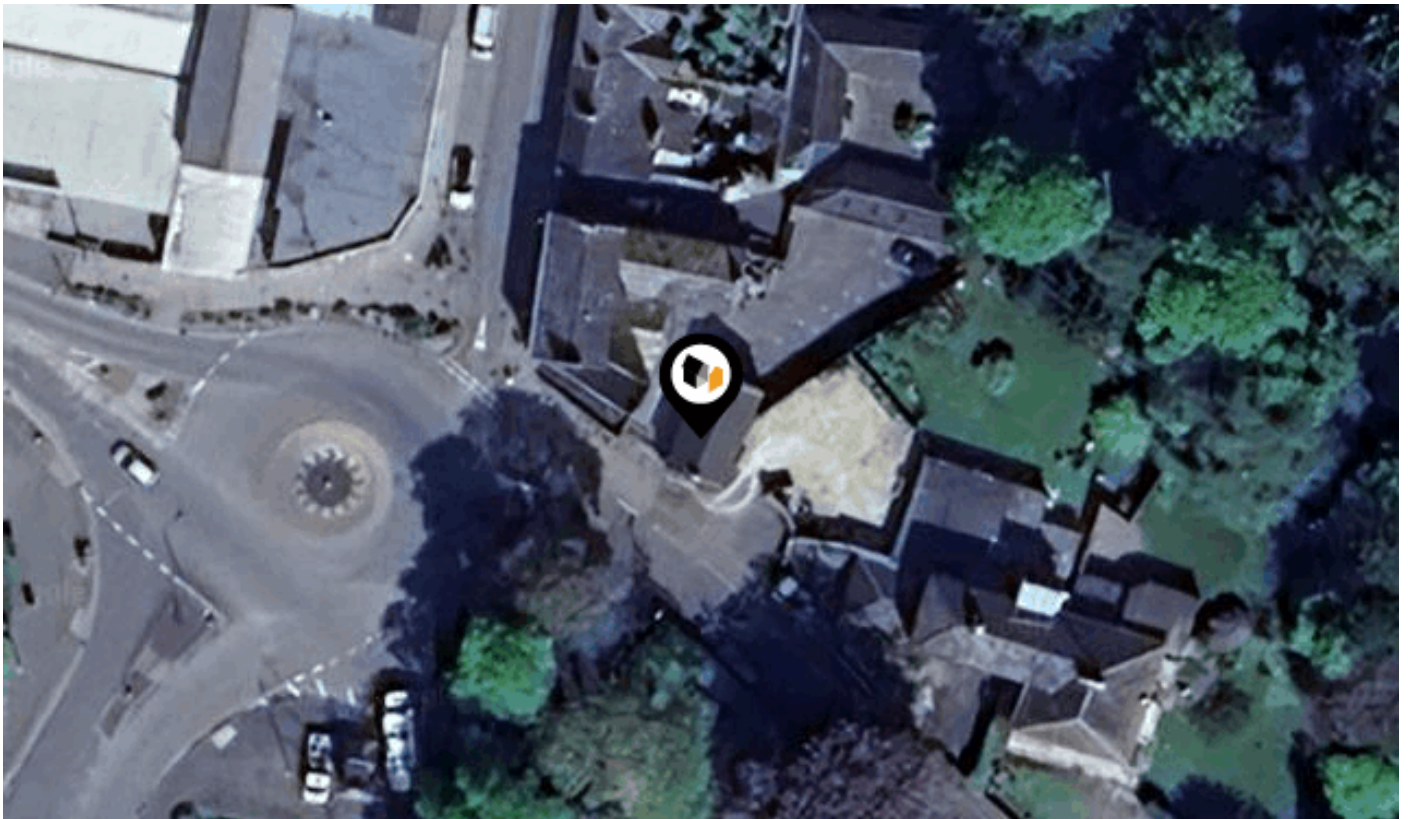




MIR: Material Info

The Material Information Affecting this Property

Friday 24th October 2025



PARK ROAD, SHEPTON MALLET, BA4

Cooper and Tanner

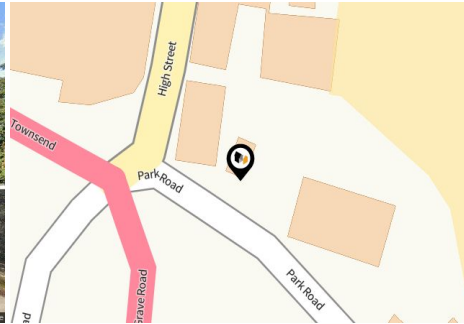
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached House
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,897

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 Park Road, Shepton Mallet, Somerset BA4 5BP**

Reference - 2013/0719
Decision: Approval
Date: 09th April 2013
Description: Application for approval of details reserved by condition for planning consent 2011/3199 concerning conditions 4 (schedule of materials), 5 (sample panel) and 6 (joinery).

Reference - 2012/0062
Decision: Approval with Conditions
Date: 04th January 2012
Description: Demolition of existing chalet bungalow and erection of terrace of three, three-storey dwellings. (Amended Plans)

Planning records for: **Park Road Shepton Mallet Shepton Mallet BA4 5BP**

Reference - 2013/2367/TPO
Decision: Approval with Conditions
Date: 15th November 2013
Description: T67 Beech - canopy raise to 5m , prune back overhanging laterals by 2 - 3m. Removal - reduction of selected lateral branches towards 11 Kyte Road. T68 Beech - canopy raise to 2.5m over footpath. Removal-reduction of selected lateral branches towards 11 Kyte Road to give clearance from adjacent building. (Amended description 22.05.14)

Reference - 2016/2499/TCA
Decision: TPO Not Required (No Objection)
Date: 03rd October 2016
Description: Scots Pine - Removal of dead wood only Oak - Removal of dead wood, and 30% max reduction removing lower branches and reshaping.

Planning records for: ***Council Depot Park Road Shepton Mallet Somerset BA4 5BP***

Reference - 2012/0398
Decision: Approval
Date: 16th February 2012
Description: Prior Notification for demolition of depot building.

Reference - 2011/2385
Decision: No Objection
Date: 22nd September 2011
Description: Proposed works to trees in a Conservation Area.

Reference - 067626/010
Decision: Approval with Conditions
Date: 27th October 1998
Description: Erection of rear single storey lean to extension

Reference - 2014/1455/FUL
Decision: Approval with Conditions
Date: 03rd October 2014
Description: #NAME?

Planning records for: *Collett Park Park Road Shepton Mallet BA4 5BP*

Reference - 2017/1807/TCA
Decision: TPO Not Required (No Objection)
Date: 03rd July 2017
Description: Various works as per schedule provided.

Reference - 2014/1456/ADV
Decision: Approval with Conditions
Date: 03rd October 2014
Description: Erection of fascia sign/ advert to coffee shop building - located on land at Collett Park (former site of Aviary)

Reference - 101069/012
Decision: Approval with Conditions
Date: 26th July 2004
Description: Change of use of the building to provide a natural health clinic (Use Class D1) and a dwellinghouse (Use Class C3) and infill two of the existing arched openings with block and render and also render the whole of the single storey element of the building (amendment to planning consent 101069/010) (DEL)

Reference - 2015/1958/TCA
Decision: TPO Not Required (No Objection)
Date: 18th August 2015
Description: Works to 14 trees and felling of 2 trees in a Conservation Area (various species)

Planning records for: **Highfield House Mendip District Council Park Road Shepton Malle Somerset BA4 5BP**

Reference - 2014/0197/LBC
Decision: Approval
Date: 14th February 2014
Description: Internal structural alterations to remove internal pier. External alterations to link between Highfield House and Town Council Annexe. General internal refurbishments and new mechanical and electrical systems.

Reference - 2013/2303/TCA
Decision: TPO Not Required (No Objection)
Date: 12th November 2013
Description: Proposed works to trees in a Conservation area.

Reference - 2011/0080
Decision: No Objection
Date: 14th January 2011
Description: Proposed felling of four trees in a conservation area.

Planning records for: **3 Park Road, Shepton Mallet, Somerset, BA4 5BP**

Reference - 101069/011PG29
Decision: Approval with Conditions
Date: 12th February 2004
Description: Fell Sycamore Tree covered by TPO M328 (CAT A)

Planning records for: *Park House 4 Park Road Shepton Mallet Somerset BA4 5BP*

Reference - 2024/1995/HSE
Decision: Decided
Date: 05th November 2024
Description: Installation of new window and refurbishing existing window to the east elevation

Reference - 2022/1332/HSE
Decision: Decided
Date: 30th June 2022
Description: Reinstatement of chimney stack above the roof

Reference - 2021/2078/TCA
Decision: Decided
Date: 31st August 2021
Description: T1 (Holly) - Fell.

Planning records for: *Play Area Collett Park Park Road Shepton Mallet Somerset BA4 5BP*

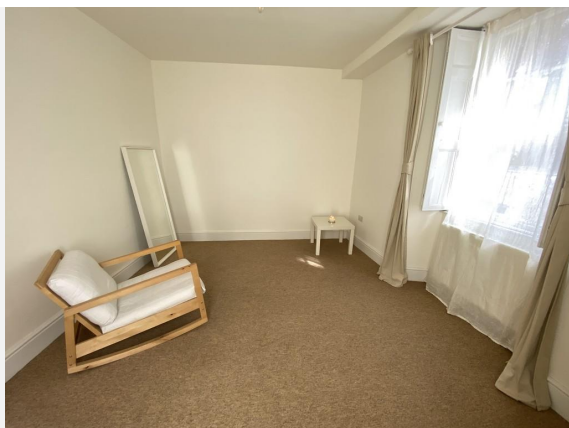
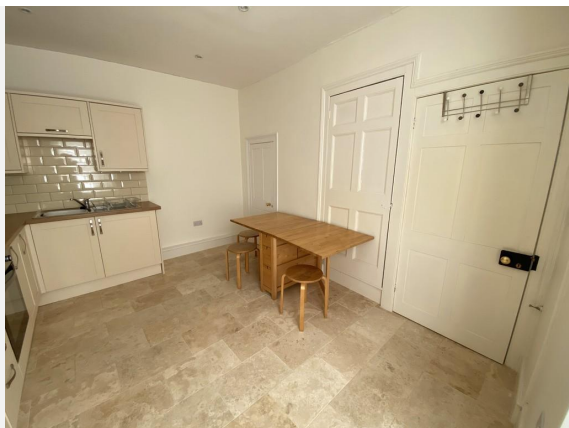
Reference - 2022/1973/FUL
Decision: Decided
Date: 30th September 2022
Description: Removal of play area, relocating part of play area and installation of 6m high climbing net

Planning records for: *Play Area Collett Park Park Road Shepton Mallet Somerset BA4 5BP*

Reference - 2022/1971/TCA	
Decision:	Decided
Date:	30th September 2022
Description:	T1- Norway Maple - crown reduction by 30%, cut diameters no greater than 50mm.

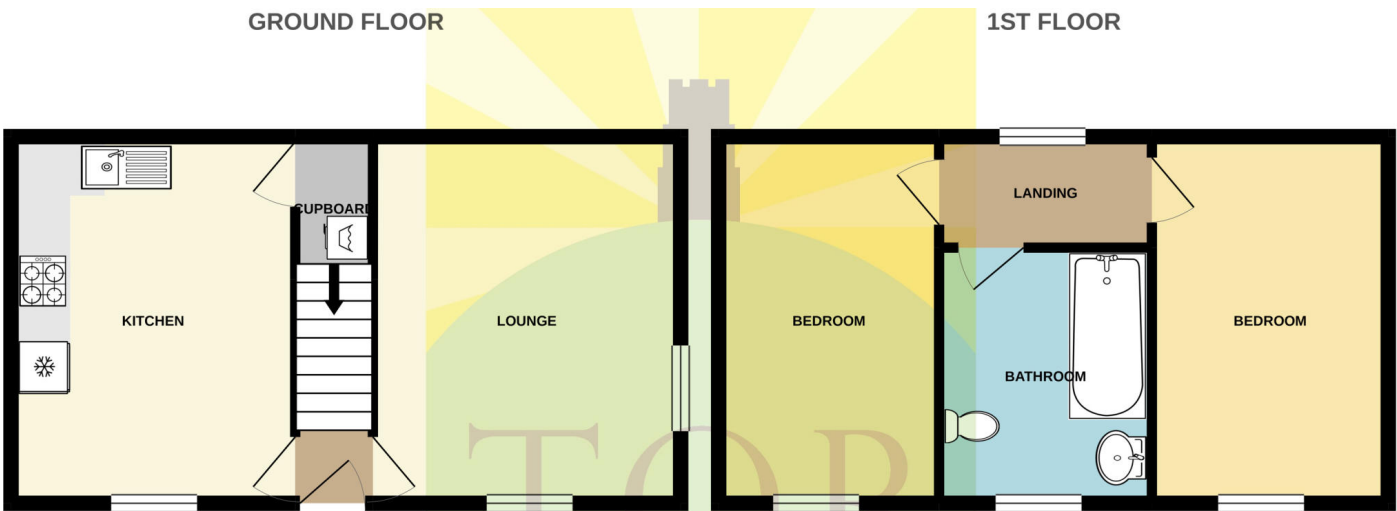
Planning records for: *Beech Croft House 5A Park Road Shepton Mallet Somerset BA4 5BP*

Reference - 2022/0231/LBC	
Decision:	Decided
Date:	07th February 2022
Description:	Installation of replacement windows on part of south, north and west elevations.





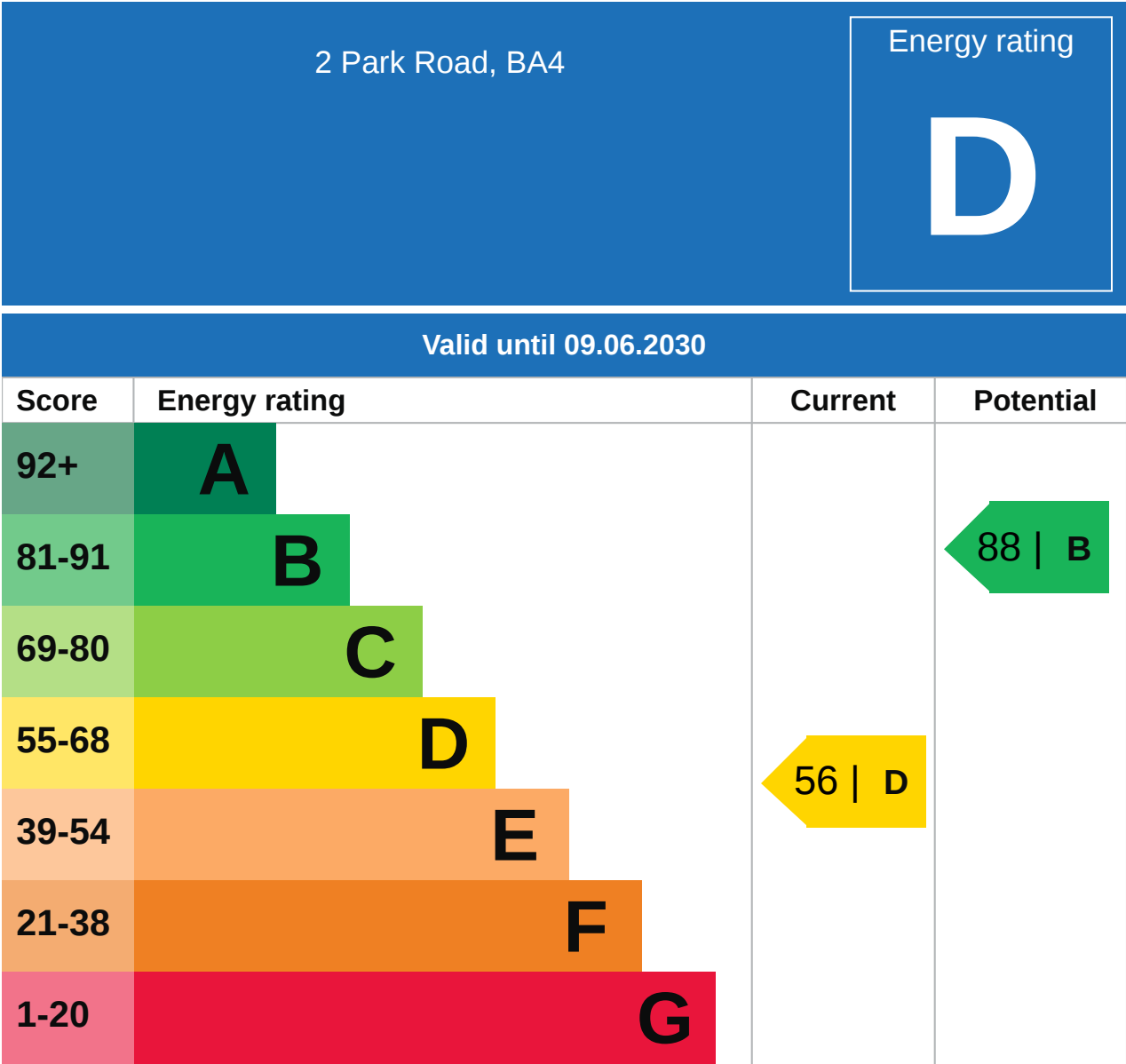
PARK ROAD, SHEPTON MALLET, BA4



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate

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Property EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 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 is a right of way across the rear garden for the attached properties use.

Construction Type

The vendor has advised the property was constructed traditionally.

Property Lease Information (if applicable)

The property is Freehold

Listed Building Information (if applicable)

Not applicable

Conservation Area

Yes

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 no mains gas supply connected to the property.

Drainage

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

Heating System

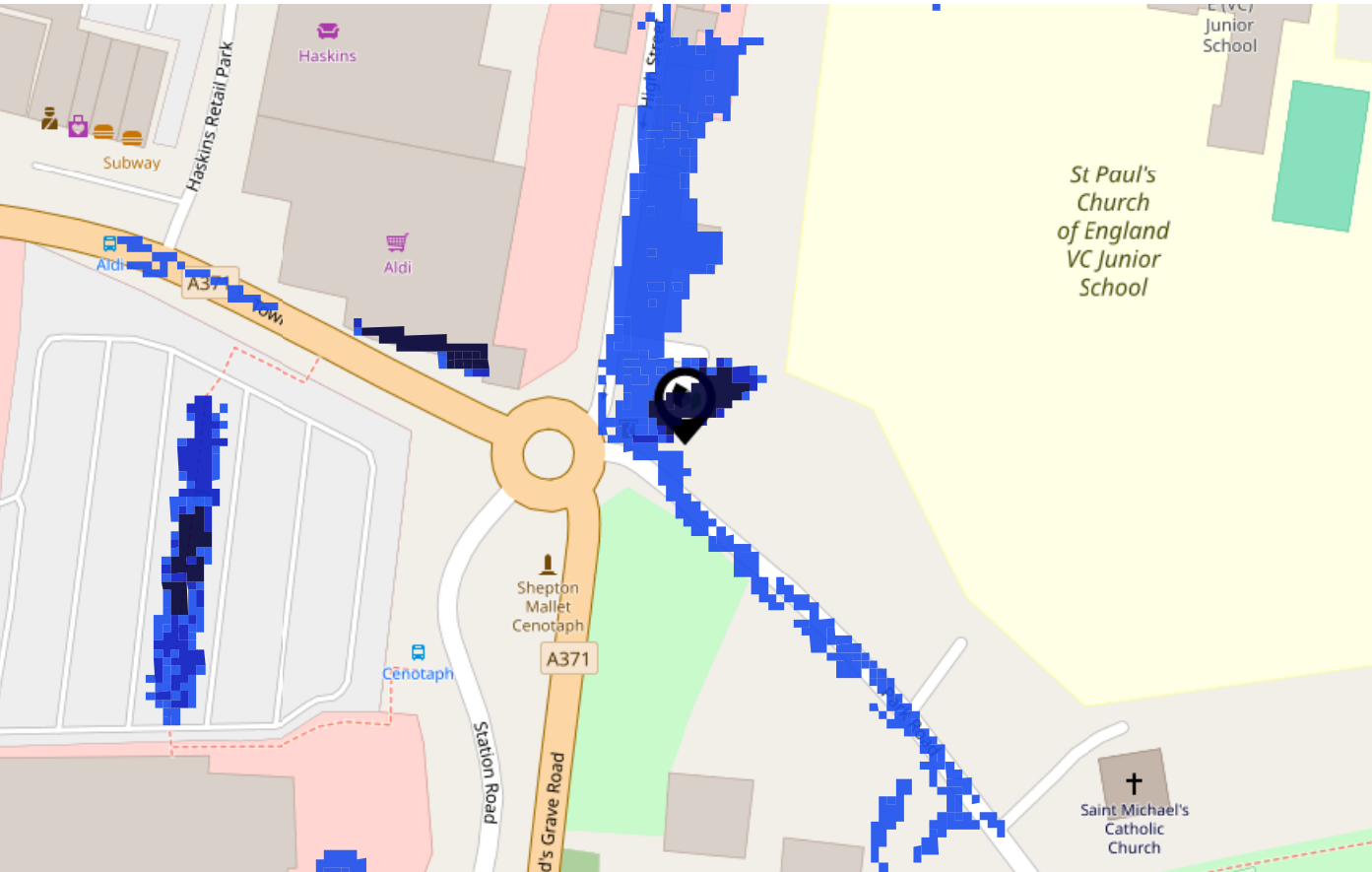
We have been advised by the seller the property has heating provided by LPG

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.

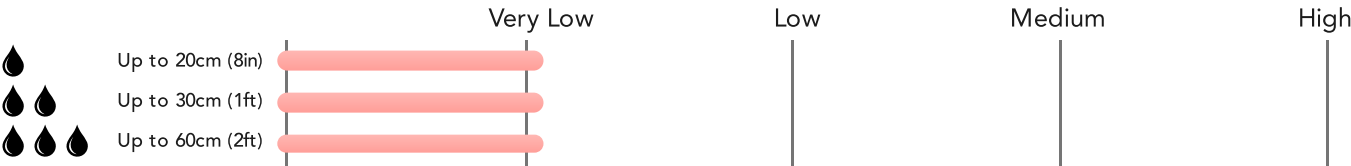


Risk Rating: Very low

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:

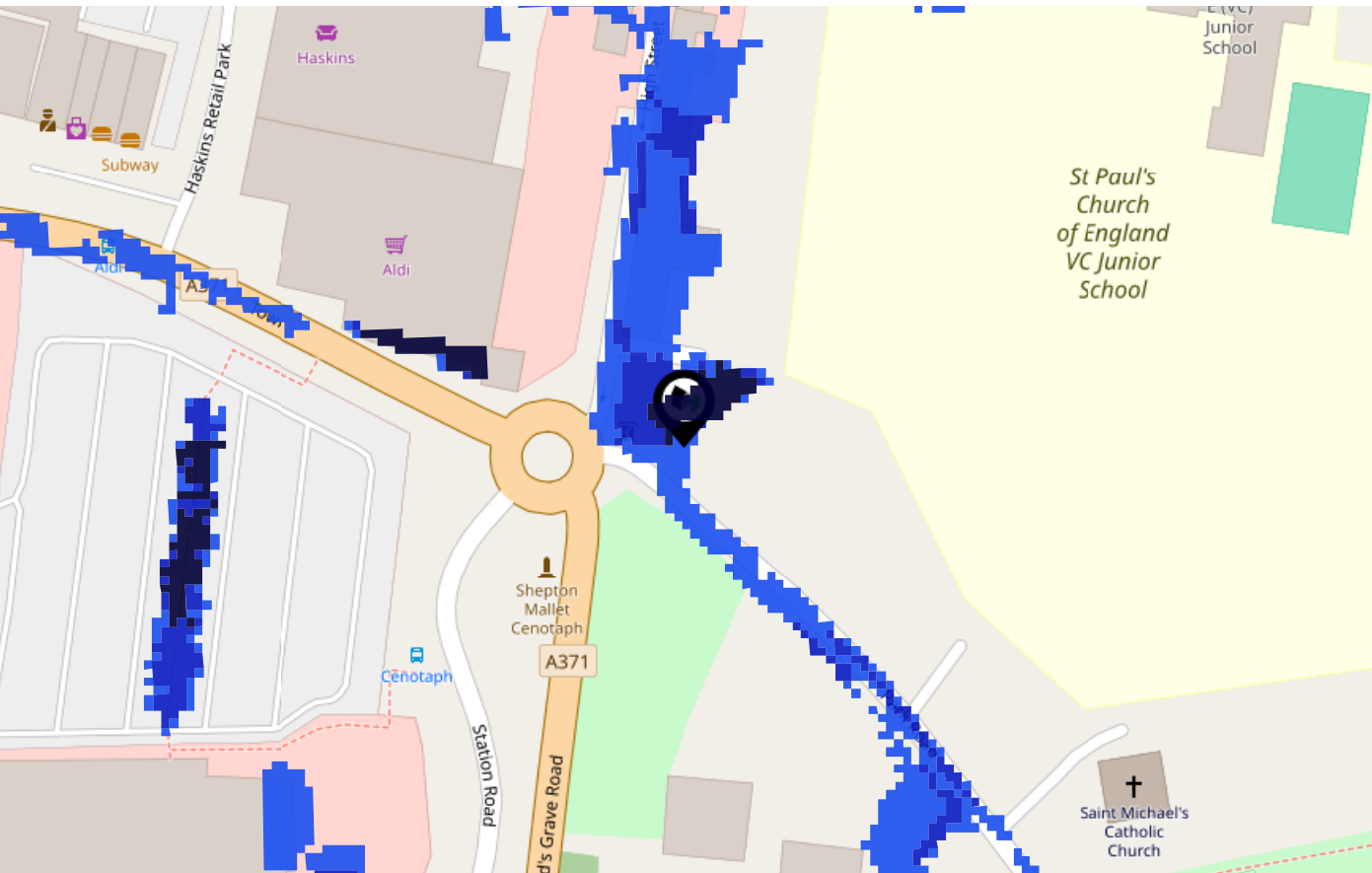


Flood Risk

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:



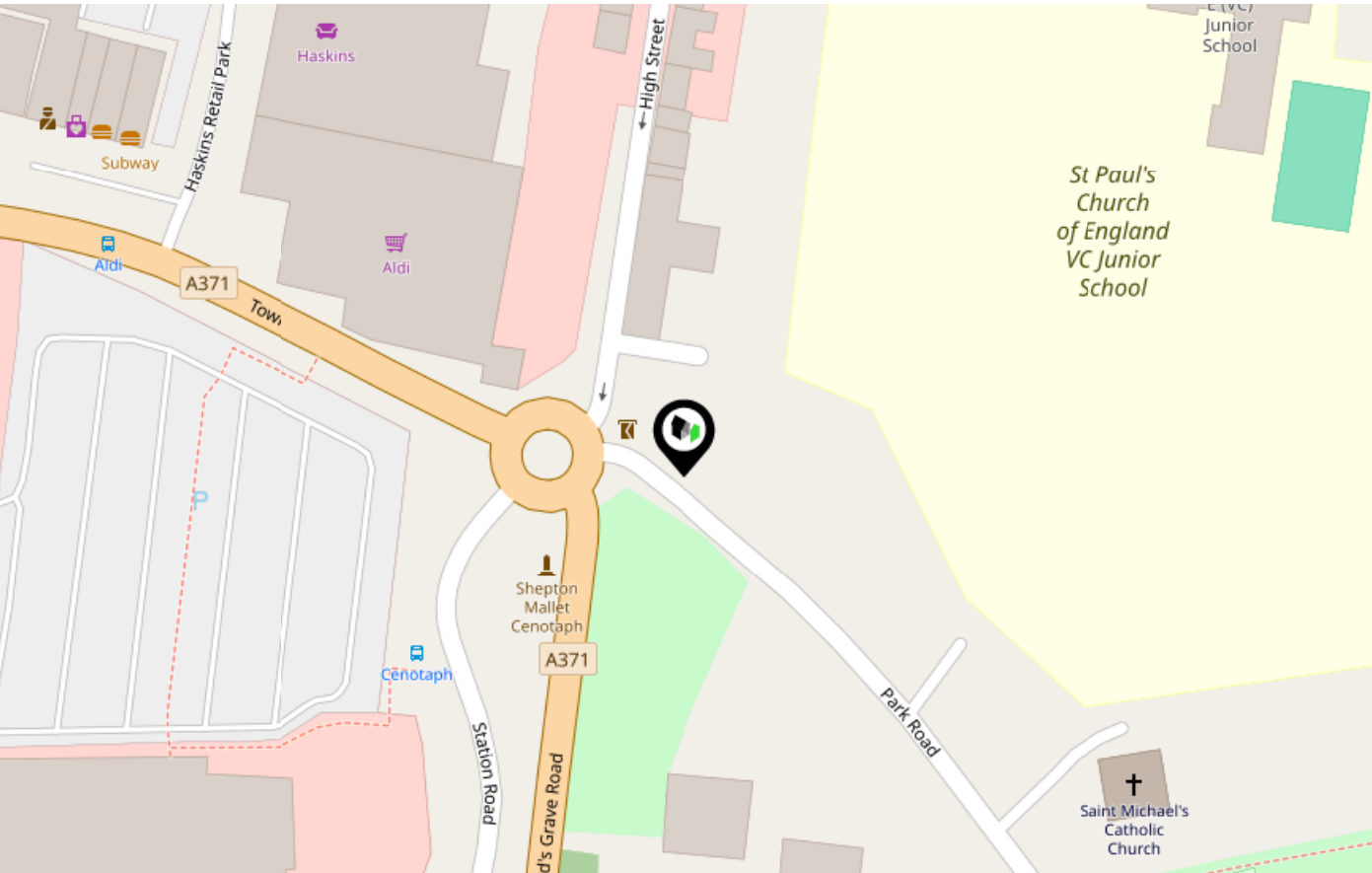
MIR - Material Info

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.

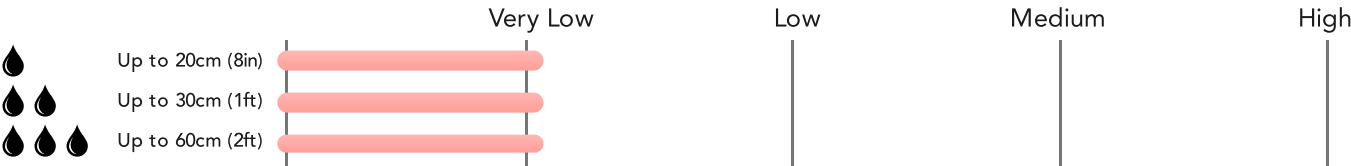


Risk Rating: Very low

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:

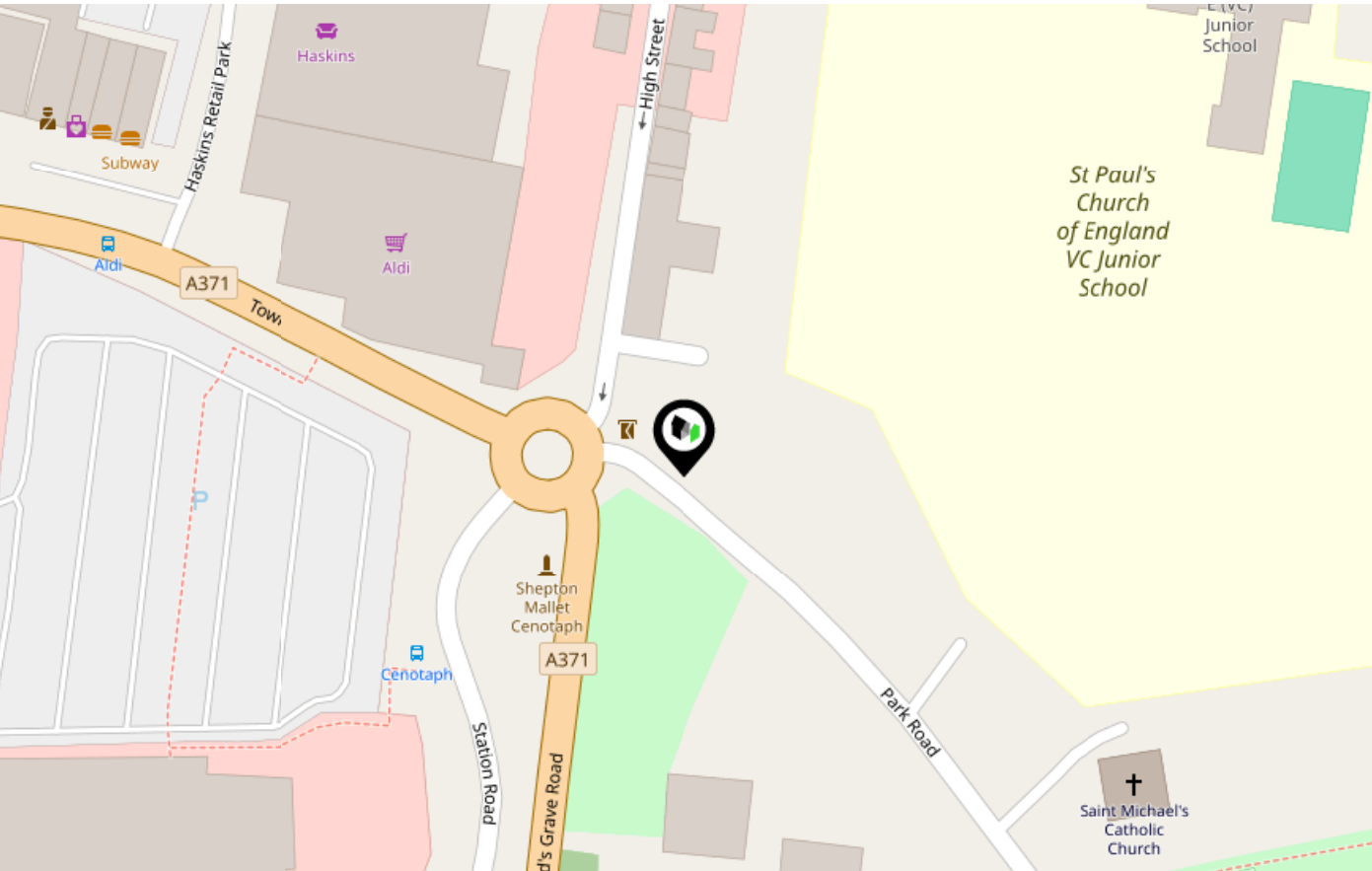


Flood Risk

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.

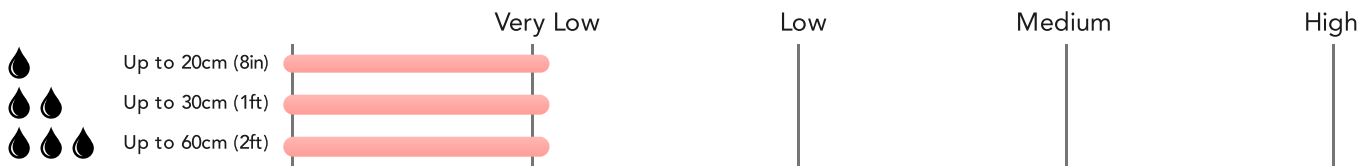


Risk Rating: Very low

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

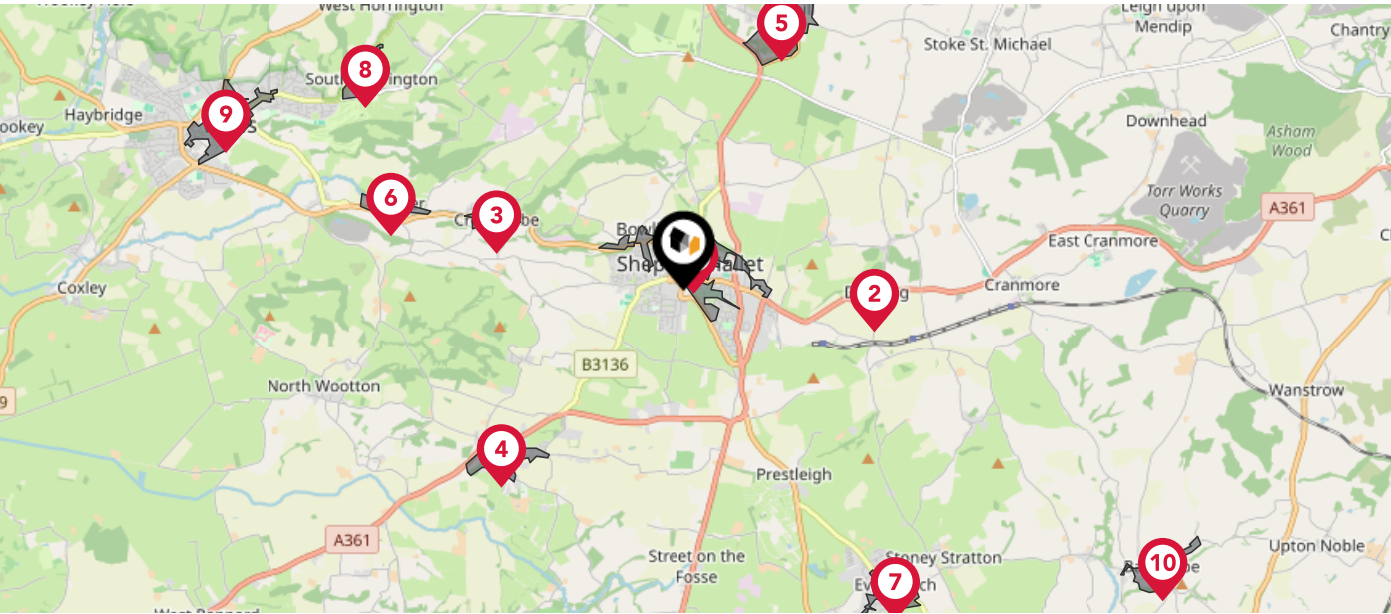


MIR - Material Info

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.



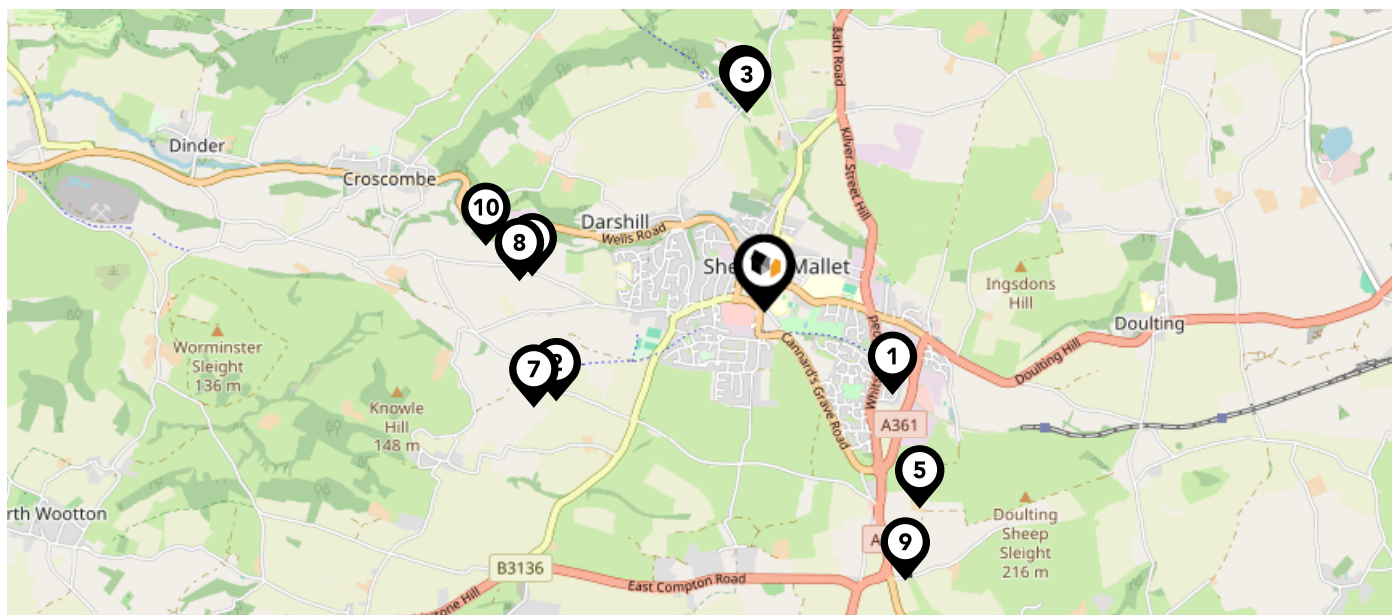
Nearby Conservation Areas	
1	Shepton Mallet
2	Doultong
3	Croscombe
4	Pilton
5	Oakhill
6	Dinder
7	Evercreech
8	Mendip Hospital
9	Wells
10	Batcombe

Maps

Landfill Sites

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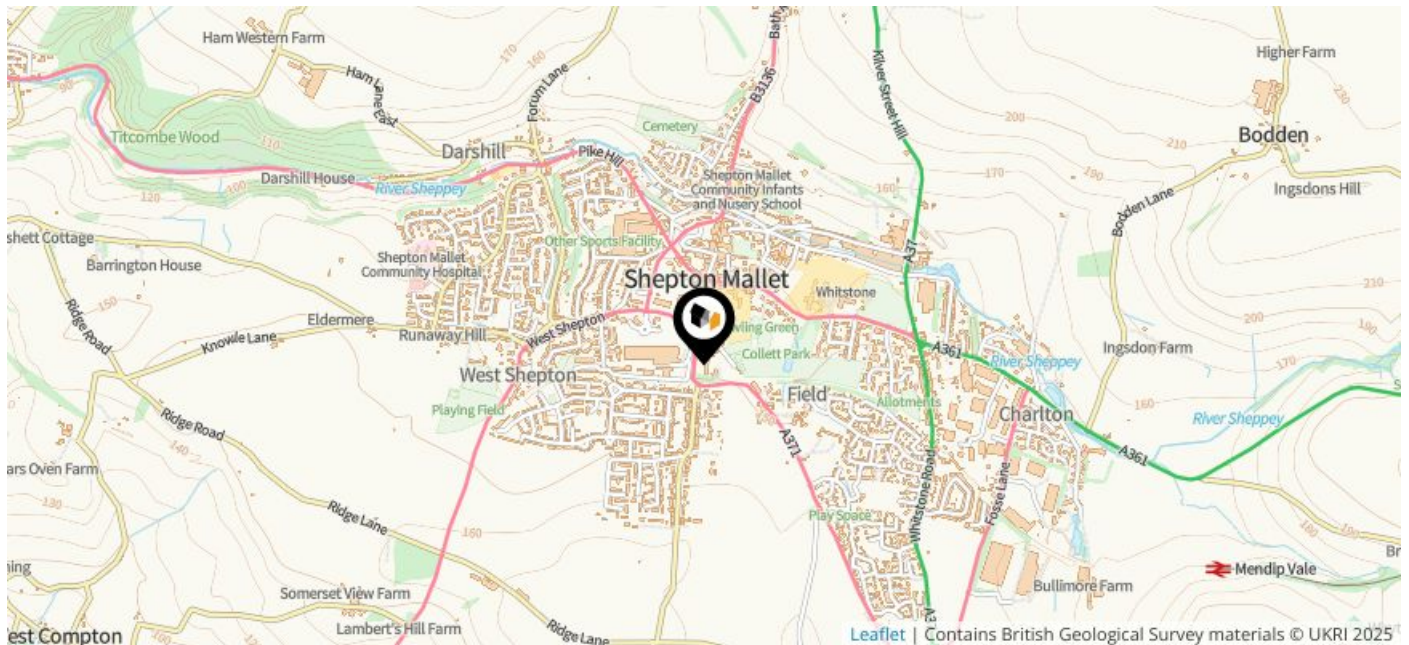
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
2	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
3	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
4	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill
5	Brickyard Farm-Cann Grave	Historic Landfill
6	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
7	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
8	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill
9	Whitstone Hill Farm, Cannards Grave Farm-Douling, Shepton Mallet, Somerset	Historic Landfill
10	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



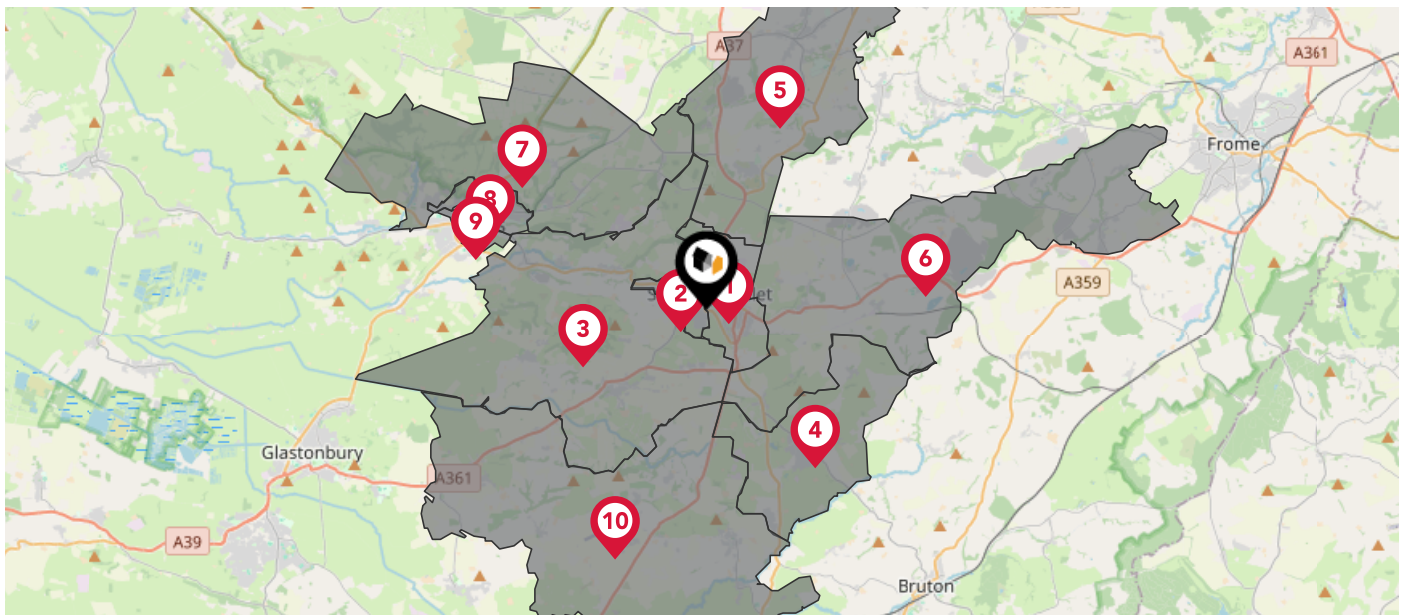
Mine Entry

- ✕ 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.

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

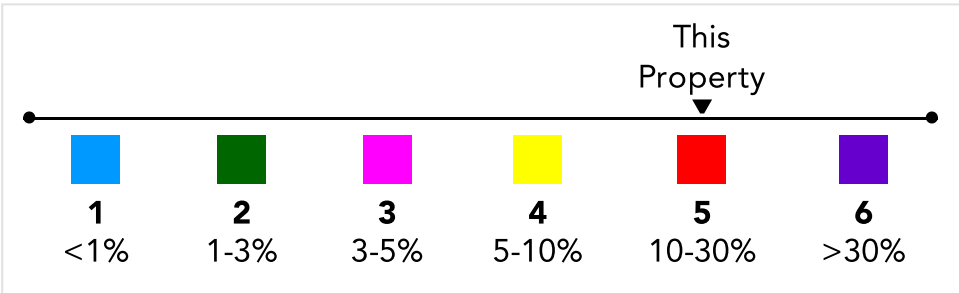
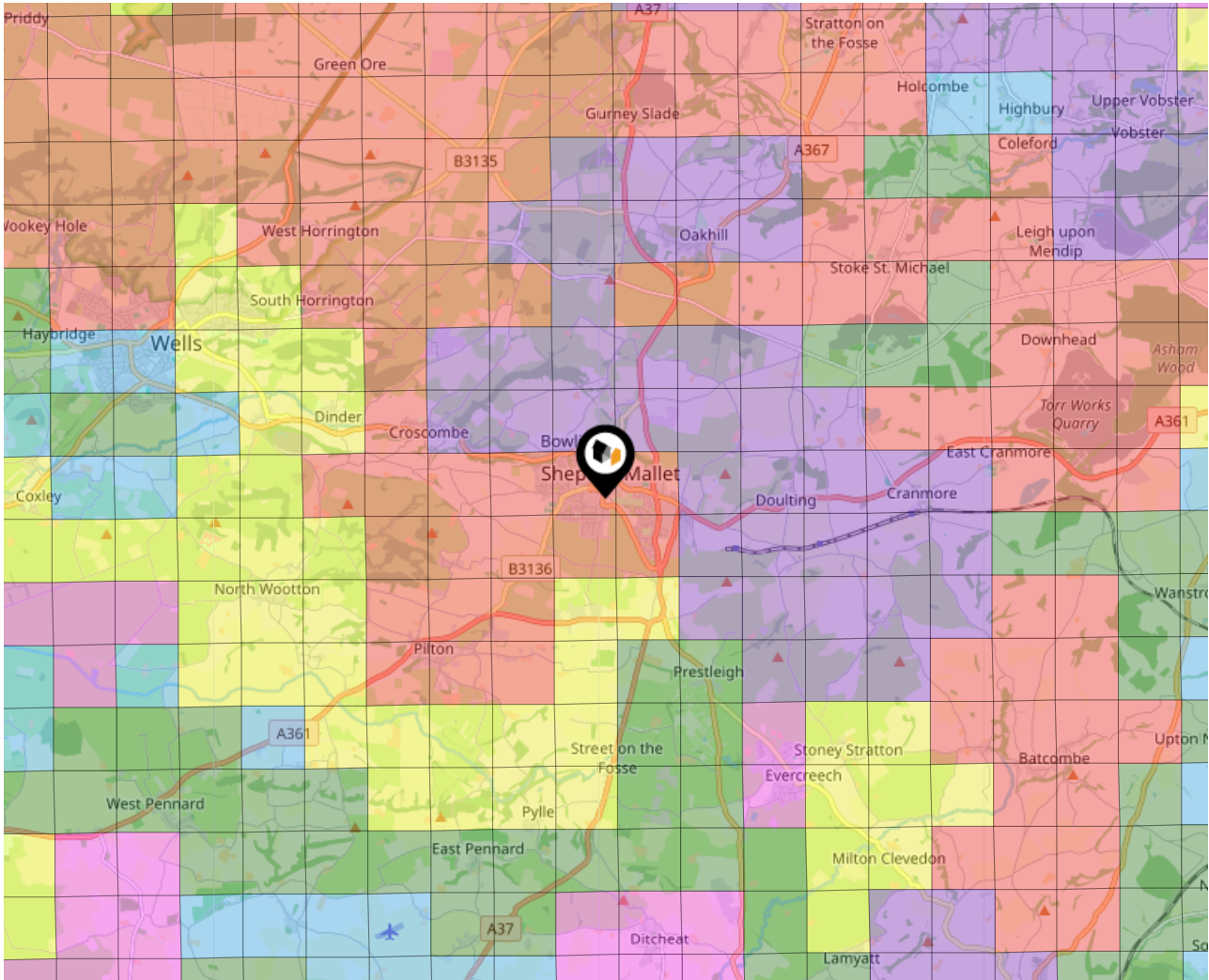


Nearby Council Wards

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

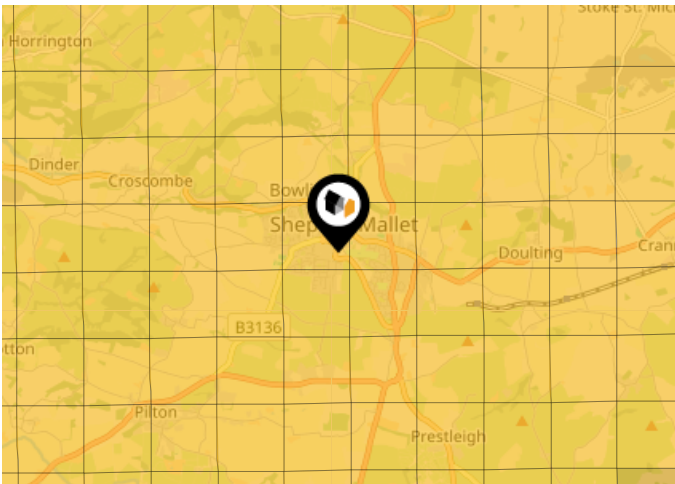
What is Radon?

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

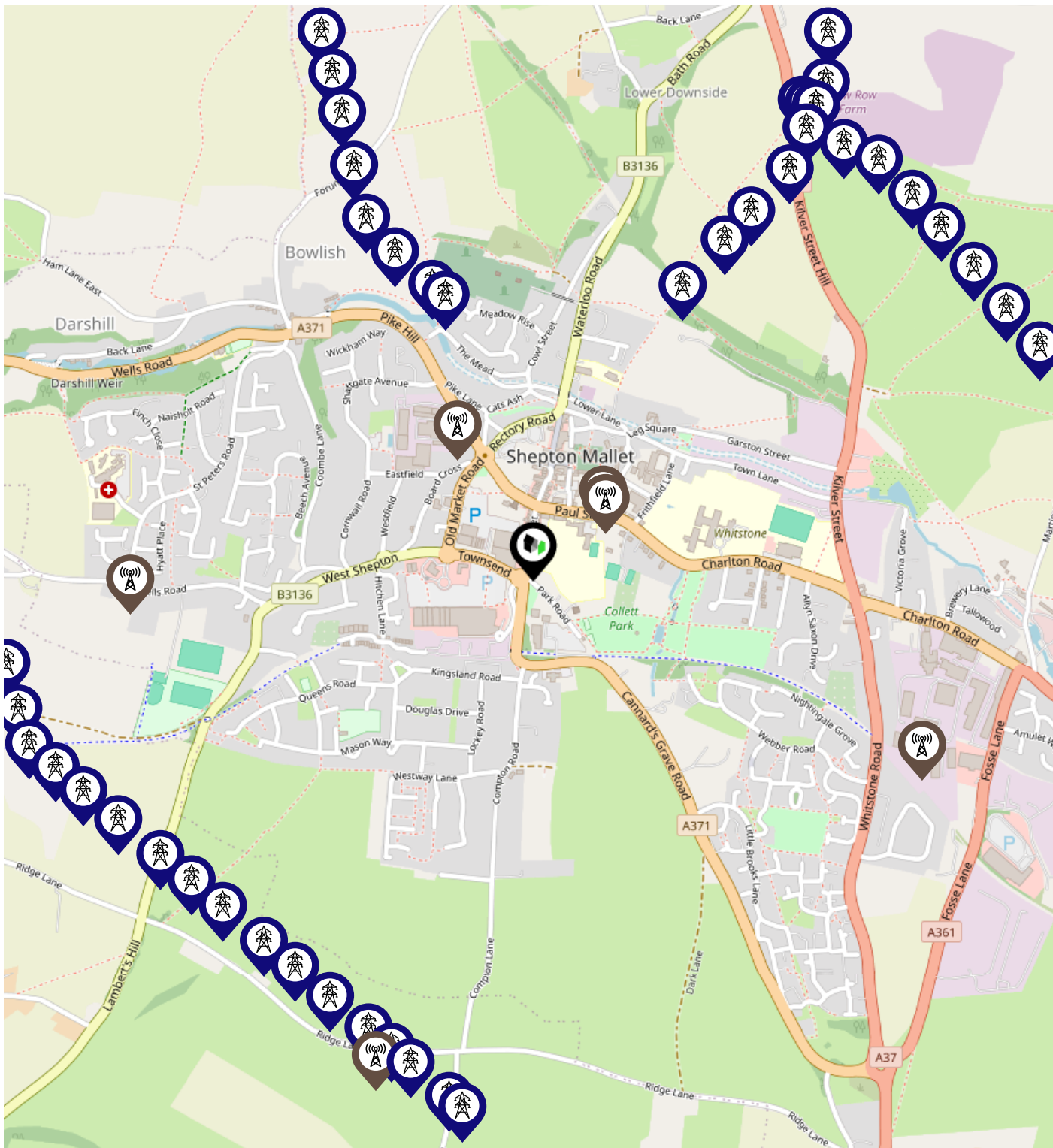


Primary Classifications (Most Common Clay Types)

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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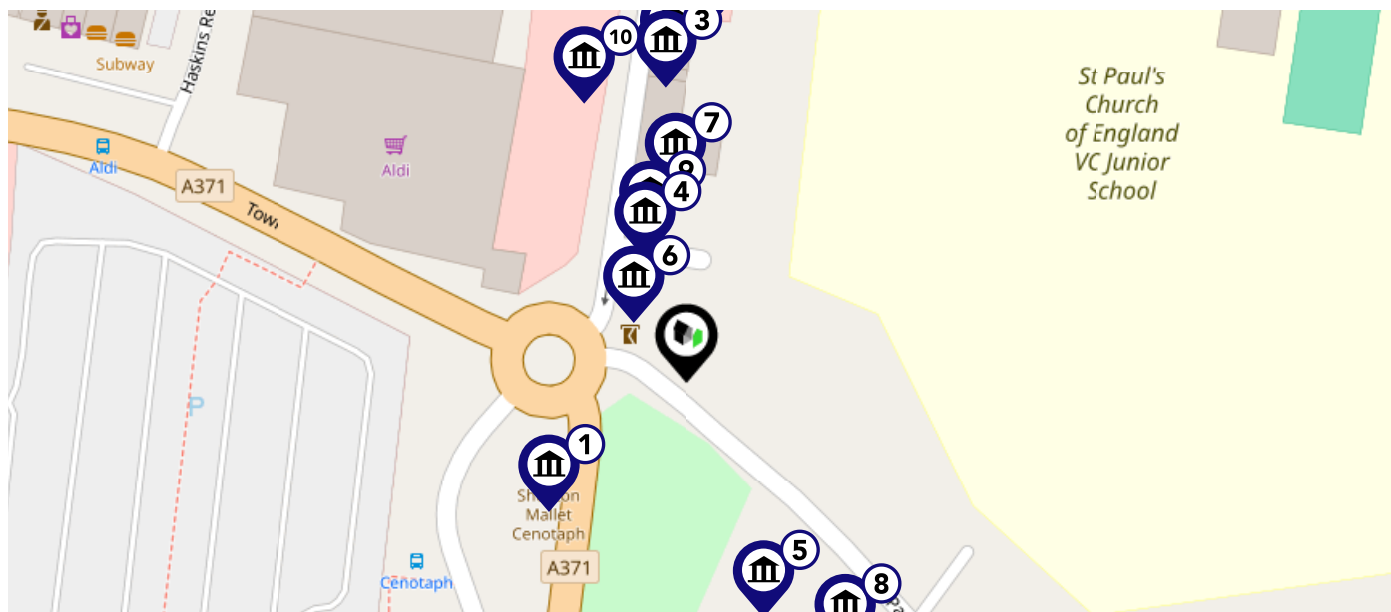
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

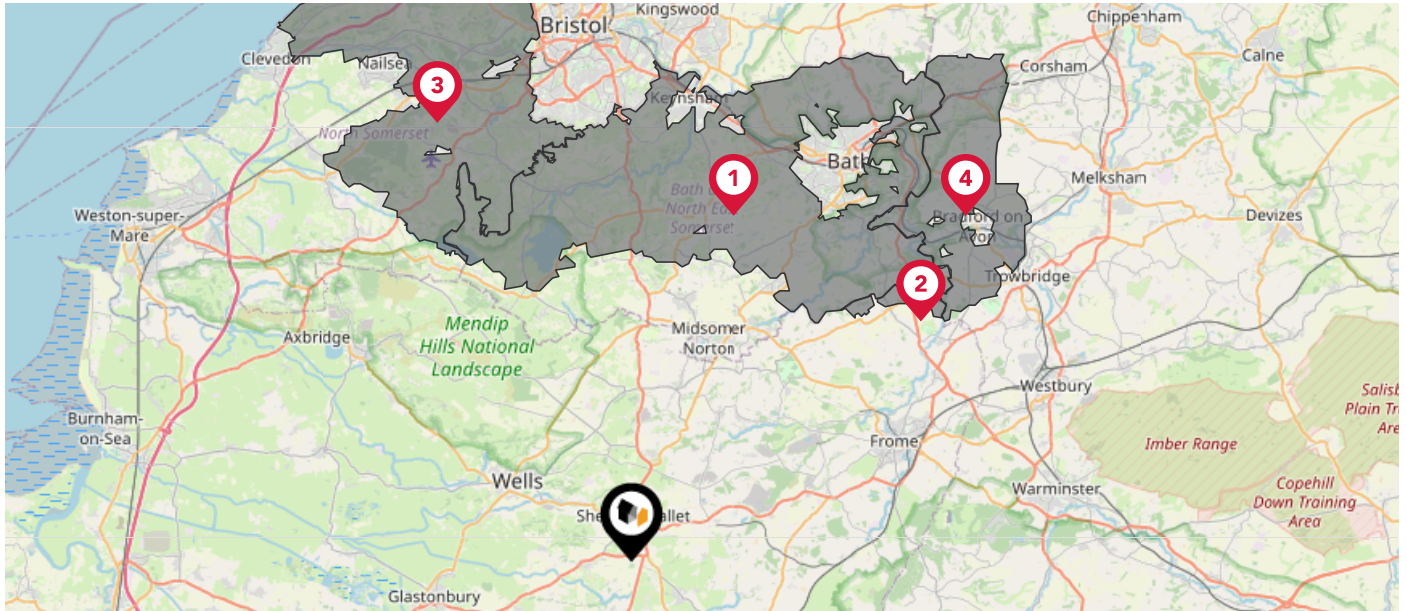
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1391564 - Shepton Mallet War Memorial	Grade II	0.0 miles
 1173103 - 53, High Street	Grade II	0.0 miles
 1345217 - 55, High Street	Grade II	0.0 miles
 1296396 - 61 And 63, High Street	Grade II	0.0 miles
 1345247 - Highfield House	Grade II	0.0 miles
 1345218 - No 65 And Carriageway Entrance	Grade II	0.0 miles
 1173106 - 57, High Street	Grade II	0.0 miles
 1173394 - Stable To Rear Of Highfield House	Grade II	0.0 miles
 1058407 - 59, High Street	Grade II	0.0 miles
 1345221 - 64, High Street	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 - Bath and North East Somerset



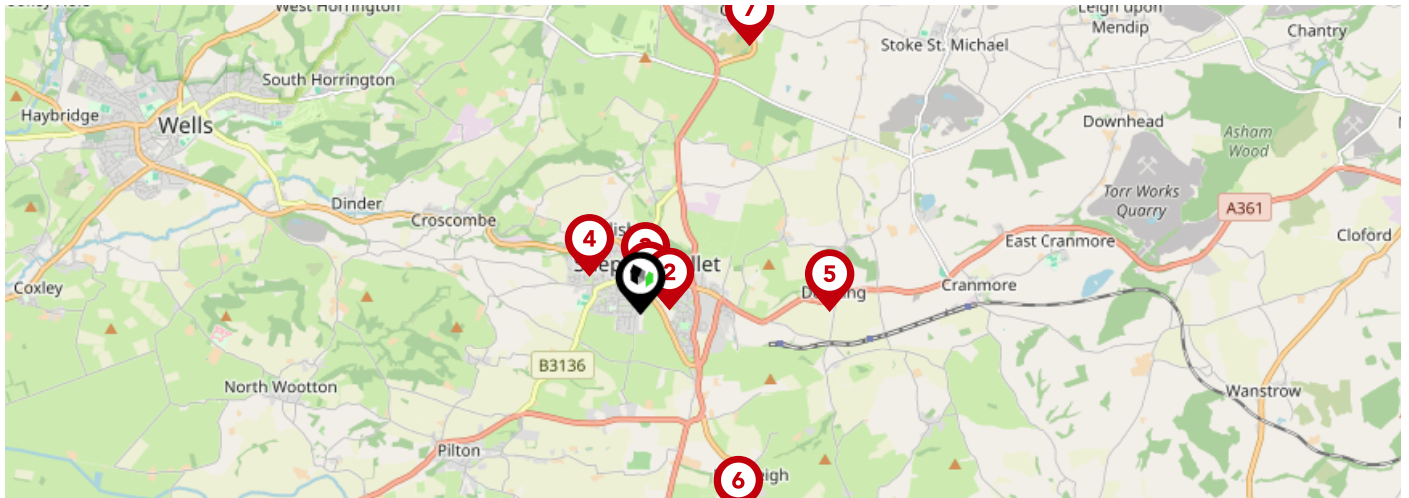
Bath and Bristol Green Belt - Mendip



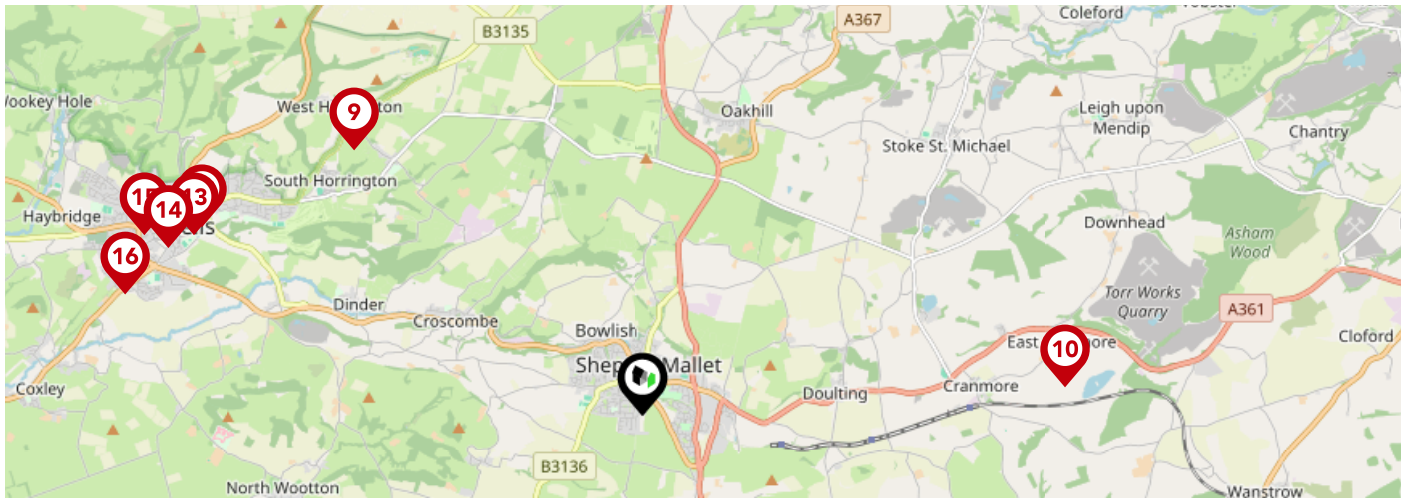
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
1	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.12	☐	☒	☐	☐	☐
2	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.27	☐	☐	☒	☐	☐
3	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.27	☐	☒	☐	☐	☐
4	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.6	☐	☒	☐	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.76	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.11	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.69	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.17	☐	☒	☐	☐	☐

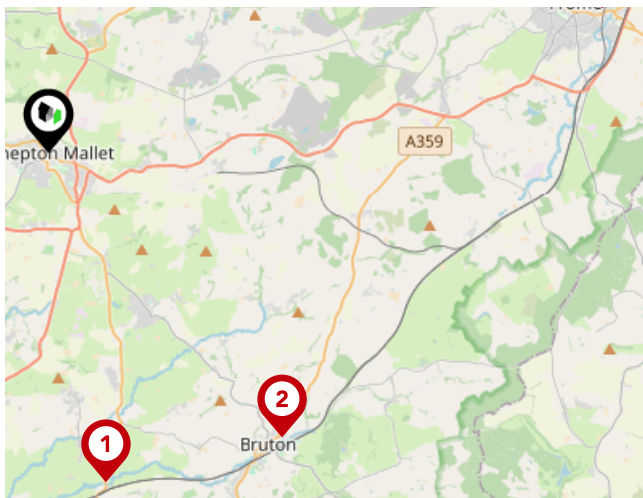


		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.64	☐	☒	☐	☐	☐
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.93	☐	☐	☒	☐	☐
11	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.39	☐	☒	☐	☐	☐
12	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.45	☐	☒	☐	☐	☐
13	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.49	☐	☐	☒	☐	☐
14	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.68	☐	☒	☐	☐	☐
15	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.91	☐	☐	☒	☐	☐
16	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.94	☐	☒	☐	☐	☐

Area

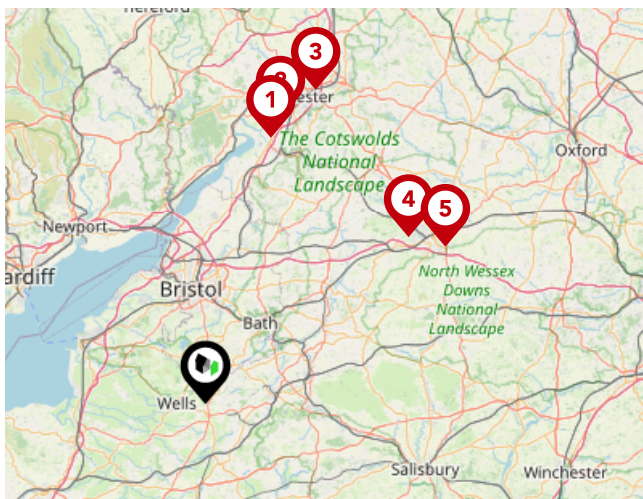
Transport (National)

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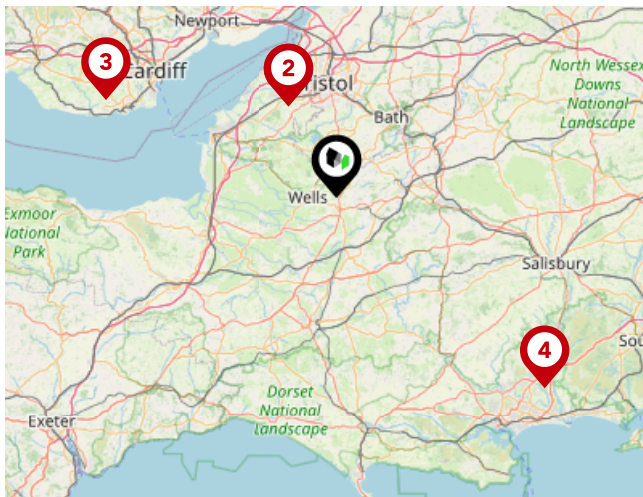
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.21 miles
2	Bruton Rail Station	6.85 miles
3	Frome Rail Station	10.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.65 miles
2	M5 J12	43.67 miles
3	M5 J11A	49.14 miles
4	M4 J16	38.83 miles
5	M4 J15	42.54 miles



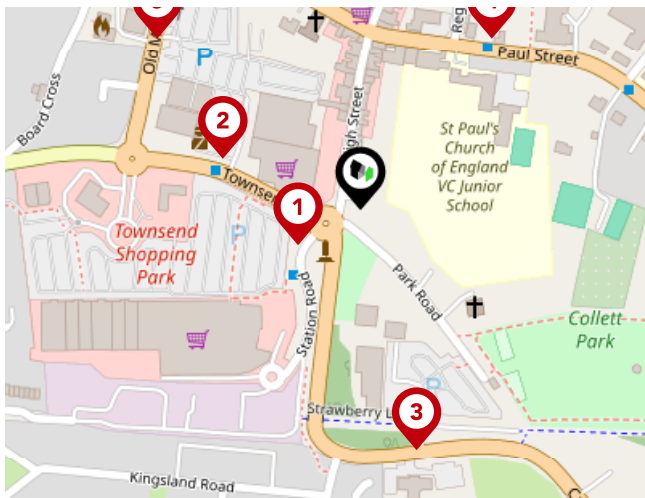
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.44 miles
2	Felton	15.44 miles
3	Cardiff Airport	37.19 miles
4	Bournemouth International Airport	42.13 miles

Area

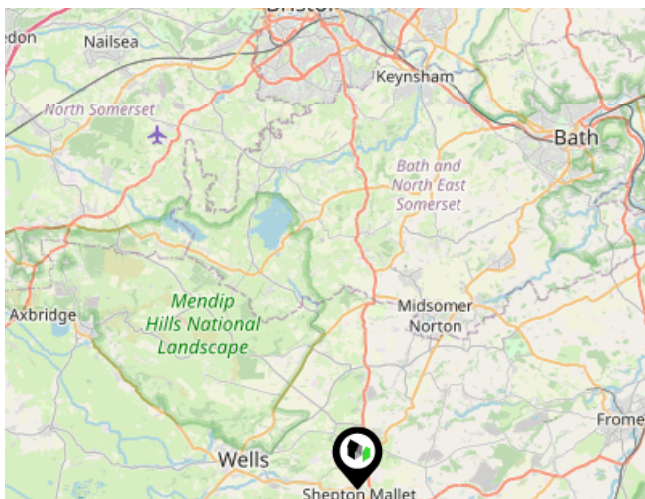
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Cenotaph	0.04 miles
2	ALDI	0.09 miles
3	Park Medical Practice	0.14 miles
4	Beech House	0.13 miles
5	Mendip West Slinky - Shepton Mallet DRT	0.15 miles

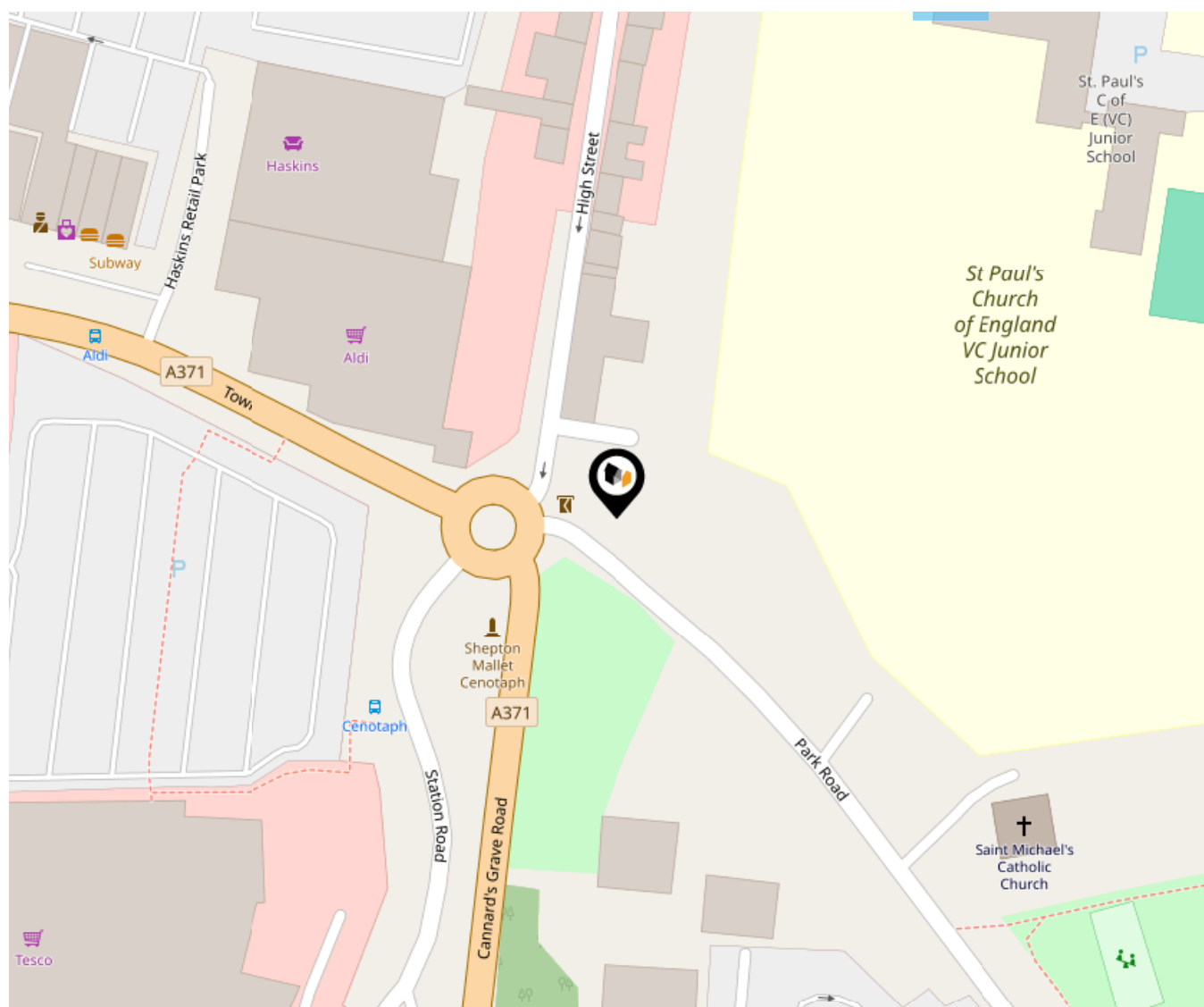


Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.11 miles
2	The Ostrich	18.1 miles
3	Wapping Wharf	18.07 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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