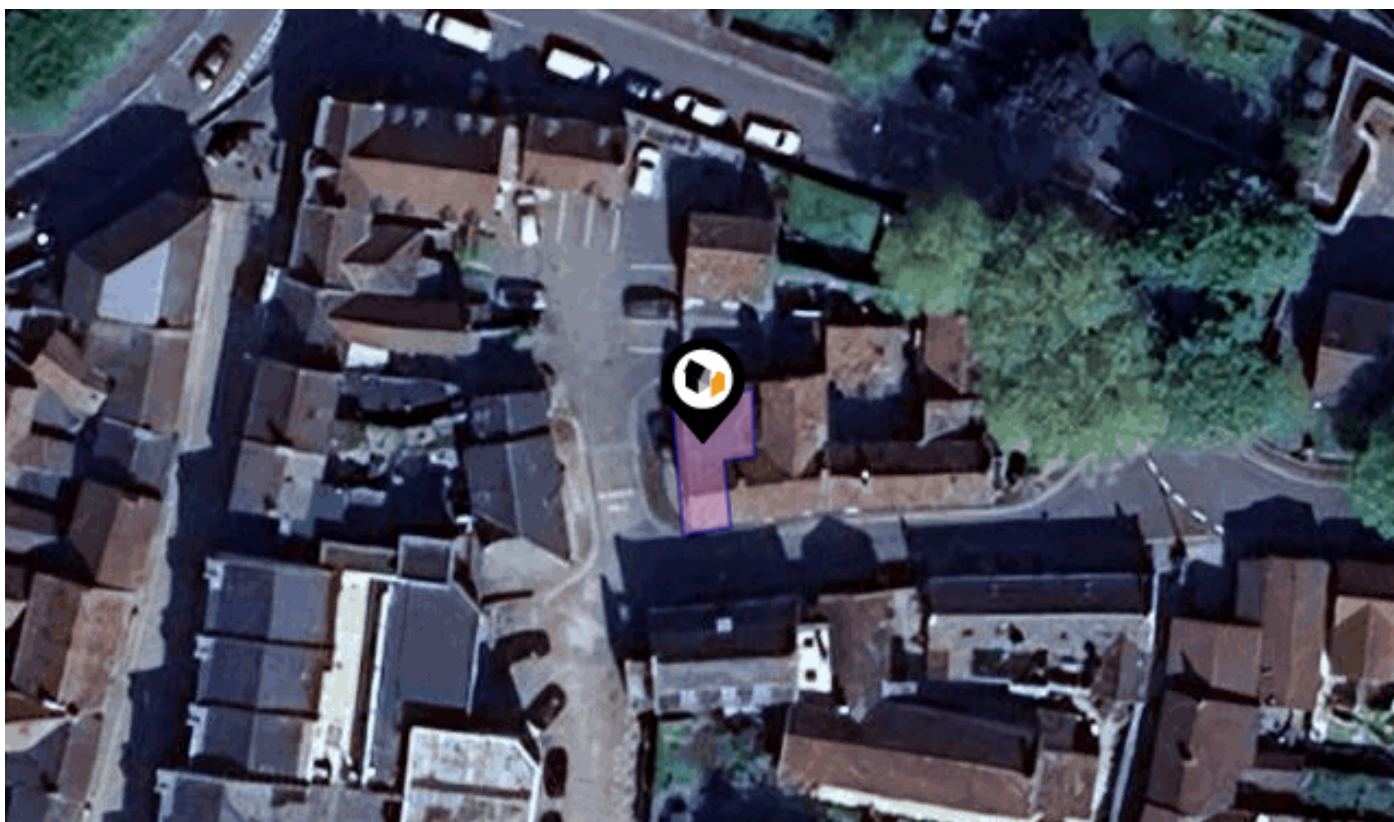




# MIR: Material Info

The Material Information Affecting this Property

**Thursday 18<sup>th</sup> December 2025**



**PETER STREET, SHEPTON MALLET, BA4**

## Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

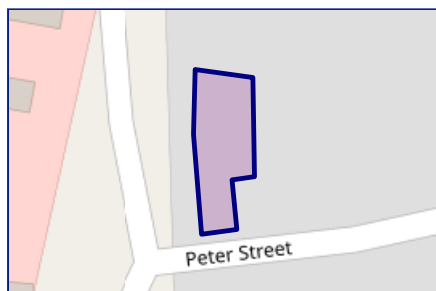
cooperandtanner.co.uk



# Property Multiple Title Plans

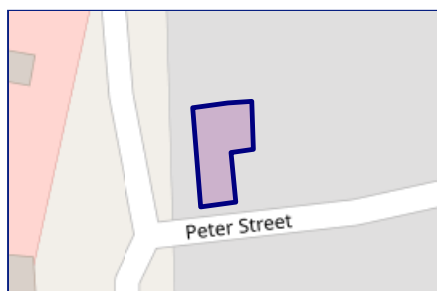
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## Freehold Title Plan

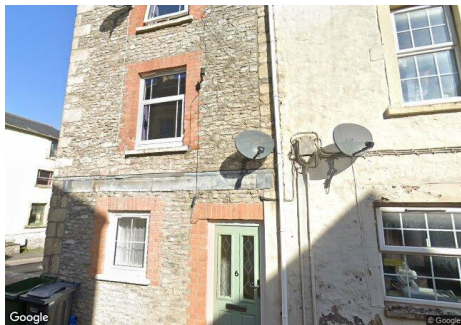


**WS30837**

## Leasehold Title Plan



**WS91373**



## Property

|               |                   |                 |           |
|---------------|-------------------|-----------------|-----------|
| Type:         | Flat / Maisonette | Tenure:         | Leasehold |
| Bedrooms:     | 2                 | Term Remaining: | -         |
| Plot Area:    | 0.02 acres        |                 |           |
| Year Built :  | Before 1900       |                 |           |
| Title Number: | WS91373           |                 |           |

## Local Area

|                    |                |                                    |      |      |
|--------------------|----------------|------------------------------------|------|------|
| Local Authority:   | Somerset       | Estimated Broadband Speeds         |      |      |
| Conservation Area: | Shepton Mallet | (Standard - Superfast - Ultrafast) |      |      |
| Flood Risk:        |                |                                    |      |      |
| • Rivers & Seas    | Very low       | 18                                 | 80   | 1000 |
| • Surface Water    | Very low       | mb/s                               | mb/s | mb/s |
|                    |                |                                    |      |      |

|                          |                                  |  |  |
|--------------------------|----------------------------------|--|--|
| Mobile Coverage:         | Satellite/Fibre TV Availability: |  |  |
| (based on calls indoors) |                                  |  |  |
|                          |                                  |  |  |
|                          |                                  |  |  |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Building Safety**

---

**Accessibility / Adaptations**

---

**Restrictive Covenants**

---

**Rights of Way (Public & Private)**

---

**Construction Type**

---

**Property Lease Information**

---

**Listed Building Information**

---

**Stamp Duty**

---

**Other**

---

**Other**

---



---

## Electricity Supply

---

## Gas Supply

---

## Central Heating

---

## Water Supply

---

## Drainage

---

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### Cooper and Tanner

---

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/

**Important - Please read**

---

## 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 maybe 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 affecting the property.

## Construction Type

---

The vendor has advised the property is of traditional construction

## Property Lease Information (if applicable)

---

Leasehold with 1/6th share of the Freehold.

Lease Term 999 years from 1 January 1989.

We have been advised the annual charges are £550. Full confirmation is awaited.

## 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 a mains gas supply to the property.

## Drainage

---

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

## Heating System

---

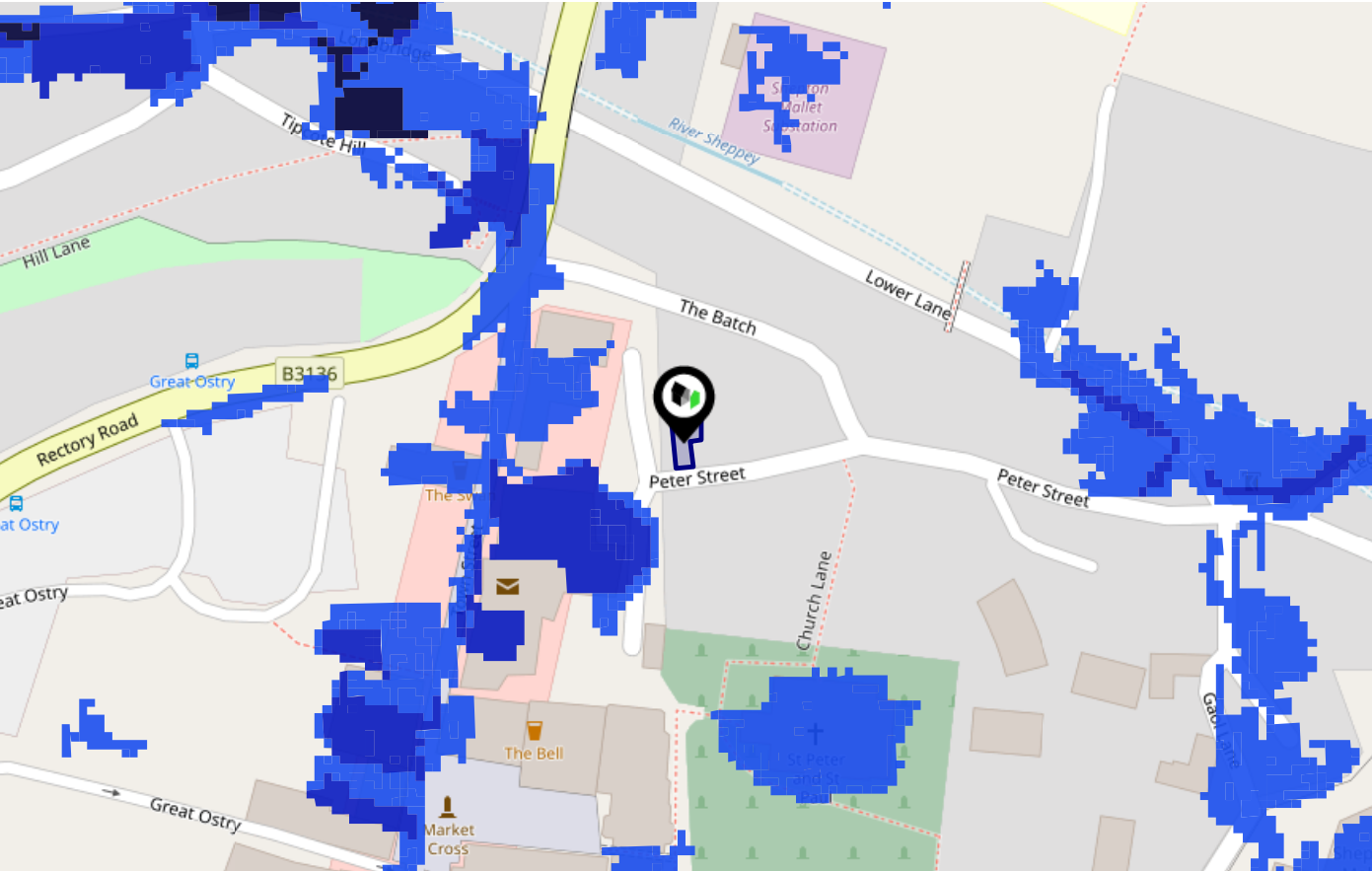
We have been advised by the seller that the heating is provided a gas fired radiator system

# 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.

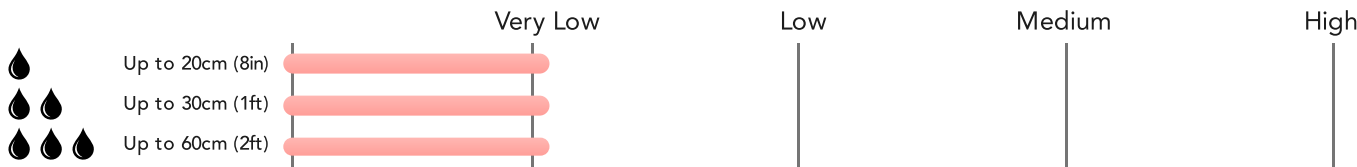


Risk Rating: Very low

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:



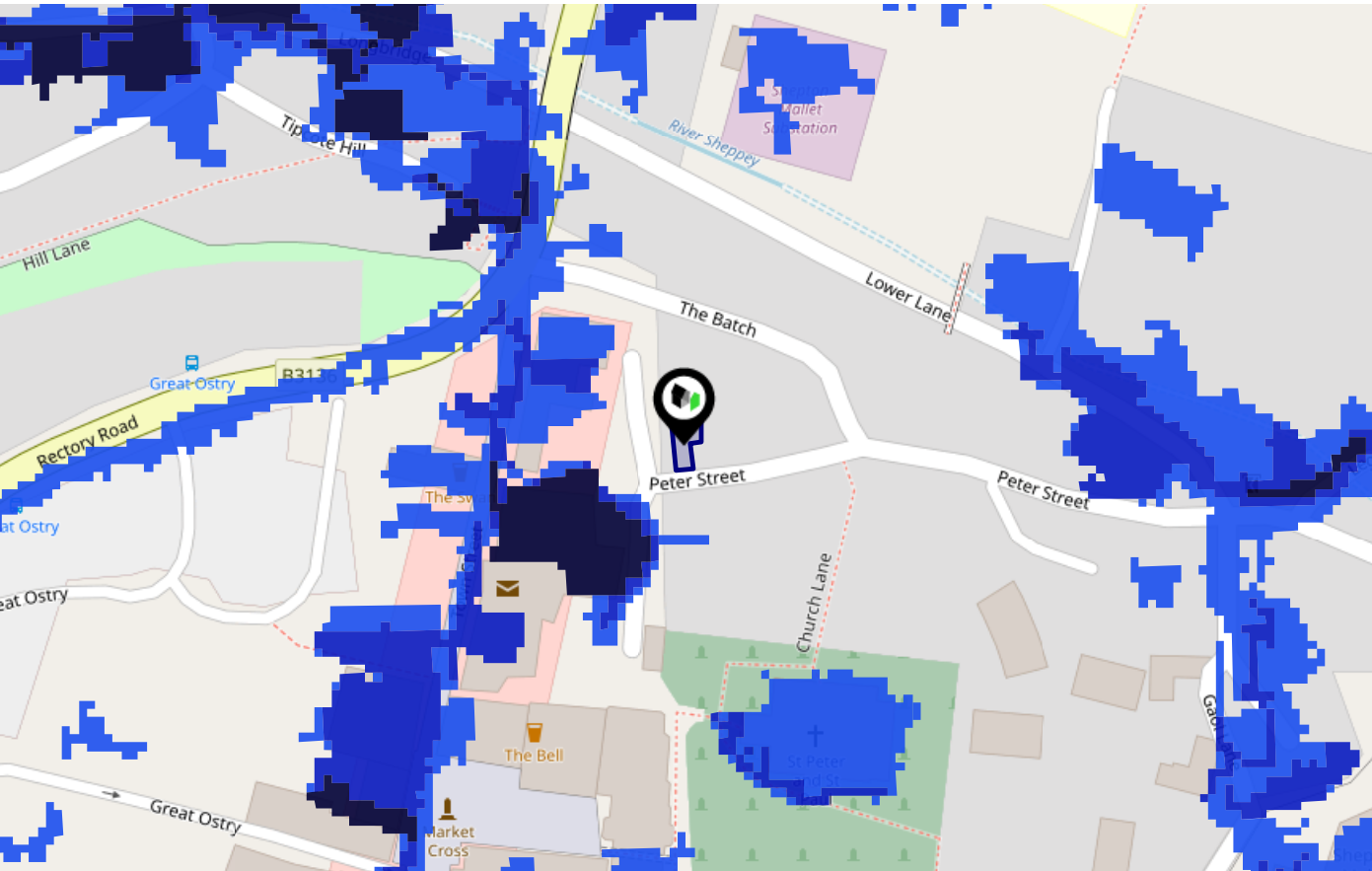


# Flood Risk

## 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.

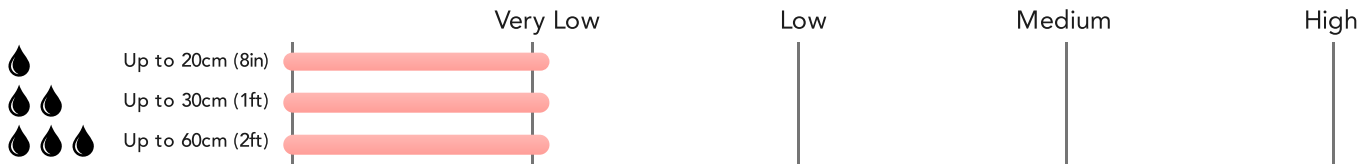


Risk Rating: Very low

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:



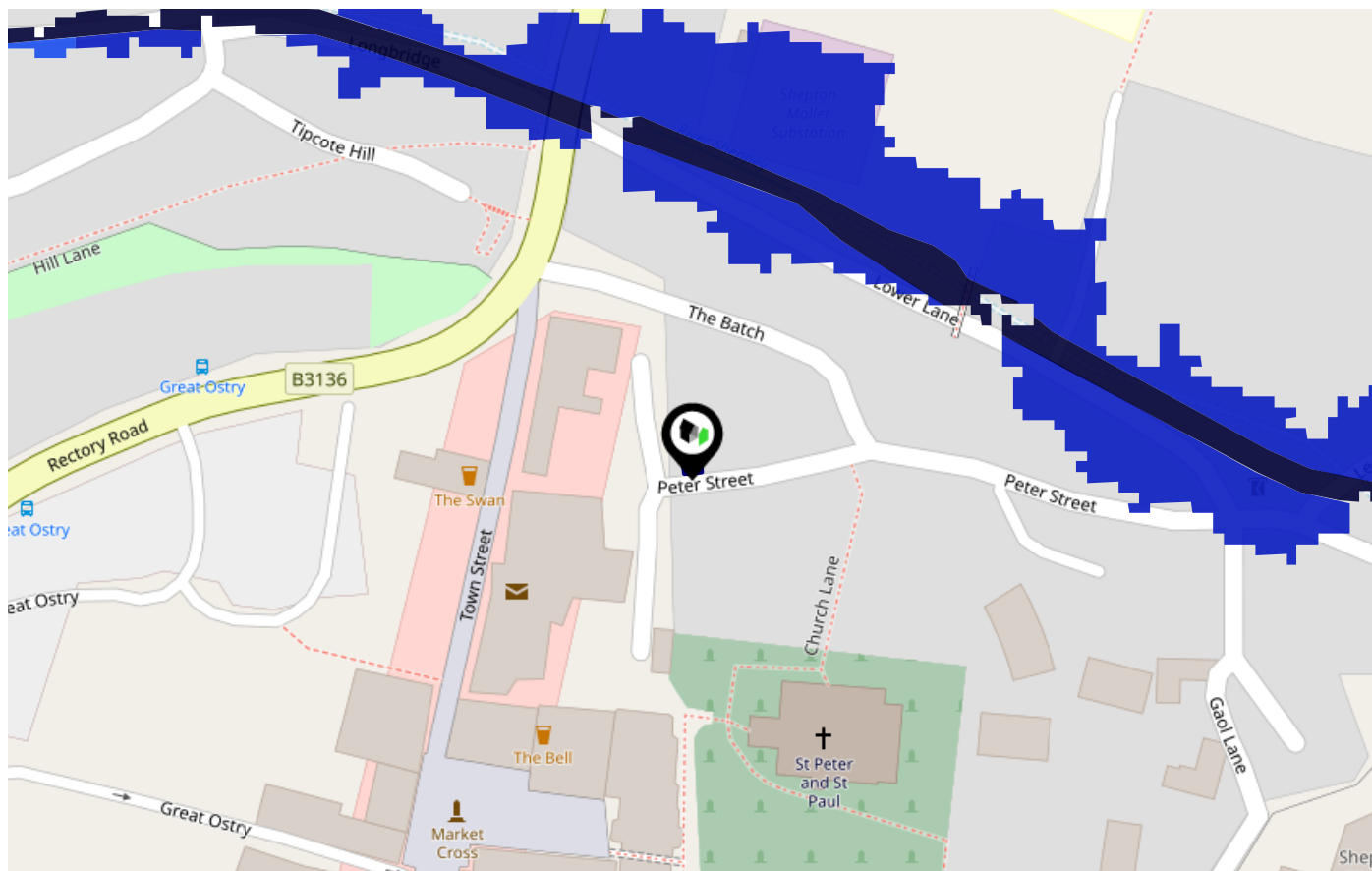
MIR - Material Info

# 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.

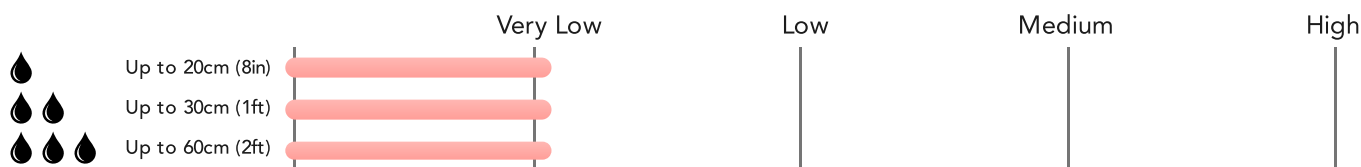


**Risk Rating: Very low**

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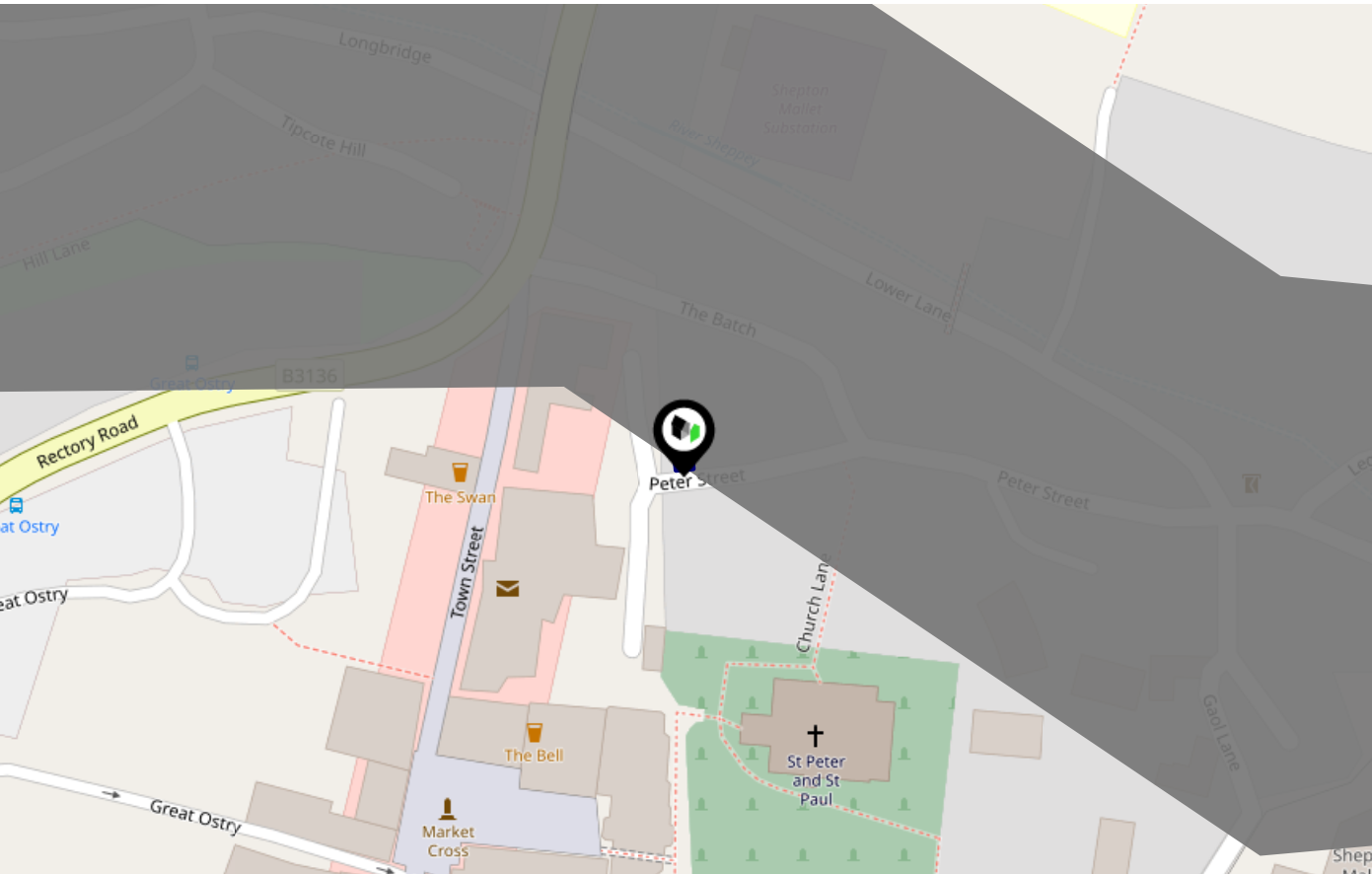
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

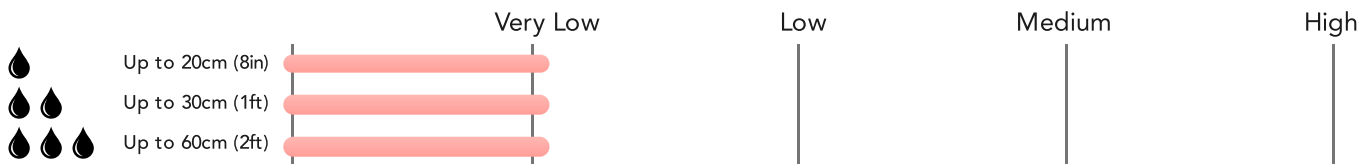


Risk Rating: Very low

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

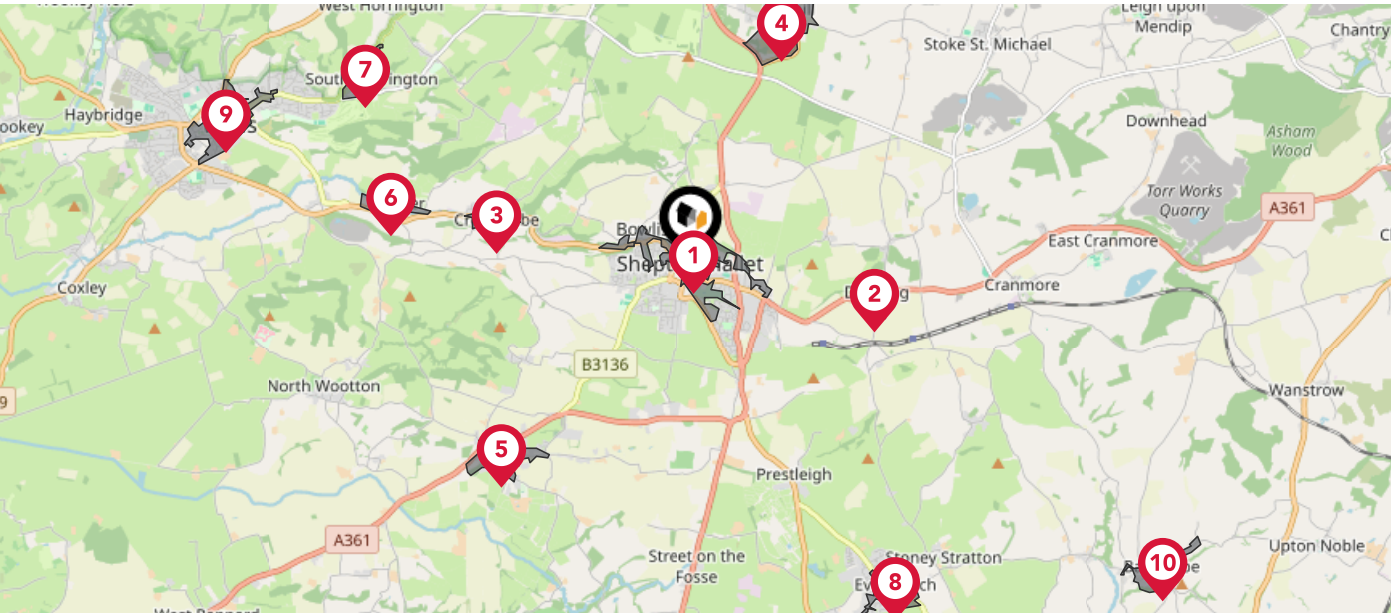
Chance of flooding to the following depths at this property:



# 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.



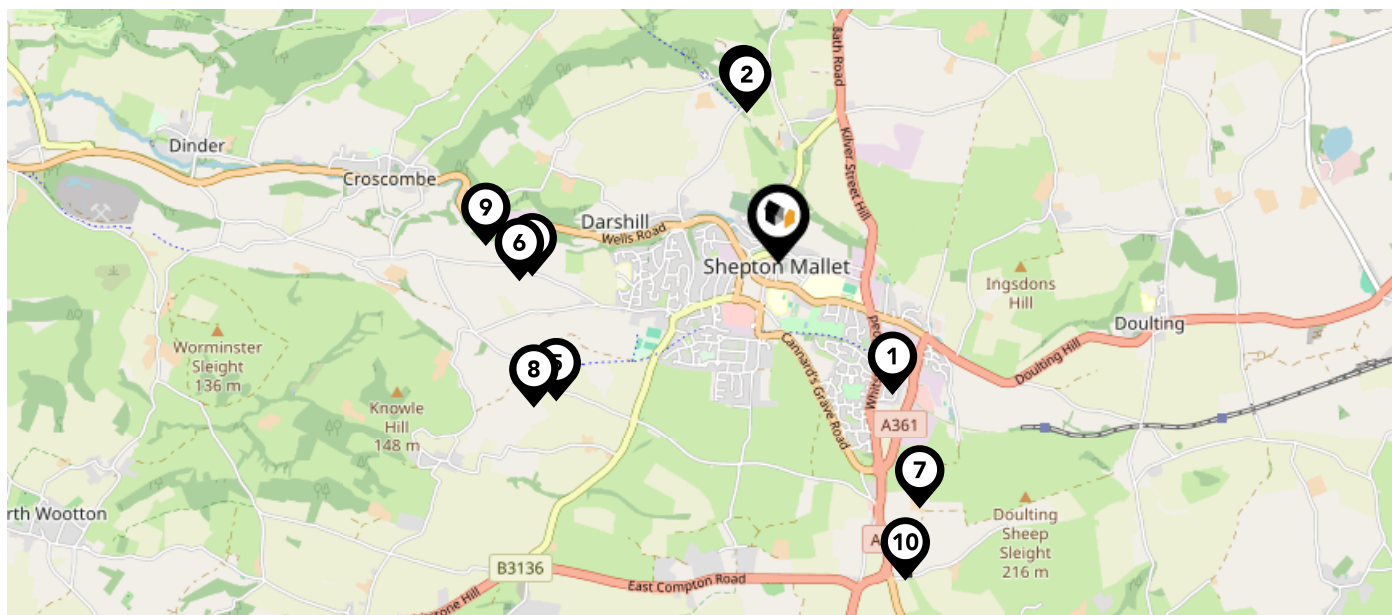
| Nearby Conservation Areas |                 |
|---------------------------|-----------------|
| 1                         | Shepton Mallet  |
| 2                         | Doultong        |
| 3                         | Croscombe       |
| 4                         | Oakhill         |
| 5         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

# Maps

## Landfill Sites

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



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.

## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

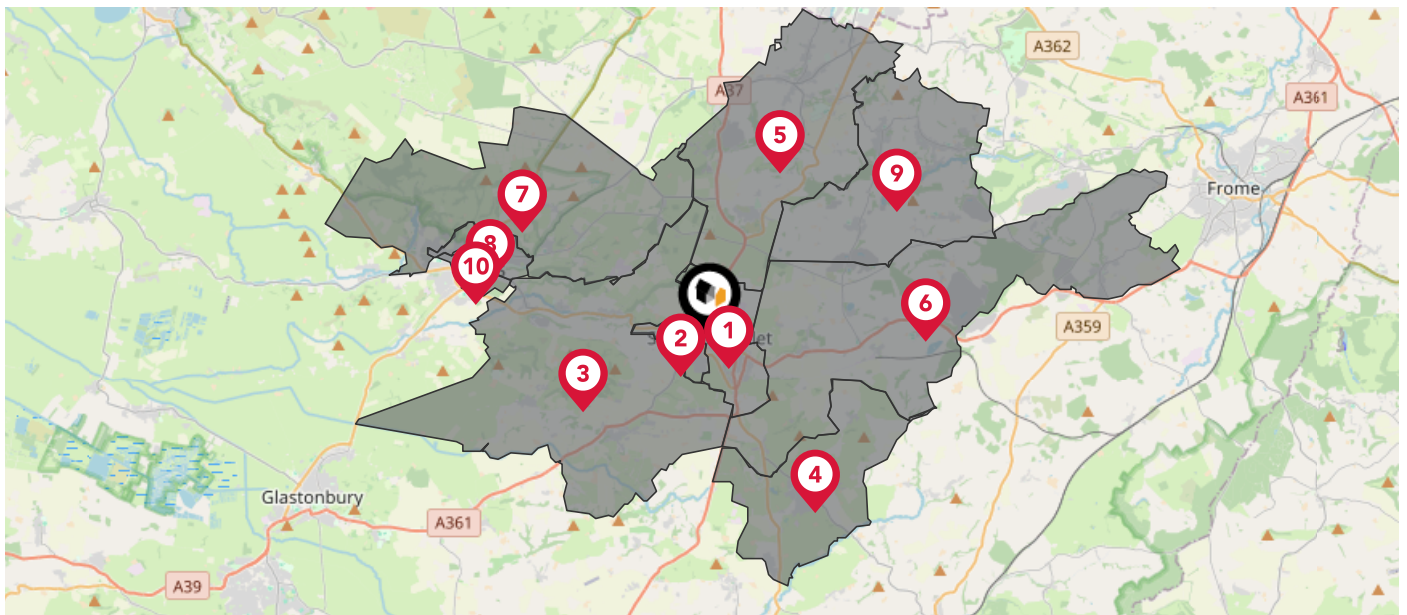


# Maps

## Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

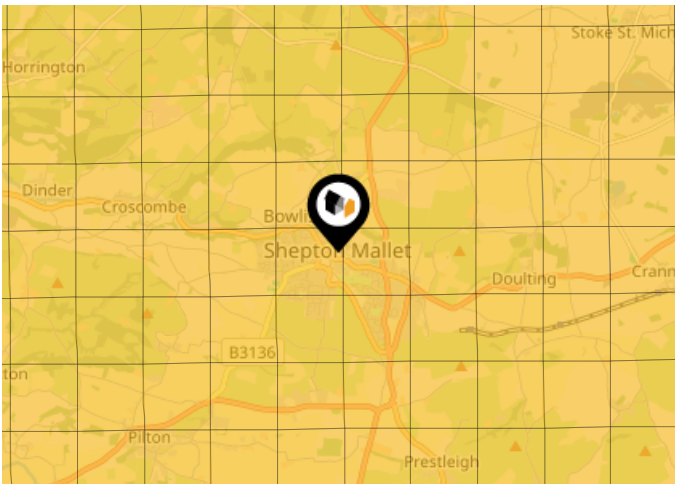


### Nearby Council Wards

- 1 Shepton East Ward
- 2 Shepton West Ward
- 3 Croscombe and Pilton Ward
- 4 Creech Ward
- 5 Ashwick, Chilcompton and Stratton Ward
- 6 Cranmore, Doultong and Nunney Ward
- 7 St. Cuthbert Out North Ward
- 8 Wells St. Thomas' Ward
- 9 Coleford and Holcombe Ward
- 10 Wells Central Ward

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

|                               |                 |                      |                      |
|-------------------------------|-----------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | VARIABLE(HIGH)  | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS    |                      | LOAM                 |
| <b>Soil Group:</b>            | HEAVY TO MEDIUM | <b>Soil Depth:</b>   | DEEP                 |



### Primary Classifications (Most Common Clay Types)

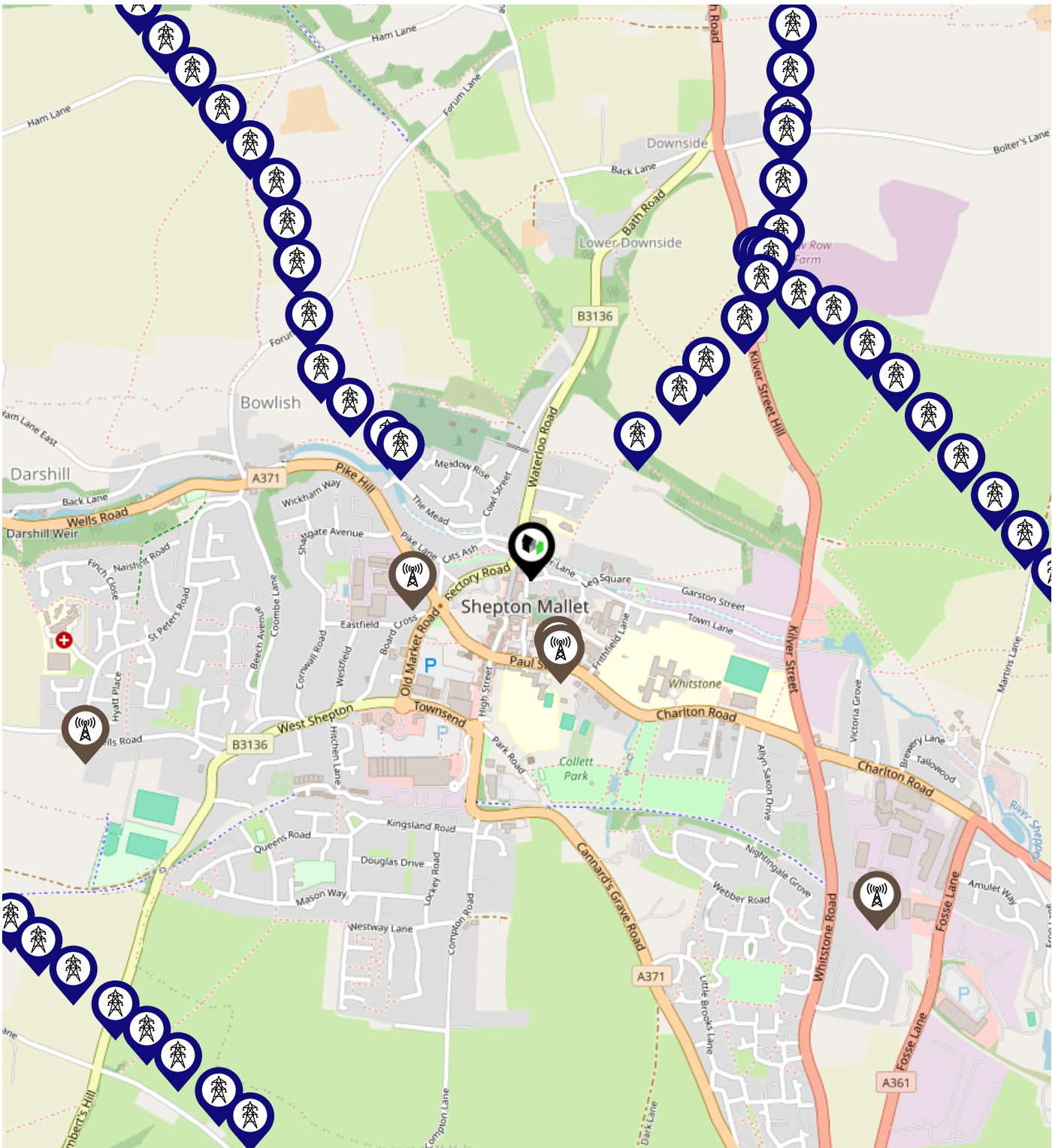
|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <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:

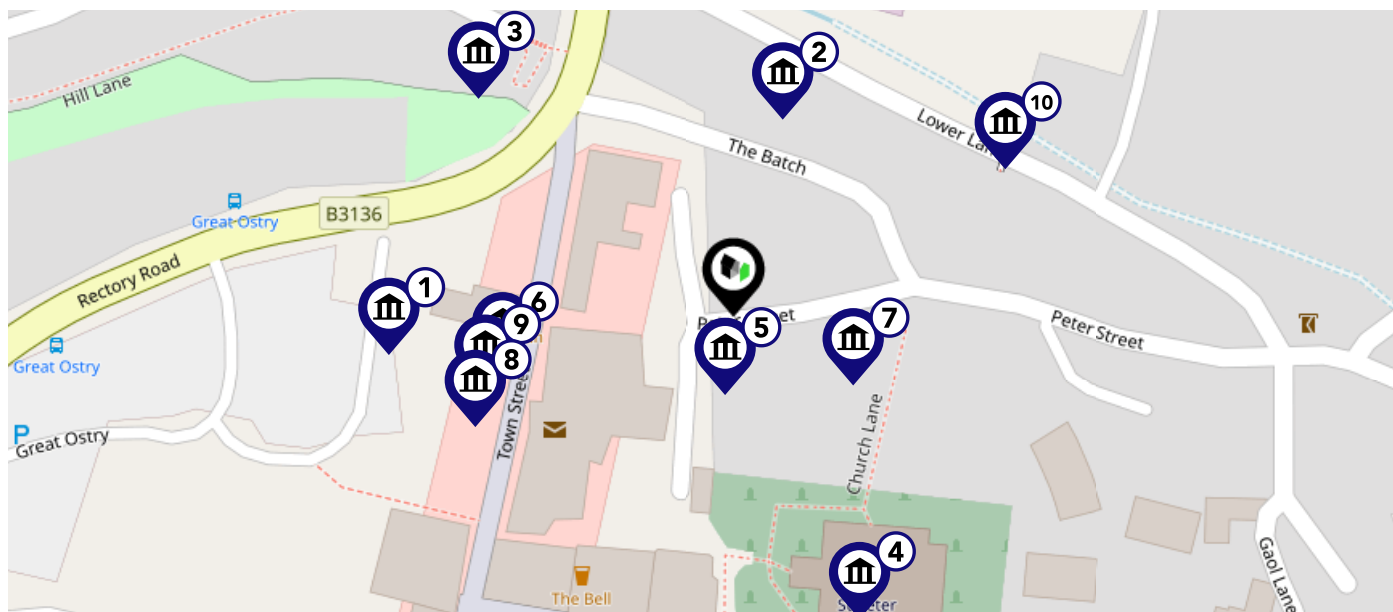
-  Power Pylons
-  Communication Masts











# Maps

## Listed Buildings

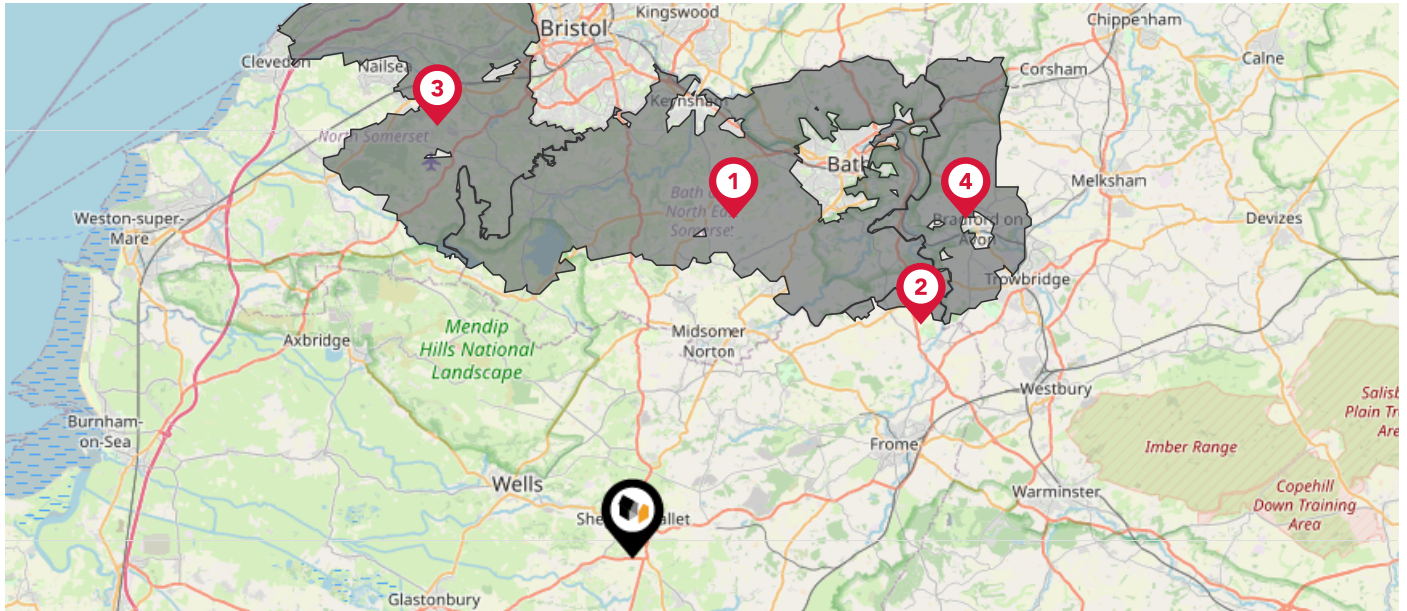
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  | Grade    | Distance  |
|---|----------|-----------|
|  1058362 - Arched Gateway To Former Rectory, 15 Metres West Of Rear Of No 25             | Grade II | 0.0 miles |
|  1173334 - 1 And 2, Watts Place  | Grade II | 0.0 miles |
|  1058392 - 1 And 3, Tipcote Hill   | Grade II | 0.0 miles |
|  1345202 - Church Of St Peter And St Paul  | Grade I  | 0.0 miles |
|  1173468 - Peter Street Rooms  | Grade II | 0.0 miles |
|  1058361 - Pair Of Arched Gateways To Former Rectory Adjoining No 25 And Connecting Wall | Grade II | 0.0 miles |
|  1058391 - 27, Peter Street  | Grade II | 0.0 miles |
|  1296140 - 17, Town Street   | Grade II | 0.0 miles |
|  1345273 - 19 And 21, Town Street  | Grade II | 0.0 miles |
|  1173328 - Bridge Over Lower Lane  | Grade II | 0.0 miles |

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



## Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



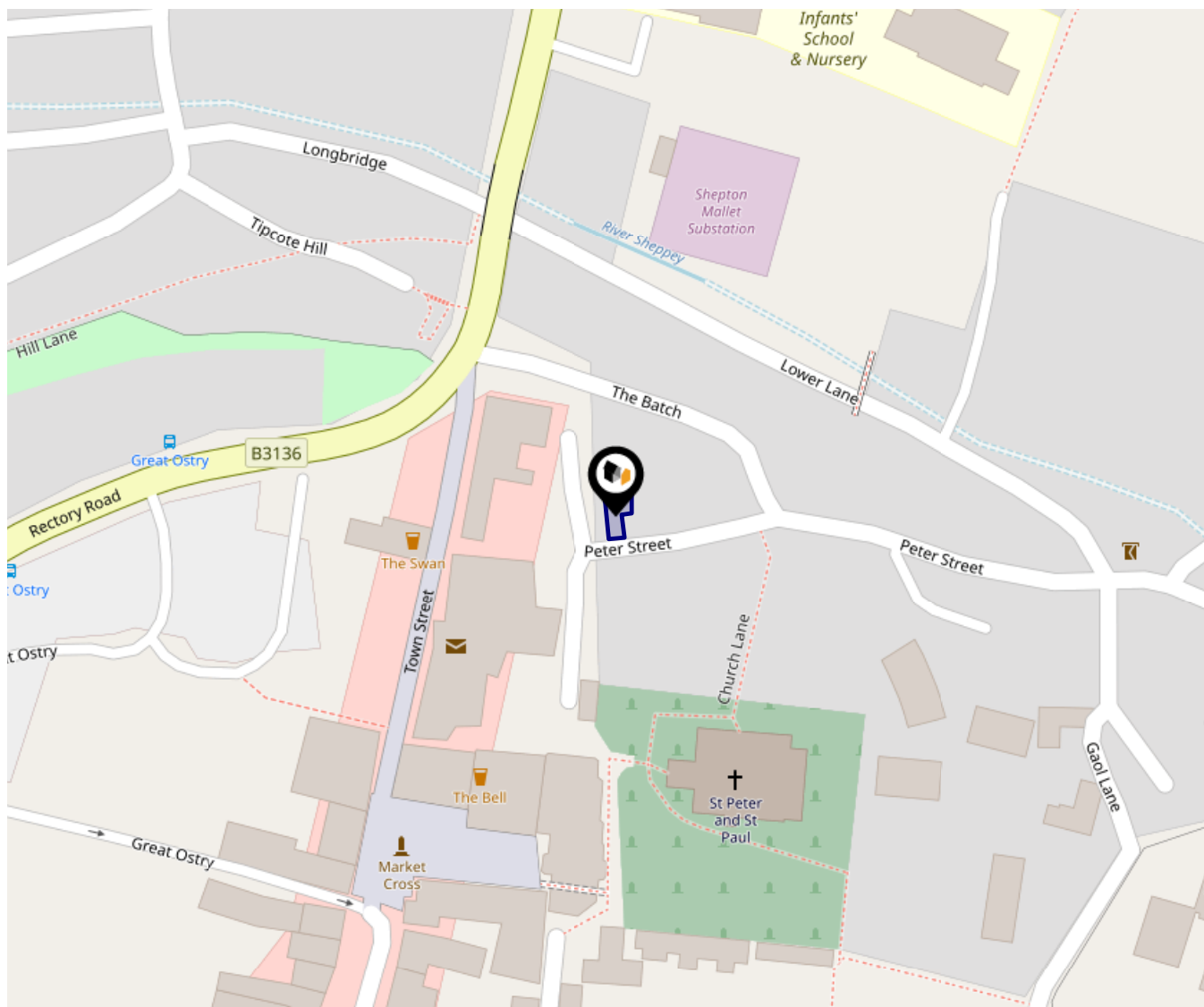
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Wiltshire

# 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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