



MIR: Material Info

The Material Information Affecting this Property

Monday 03rd November 2025



2, PETER STREET, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

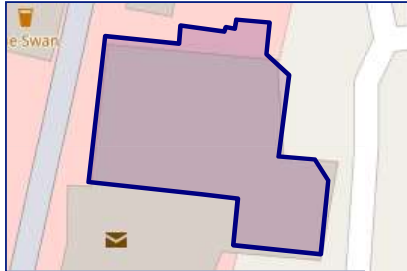
01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

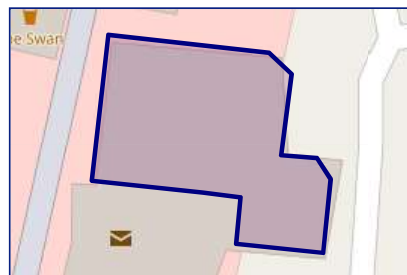


Freehold Title Plan



WS30757

Leasehold Title Plan

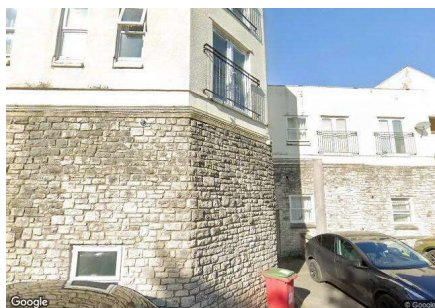


WS40926

Start Date: 22/03/2007
End Date: 01/07/2156
Lease Term: 150 years from 1 July 2006
Term Remaining: 130 years

Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	22/03/2007
Floor Area:	322 ft ² / 30 m ²	End Date:	01/07/2156
Plot Area:	0.13 acres	Lease Term:	150 years from 1 July 2006
Year Built :	1983-1990	Term Remaining:	130 years
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	WS40926		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Peter Street Shepton Mallet Somerset BA4 5BL**

Reference - 2019/0647/TCA	
Decision:	Decided
Date:	22nd March 2019
Description:	Works to trees in a conservation area:- T1 - London Plane - Reduce 3 x limbs on south side x 2-3metres.

Reference - 2016/3090/TCA	
Decision:	TPO Not Required (No Objection)
Date:	12th December 2016
Description:	Crown lift to a tree in a conservation area.

Planning records for: **23 Peter Street Shepton Mallet Somerset BA4 5BL**

Reference - 2020/0859/FUL	
Decision:	-
Date:	01st May 2020
Description:	Erection of 1no one bed almshouse on ground floor and first floor meeting room.

Planning records for: **27 Peter Street Shepton Mallet Somerset BA4 5BL**

Reference - 2014/2745/LBC	
Decision:	Approval with Conditions
Date:	20th January 2015
Description:	To construct an opening in the floor between ground 1st floor to allow installation of a through floor lift for a wheelchair user.

Planning records for: **27 Peter Street Shepton Mallet Somerset BA4 5BL**

Reference - 2016/0880/APP	
Decision:	Approval
Date:	07th April 2016
Description:	Application for approval of details reserved by condition 3. Previous app no 2016/0054/LBC

Reference - 2016/0054/LBC	
Decision:	Approval with Conditions
Date:	01st February 2016
Description:	To replace existing multi pane door with one of a similar design with the different being a deeper top panel to enable the door

Planning records for: **4 Peter Street, Shepton Mallet, Somerset, BA4 5BL**

Reference - 120278/000	
Decision:	Approval with Conditions
Date:	29th January 2008
Description:	Conversion and extension of dwellinghouse into three dwellings (corrected description)

Planning records for: **9, Peter Street, Shepton Mallet, Somerset, BA4 5BL**

Reference - 113600/000	
Decision:	Approval with Conditions
Date:	30th September 1998
Description:	Change of use from shop to dwelling.

Planning records for: **12 Peter Street Shepton Mallet BA4 5BL**

Reference - 2017/2414/TCA	
Decision:	TPO Not Required (No Objection)
Date:	05th September 2017
Description:	T1 - Mature Sycamore - pollard (to previous pollard points) NB. this an amended specification agreed by e-mail with the agent 23.1.18)

Planning records for: **14 Peter Street Shepton Mallet Somerset BA4 5BL**

Reference - 2021/1311/TCA	
Decision:	Registered
Date:	07th June 2021
Description:	T1 - Lime - Fell T2 - Conifer - Fell T3 & T4 - Sycamore - Fell

Planning records for: **6 & 6A Peter Street Shepton Mallet Somerset BA4 5BL**

Reference - 117618/000	
Decision:	WDT - Withdrawn
Date:	07th February 2005
Description:	Redevelopment to form 2 flats (del)

Reference - 117618/001	
Decision:	Approval with Conditions
Date:	29th April 2005
Description:	Redevelopment to form 2 flats (del)

Property EPC - Certificate

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2, Peter Street, BA4

Energy rating

C

Valid until 23.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
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:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Average
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 78% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	30 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

We have been advised there are restrictive covenants affecting this property - however 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 are no rights of way across this property.

Construction Type

The vendor has advised the property is of traditional construction

Property Lease Information (if applicable)

The property is Freehold

Listed Building Information (if applicable)

Not applicable

Conservation Area

NO

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

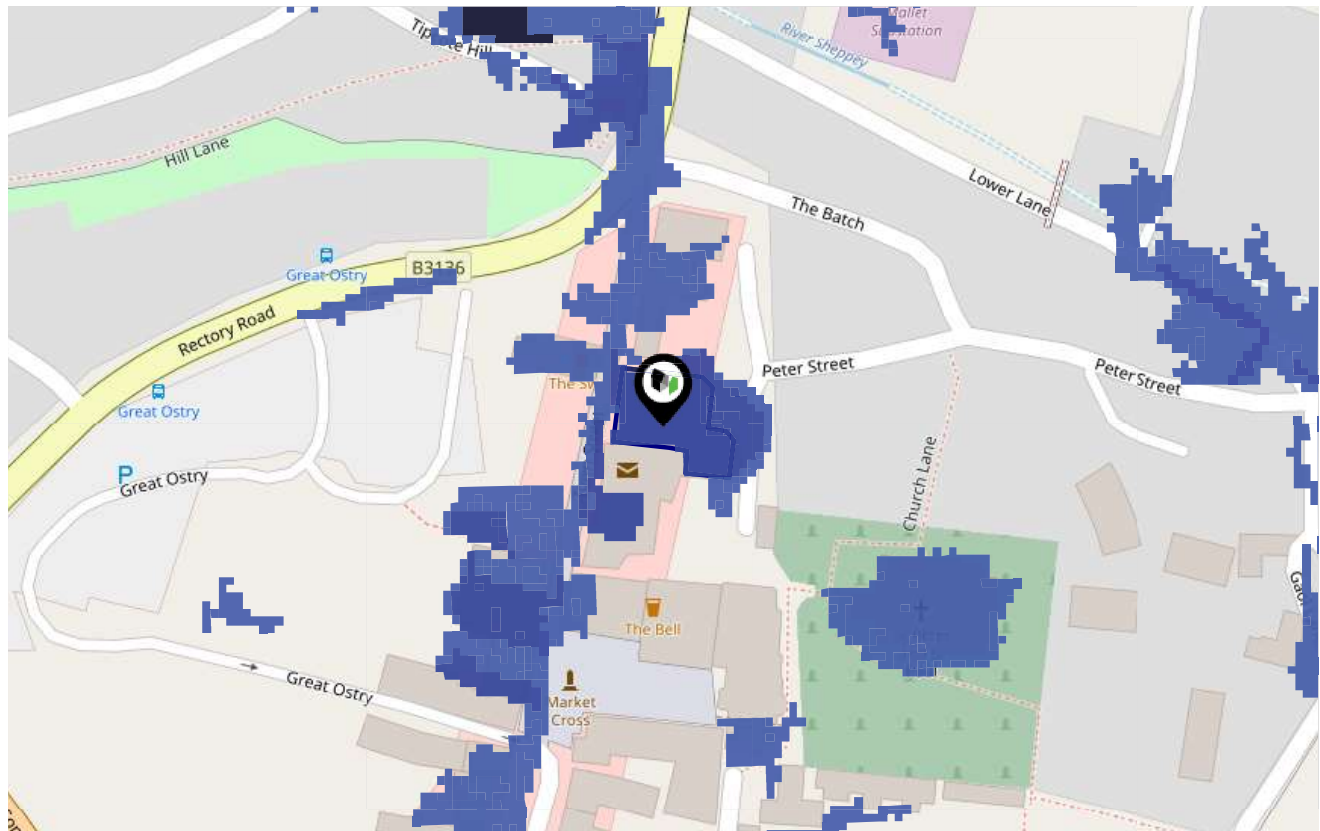
We have been advised by the seller the property has a gas radiator heating system.

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:

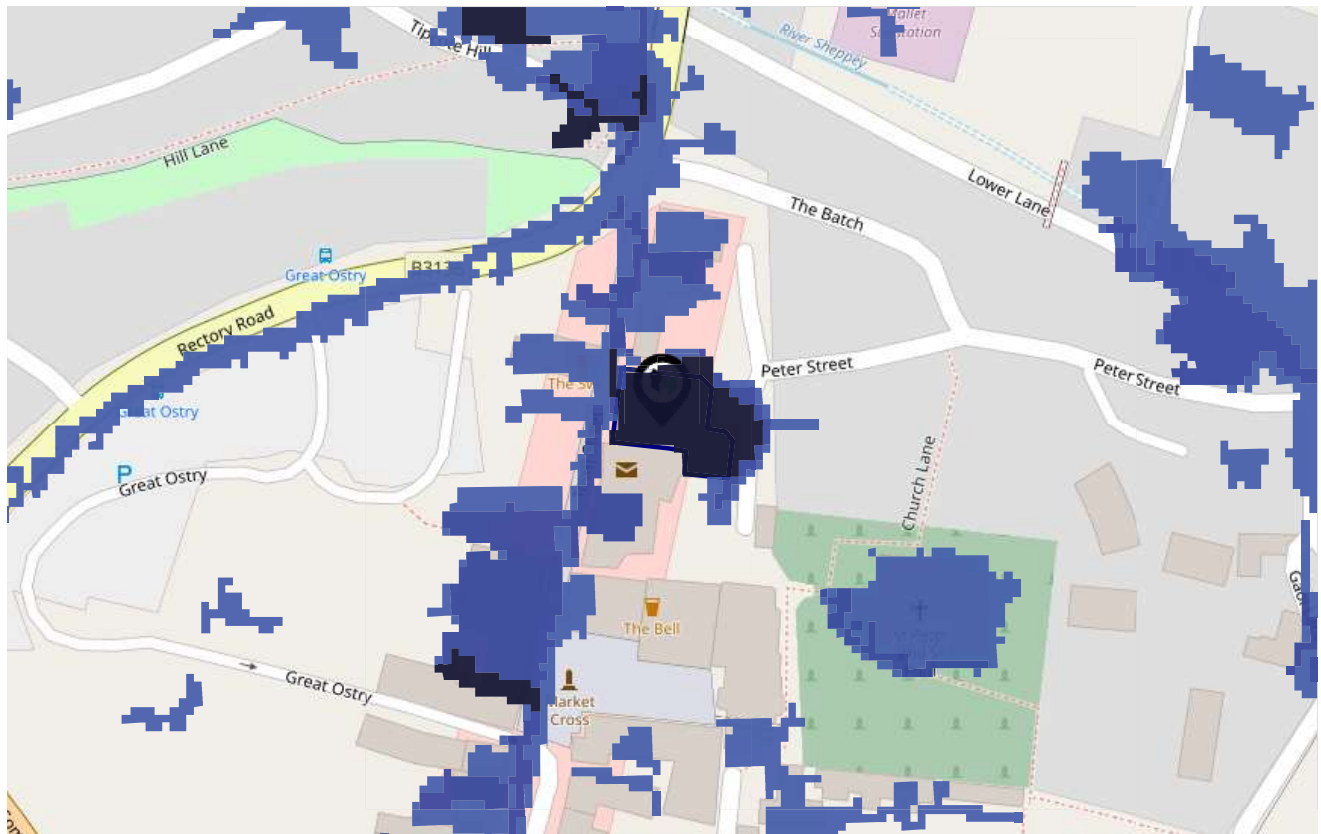


Flood Risk

Surface Water - Climate Change

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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: 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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:



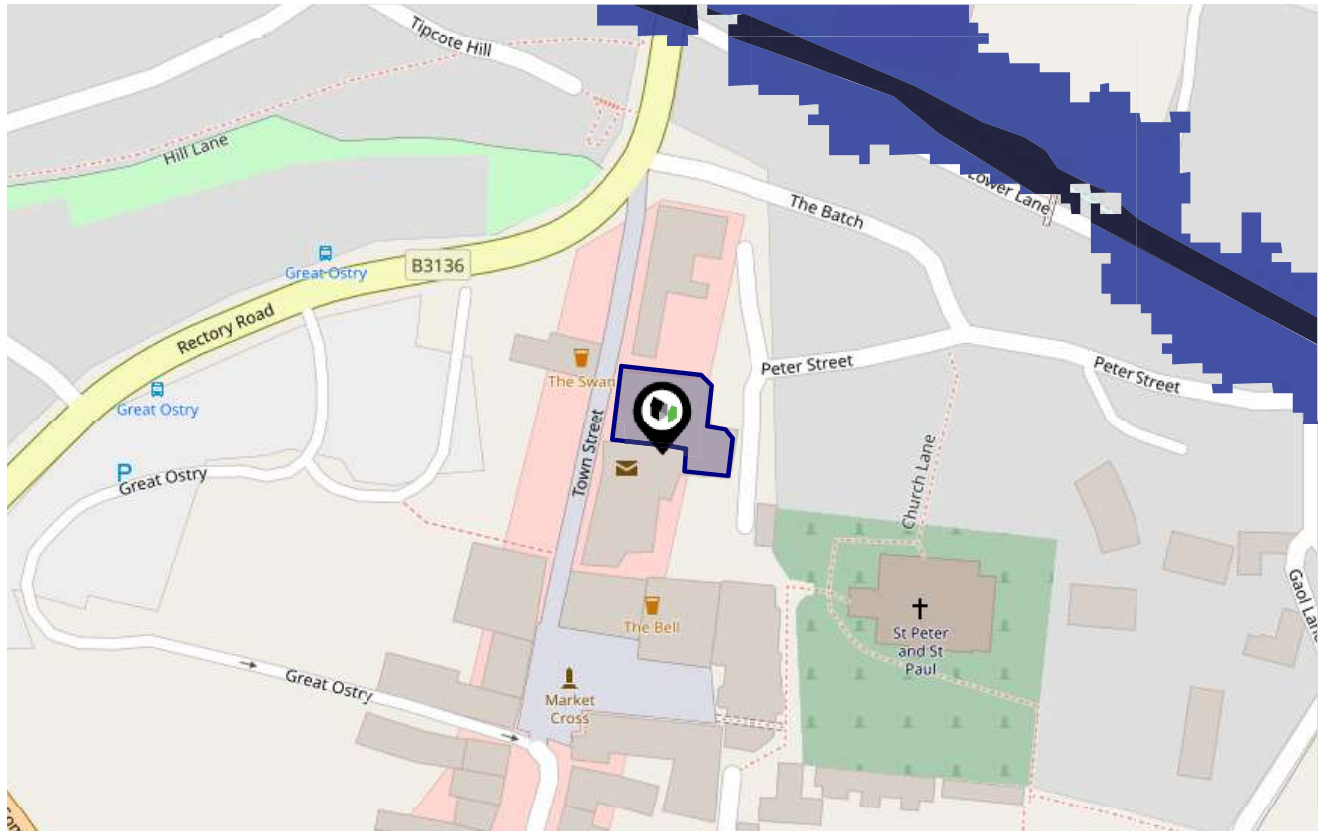
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Flood Risk

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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:

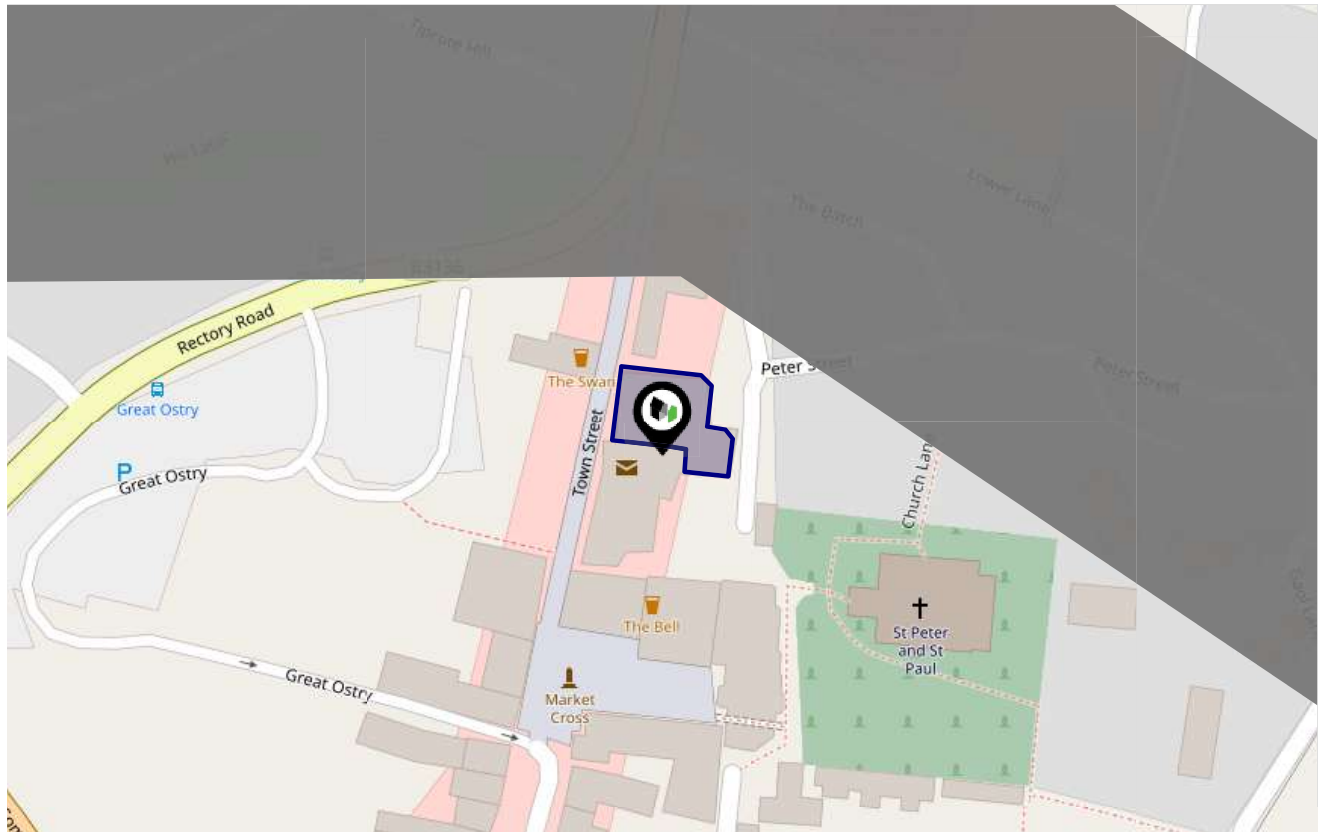


Flood Risk

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:



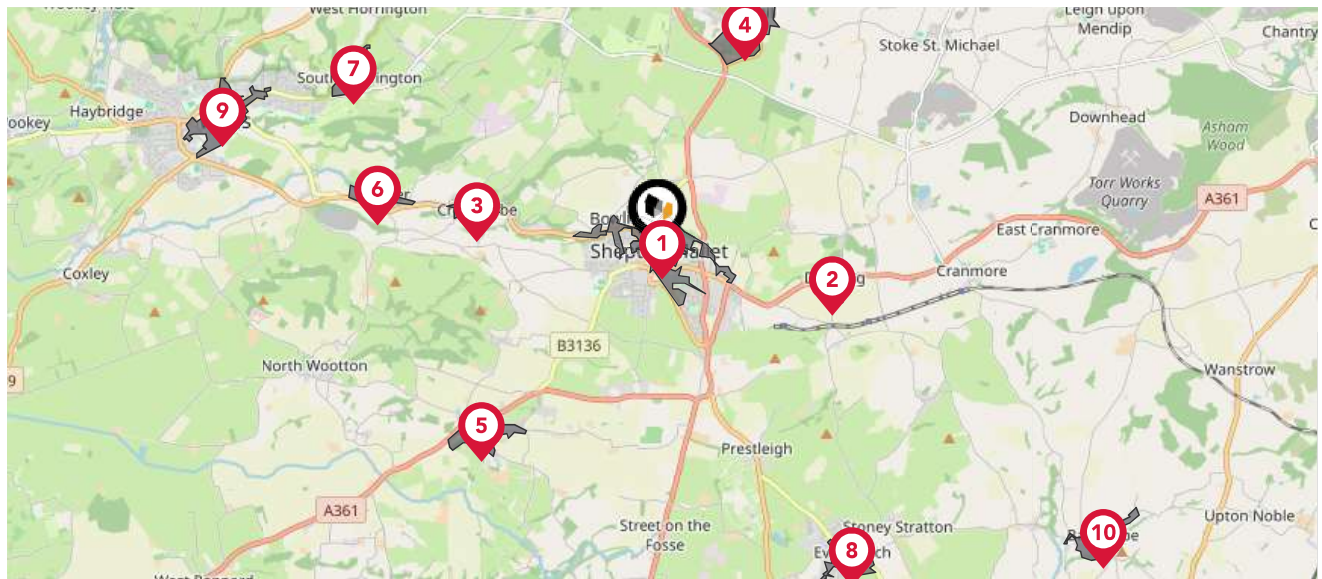
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Maps

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

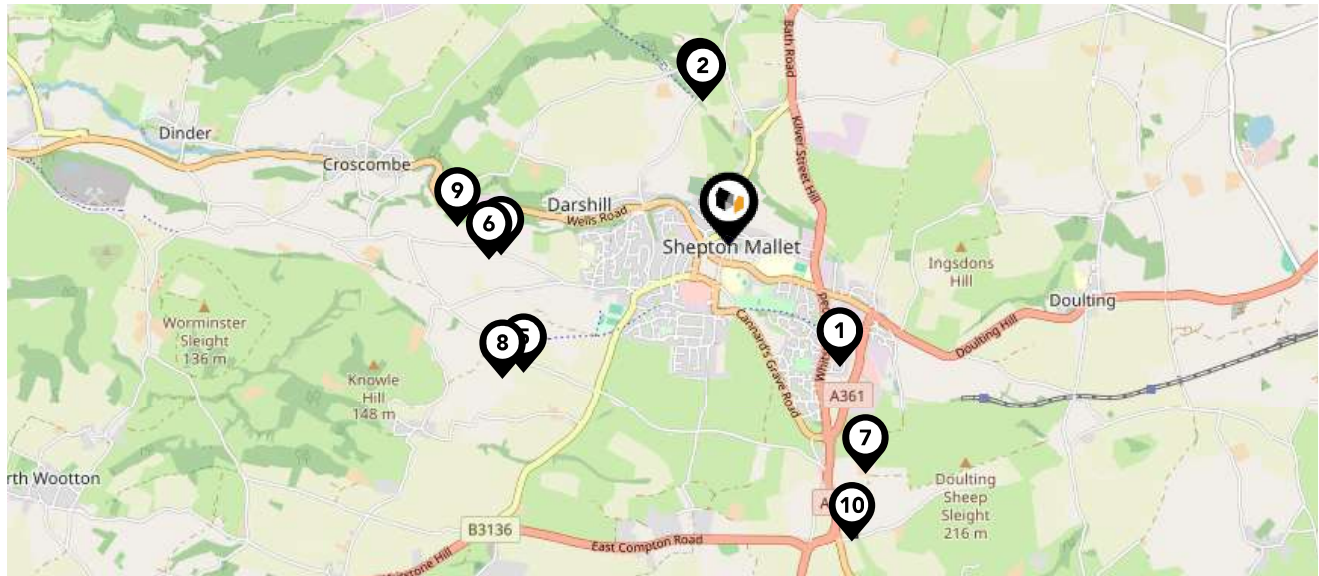
- | | |
|----|-----------------|
| 1 | Shepton Mallet |
| 2 | Doultong |
| 3 | Croscombe |
| 4 | Oakhill |
| 5 | Pilton |
| 6 | Dinder |
| 7 | Mendip Hospital |
| 8 | Evercreech |
| 9 | Wells |
| 10 | Batcombe |

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

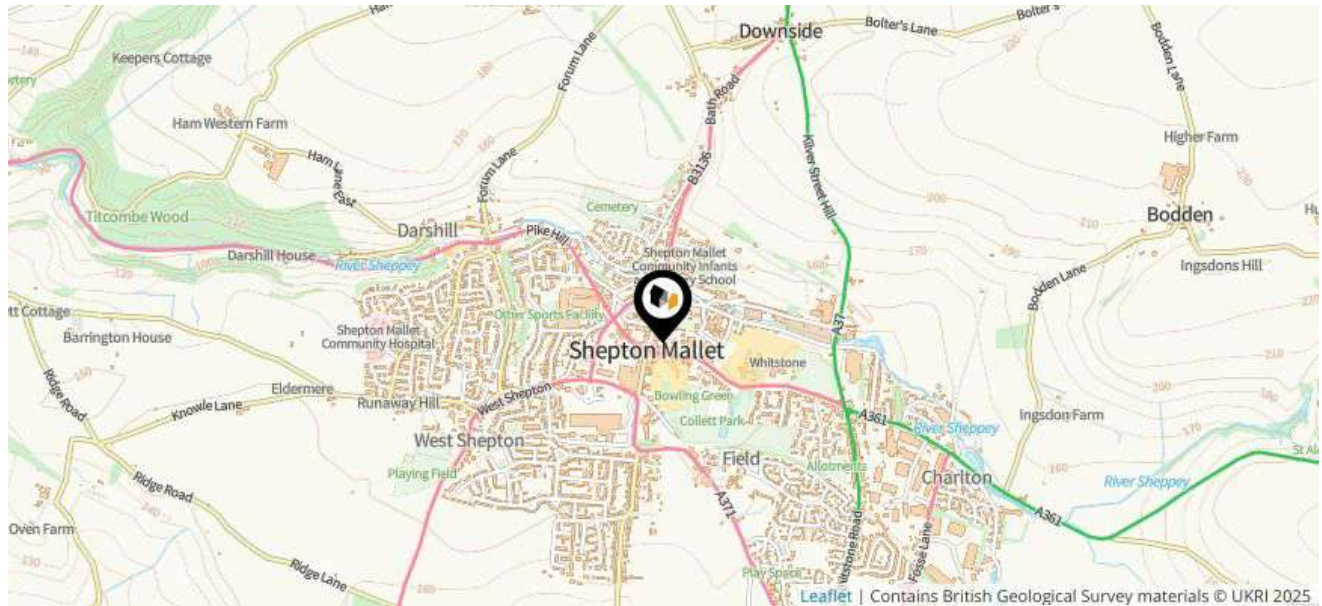
1	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
2	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
3	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill
4	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
5	Three Arch Bridge-Ridge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

Maps

Coal Mining

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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.

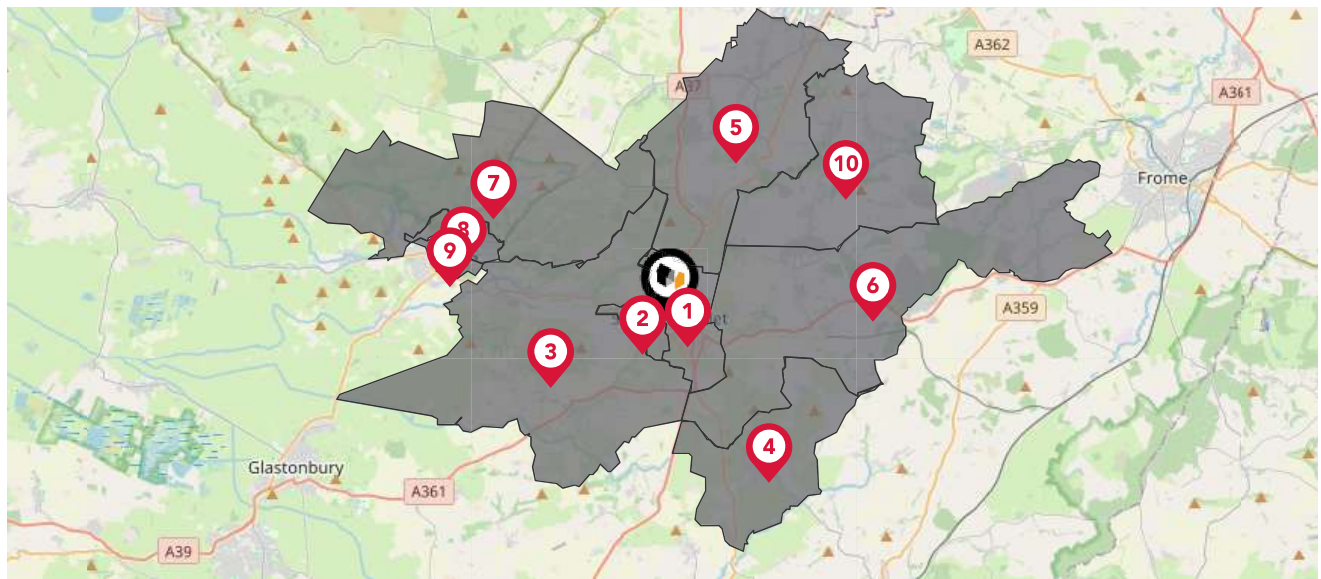
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

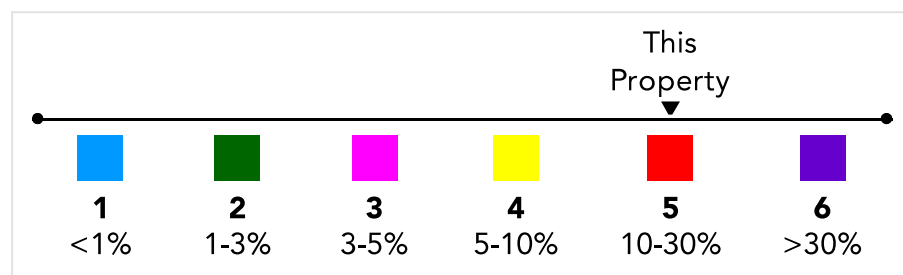
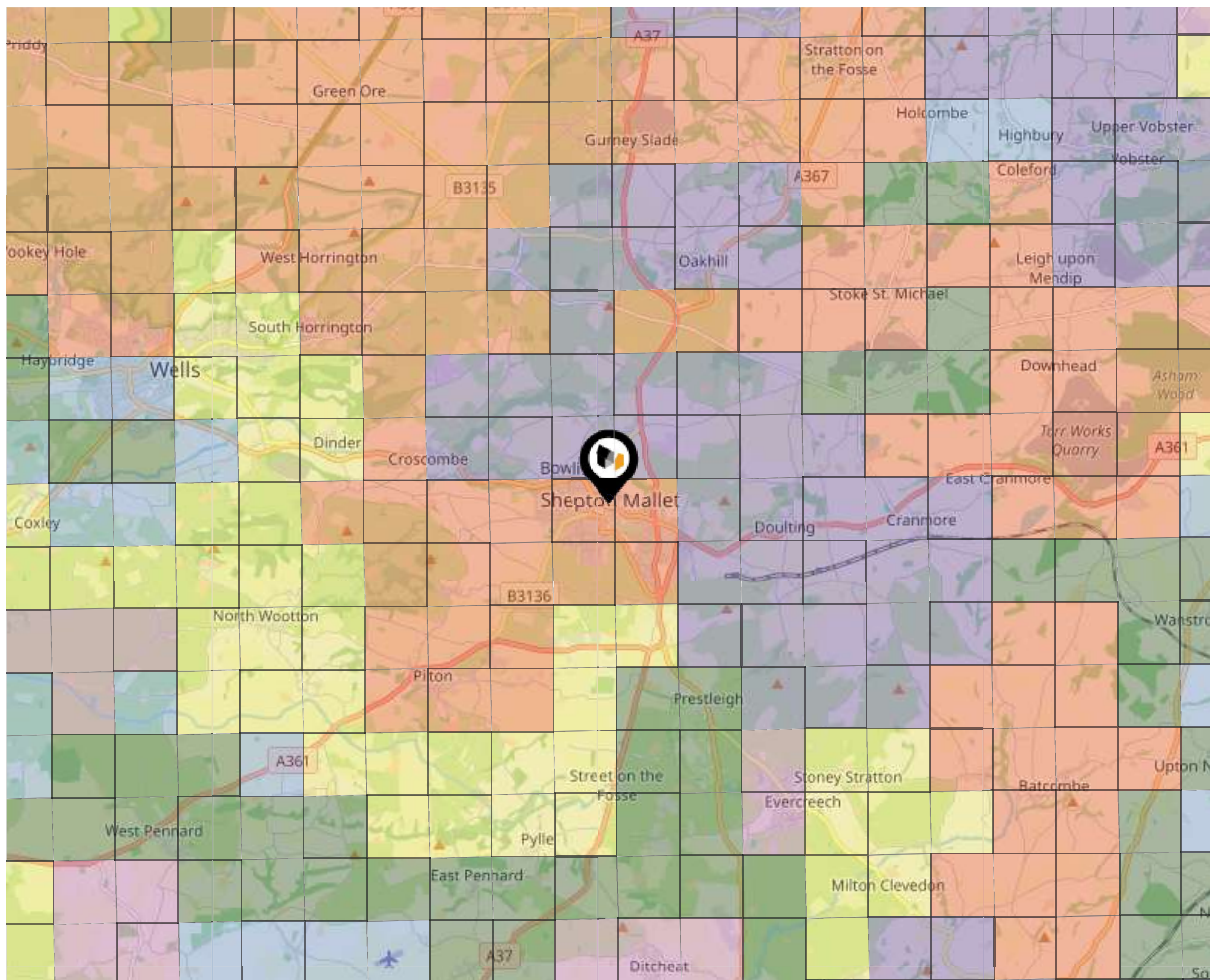


Nearby Council Wards

- 1 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 Coleford and Holcombe Ward

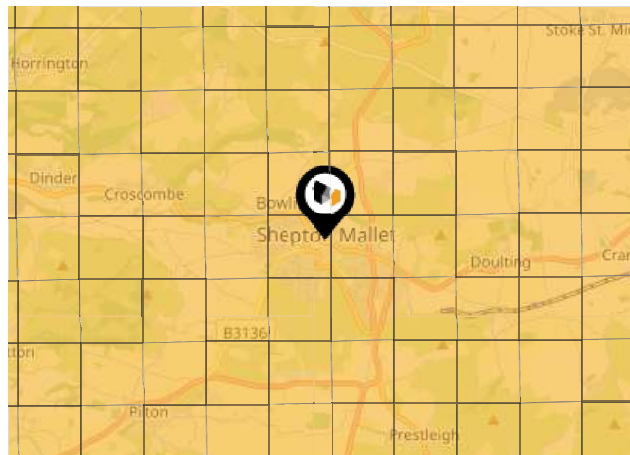
What is Radon?

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

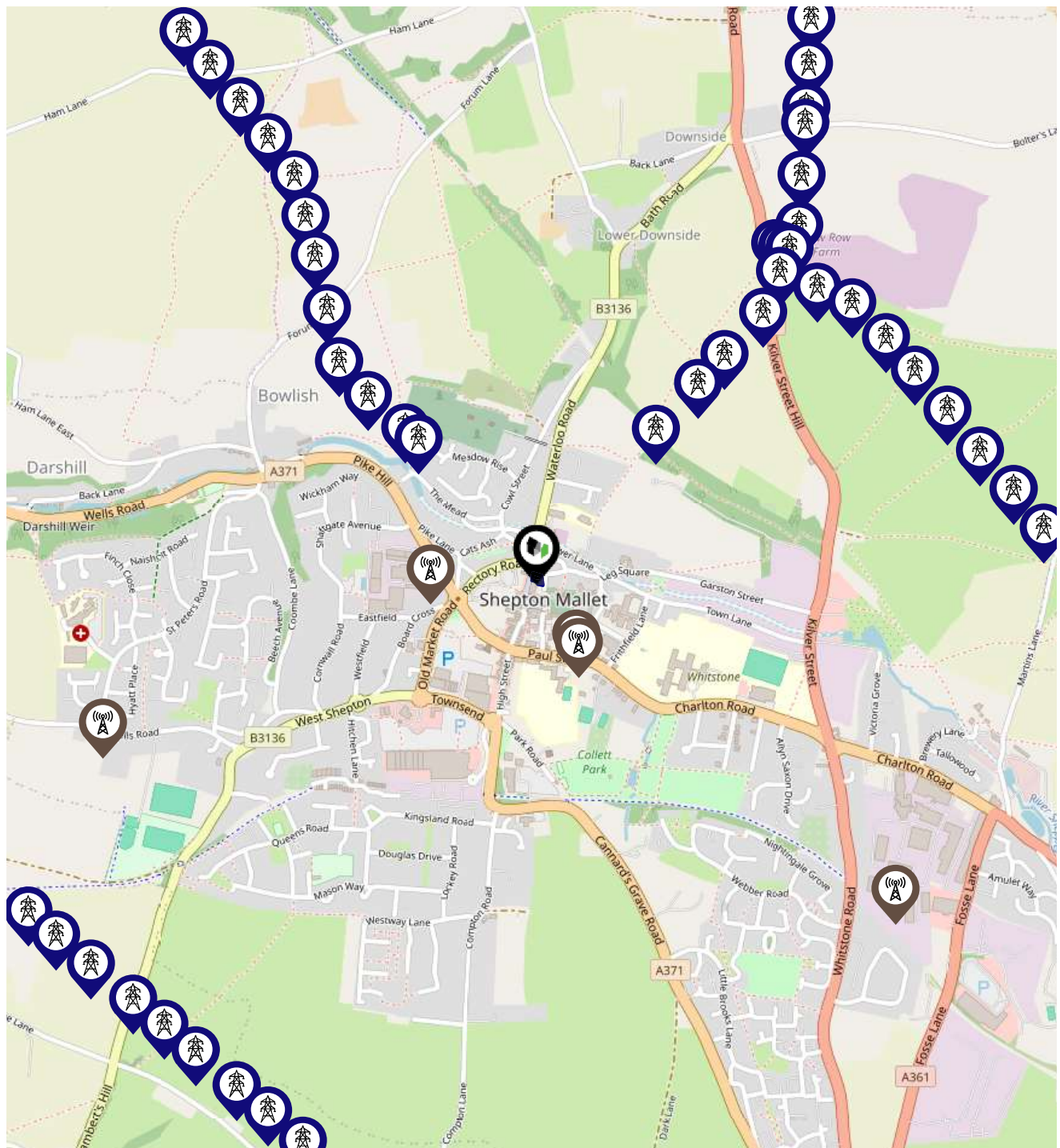


Primary Classifications (Most Common Clay Types)

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

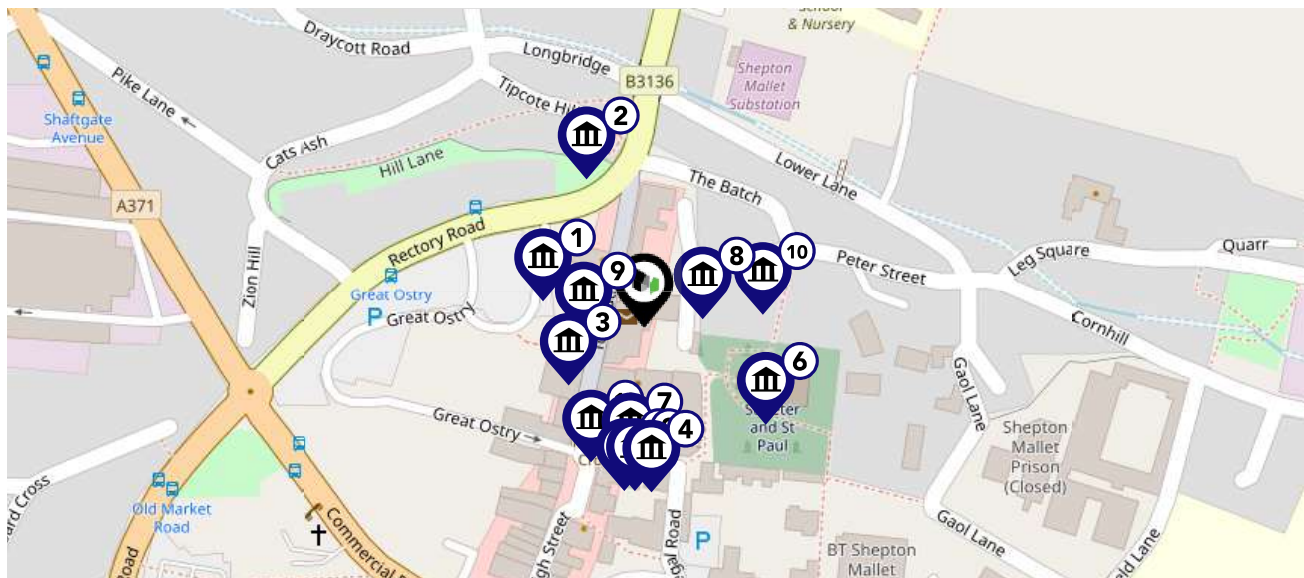
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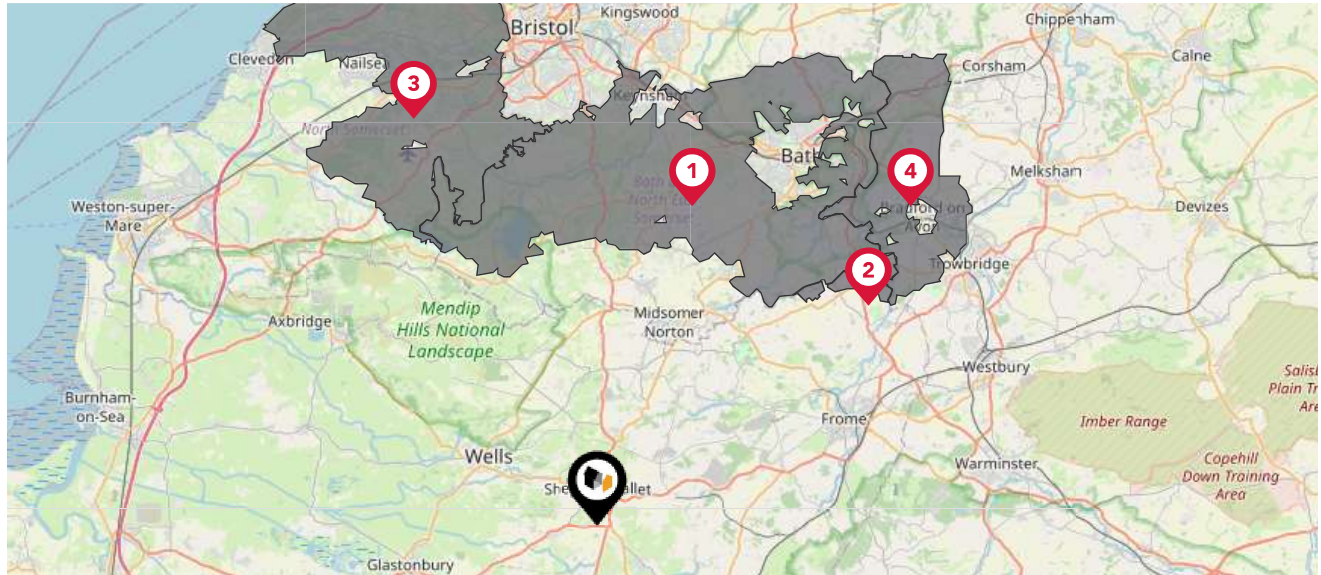
-  Power Pylons
-  Communication Masts

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
	1058362 - Arched Gateway To Former Rectory, 15 Metres West Of Rear Of No 25	Grade II	0.0 miles
	1058392 - 1 And 3, Tipcote Hill	Grade II	0.0 miles
	1345272 - 7 And 9, Town Street	Grade II	0.0 miles
	1058384 - No 9, House And Shop	Grade II	0.0 miles
	1345245 - 11, Market Place	Grade II	0.0 miles
	1345202 - Church Of St Peter And St Paul	Grade I	0.0 miles
	1173341 - Shambles	Grade II	0.0 miles
	1173468 - Peter Street Rooms	Grade II	0.0 miles
	1173365 - 10, Market Place	Grade II	0.0 miles
	1058391 - 27, Peter Street	Grade II	0.0 miles
	1296140 - 17, Town Street	Grade II	0.0 miles
	MIR - Material Info 1058383 - Market Cross	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



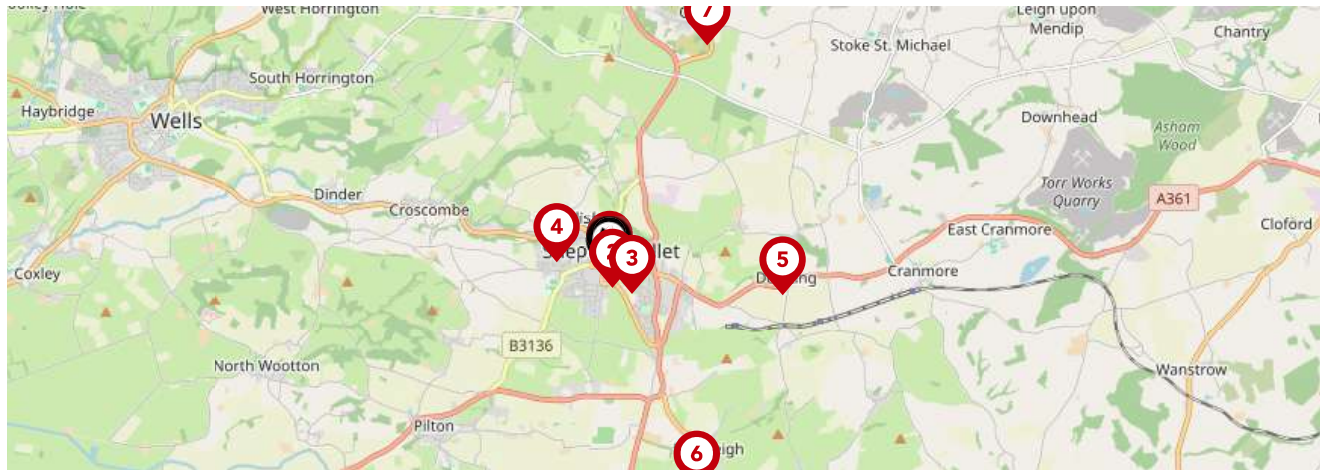
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Wiltshire

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.05	☐	☒	☐	☐	☐
2	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.13	☐	☒	☐	☐	☐
3	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.29	☐	☐	☒	☐	☐
4	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.54	☐	☒	☐	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.73	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.29	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.47	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.32	☐	☒	☐	☐	☐

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.53	☐	☒	☐	☐	☐
	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.88	☐	☐	☒	☐	☐
	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.41	☐	☒	☐	☐	☐
	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.46	☐	☐	☒	☐	☐
	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.61	☐	☒	☐	☐	☐
	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.66	☐	☒	☐	☐	☐
	Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:4.86	☐	☐	☒	☐	☐
	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.89	☐	☐	☒	☐	☐

Area

Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.42 miles
2	Bruton Rail Station	6.99 miles
3	Frome Rail Station	10.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.43 miles
2	M5 J12	43.45 miles
3	M5 J11A	48.92 miles
4	M4 J16	38.66 miles
5	M4 J15	42.38 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.27 miles
2	Felton	15.27 miles
3	Cardiff Airport	37.15 miles
4	Bournemouth International Airport	42.24 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Great Ostry	0.06 miles
2	Beech House	0.12 miles
3	Police Station	0.12 miles
4	Old Hospital	0.18 miles
5	Frithfield Lane	0.18 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	16.8 miles

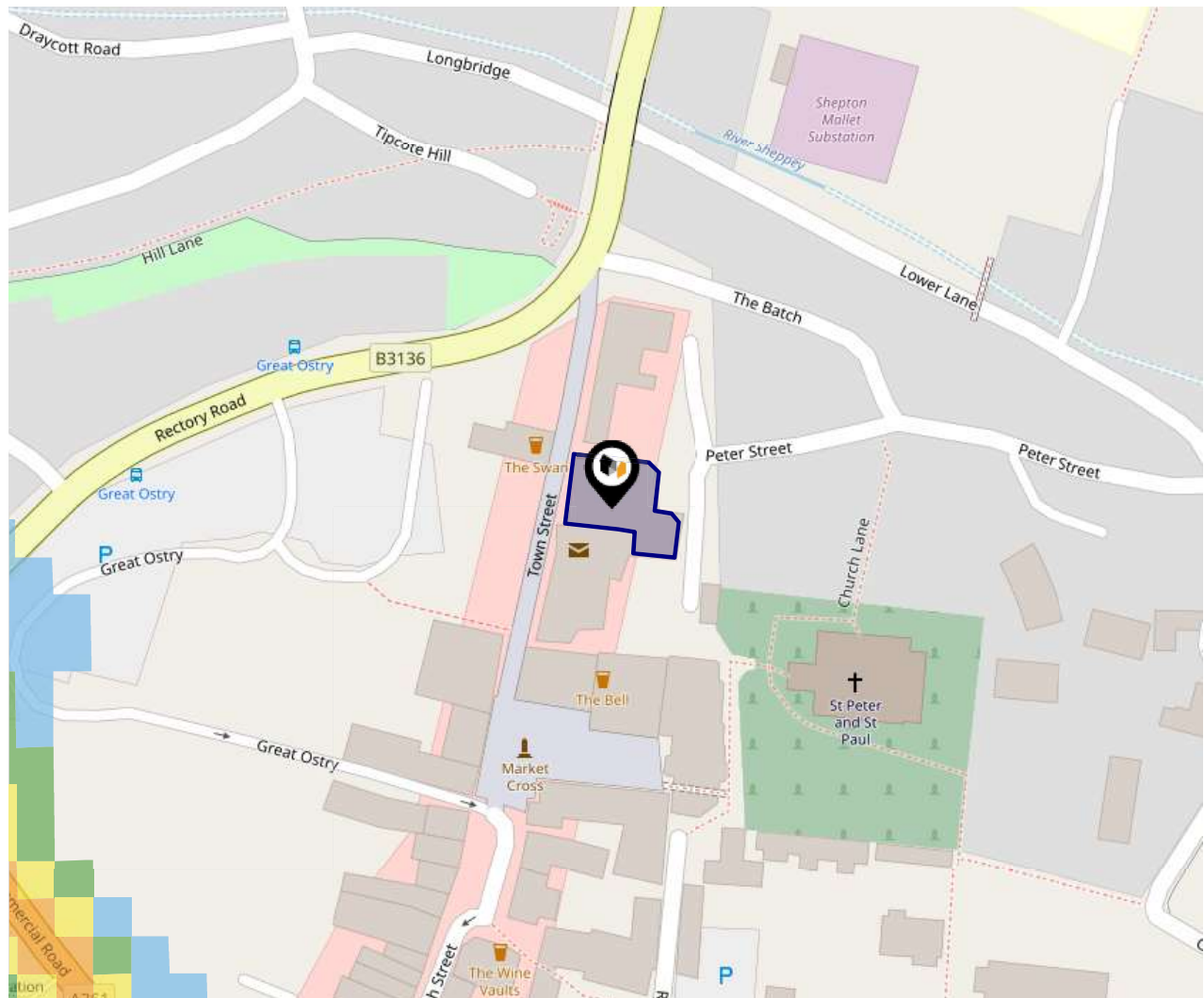


Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	17.89 miles
2	The Ostrich	17.89 miles
3	Wapping Wharf	17.86 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.

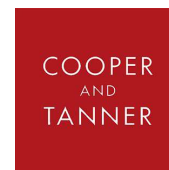


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