

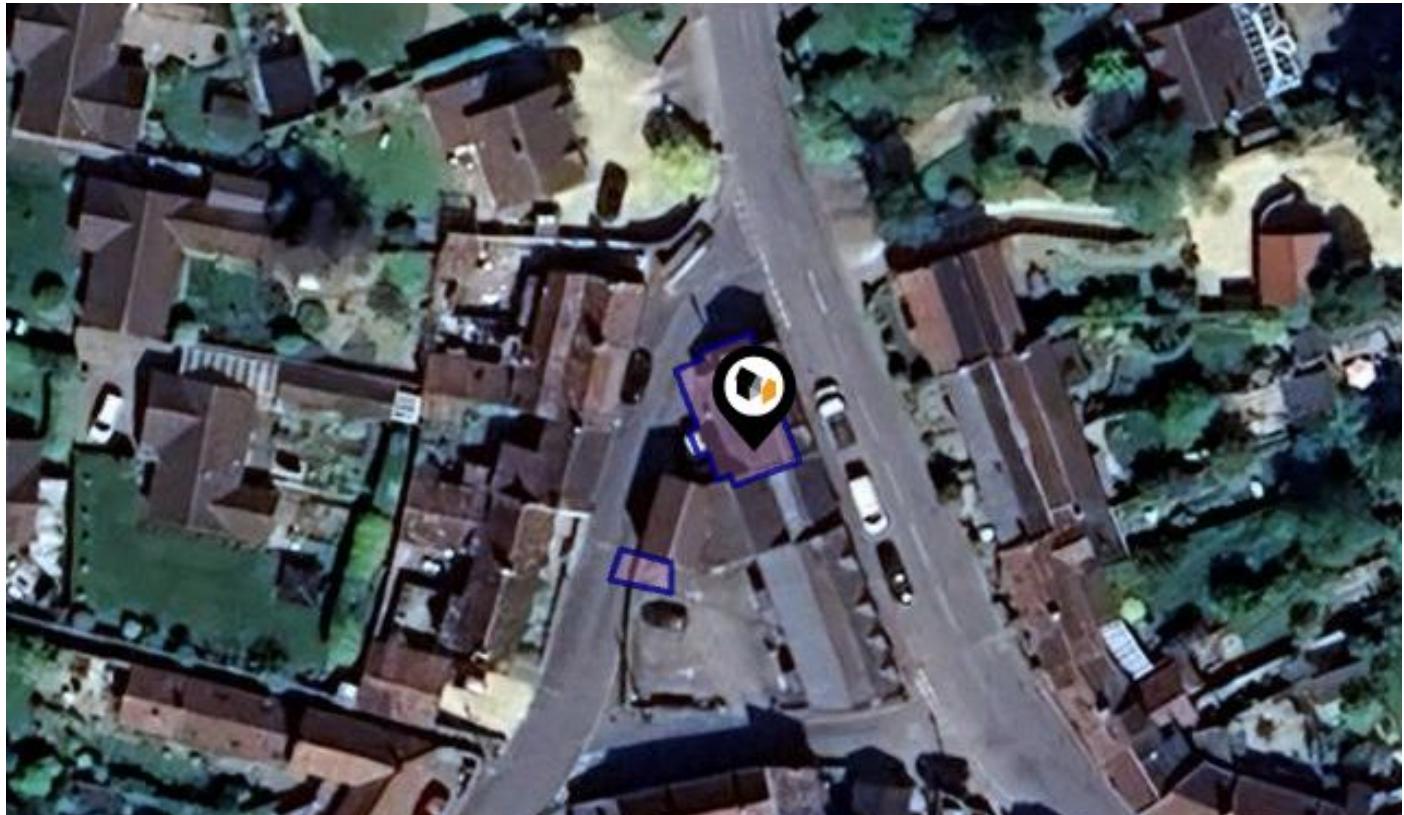


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 29th January 2026



**THE OLD BAKERY, WEYMOUTH ROAD, EVERCREECH,
SHEPTON MALLET, BA4**

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

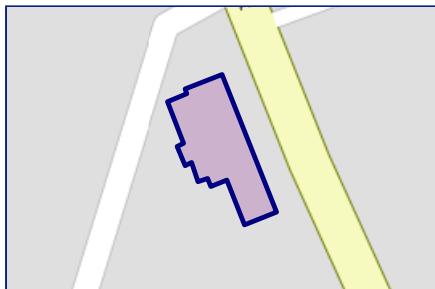


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Property Multiple Title Plans

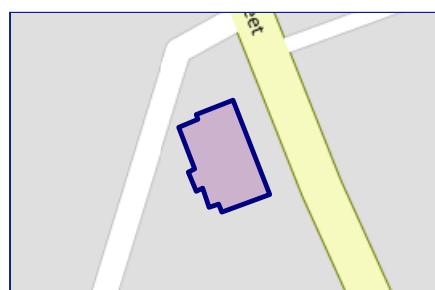
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Freehold Title Plan



WS38952

Leasehold Title Plan



WS34028

Start Date: 31/08/2004
End Date: 01/01/3001
Lease Term: 999 years from 1 January 2002
Term Remaining: 975 years

Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 1
Plot Area: 0.02 acres
Council Tax : Band A
Annual Estimate: £1,626
Title Number: WS34028

Tenure: Leasehold
Start Date: 31/08/2004
End Date: 01/01/3001
Lease Term: 999 years from 1 January 2002
Term Remaining: 975 years

Local Area

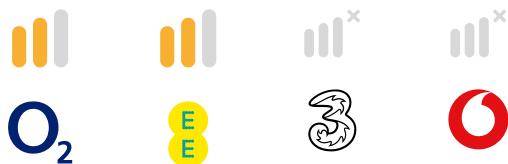
Local Authority: Somerset
Conservation Area: Evercreech
Flood Risk:
● Rivers & Seas
● Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s -
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Brewers Arms, Weymouth Road, Evercreech, BA4 6JB***

Reference - 2013/0229

Decision: Approval

Date: 01st February 2013

Description:

Approval of details reserved by condition 3 (schedule of works for making good) on listed building consent 2012/0657.

Reference - 2013/0228

Decision: Approval

Date: 01st February 2013

Description:

Approval of details reserved by condition 4 (landscaping) on planning approval 2012/0459.

Reference - 2012/0459

Decision: Approval with Conditions

Date: 11th April 2012

Description:

Conversion and alteration of dis-used skittle alley and function room to form a bungalow.

Planning records for: ***6 Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 103891/002PG29

Decision: No Objection

Date: 11th February 2005

Description:

Felling of Beech tree in conservation area (DEL)

Planning records for: ***Old Saddlery 6 Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2011/2561

Decision: No Objection

Date: 10th October 2011

Description:

Proposed pruning of two trees in a Conservation Area

Planning records for: ***Marjoram Cottage Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2019/2288/TCA

Decision: Decided

Date: 16th September 2019

Description:

Proposed Works to Trees in a Conservation Area: Myrtle (T1) Fell due to poor location and to allow light into building.

Planning records for: ***Mildura Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2020/2649/HSE

Decision: Decided

Date: 24th December 2020

Description:

Erection of a replacement single-storey lean-to extension to dwelling.

Planning records for: ***Silverdene Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2023/1928/TCA

Decision: Registered

Date: 09th October 2023

Description:

T1 - Birch - Fell.

Planning records for: **Brewers House Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB**

Reference - 2023/0954/APP

Decision: Decided

Date: 26th May 2023

Description:

Approval of details reserved by conditions 3 (Joinery Details), 4 (Materials - single-storey wing), 5 (Sample Panel - single-storey wing), 6 (Materials - outbuilding), 7 (Sample Panels - outbuilding) and 8 (Ducts, Pipes, Rainwater Goods, etc) on listed building consent 2022/0782/LBC.

Reference - 2024/0515/APP

Decision: Decided

Date: 18th March 2024

Description:

Approval of details reserved by condition 9 (Internal treatments and finishes for the single-storey wing - Submission of Schedule(Bespoke Trigger) on listed building consent 2022/0782/LBC.

Reference - 31/24/0005

Decision: Registered

Date: 18th March 2024

Description:

Erection of summer house with solar panels to roof, water collection and roof storage in the garden of 5 Coronation Close, Ruishton (retention of part works already undertaken)

Reference - 24/00694/NMA

Decision: Registered

Date: 18th March 2024

Description:

Non Material Amendment to approved application 23/03128/HOU to reduce the size of garage from a 3 bay to a 2 bay garage

Planning records for: ***Brewers House Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2023/0956/APP

Decision: Decided

Date: 26th May 2023

Description:

Approval of details reserved by conditions 3 (Joinery Details), 4 (Materials - single-storey wing), 5 (Sample Panel - single-storey wing), 6 (Materials - outbuilding), 7 (Sample Panels - outbuilding) and 8 (Ducts, Pipes, Rainwater Goods, etc) on planning permission 2022/0781/HSE.

Planning records for: ***Mullion Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 118220/000PG29

Decision: No Objection

Date: 09th February 2005

Description:

Works to Beech tree in conservation area (DEL)

Planning records for: ***The Brewers Arms Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 100975/007

Decision: Refusal

Date: 03rd March 2005

Description:

Erection of dwelling & garage (DEL)

Planning records for: ***Sunnybank Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2021/0330/HSE

Decision: Decided

Date: 15th February 2021

Description:

Erection of single storey rear extension and associated external works.

Planning records for: ***Sunnybank Weymouth Road Evercreech Shepton Mallet BA4 6JB***

Reference - 2018/2346/HSE

Decision: Decided

Date: 25th September 2018

Description:

Erection of a log cabin

Planning records for: ***The Hollies, Weymouth Road, Evercreech, Somerset BA4 6JB***

Reference - 2011/2314

Decision: No Objection

Date: 12th September 2011

Description:

Proposed felling of a eucalyptus tree in a conservation area.

Reference - 2017/2361/NMA

Decision: Approval

Date: 31st August 2017

Description:

Non material amendment to 2017/0541/FUL including rotation of the garage access., Roof light added to the garage, Stone wall panels added and Rear windows raised.

Reference - 2019/2190/APP

Decision: Decided

Date: 04th September 2019

Description:

Application for approval of details reserved by conditions 3 (external facing materials in respect of walls and roof) on planning consent 2017/0541/FUL

Planning records for: *The Hollies Weymouth Road Evercreech Shepton Mallet BA4 6JB*

Reference - 2017/0541/FUL

Decision: Approval with Conditions

Date: 21st March 2017

Description:

Erection of a single storey dwelling.

Planning records for: *Oakleaze, Weymouth Road, Evercreech, Shepton Mallet, Somerset, BA4 6JB*

Reference - 043056/008

Decision: Approval with Conditions

Date: 16th February 2004

Description:

First floor extension over existing garage (CAT A)

Planning records for: *The Chapel Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB*

Reference - 117555/004

Decision: Approval with Conditions

Date: 01st October 2007

Description:

Installation of two new roof lights. (DEL)

Reference - 117555/003

Decision: Approval with Conditions

Date: 31st March 2005

Description:

Creation of new vehicular access to serve 2 parking spaces (DEL)

Planning records for: ***Brewers Arms Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2015/2425/TCA

Decision: TPO Not Required (No Objection)

Date: 12th October 2015

Description:

Proposed pruning of an Ash tree in a Conservation Area:- reduce by a third and remove lowest stem (growing back over garden).

Reference - 2018/0327/LBC

Decision: Withdrawn

Date: 13th March 2018

Description:

Proposed conversion of outbuilding into 2 bedroom cottage

Planning records for: ***The Shed Land Off Weymouth Road Evercreech Shepton Mallet Somerset BA4 6JB***

Reference - 2020/1521/FUL

Decision: Decided

Date: 12th August 2020

Description:

Erection of 1no two bedroom dwellinghouse following the demolition of existing workshop.

Reference - 2023/1774/APP

Decision: Decided

Date: 18th September 2023

Description:

Application for approval of details reserved by condition 3 (Materials) of planning approval 2020/1521/FUL.

Planning records for: ***The Shed Land Off Weymouth Road Evercreech Shepton Mallet BA4 6JB Shepton Mallet Somerset***

Reference - 2018/0463/FUL

Decision: Approval with Conditions

Date: 23rd February 2018

Description:

Demolish workshop and replace with dwelling (Amended plans received 14th June 2018)

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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/

Disclaimer

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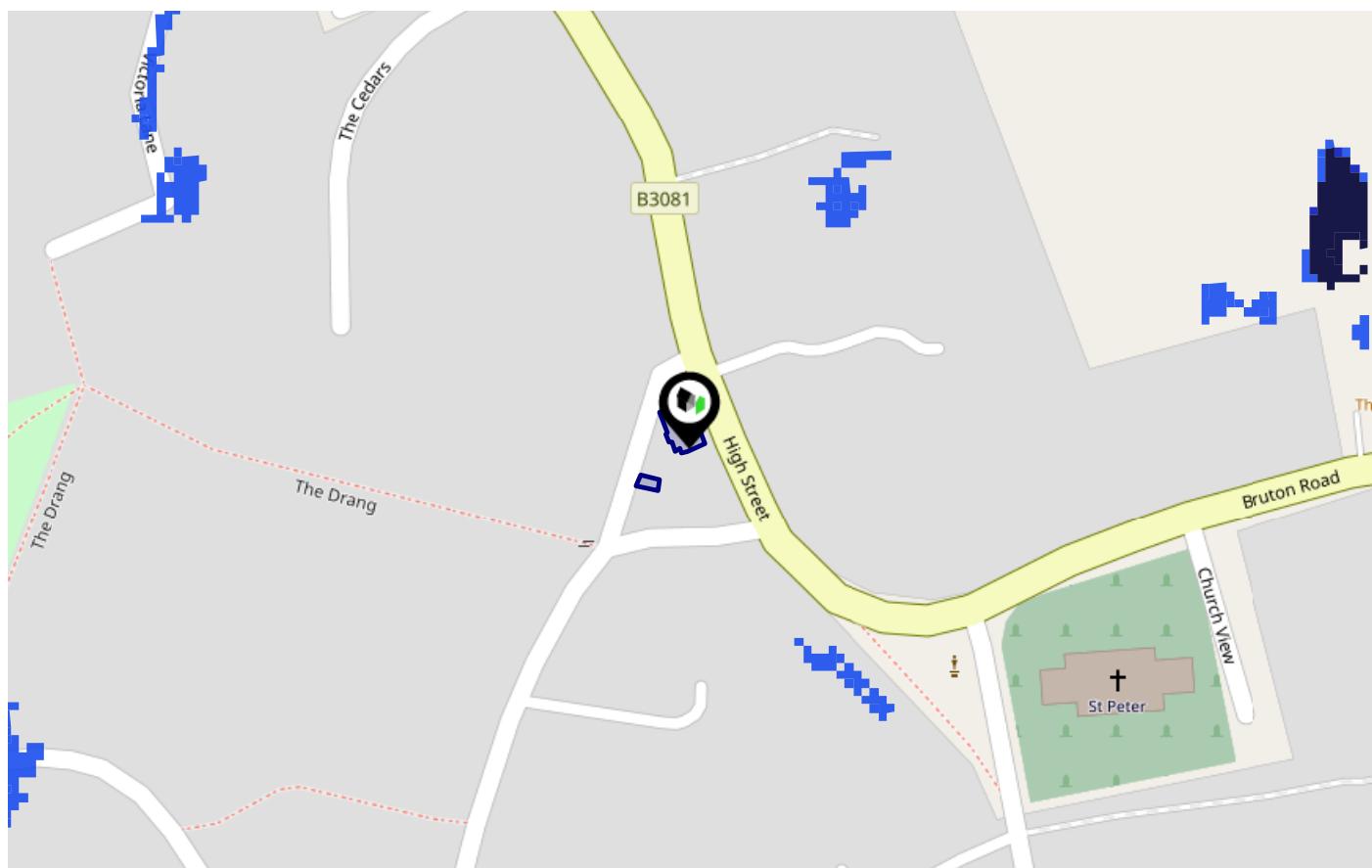
Important - Please read

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.

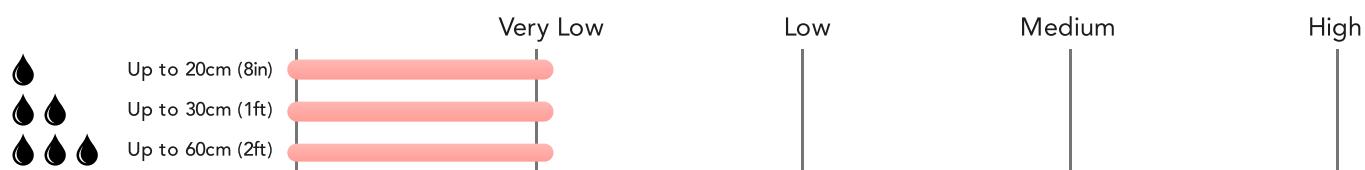


Risk Rating: Very low

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:

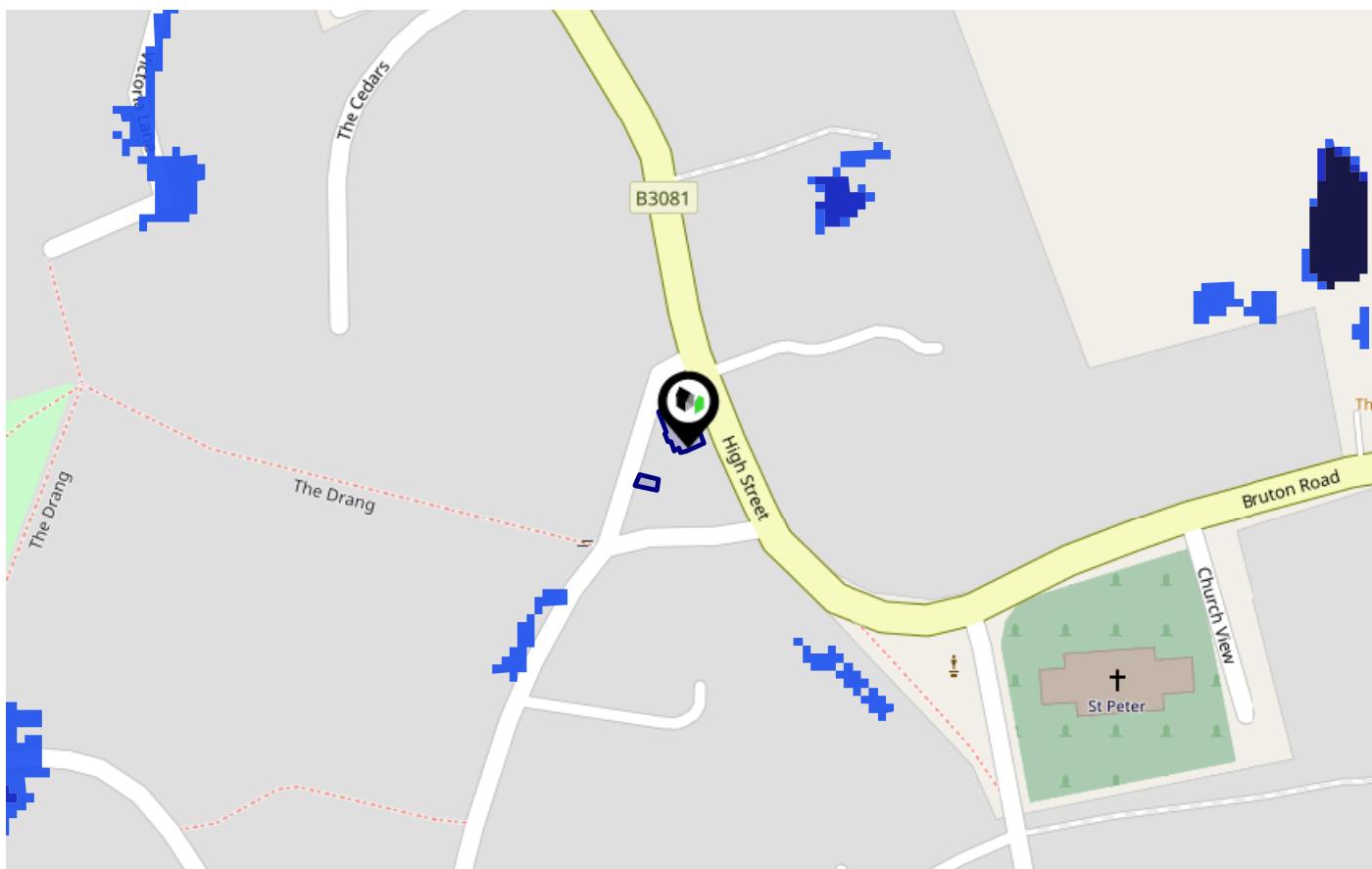


Flood Risk

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.

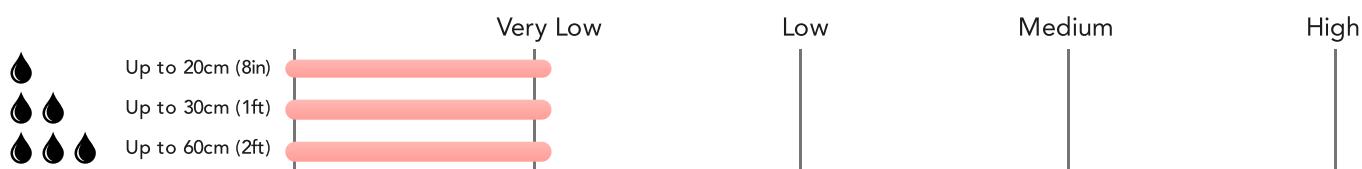


Risk Rating: **Very low**

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- 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:

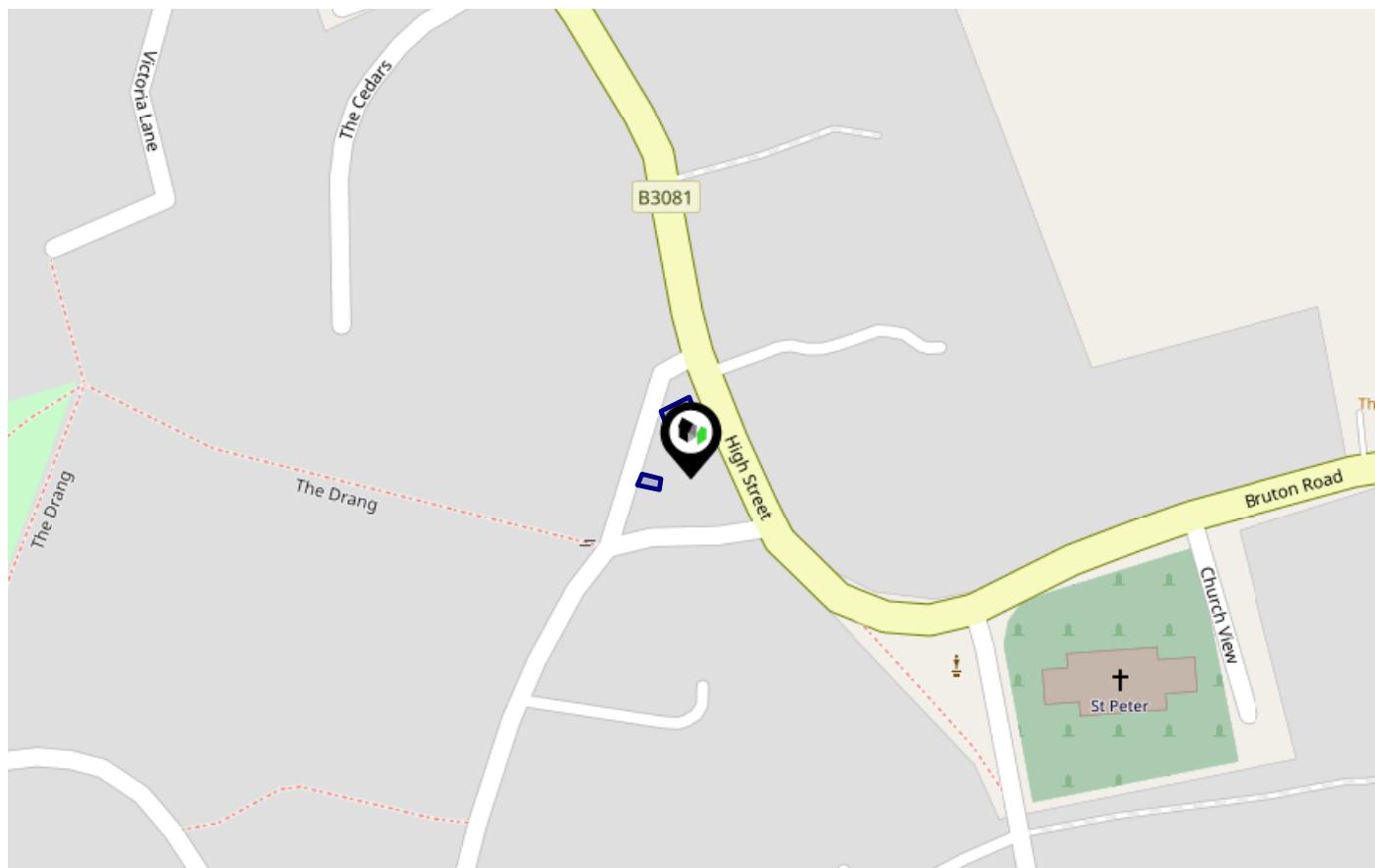


Flood Risk

Rivers & Seas - Flood Risk

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

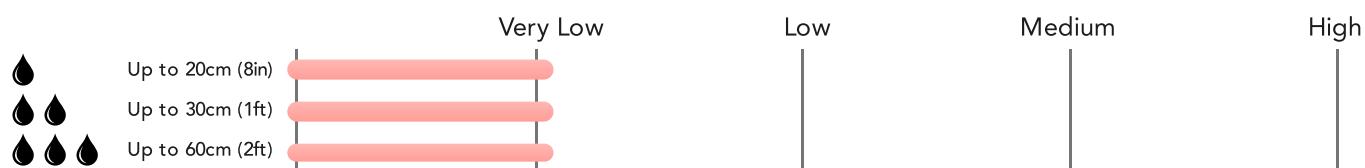


Risk Rating: Very low

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- 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:

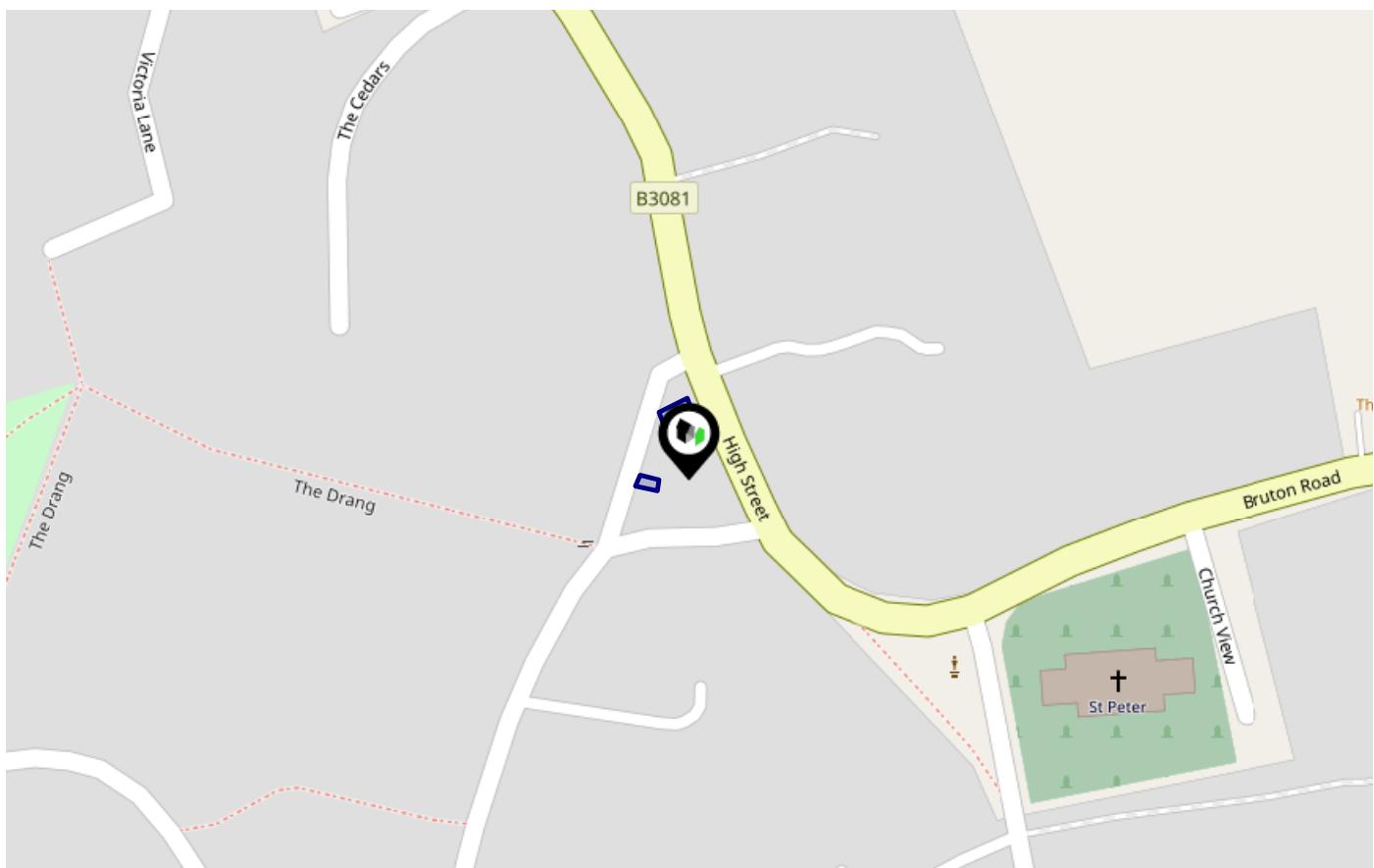


Flood Risk

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.

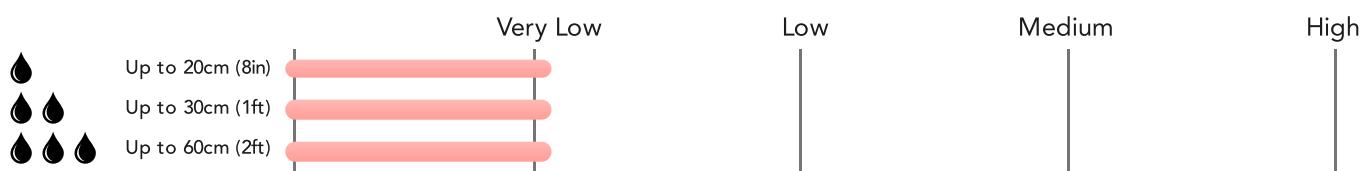


Risk Rating: Very low

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.

- 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:

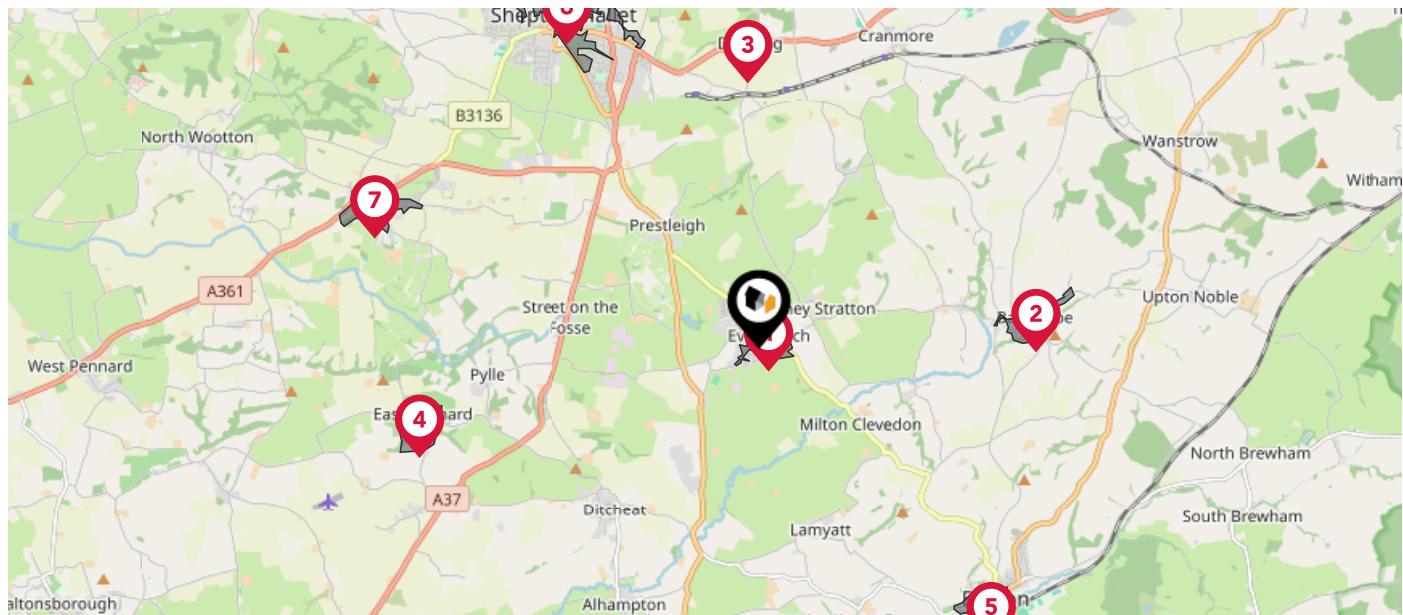


Maps

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

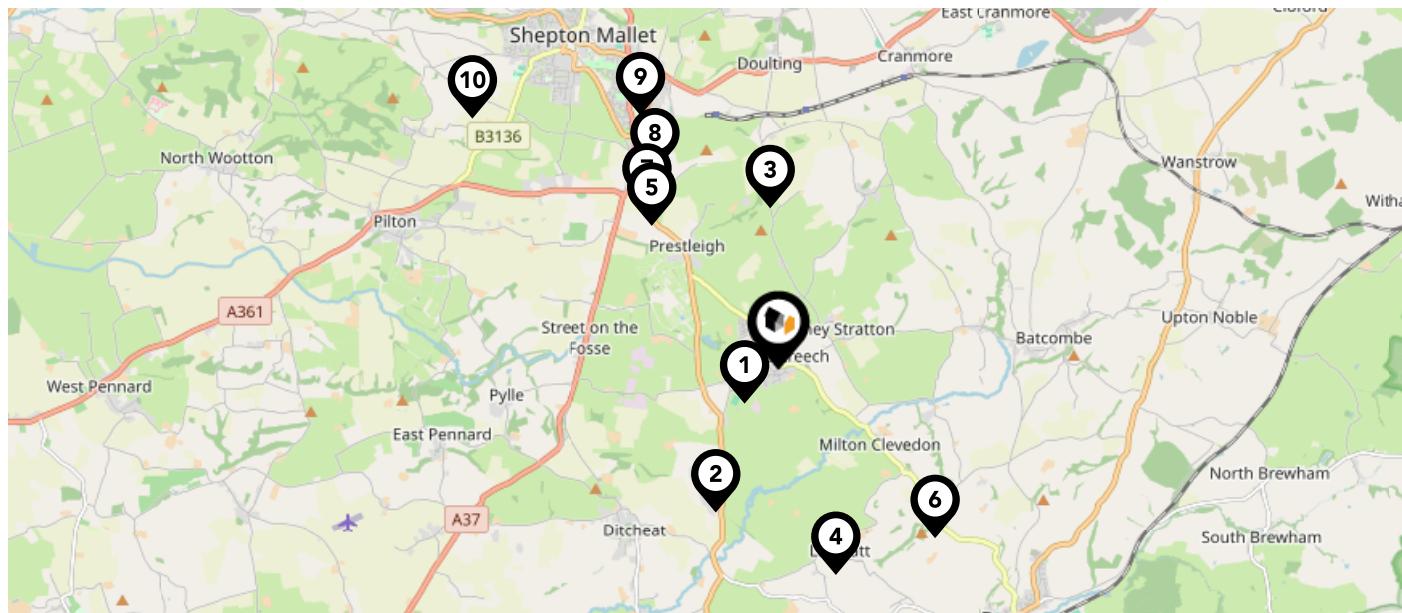
- 1 Evercreech
- 2 Batcombe
- 3 Doulting
- 4 East Pennard
- 5 Bruton
- 6 Shepton Mallet
- 7 Pilton

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.



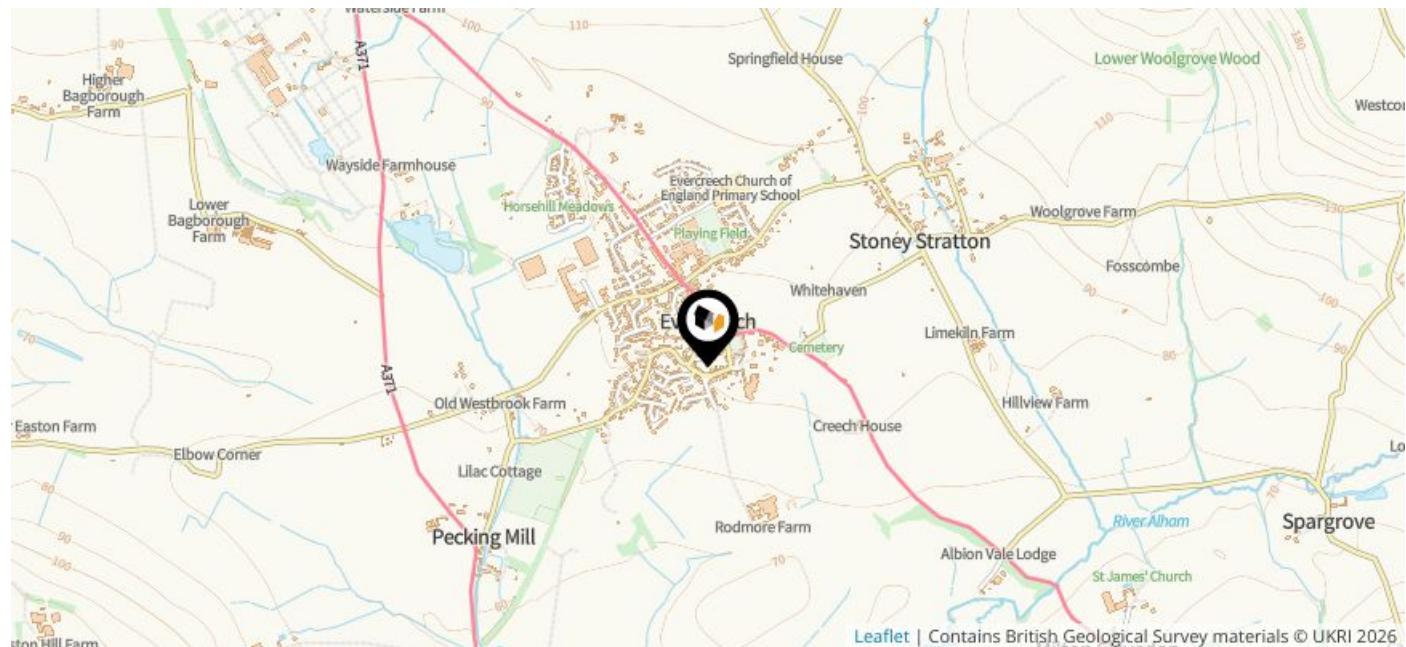
Nearby Landfill Sites

1	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill	<input type="checkbox"/>
2	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
3	Near Farncombe Farm-Doulting	Historic Landfill	<input type="checkbox"/>
4	Lambrook House-Lamyatt	Historic Landfill	<input type="checkbox"/>
5	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
6	Creech Mill-Milton Clevedon	Historic Landfill	<input type="checkbox"/>
7	Whitstone Hill Farm, Cannards Grave Farm-Doulting, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
8	Brickyard Farm-Cann Grave	Historic Landfill	<input type="checkbox"/>
9	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
10	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

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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.

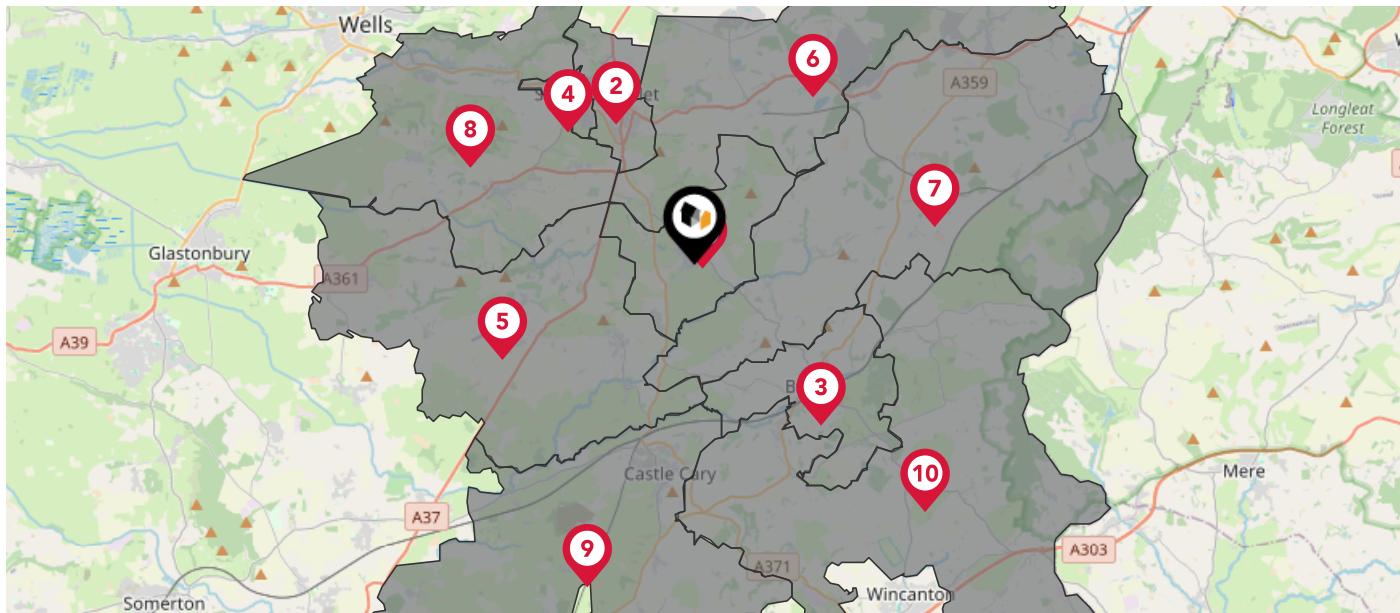
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

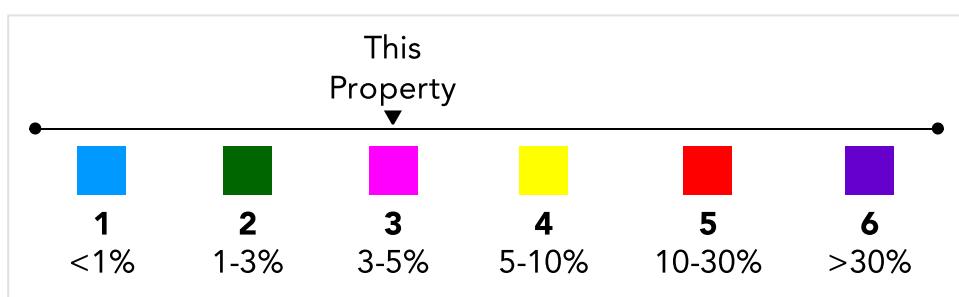
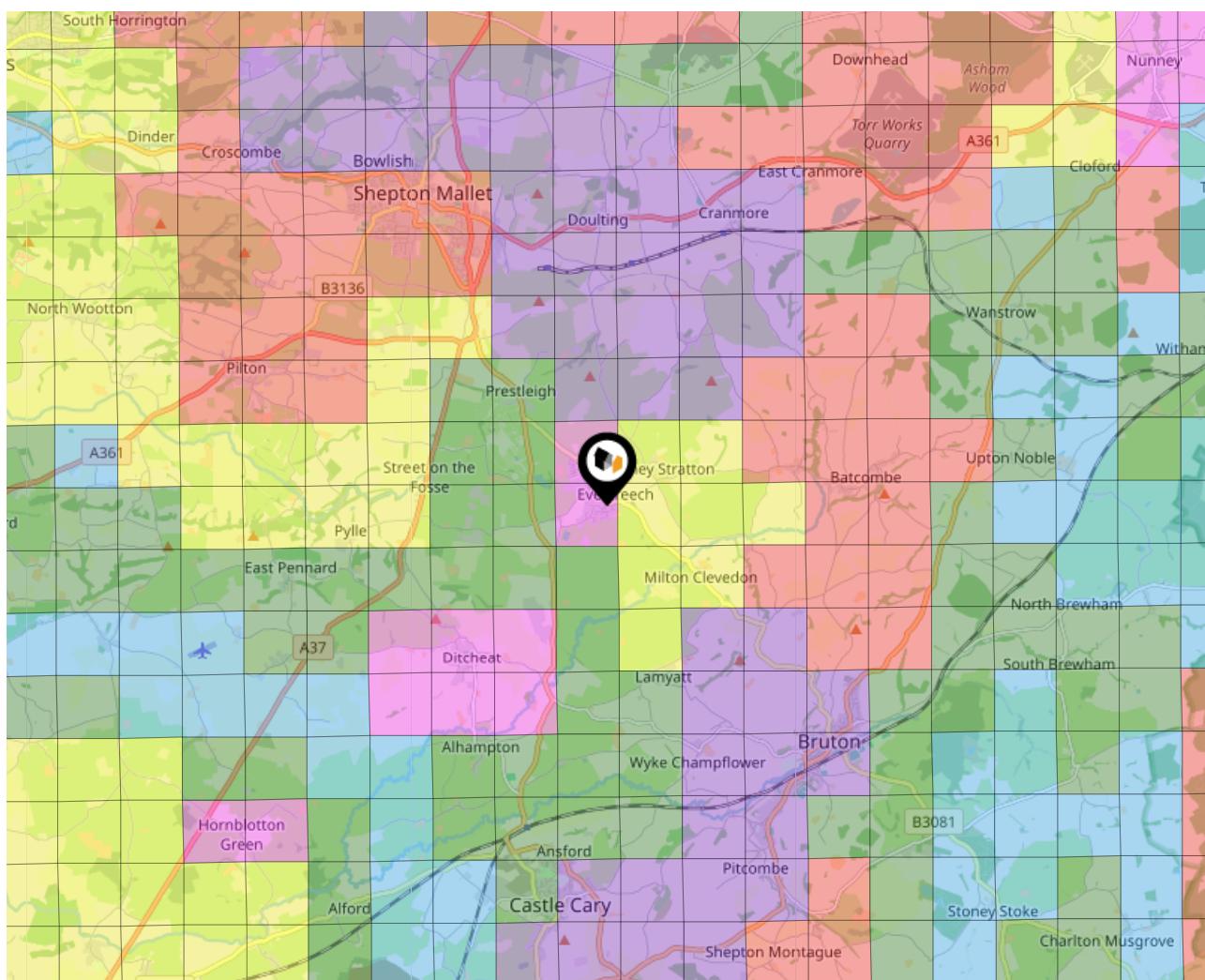


Nearby Council Wards

- 1 Creech Ward
- 2 Shepton East Ward
- 3 Bruton Ward
- 4 Shepton West Ward
- 5 The Pennards and Ditchet Ward
- 6 Cranmore, Doultong and Nunney Ward
- 7 Postlebury Ward
- 8 Croscombe and Pilton Ward
- 9 Cary Ward
- 10 Tower Ward

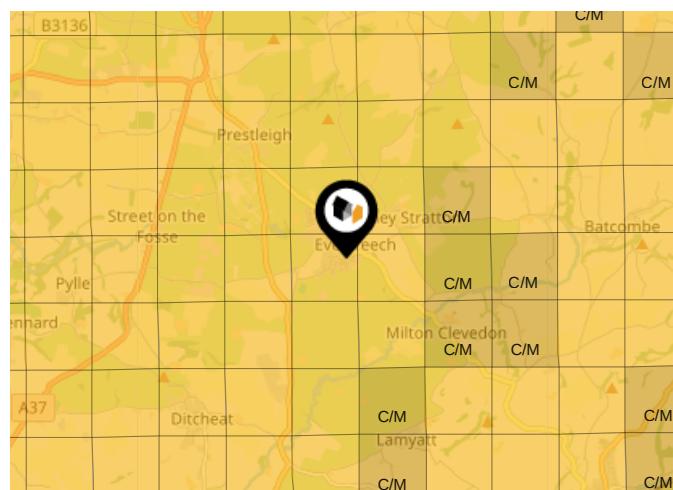
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

Carbon Content: VARIABLE(HIGH) **Soil Texture:** CLAYEY LOAM TO SILTY
Parent Material Grain: ARGILLACEOUS **Soil Depth:** LOAM
Soil Group: HEAVY TO MEDIUM **Soil Depth:** DEEP

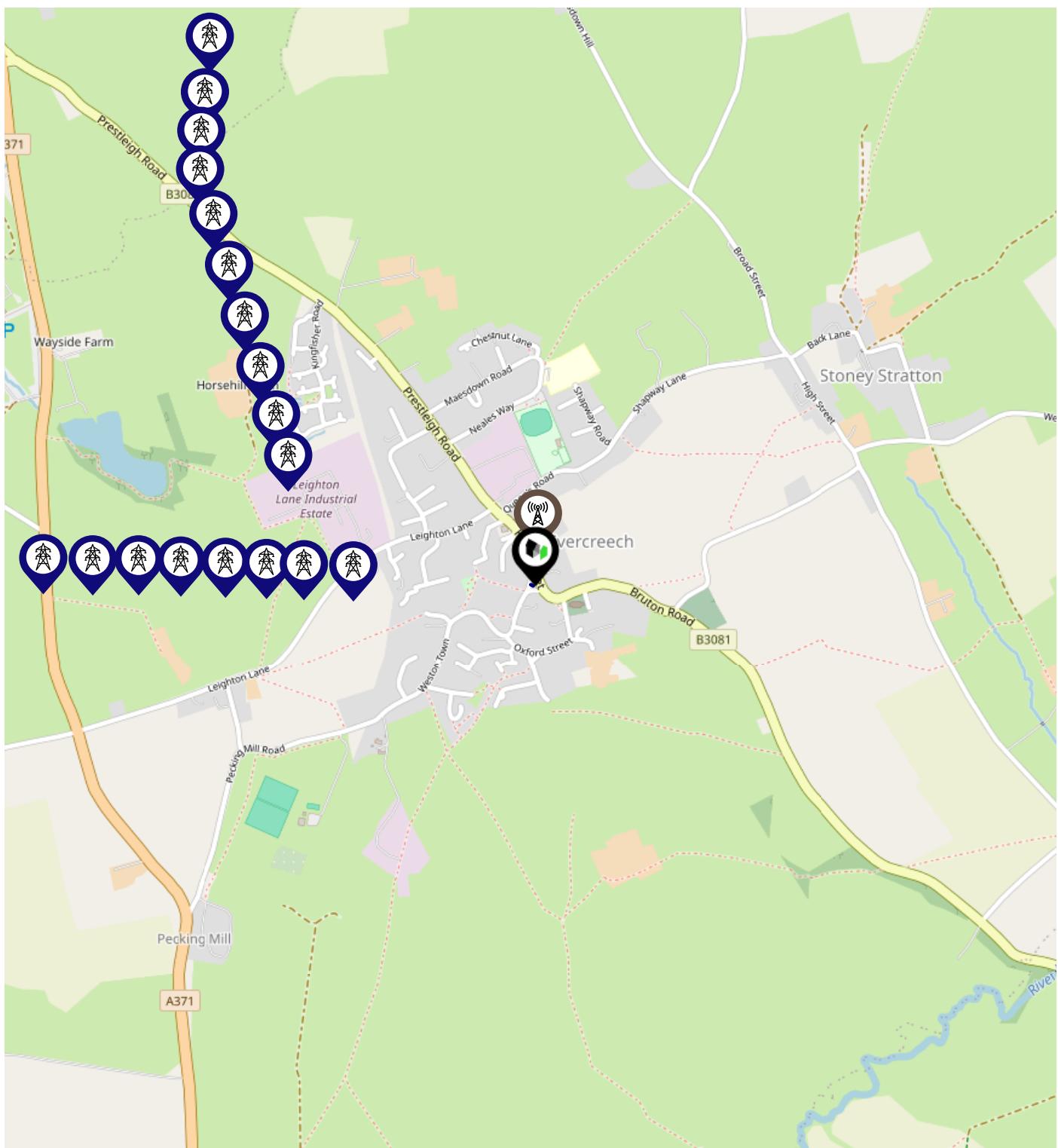


Primary Classifications (Most Common Clay Types)

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:

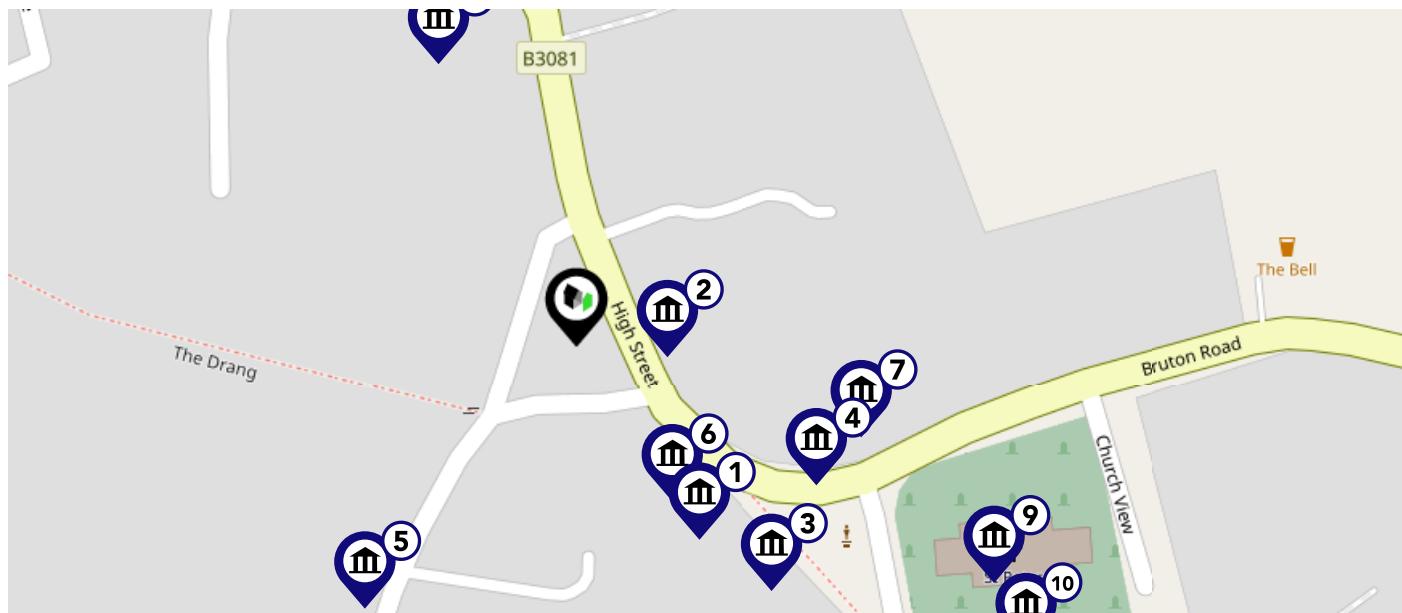
- Power Pylons
- Communication Masts

Maps

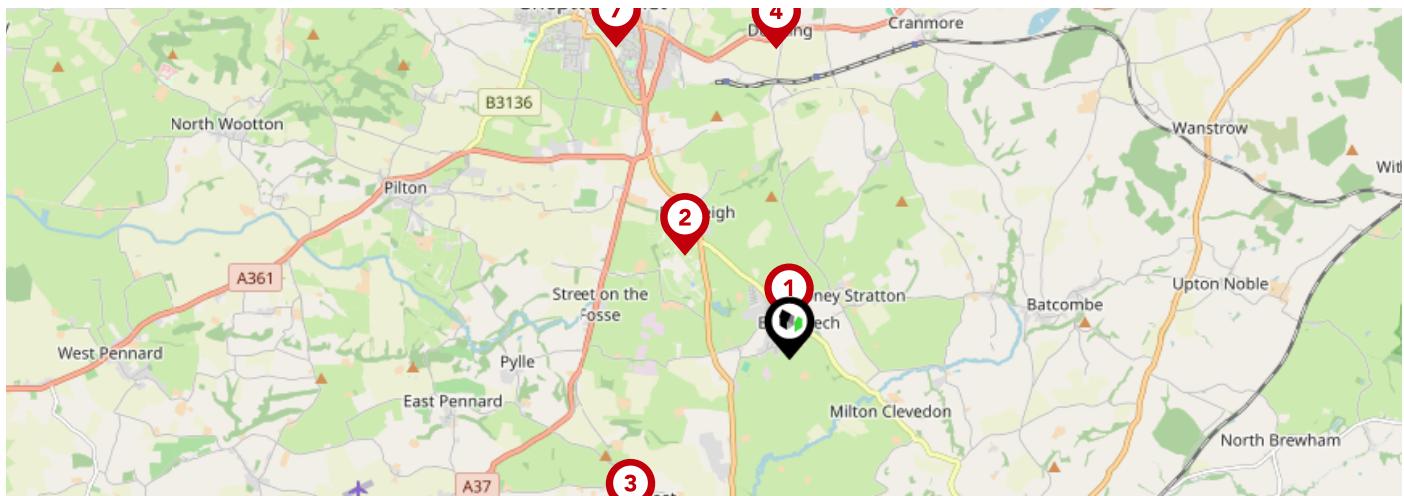
Listed Buildings

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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
1 1237644 - The Long House	Grade II	0.0 miles
2 1344867 - Rose Cottage	Grade II	0.0 miles
3 1237641 - Clontarf Crossways The Cottage	Grade II	0.0 miles
4 1059169 - The Chimes	Grade II	0.0 miles
5 1238463 - The Brewers Arms	Grade II	0.0 miles
6 1344870 - Shop Directly To West Of The Long House	Grade II	0.0 miles
7 1059171 - Roseworthy, And Two Attached Houses To East	Grade II	0.0 miles
8 1059176 - Evercreech House Sherston House Sherston Lodge	Grade II	0.0 miles
9 1059172 - Church Of St Peter	Grade I	0.1 miles
10 1222597 - Unidentified Chest Tomb In The Churchyard About 12 Metres South Of South Aisle Of Church Of St Peter	Grade II	0.1 miles



Nursery Primary Secondary College Private



Evercreech Church of England Primary School

Ofsted Rating: Good | Pupils: 181 | Distance: 0.31



The Mendip School

Ofsted Rating: Good | Pupils: 164 | Distance: 1.37



Ditcheat Primary School

Ofsted Rating: Good | Pupils: 91 | Distance: 2.11



St Aldhelms Church School

Ofsted Rating: Requires improvement | Pupils: 173 | Distance: 2.89



Bruton Primary School

Ofsted Rating: Good | Pupils: 252 | Distance: 3.16



King's Bruton

Ofsted Rating: Not Rated | Pupils: 355 | Distance: 3.3



Whitstone

Ofsted Rating: Good | Pupils: 584 | Distance: 3.32



Sexey's School

Ofsted Rating: Good | Pupils: 685 | Distance: 3.37





Nursery Primary Secondary College Private

9

St Paul's Church of England VC Junior School

Ofsted Rating: Good | Pupils: 322 | Distance:3.47



10

Ansford Academy

Ofsted Rating: Requires improvement | Pupils: 543 | Distance:3.5



11

Shepton Mallet Community Infants' School & Nursery

Ofsted Rating: Good | Pupils: 220 | Distance:3.64



12

All Hallows School

Ofsted Rating: Not Rated | Pupils: 238 | Distance:3.74



13

Bowlish Infant School

Ofsted Rating: Good | Pupils: 107 | Distance:3.99



14

Upton Noble CofE VC Primary School

Ofsted Rating: Good | Pupils: 165 | Distance:4.06



15

Castle Cary Community Primary School

Ofsted Rating: Requires improvement | Pupils: 205 | Distance:4.2



16

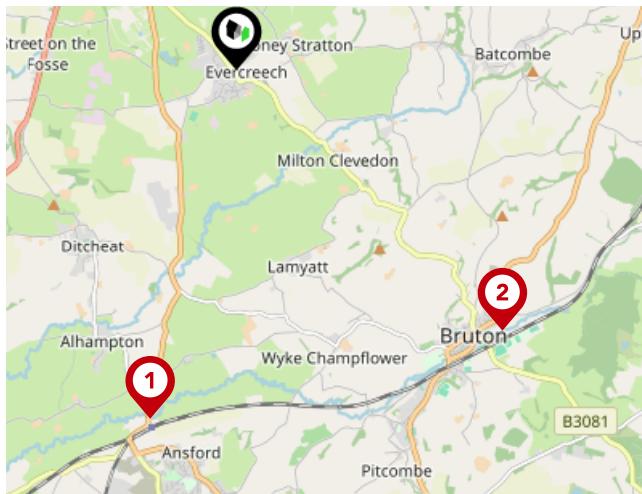
Oakhill Church School

Ofsted Rating: Requires improvement | Pupils: 106 | Distance:5.43



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	3.35 miles
2	Bruton Rail Station	3.46 miles
3	Frome Rail Station	10.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	43.06 miles
2	M5 J12	46.04 miles
3	M4 J16	39.36 miles
4	M4 J15	42.7 miles
5	M27 J1	42.75 miles

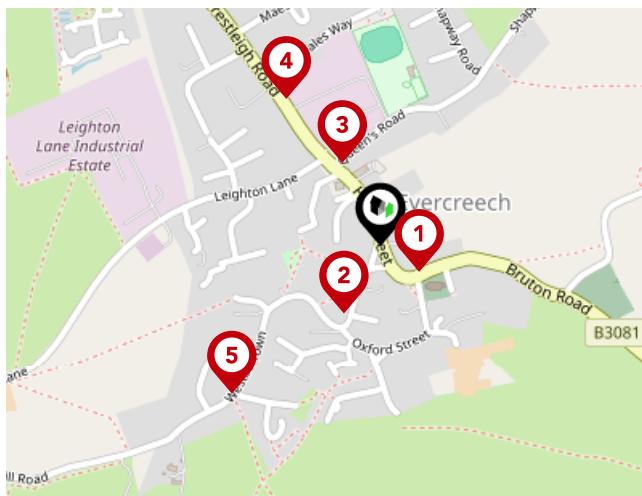


Airports/Helpads

Pin	Name	Distance
1	Bristol Airport	18.85 miles
2	Felton	18.85 miles
3	Bournemouth International Airport	38.82 miles
4	Cardiff Airport	40.1 miles

Area Transport (Local)

COOPER
AND
TANNER



Bus Stops/Stations

Pin	Name	Distance
1	St Peters Church	0.05 miles
2	Church	0.09 miles
3	Post Office	0.11 miles
4	Factory	0.2 miles
5	Westontown House	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	21.22 miles
2	The Ostrich	21.21 miles
3	Wapping Wharf	21.21 miles

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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