

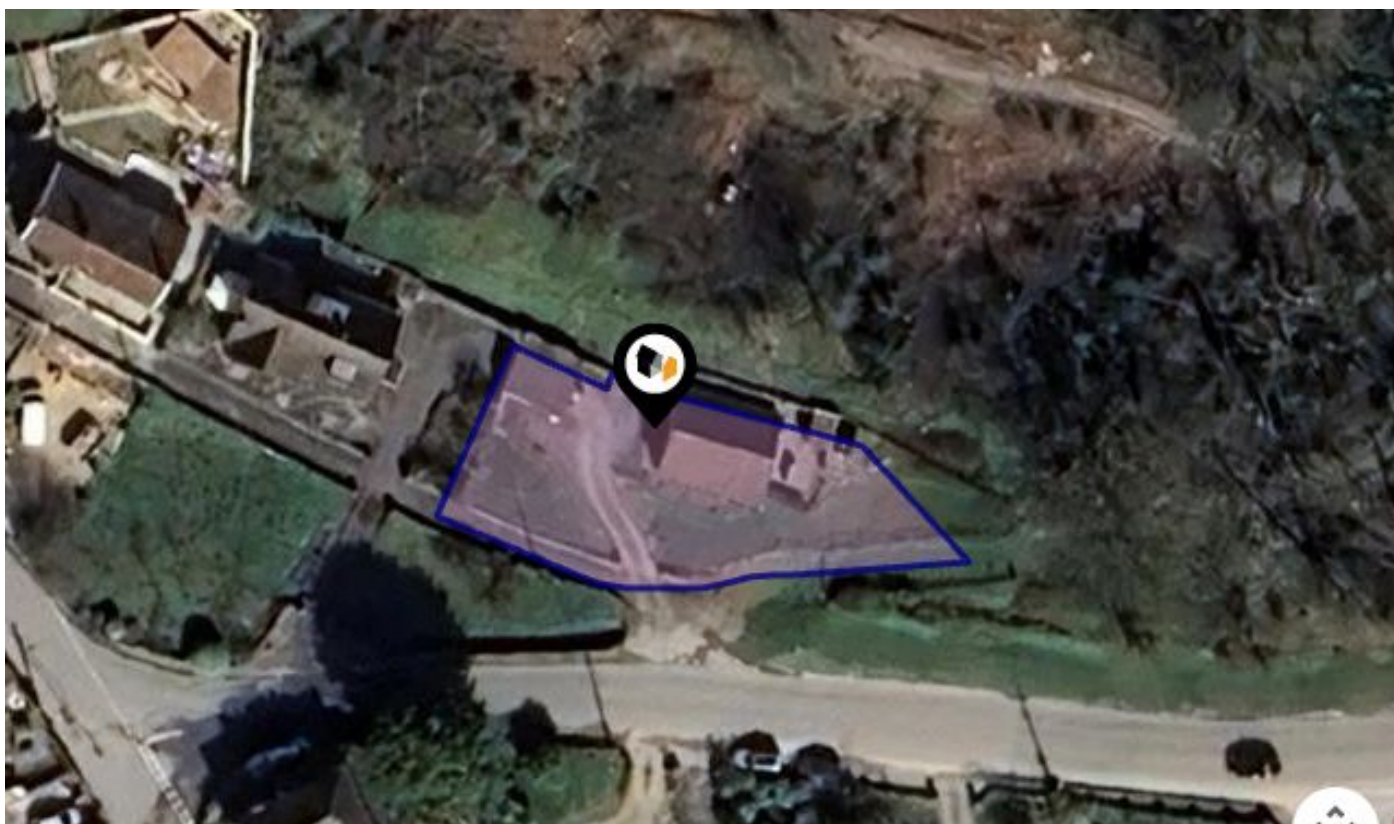


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 02<sup>nd</sup> December 2025**



## GURNEY SLADE, RADSTOCK, BA3

### 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:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS99940		

## Local Area

<b>Local Authority:</b>	Somerset	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)				
<b>Conservation Area:</b>	No					
<b>Flood Risk:</b>						
● Rivers & Seas	Very low	<b>10</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s		
● Surface Water	Very low					
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>				

Planning records for: *The Old Chapel, Chapel Lane, Gurney Slade BA3 4TG*

Reference - 2011/2795	
Decision:	Approval with Conditions
Date:	14th November 2011
Description:	Conversion of garage into a sun room, alteration to the garage roof including inserting a dormer window and erection of a conservatory.

Planning records for: *Saffron House Gurney Slade Radstock BA3 4TG*

Reference - 2014/0731/HSE	
Decision:	Approval
Date:	30th April 2014
Description:	ERECTION OF FIRST FLOOR EXTENSION AND GROUND FLOOR UTILITY ROOM

Planning records for: *Ivydene Gurney Slade Bath BA3 4TG*

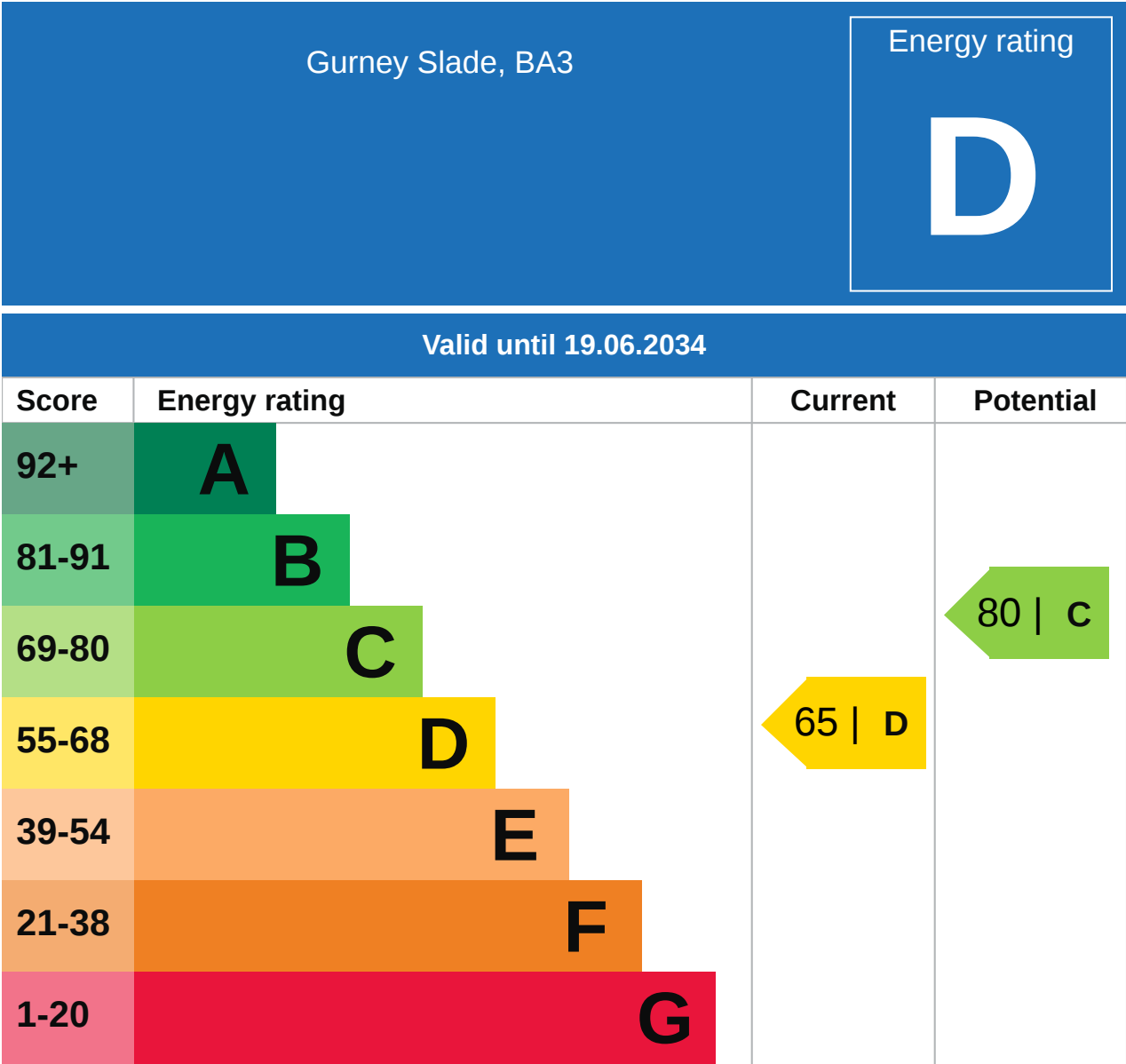
Reference - 036326/003	
Decision:	Approval with Conditions
Date:	12th November 2004
Description:	Erection of first floor rear extension (DEL)

Planning records for: *1 Slade Cottage Gurney Slade Bath BA3 4TG*

Reference - 117727/000	
Decision:	Approval with Conditions
Date:	29th September 2004
Description:	Erection of single storey extension to side (DEL)

Planning records for: *1 Slade Cottages Gurney Slade BA3 4TG*

Reference - 2016/0951/HSE	
Decision:	Approval with Conditions
Date:	26th April 2016
Description:	Conversion of garage into disabled facilities



# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated
<b>Total Floor Area:</b>	62 m <sup>2</sup>

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### Cooper and Tanner

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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.

## 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

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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

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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

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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)

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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)

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No

## Conservation Area

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No

## Electricity Supply

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We have been advised by the seller there is a mains electricity supply to the property.

## Water Supply

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We have been advised by the seller there is a mains water supply connected to the property

## Gas Supply

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We have been advised by the seller there is no mains gas supply to the property.

## Drainage

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

## Heating System

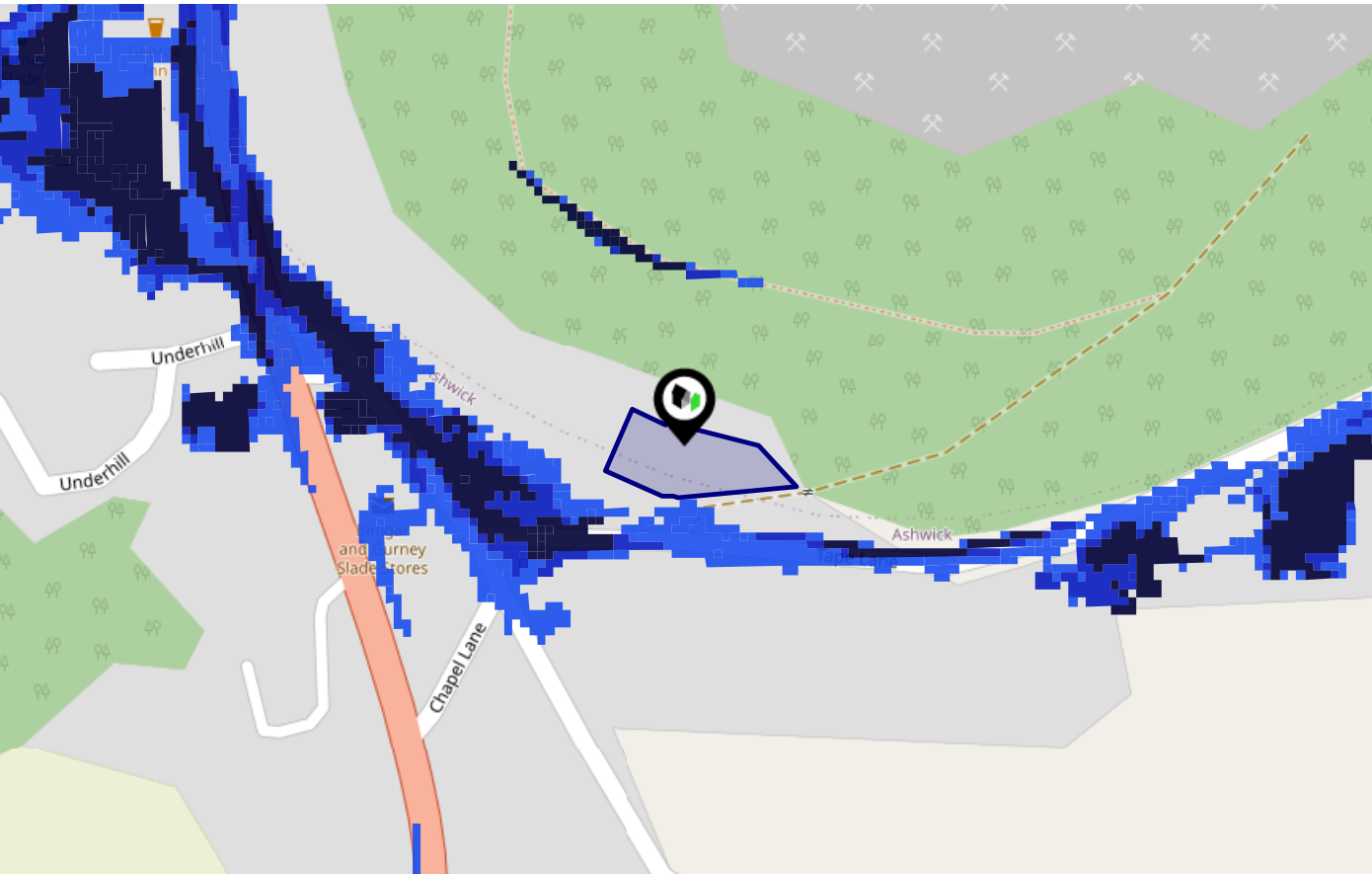
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We have been advised by the seller that the heating is electric heating.

# 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.

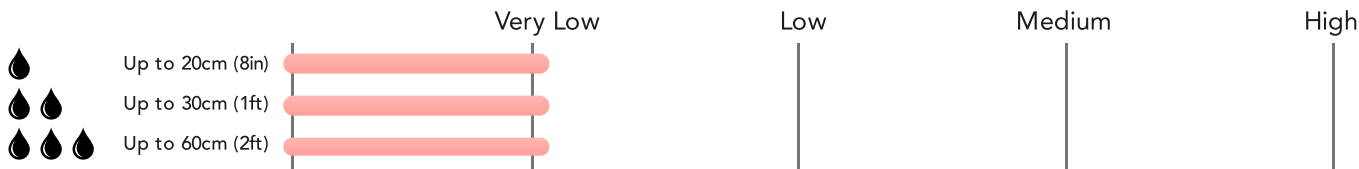


Risk Rating: Very low

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.

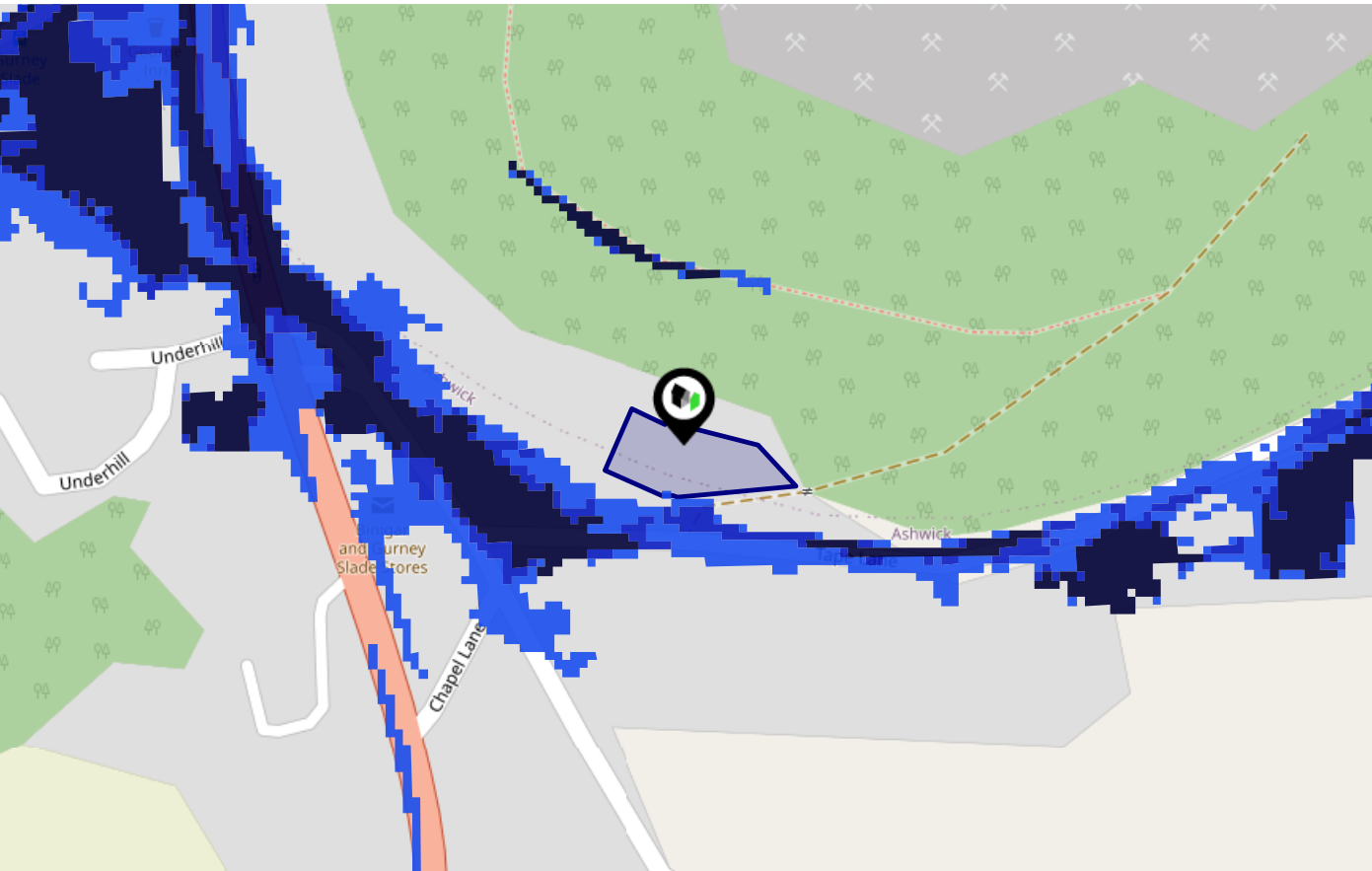
Chance of flooding to the following depths at this property:



# 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.

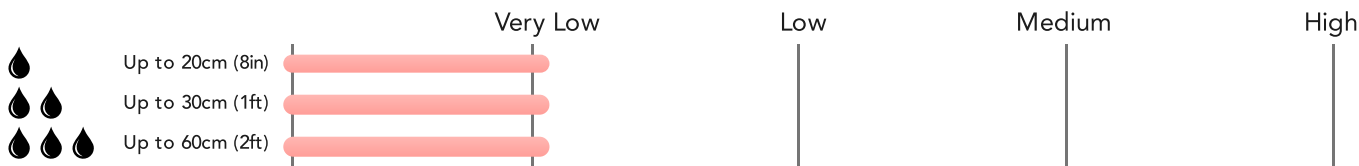


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Chance of flooding to the following depths at this property:

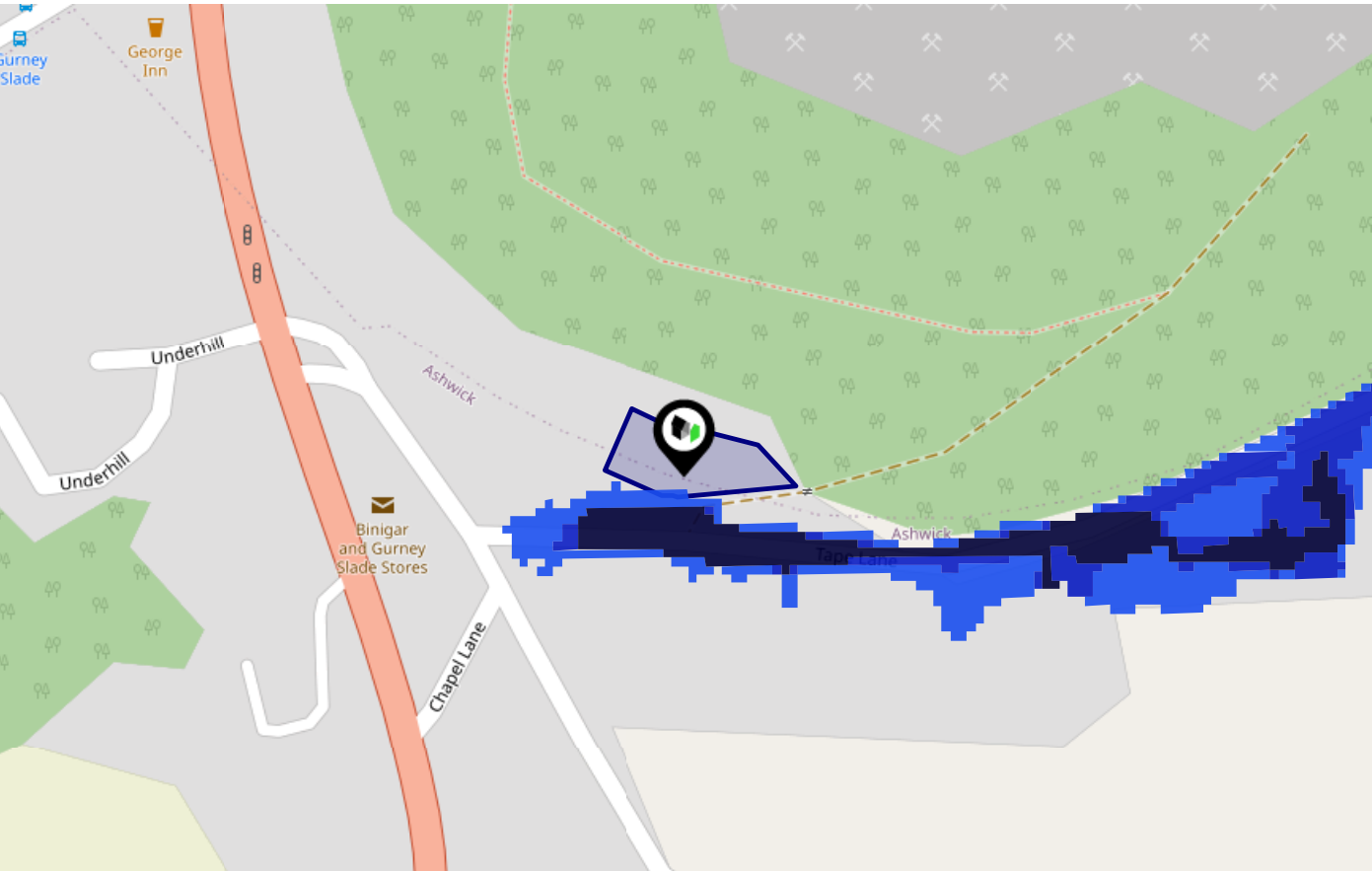


# Flood Risk

## Rivers & Seas - Flood Risk

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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.

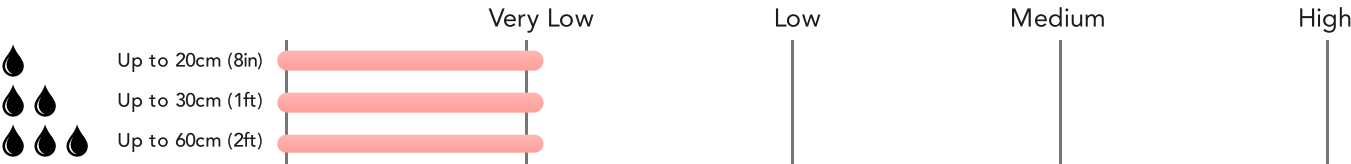


**Risk Rating:** Very low

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:

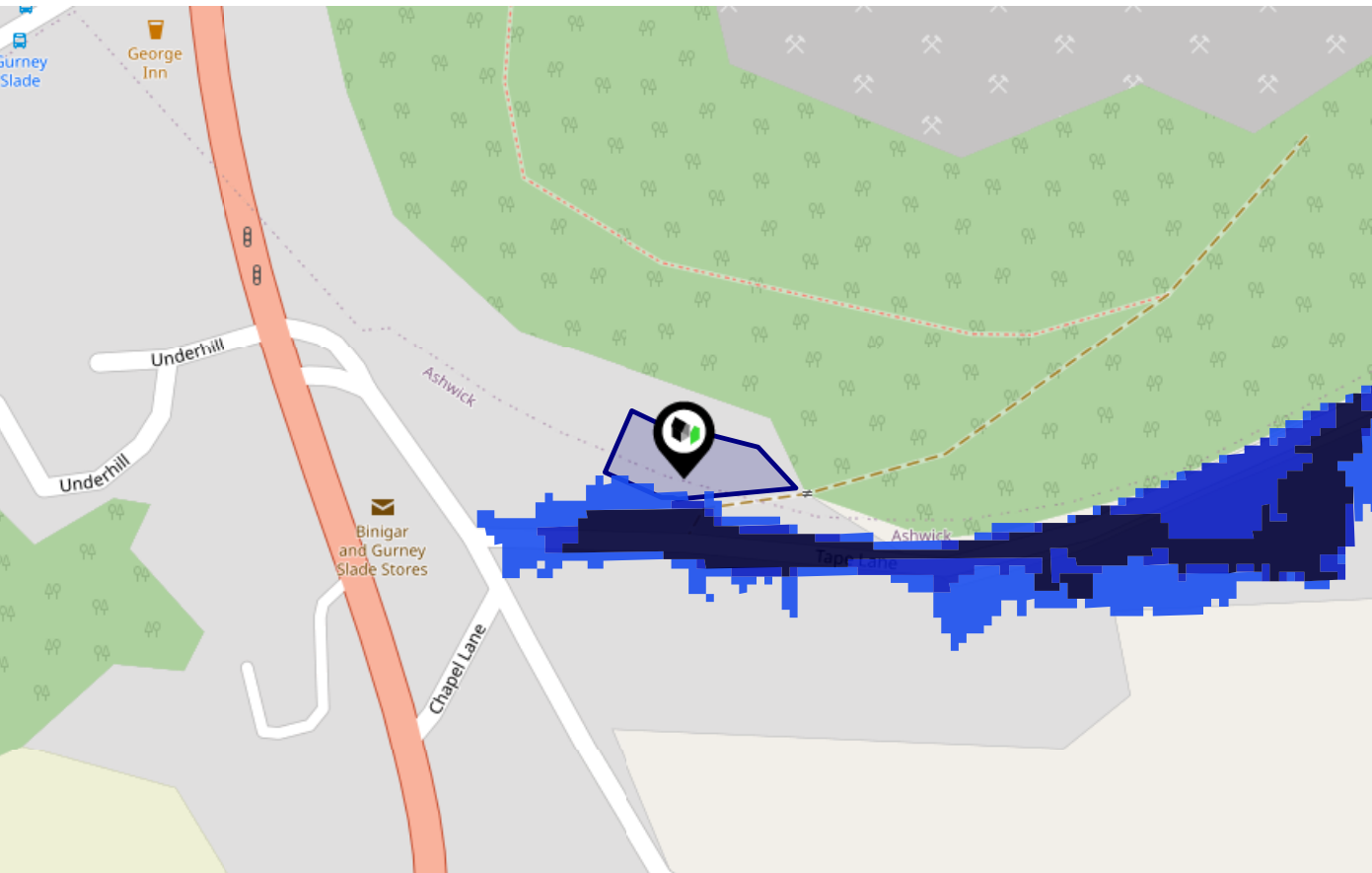


# Flood Risk

## 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.

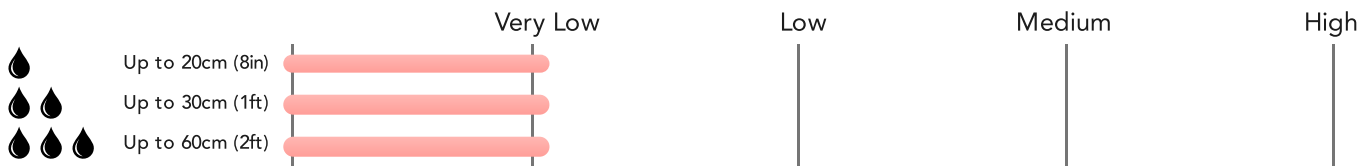


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

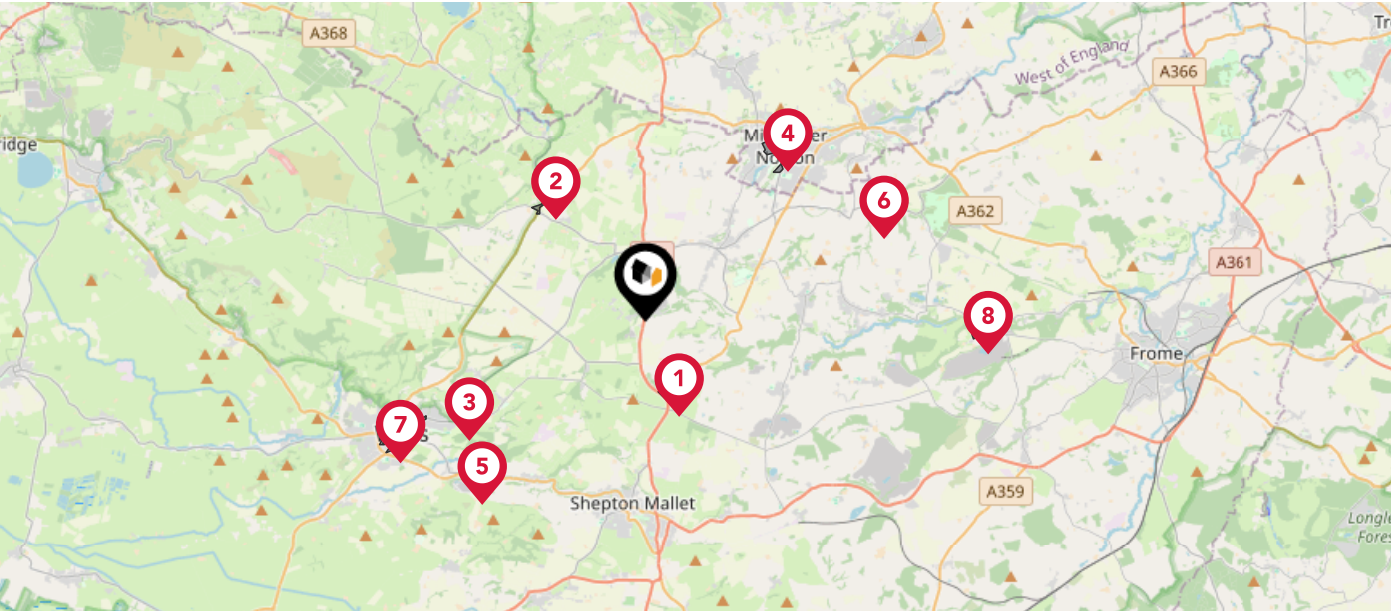










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# Maps

## Conservation Areas

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



Nearby Conservation Areas	
	Oakhill
	Chewton Mendip
	Mendip Hospital
	Midsomer Norton and Welton
	Dinder
	Kilmersdon
	Wells
	Mells

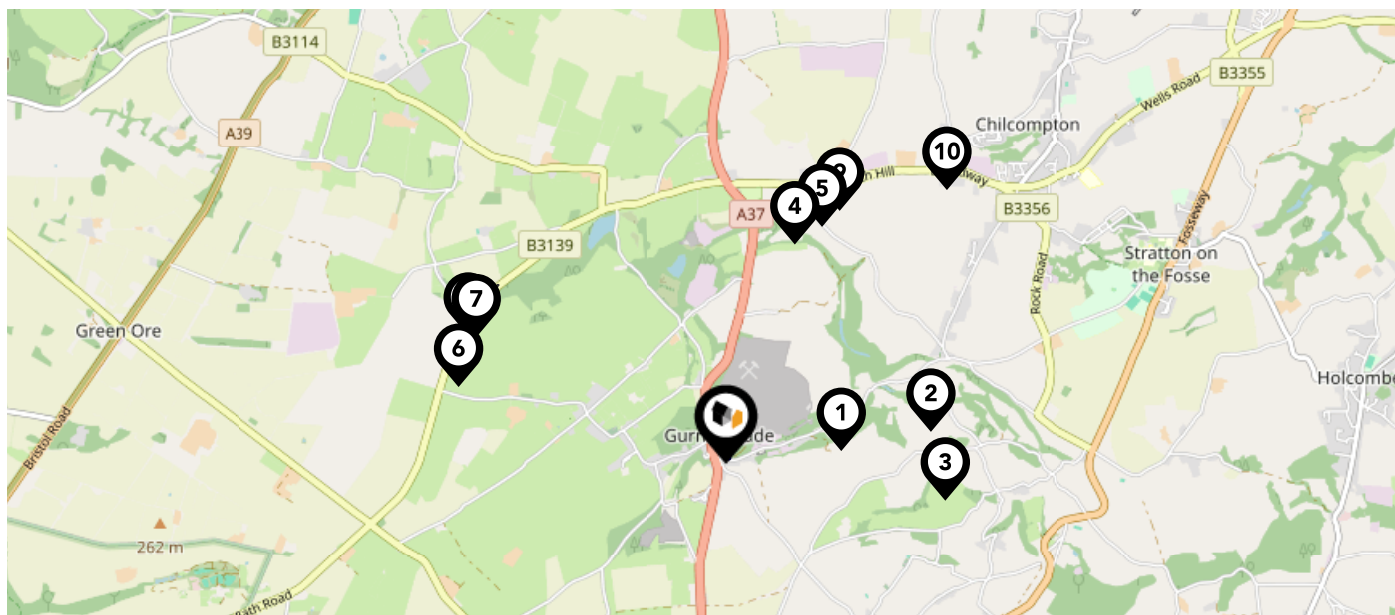


# Maps

## Landfill Sites

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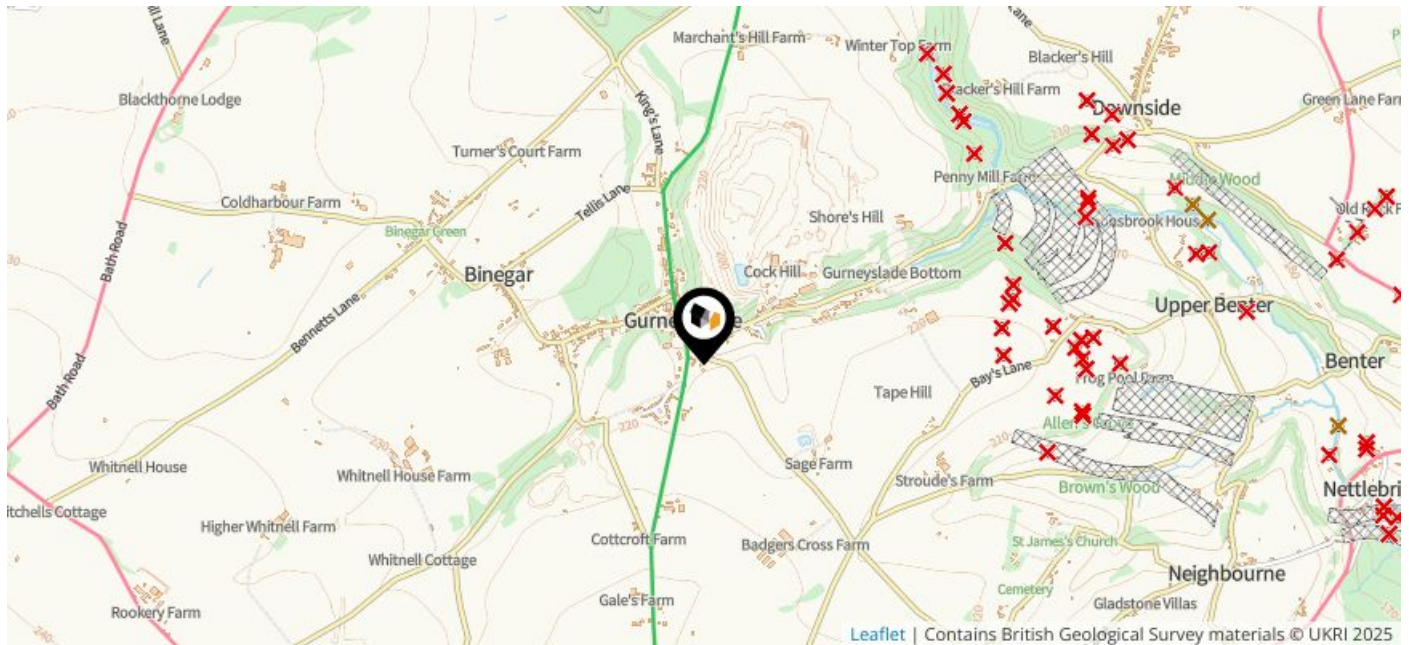
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Gurney Slade Pumping station-Stock Hill, Binegar, Radstock, Avon	Historic Landfill	
2	Moore Wood-Moors Bottom, Stratton-on-the-fosse, Somerset	Historic Landfill	
3	Moor Wood-Ashwick	Historic Landfill	
4	Coalpit Lane-Emborough, Binegar and Chilcompton	Historic Landfill	
5	Disused Railway Cutting-Coalpit Lane, Emborough, Radstock, Avon	Historic Landfill	
6	Quar Tying-Emborough, Wells Road, Emborough, Radstock, Avon	Historic Landfill	
7	Adjacent B3139-Emborough	Historic Landfill	
8	Emborough Pond Tip-Redhill Lane, Emborough, Radstock	Historic Landfill	
9	Old Down-Chilcompton	Historic Landfill	
10	Rear of The Maples-Chilcompton, Radstock, Avon	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.

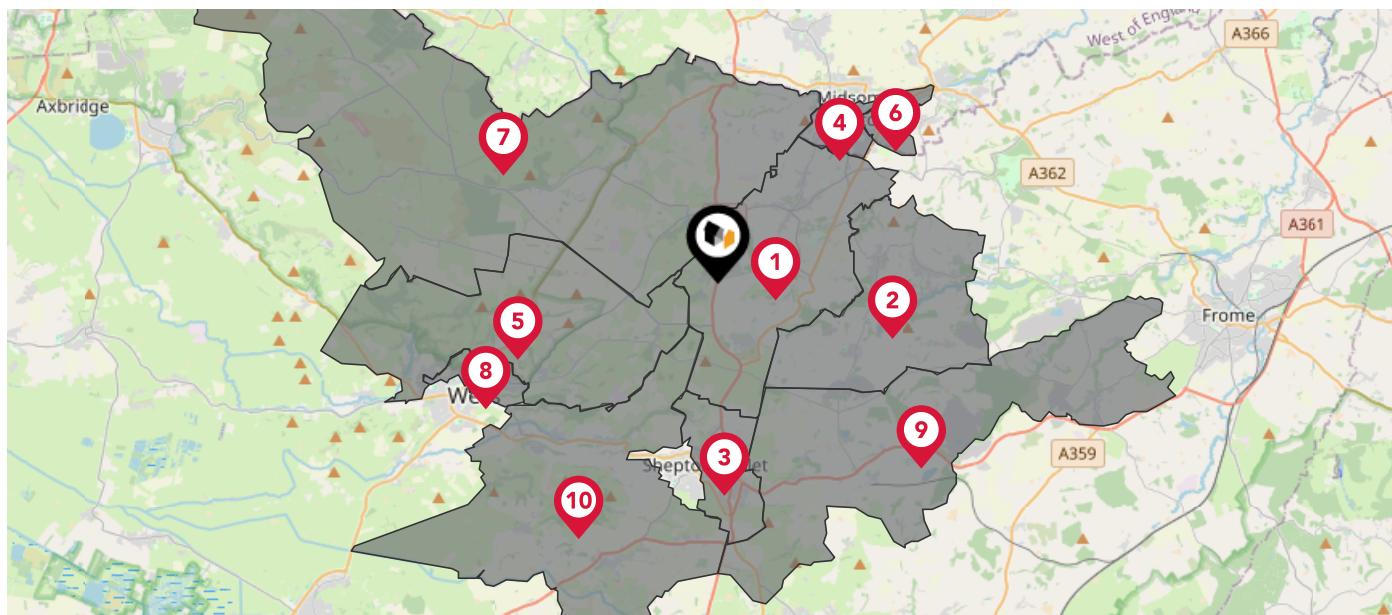
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



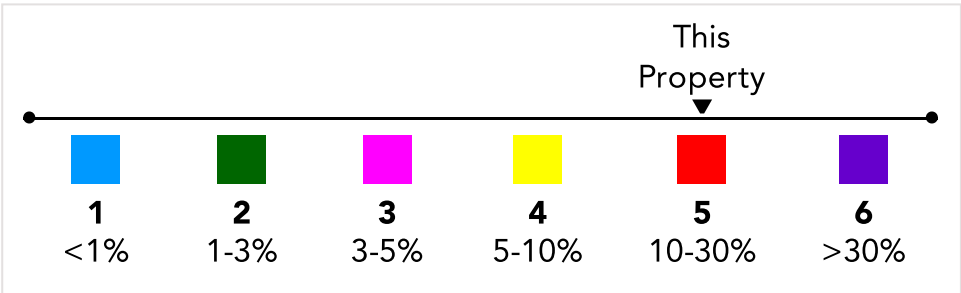
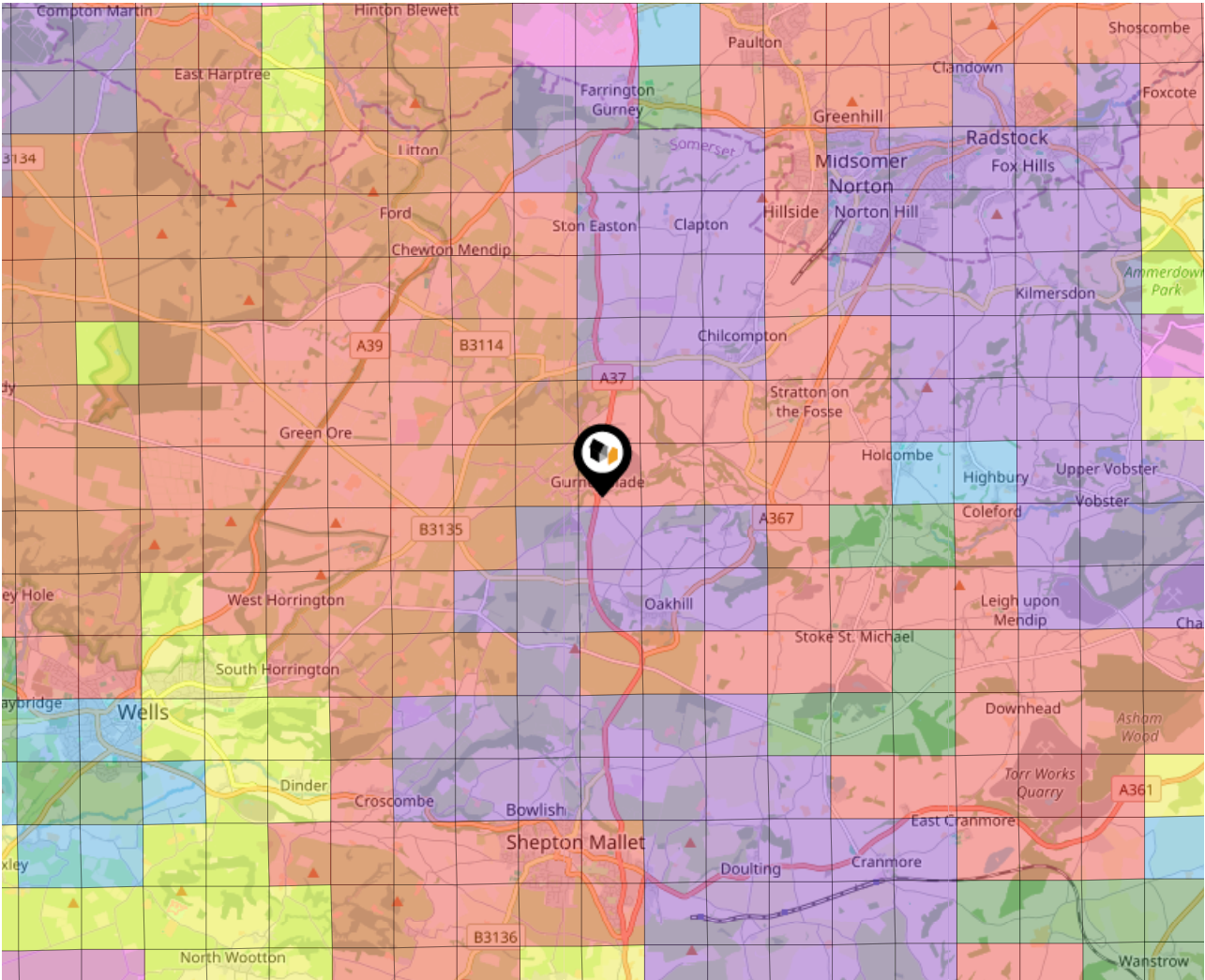
### Nearby Council Wards

-  1 Ashwick, Chilcompton and Stratton Ward
-  2 Coleford and Holcombe Ward
-  3 Shepton East Ward
-  4 Midsomer Norton Redfield Ward
-  5 St. Cuthbert Out North Ward
-  6 Westfield Ward
-  7 Chewton Mendip and Ston Easton Ward
-  8 Wells St. Thomas' Ward
-  9 Cranmore, Doultong and Nunney Ward
-  10 Croscombe and Pilton Ward



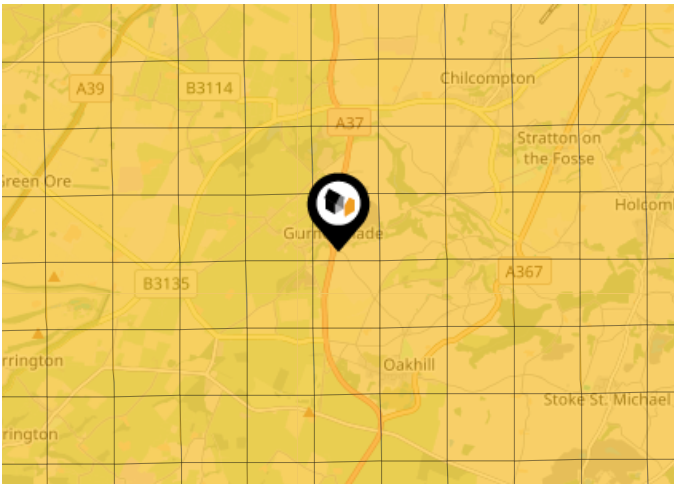
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



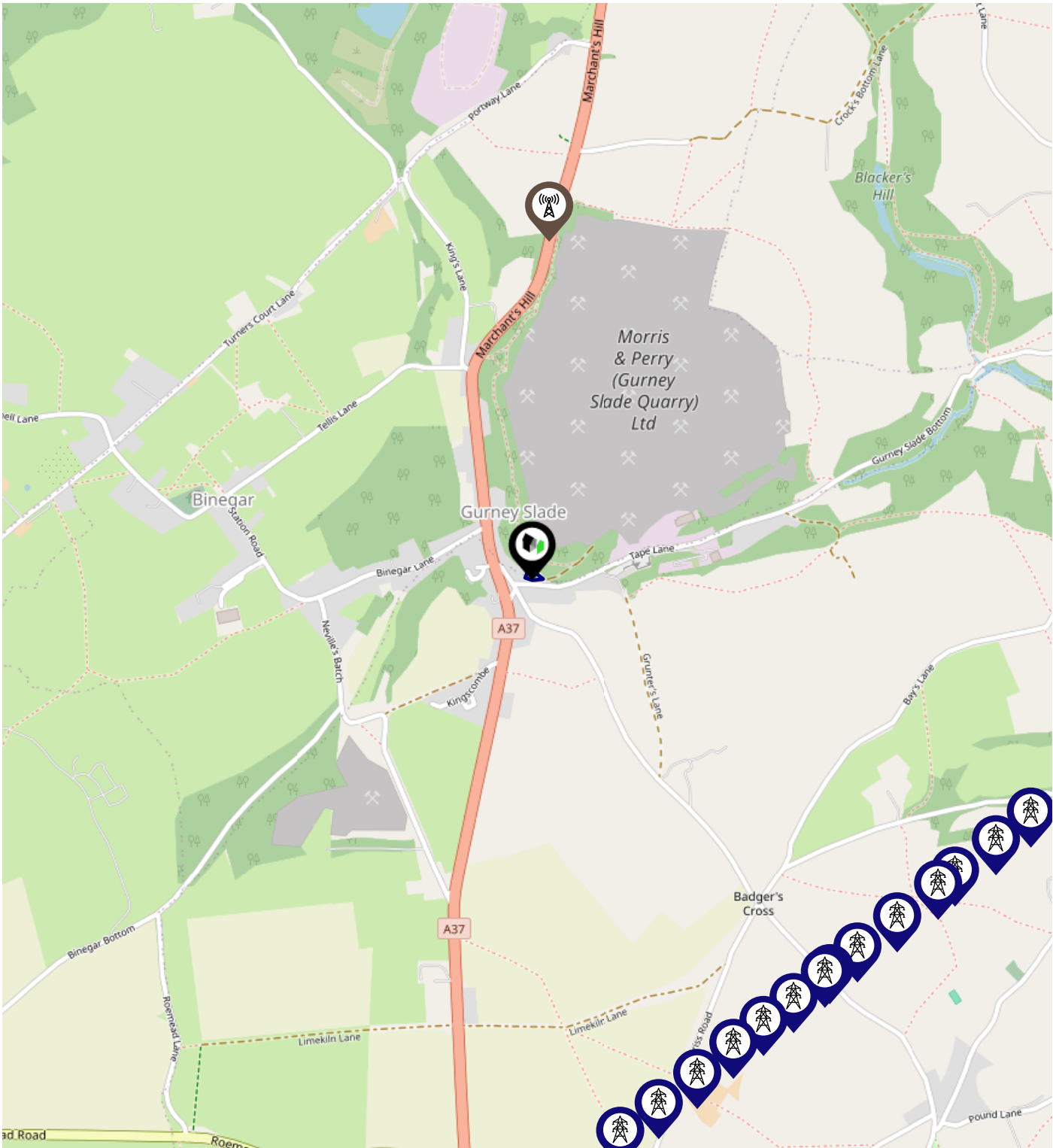
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



# Local Area

## Masts & Pylons

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### Key:

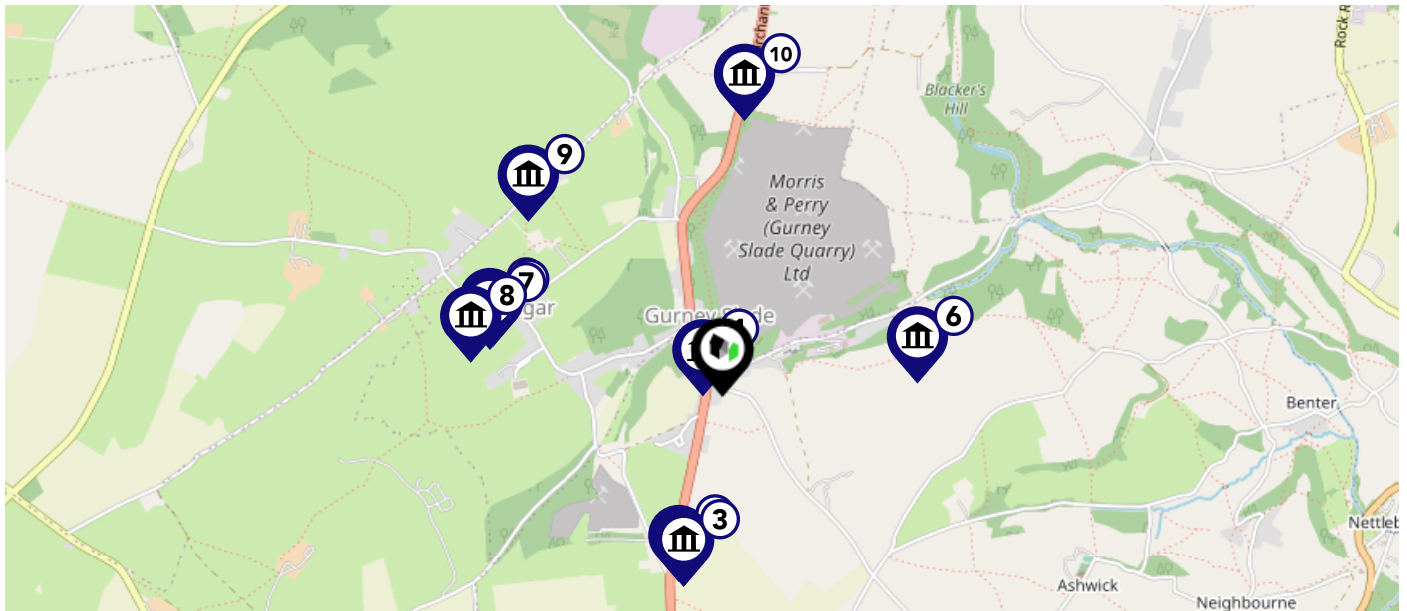
-  Power Pylons
-  Communication Masts










# Maps

## Listed Buildings

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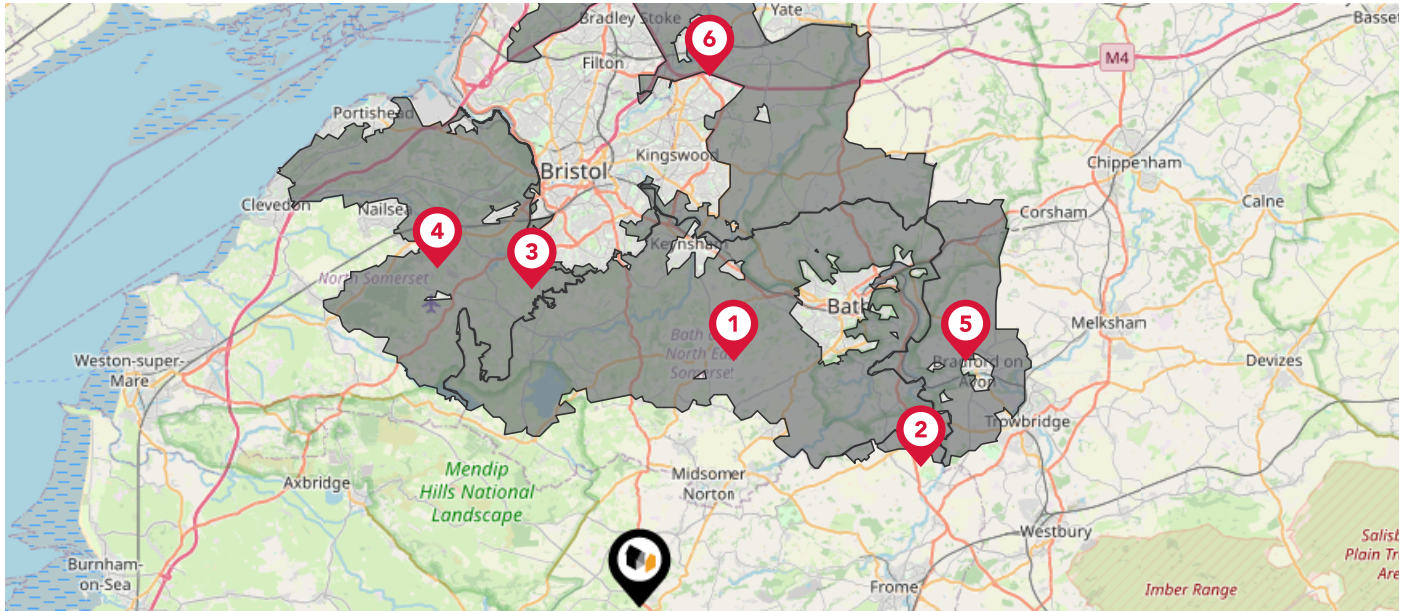
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058643 - Sunny View	Grade II	0.0 miles
 1296719 - Highcroft Farm House And Attached Barn To East	Grade II	0.4 miles
 1345213 - Former Gazebo, 5 Metres South Of Front Of Highcroft Farm House	Grade II	0.4 miles
 1058642 - Richard James Monument In Churchyard About 3 Metres South Of Porch Church Of The Holy Trinity	Grade II	0.5 miles
 1058641 - Church Of The Holy Trinity	Grade II	0.5 miles
 1345212 - Abingdon's Farm House	Grade II	0.5 miles
 1345132 - John Adams Monument In Churchyard About 3 Metres South Of Porch Church Of The Holy Trinity	Grade II	0.5 miles
 1345133 - The Old Rectory	Grade II	0.6 miles
 1307332 - Turner's Court Farmhouse And Attached Barn	Grade II	0.6 miles
 1058644 - Cotclose	Grade II	0.7 miles



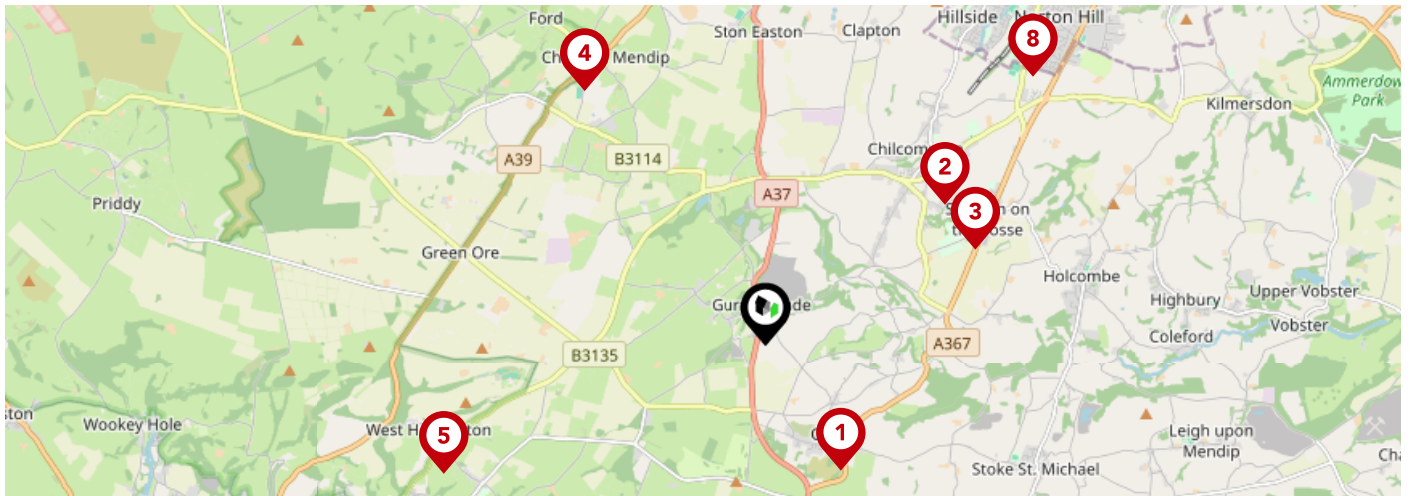
This map displays nearby areas that have been designated as Green Belt...



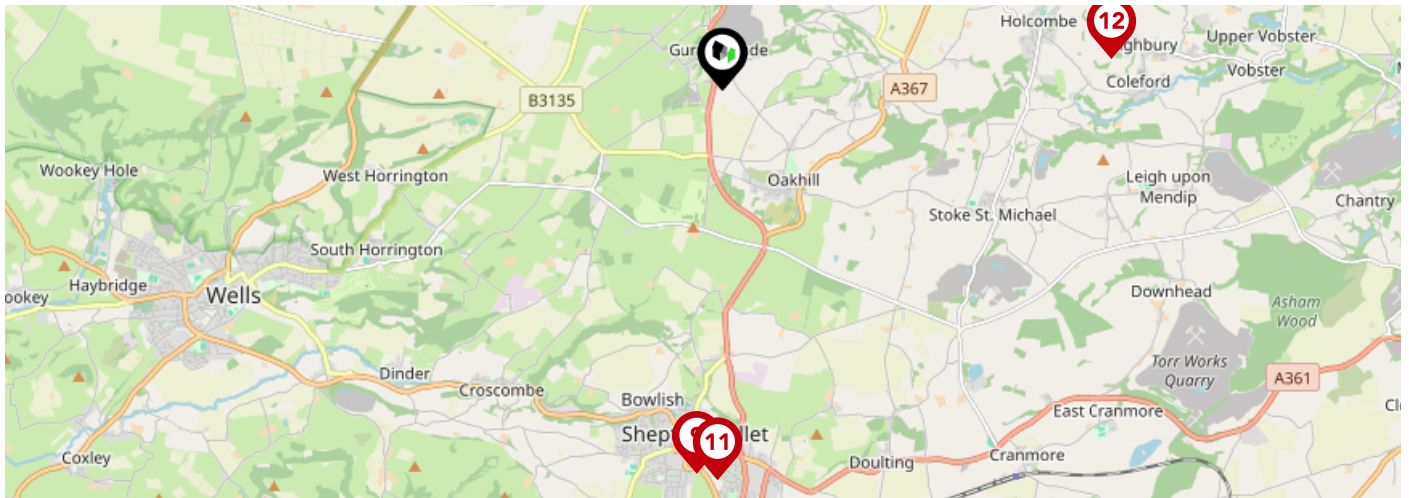
### Nearby Green Belt Land

-  Bath and Bristol Green Belt - Bath and North East Somerset
-  Bath and Bristol Green Belt - Mendip
-  Bath and Bristol Green Belt - Bristol, City of
-  Bath and Bristol Green Belt - North Somerset
-  Bath and Bristol Green Belt - Wiltshire
-  Bath and Bristol Green Belt - South Gloucestershire





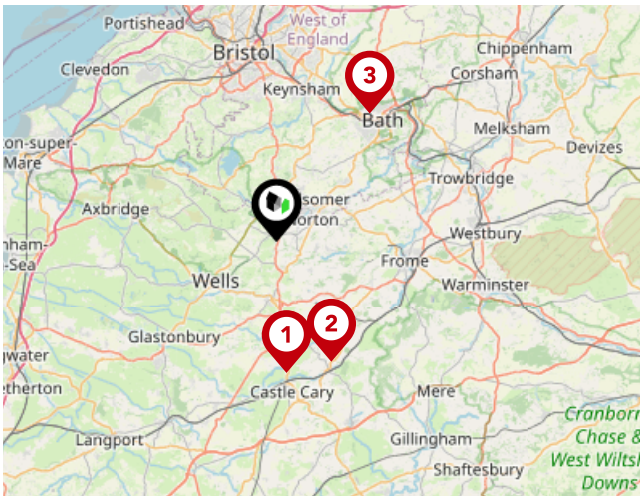
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oakhill Church School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Vigor &amp; St John Church School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Downside School</b> Ofsted Rating: Not Rated   Pupils: 334   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Chewton Mendip Church of England VA Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bowlsh Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Norton Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 205   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Longvernal Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:3.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Bishop Henderson Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 160   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Somervale Secondary School</b> Ofsted Rating: Good   Pupils: 773   Distance:3.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Norton Hill Academy</b> Ofsted Rating: Good   Pupils: 1827   Distance:3.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Benedict's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 172   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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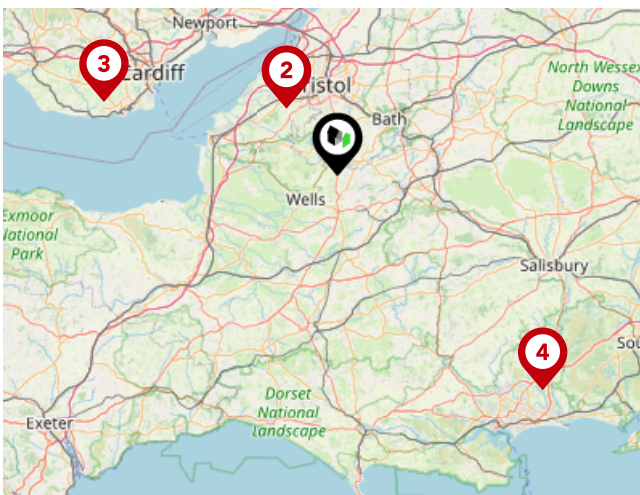
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.8 miles
2	Bruton Rail Station	9.82 miles
3	Oldfield Park Rail Station	11.79 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	37.03 miles
2	M5 J12	40.06 miles
3	M5 J11A	45.6 miles
4	M4 J16	36.35 miles
5	M5 J11	47.89 miles



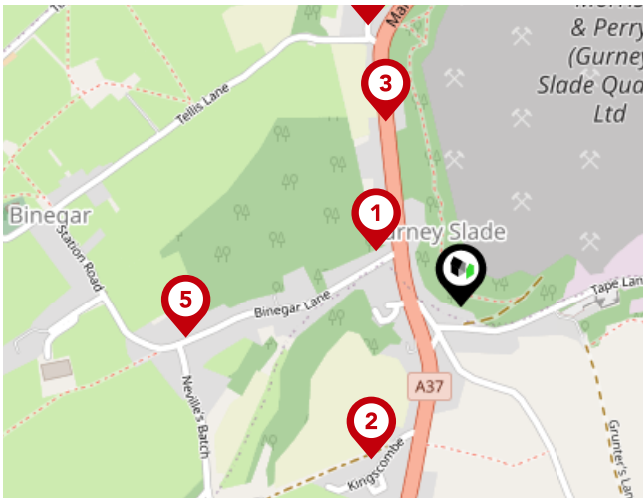
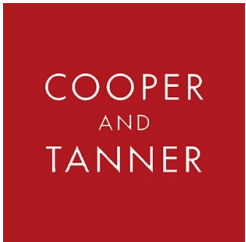
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.48 miles
2	Felton	12.48 miles
3	Cardiff Airport	36.2 miles
4	Bournemouth International Airport	44.45 miles



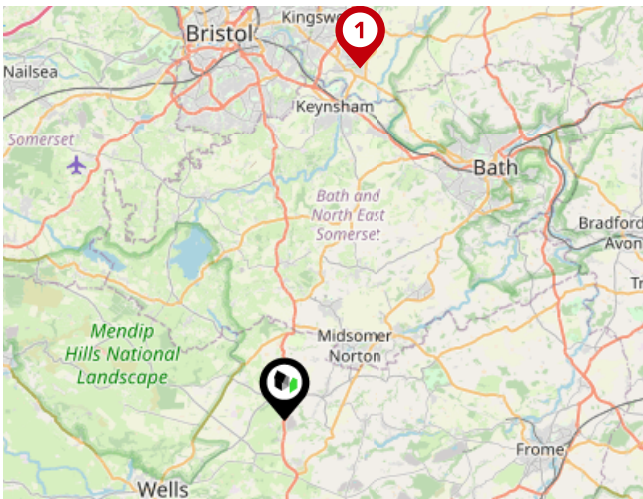
# Area

## Transport (Local)



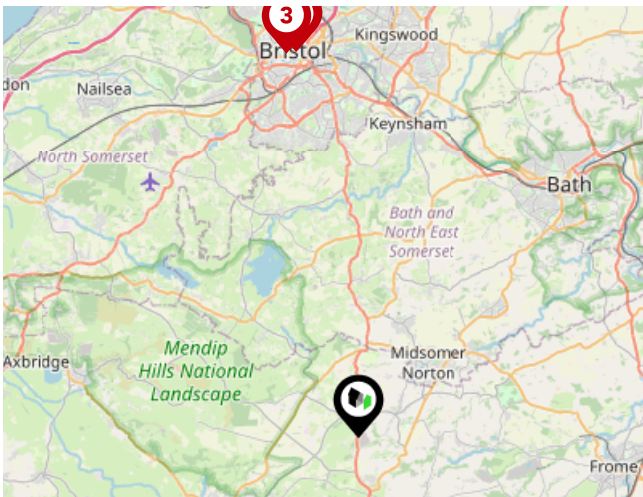
### Bus Stops/Stations

Pin	Name	Distance
1	Gurney Slade	0.12 miles
2	Kingscombe Square	0.21 miles
3	Greystones	0.23 miles
4	Tellis Court	0.34 miles
5	The Granary	0.32 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.38 miles

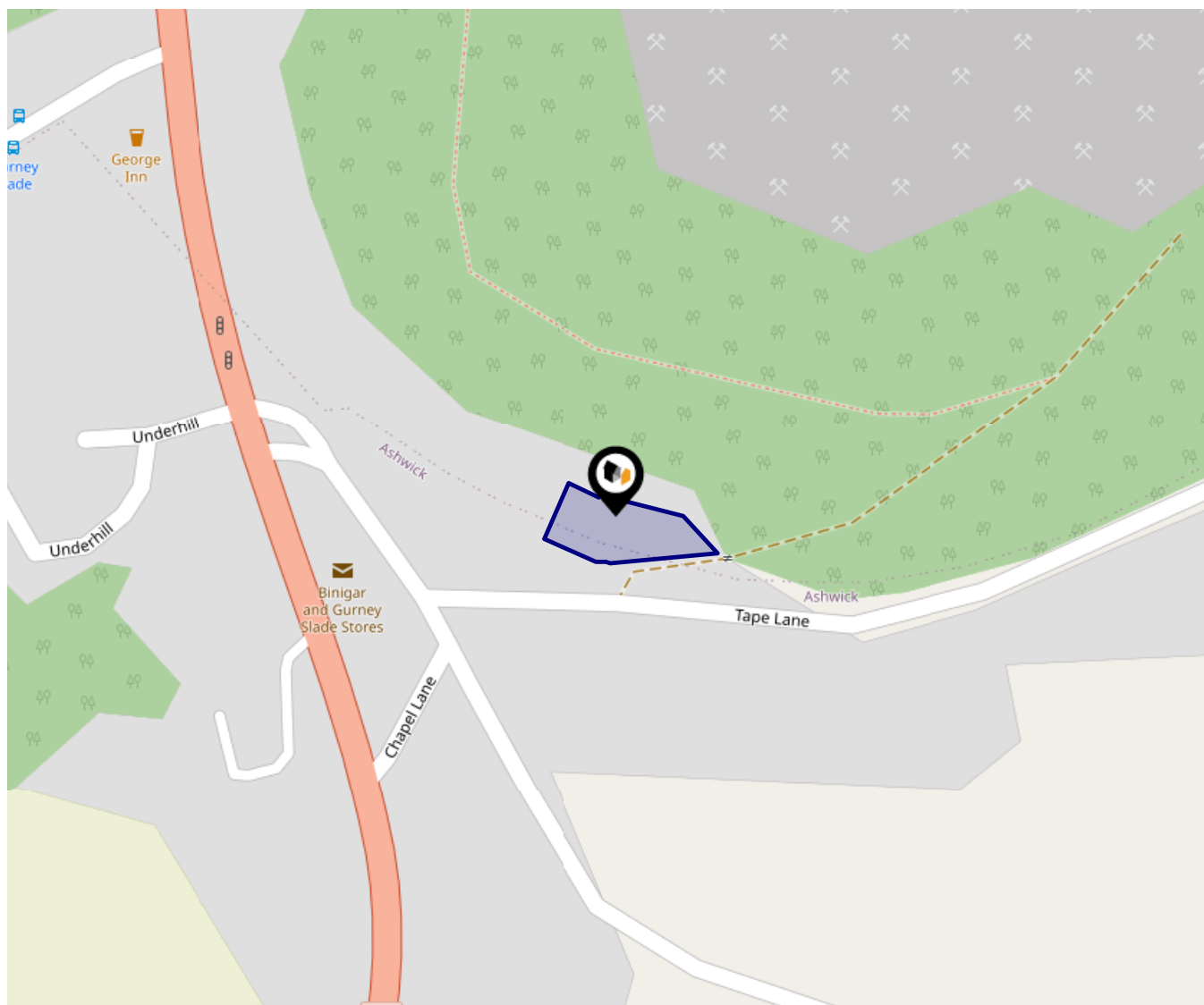


### Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	14.52 miles
2	The Ostrich	14.52 miles
3	Wapping Wharf	14.5 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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