



# MIR: Material Info

The Material Information Affecting this Property

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



**TURNER COURT, PRIORY ROAD, WELLS, BA5**

## 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:	Flat / Maisonette
Bedrooms:	2
Floor Area:	710 ft <sup>2</sup> / 66 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	Before 1900
Title Number:	ST69209

Tenure:	Leasehold
Term Remaining:	-

## Local Area

Local Authority:	Somerset
Conservation Area:	Wells
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15  
mb/s



195  
mb/s



1000  
mb/s



### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **21 Priory Road Wells Somerset BA5 1SU**

Reference - 2021/1644/CLP	
Decision:	Decided
Date:	19th July 2021
Description:	Convert garage and storage into studio and storage.

Planning records for: **13 Priory Road Wells Somerset BA5 1SU**

Reference - 2016/1021/HSE	
Decision:	Approval with Conditions
Date:	01st July 2016
Description:	Replace existing double glazed units with slimline Critall Windows in keeping with the original style of windows

Planning records for: **29 Priory Road Wells BA5 1SU**

Reference - 2017/3284/FUL	
Decision:	Approval with Conditions
Date:	20th December 2017
Description:	Proposed erection of a single storey rear extension.

Reference - 2019/2112/NMA	
Decision:	Decided
Date:	27th August 2019
Description:	Application for a non-material amendment to permission 2017/3284/FUL for the minor alteration (reduction) of the dimension of the window on the front (Northwest) elevation of the building.

Planning records for: **11 Priory Road Wells Somerset BA5 1SU**

Reference - 102267/006PG29	
Decision:	No Objection
Date:	16th August 2007
Description:	Proposed felling of a Purple Leaved Plum tree and a Western Red Cedar tree in a conservation area (DEL)

Reference - A11155/000	
Decision:	Refusal
Date:	01st April 2008
Description:	Installation of a free-standing non-illuminated advertisement panel. (DEL)

Planning records for: **Sherston House Priory Road Wells Somerset BA5 1SU**

Reference - 2024/1404/LBC	
Decision:	Decided
Date:	09th August 2024
Description:	Change of use of public house (sui generis) to boutique guest house (C1), with alterations and replacement of extension with new day room.

Reference - 2012/2321	
Decision:	No Objection
Date:	27th September 2012
Description:	Proposed works to two trees in a Conservation Area

Planning records for: *Sherston Inn Priory Road, Wells, Somerset BA5 1SU*

Reference - 2012/1188
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 24th May 2012
<b>Description:</b> Replacement signs & lights.

Reference - 2024/0828/FUL
<b>Decision:</b> Registered
<b>Date:</b> 08th May 2024
<b>Description:</b> Change of use of public house [sui generis] to boutique guest house [C1], with alterations & replacement of extension with new day room (supporting statement received 27.06.2024 and amended description received 01.07.2024).

Planning records for: *33 Priory Road Wells Somerset BA5 1SU*

Reference - 107241/005
<b>Decision:</b> Refusal
<b>Date:</b> 27th November 2007
<b>Description:</b> Erection of 6 flats. (DEL)

Reference - 107241/006
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 12th February 2008
<b>Description:</b> Erection of 6 flats (amended design). (DEL)

Planning records for: **33 Priory Road Wells Somerset BA5 1SU**

Reference - 107241/004	
Decision:	Approval with Conditions
Date:	06th July 2007
Description:	Replace pitched roof with a gabled roof, erect a gable to the rear elevation to create a flat (DEL)

Planning records for: **Sherston Inn Priory Road Wells Somerset BA5 1SU**

Reference - 2021/2281/FUL	
Decision:	Awaiting decision
Date:	07th October 2021
Description:	Change of use of the hotel and residence to boutique guest house and residence, with alterations and extension, demolition of existing skittle alley and replacement with ancillary gym, pool, garden room and office space.

Reference - 2016/1698/LBC	
Decision:	Approval with Conditions
Date:	25th July 2016
Description:	#NAME?

Reference - 2021/2282/LBC	
Decision:	Awaiting decision
Date:	07th October 2021
Description:	Change of use of the hotel and residence to boutique guest house and residence, with alterations and extension, demolition of existing skittle alley and replacement with ancillary gym, pool, garden room and office space.

Planning records for: *Sherston Inn Priory Road Wells BA5 1SU*

Reference - 2018/1998/LBC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 08th August 2018</p>
<p><b>Description:</b> Various external works including demolition of dry store with portion of historic walling and erection of new timber pergola with glazed roof</p>
Reference - 2012/0826
<p><b>Decision:</b> Approval with Conditions</p>
<p><b>Date:</b> 03rd April 2012</p>
<p><b>Description:</b> Insert double doors in existing opening. Block up door opening from kitchen. Reduce bar servery fixture to accommodate new door opening from stairwell to bar area on ground floor. Install fire shutter between trading areas, behind bar.</p>
Reference - 2018/1997/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 08th August 2018</p>
<p><b>Description:</b> External works including demolition of dry store with portion of historic walling and asbestos and erection of timber pergola</p>
Reference - 2012/1844
<p><b>Decision:</b> Approval with Conditions</p>
<p><b>Date:</b> 25th July 2012</p>
<p><b>Description:</b> Reinstatement of first floor rooms to previously approved scheme</p>

Planning records for: *Sherston Inn Priory Road Wells BA5 1SU*

Reference - 2016/1699/FUL
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 25th July 2016
<b>Description:</b> Proposed to have a new pergola - Proposed to have a new kitchen extract to rear roof - Proposed to have new internal porch to side entranceway - Proposed to have new metal shutters to bar during out of hours - Modify side entrance with larger door and new glass screens to match existing to accommodate accessible / wheelchair access.

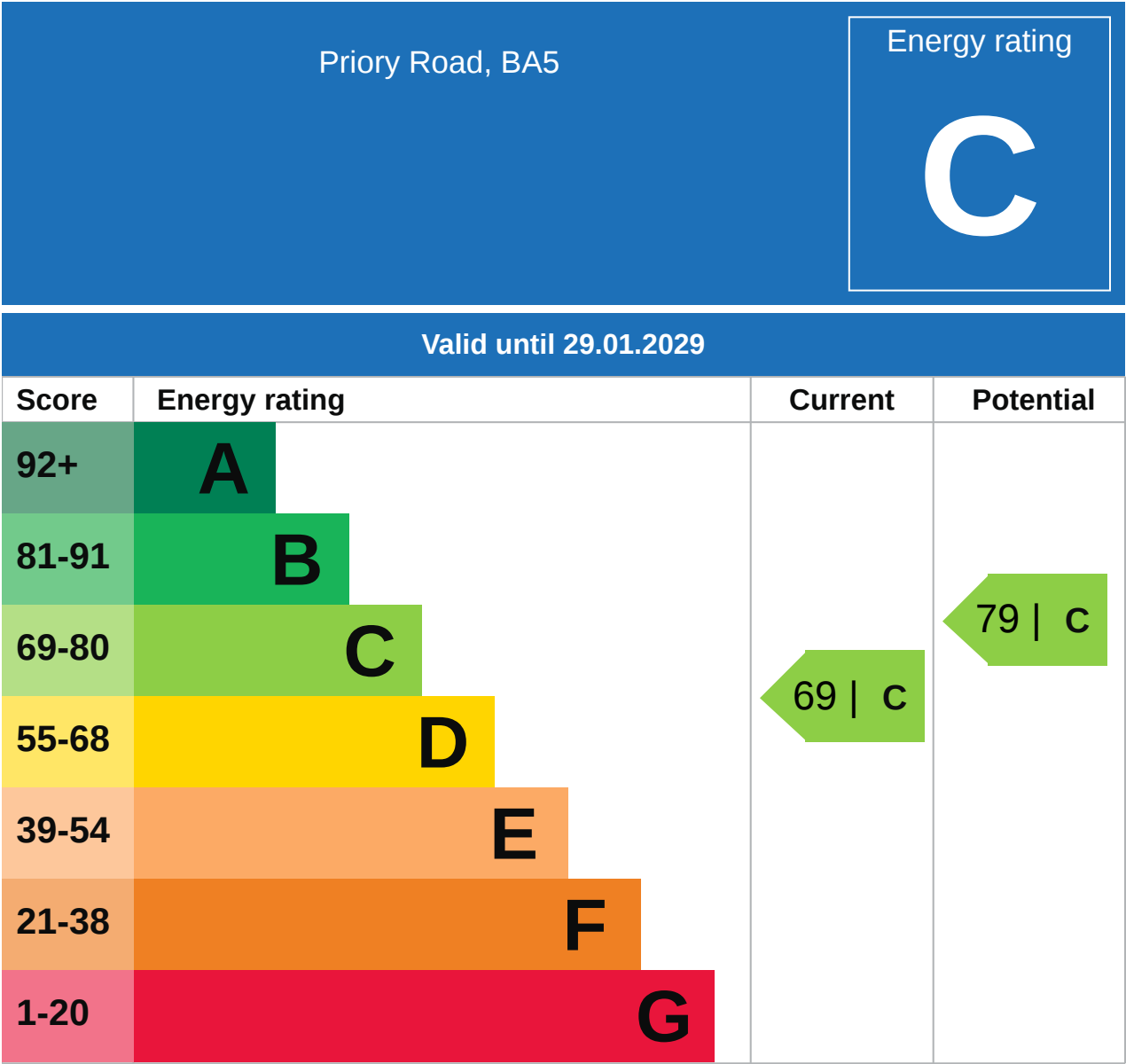
Reference - 2012/1189
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 24th May 2012
<b>Description:</b> Replacement advertisement signs.

Reference - 2011/1018
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 14th April 2011
<b>Description:</b> Internal alterations at first floor to upgrade bed & breakfast accommodation and removal of existing waste pipes and inclusion of new on south elevation.



Property  
EPC - Certificate

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# Property EPC - Additional Data

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## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

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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.

# 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**

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## 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 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)

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There are no rights of way affecting the property.

## Construction Type

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The vendor has advised the property is of traditional construction

## Property Lease Information (if applicable)

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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)

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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 a mains gas supply to the property.

## Drainage

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

## Heating System

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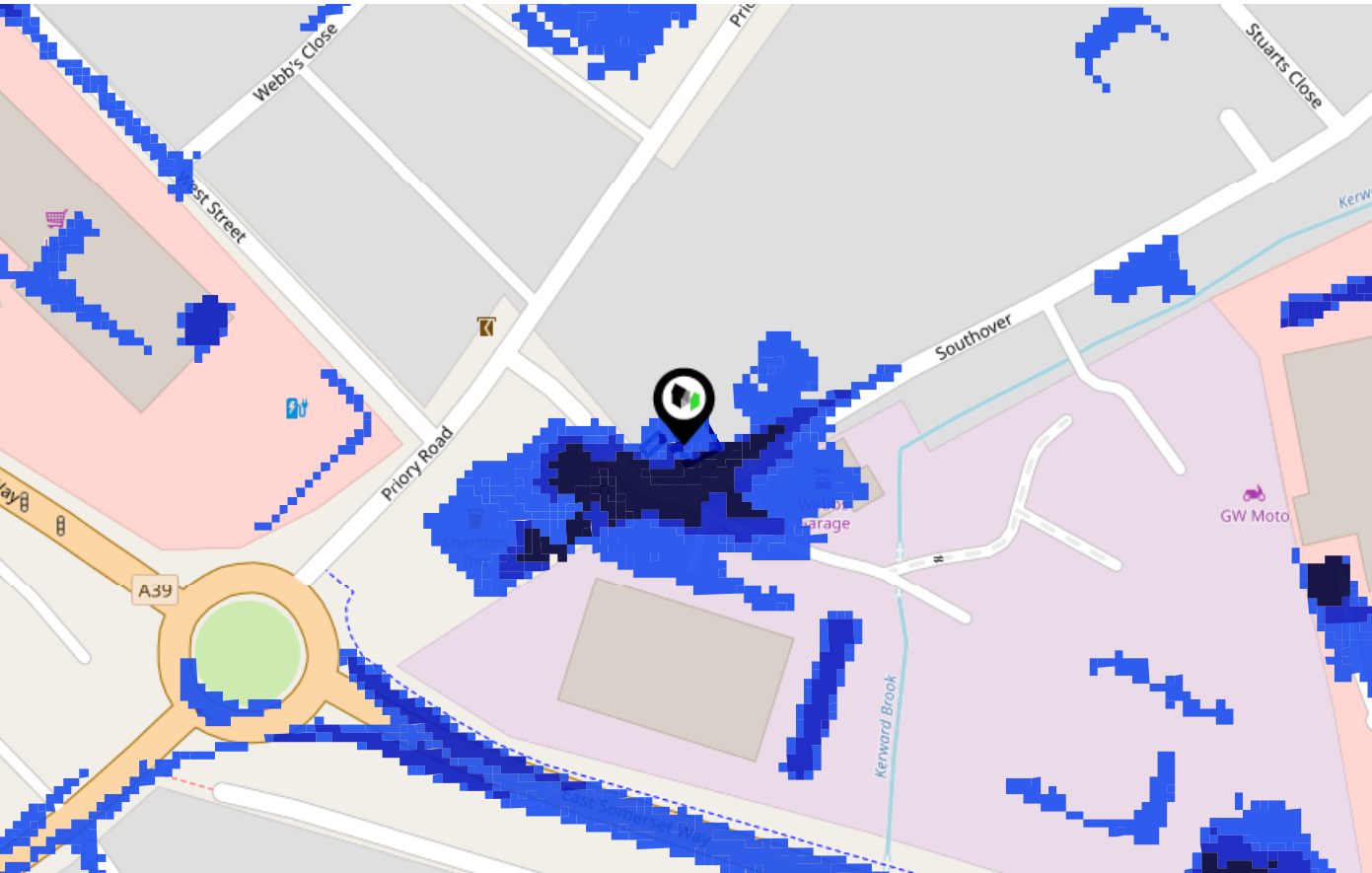
We have been advised by the seller that the heating is provided a gas fired radiator system

# 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.

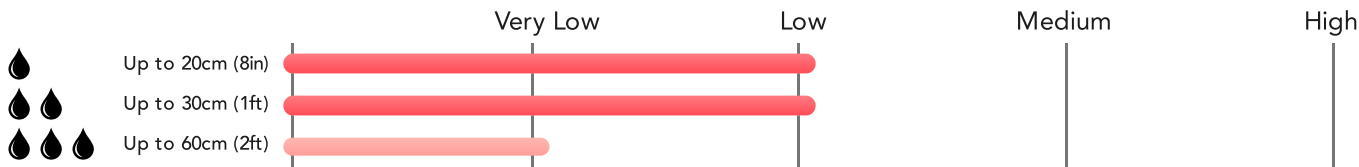


Risk Rating: Low

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:

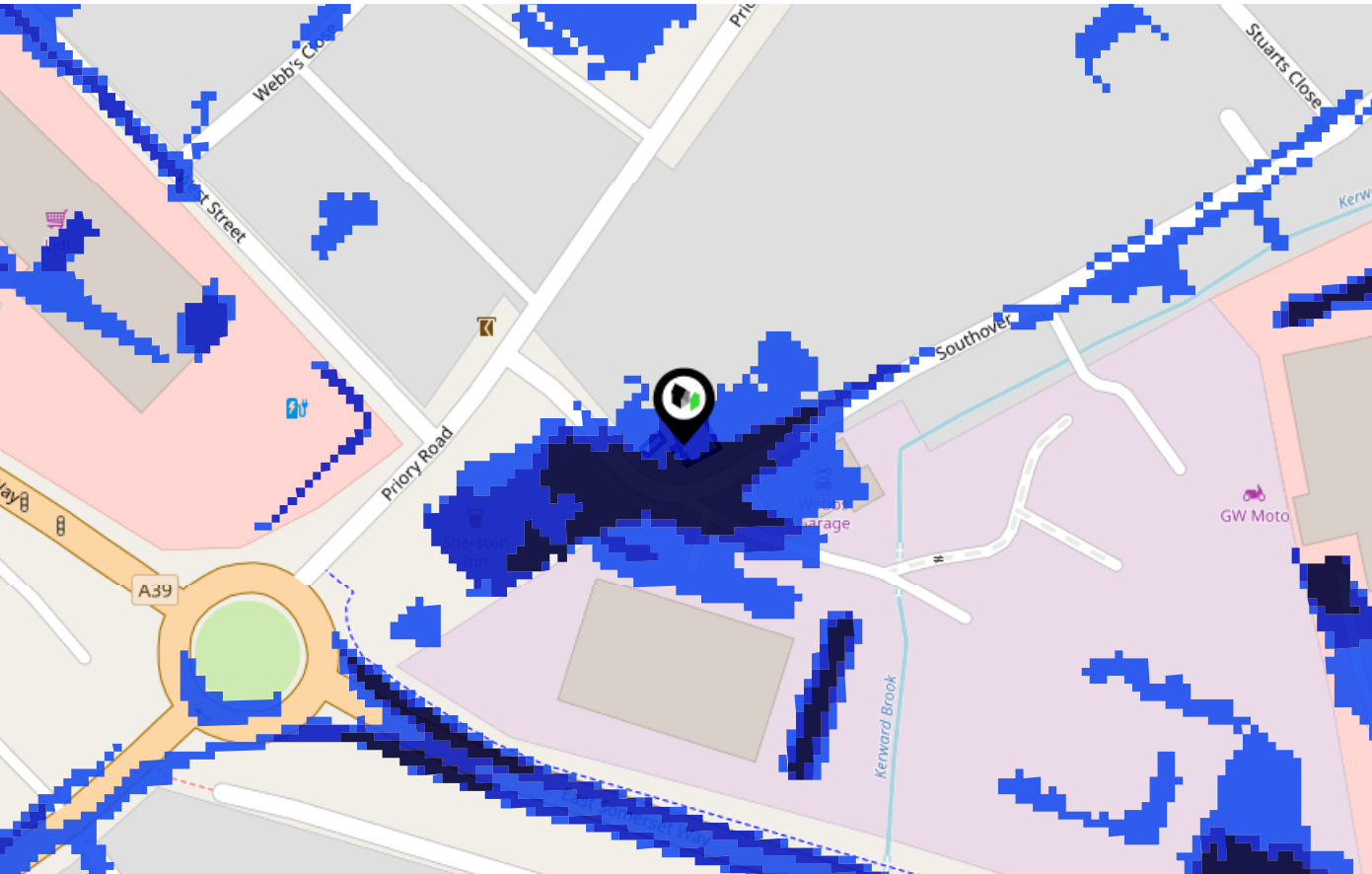


# Flood Risk

## 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.

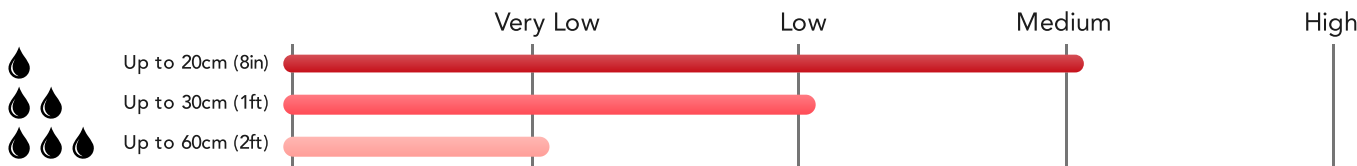


Risk Rating: Medium

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:



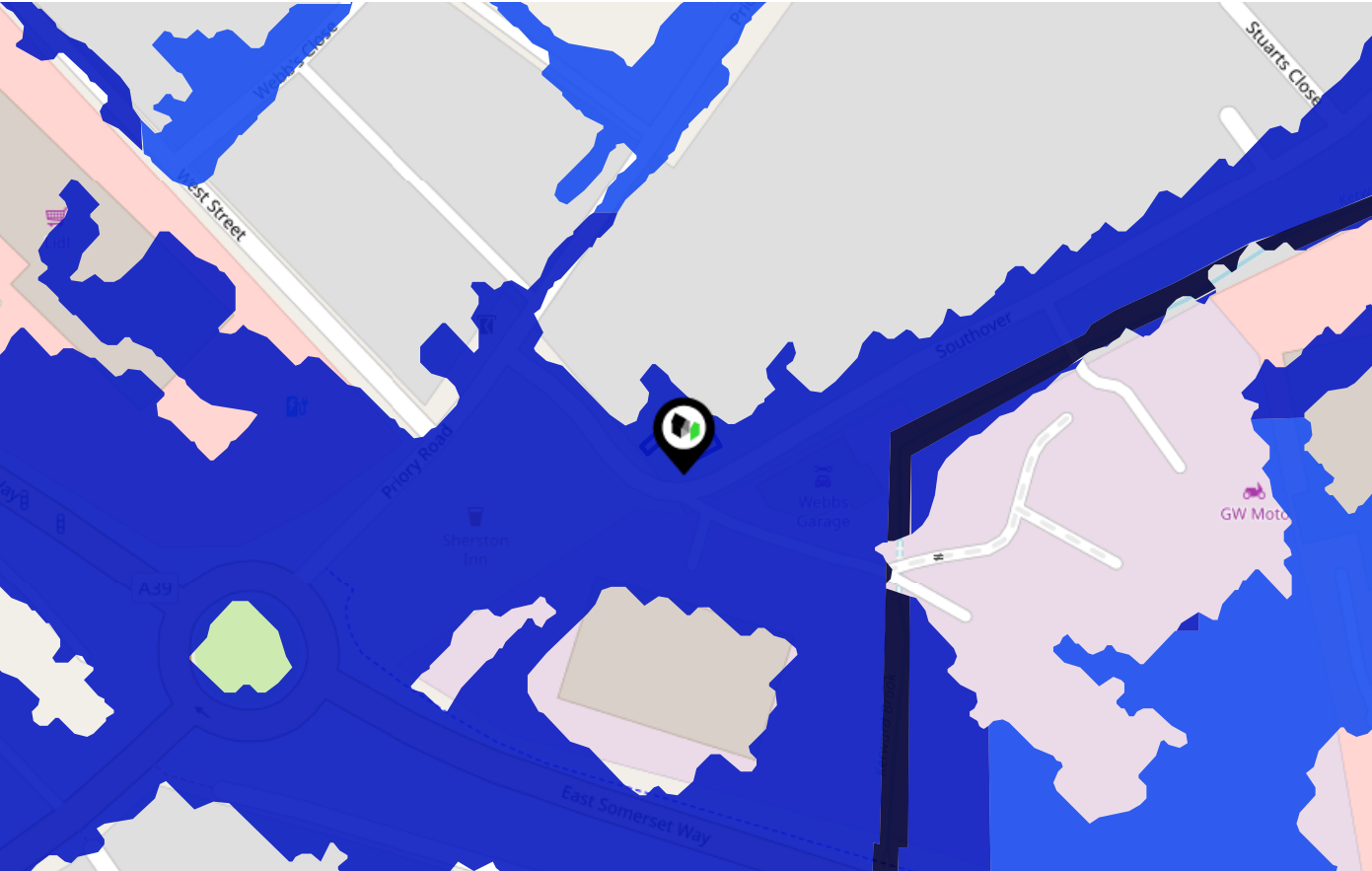
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# Flood Risk

## 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.

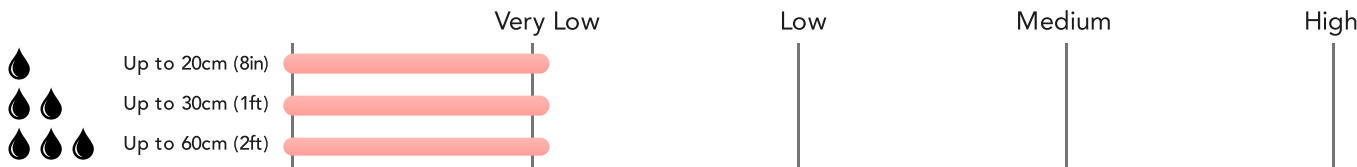


Risk Rating: Medium

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:

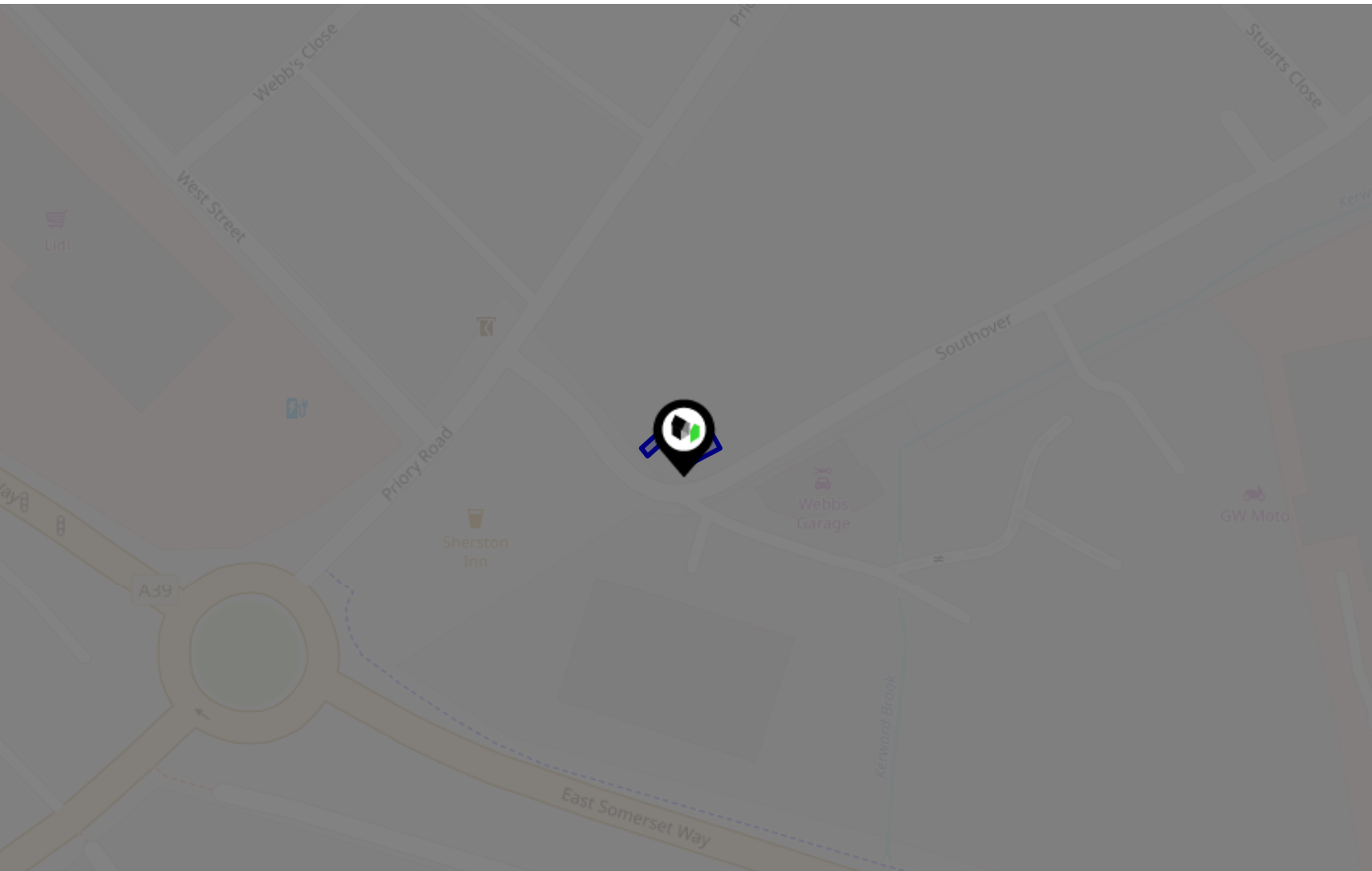


# Flood Risk

## 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.

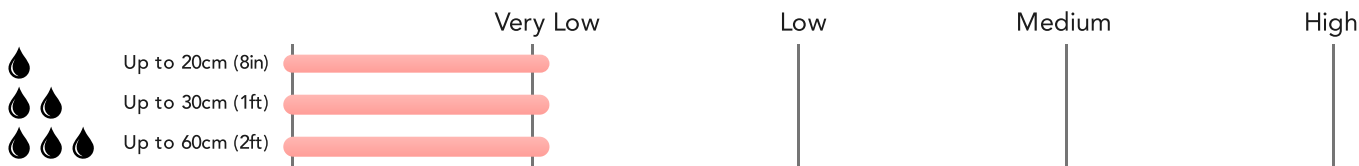


Risk Rating: Very low

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:



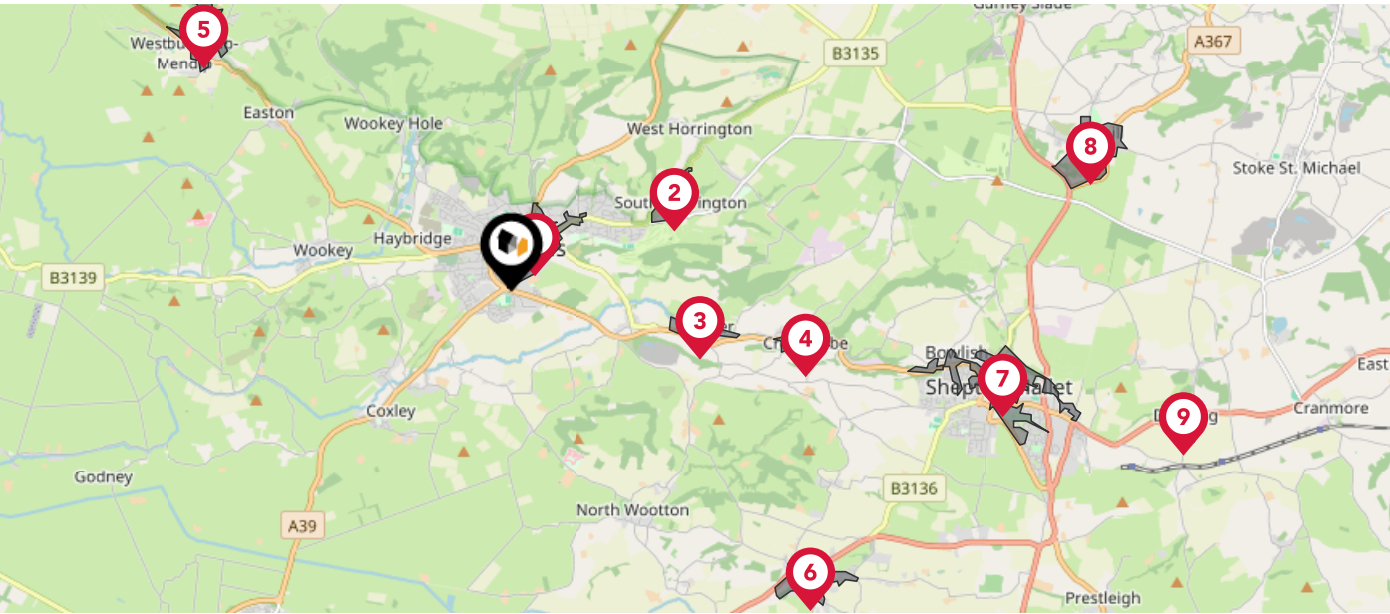
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# Maps

## 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	Wells
2	Mendip Hospital
3	Dinder
4	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Doulting



# 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	Burcott Road-Wells, Norfolk	Historic Landfill
2	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
4	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
5	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
6	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
7	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
8	Dark Lane-Dinder	Historic Landfill
9	Knowle Lane-Wookey	Historic Landfill
10	Disused Easton And Wokey Cutting-Easton, 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.

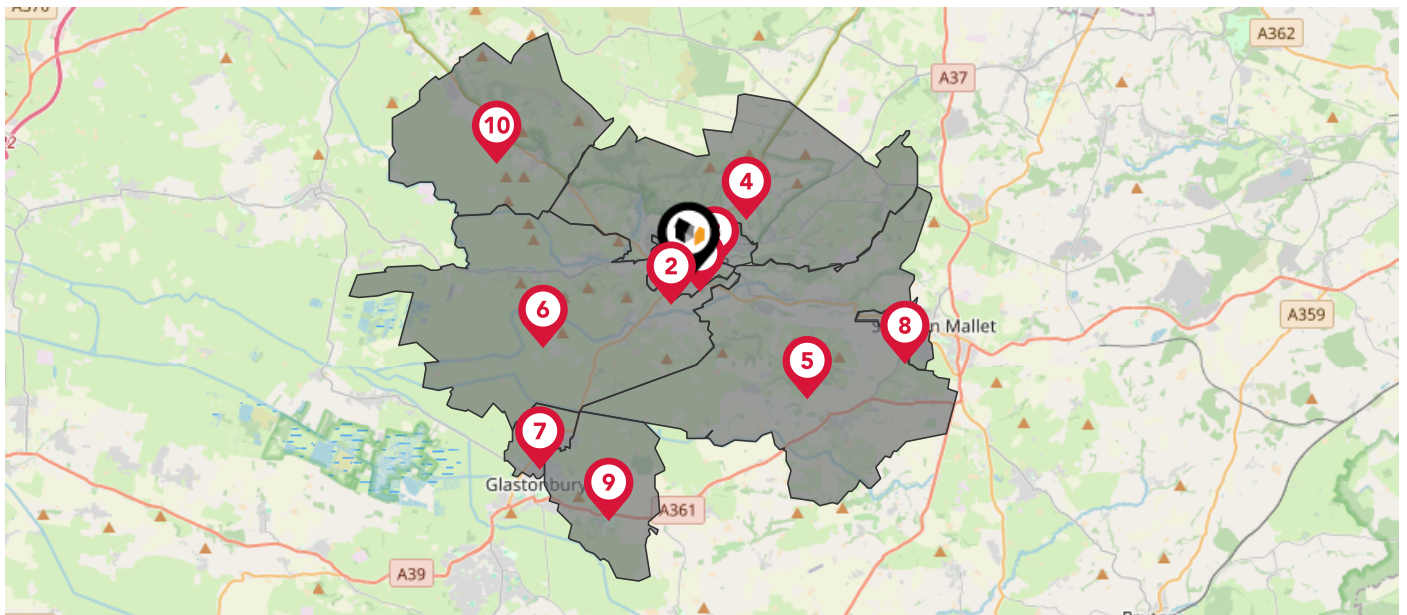
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

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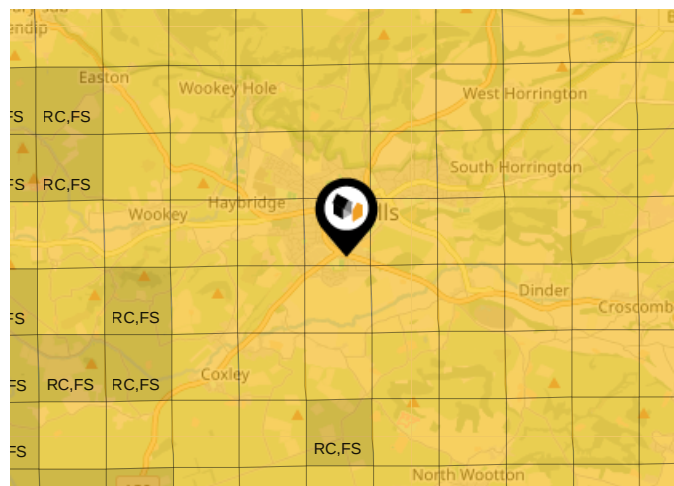
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Wells Central Ward
- 2 Wells St. Cuthbert's Ward
- 3 Wells St. Thomas' Ward
- 4 St. Cuthbert Out North Ward
- 5 Croscombe and Pilton Ward
- 6 Wookey and St. Cuthbert Out West Ward
- 7 Glastonbury St. John's Ward
- 8 Shepton West Ward
- 9 Glastonbury St. Edmund's Ward
- 10 Rodney and Westbury Ward

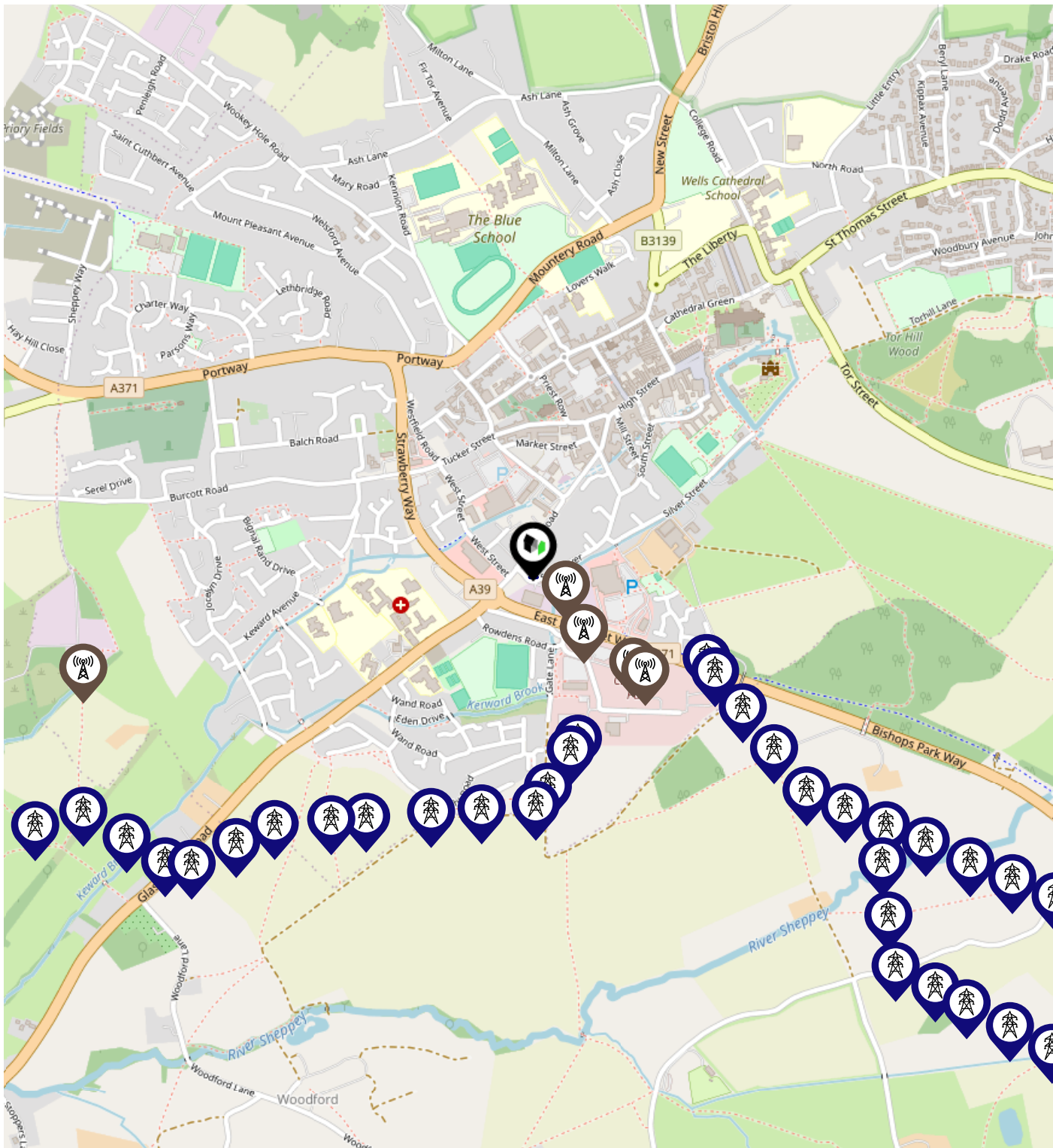
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		




<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

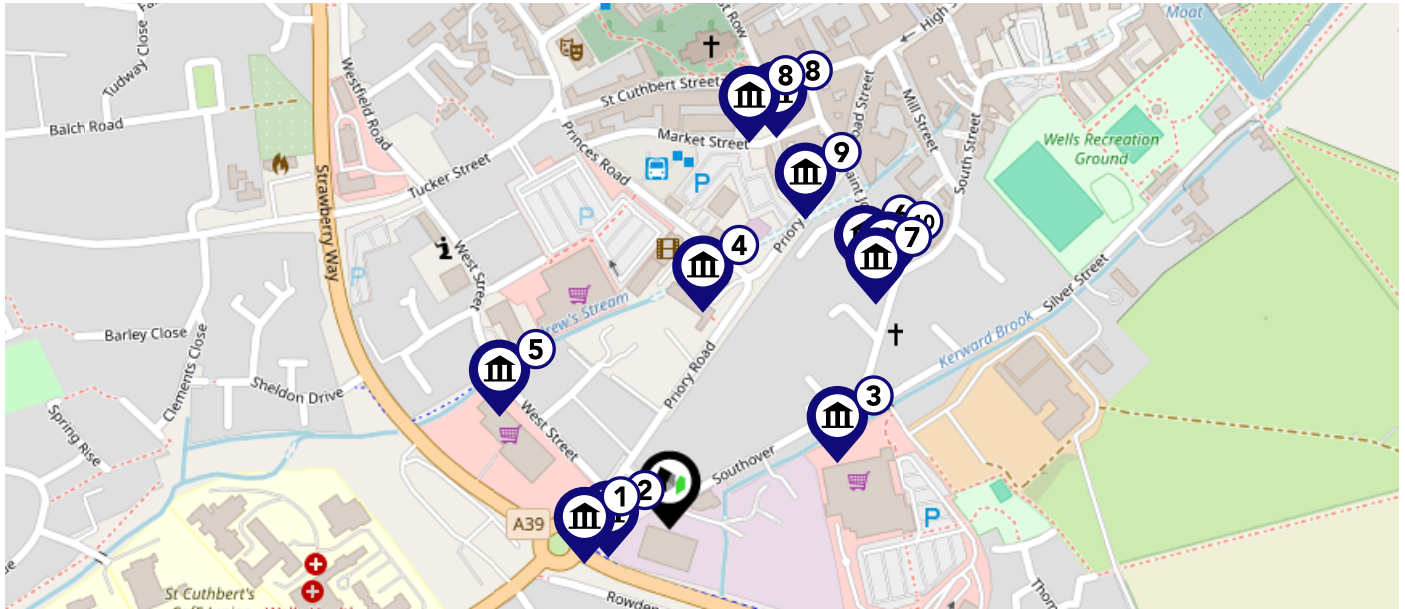













# Maps

## Listed Buildings

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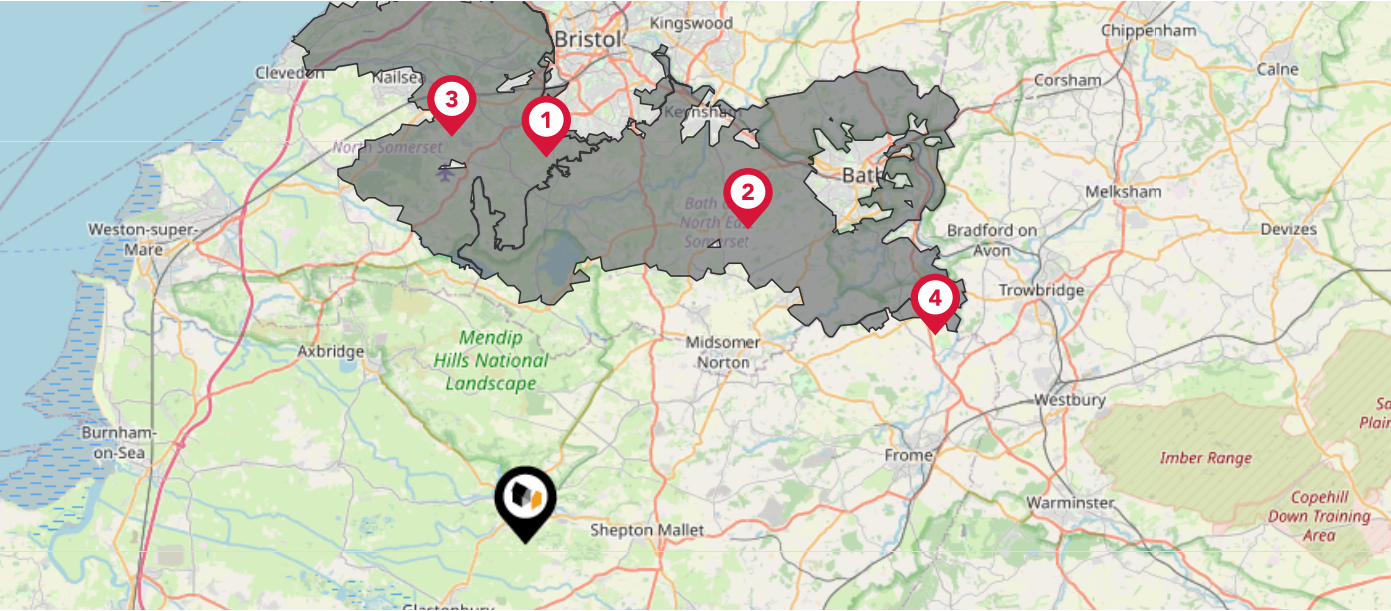
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.0 miles
 1383071 - The Sherston Inn	Grade II	0.0 miles
 1383161 - 33a, 33b And 33c, Southover	Grade II	0.1 miles
 1383073 - Regal Cinema	Grade II	0.1 miles
 1383203 - West Street House	Grade II	0.1 miles
 1383117 - 8, St John Street	Grade II	0.2 miles
 1383123 - 18, St John Street	Grade II	0.2 miles
 1382999 - 75, High Street	Grade II	0.2 miles
 1383070 - 4, Priory Road	Grade II	0.2 miles
 1383126 - 21a, St John Street	Grade II	0.2 miles
 1383110 - St Cuthbert's Vicarage With Front Boundary Wall	Grade II	0.2 miles

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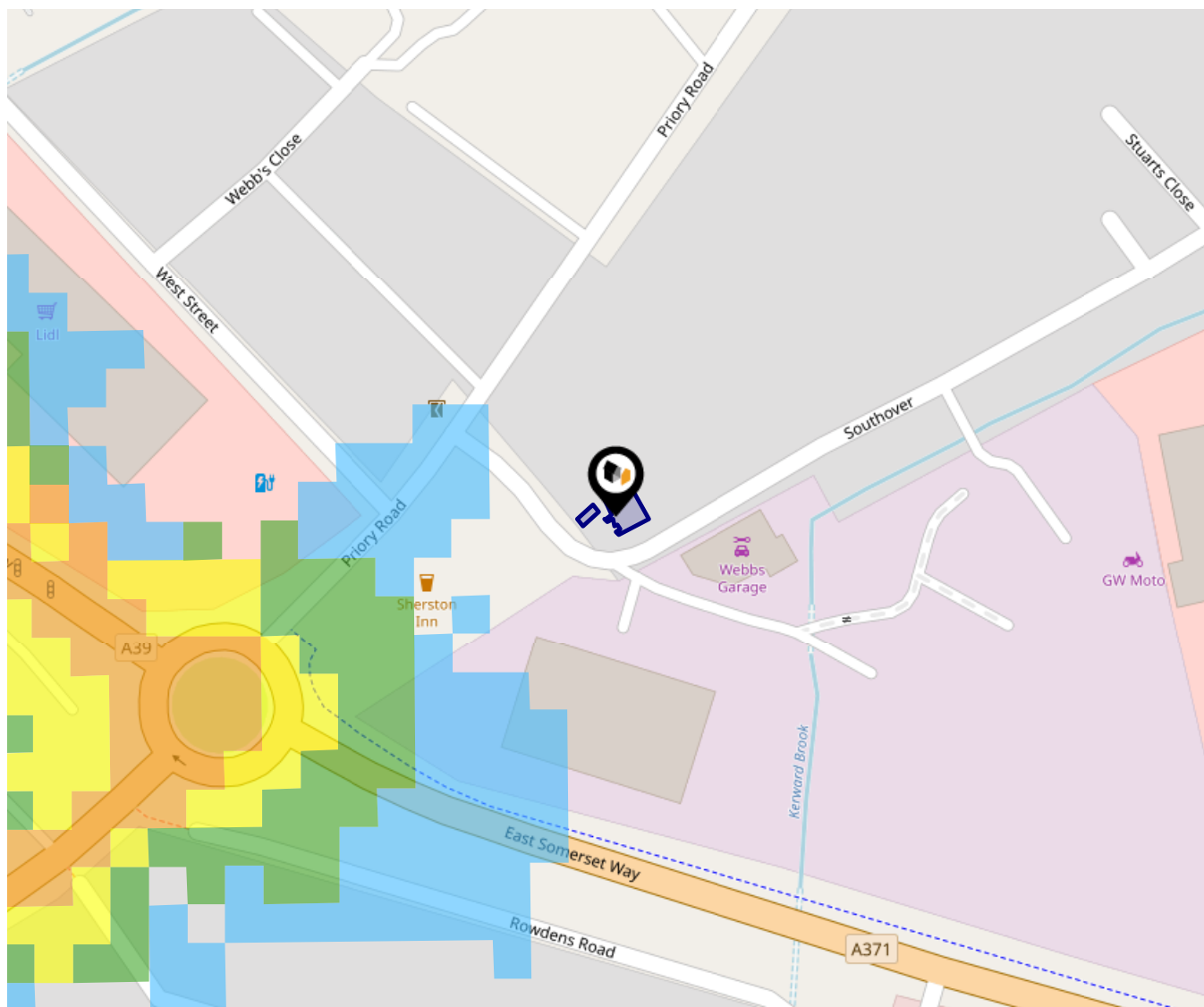
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Bristol, City of
2	Bath and Bristol Green Belt - Bath and North East Somerset
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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#### Cooper and Tanner

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