

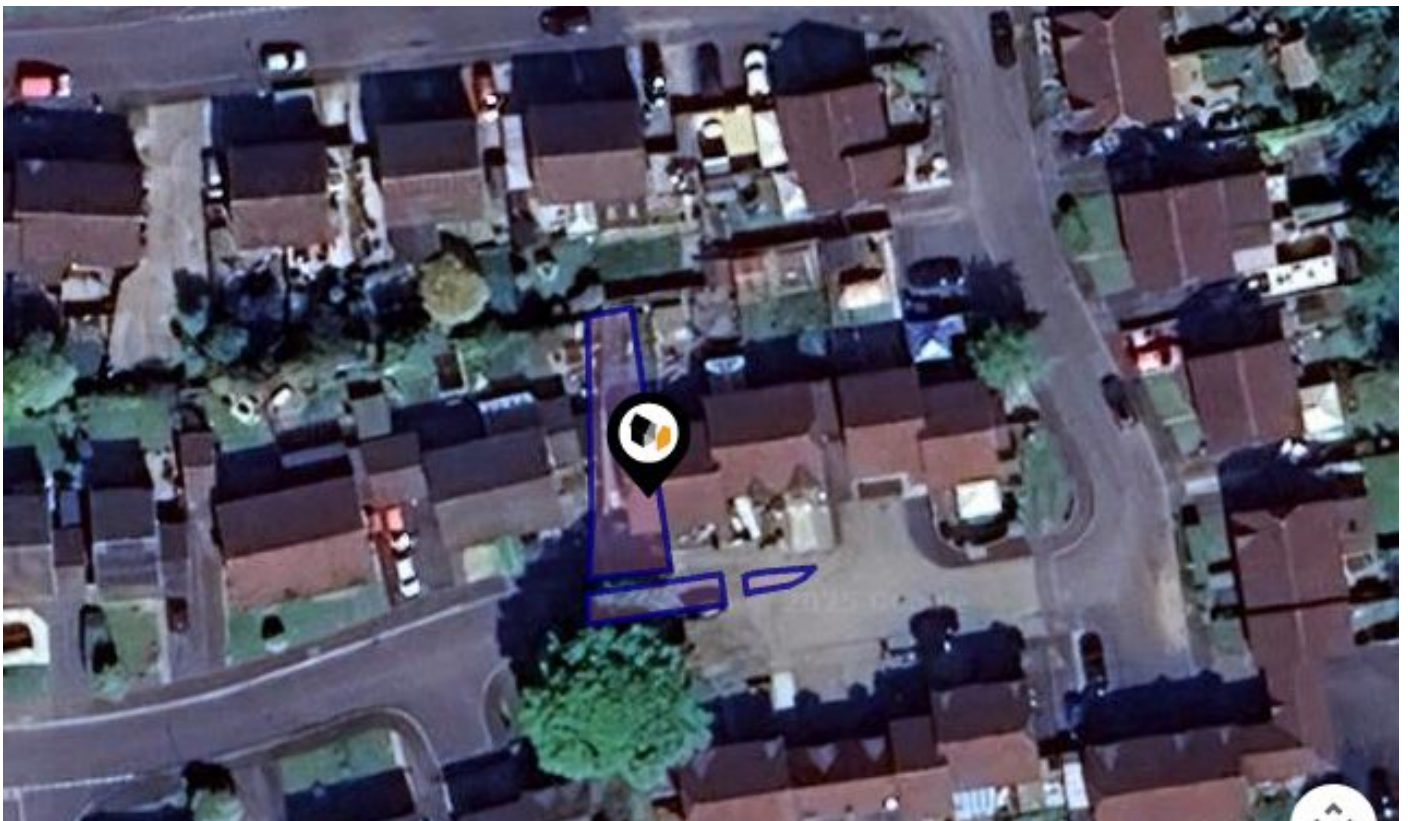


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 02nd December 2025



WILLOW DRIVE, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

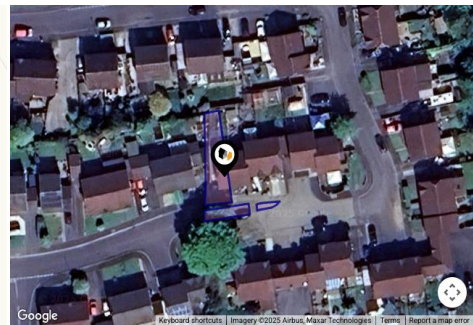
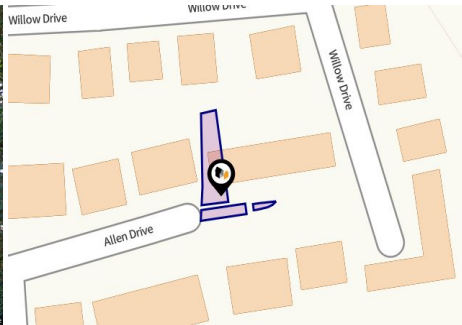
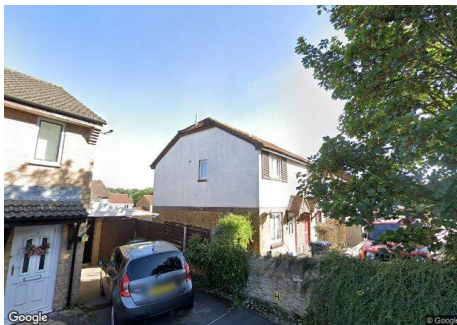
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft ² / 55 m ²		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	ST154324		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	27 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	Very low		
• Surface Water	Very low		
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:	
			
			
			
			

Planning records for: **1 Willow Drive Shepton Mallet BA4 5JU**

Reference - 2017/1522/HSE	
Decision:	Refusal
Date:	05th June 2017
Description:	Retrospective - Proposed decking and leveling of garden

Reference - 2017/0377/HSE	
Decision:	Refusal
Date:	22nd February 2017
Description:	Retrospective application to place decking to the rear.

Planning records for: **6 Willow Drive Shepton Mallet BA4 5JU**

Reference - 2016/2835/HSE	
Decision:	Approval with Conditions
Date:	28th February 2017
Description:	Proposed single storey rear extension

Planning records for: **25 Willow Drive Shepton Mallet Somerset BA4 5JU**

Reference - 119879/000	
Decision:	Approval with Conditions
Date:	18th May 2007
Description:	Erection of single storey rear extension. (DEL)

Planning records for: **27 Willow Drive Shepton Mallet Somerset BA4 5JU**

Reference - 119908/000	
Decision:	Approval with Conditions
Date:	08th June 2007
Description:	Retain conservatory to rear (retrospective) (DEL)

Planning records for: **31 Willow Drive Shepton Mallet Somerset BA4 5JU**

Reference - 119899/000	
Decision:	Approval with Conditions
Date:	05th June 2007
Description:	Retrospective application - Conservatory (PD Rights) (DEL)

Planning records for: **33 Willow Drive, Shepton Mallet, Somerset BA4 5JU.**

Reference - 120258/000	
Decision:	Approval with Conditions
Date:	21st January 2008
Description:	Erection of single attached garage to side and single storey rear extension. [DEL]

Planning records for: **37 Willow Drive Shepton Mallet Somerset BA4 5JU**

Reference - 2018/2270/TCA	
Decision:	Decided
Date:	10th September 2018
Description:	Works to Trees within a Conservation Area: T1 - Ash x2 - Fell

Planning records for: **37 Willow Drive Shepton Mallet BA4 5JU**

Reference - 2019/0905/FUL	
Decision:	Decided
Date:	15th April 2019
Description:	Erection of a 1no. 2 bedroomed dwellinghouse.

Planning records for: **45 Willow Drive Shepton Mallet Somerset BA4 5JU**

Reference - 2015/0714/CLP	
Decision:	Development is not Lawful
Date:	07th May 2015
Description:	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 2.93 metres, with a maximum height of 3 metres and an eaves height of 2.3 metres.

Reference - 2018/1489/HSE	
Decision:	Approval with Conditions
Date:	08th June 2018
Description:	Erection of conservatory on rear elevation.

Planning records for: **32 Willow Drive Shepton Mallet BA4 5JU**

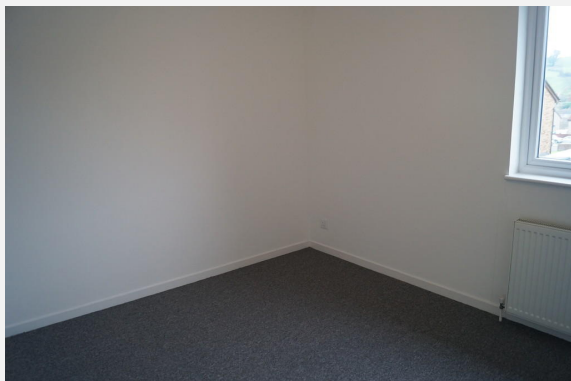
Reference - 2016/2639/HSE	
Decision:	Approval with Conditions
Date:	21st October 2016
Description:	Proposed conservatory

Planning records for: **34 Willow Drive Shepton Mallet Somerset BA4 5JU**

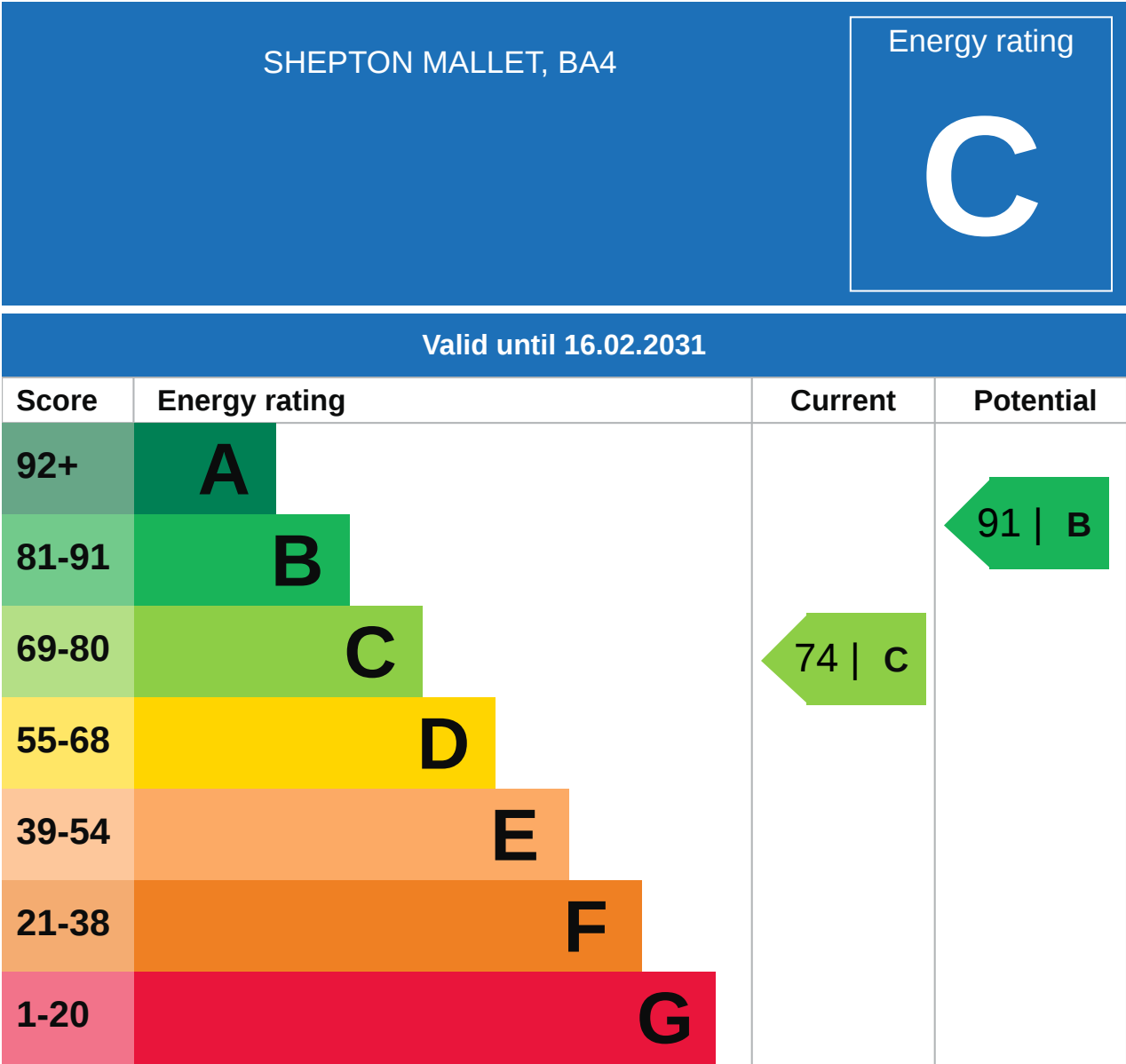
Reference - 2014/0167/HSE	
Decision:	Approval with Conditions
Date:	18th February 2014
Description:	Two storey extension to the side (west) elevation.

Planning records for: **44 Willow Drive Shepton Mallet Somerset BA4 5JU**

Reference - 115491/001PG29	
Decision:	Refusal
Date:	31st March 2005
Description:	Fell Sycamore tree covered by TPO M1098 (DEL)







Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
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:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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 63% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 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 are no rights of way over the 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)

No

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

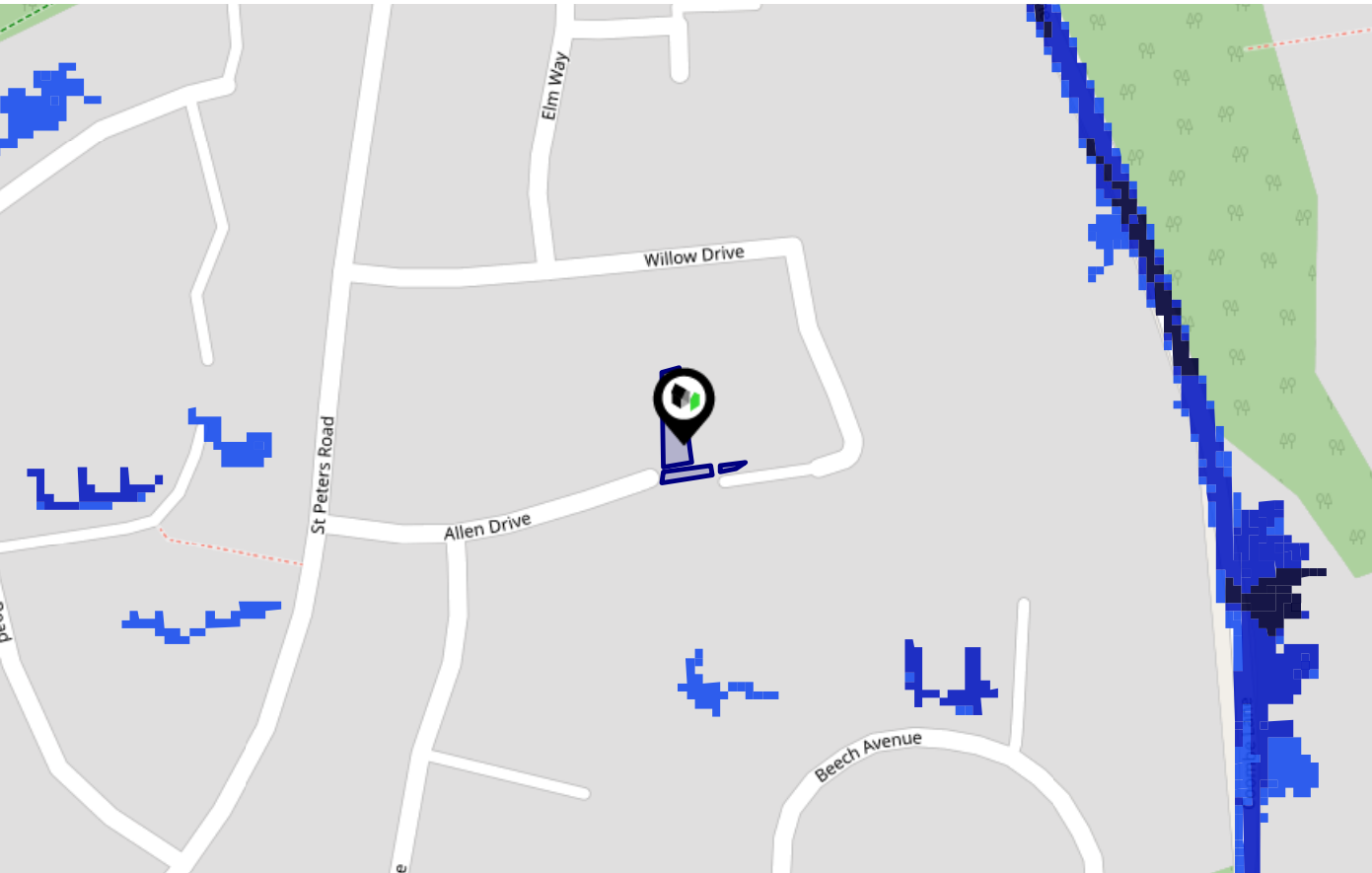
We have been advised by the seller that the heating is electric heating.

Flood Risk

Surface Water - Flood Risk

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

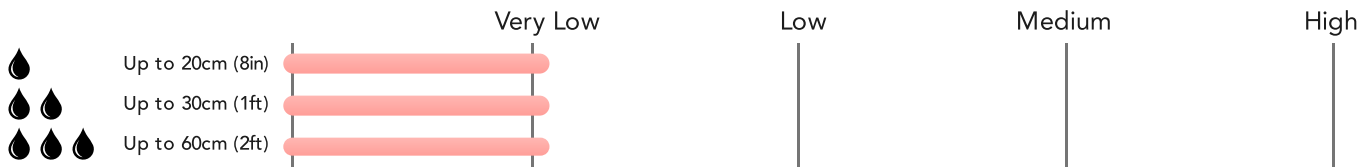


Risk Rating: Very low

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.

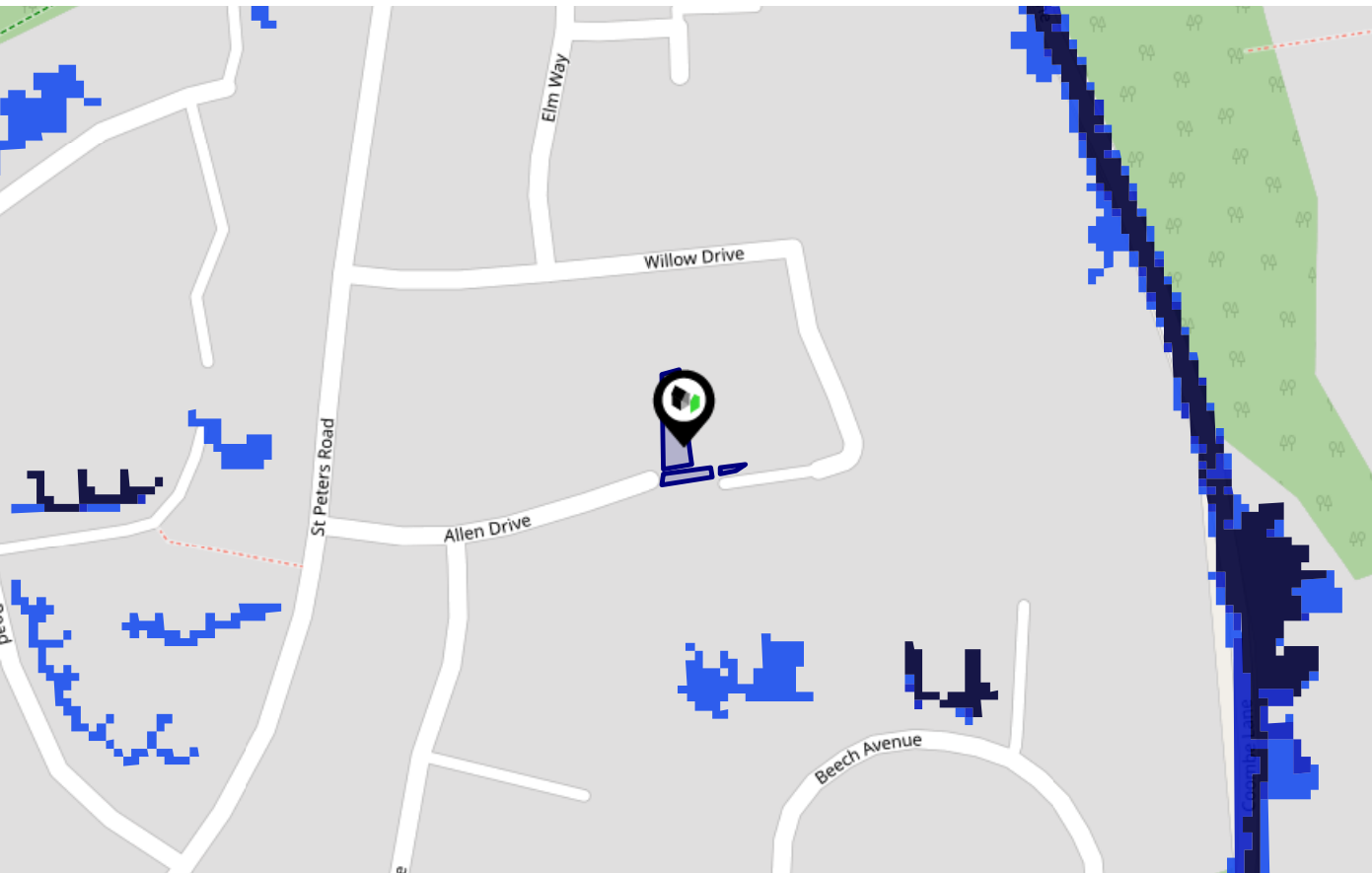
Chance of flooding to the following depths at this property:



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.

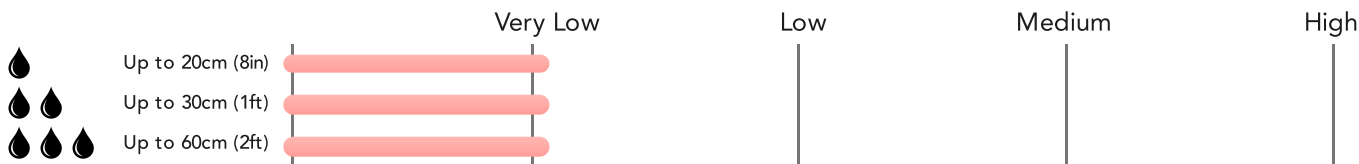


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

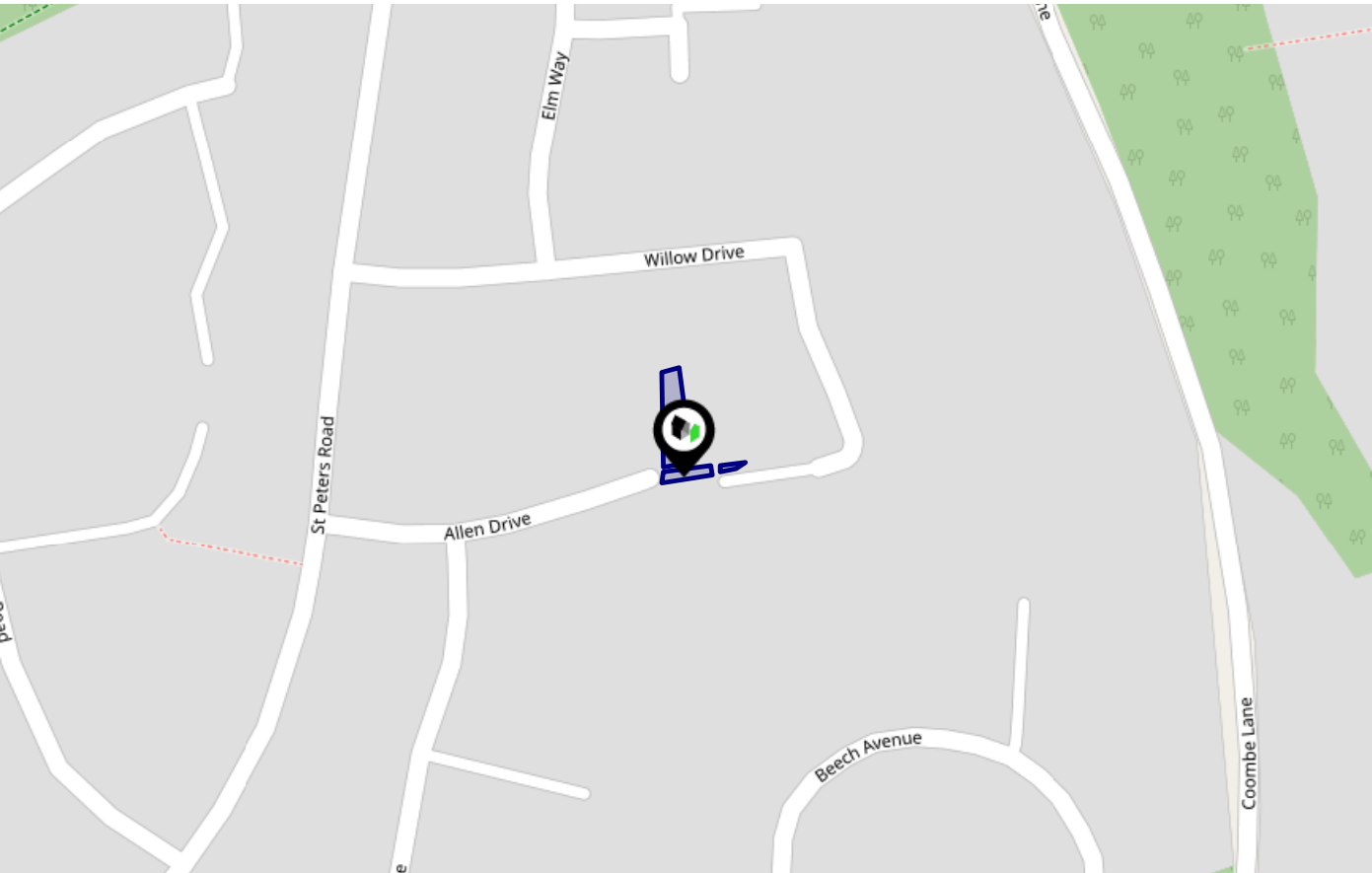


Flood Risk

Rivers & Seas - Flood Risk

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

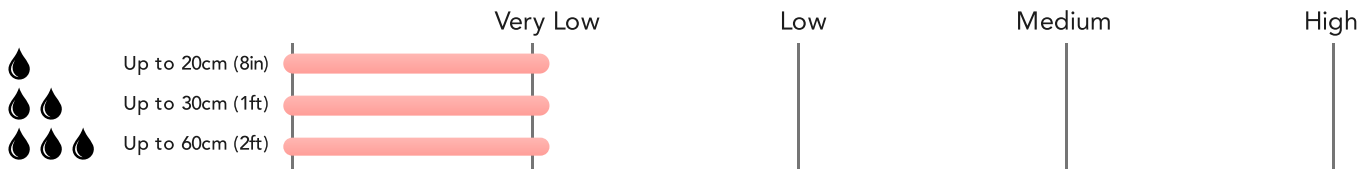


Risk Rating: Very low

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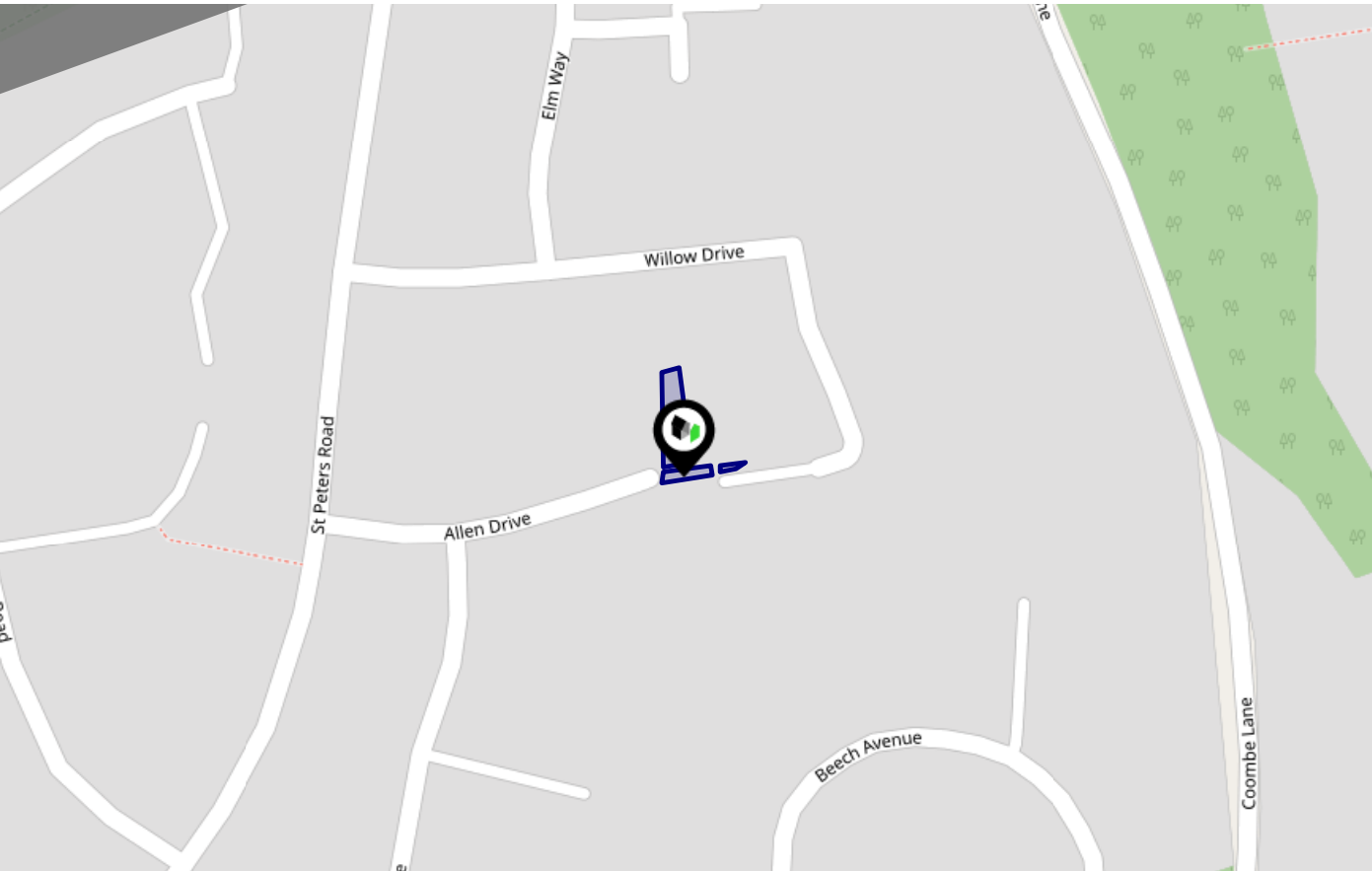


Flood Risk

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.

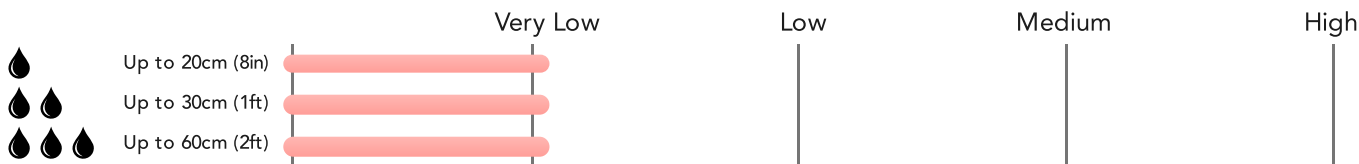


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



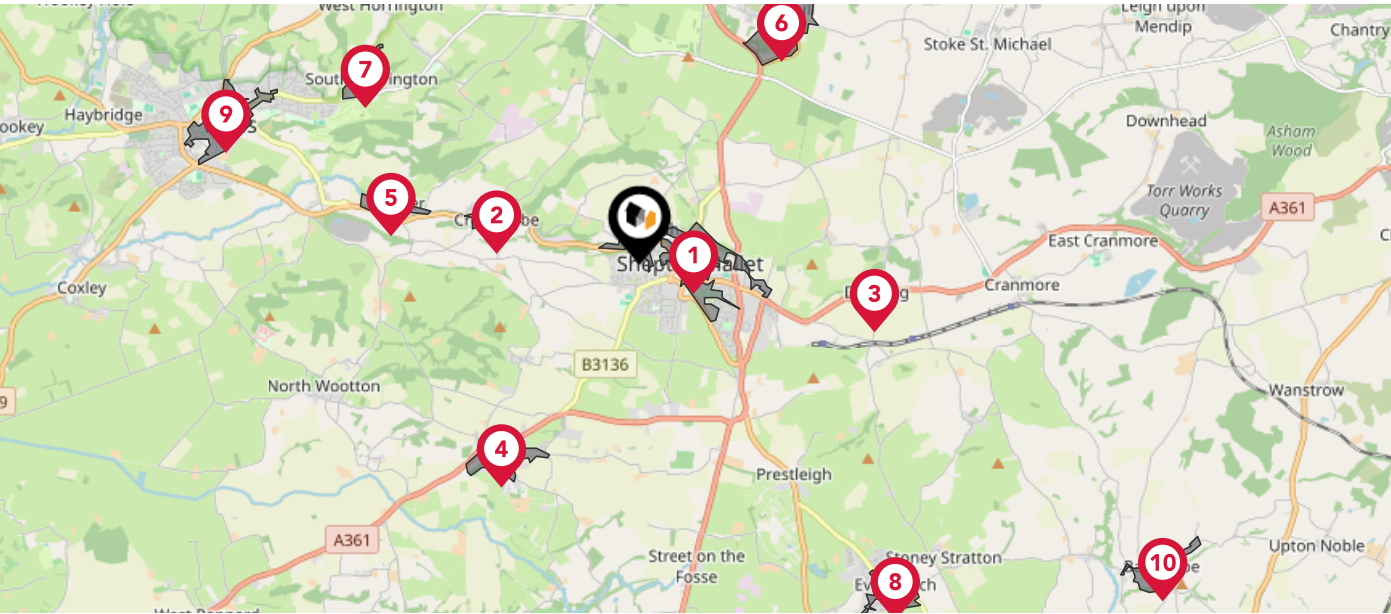
MIR - Material Info

Maps

Conservation Areas

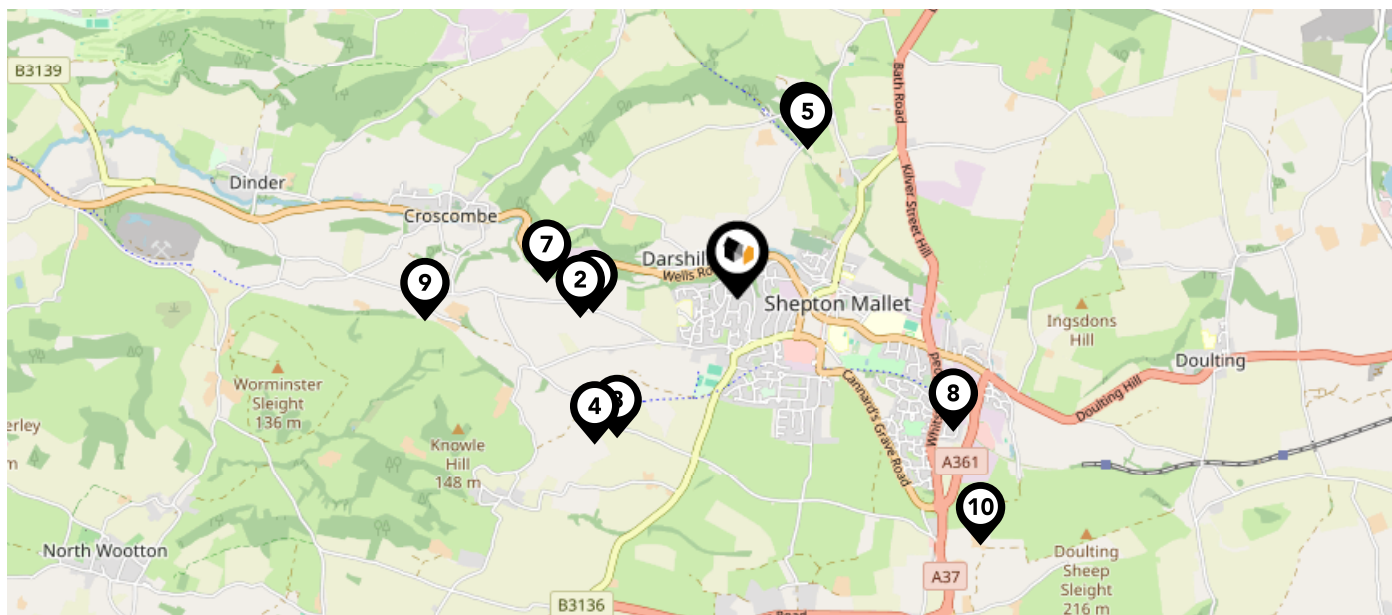
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have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



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

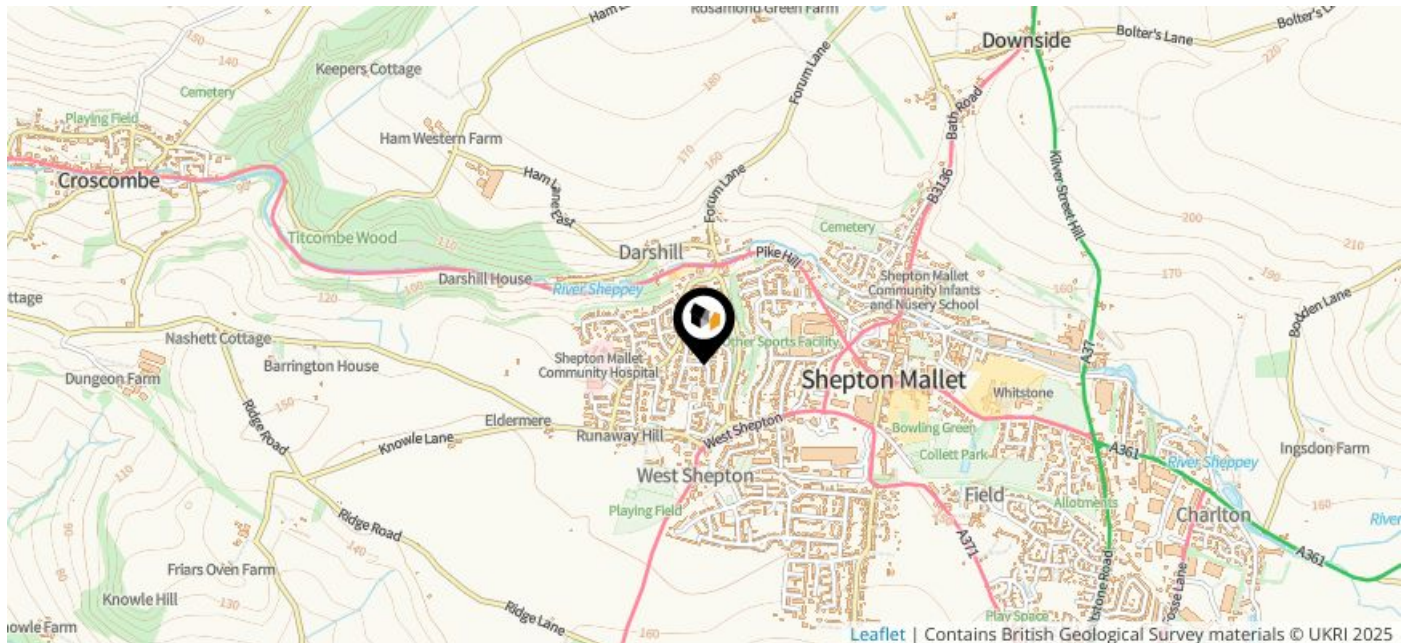
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill	
2	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill	
3	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	
4	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	
5	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill	
6	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill	
7	Ham Lane-Crocombe, Wells, Somerset	Historic Landfill	
8	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	
9	EA/EPR/EP3593FE/A001	Active Landfill	
10	Brickyard Farm-Cann Grave	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.

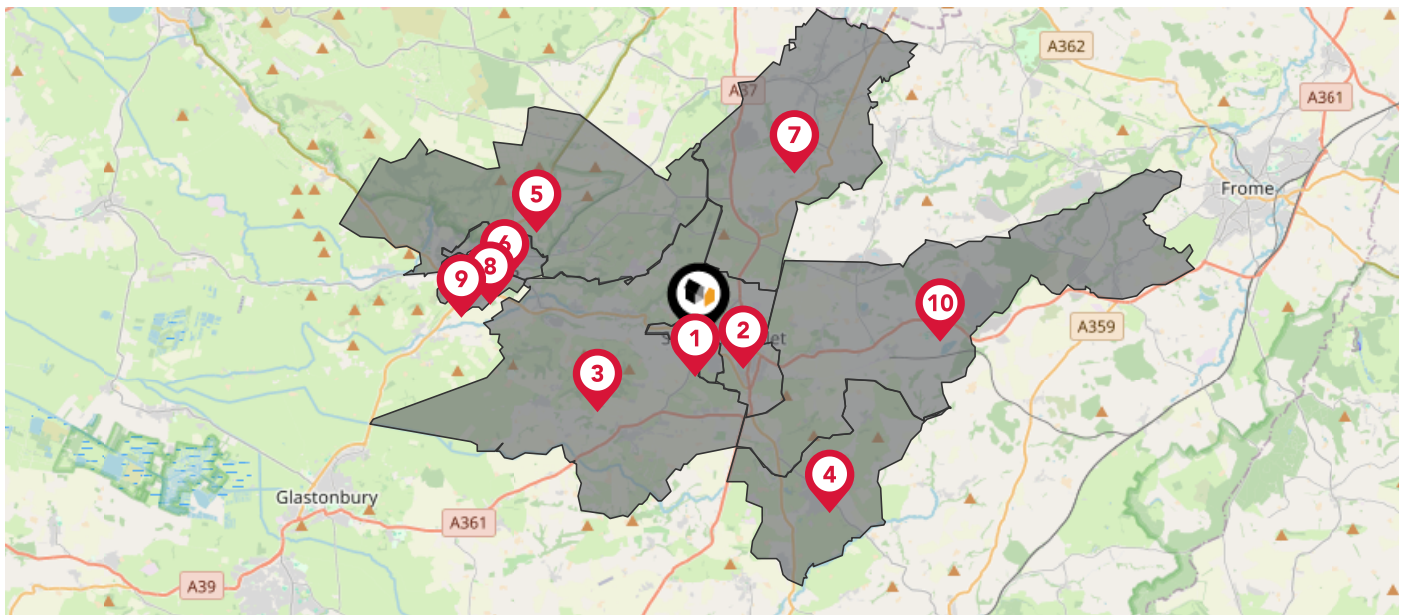
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

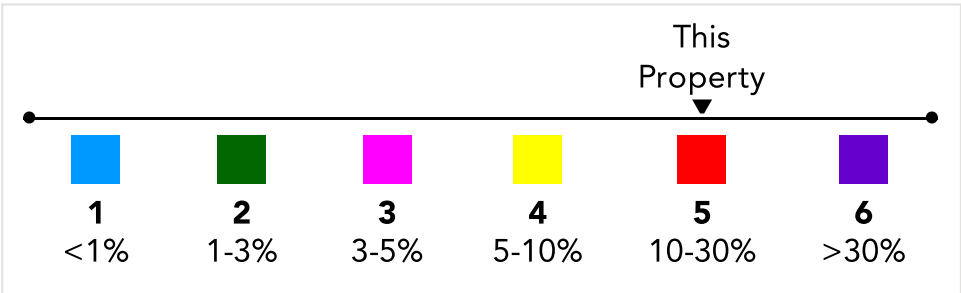
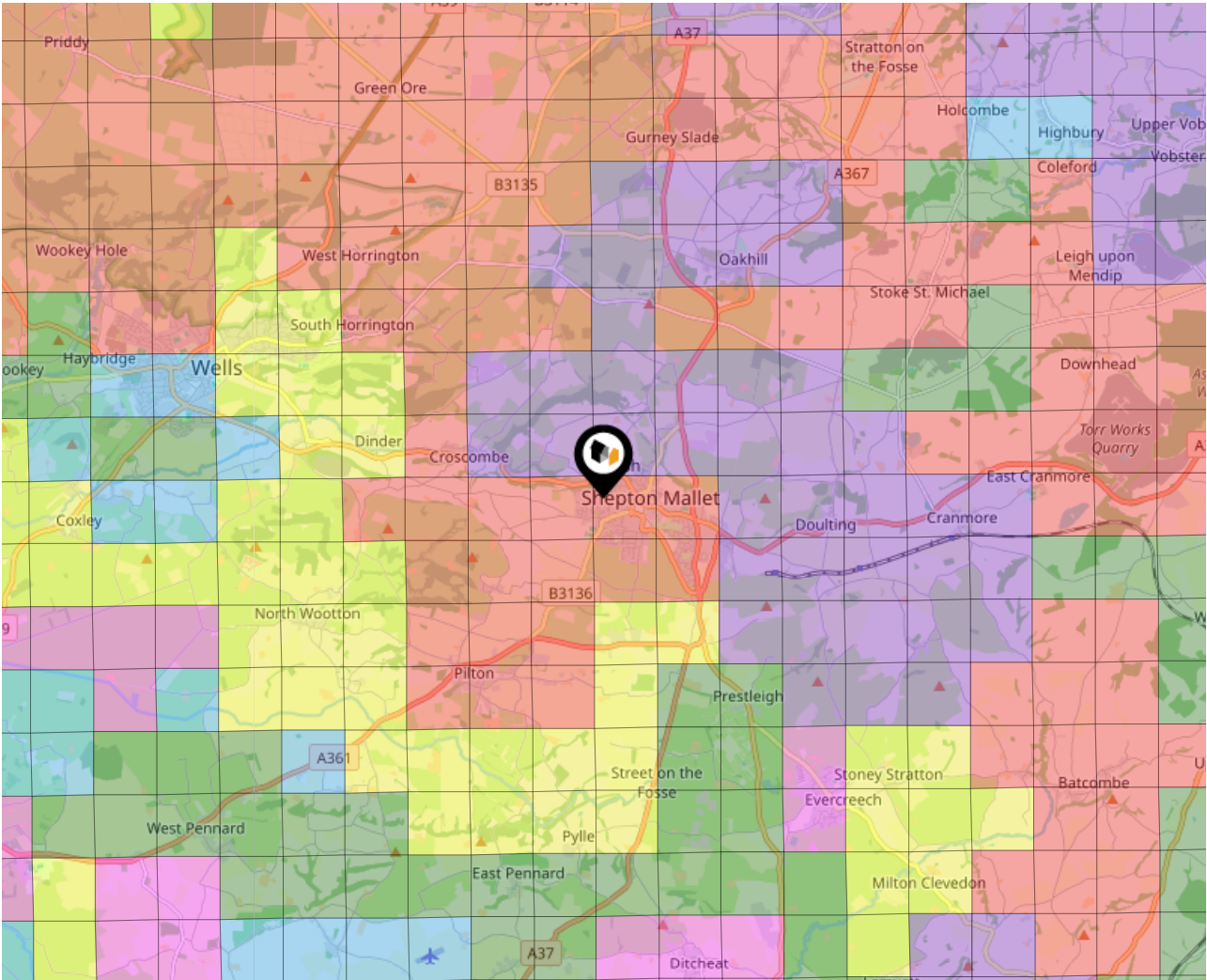


Nearby Council Wards

-  Shepton West Ward
-  Shepton East Ward
-  Croscombe and Pilton Ward
-  Creech Ward
-  St. Cuthbert Out North Ward
-  Wells St. Thomas' Ward
-  Ashwick, Chilcompton and Stratton Ward
-  Wells Central Ward
-  Wells St. Cuthbert's Ward
-  Cranmore, Doultong and Nunney Ward

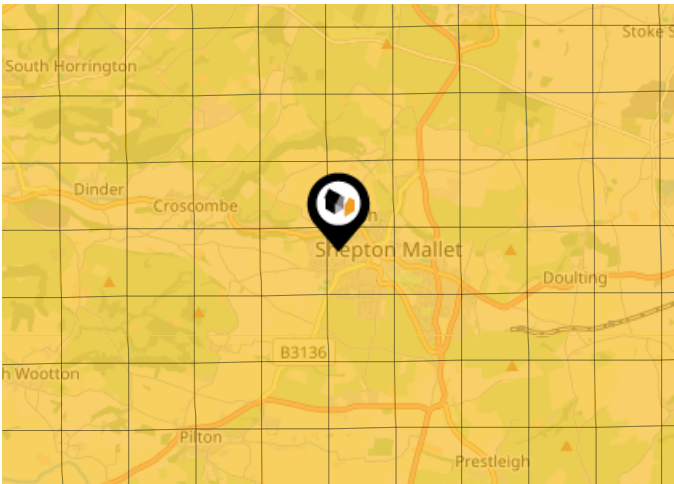
What is Radon?

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:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

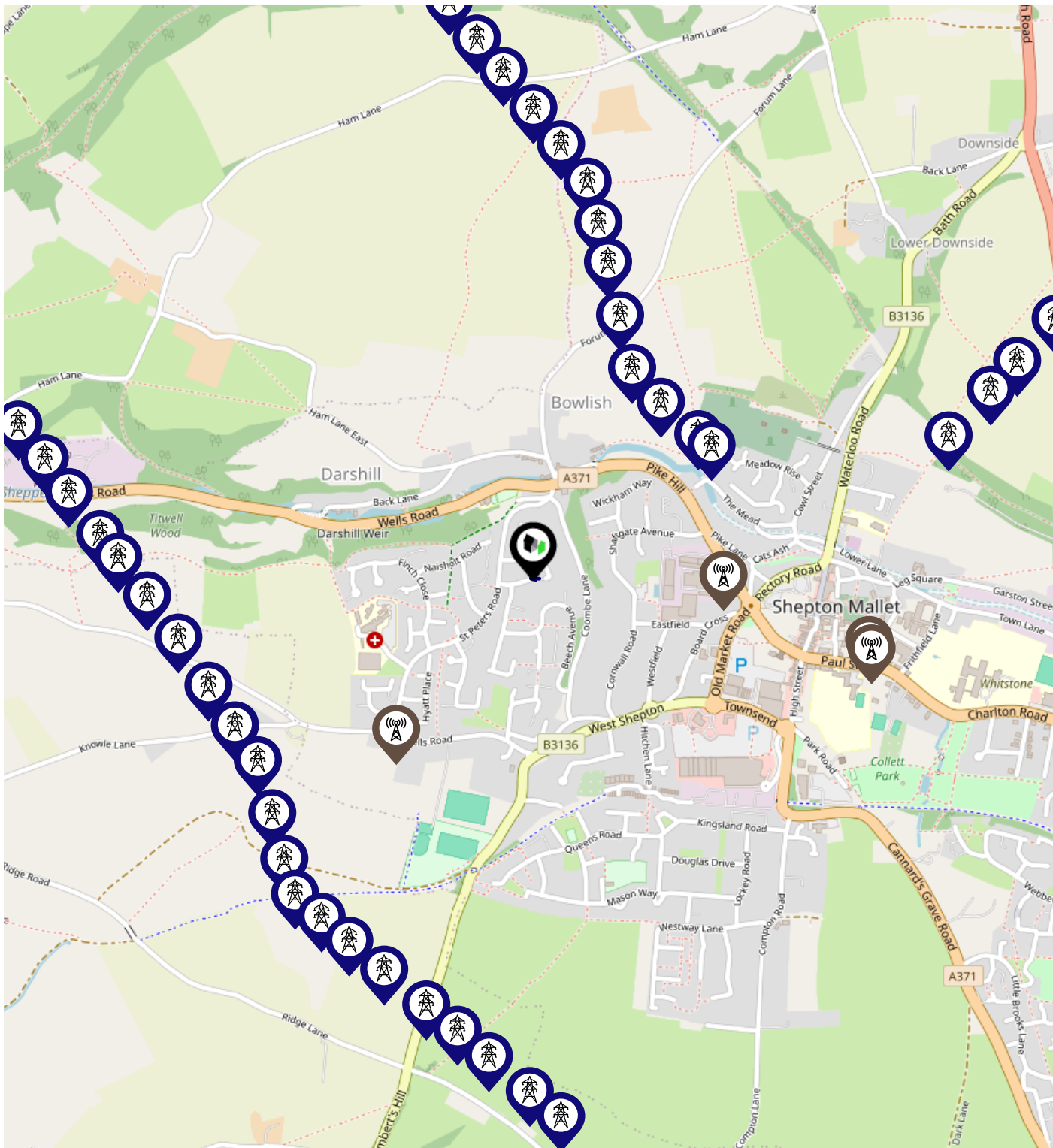


Primary Classifications (Most Common Clay Types)

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:

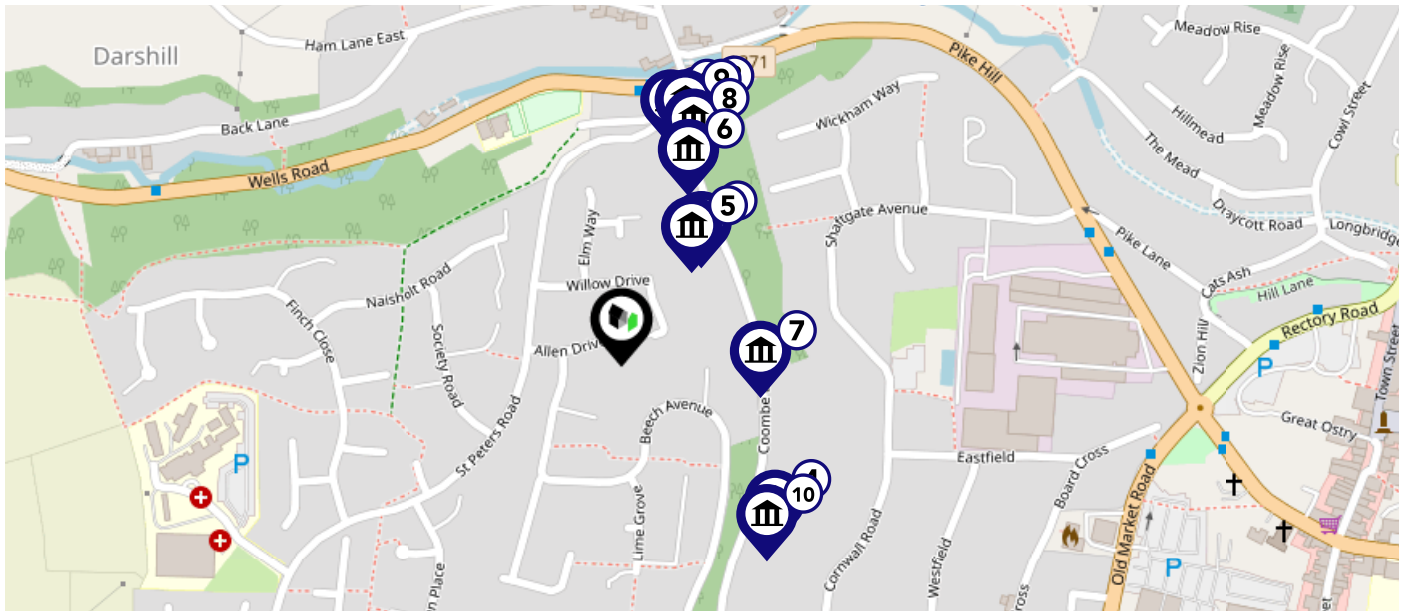
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

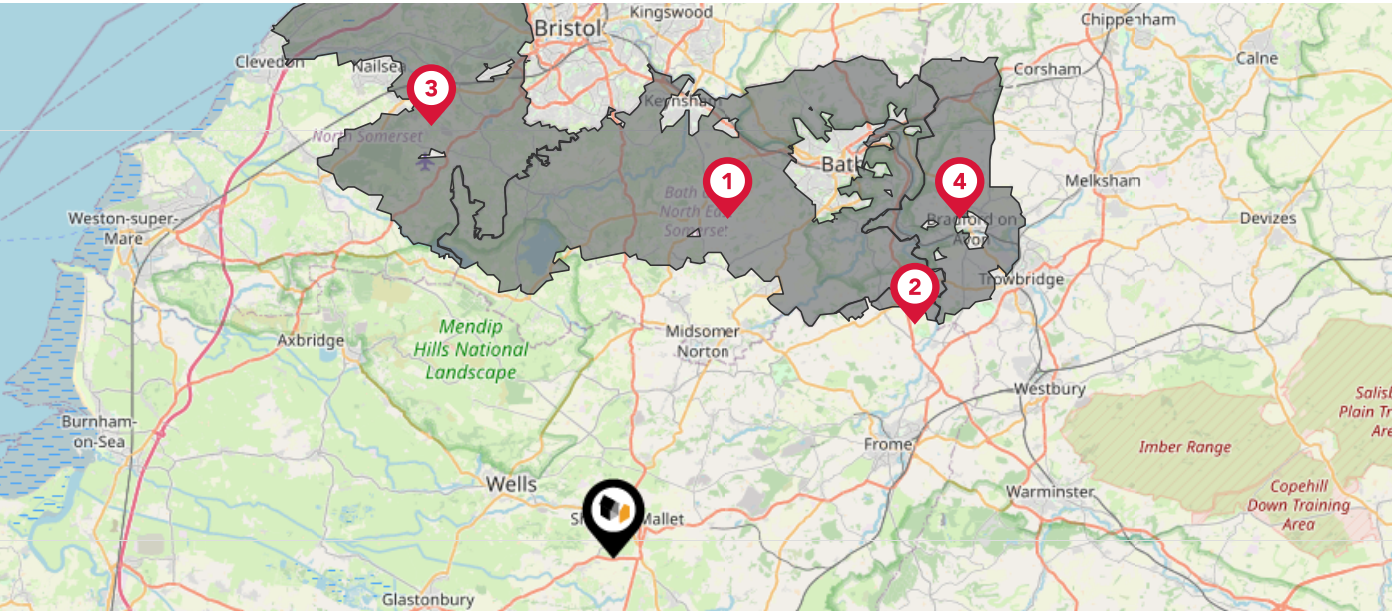
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

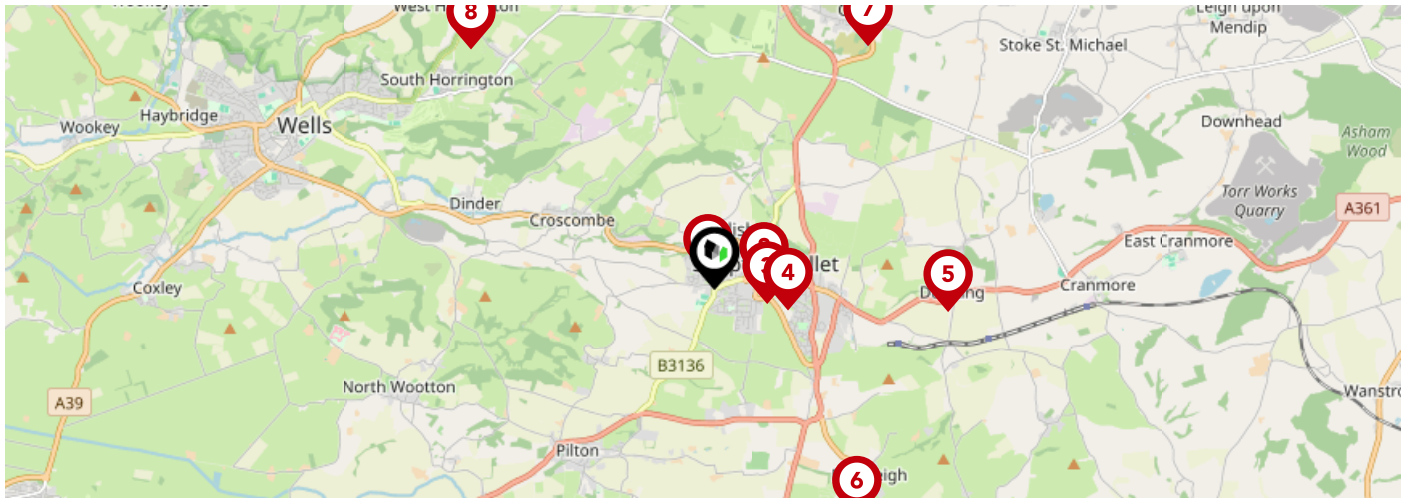


Listed Buildings in the local district	Grade	Distance
 1058421 - Gate Piers, 20 Metres West Of Facade Of Bowlish House	Grade II	0.1 miles
 1058418 - 6, Coombe Lane	Grade II	0.1 miles
 1058419 - Bowlish House	Grade II	0.1 miles
 1058424 - 30 And 31, Coombe Lane	Grade II	0.1 miles
 1058417 - Cornwall Lodge	Grade II	0.1 miles
 1058422 - Wall, 70 Metres Along Coombe Lane From North West Corner Of Coombe House	Grade II	0.1 miles
 1058423 - 15 And 16, Coombe Lane	Grade II	0.1 miles
 1345223 - Coombe House	Grade II	0.1 miles
 1058420 - Gate Piers And Mounting Block, 5 Metres West Of Facade Of Bowlish House	Grade II	0.1 miles
 1345224 - 26-29, Coombe Lane	Grade II	0.1 miles

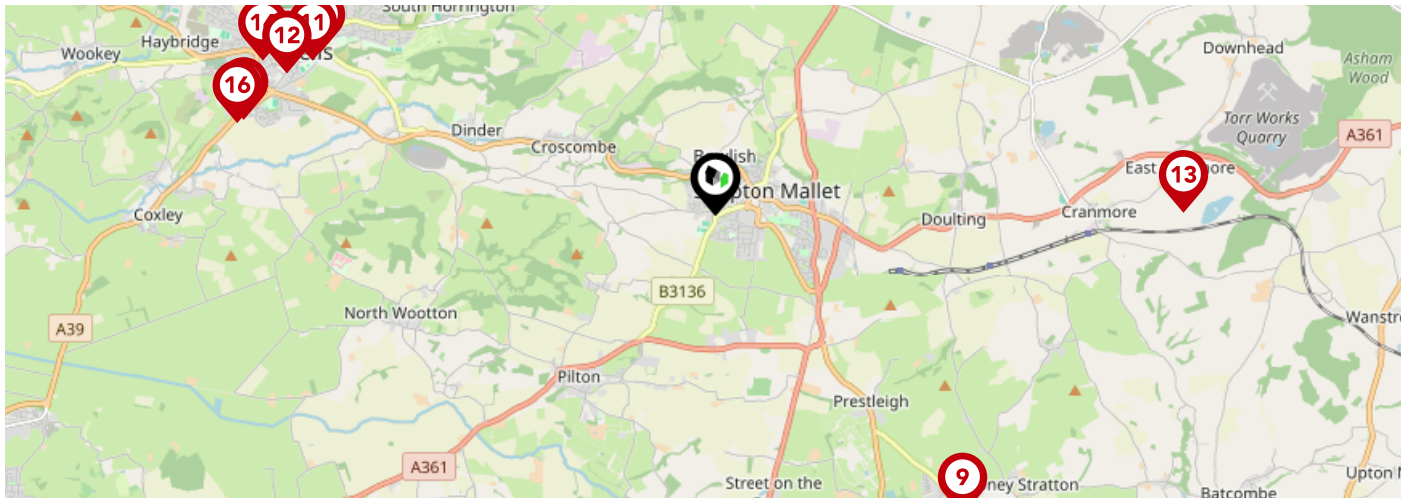
This map displays nearby areas that have been designated as Green Belt...



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



		Nursery	Primary	Secondary	College	Private
1	Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.14	☐	☒	☐	☐	☐
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.45	☐	☒	☐	☐	☐
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.5	☐	☒	☐	☐	☐
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.71	☐	☐	☒	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.18	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.51	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.67	☐	☒	☐	☐	☐
8	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.18	☐	☒	☐	☐	☐

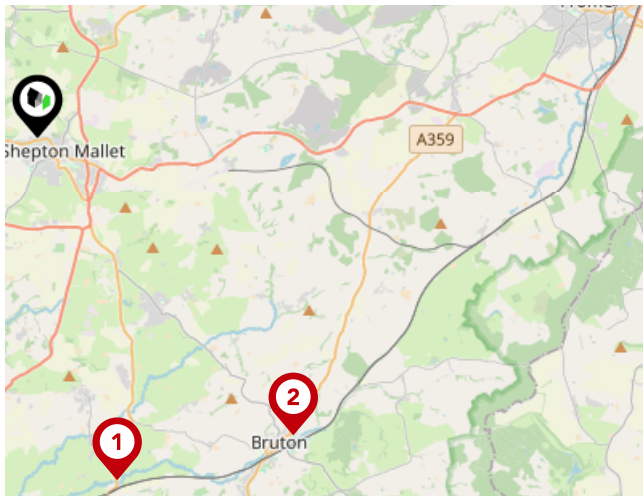


		Nursery	Primary	Secondary	College	Private
9	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.61	☐	☒	☐	☐	☐
10	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:3.98	☐	☒	☐	☐	☐
11	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.02	☐	☐	☒	☐	☐
12	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.22	☐	☒	☐	☐	☐
13	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.34	☐	☐	☒	☐	☐
14	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.45	☐	☐	☒	☐	☐
15	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.49	☐	☒	☐	☐	☐
16	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:4.54	☐	☒	☐	☐	☐

Area

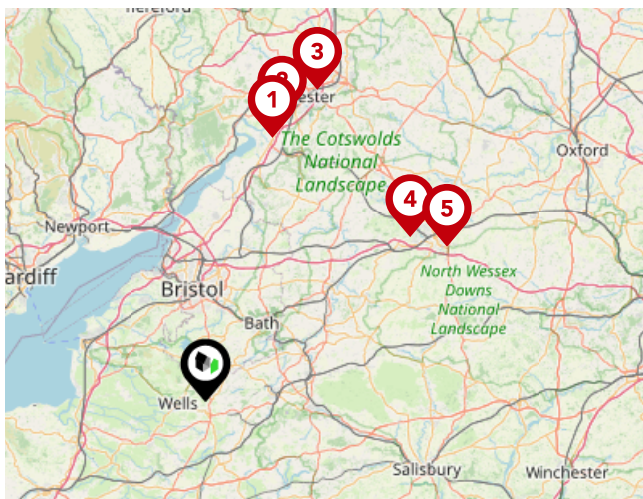
Transport (National)

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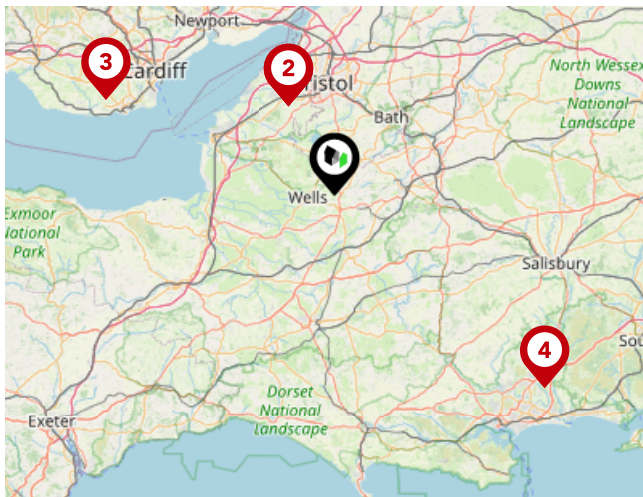
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.52 miles
2	Bruton Rail Station	7.29 miles
3	Frome Rail Station	10.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.52 miles
2	M5 J12	43.55 miles
3	M5 J11A	49.06 miles
4	M4 J16	39 miles
5	M4 J15	42.75 miles



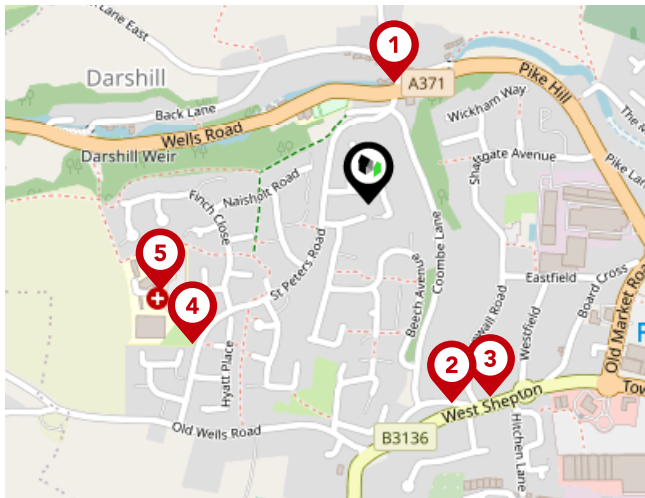
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.05 miles
2	Felton	15.05 miles
3	Cardiff Airport	36.72 miles
4	Bournemouth International Airport	42.59 miles

Area

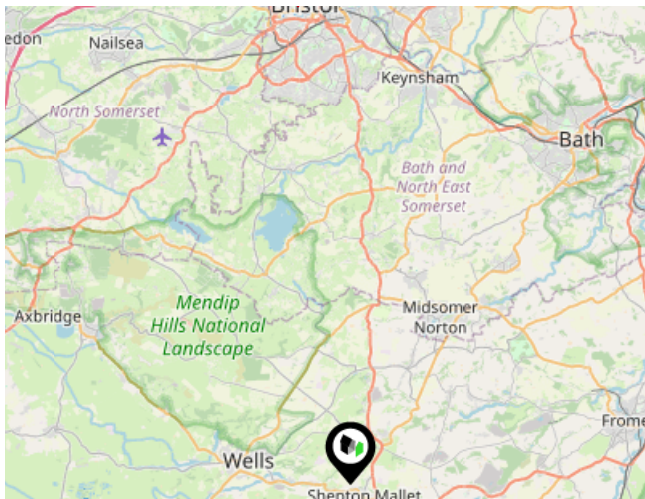
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Coombe Lane	0.14 miles
2	West Shepton Road	0.25 miles
3	West Shepton Road	0.27 miles
4	St Peters Road	0.26 miles
5	Shepton Mallet Hospital	0.26 miles

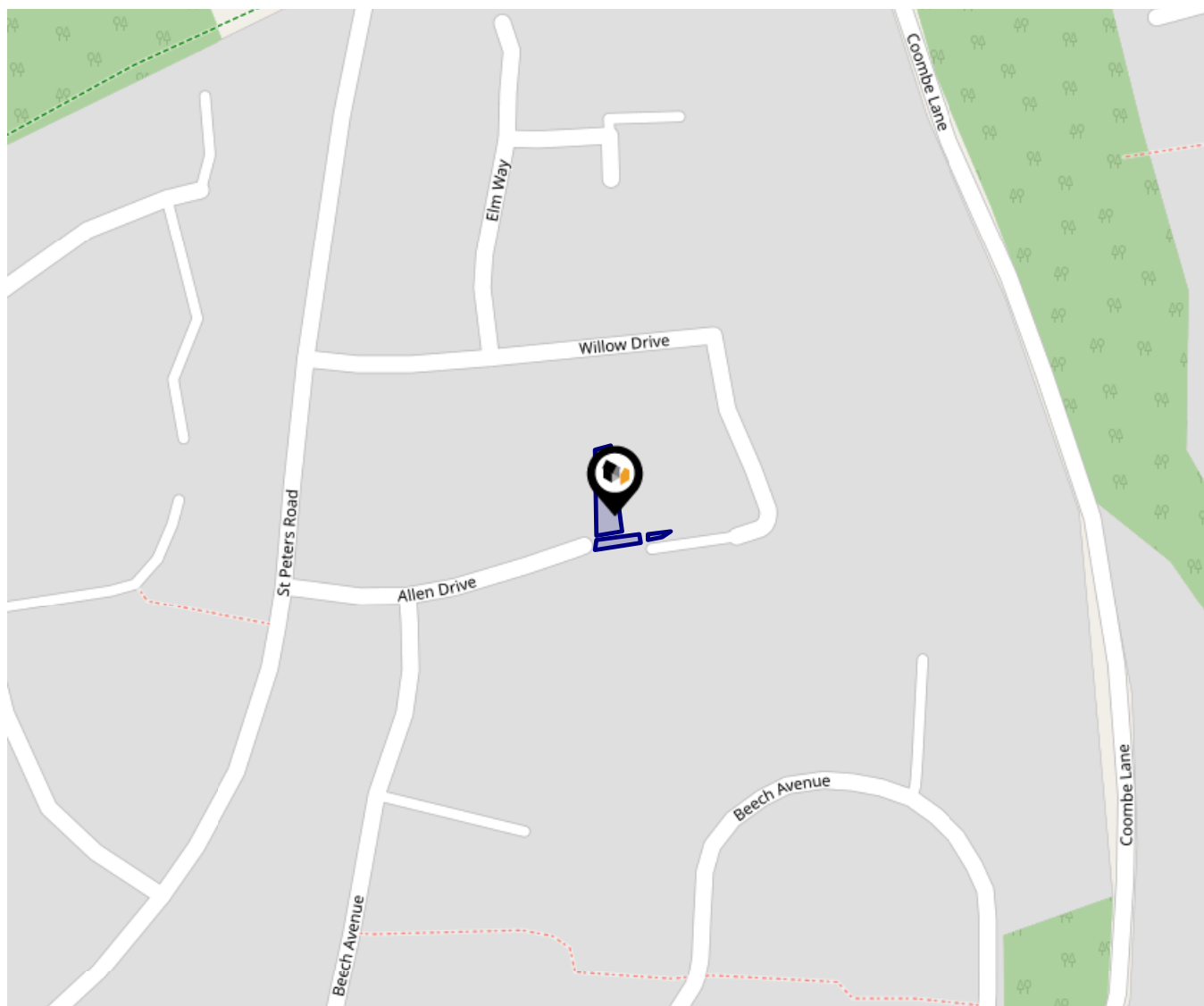


Ferry Terminals

Pin	Name	Distance
1	The Ostrich	17.83 miles
2	Bathurst Basin Ferry Landing	17.83 miles
3	Wapping Wharf	17.79 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

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