



MIR: Material Info

The Material Information Affecting this Property

Tuesday 04th November 2025



KILN DRIVE, EVERCREECH, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

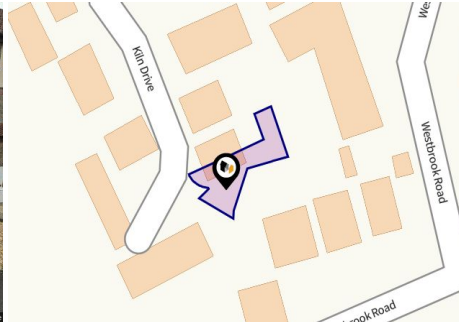
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.06 acres
Year Built :	1996-2002
Council Tax :	Band B
Annual Estimate:	£1,897
Title Number:	ST123687

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

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

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **14 Kiln Drive Evercreech Shepton Mallet BA4 6DT**

Reference - 2018/0774/HSE	
Decision:	Decided
Date:	03rd April 2018
Description:	Single storey side extension.

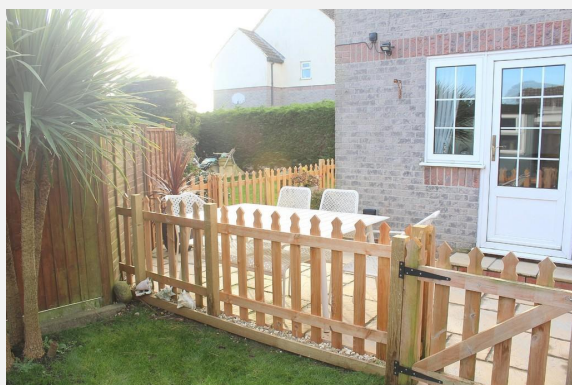
Planning records for: **7 Kiln Drive, Evercreech, Shepton Mallet, Somerset BA4 6DT**

Reference - 2013/1099	
Decision:	Refusal
Date:	03rd June 2013
Description:	Proposed new driveway

Reference - 2016/1964/HSE	
Decision:	Approval with Conditions
Date:	29th July 2016
Description:	Conservatory extension from the rear elevation

Planning records for: **9 Kiln Drive Evercreech Shepton Mallet Somerset BA4 6DT**

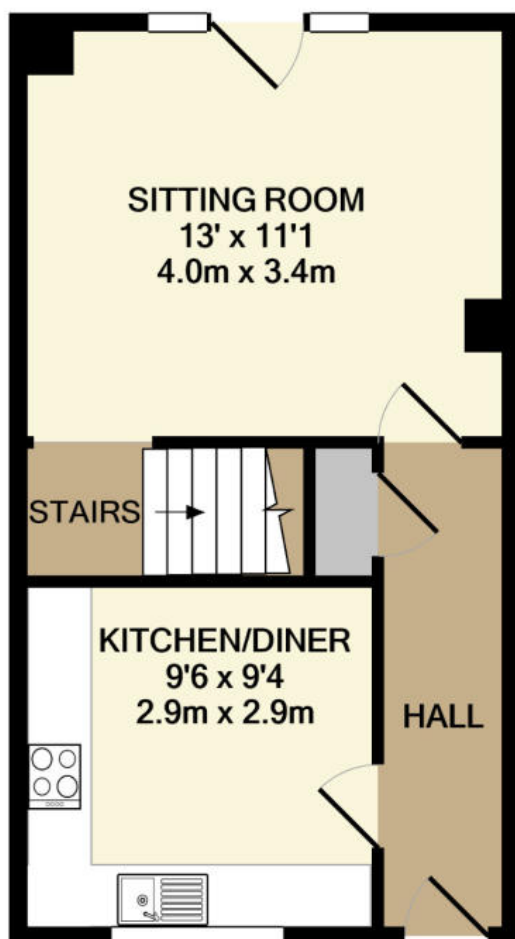
Reference - 117328/000	
Decision:	Approval with Conditions
Date:	08th April 2004
Description:	Erection of conservatory (CAT A)



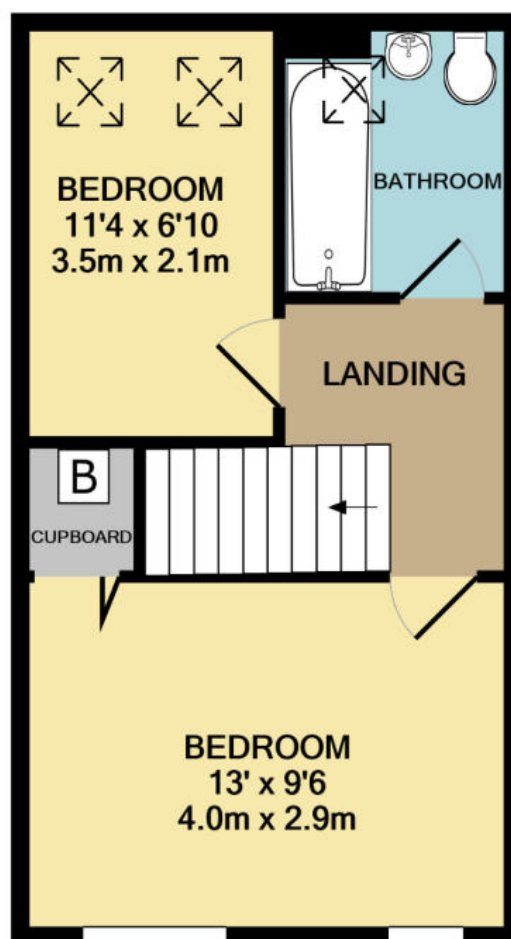




KILN DRIVE, EVERCREECH, SHEPTON MALLET, BA4



GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

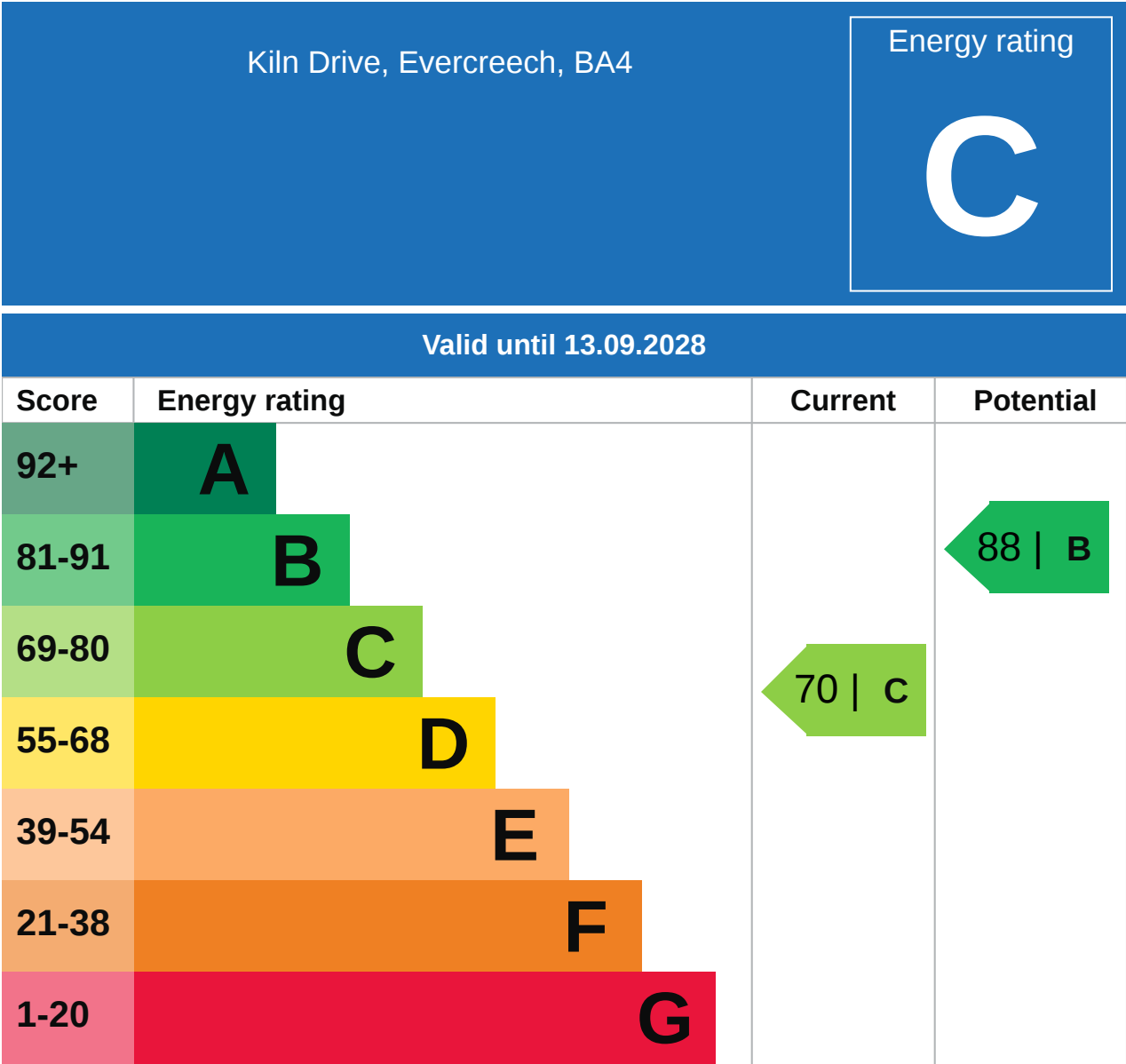
KILN DRIVE, EVERCREECH
TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 63% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	59 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

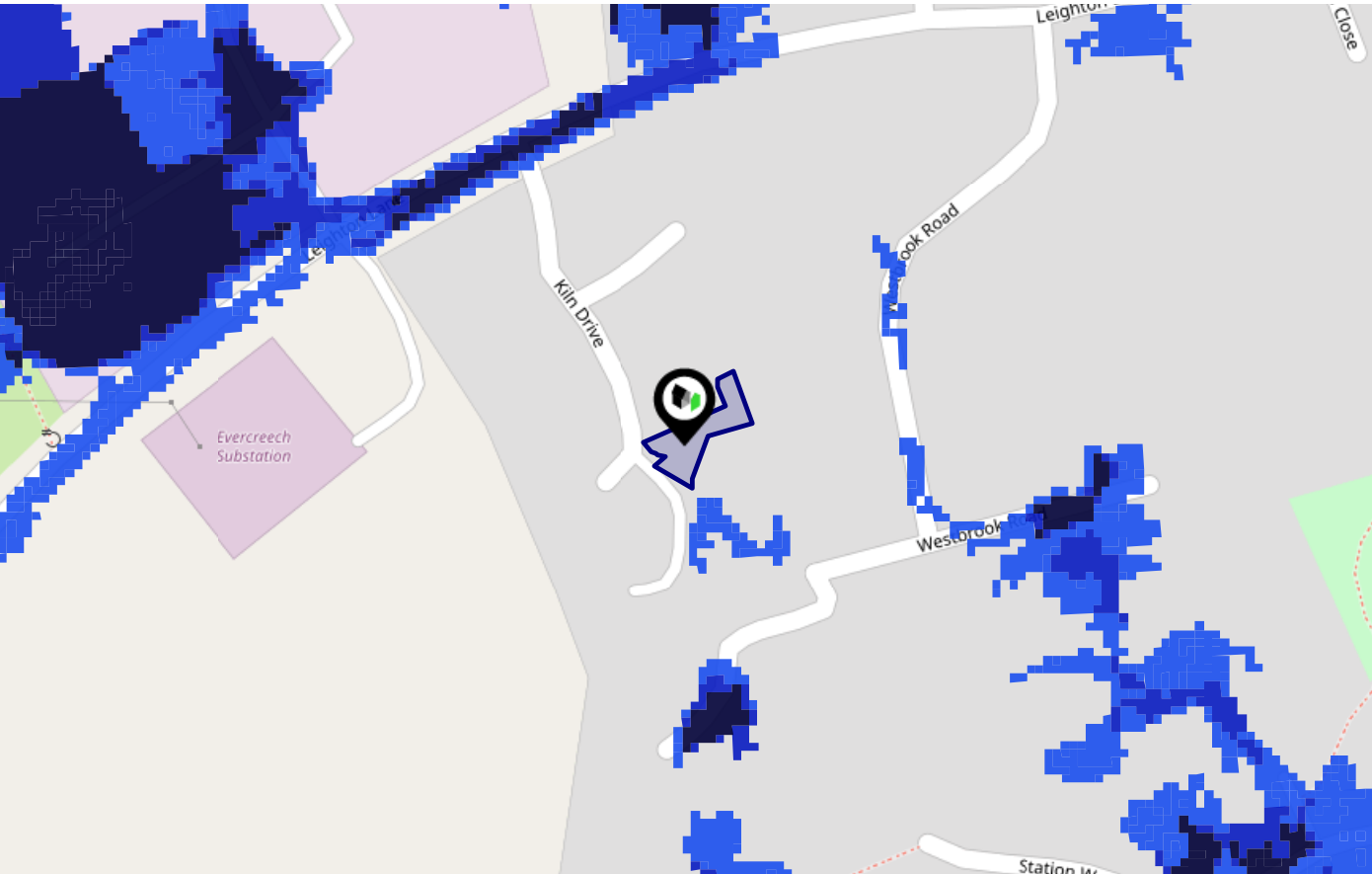
Heating System

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

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

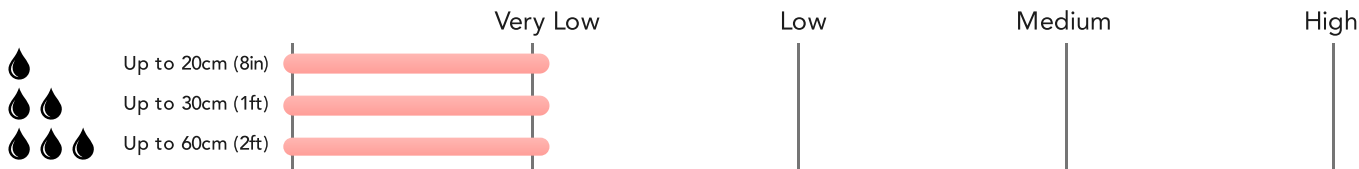


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

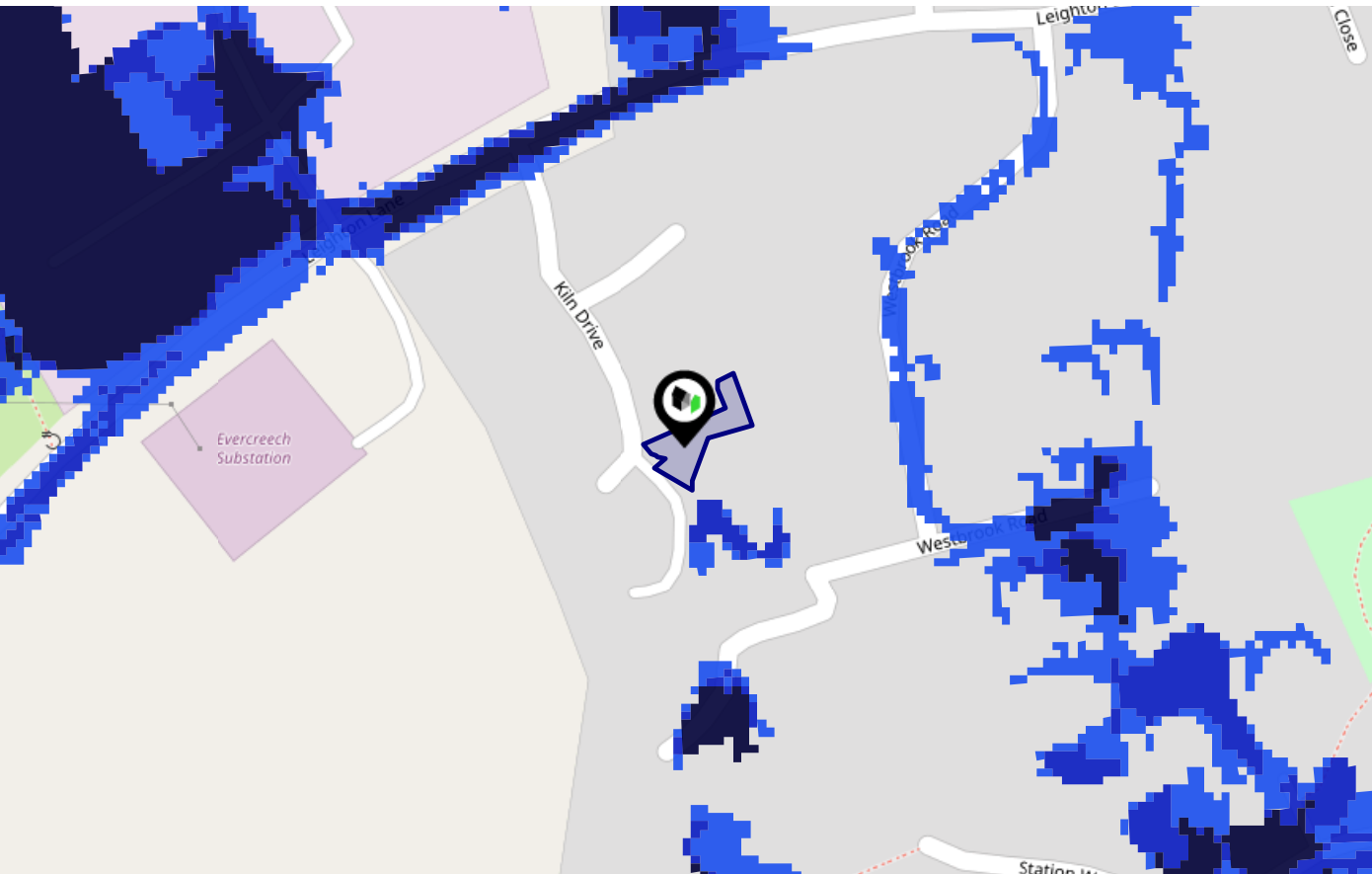
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

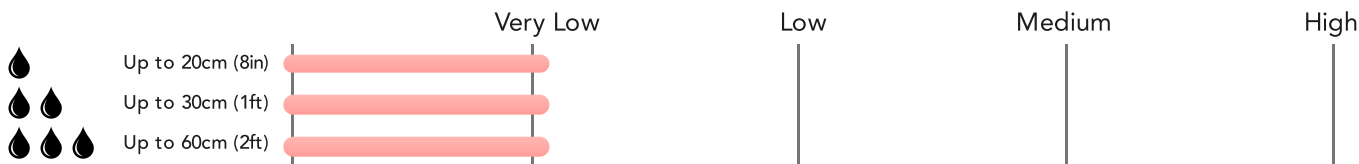


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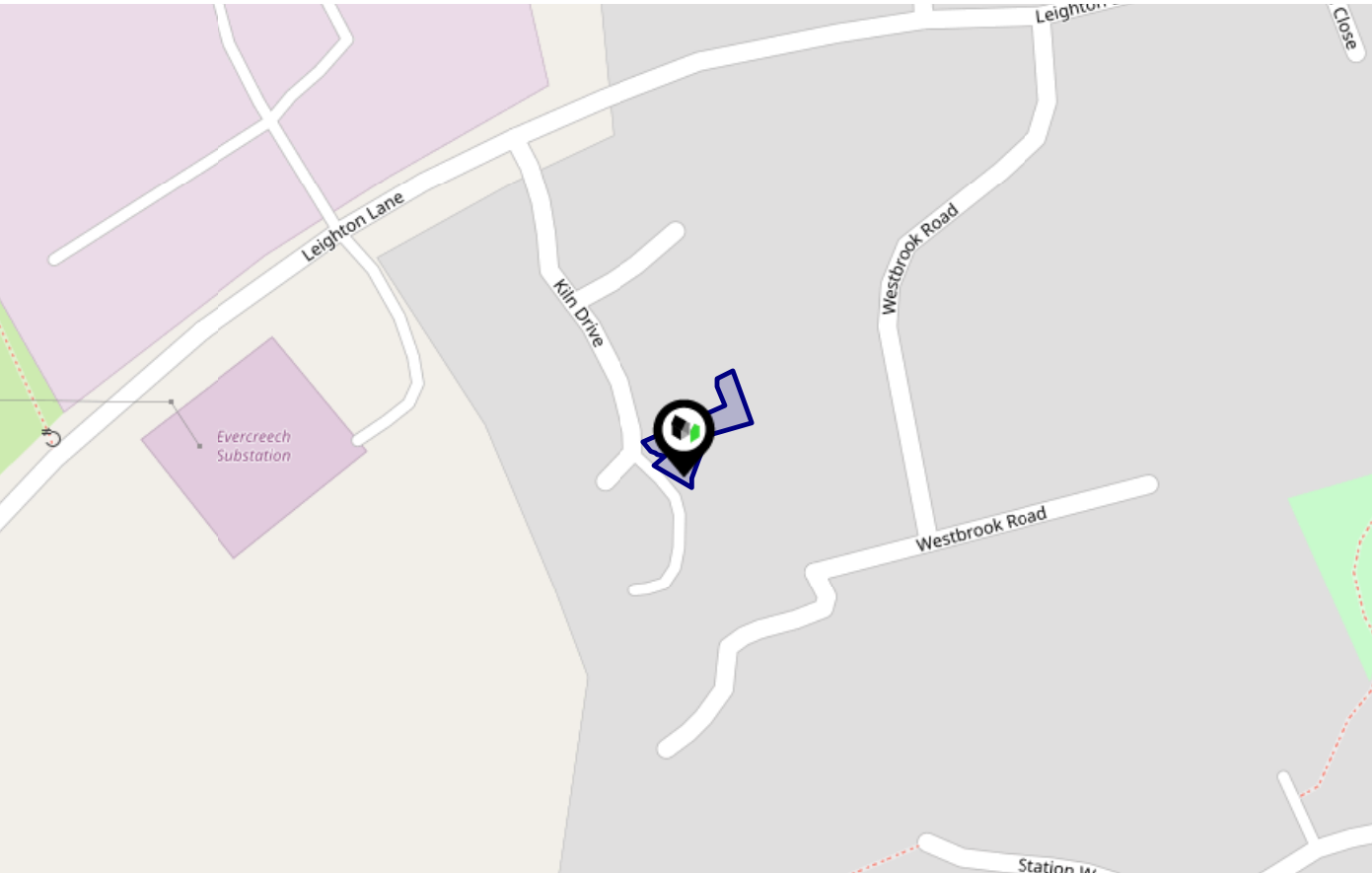
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

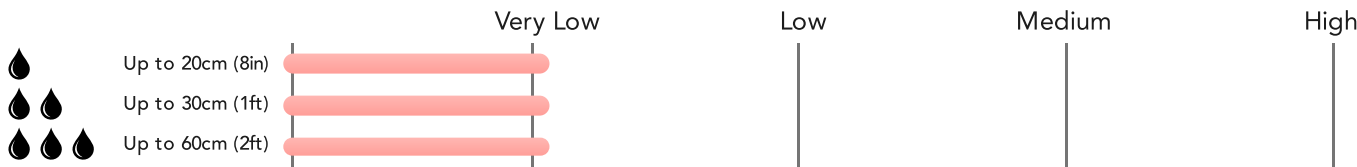


Risk Rating: Very low

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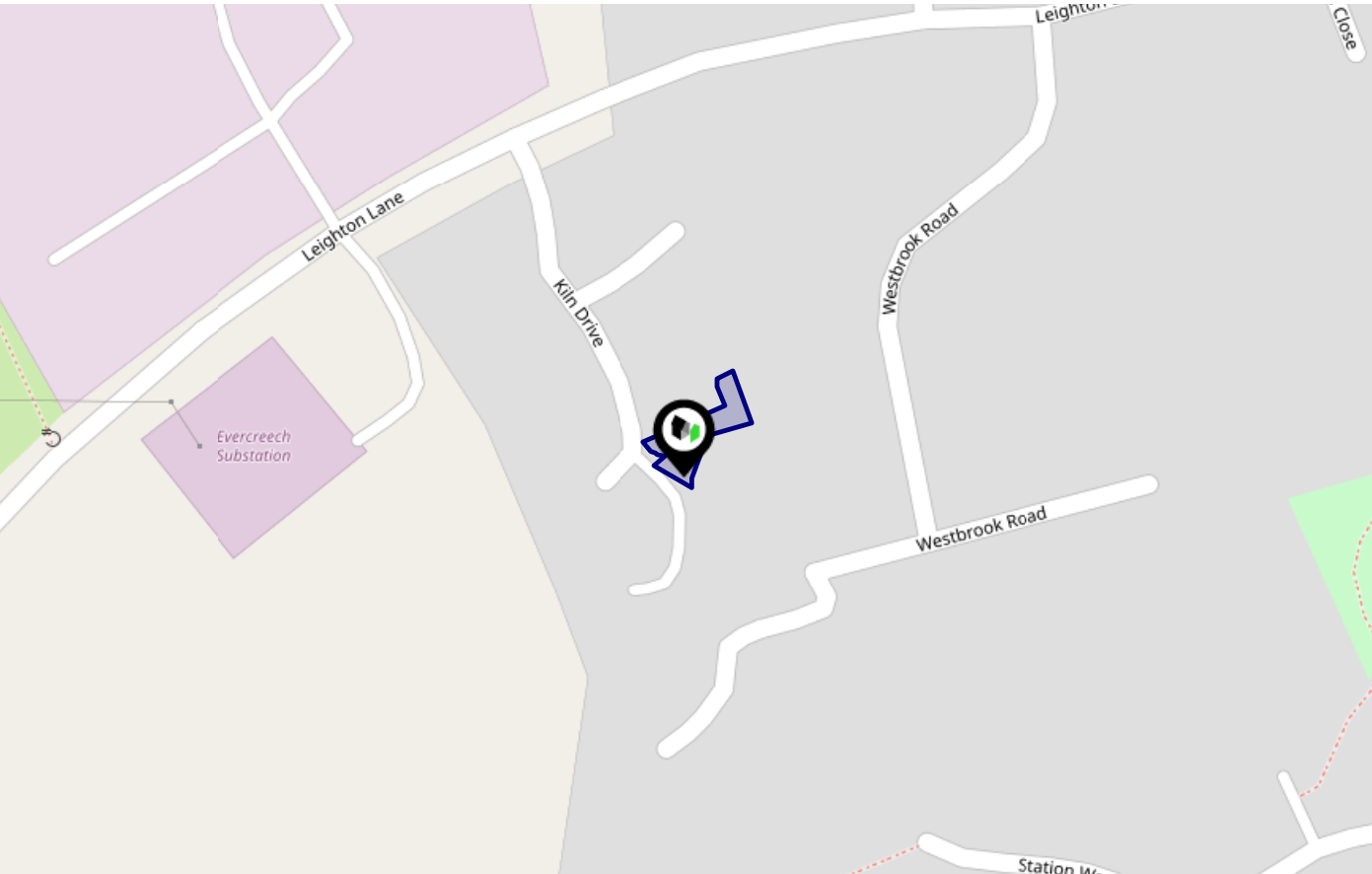
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

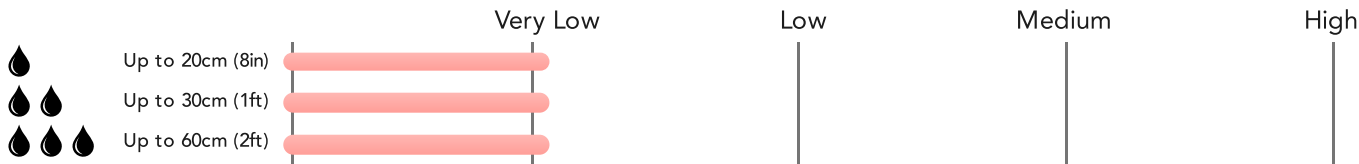


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

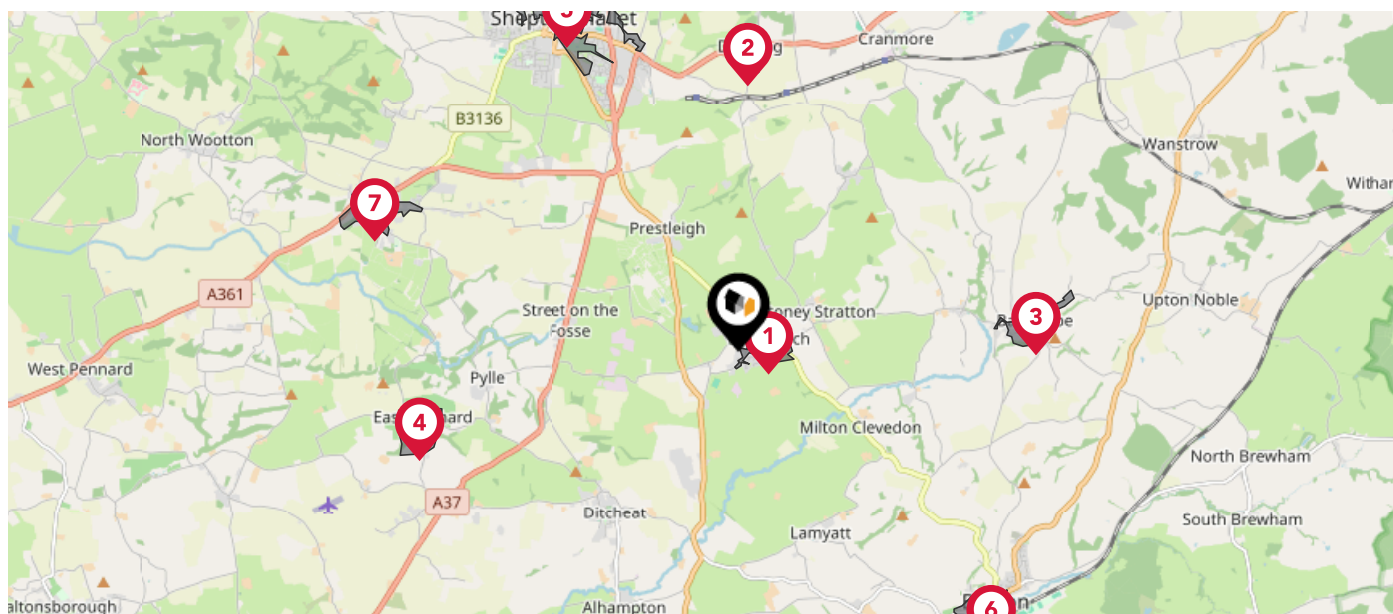


Maps

Conservation Areas

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



Nearby Conservation Areas



Evercreech



Doulting



Batcombe



East Pennard



Shepton Mallet



Bruton



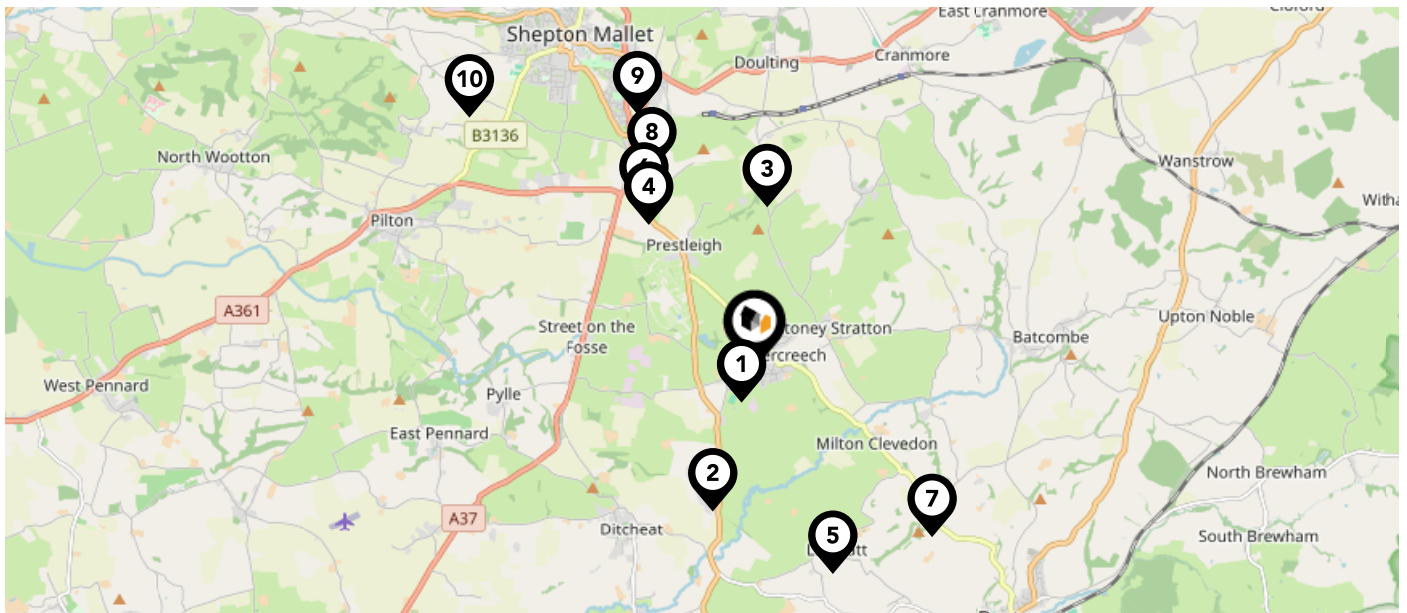
Pilton

Maps

Landfill Sites

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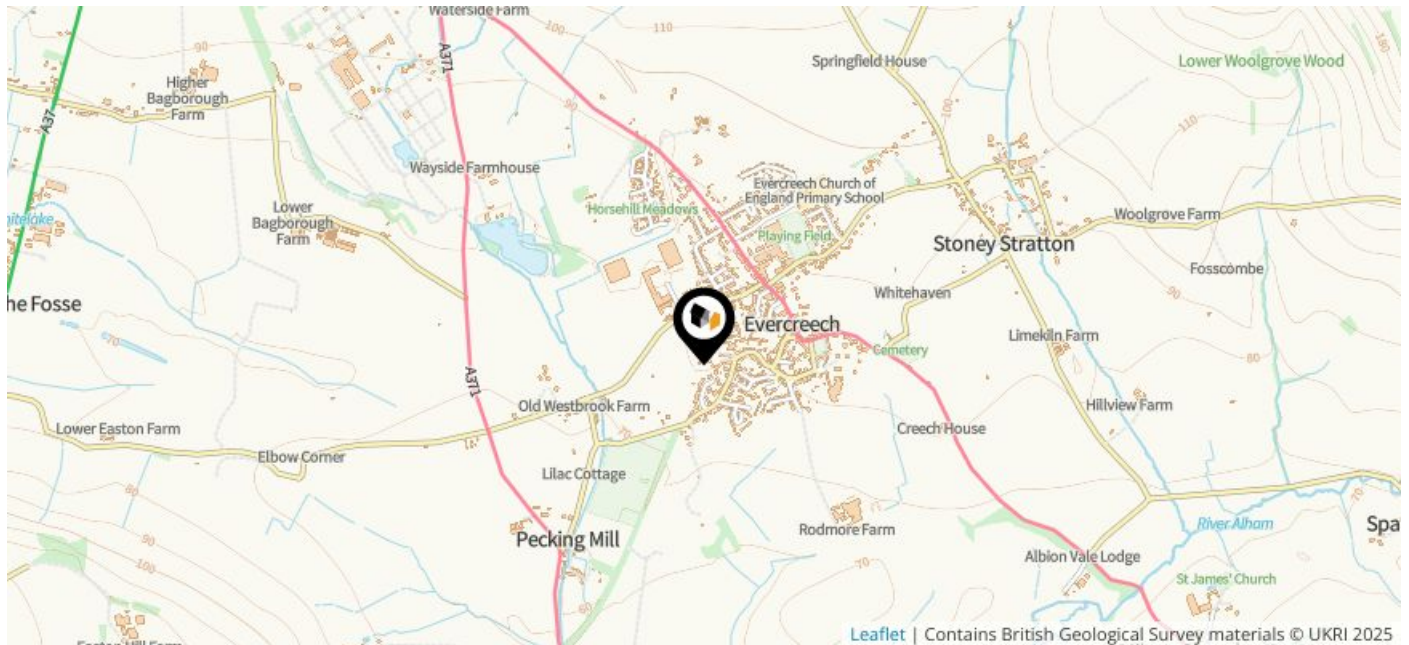
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill
2	No name provided by source	Active Landfill
3	Near Farncombe Farm-Doultong	Historic Landfill
4	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill
5	Lambrook House-Lamyatt	Historic Landfill
6	Whitstone Hill Farm, Cannards Grave Farm-Doultong, Shepton Mallet, Somerset	Historic Landfill
7	Creech Mill-Milton Clevedon	Historic Landfill
8	Brickyard Farm-Cann Grave	Historic Landfill
9	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
10	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, 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.

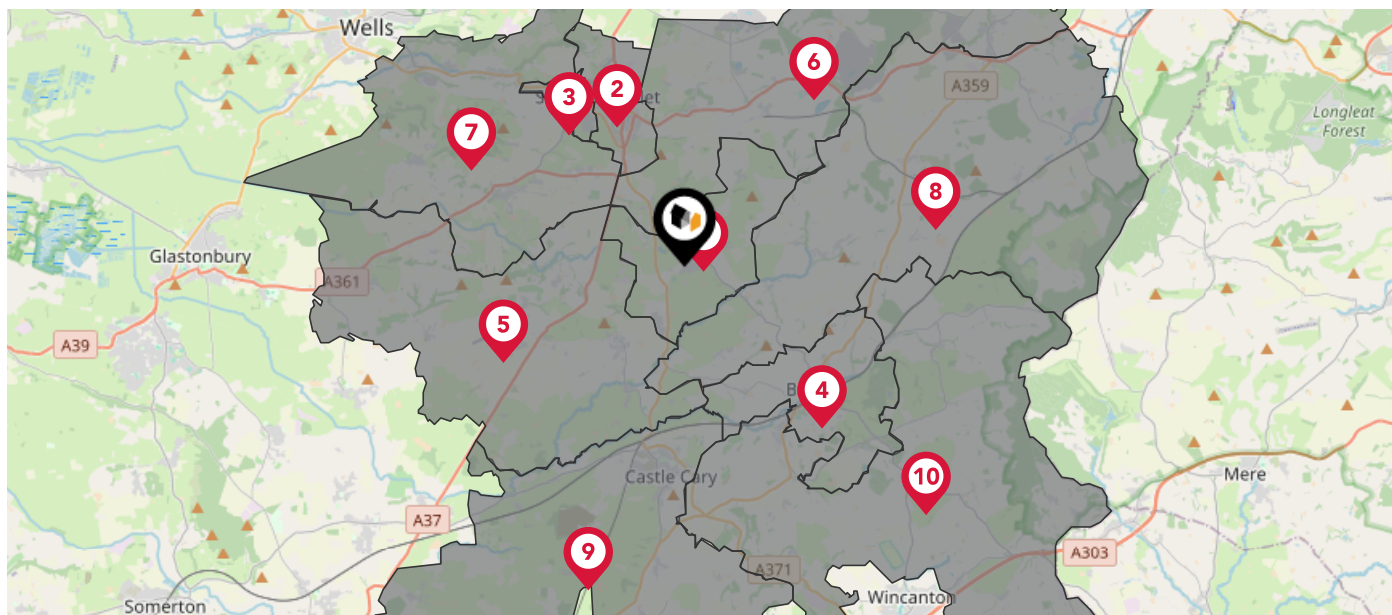
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Creech Ward



Shepton East Ward



Shepton West Ward



Bruton Ward



The Pennards and Ditcheat Ward



Cranmore, Doultong and Nunney Ward



Croscombe and Pilton Ward



Postlebury Ward



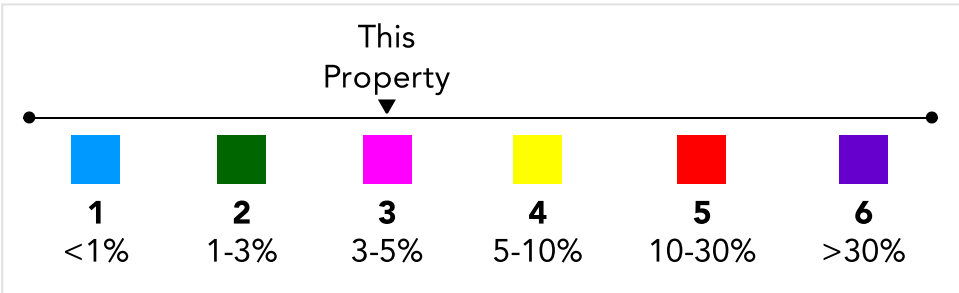
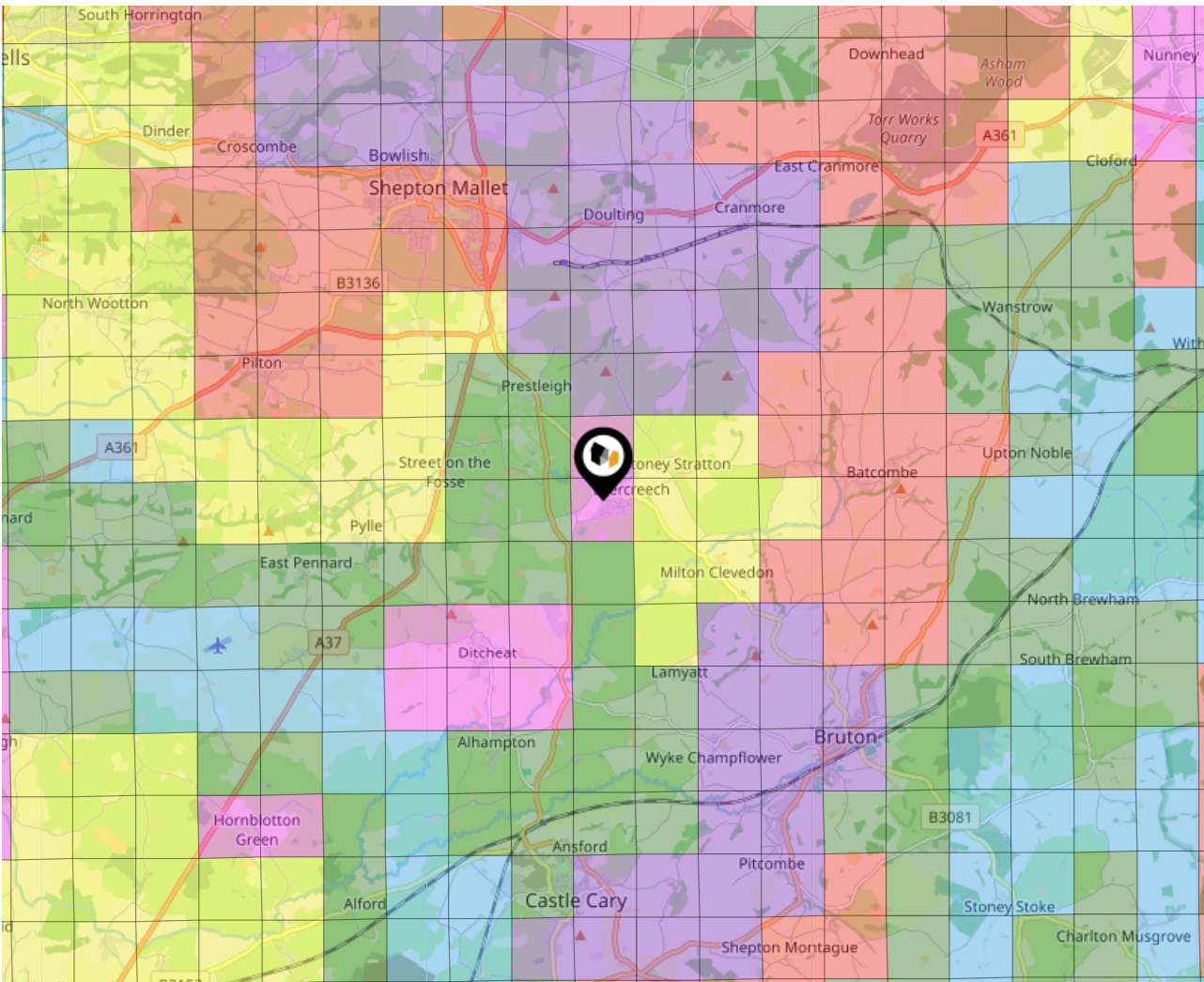
Cary Ward



Tower Ward

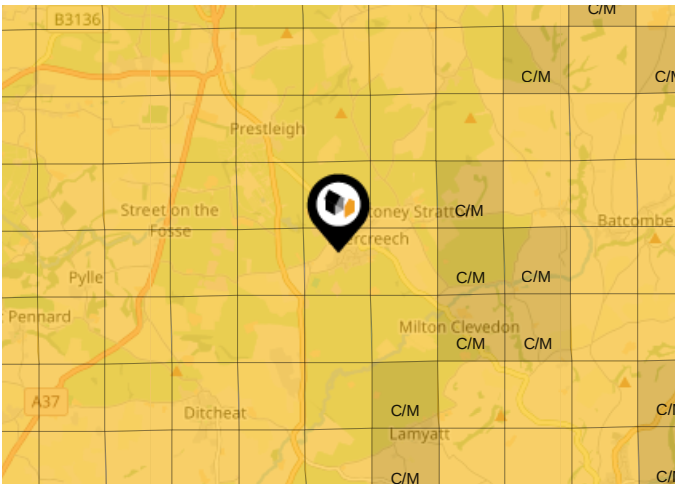
What is Radon?

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



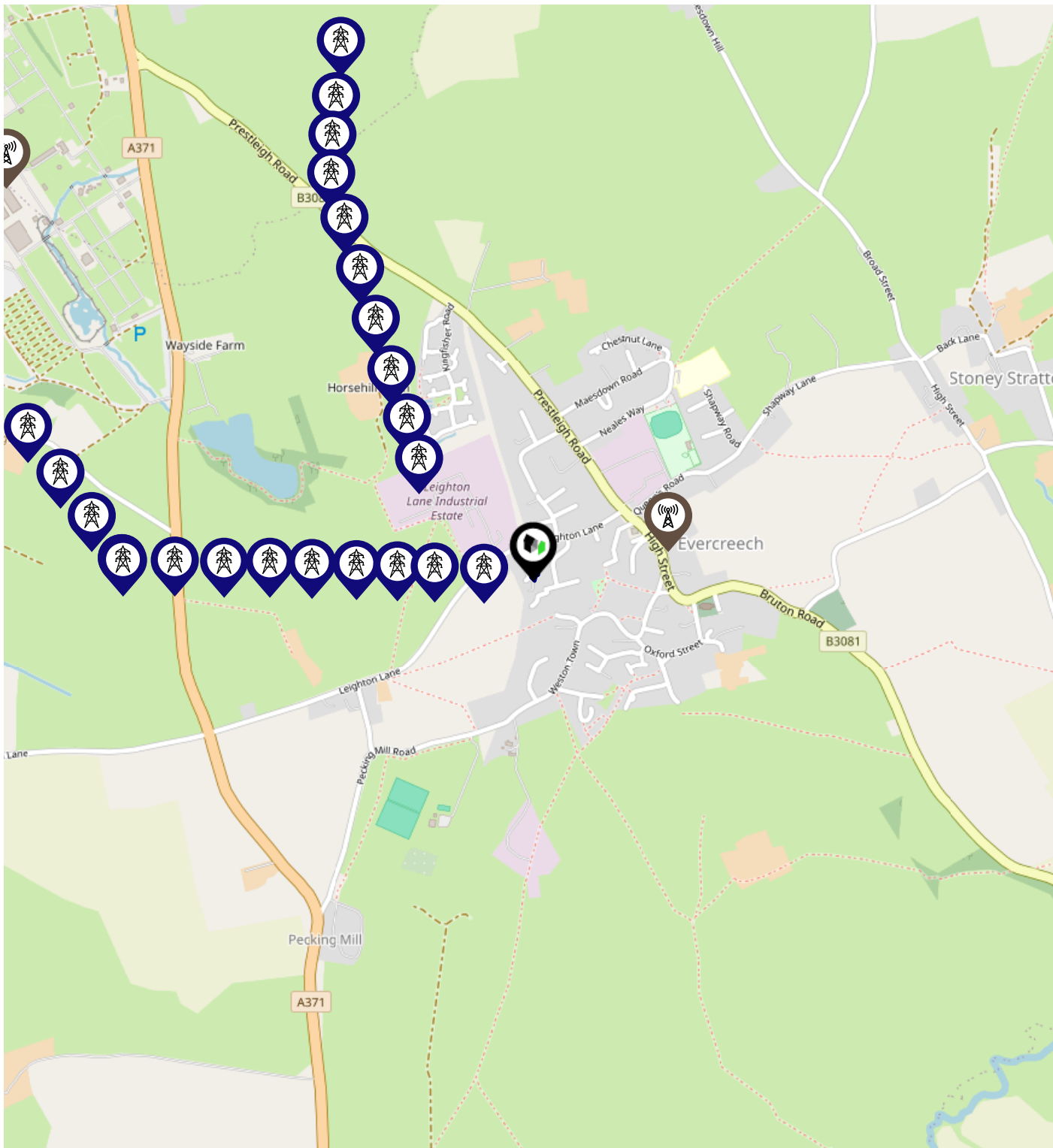
Primary Classifications (Most Common Clay Types)

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:

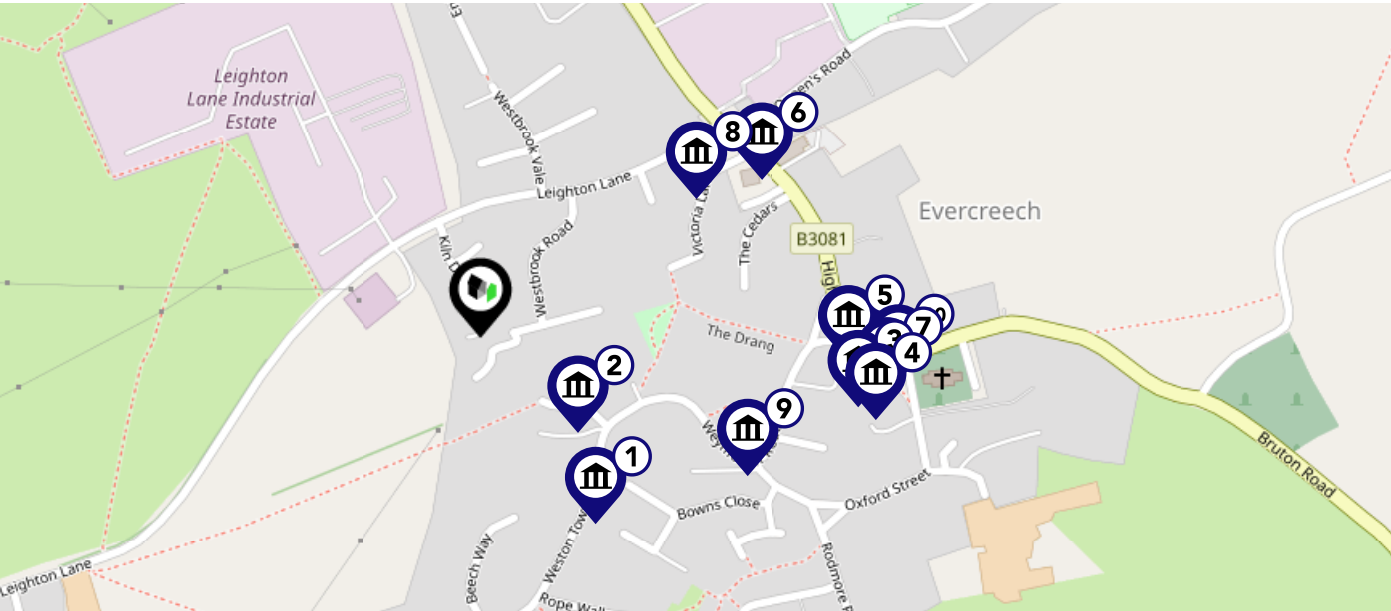
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

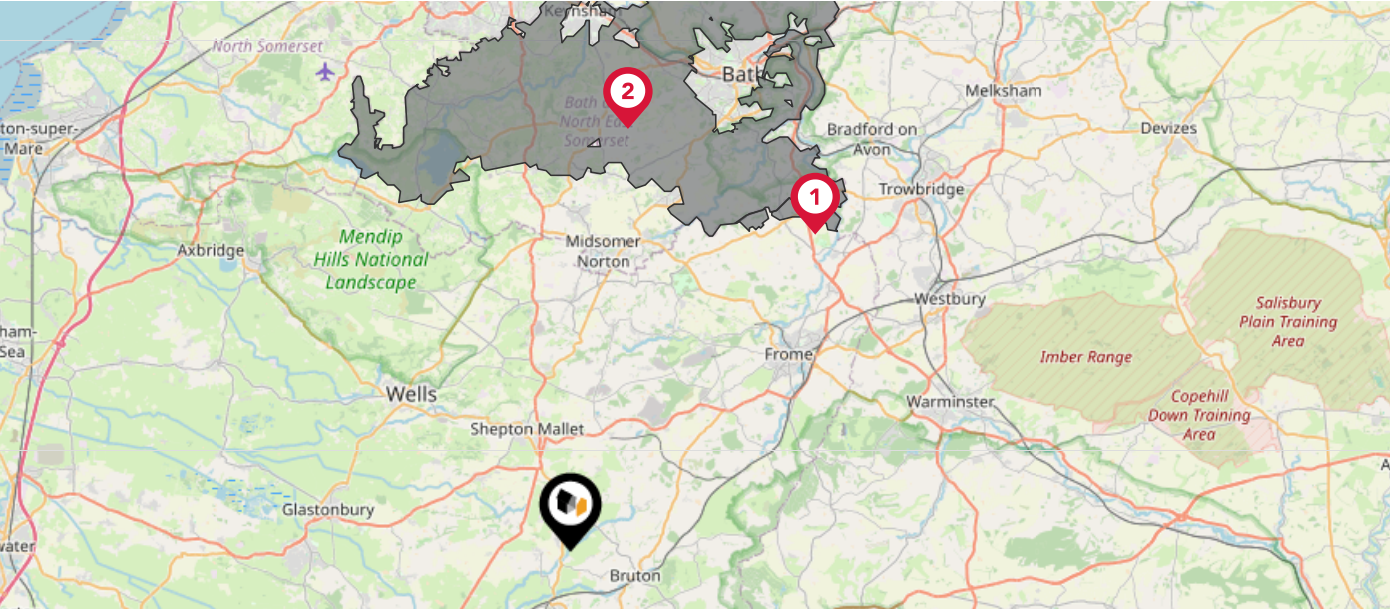
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

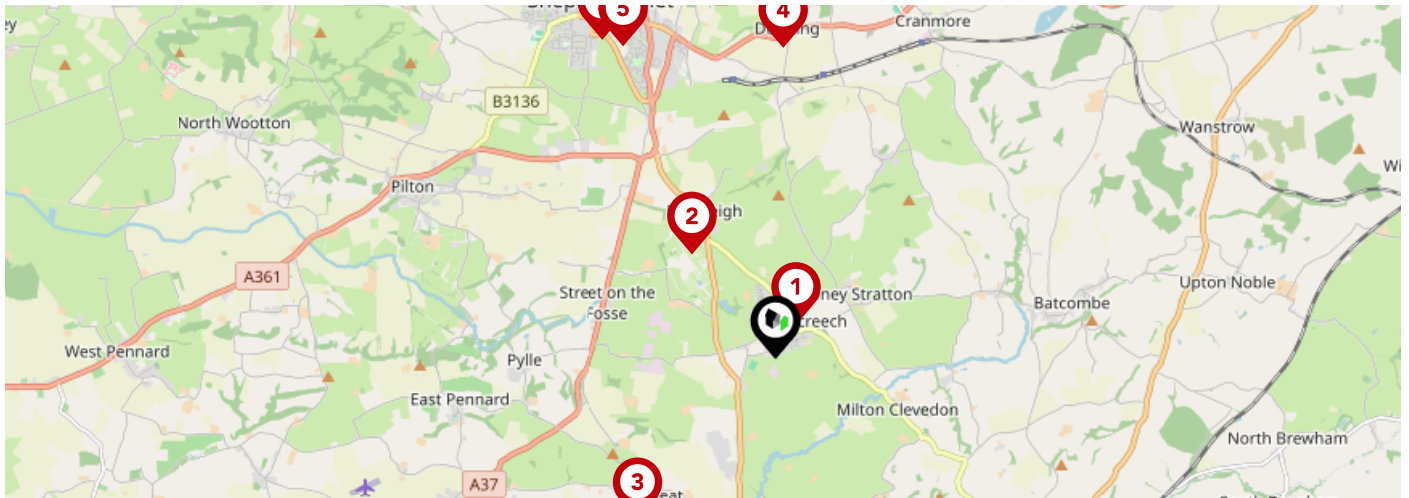


Listed Buildings in the local district	Grade	Distance
 1274197 - Heatherville	Grade II	0.1 miles
 1059182 - Charterhouse And Attached Barn To East Windy Farm	Grade II	0.1 miles
 1237644 - The Long House	Grade II	0.2 miles
 1237641 - Clontarf Crossways The Cottage	Grade II	0.2 miles
 1344867 - Rose Cottage	Grade II	0.2 miles
 1344873 - Ferndale	Grade II	0.2 miles
 1059169 - The Chimes	Grade II	0.2 miles
 1274190 - The Retreat	Grade II	0.2 miles
 1059184 - Greengates	Grade II	0.2 miles
 1059171 - Roseworthy, And Two Attached Houses To East	Grade II	0.2 miles

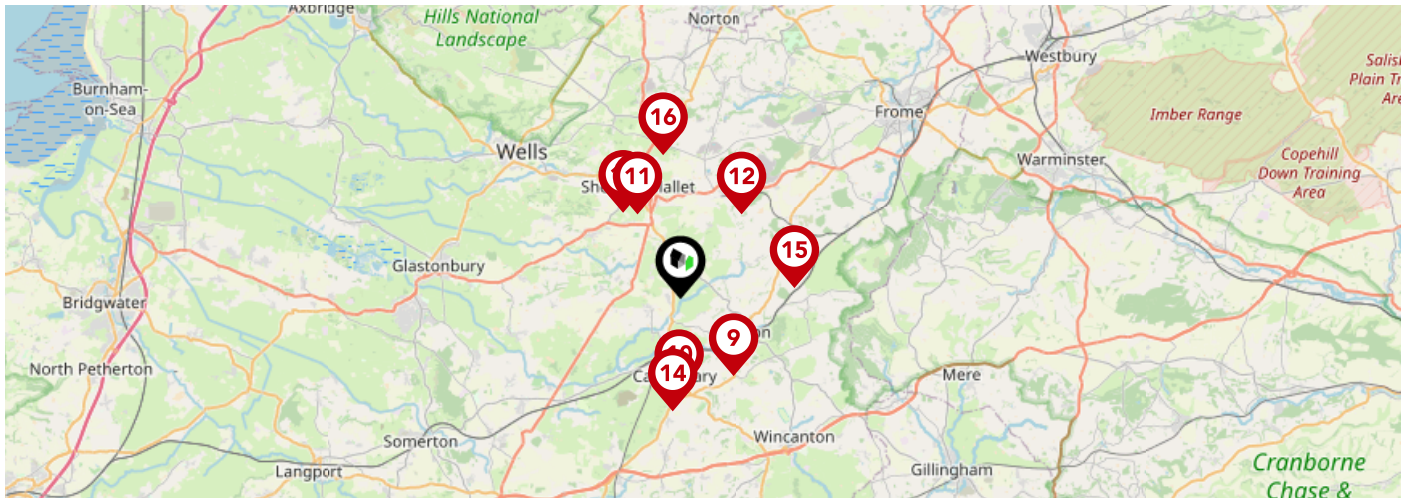
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Mendip
2	Bath and Bristol Green Belt - Bath and North East Somerset



		Nursery	Primary	Secondary	College	Private
1	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:0.36	☐	☒	☐	☐	☐
2	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:1.23	☐	☐	☒	☐	☐
3	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:1.98	☐	☒	☐	☐	☐
4	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.88	☐	☒	☐	☐	☐
5	Whitstone Ofsted Rating: Good Pupils: 584 Distance:3.22	☐	☐	☒	☐	☐
6	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:3.31	☐	☒	☐	☐	☐
7	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:3.36	☐	☒	☐	☐	☐
8	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:3.45	☐	☐	☒	☐	☐

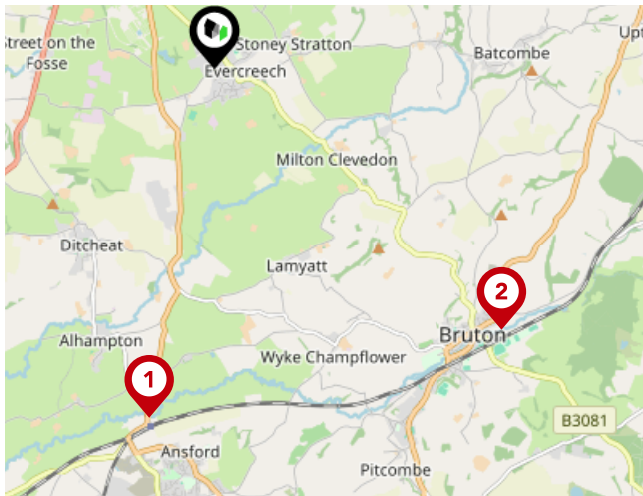


		Nursery	Primary	Secondary	College	Private
9	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:3.49	☐	☐	☒	☐	☐
10	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:3.5	☐	☐	☒	☐	☐
11	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:3.53	☐	☒	☐	☐	☐
12	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.85	☐	☐	☒	☐	☐
13	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:3.87	☐	☒	☐	☐	☐
14	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:4.19	☐	☒	☐	☐	☐
15	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:4.26	☐	☒	☐	☐	☐
16	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:5.39	☐	☒	☐	☐	☐

Area

Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	3.32 miles
2	Bruton Rail Station	3.62 miles
3	Frome Rail Station	10.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	43.09 miles
2	M5 J12	46.07 miles
3	M4 J16	39.5 miles
4	M4 J15	42.85 miles
5	M27 J1	42.95 miles

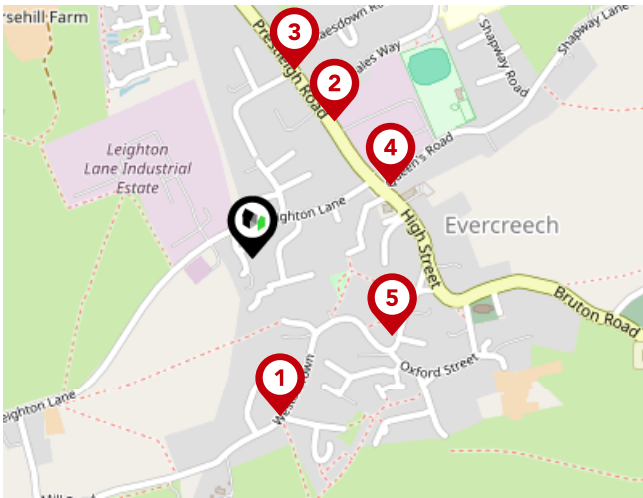


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.75 miles
2	Felton	18.75 miles
3	Bournemouth International Airport	38.98 miles
4	Cardiff Airport	39.91 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westontown House	0.19 miles
2	Factory	0.19 miles
3	Ashcroft Surgery	0.23 miles
4	Post Office	0.18 miles
5	Church	0.19 miles

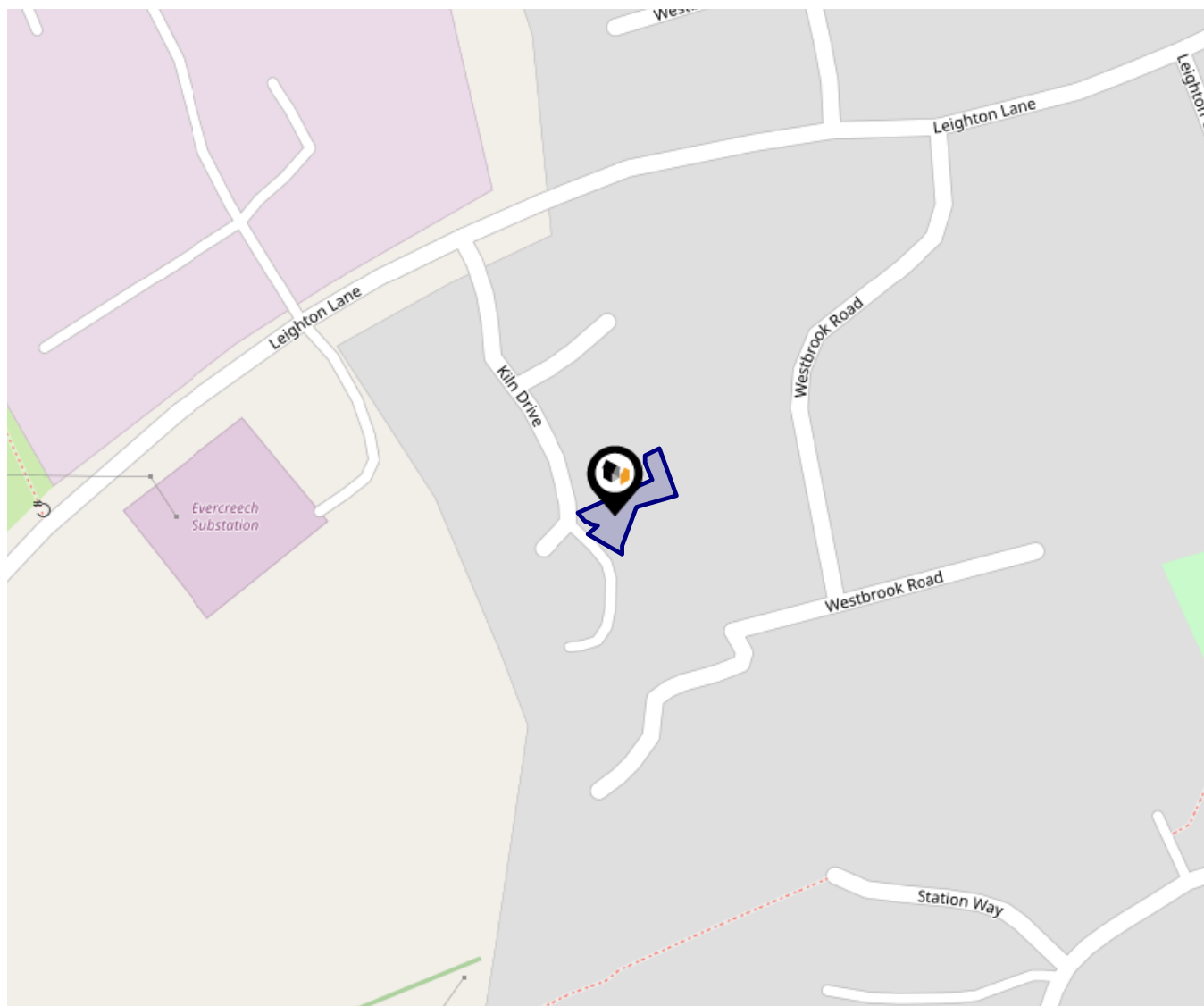


Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	21.17 miles
2	The Ostrich	21.17 miles
3	Wapping Wharf	21.16 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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