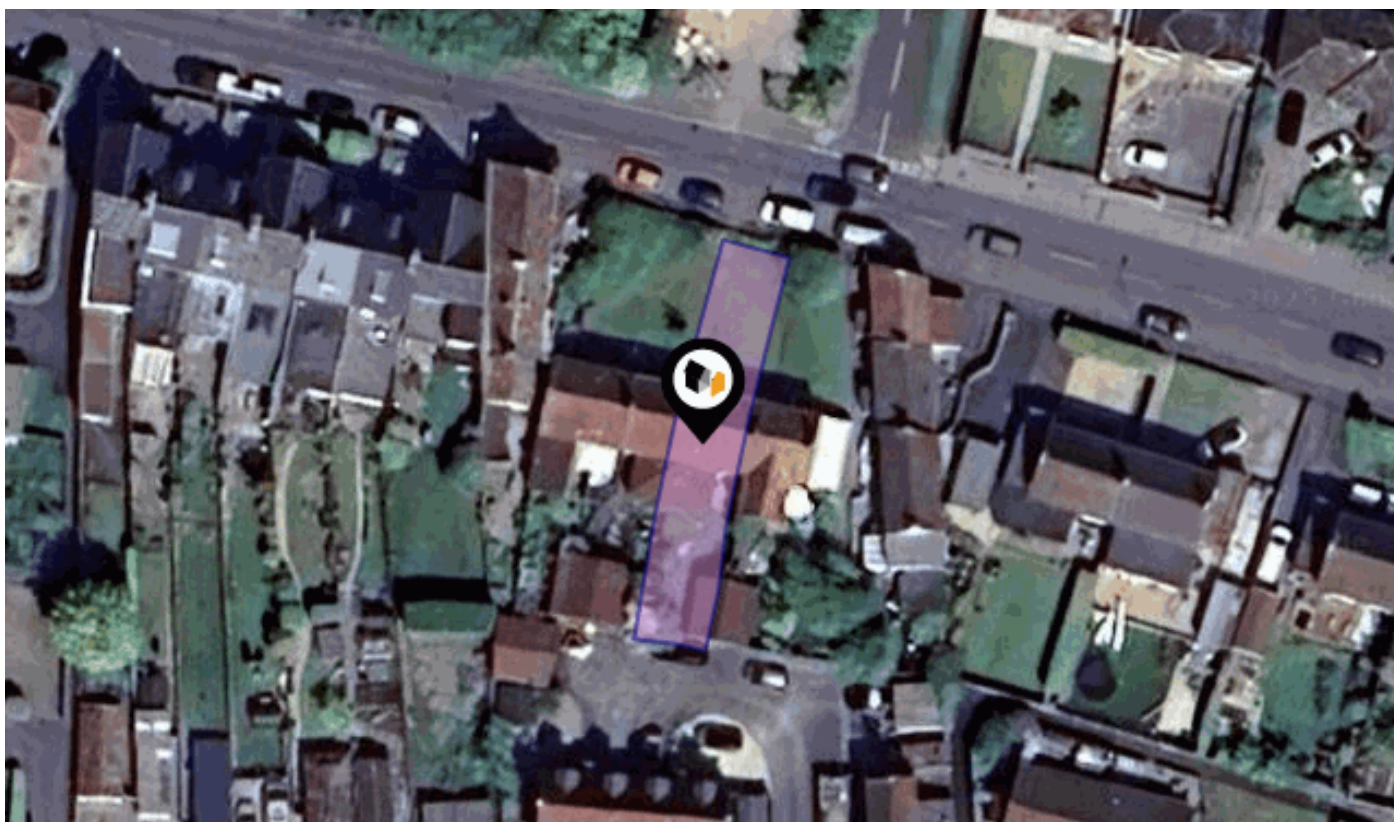




MIR: Material Info

The Material Information Affecting this Property

Thursday 18th December 2025



BATH ROAD, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Title Number:	ST133745		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Somerset

No

Very low

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15

mb/s

80

mb/s

-

mb/s

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

O₂

Satellite/Fibre TV Availability:

Planning records for: **14 Bath Road Wells Somerset BA5 3LG**

Reference - 119798/000	
Decision:	Approval with Conditions
Date:	04th April 2007
Description:	Three storey rear extension and alterations to existing layout (DEL)

Planning records for: **16 Bath Road, Wells, Somerset, BA5 3LG**

Reference - 2010/0778	
Decision:	Approval
Date:	28th May 2010
Description:	Application seeking approval of materials pursuant to condition 2 of permission 2009/1248

Planning records for: **18 Bath Road, Wells, Somerset BA5 3LG**

Reference - 2011/2565	
Decision:	Approval with Conditions
Date:	21st October 2011
Description:	Erection of a single storey rear garage

Planning records for: **22 Bath Road Wells Somerset BA5 3LG**

Reference - 2014/1517/HSE	
Decision:	Approval
Date:	04th August 2014
Description:	Demolition of existing rear ground floor extension; replacement with new ground floor extension with double pitched roof and 2 rooflights; replacement of dormer window at rear attic with new dormer with lead flashing; internal refurbishment including new upstairs bathroom.

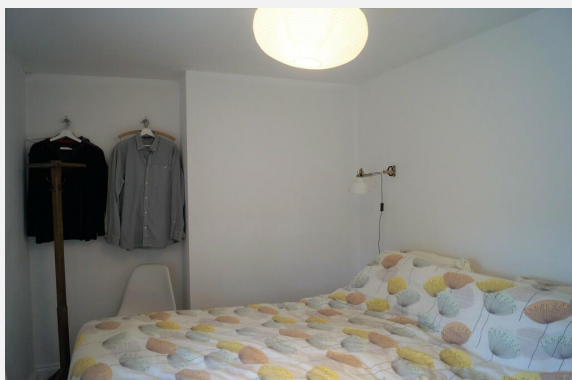
Planning records for: **24 Bath Road Wells BA5 3LG**

Reference - 2017/0046/HSE	
Decision:	Approval with Conditions
Date:	11th January 2017
Description:	Demolition of rear single storey lean to buildings and erection of new ground and first floor rear extension.

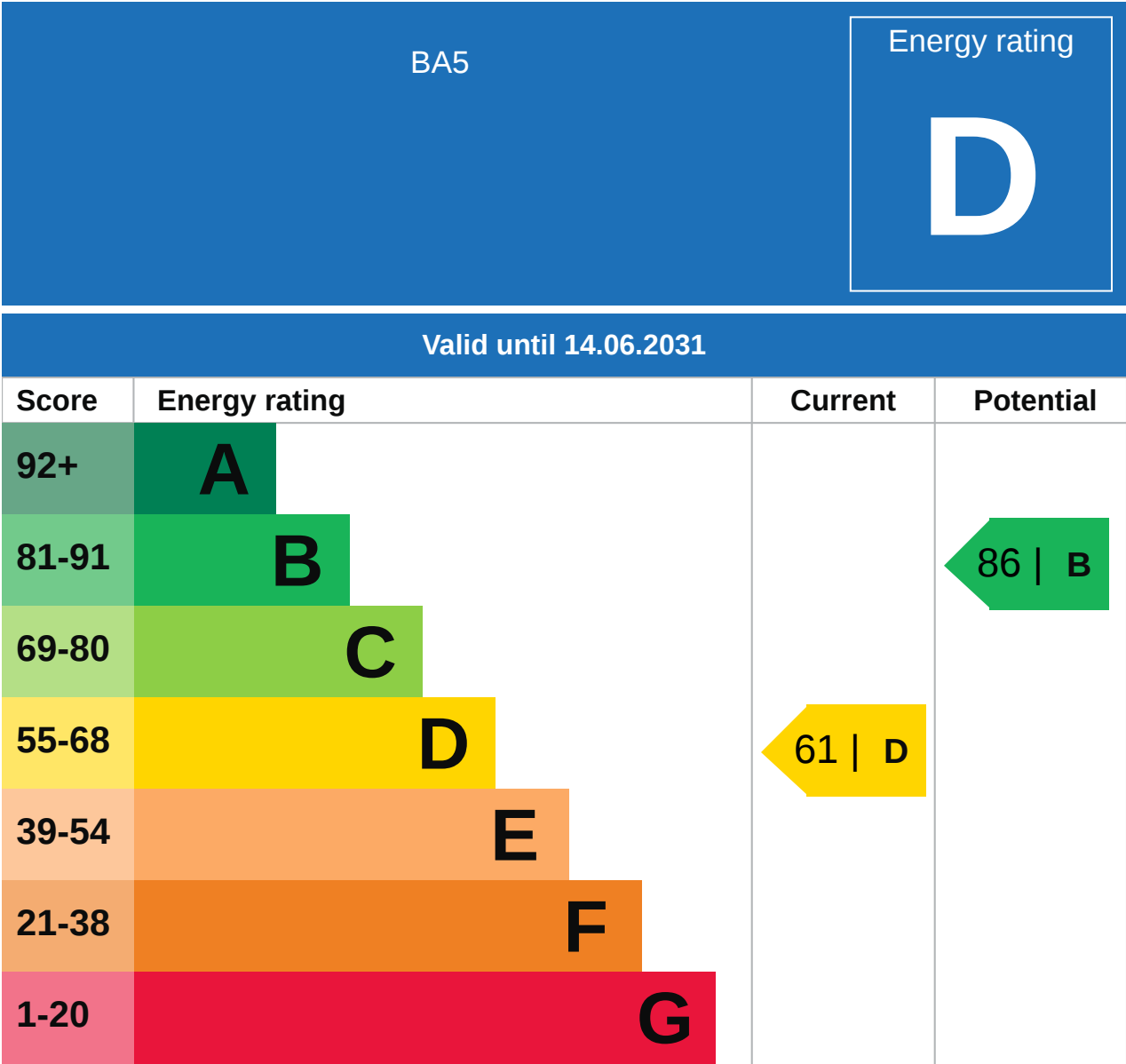
Reference - 2011/0522	
Decision:	Approval with Conditions
Date:	29th March 2011
Description:	Erection of single storey extension and garage

Planning records for: **34 Bath Road Wells Somerset BA5 3LG**

Reference - 2021/1613/CLP	
Decision:	Decided
Date:	14th July 2021
Description:	Conversion of garage to a home office/gym and storage facility with shower room. Installation of 2 PVC windows & 1 Velux on roof.







Property EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

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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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/

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

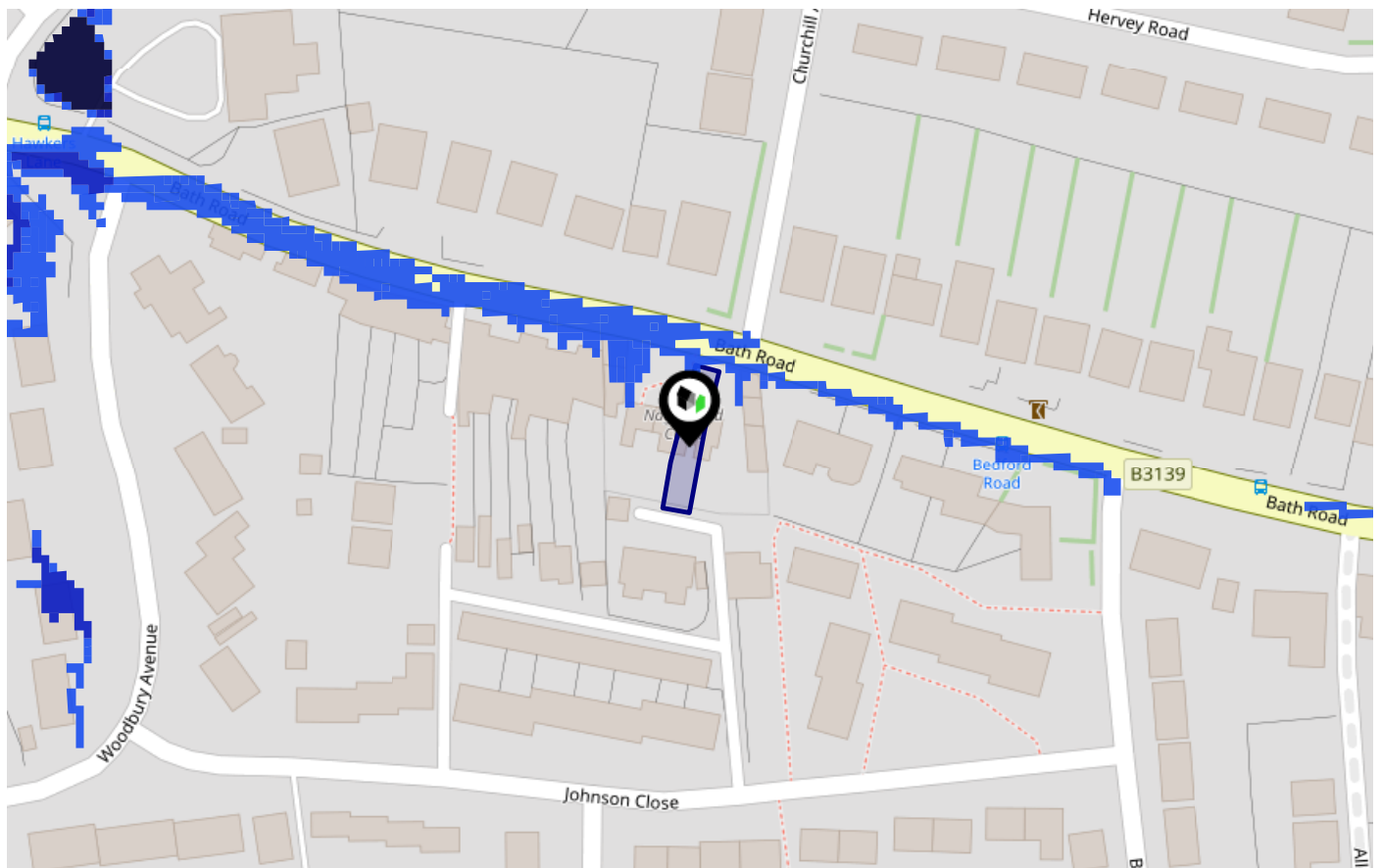
We have been advised by the seller that the heating is provided a gas fired radiator system

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:

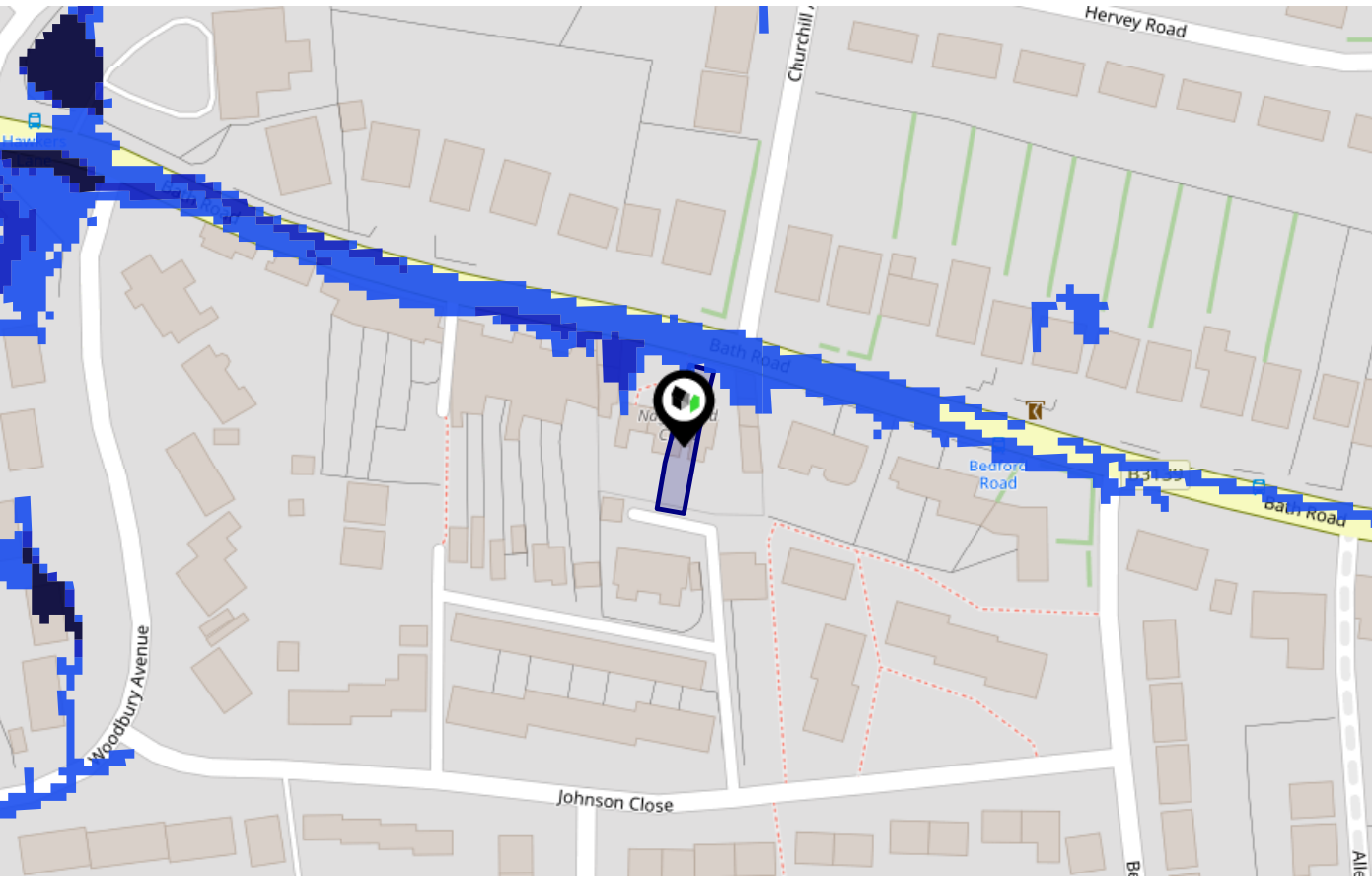


Flood Risk

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:



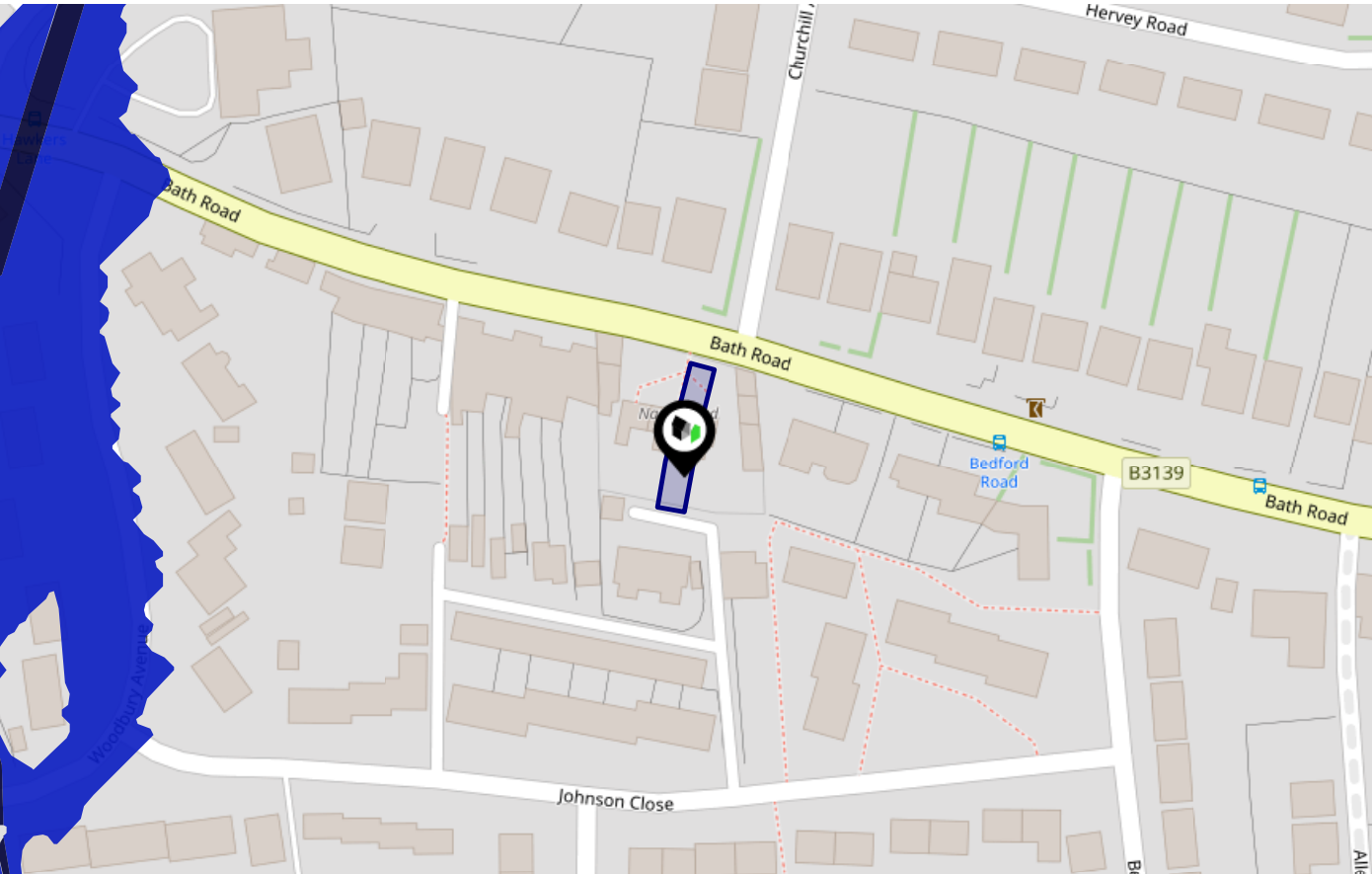
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Flood Risk

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.

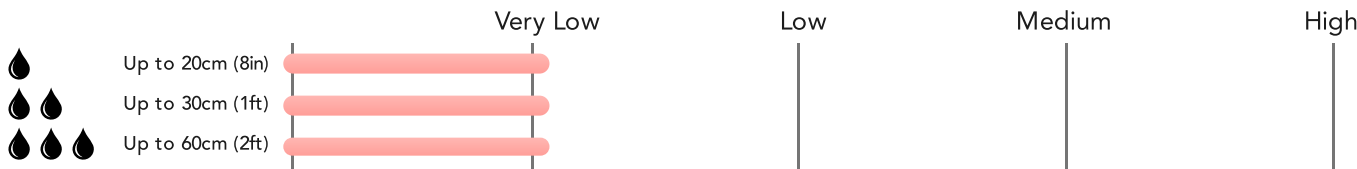


Risk Rating: Very low

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.
- 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:

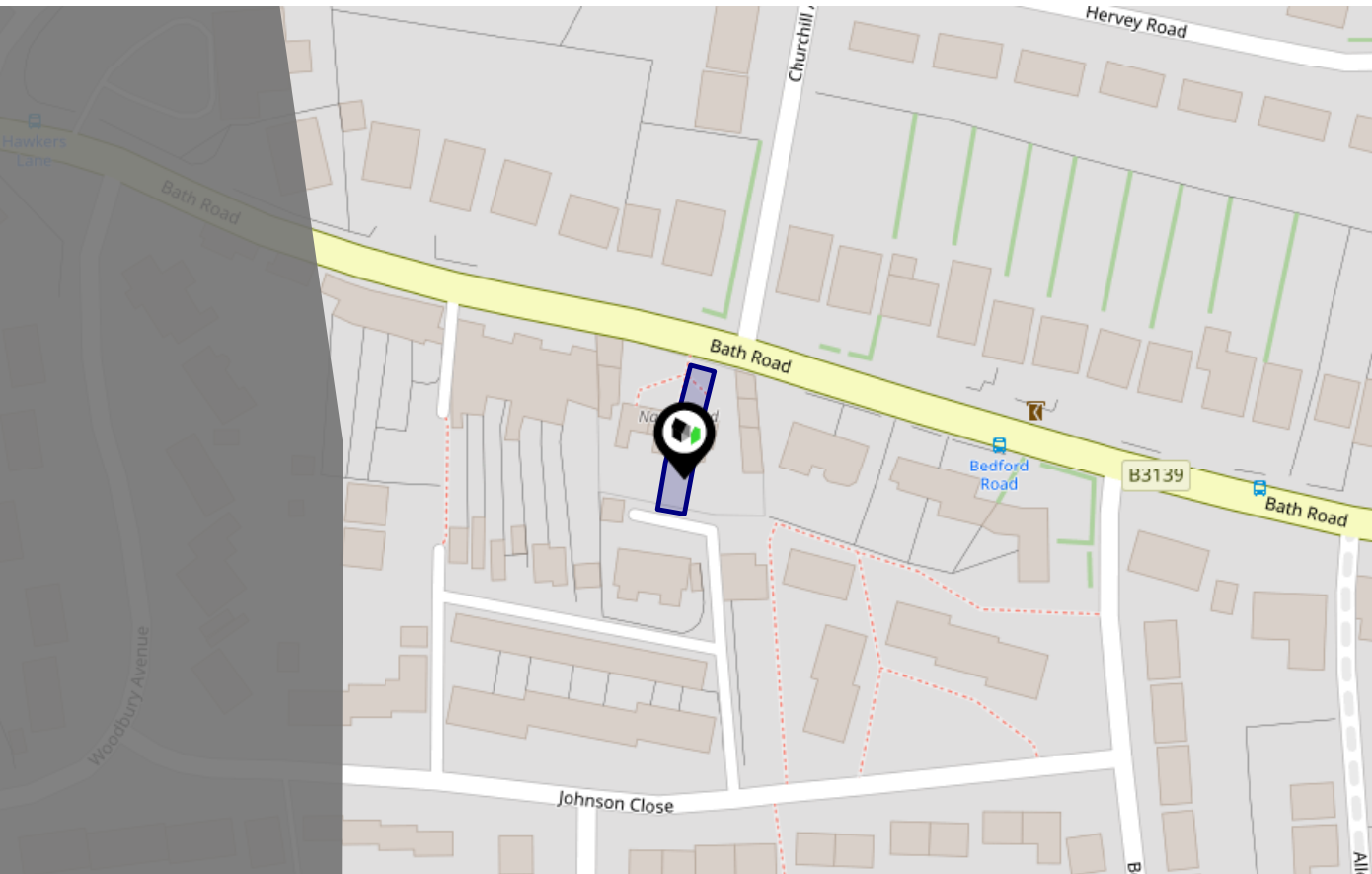


Flood Risk

Rivers & Seas - Climate Change





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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

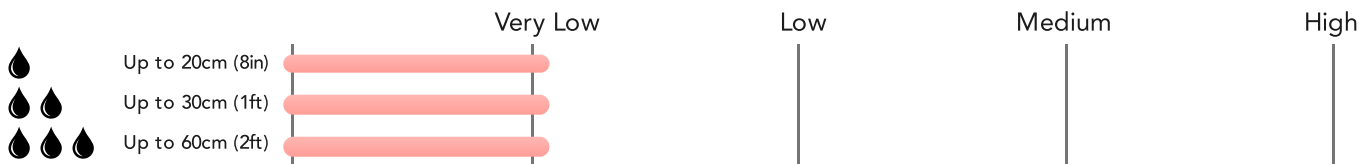


Risk Rating: Very low

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

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **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:

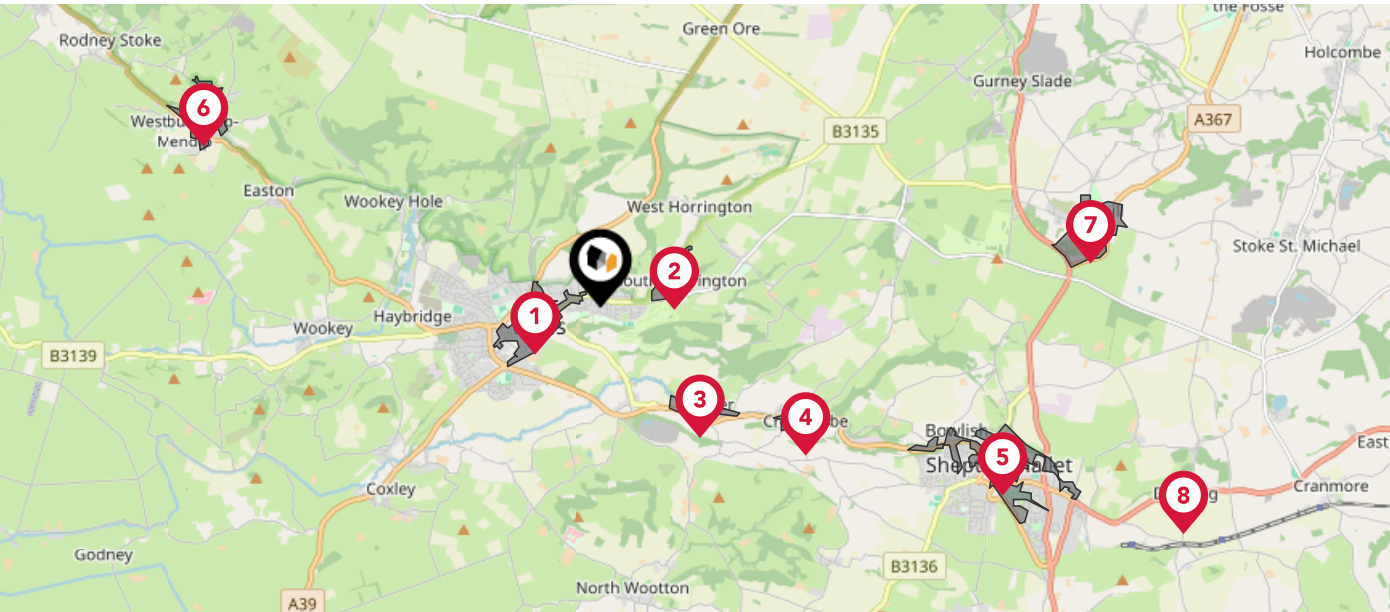


MIR - Material Info

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	Wells
2	Mendip Hospital
3	Dinder
4	Croscombe
5	Shepton Mallet
6	Westbury sub Mendip
7	Oakhill
8	Doultong

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	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
2	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
3	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
4	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
5	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
6	Dark Lane-Dinder	Historic Landfill
7	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
8	Burcott Road-Wells, Norfolk	Historic Landfill
9	EA/EPR/EP3593FE/A001	Active Landfill
10	Maesbury Landfill-The Old Quarry, Maesbury, Wells, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.

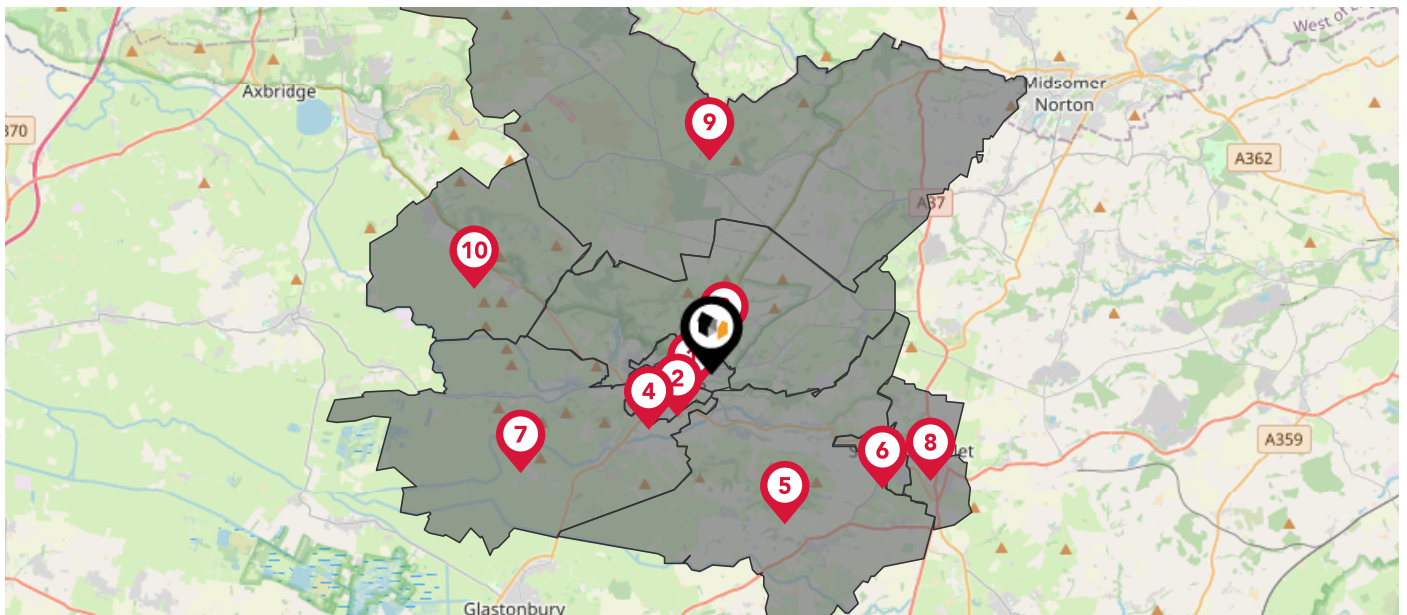
Mine Entry

- ✕ 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.

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

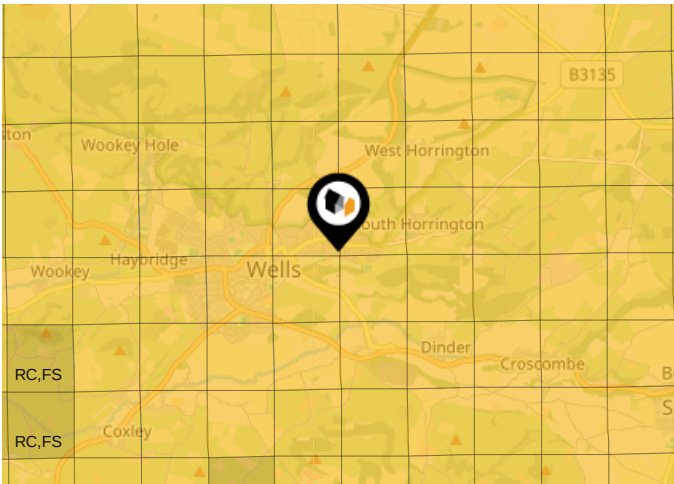


Nearby Council Wards

- 1 Wells St. Thomas' Ward
- 2 Wells Central Ward
- 3 St. Cuthbert Out North Ward
- 4 Wells St. Cuthbert's Ward
- 5 Croscombe and Pilton Ward
- 6 Shepton West Ward
- 7 Wookey and St. Cuthbert Out West Ward
- 8 Shepton East Ward
- 9 Chewton Mendip and Ston Easton Ward
- 10 Rodney and Westbury Ward

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

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



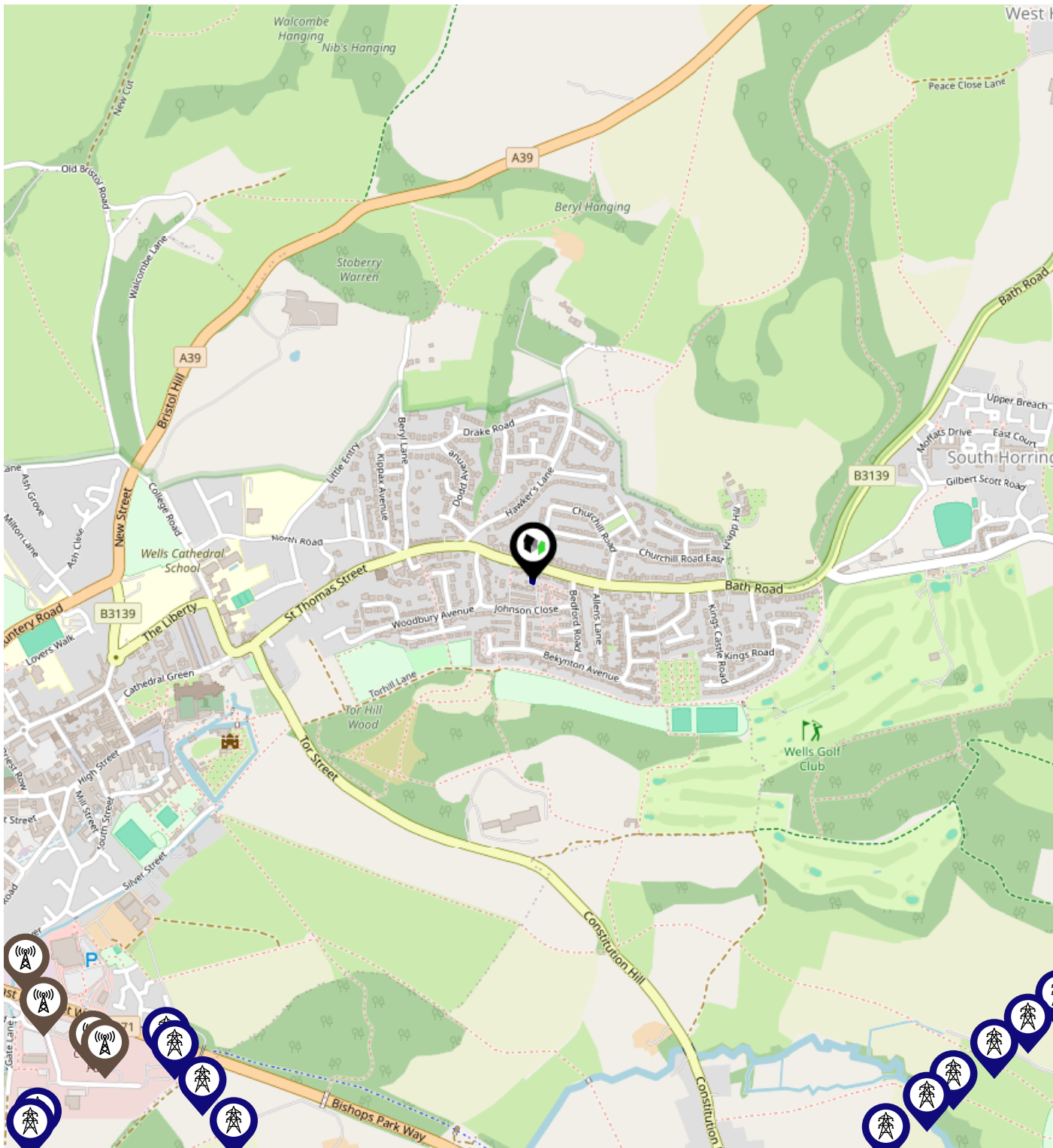
Primary Classifications (Most Common Clay Types)

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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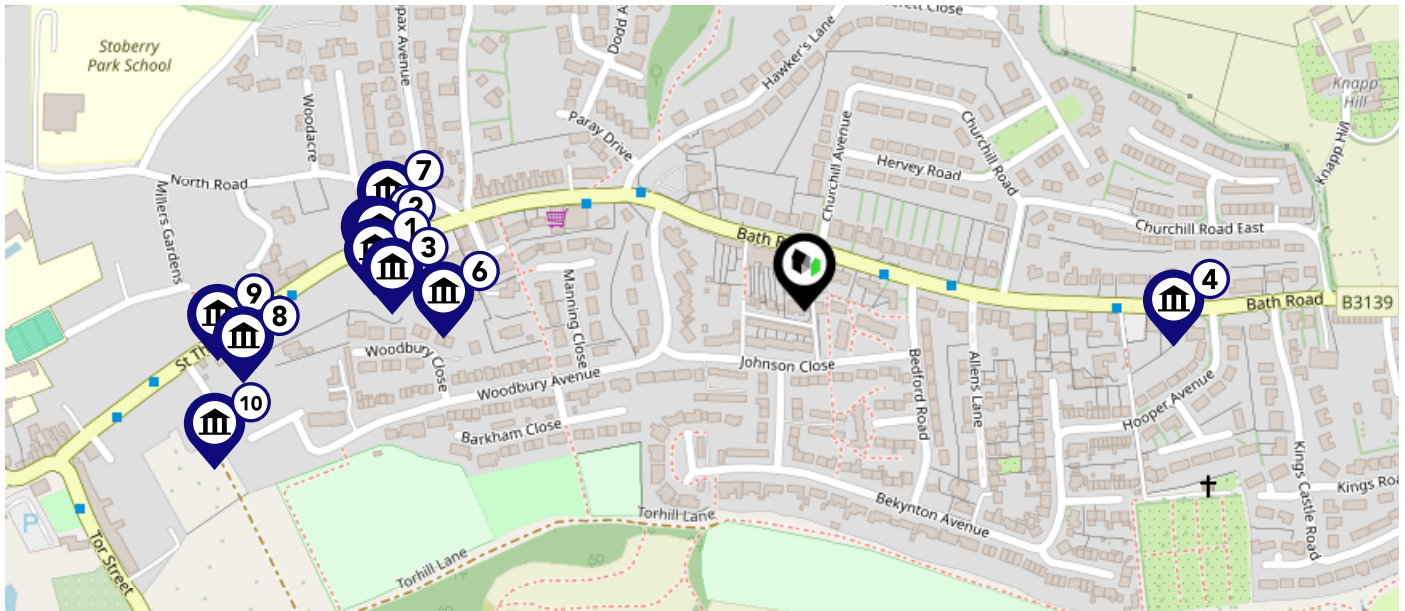
- Key:**
-  Power Pylons
 -  Communication Masts











Maps

Listed Buildings

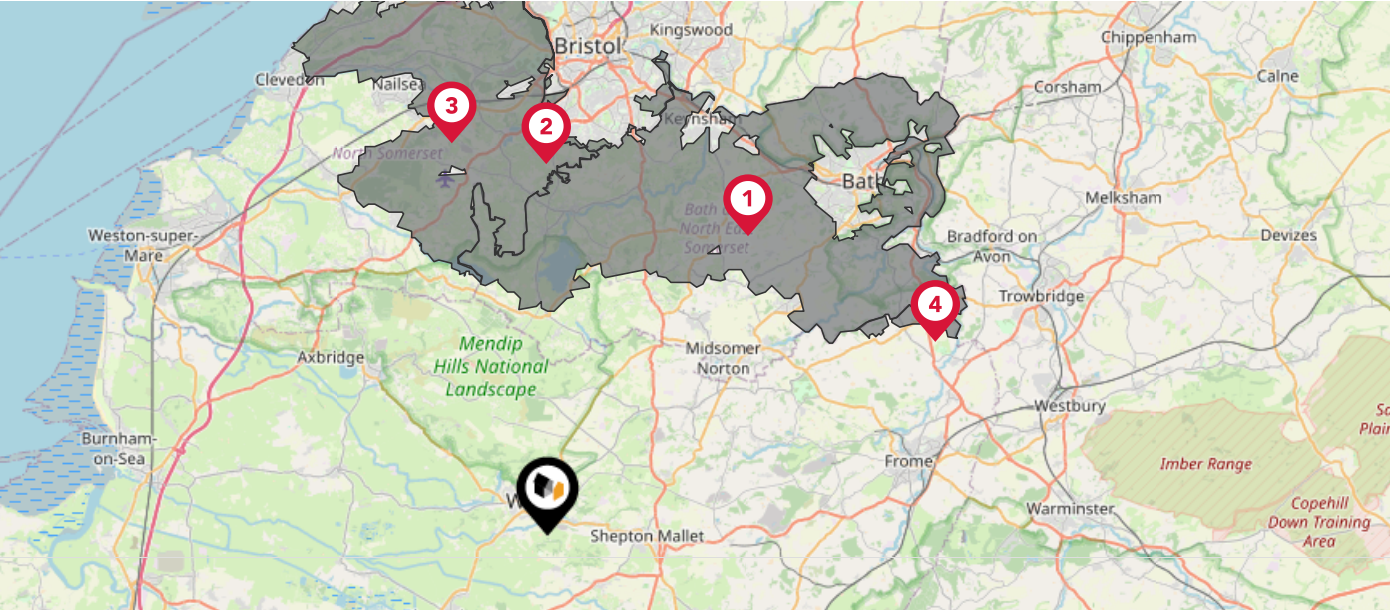
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1383154 - Churchyard Boundary Wall To Church Of St Thomas	Grade II	0.2 miles
 1383150 - Post Office Store	Grade II	0.2 miles
 1383153 - Church Of St Thomas	Grade II	0.2 miles
 1382872 - Milepost Approximately 160 Metres East Of Churchill Road Corner	Grade II	0.2 miles
 1383149 - 75, St Thomas Street	Grade II	0.2 miles
 1383157 - The Old Vicarage And East Vicarage	Grade II	0.2 miles
 1383156 - St Thomas's Terrace And Front Boundary Walls	Grade II	0.2 miles
 1383141 - 60, St Thomas Street	Grade II	0.3 miles
 1383139 - Number 43 With Front Boundary Walls And Railings	Grade II	0.3 miles
 1383155 - Furlong House (Iorne Place) And Attached Balustrade	Grade II	0.3 miles

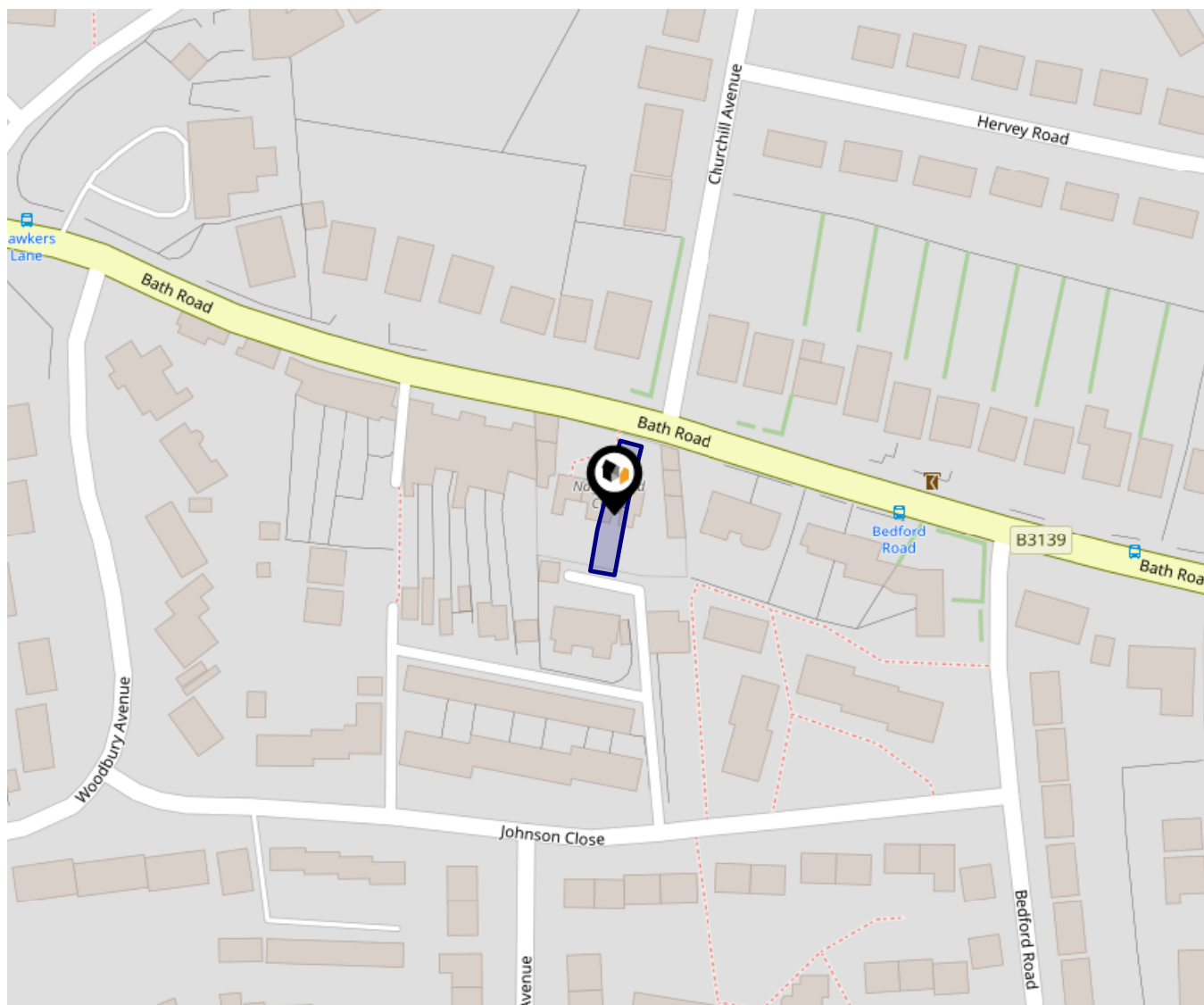
This map displays nearby areas that have been designated as Green Belt...



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

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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