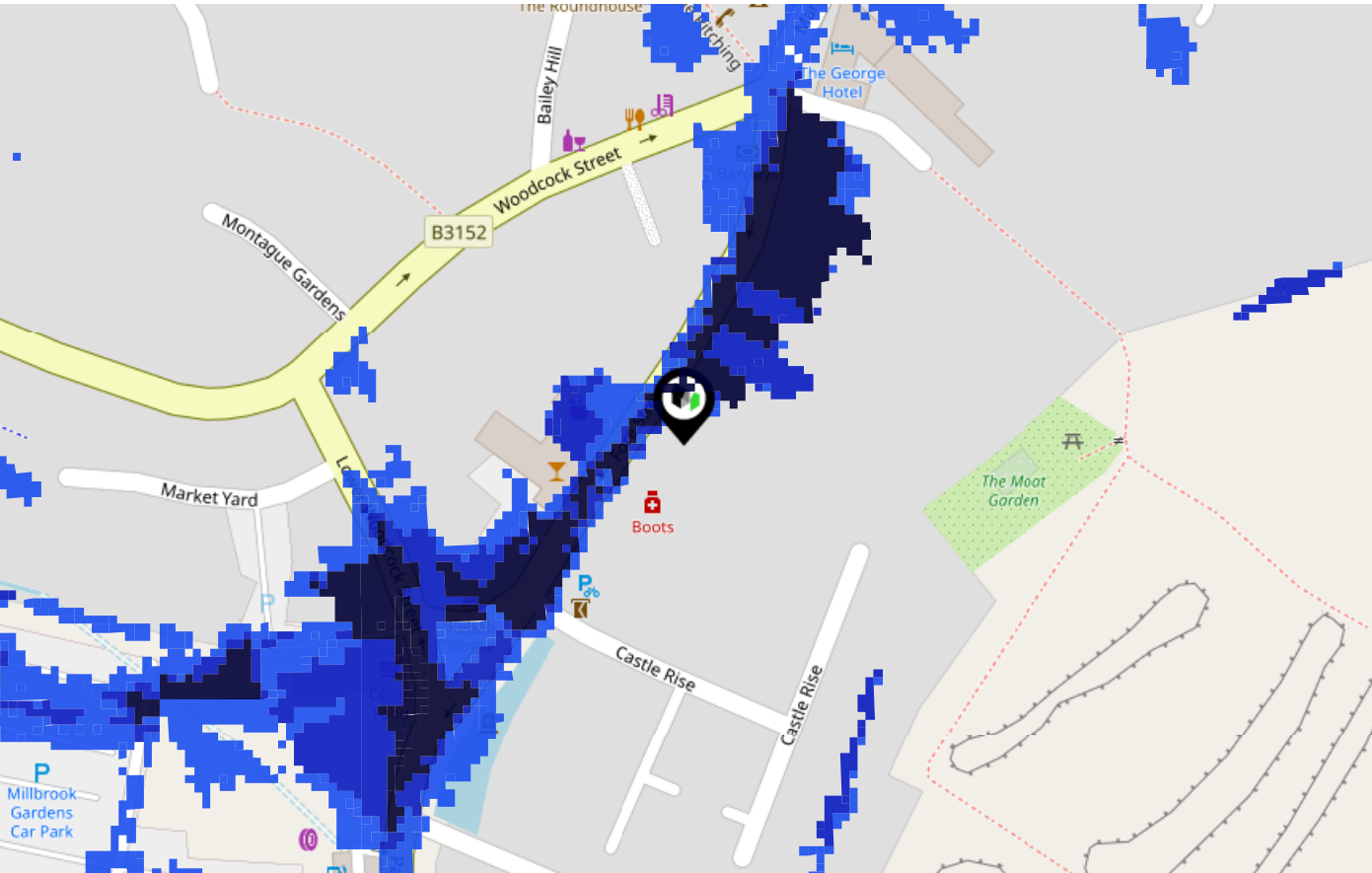
We have been advised by the seller the property has gas radiator heating

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.

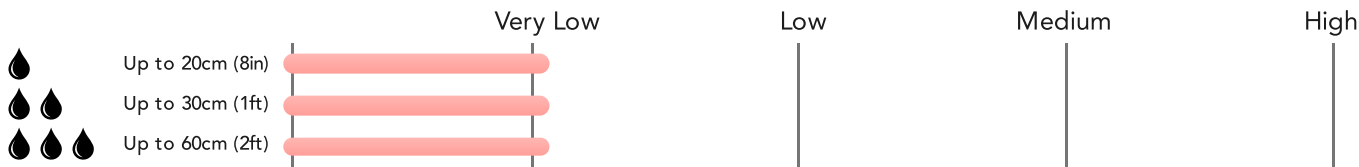


Risk Rating: Very low

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.

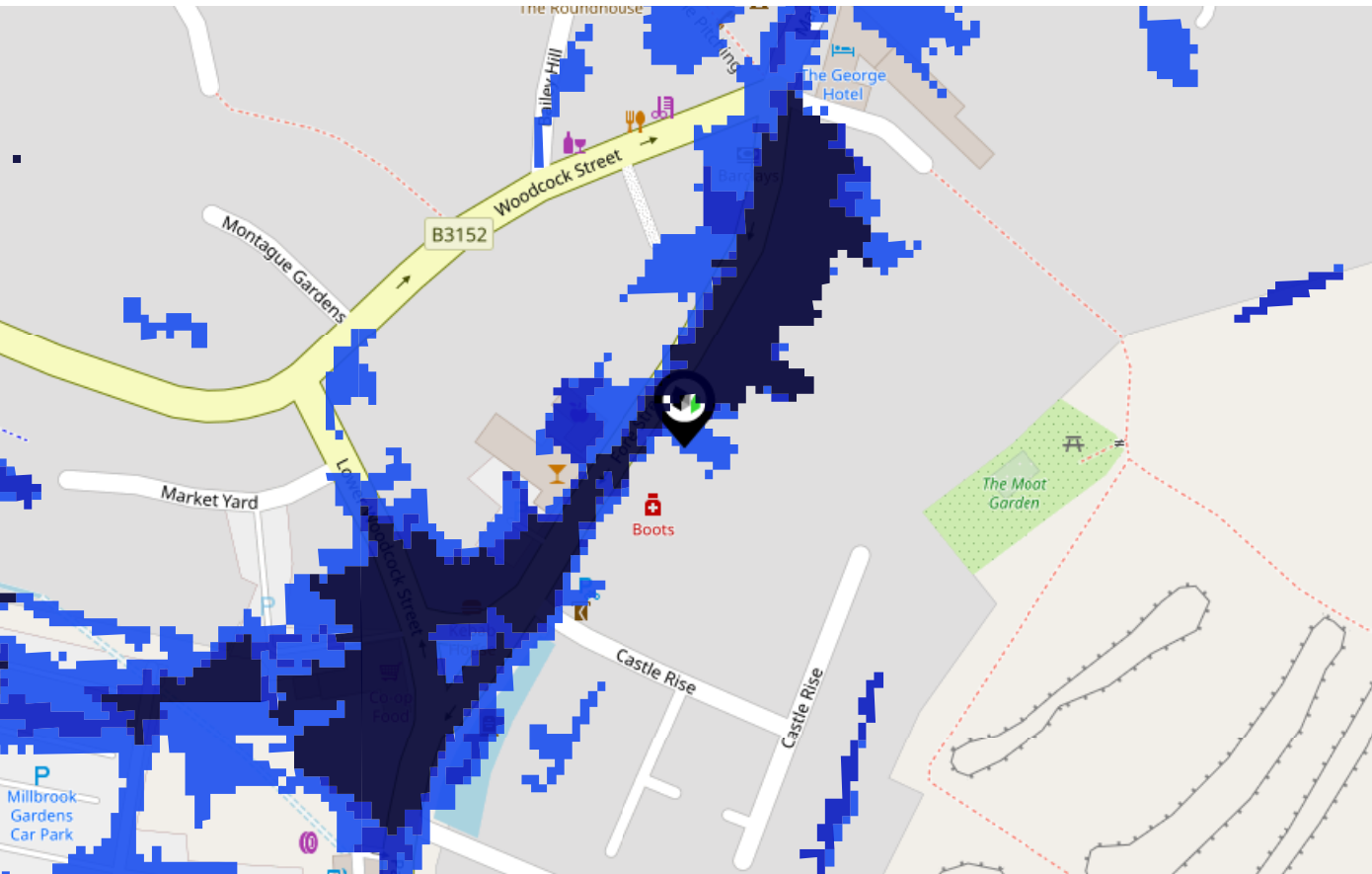
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

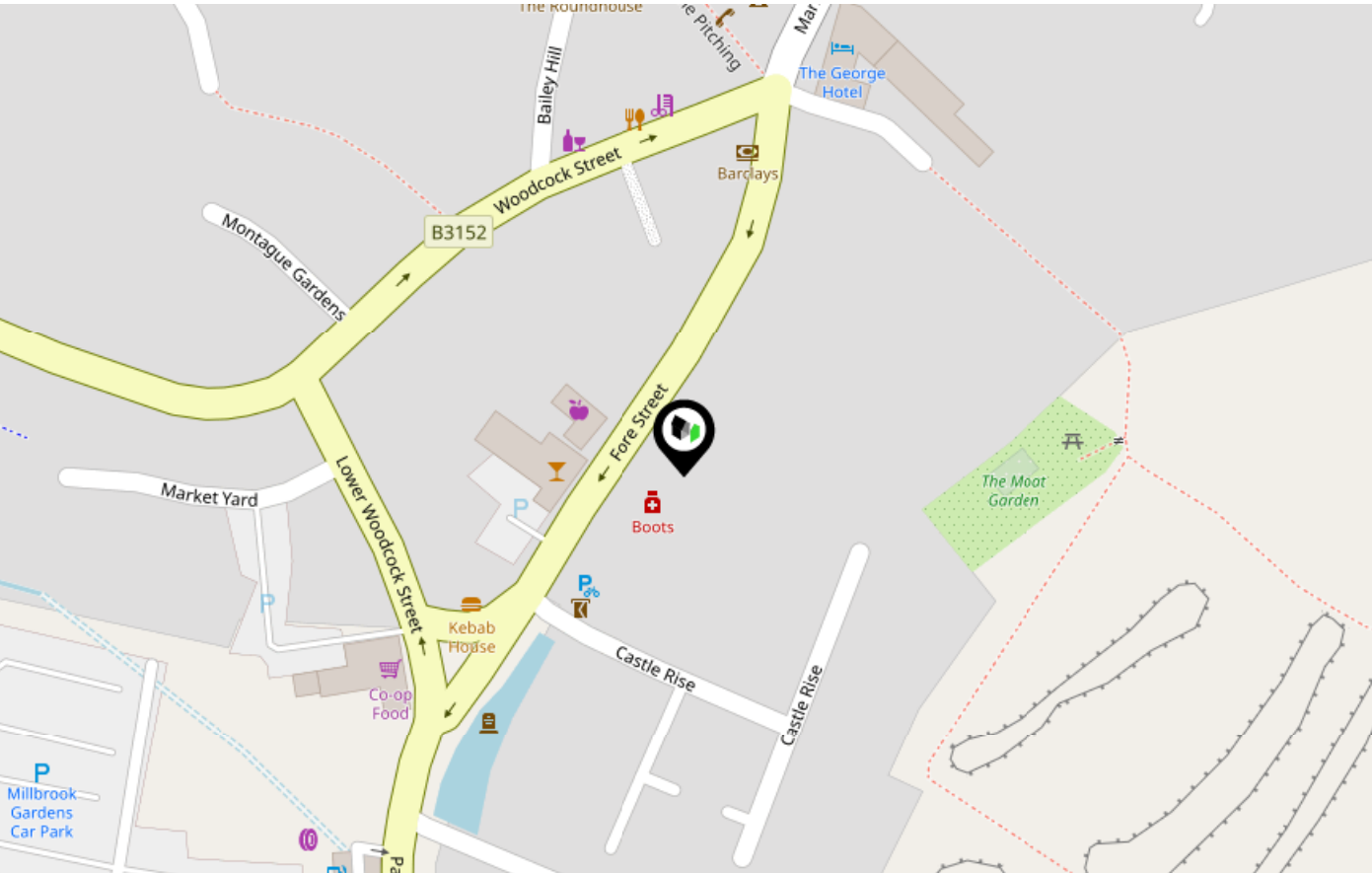


Flood Risk

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.

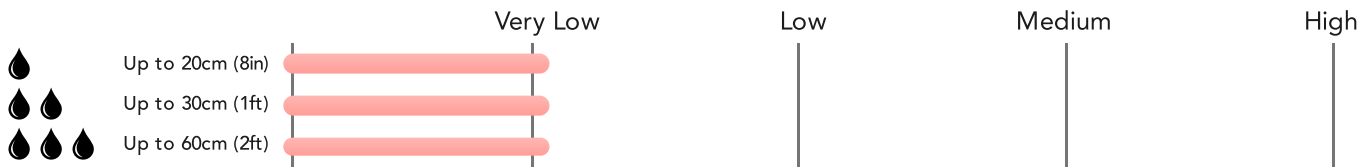


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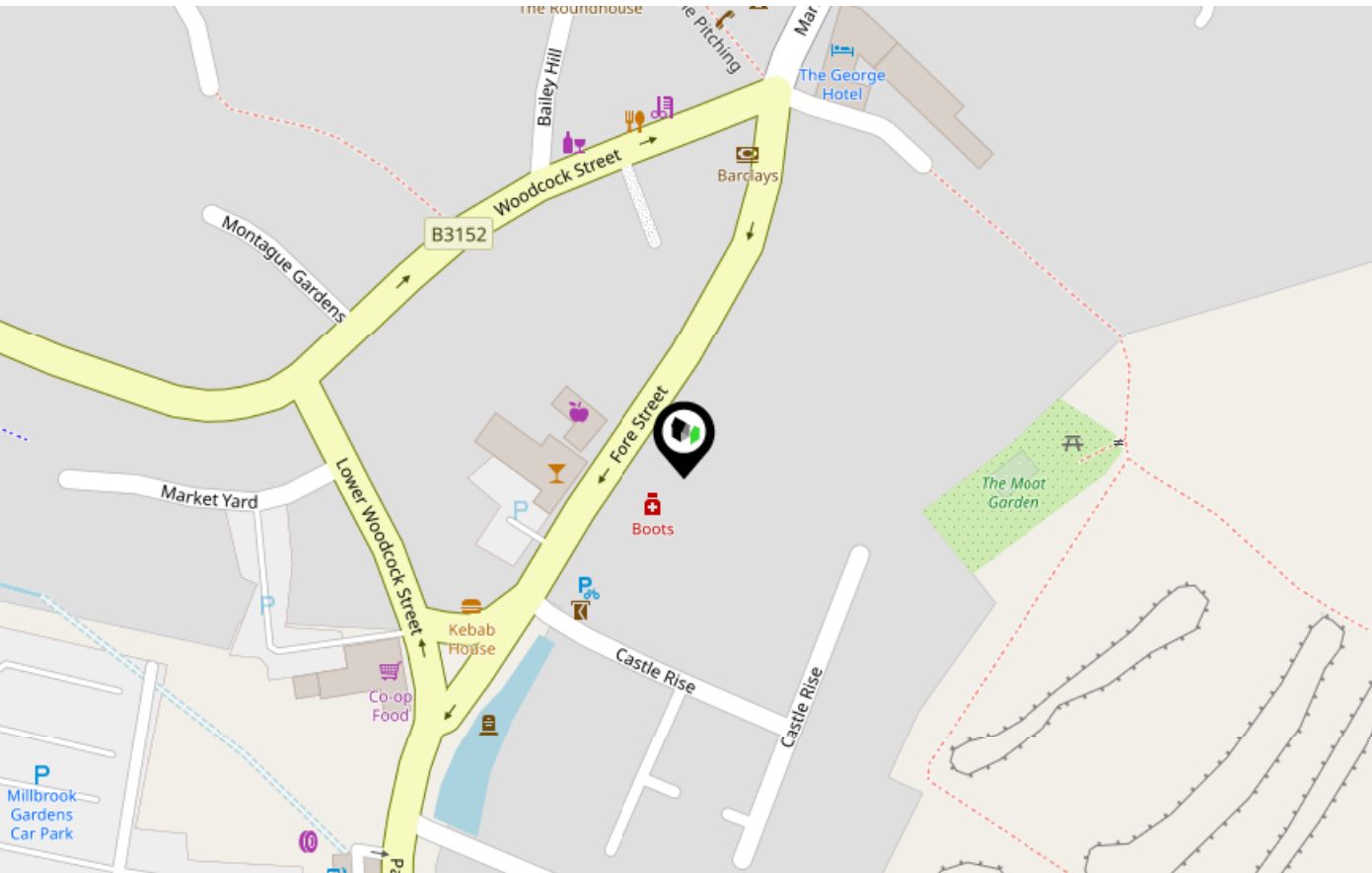
Chance of flooding to the following depths at this property:



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.

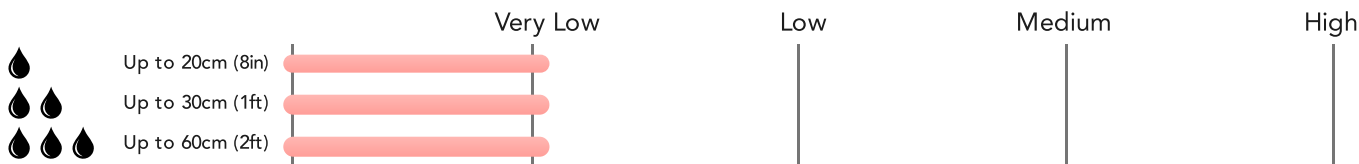


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

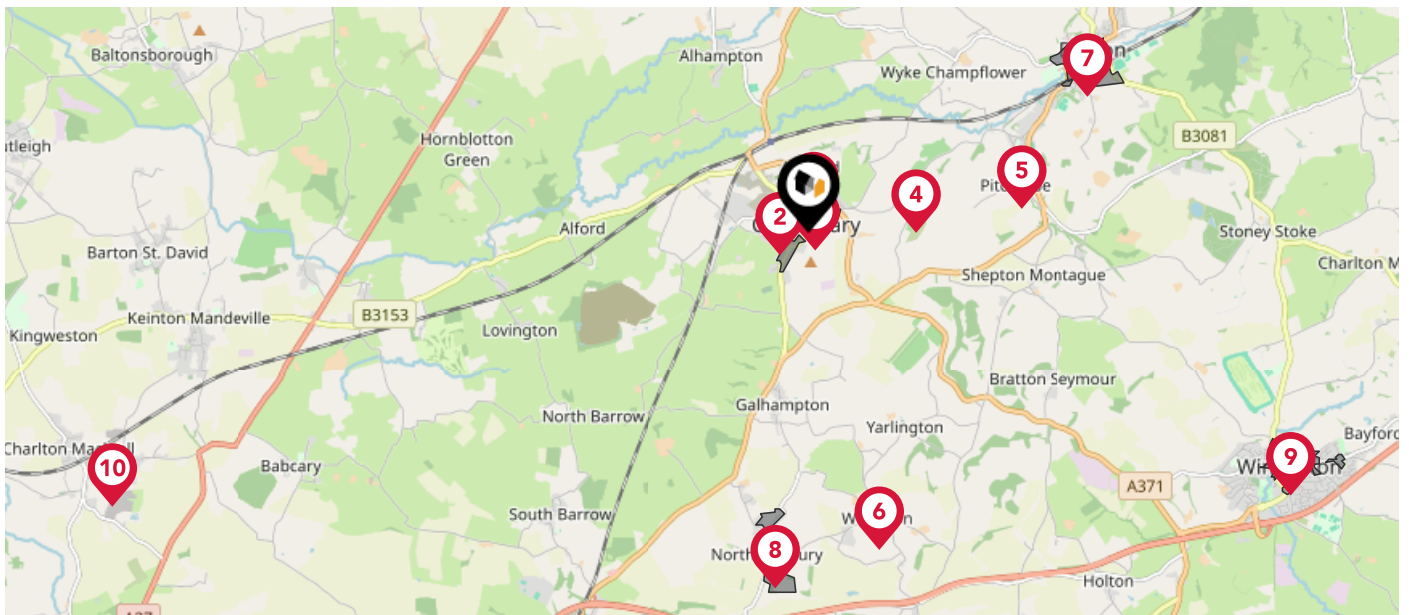


Maps

Conservation Areas

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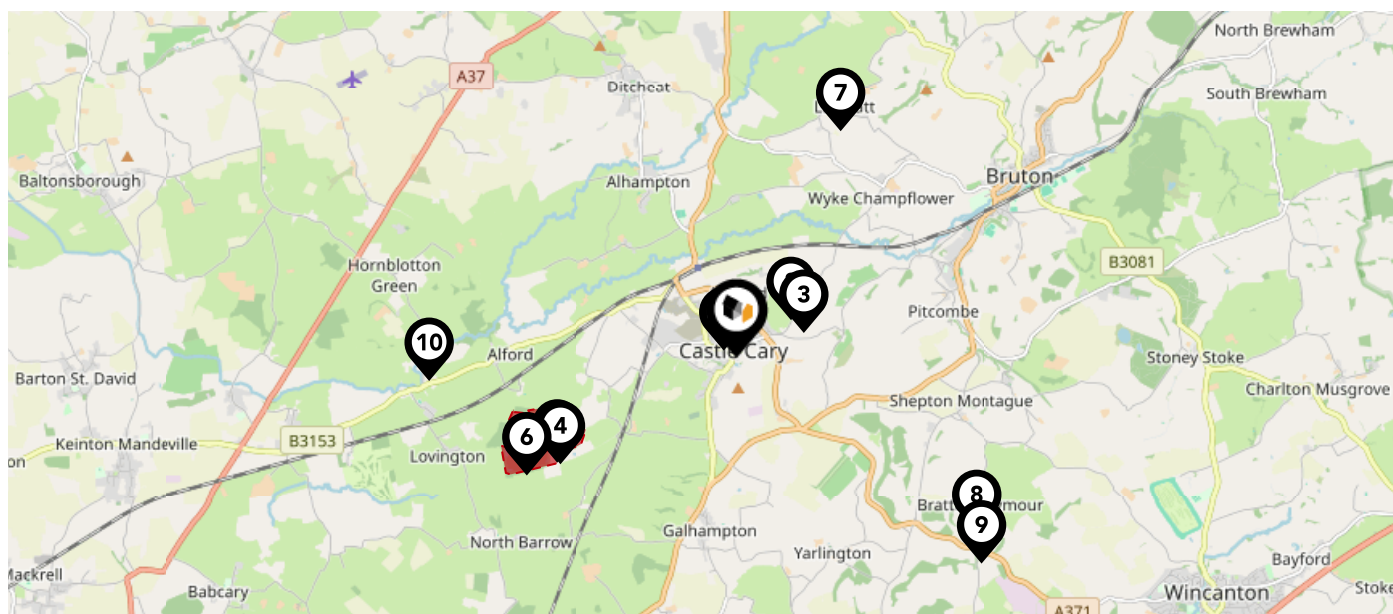
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-------------------|
| 1 | Castle Cary |
| 2 | Higher Flax Mills |
| 3 | Ansford |
| 4 | Hadspen |
| 5 | Pitcombe |
| 6 | Woolston |
| 7 | Bruton |
| 8 | North Cadbury |
| 9 | Wincanton |
| 10 | Charlton Adam |

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	Churchfields-Ansford	Historic Landfill	
2	Combe Common-Ansford	Historic Landfill	
3	Honeywick Hill-Castle Cary	Historic Landfill	
4	EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site	Active Landfill	
5	Dimmer Landfill-Dimmer Lane, Castle Cary,, Somerset	Historic Landfill	
6	Dimmer Lane	Active Landfill	
7	Lambrook House-Lamyatt	Historic Landfill	
8	Hall School-Bratton Seymour	Historic Landfill	
9	Manor Farm-Bratton Seymour	Historic Landfill	
10	Lovington Landfill-Lovington, Castle Cary, 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.

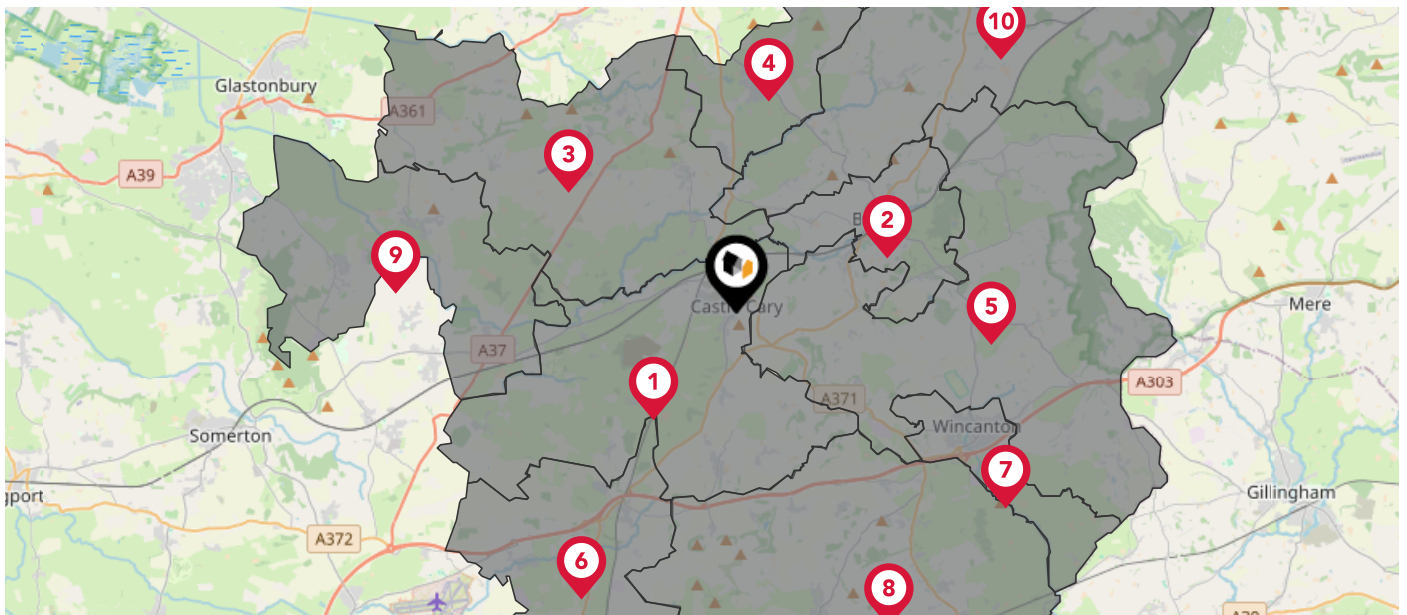
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

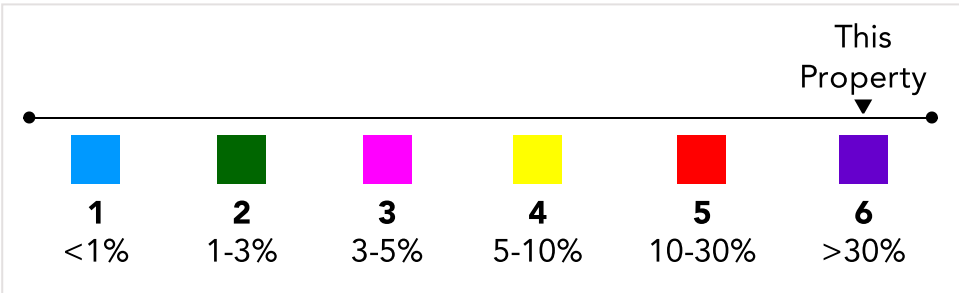
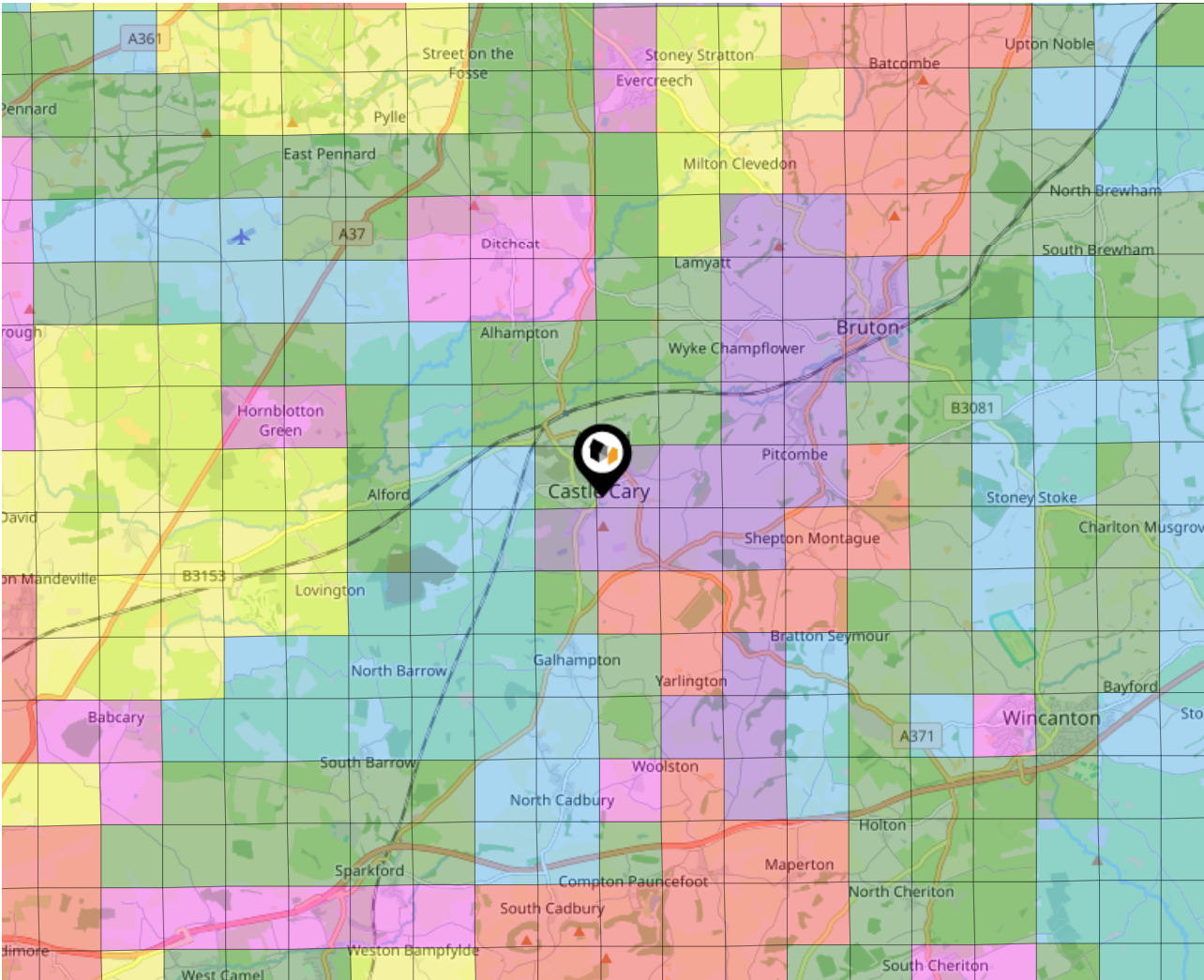


Nearby Council Wards

- | | |
|----|----------------------------------|
| 1 | Cary Ward |
| 2 | Bruton Ward |
| 3 | The Pennards and Ditchheat Ward |
| 4 | Creech Ward |
| 5 | Tower Ward |
| 6 | Camelot Ward |
| 7 | Wincanton Ward |
| 8 | Blackmoor Vale Ward |
| 9 | Butleigh and Baltonsborough Ward |
| 10 | Postlebury Ward |

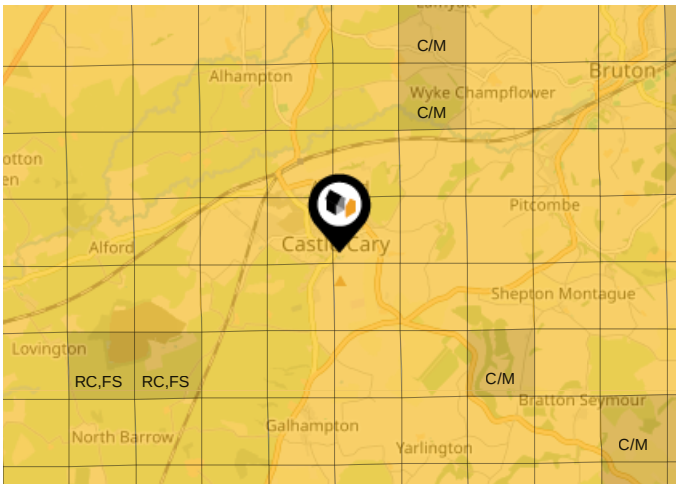
What is Radon?

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:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		



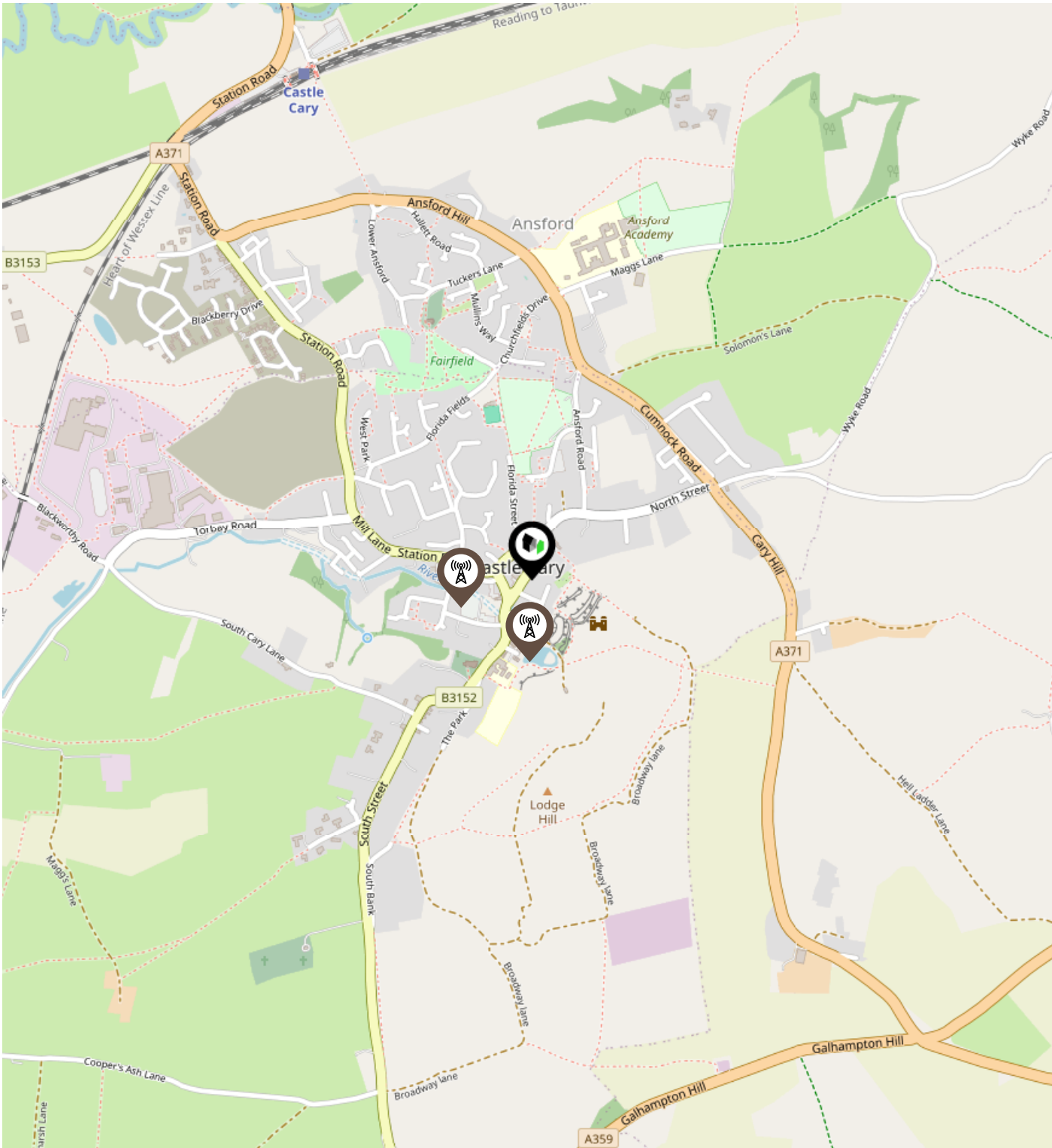
Primary Classifications (Most Common Clay Types)

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

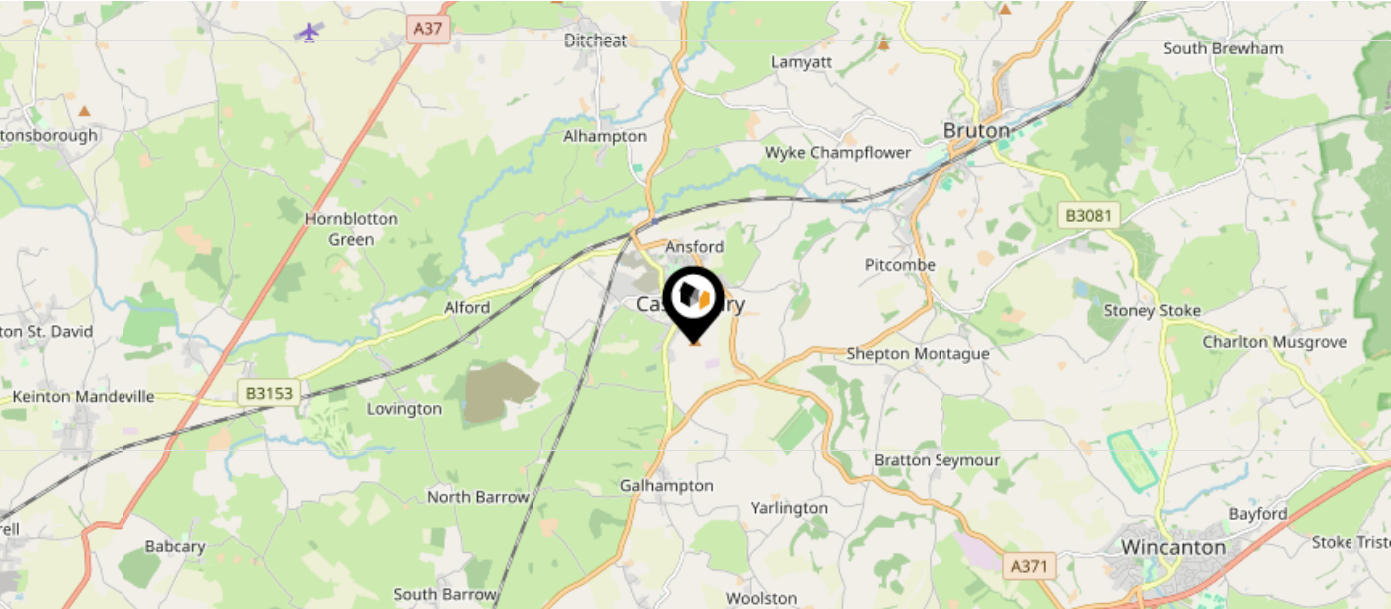
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



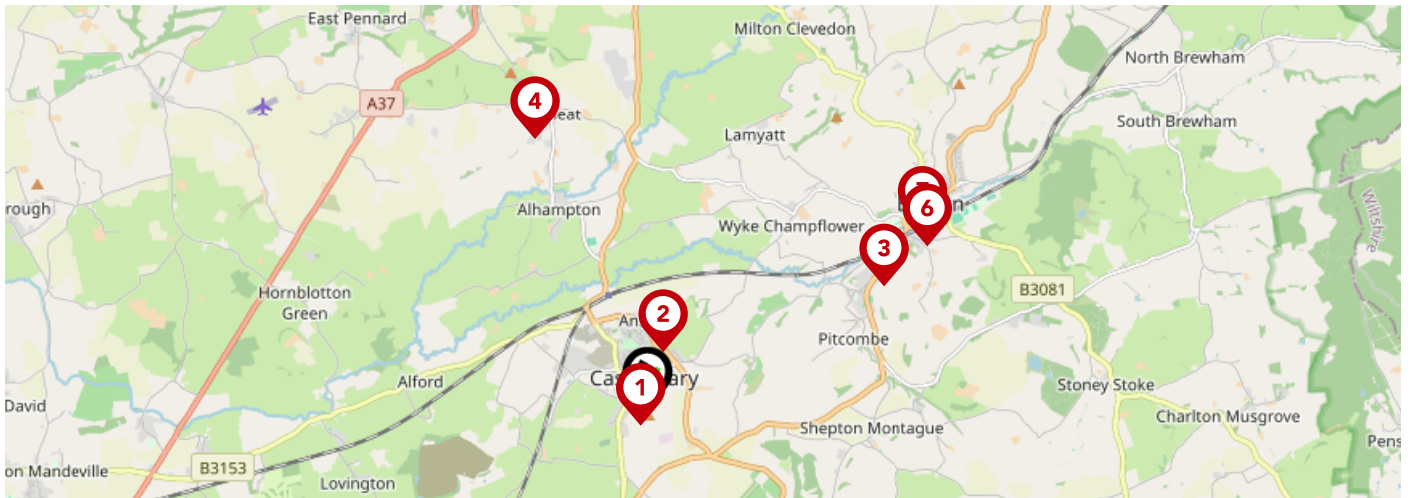
Listed Buildings in the local district	Grade	Distance
 1056248 - Milepost At Southern Corner Of Yard Of White Hart Inn	Grade II	0.0 miles
 1423545 - Castle Cary War Memorial	Grade II	0.0 miles
 1366398 - Bonds Chemist Limited	Grade II	0.0 miles
 1177424 - White And Sons, Ironmongers, And Attached House	Grade II	0.0 miles
 1177910 - Woodcock House	Grade II	0.0 miles
 1177435 - Cary Style Cherswood Swan Jewellers	Grade II	0.0 miles
 1056252 - Ashcot And Candle Cottage	Grade II	0.1 miles
 1177615 - Church Close	Grade II	0.1 miles
 1177505 - Highfield House	Grade II	0.1 miles
 1177905 - Woodville House, And Front Boundary Railings	Grade II	0.1 miles

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

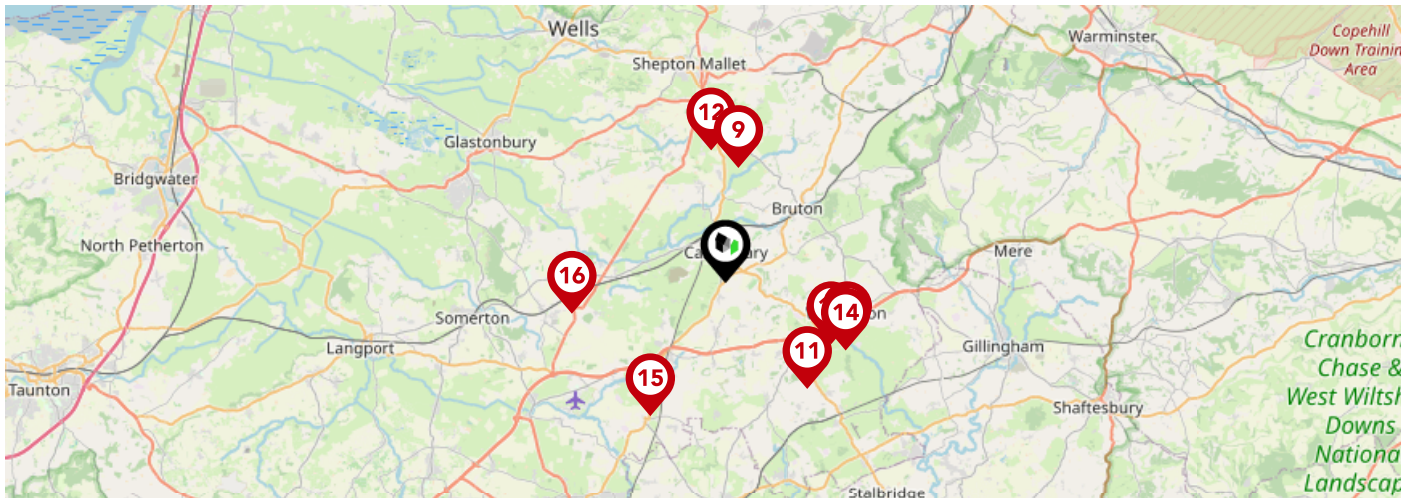


Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
1	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.16	☐	☒	☐	☐	☐
2	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:0.56	☐	☐	☒	☐	☐
3	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:2.5	☐	☐	☒	☐	☐
4	Ditchheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.72	☐	☒	☐	☐	☐
5	North Cadbury Church of England Primary School Ofsted Rating: Good Pupils: 75 Distance:2.97	☐	☒	☐	☐	☐
6	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.02	☐	☐	☒	☐	☐
7	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.07	☐	☒	☐	☐	☐
8	Hazlegrove Preparatory School Ofsted Rating: Not Rated Pupils: 409 Distance:4.23	☐	☐	☒	☐	☐

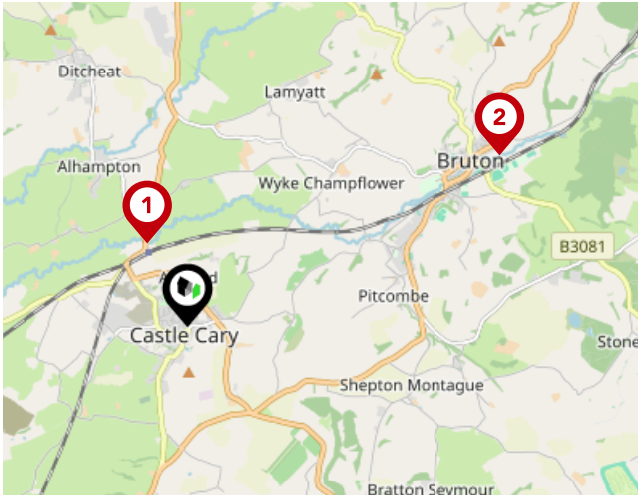


		Nursery	Primary	Secondary	College	Private
9	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:4.36	☐	☒	☐	☐	☐
10	King Arthur's School Ofsted Rating: Requires improvement Pupils: 468 Distance:4.52	☐	☐	☒	☐	☐
11	Marchant Holliday School Ofsted Rating: Good Pupils: 49 Distance:4.96	☐	☐	☒	☐	☐
12	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:5.02	☐	☐	☒	☐	☐
13	Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good Pupils: 125 Distance:5.06	☐	☒	☐	☐	☐
14	Wincanton Primary School Ofsted Rating: Good Pupils: 391 Distance:5.08	☐	☒	☐	☐	☐
15	Countess Gytha Primary School Ofsted Rating: Good Pupils: 146 Distance:5.66	☐	☒	☐	☐	☐
16	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:5.83	☐	☒	☐	☐	☐

Area

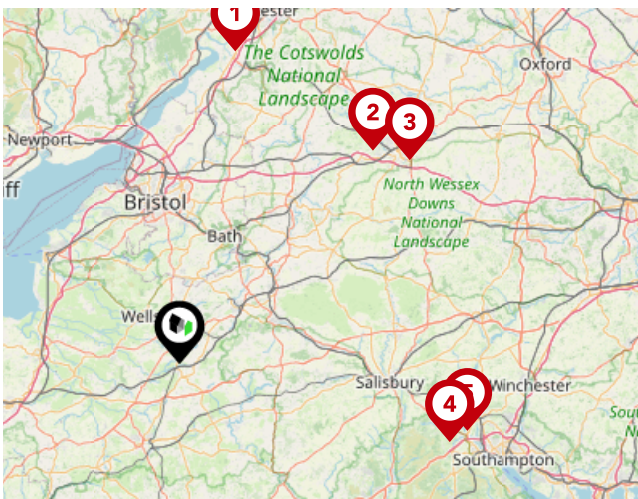
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	0.86 miles
2	Bruton Rail Station	3.32 miles
3	Templecombe Rail Station	7.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.1 miles
2	M4 J16	42.58 miles
3	M4 J15	45.63 miles
4	M27 J1	41.9 miles
5	M27 J2	43.99 miles

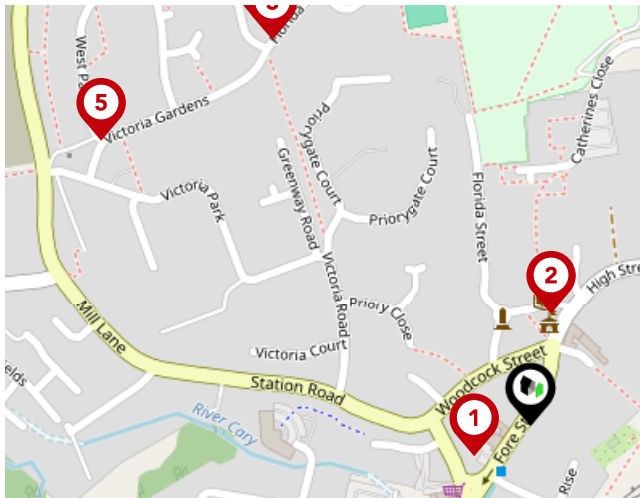


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	22.3 miles
2	Felton	22.31 miles
3	Bournemouth International Airport	36.67 miles
4	Cardiff Airport	41.64 miles

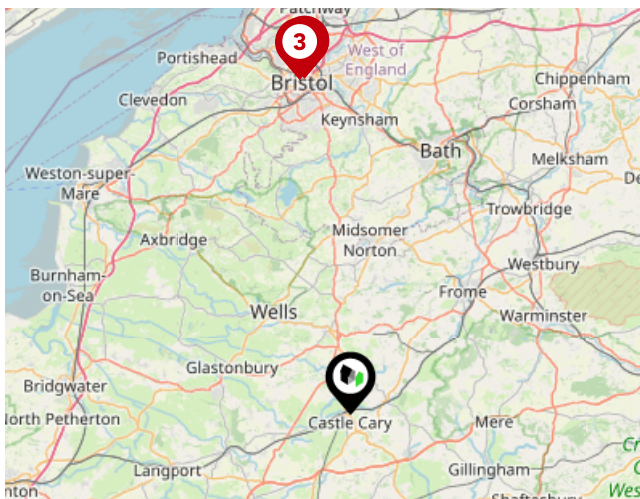
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
	Horsepond Inn	0.04 miles
	Town Hall	0.07 miles
	Florida Fields	0.27 miles
	Florida Fields	0.28 miles
	Victoria Gardens	0.3 miles

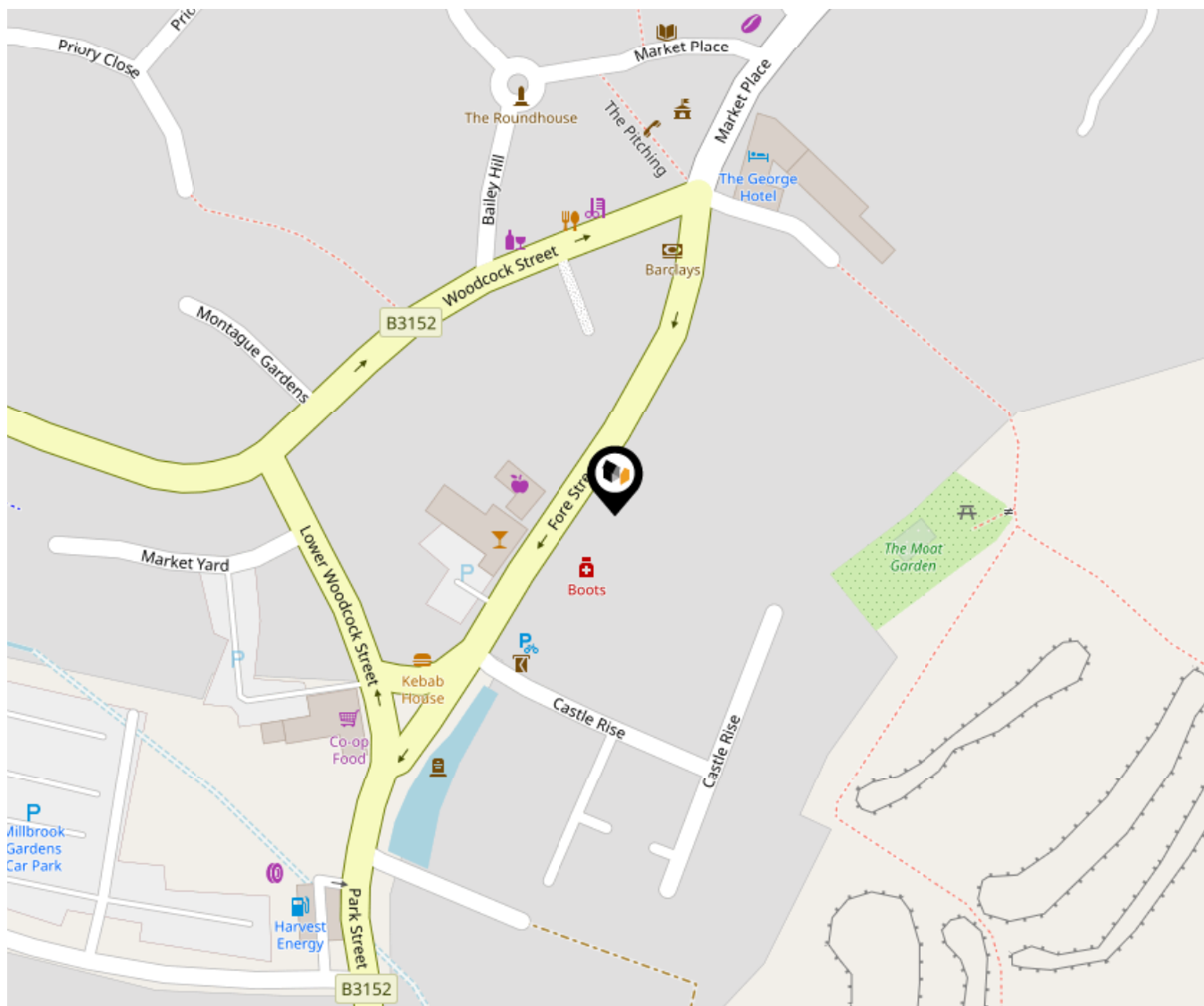


Ferry Terminals

Pin	Name	Distance
	Bathurst Basin Ferry Landing	25.12 miles
	The Ostrich	25.12 miles
	Wapping Wharf	25.09 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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