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MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd October 2025



HIGH STREET, STREET, BA16

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Shop / Showroom
Bedrooms:	2
Floor Area:	656 ft ² / 61 m ²
Plot Area:	0.04 acres
Year Built :	After 2012
Council Tax :	Band B
Annual Estimate:	£1,897
Title Number:	WS94379

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	59	1000
mb/s	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: *High Street, Street, BA16*

Reference - 2014/2532/NMA	
Decision:	Approval with Conditions
Date:	25th November 2014
Description:	Application for a non-material amendment to planning application 2014/0398/HSE sought to lower the window height from 1.8m to 1.6m from the base.
Reference - 2023/0926/PED	
Decision:	Decided
Date:	16th May 2023
Description:	Prior approval for a proposed change of use of a building from Business Use (Class E) to a use falling within Class C3 (dwellinghouse).

Planning records for: **161 High Street Street Somerset BA16 0ND**

Reference - 2013/1699	
Decision:	Development is Lawful
Date:	20th August 2013
Description:	Lawful development certificate for a proposed development involving demolition of single storey lean to and erection of a replacement single storey extension to a dwelling.

Planning records for: **165 High Street, Street, BA16 0ND**

Reference - 2010/2098	
Decision:	Approval with Conditions
Date:	23rd August 2010
Description:	Conversion of garage to dwelling and erection of new carports

Reference - 2010/2731	
Decision:	Approval
Date:	04th November 2010
Description:	Approval of details reserved by condition 2 (schedule and samples of materials) of permission 2010/2098.

Planning records for: **169B high Street, Street, BA16 0ND**

Reference - 2010/2205	
Decision:	Approval
Date:	21st September 2010
Description:	Change of use from baby shop (Class A1) to tattoo studio (sui generis).

Planning records for: *Office At Rear Of, 157 High Street, Street, BA16 0ND*

Reference - 2011/0822	
Decision:	Approval with Conditions
Date:	03rd May 2011
Description:	Conversion of office to residential unit including insertion of new window in west elevation.

Planning records for: *Friends Meeting House High Street Street Somerset BA16 0ND*

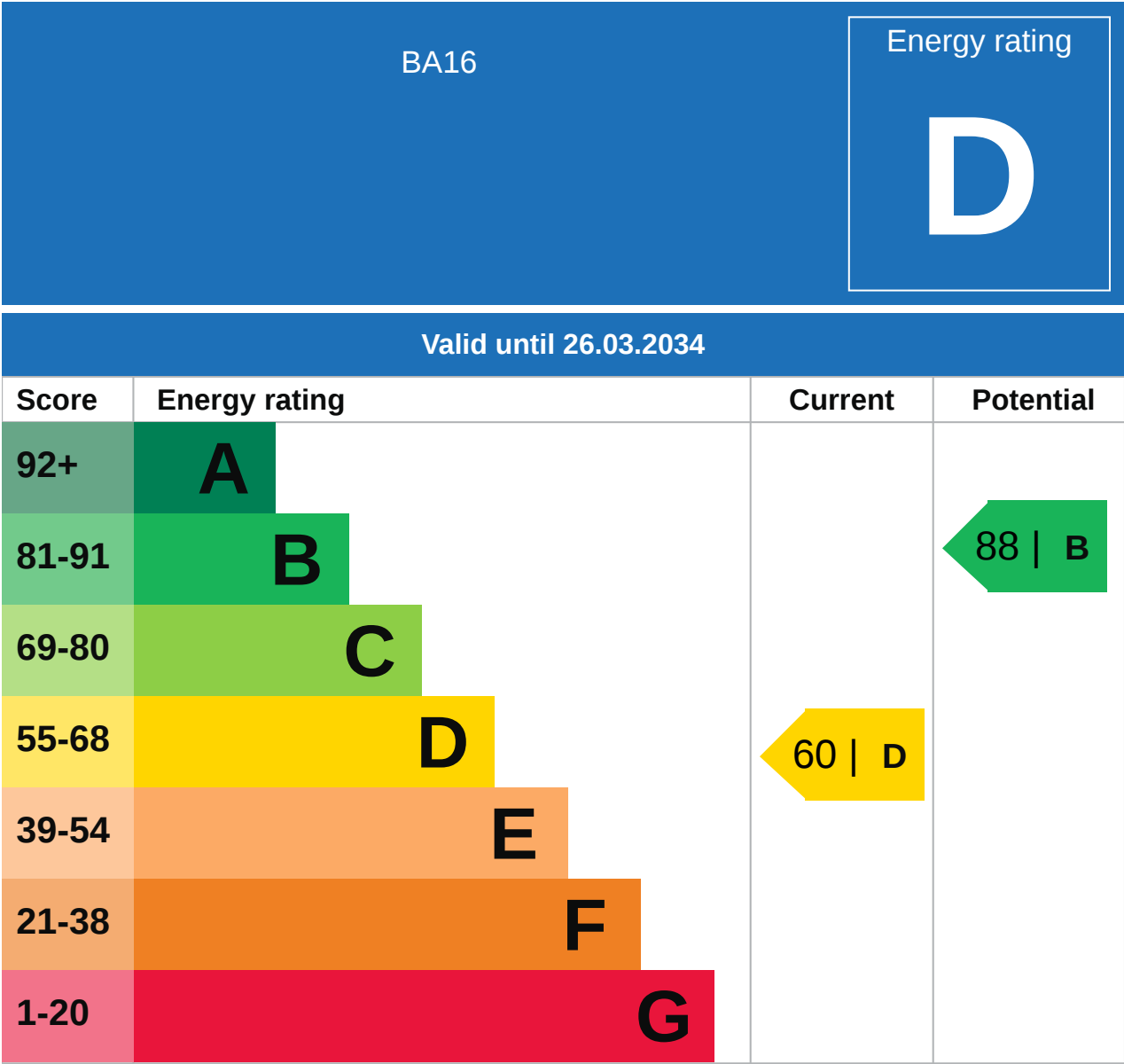
Reference - 2015/2594/FUL	
Decision:	Approval with Conditions
Date:	23rd October 2015
Description:	The proposed works are to take down an existing section of unstable stone boundary wall between the friends meeting house, and C&J Clarks Street HQ complex, this will be rebuilt off new foundations. (amended description)

Reference - 2016/1826/APP	
Decision:	Approval
Date:	18th July 2016
Description:	Application for approval of details reserved by condition 4 (natural stone and mortar - sample panel) on listed building consent 2015/2596/LBC

Reference - 2012/0753	
Decision:	No Objection
Date:	26th March 2012
Description:	Proposed pruning of a Beech tree and a Plane tree in a Conservation Area

Planning records for: *Friends Meeting House High Street Street Somerset BA16 0ND*

Reference - 2017/1496/APP
Decision: Approval
Date: 01st June 2017
Description: Approval of details reserved by condition 4 (sample panel) of permission 2015/2596/LBC.
Reference - 2015/2596/LBC
Decision: Approval with Conditions
Date: 23rd October 2015
Description: The proposed works are to take down an existing section of unstable stone boundary wall between the friends meeting house, and C&J Clarks Street HQ complex, this will be rebuilt off new foundations. (amended description)
Reference - 2017/1208/APP
Decision: Approval
Date: 04th May 2017
Description: Application for approval of details reserved by condition 5 (sample panel) of planning permission 2015/2594/FUL.
Reference - 2016/1672/APP
Decision: Approval
Date: 18th July 2016
Description: Application for approval of details reserved by condition 5 (external facing stonework sample panel) on planning permission 2015/2594/FUL



Property EPC - Additional Data

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Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	1
Flat Top Storey:	Yes
Top Storey:	1
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Good lighting efficiency
Floors:	Average thermal transmittance 0.31 W/m-Â°K
Total Floor Area:	61 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

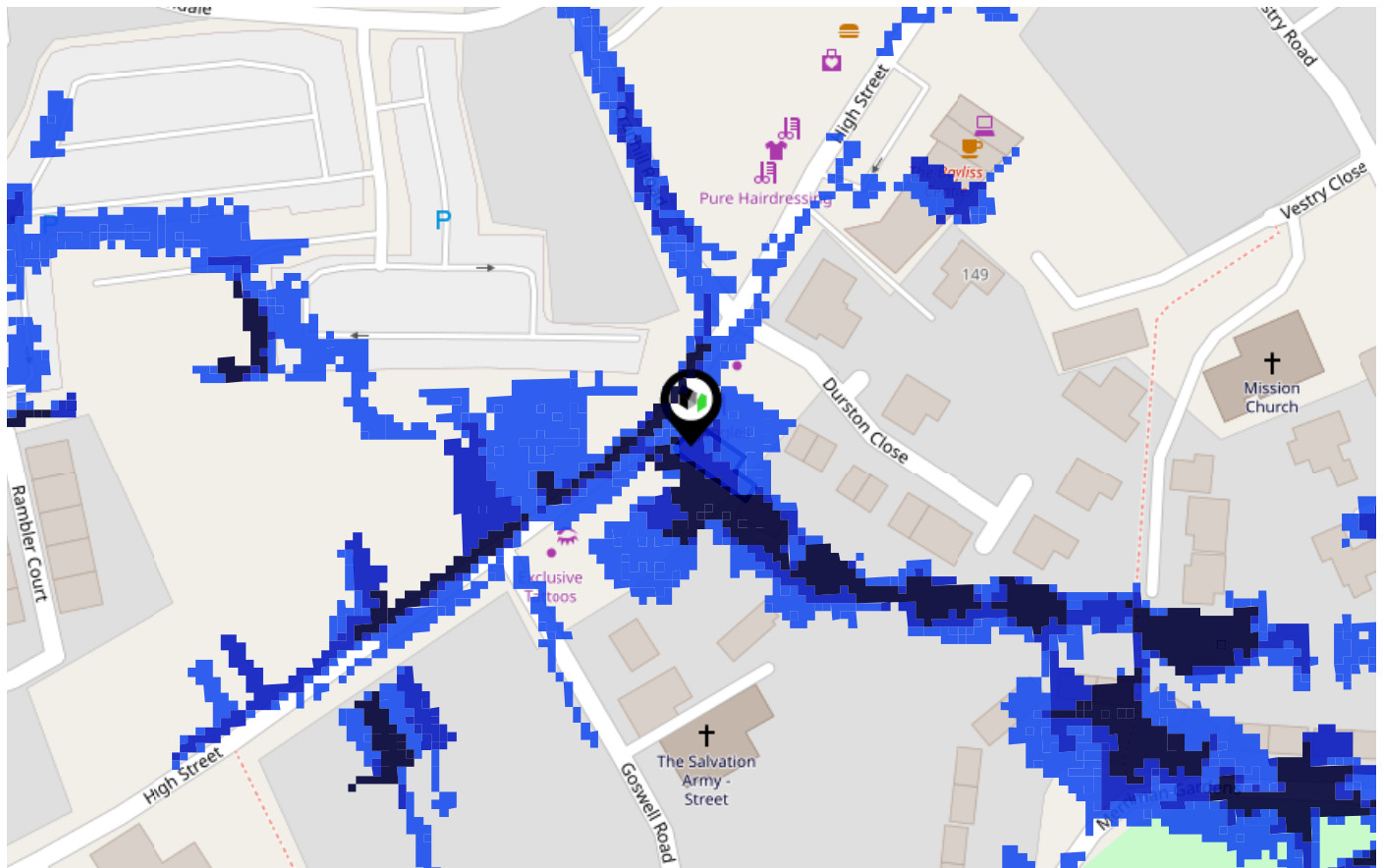
We have been advised by the seller the property has gas radiator heating

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: Medium

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.

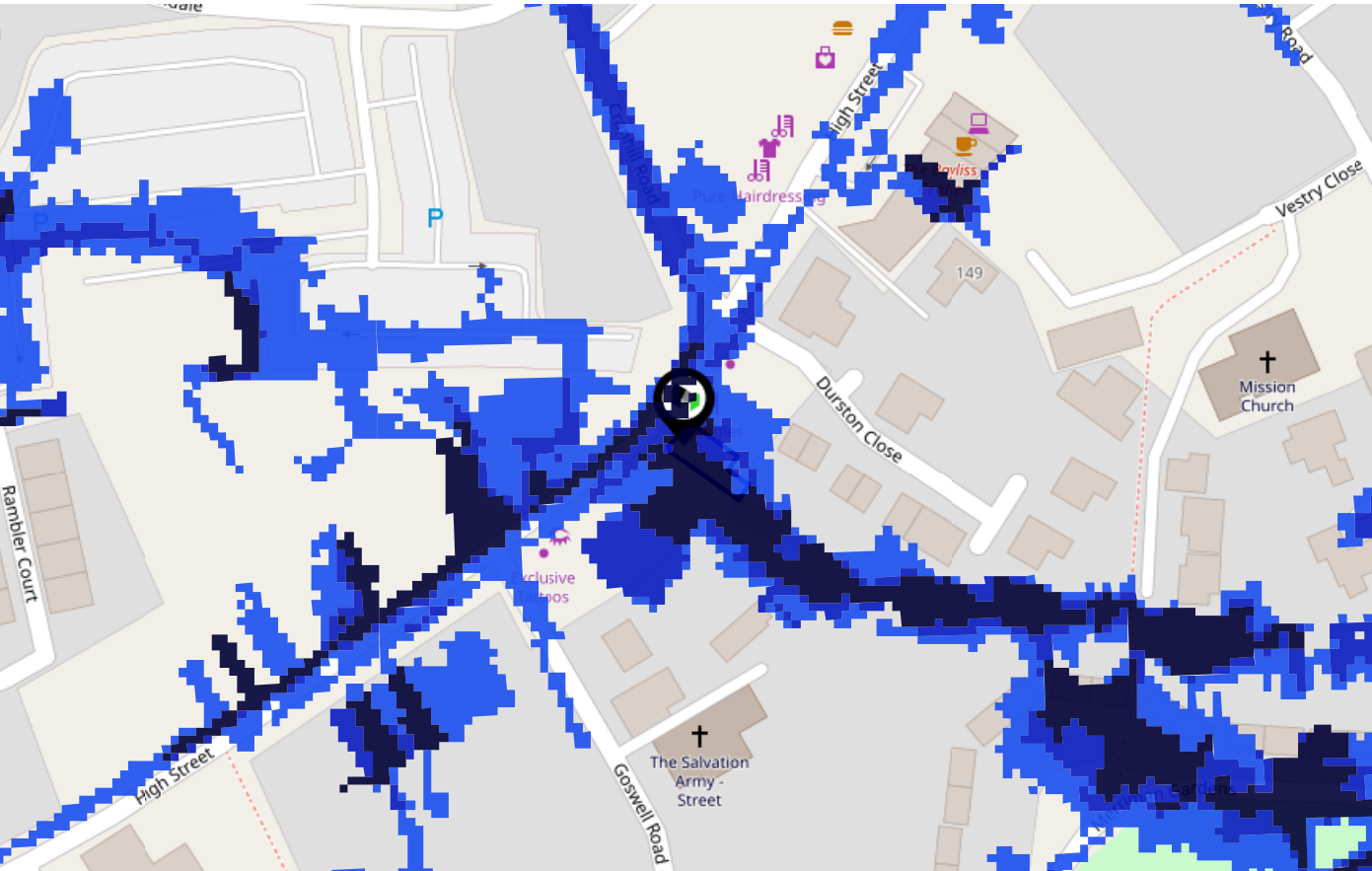
Chance of flooding to the following depths at this property:



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.

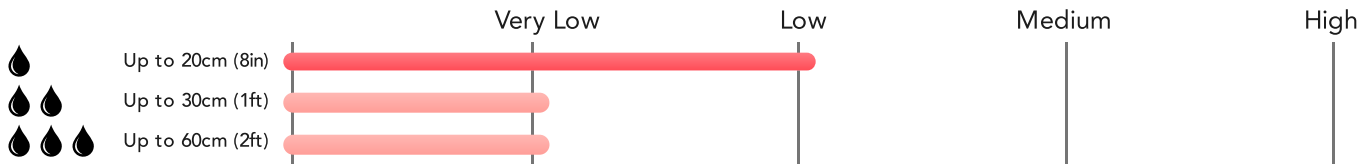


Risk Rating: High

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:

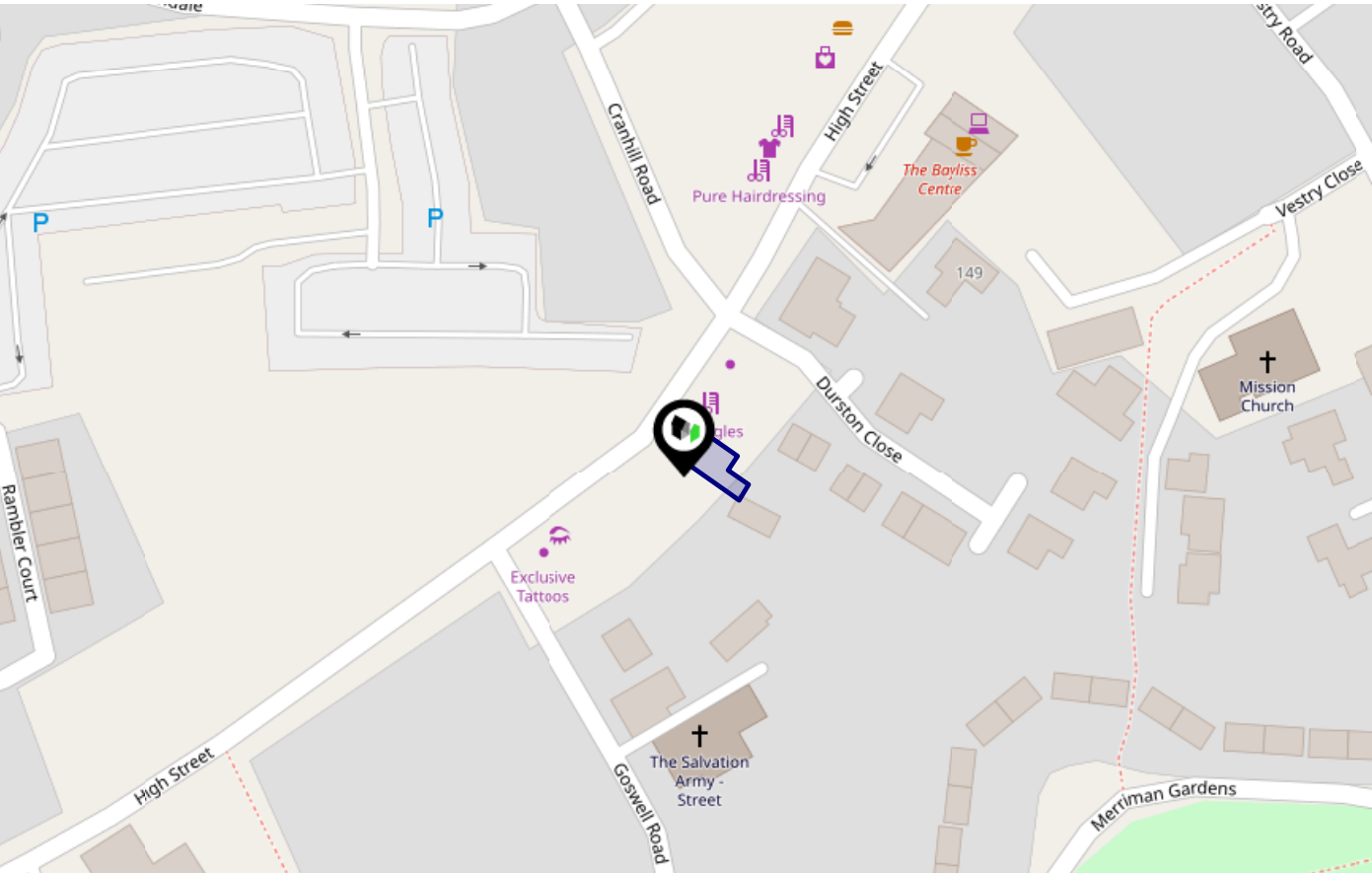


Flood Risk

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.

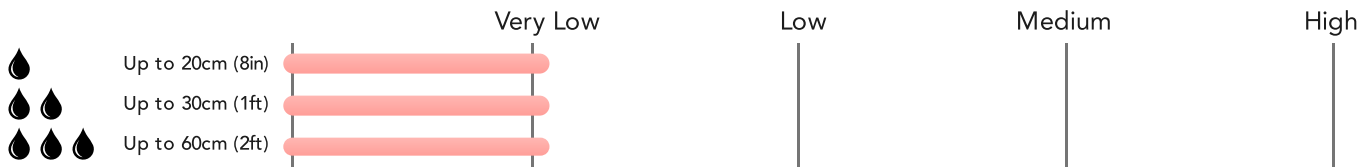


Risk Rating: Very low

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:

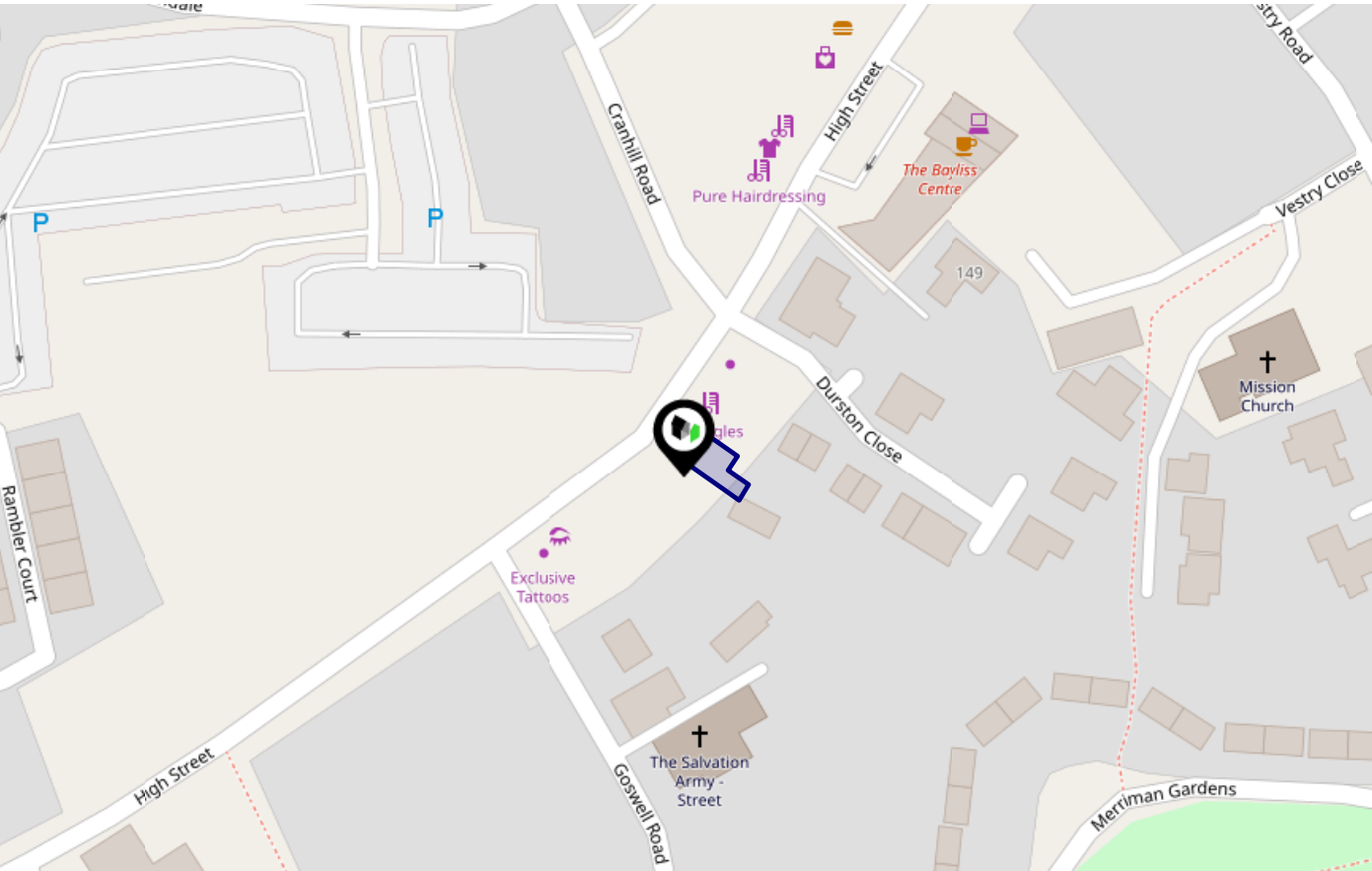


Flood Risk

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.

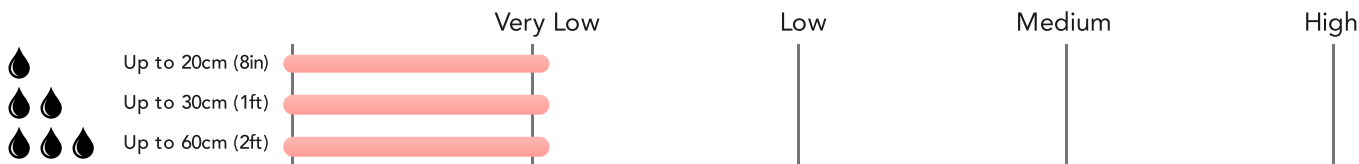


Risk Rating: Very low

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.

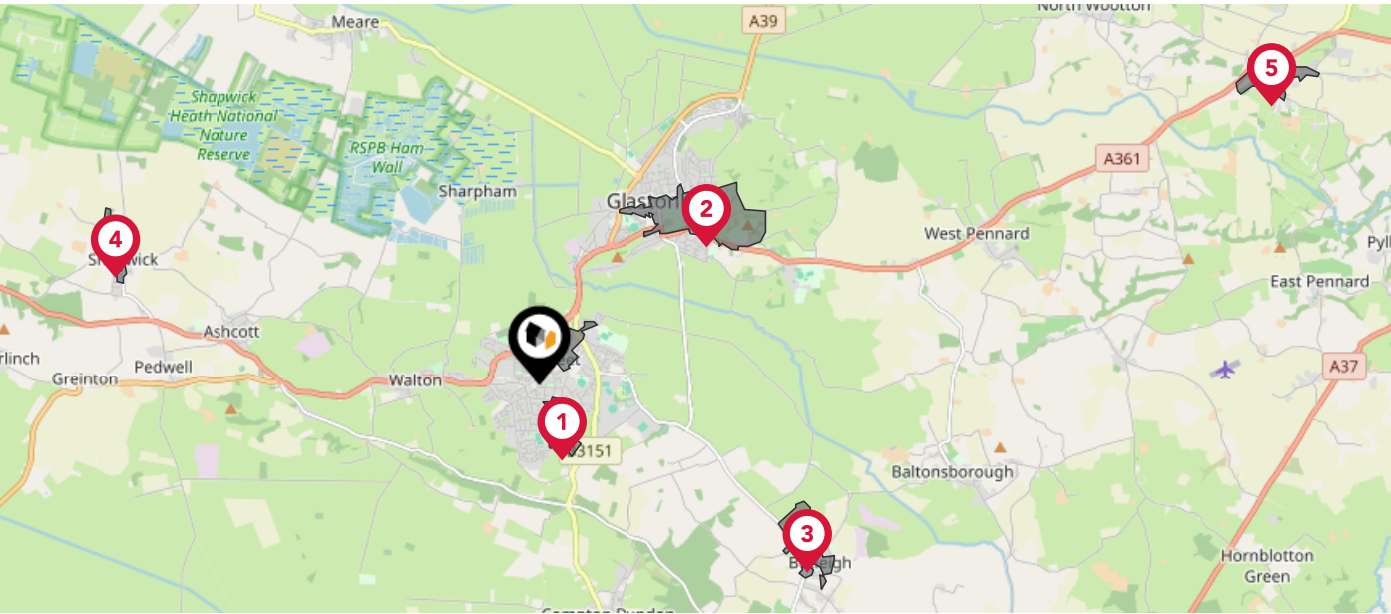
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



MIR - Material Info

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.



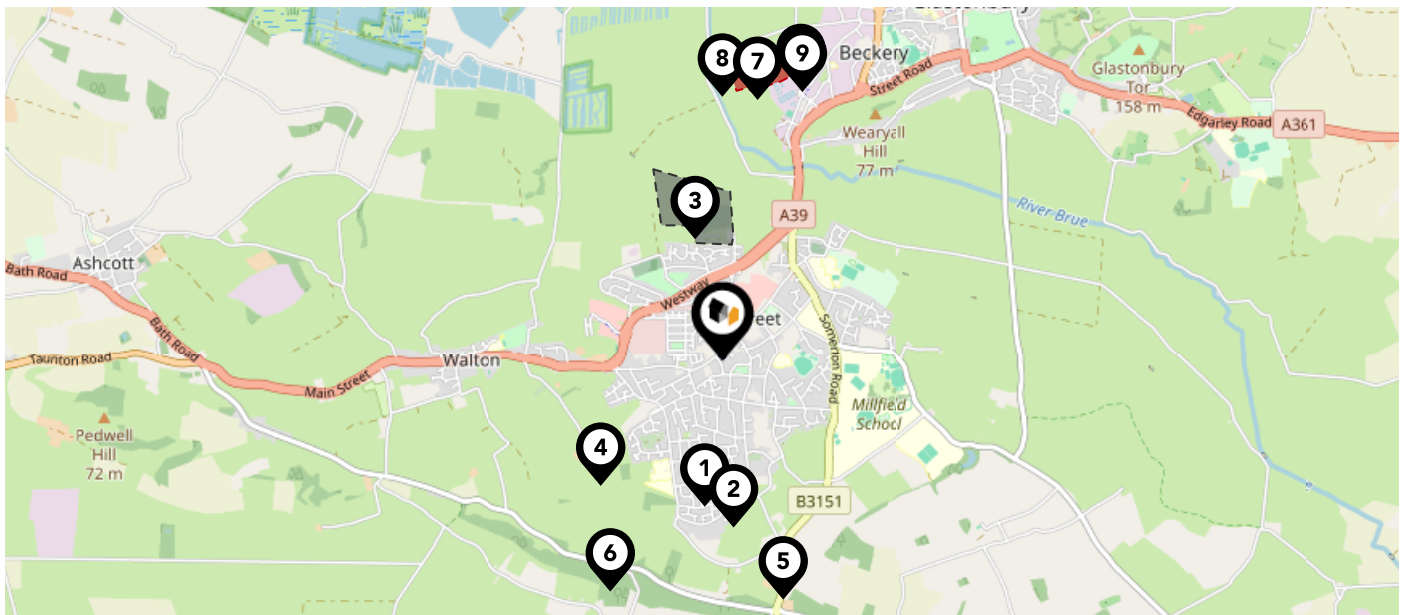
Nearby Conservation Areas	
1	Street
2	Glastonbury
3	Butleigh
4	Shapwick
5	Pilton

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	Adjacent To Football Ground-Street, Somerset	Historic Landfill
2	Overleigh-Street, Somerset	Historic Landfill
3	Corporation Yard-Street	Historic Landfill
4	East Mead Lane-Street, Somerset	Historic Landfill
5	Marshalls Elm-Street, Somerset	Historic Landfill
6	Walton Hill-Street, 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	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill
10	Land at Bailys-The Beckery, Glastonbury, 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.

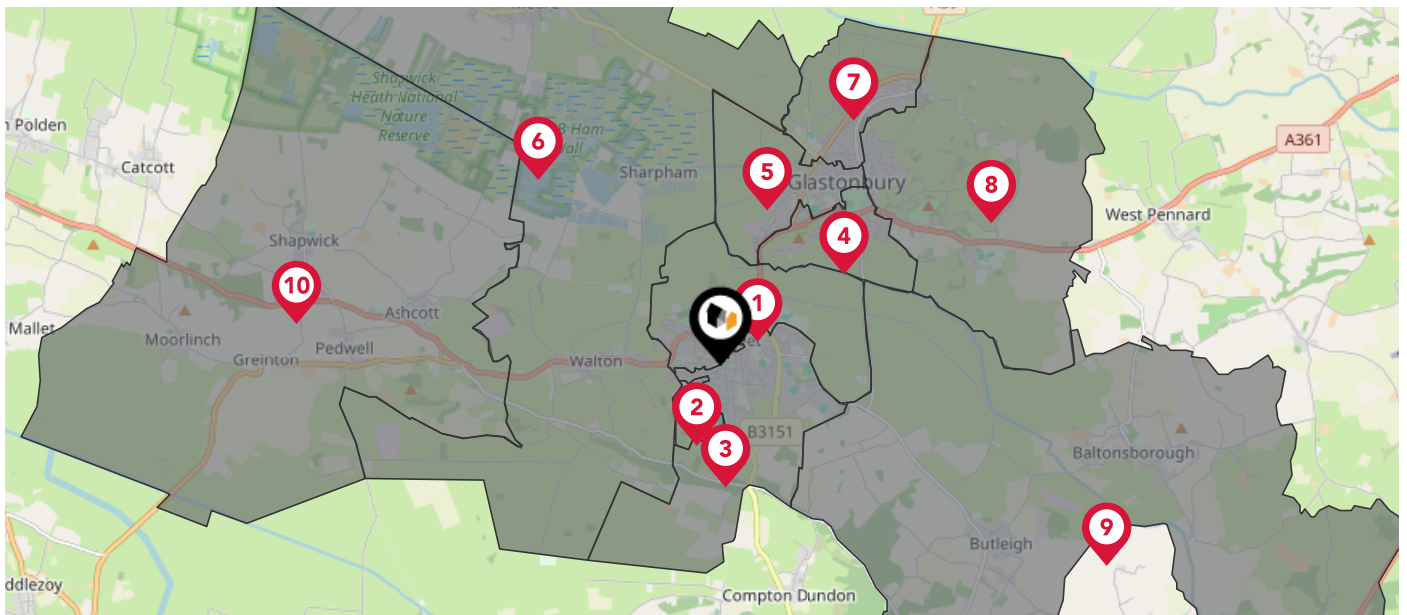
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Street North Ward



Street West Ward



Street South Ward



Glastonbury St. Mary's Ward



Glastonbury St. Benedict's Ward



Moor Ward



Glastonbury St. John's Ward



Glastonbury St. Edmund's Ward



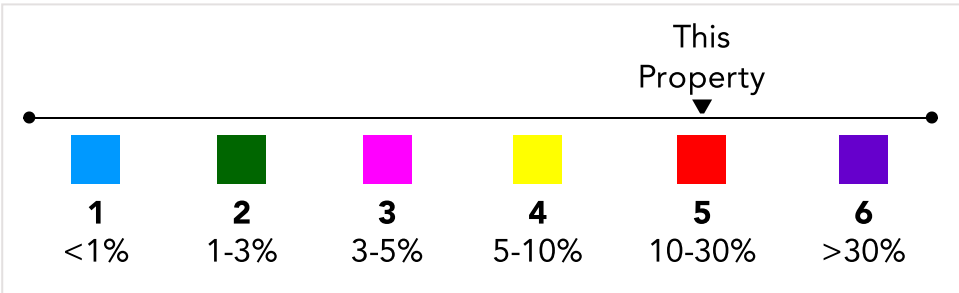
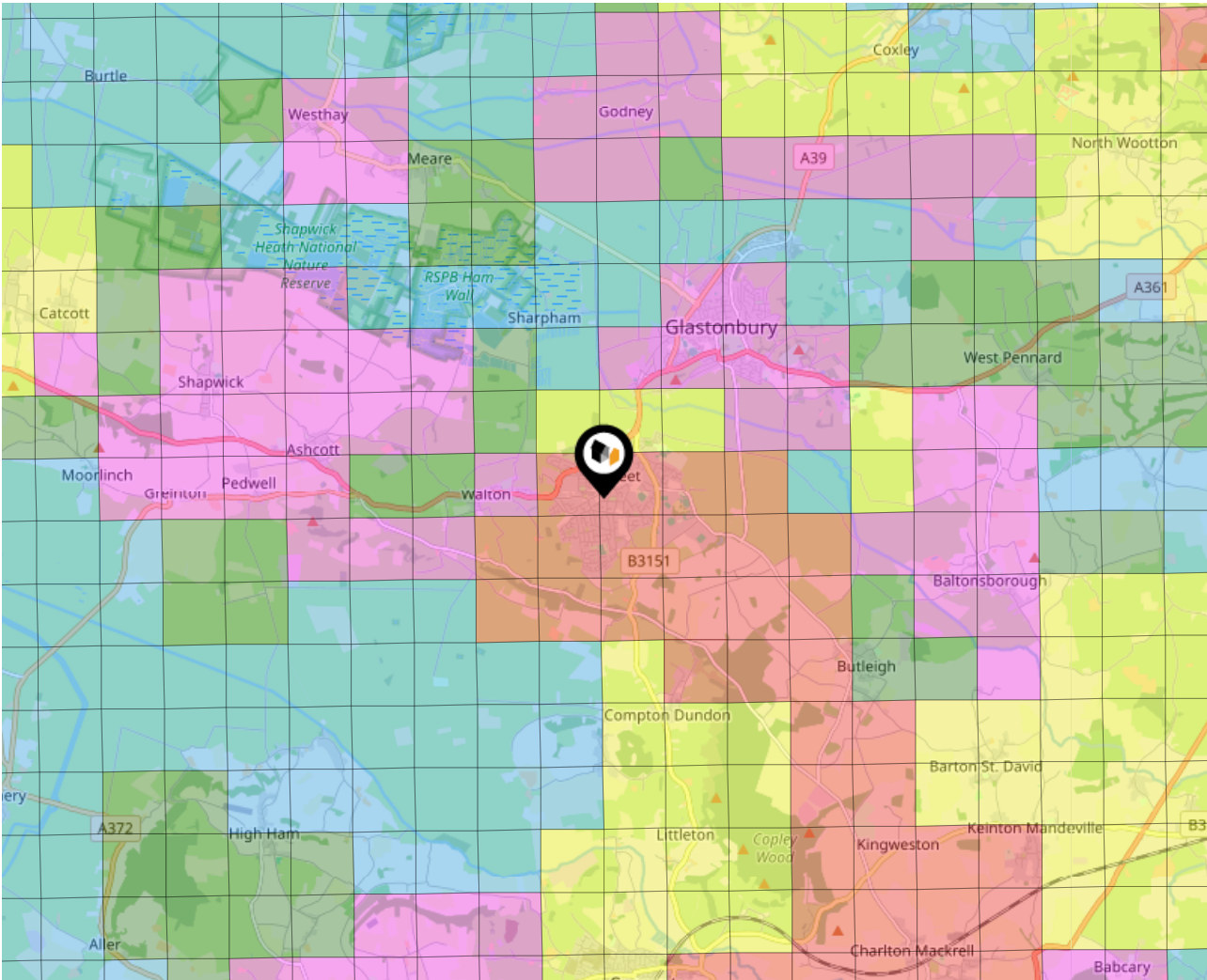
Butleigh and Baltonsborough Ward



East Polden Ward

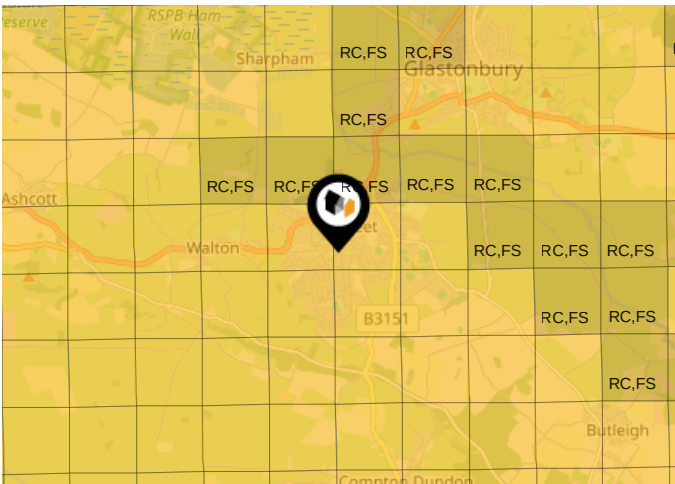
What is Radon?

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(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP

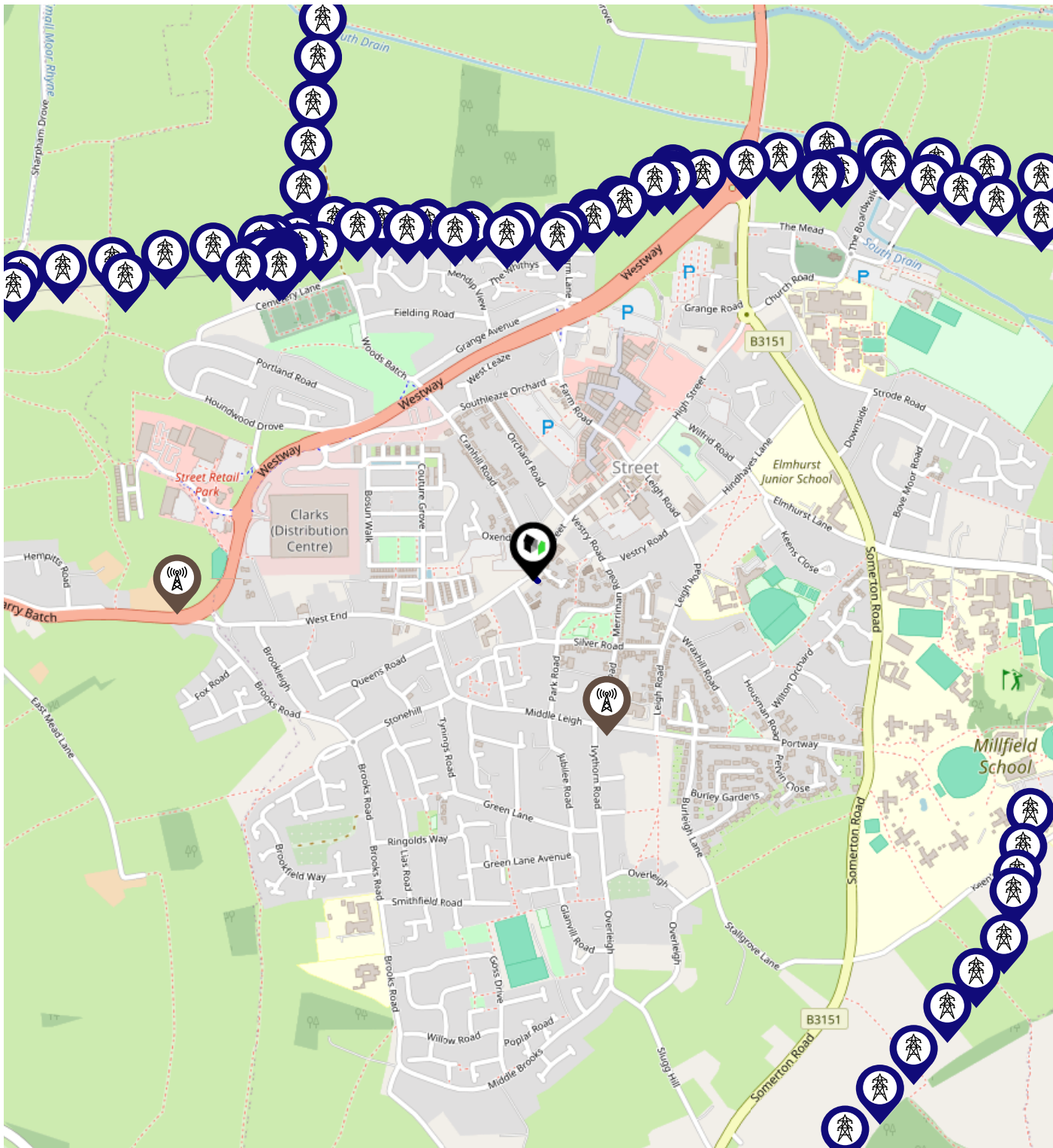


Primary Classifications (Most Common Clay Types)

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:

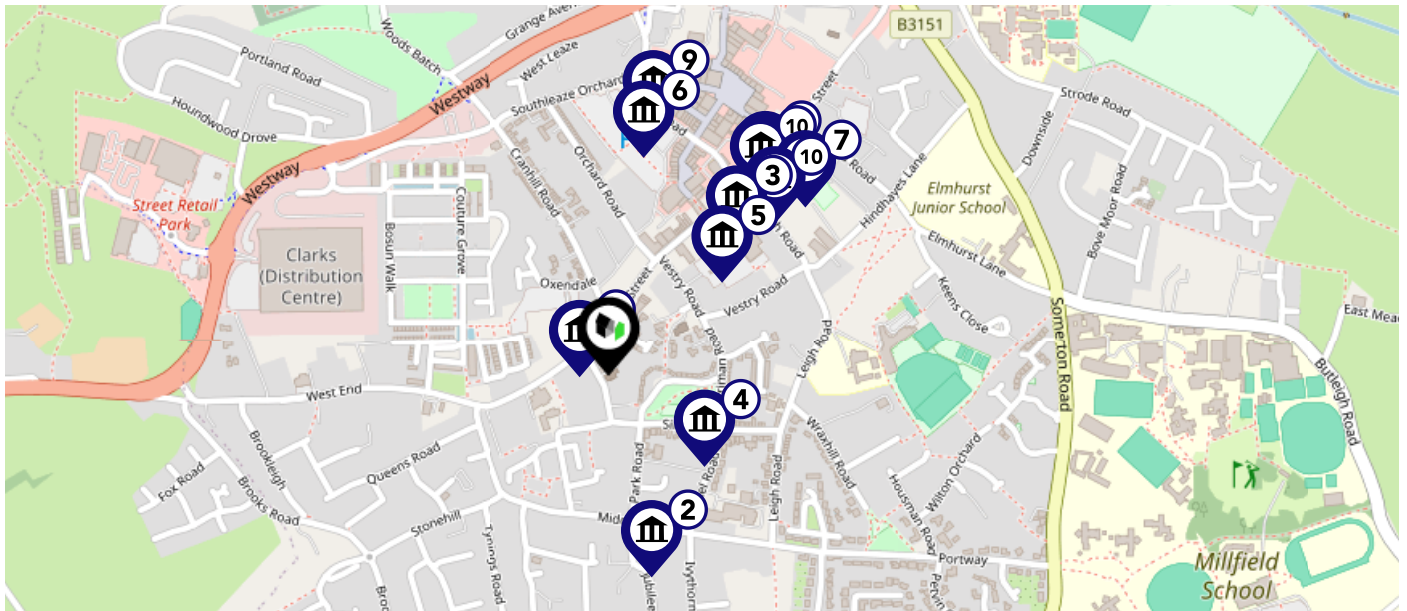
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

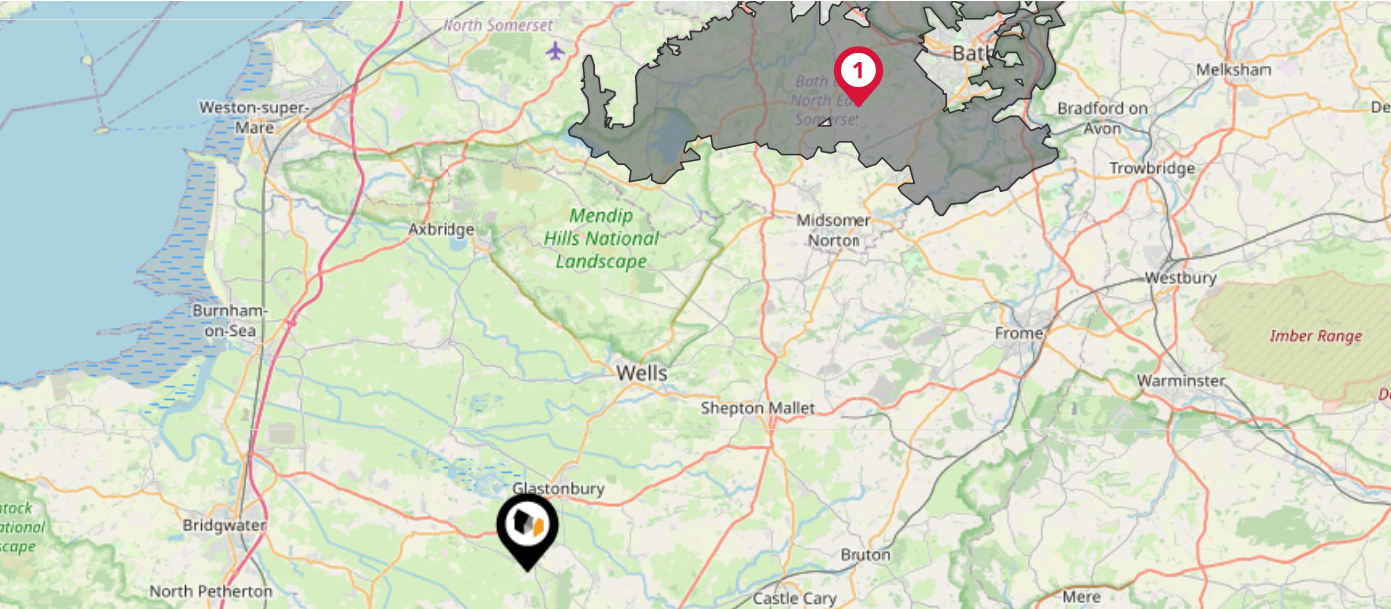
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058756 - 148, High Street	Grade II	0.0 miles
 1058716 - Ringoldsway	Grade II	0.2 miles
 1345072 - Crispin Hall	Grade II	0.2 miles
 1455731 - Street War Memorial	Grade II	0.2 miles
 1442062 - Buildings Of Central Somerset Mural	Grade II	0.2 miles
 1392561 - 25-29, Farm Road	Grade II	0.3 miles
 1390874 - Greenbank Swimming Pool	Grade II	0.3 miles
 1176111 - No 46 And Forecourt Wall	Grade II	0.3 miles
 1308044 - Street Farmhouse	Grade II	0.3 miles
 1345071 - Nos 48 And 48a With Forecourt Wall	Grade II	0.3 miles
 1308036 - 63-69, High Street	Grade II	0.3 miles

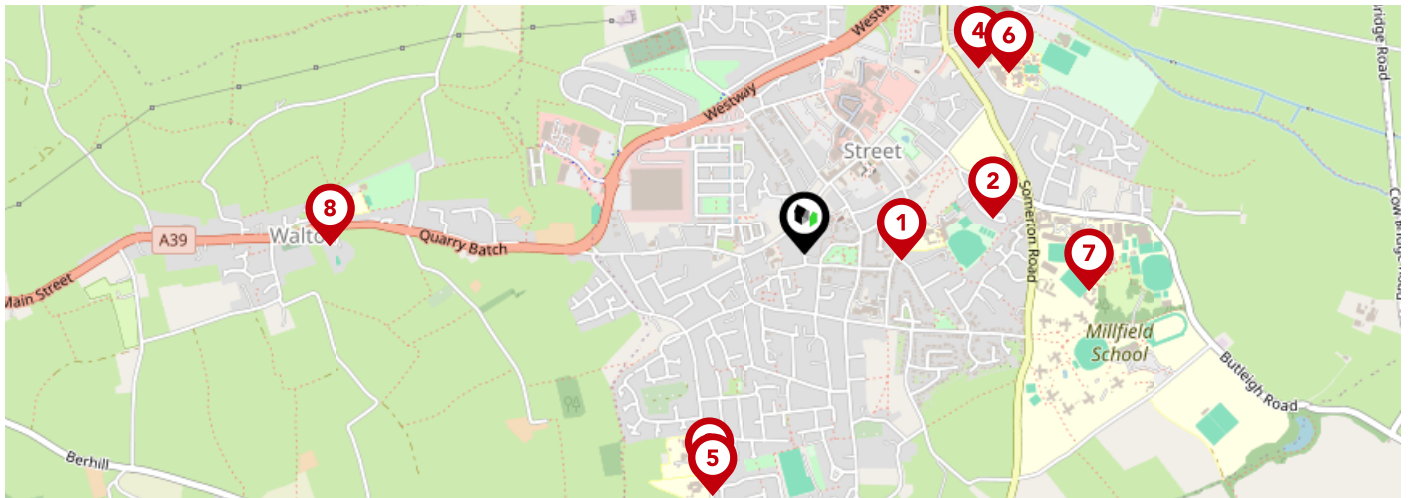
This map displays nearby areas that have been designated as Green Belt...



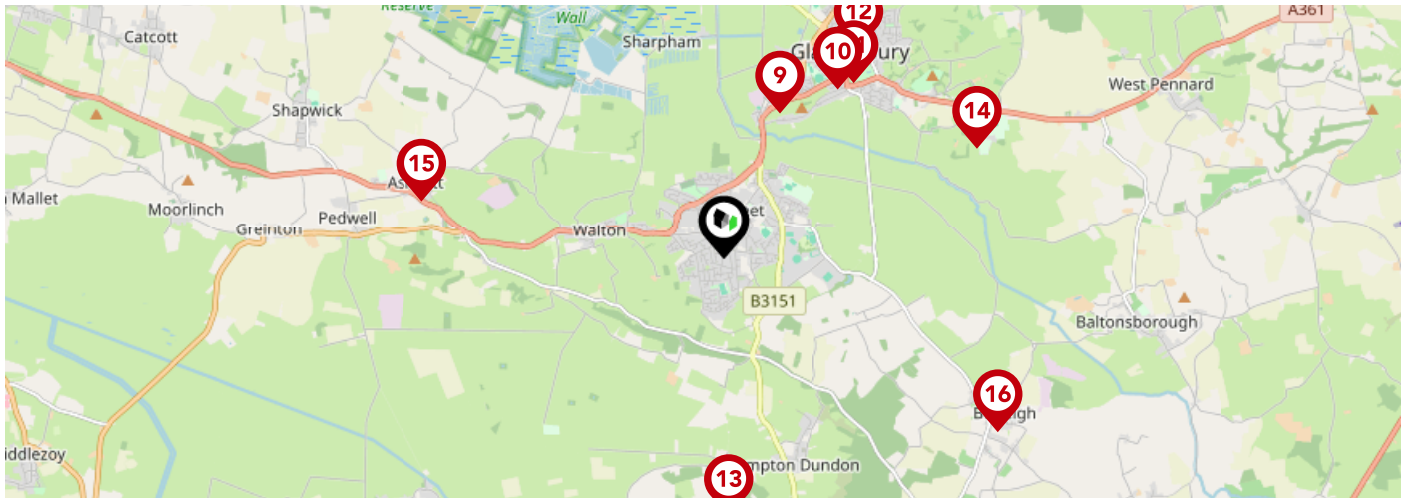
Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



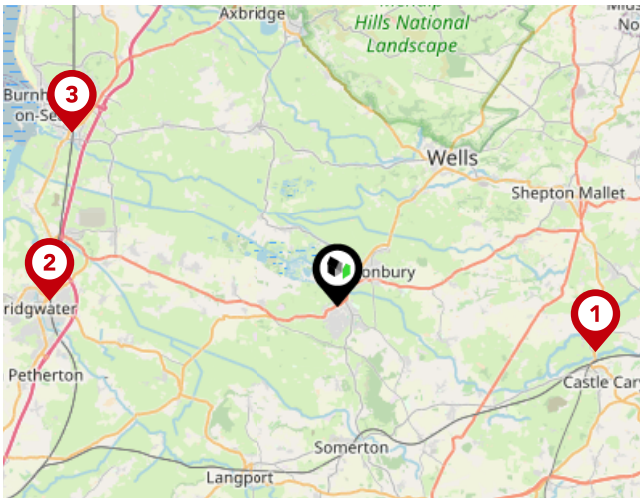
		Nursery	Primary	Secondary	College	Private
1	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.23	☐	☒	☐	☐	☐
2	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.45	☐	☒	☐	☐	☐
3	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.57	☐	☒	☐	☐	☐
4	Strode College Ofsted Rating: Good Pupils:0 Distance:0.59	☐	☐	☒	☐	☐
5	Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.6	☐	☐	☒	☐	☐
6	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.63	☐	☐	☒	☐	☐
7	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.67	☐	☐	☒	☐	☐
8	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.11	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.44	☐	☐	☒	☐	☐
10	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.89	☐	☒	☐	☐	☐
11	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:2.03	☐	☒	☐	☐	☐
12	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.31	☐	☐	☒	☐	☐
13	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.41	☐	☐	☒	☐	☐
14	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.57	☐	☐	☒	☐	☐
15	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:2.88	☐	☒	☐	☐	☐
16	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.01	☐	☒	☐	☐	☐

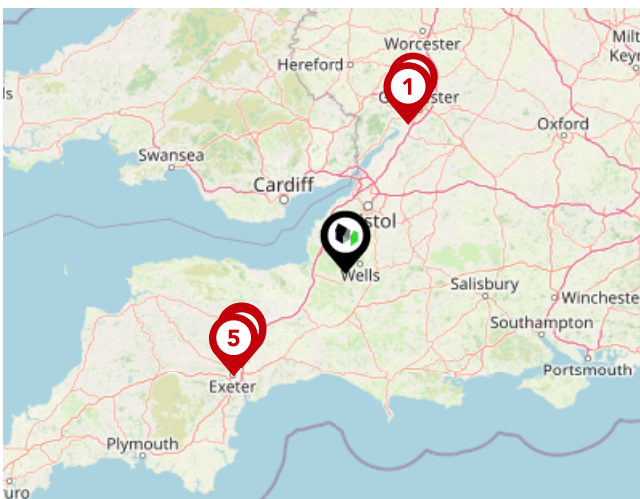
Area Transport (National)

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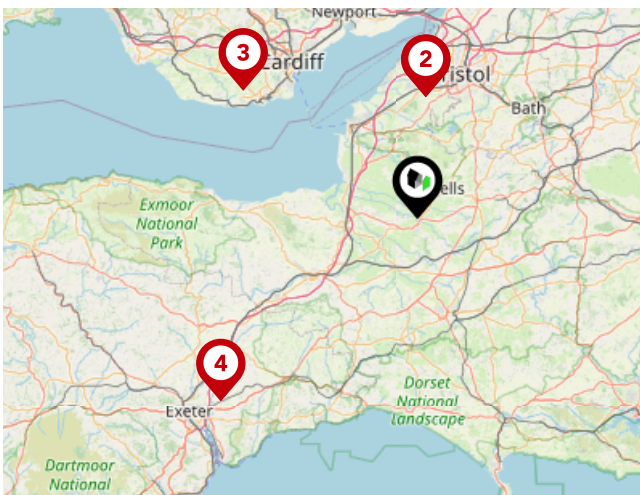
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.73 miles
2	Bridgwater Rail Station	10.72 miles
3	Highbridge & Burnham-on-Sea Rail Station	11.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.5 miles
2	M5 J12	50.6 miles
3	M5 J29	41.59 miles
4	M5 J30	42.41 miles
5	M5 J31	45.58 miles



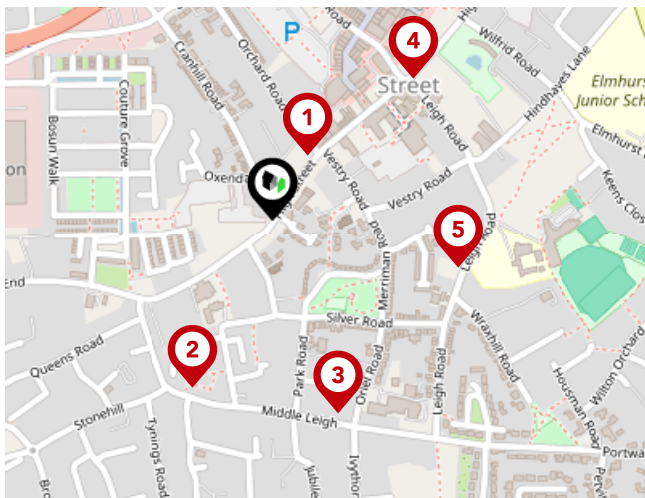
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.2 miles
2	Felton	18.2 miles
3	Cardiff Airport	32 miles
4	Exeter Airport	40.02 miles

Area

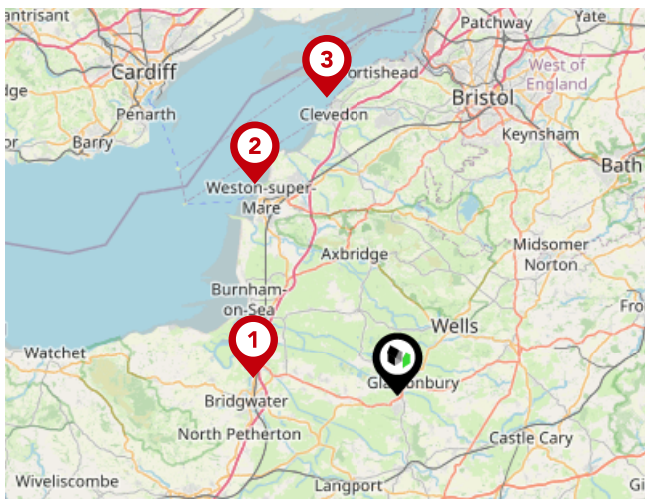
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
	Church	0.09 miles
	Leigh Furlong Road	0.21 miles
	Hecks Cider Farm	0.24 miles
	Crispin Hall	0.23 miles
	The King Alfred	0.22 miles

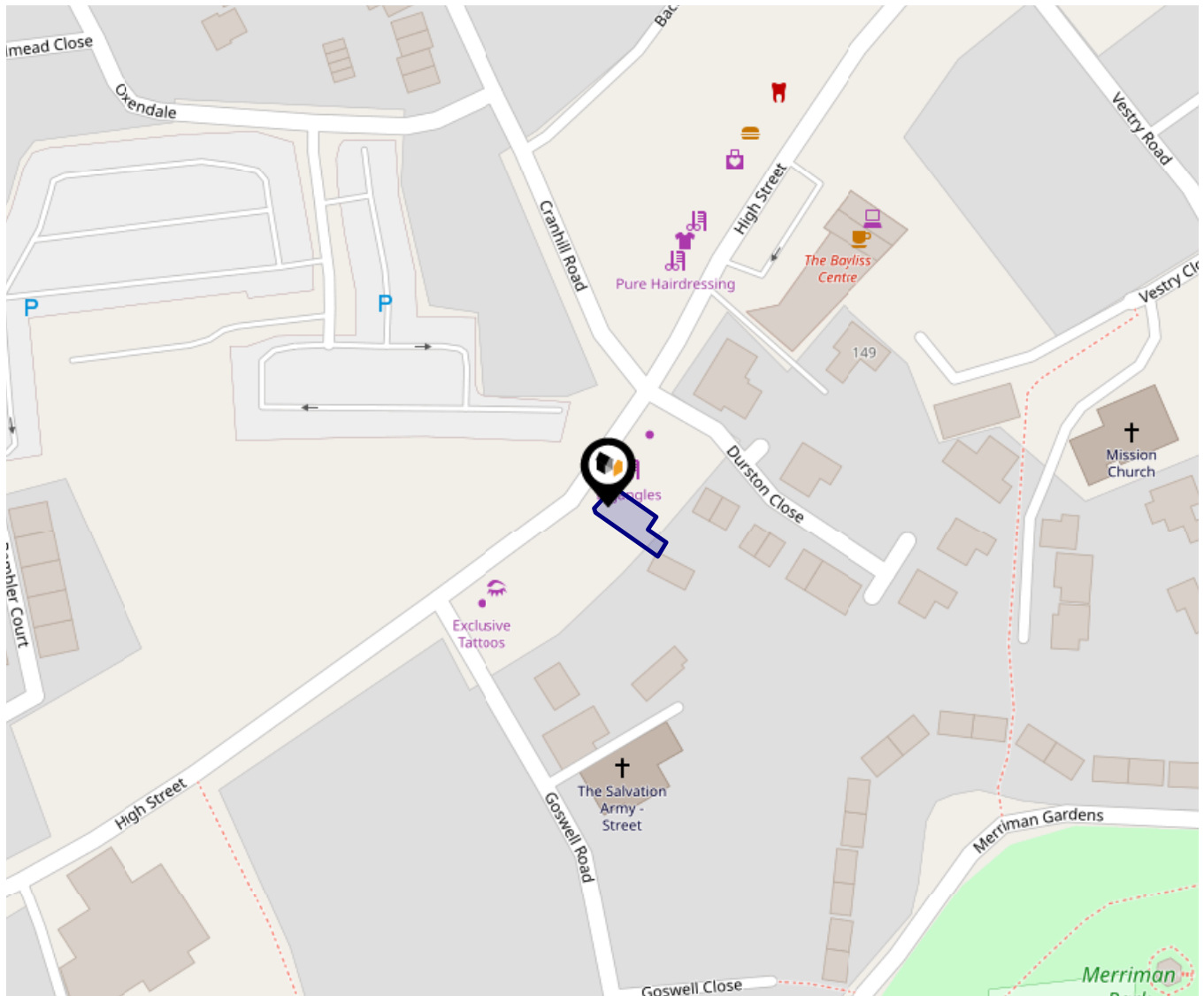


Ferry Terminals

Pin	Name	Distance
	Bridgwater Ferry Terminal	10.87 miles
	Weston-super-Mare Knightstone Harbour	18.95 miles
	Clevedon Pier	22.72 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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