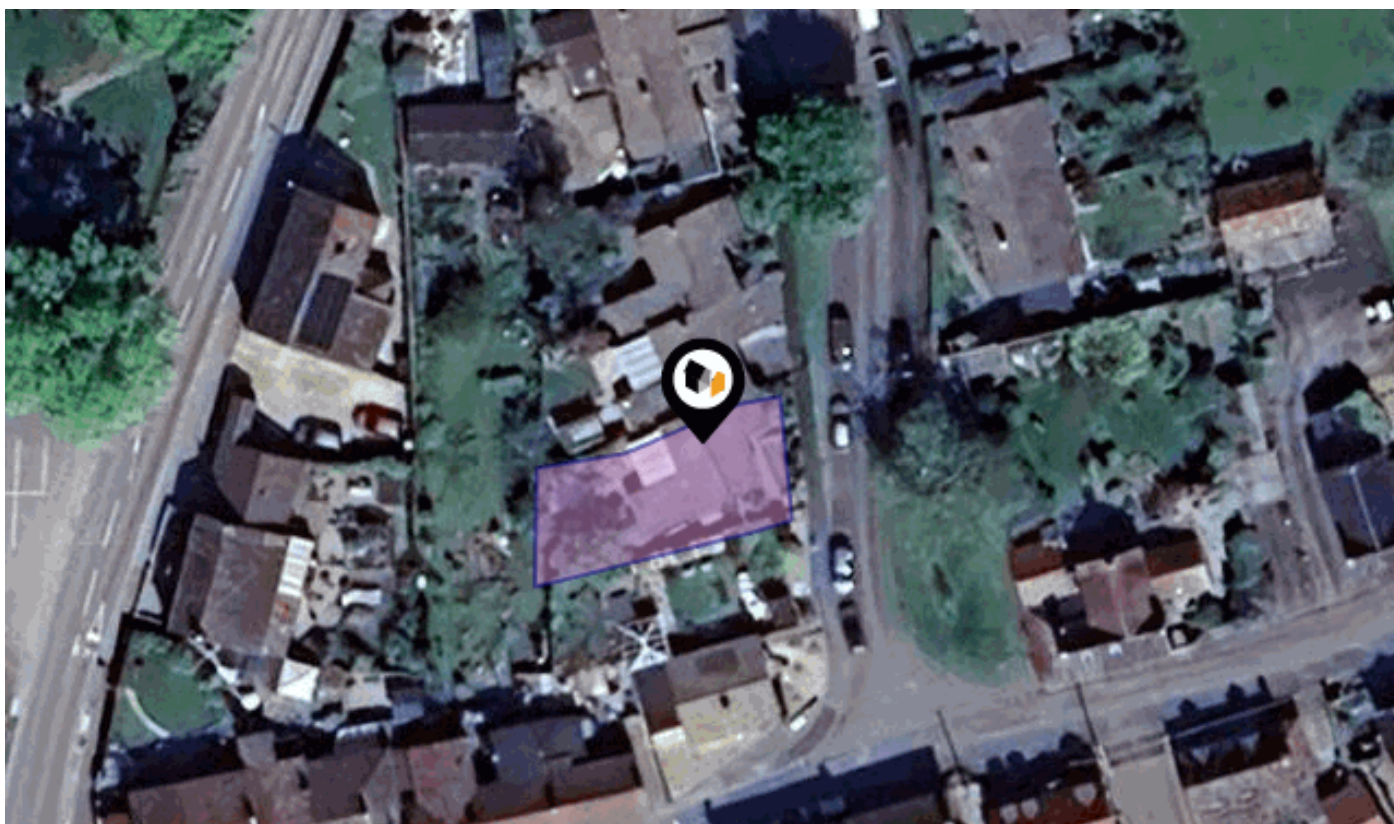




MIR: Material Info

The Material Information Affecting this Property

Thursday 06th November 2025



WESLEY CLOSE, WANSTROW, SHEPTON MALLET, BA4

Cooper and Tanner

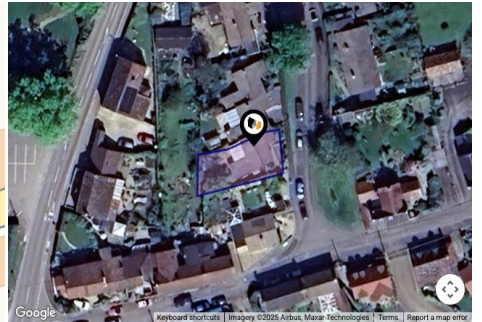
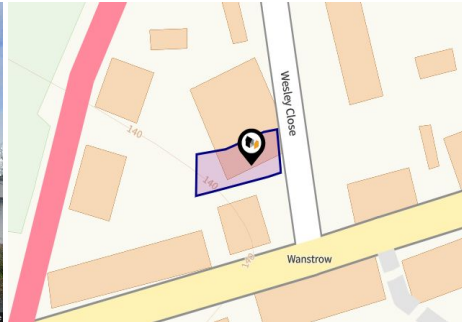
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	WS13814		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		14	-
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

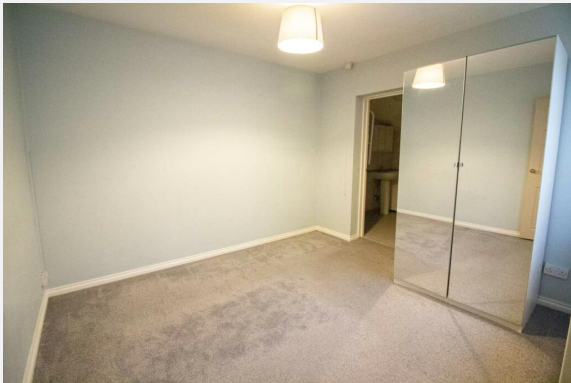
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	E	3	O	BT	sky	Virgin media

Planning records for: **7 Wesley Close, Wanstrow, Shepton Mallet, Somerset, BA4 4TA**

Reference - 115998/001	
Decision:	Approval with Conditions
Date:	07th June 2004
Description:	Erection of a single storey side extension and a two storey rear extension [amended description] as amplified by letter and plans rec'd 26-07-2004 (DEL)

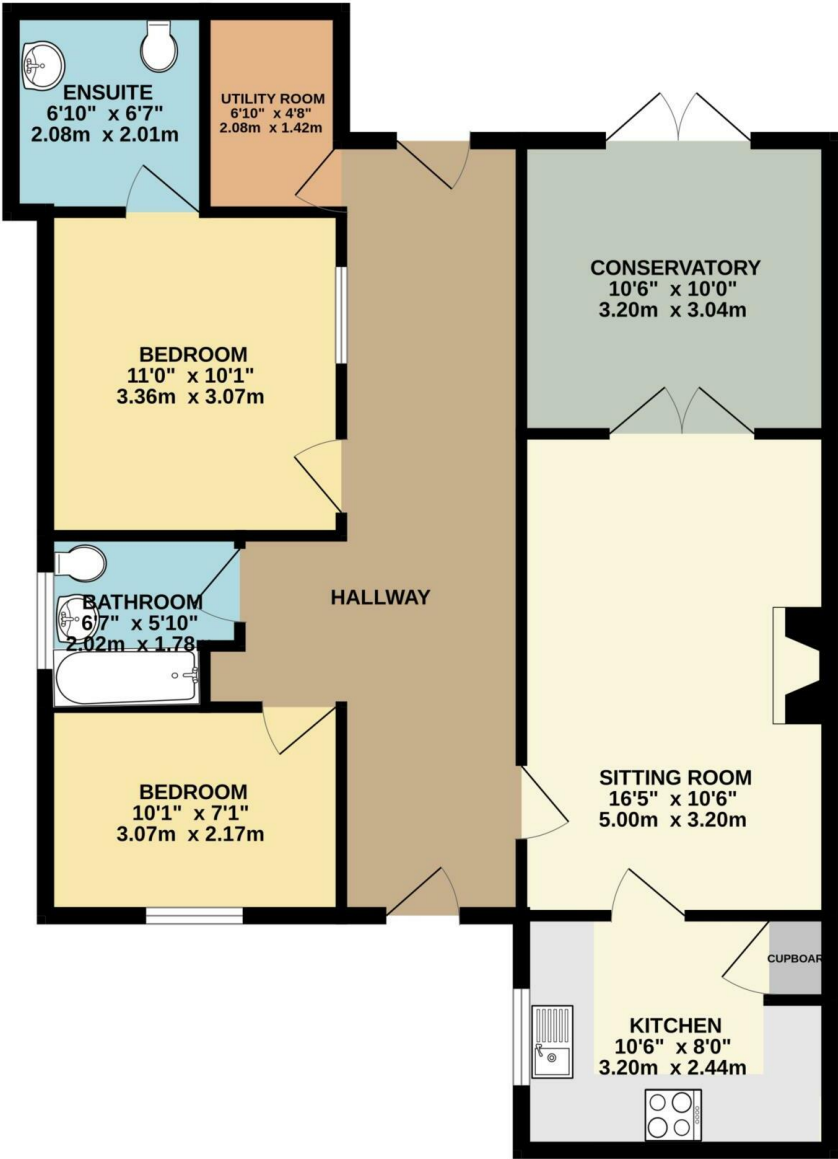
Reference - 115998/000	
Decision:	Refusal
Date:	19th January 2004
Description:	Erection of two storey extension (CAT A)





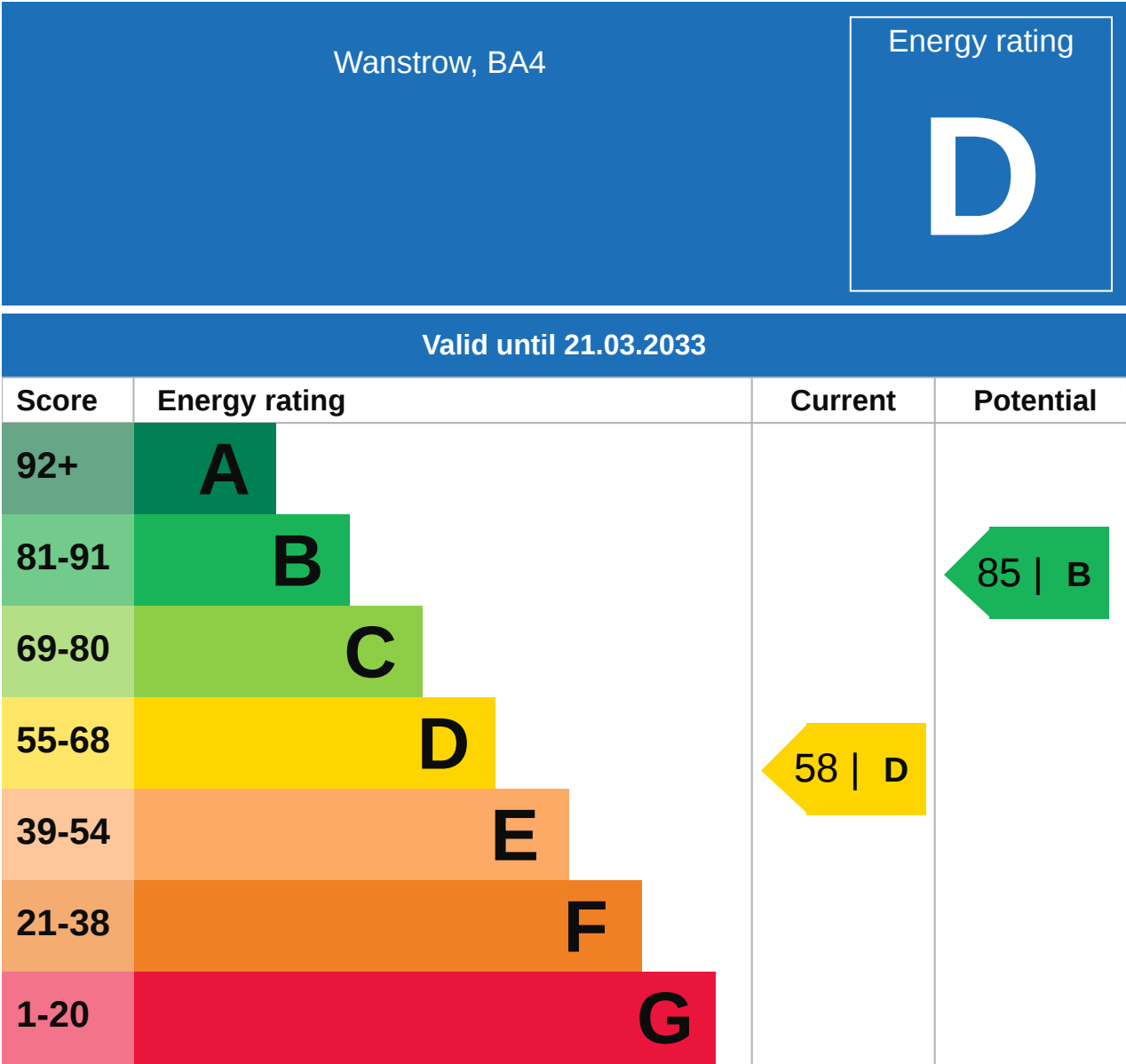
WESLEY CLOSE, WANSTROW, SHEPTON MALLET, BA4

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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.
Made with Metropix ©2023



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 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)

The property has a pedestrian right of way across the access to the garages located to the rear of the studio and workshop.
The adjoining property has the right of way to access the small area of courtyard in their ownership. This is usually only accessed for maintenance.

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 no mains gas supply to the property.

Drainage

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

Heating System

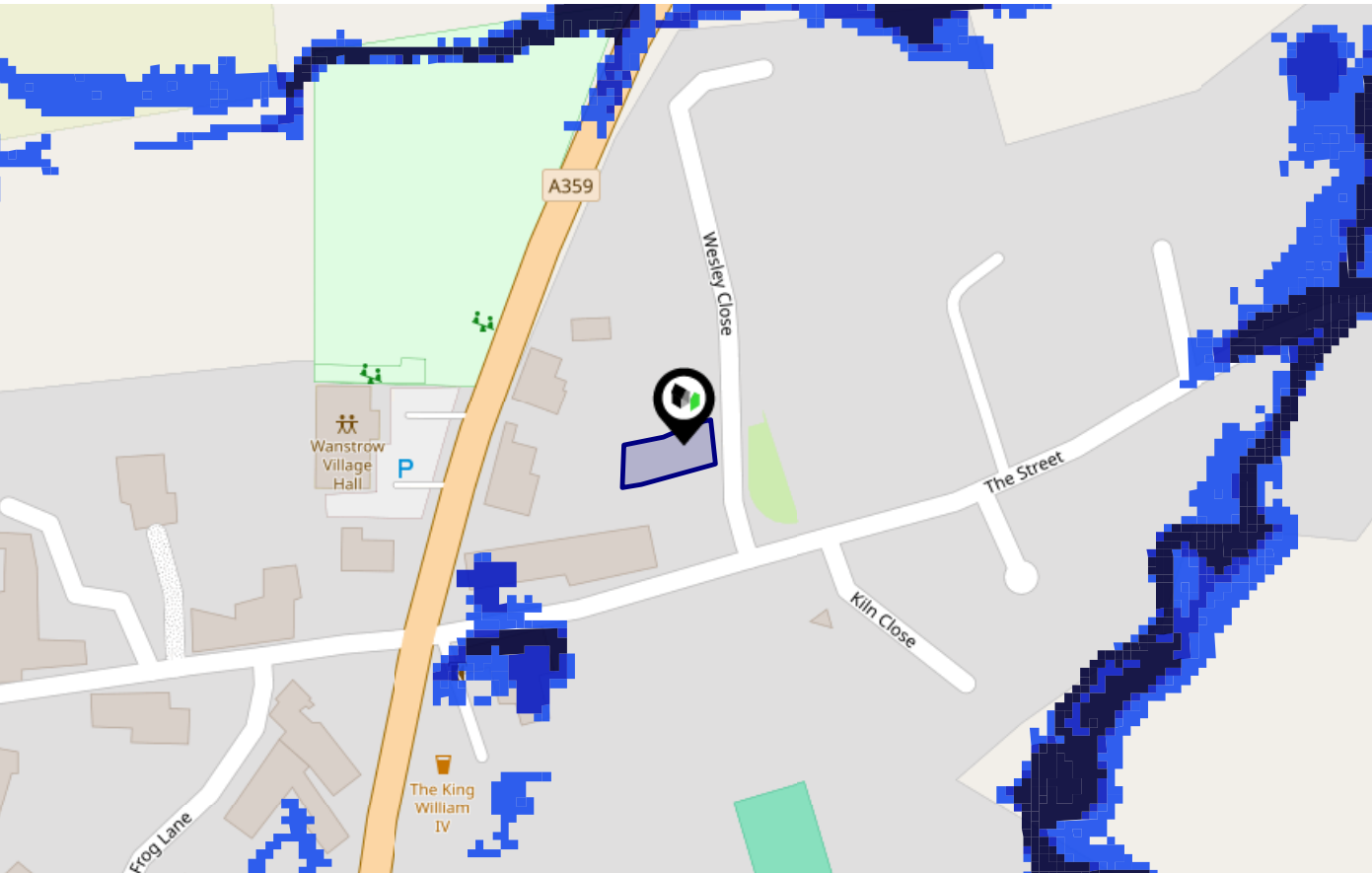
We have been advised by the seller the property has an oil fired radiator heating system.

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.

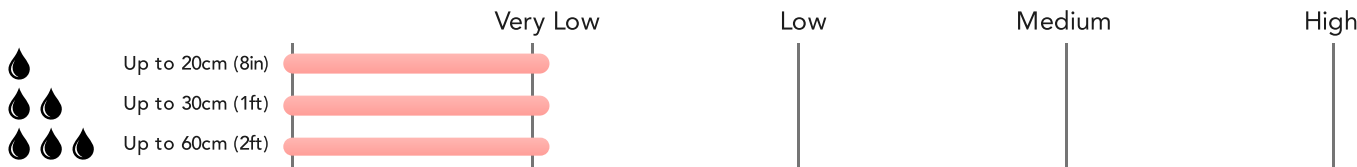


Risk Rating: Very low

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:

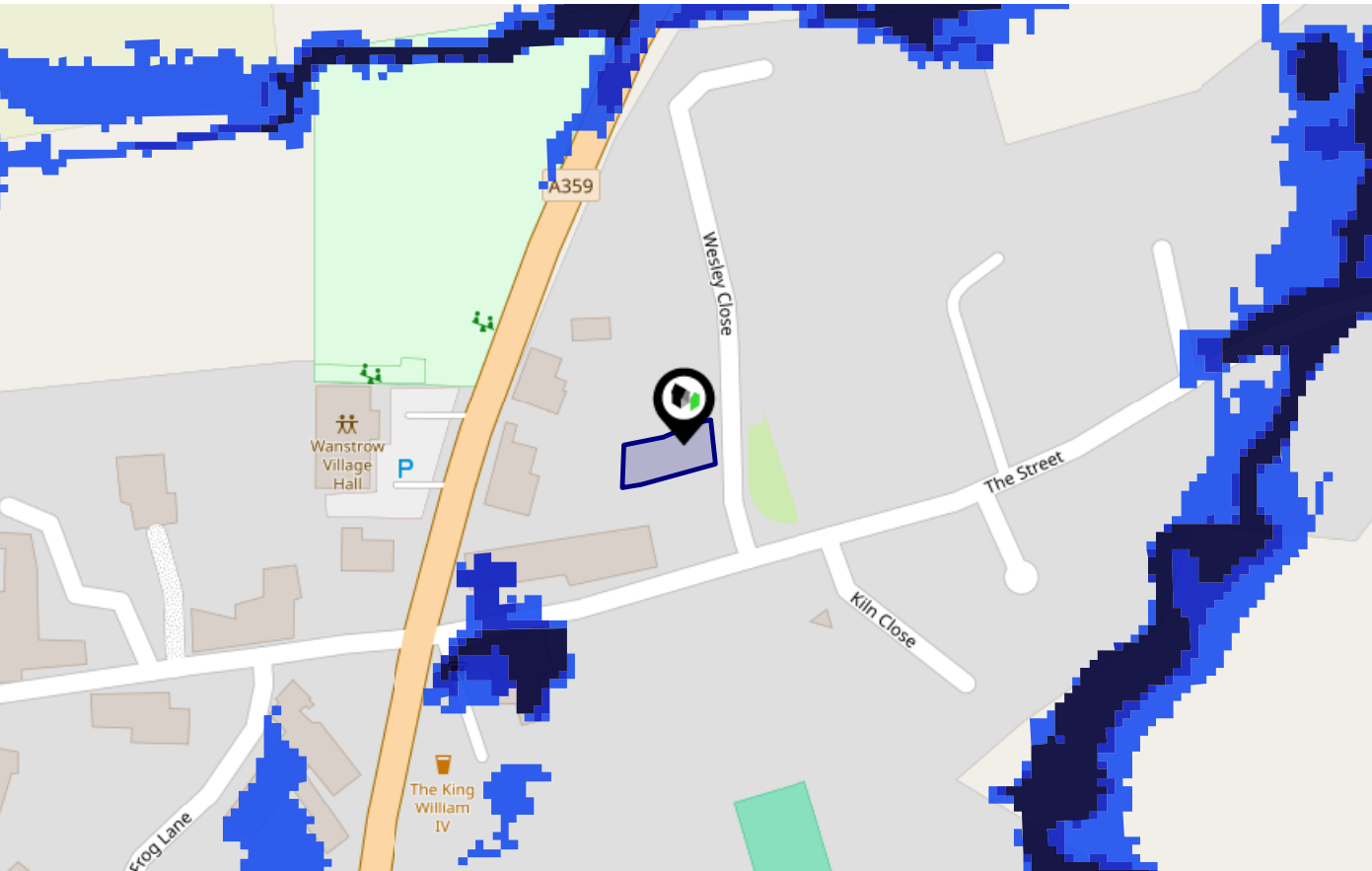


Flood Risk

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.

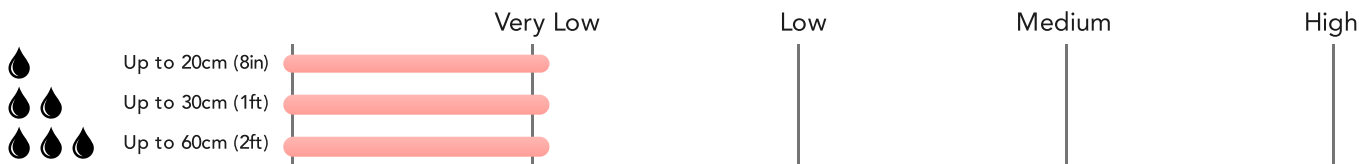


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



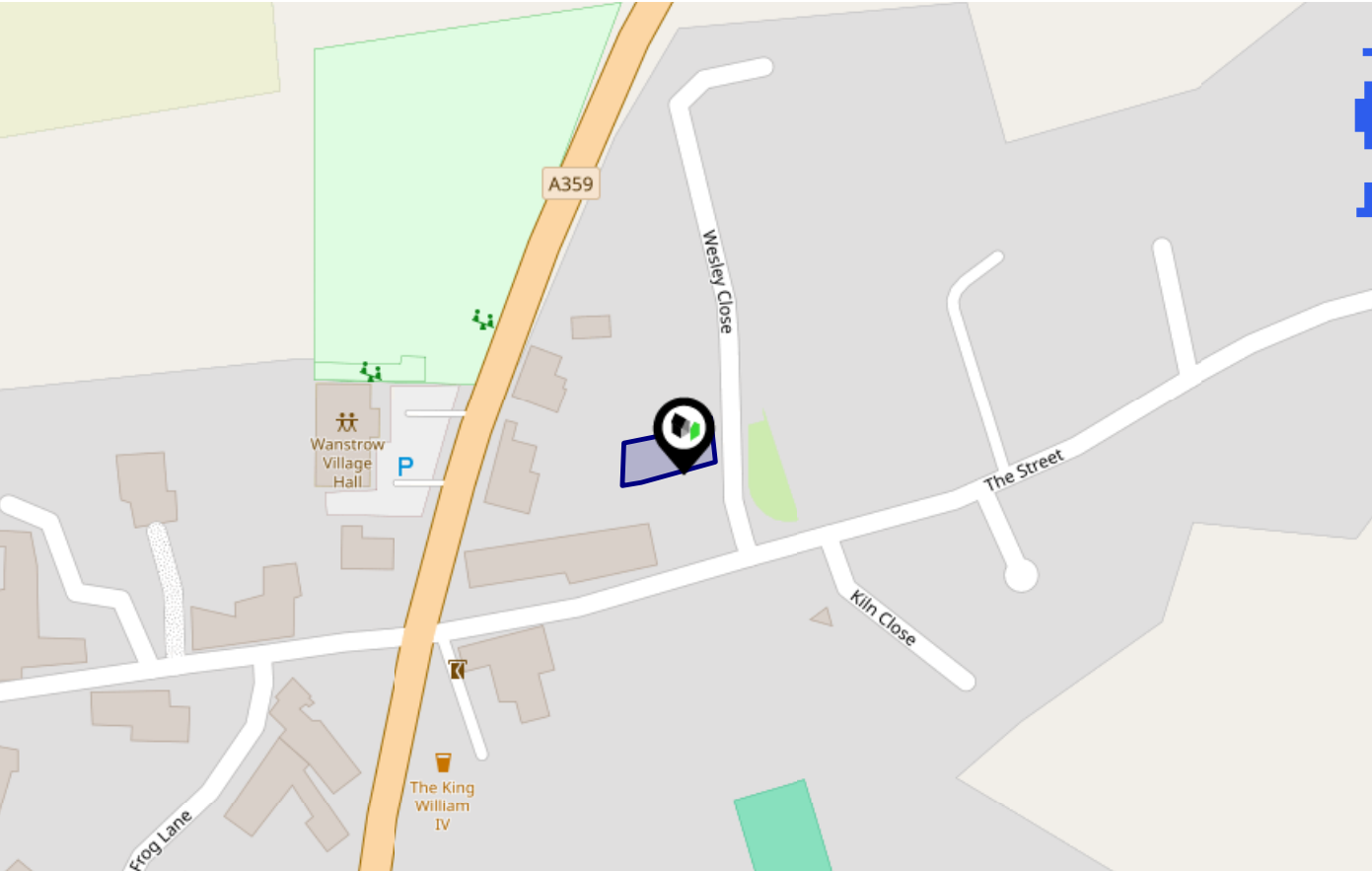
MIR - Material Info

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.

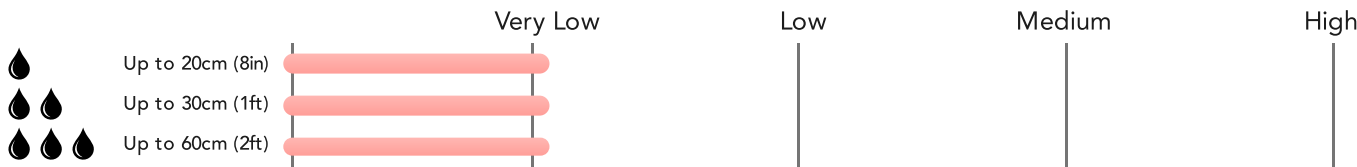


Risk Rating: Very low

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:

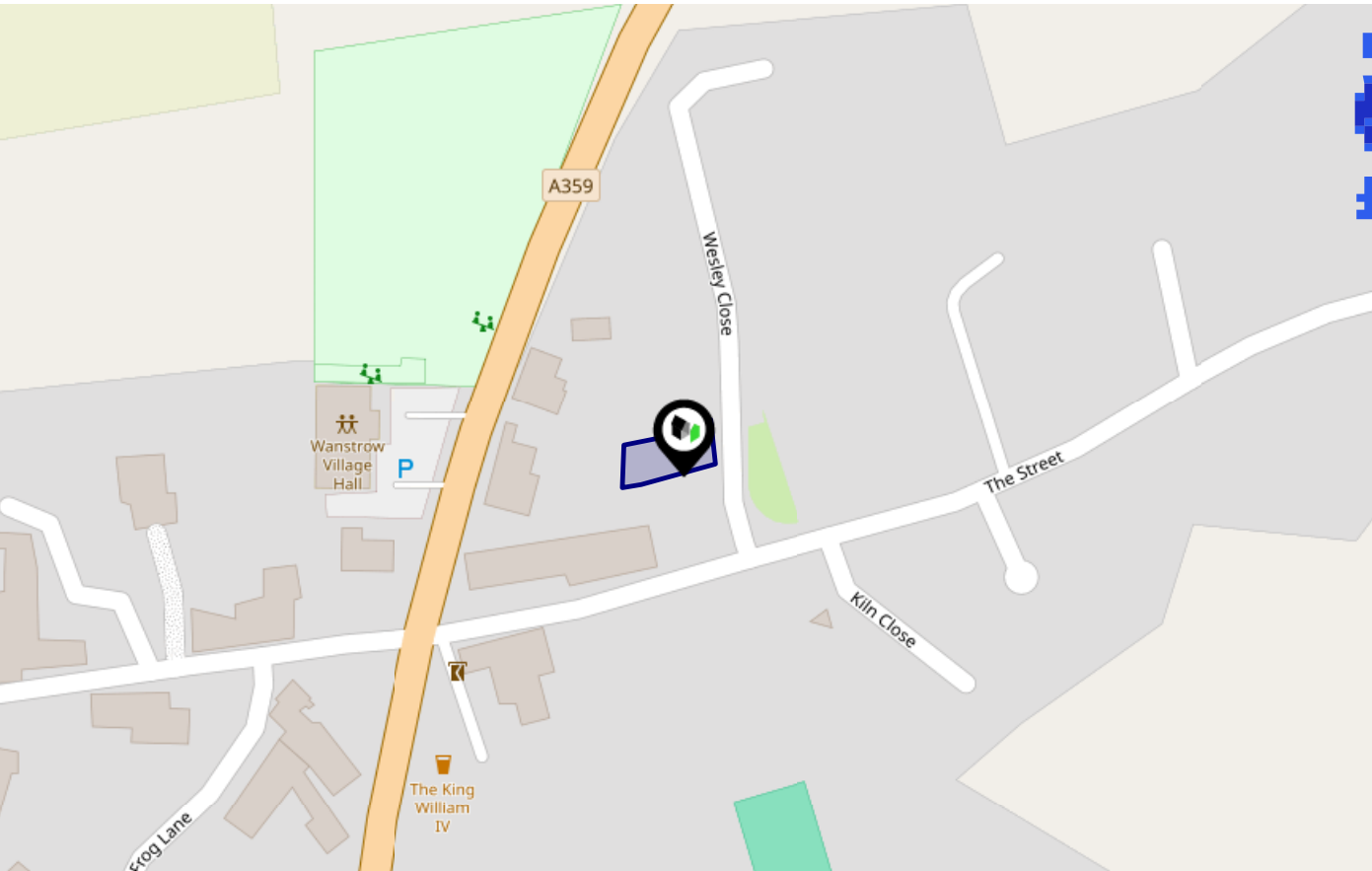


Flood Risk

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.

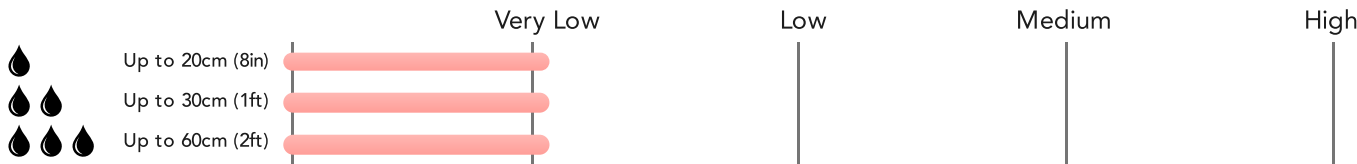


Risk Rating: Very low

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:



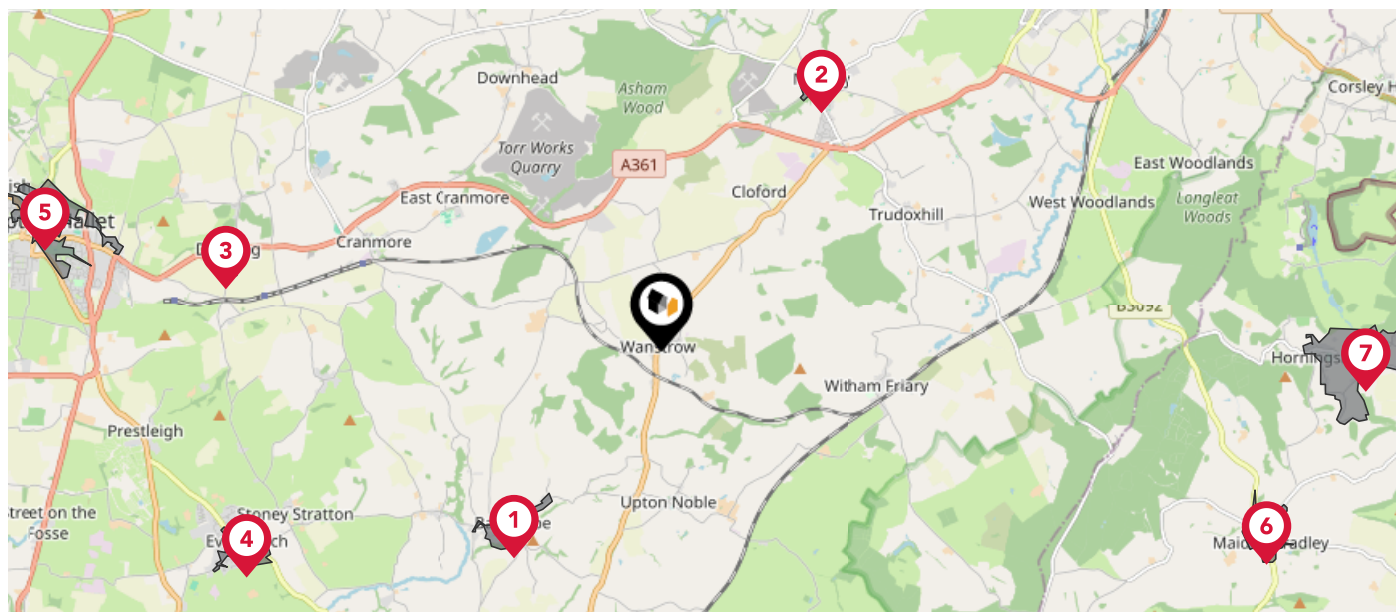
MIR - Material Info

Maps

Conservation Areas

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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



Batcombe



Nunney



Doultong



Evercreech



Shepton Mallet



Maiden Bradley



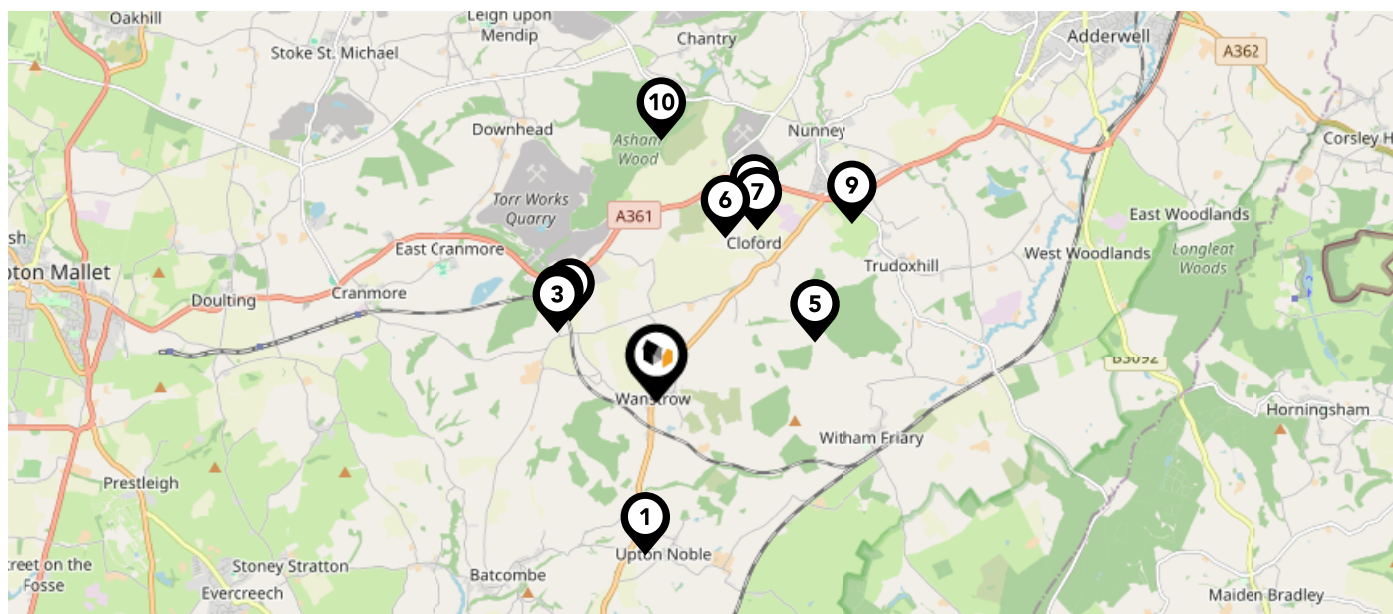
Horningsham

Maps

Landfill Sites

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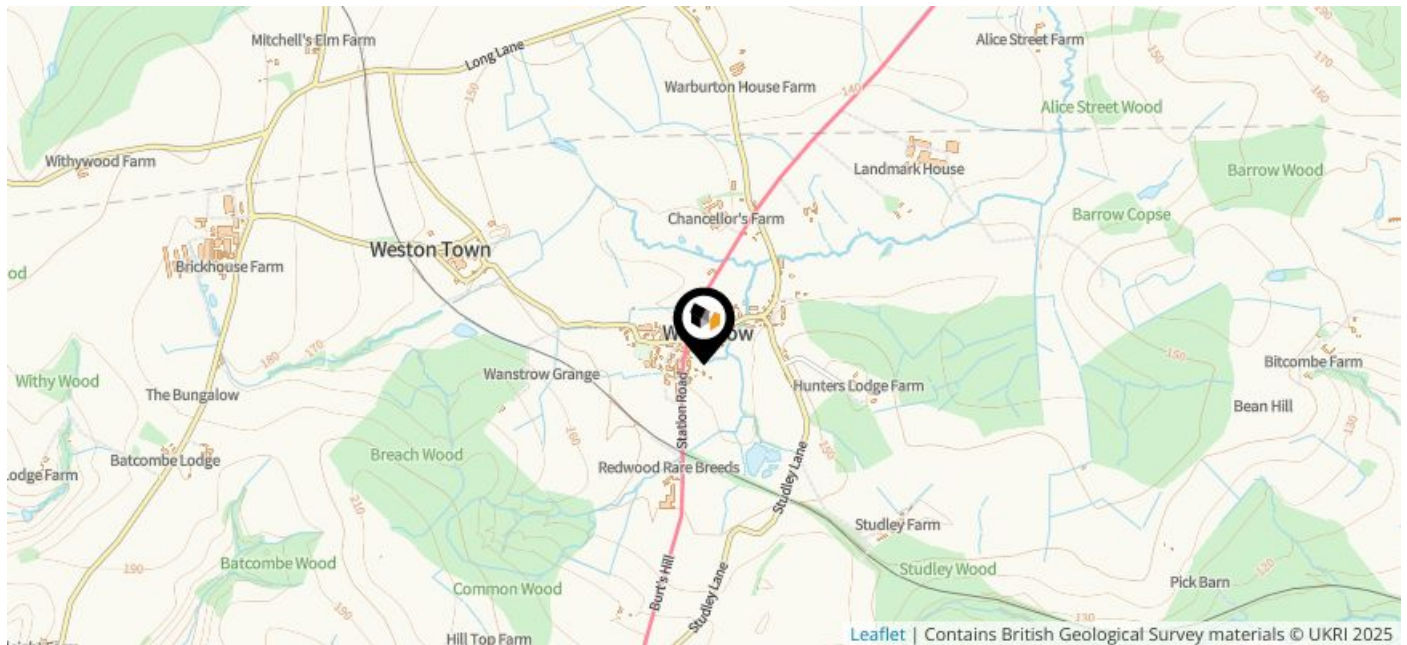
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Bulls Lane-Upton Noble	Historic Landfill	
2	Trinidad Asphalt Works Area A-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
3	Trinidad Asphalt Works Area B-Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
4	Permanite Asphalt Works-Trinidad Works, Wanstrow, Shepton Mallet, Somerset	Historic Landfill	
5	Postlebury Wood-Cloford Common, Wanstrow, Somerset	Historic Landfill	
6	Cloford Manor-Cloford, Frome, Somerset	Historic Landfill	
7	Adjacent A361-Nunney	Historic Landfill	
8	EA/EPR/SP3699FR/A001 - Colemans Quarry	Active Landfill	
9	Adjacent A361-Trudoxhill, Midford Hill, Midford, Bath, Avon	Historic Landfill	
10	Asham Wood-Frome	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.

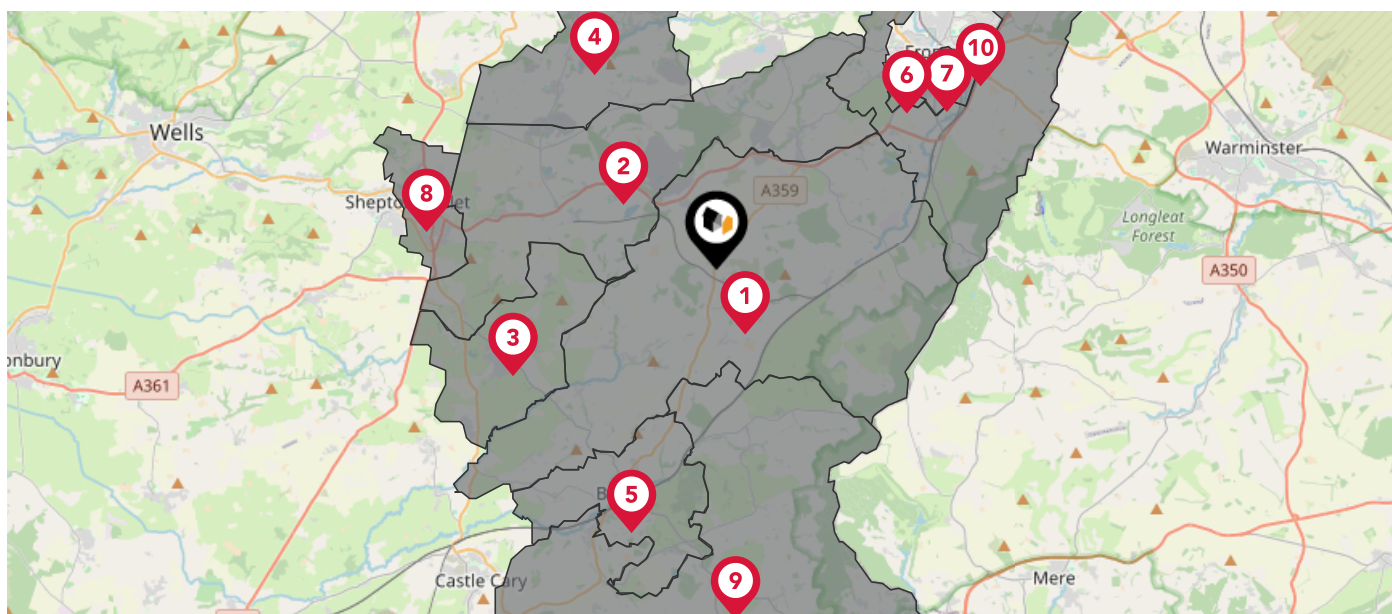
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Postlebury Ward



Cranmore, Doultong and Nunney Ward



Creech Ward



Coleford and Holcombe Ward



Bruton Ward



Frome Park Ward



Frome Keyford Ward



Shepton East Ward



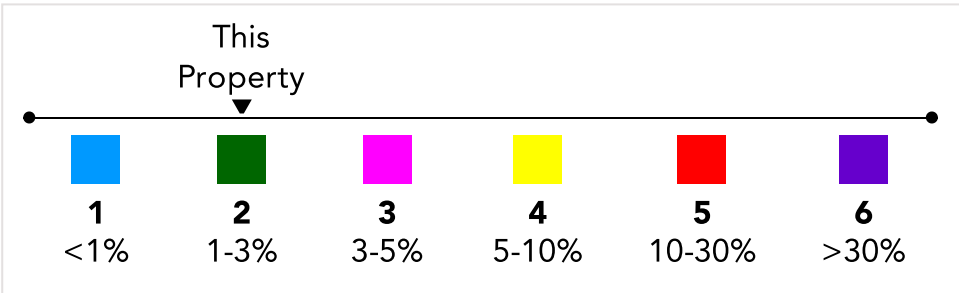
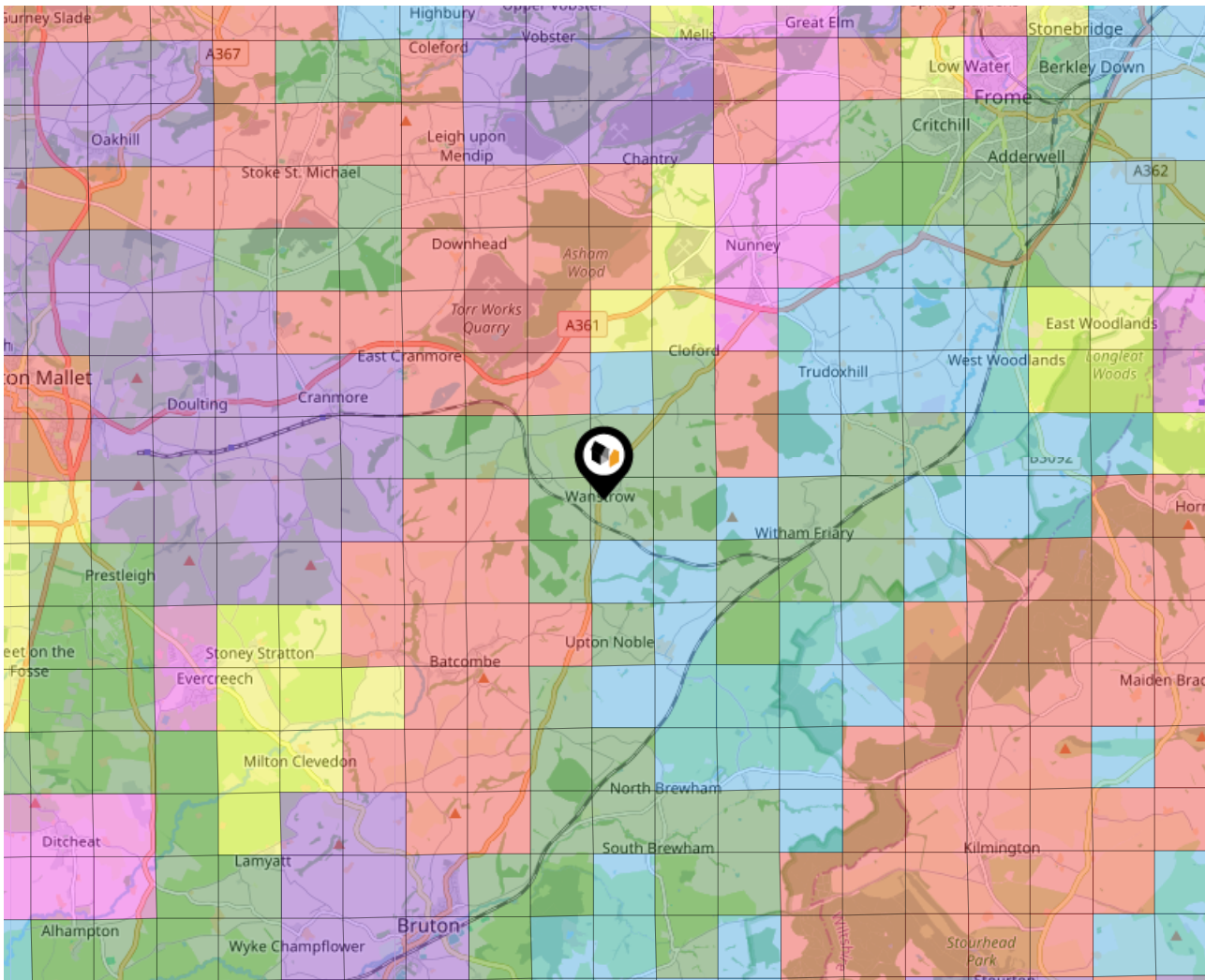
Tower Ward



Beckington and Selwood Ward

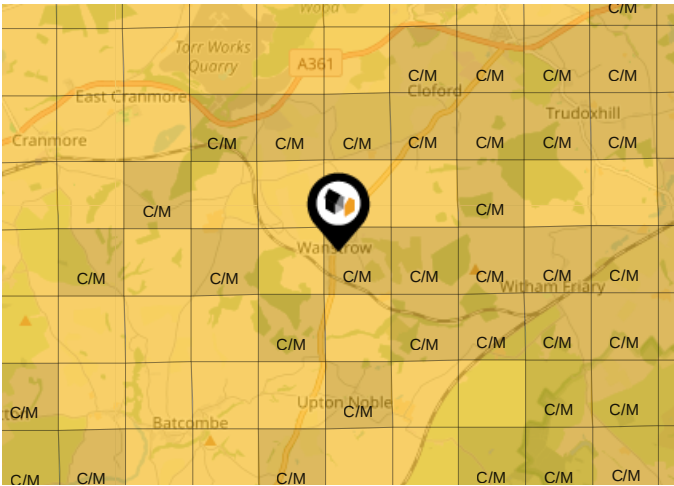
What is Radon?

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:	HIGH	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	HEAVY TO MEDIUM		



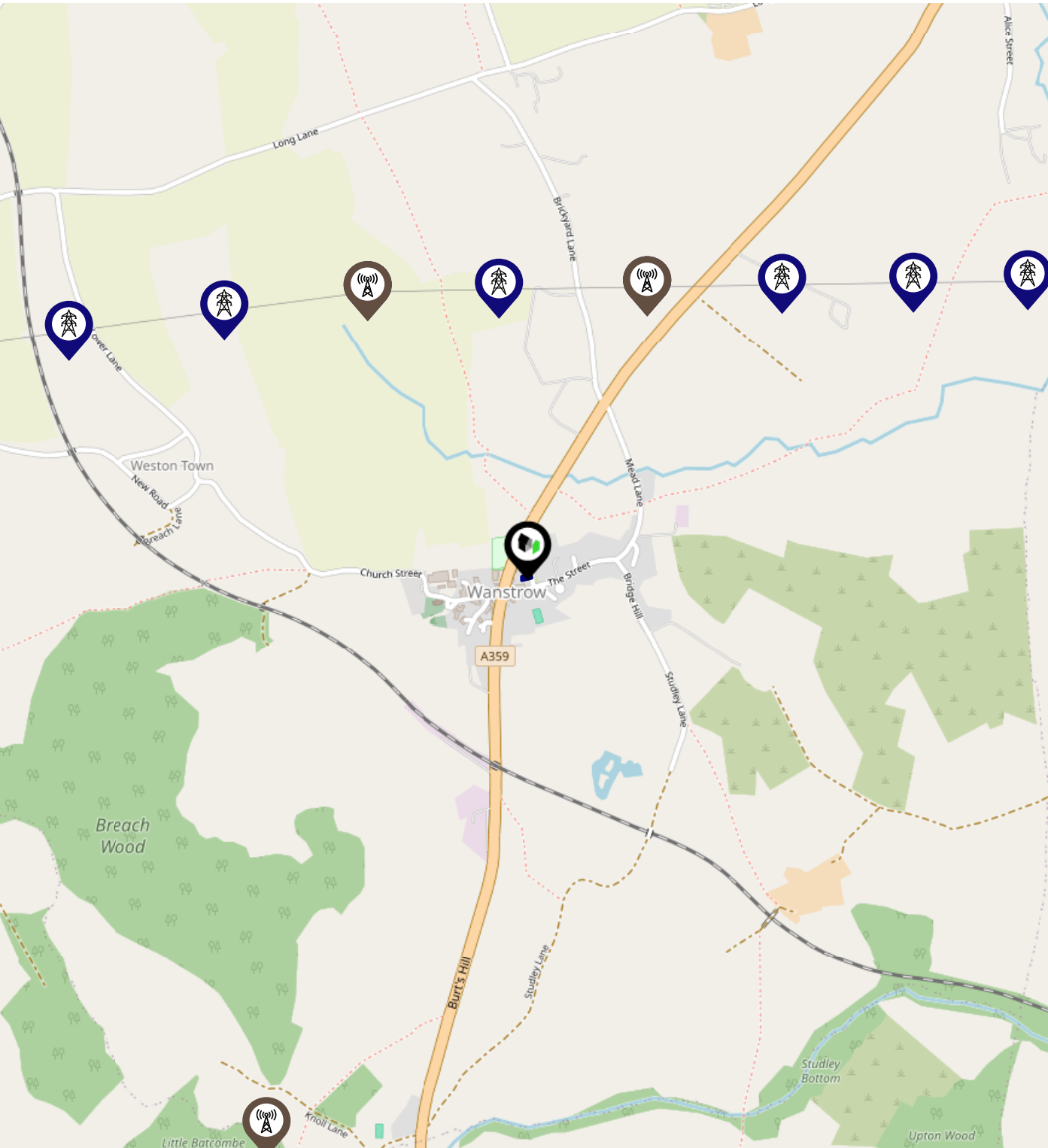
Primary Classifications (Most Common Clay Types)

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:

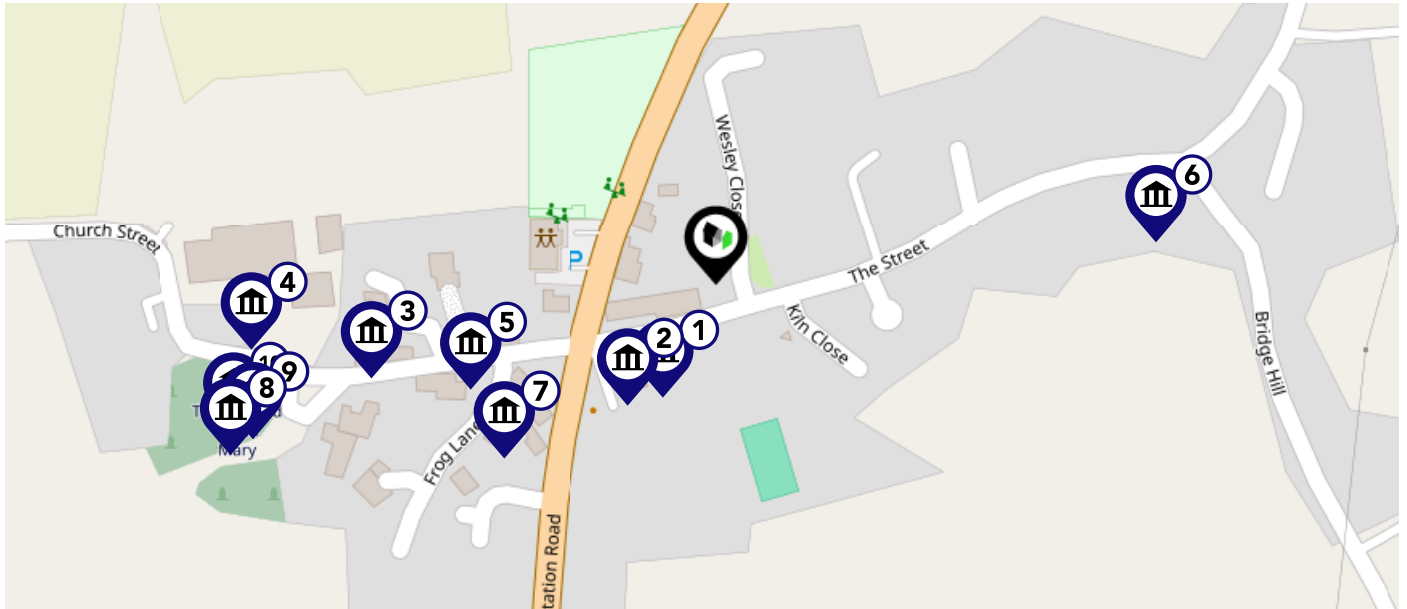
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

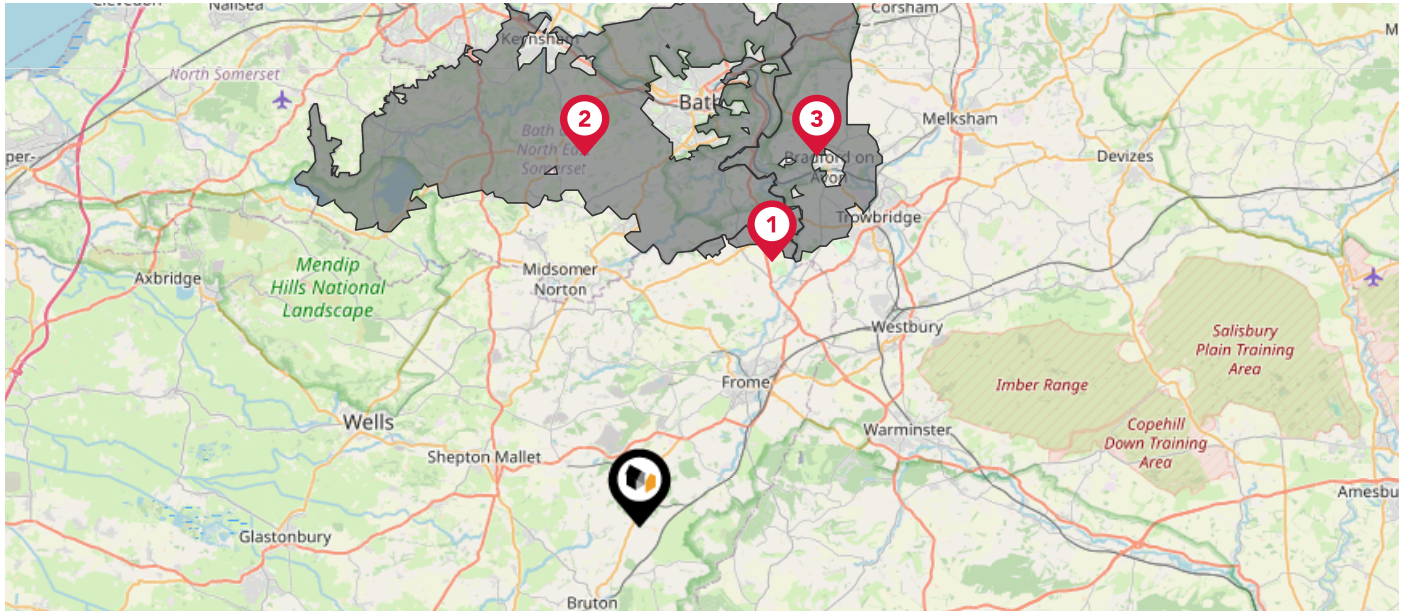
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058252 - Fernwell	Grade II	0.0 miles
 1345302 - White Cottage	Grade II	0.0 miles
 1058285 - Manor Farmhouse Manor House	Grade II	0.1 miles
 1058286 - Stable, 75 Metres South Of Front Of Manor House And Manor Farmhouse	Grade II	0.1 miles
 1295501 - 1 And 2, Church Street	Grade II	0.1 miles
 1295488 - Pear Tree Cottage	Grade II	0.1 miles
 1058248 - Manor House Cottage	Grade II	0.1 miles
 1058284 - Unidentified Chest Tomb 2 Metres South Of South Chapel Of Church Of St Mary	Grade II	0.1 miles
 1058283 - White Chest Tomb One Metre South Of Tower Of Church Of St Mary	Grade II	0.1 miles
 1174955 - Church Of St Mary	Grade II	0.1 miles

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



Nearby Green Belt Land



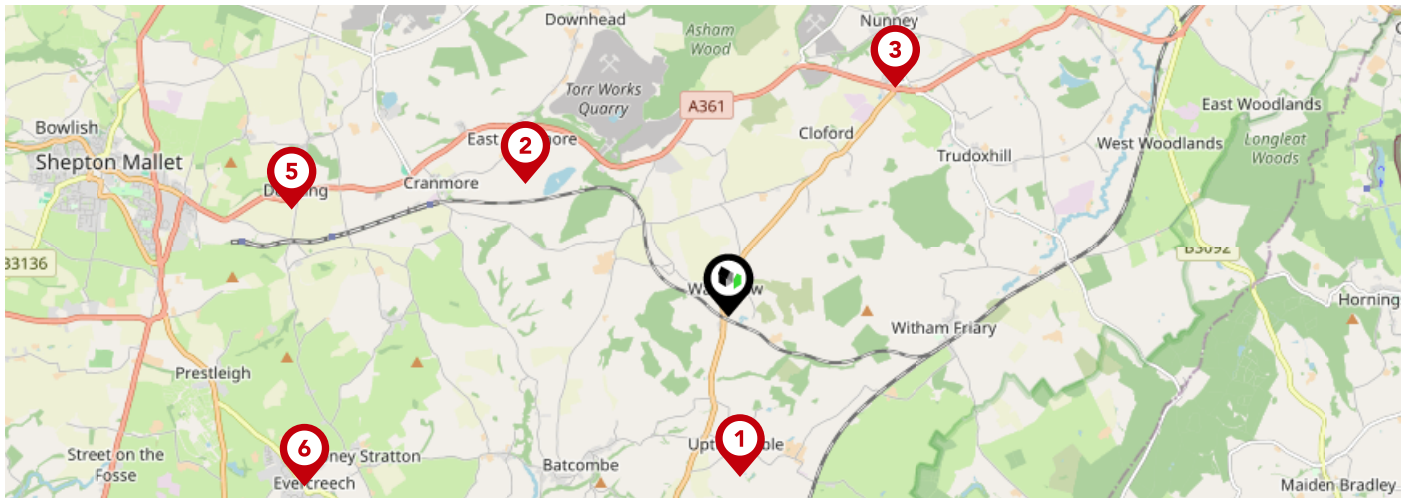
Bath and Bristol Green Belt - Mendip



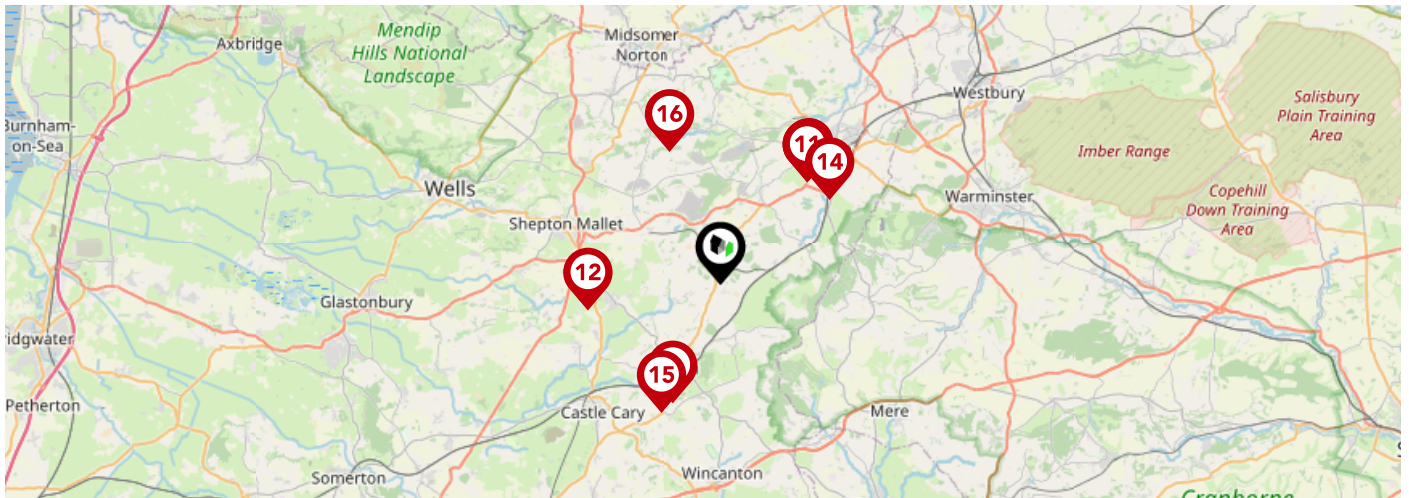
Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
1	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:1.49	☐	☒	☐	☐	☐
2	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:2.26	☐	☐	☒	☐	☐
3	Nunney First School Ofsted Rating: Good Pupils: 72 Distance:2.63	☐	☒	☐	☐	☐
4	Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:3.66	☐	☒	☐	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:4.18	☐	☒	☐	☐	☐
6	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:4.25	☐	☒	☐	☐	☐
7	Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:4.33	☐	☒	☐	☐	☐
8	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:4.6	☐	☒	☐	☐	☐

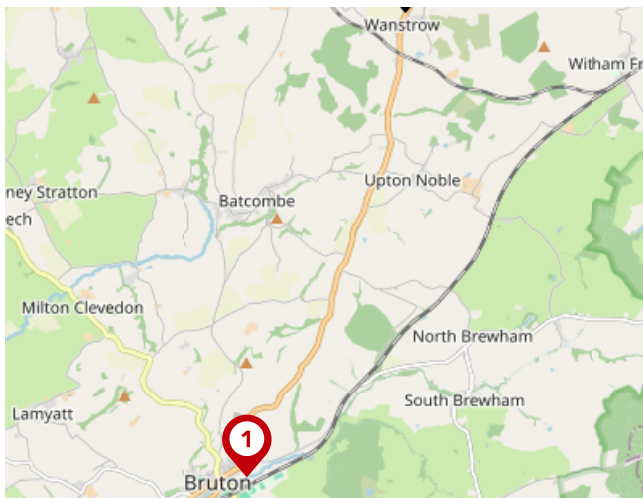


		Nursery	Primary	Secondary	College	Private
9	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:4.73	☐	☐	☒	☐	☐
10	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:4.99	☐	☒	☐	☐	☐
11	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:4.99	☐	☐	☒	☐	☐
12	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.99	☐	☐	☒	☐	☐
13	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:5.1	☐	☐	☒	☐	☐
14	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:5.15	☐	☒	☐	☐	☐
15	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:5.23	☐	☐	☒	☐	☐
16	Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:5.28	☐	☒	☐	☐	☐

Area

Transport (National)

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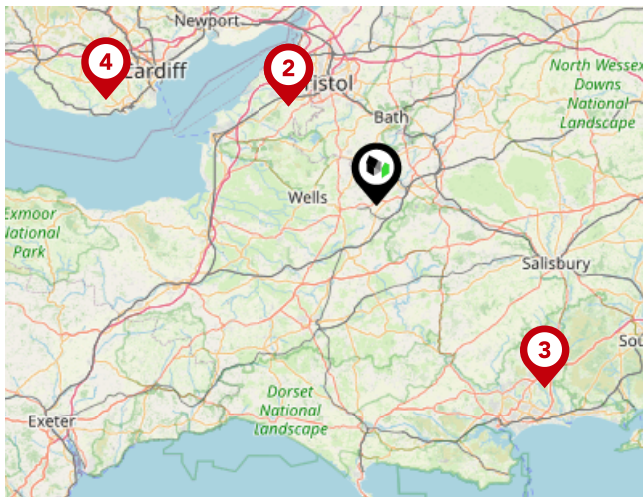
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	4.56 miles
2	Frome Rail Station	5.79 miles
3	Castle Cary Rail Station	7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.65 miles
2	M5 J12	43.53 miles
3	M4 J16	35.26 miles
4	M4 J15	38.45 miles
5	M27 J1	39.89 miles



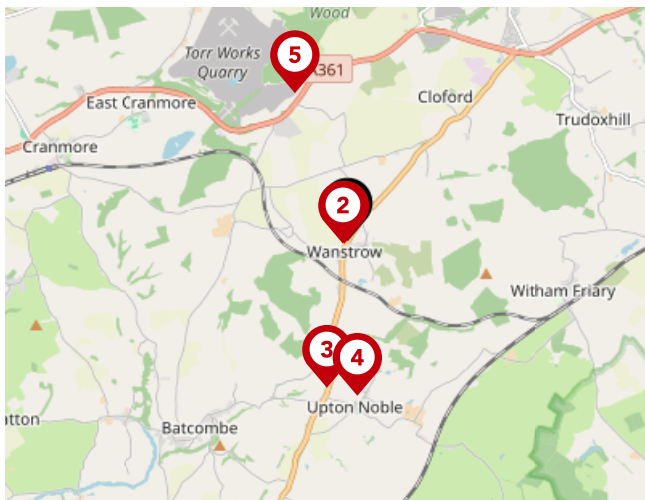
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.55 miles
2	Felton	19.55 miles
3	Bournemouth International Airport	37.29 miles
4	Cardiff Airport	42.95 miles

Area

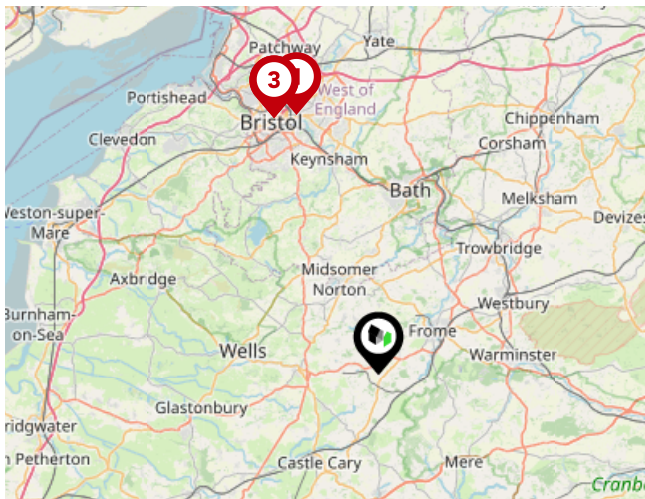
Transport (Local)

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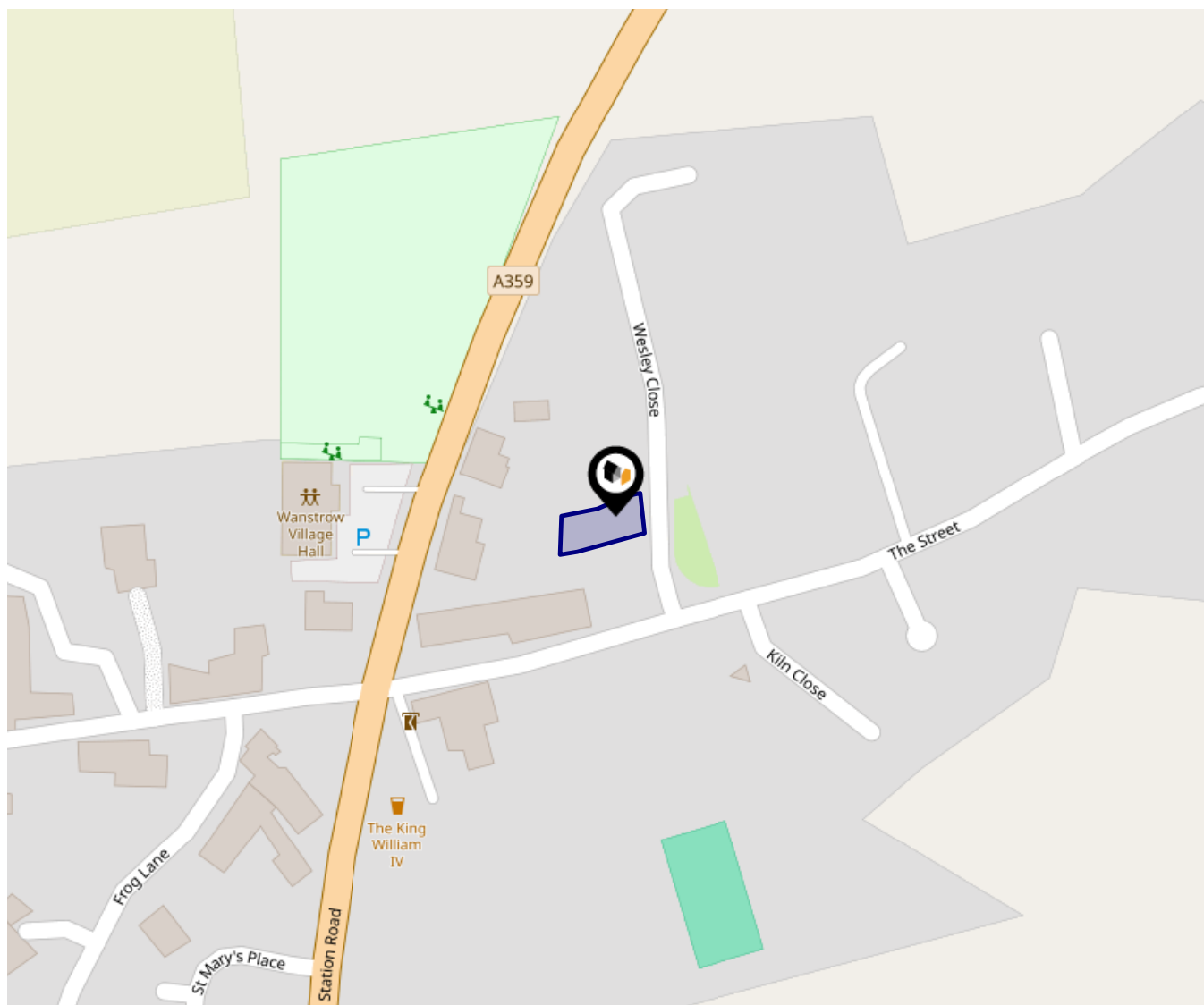
Bus Stops/Stations

Pin	Name	Distance
1	Wanstrow Pub	0.04 miles
2	Wanstrow Pub	0.05 miles
3	Upton Noble Crossroads	1.37 miles
4	Lamb Inn	1.44 miles
5	Chapel Farm	1.46 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	20.18 miles
2	Bathurst Basin Ferry Landing	20.5 miles
3	The Ostrich	20.51 miles



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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