

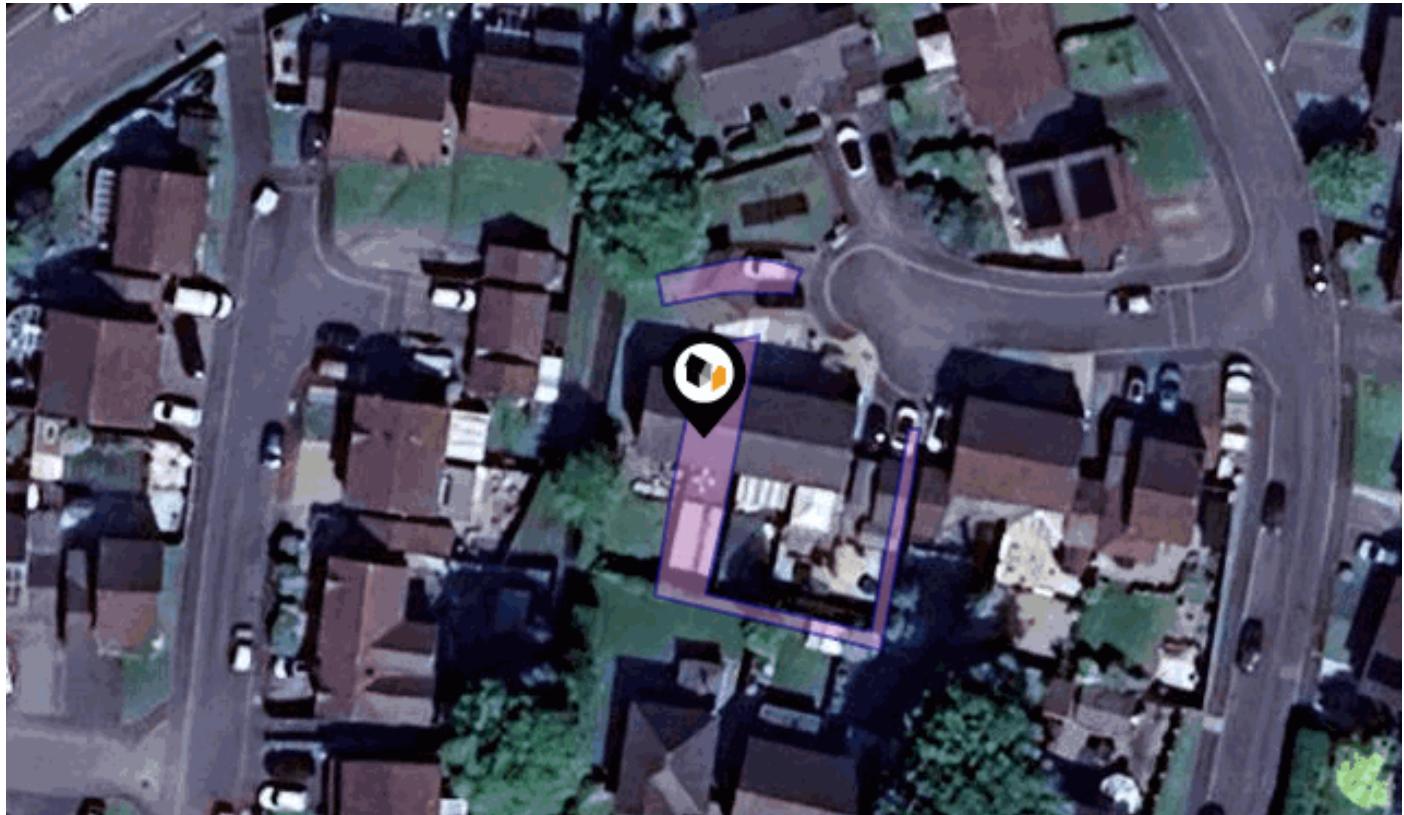


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Friday 23rd January 2026 @ 10:41am



BARRINGTON PLACE, 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 Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	ST46131		

Local Area

Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s **49**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 2016/0839/HSE

Decision: Approval with Conditions

Date: 12th April 2016

Description:

Demolish sheds and outbuildings. Erect two storey side extension, rear lean to extension, garage and porch.

Planning records for: **28 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 2025/0662/TPO

Decision: Registered

Date: 03rd April 2025

Description:

Lime (T1 & T2) - Prune to clear building by 2M, pruning back to suitable growth points (M343).

Planning records for: **32 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 118032/000

Decision: Approval with Conditions

Date: 12th October 2004

Description:

Erection of conservatory (DEL)

Planning records for: **48 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 2014/0509/HSE

Decision: Approval with Conditions

Date: 02nd April 2014

Description:

Replace existing car port with garage. Conversion of existing garage, replacing garage door with window.

Planning records for: **23 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 2011/1929

Decision: Approval with Conditions

Date: 17th August 2011

Description:

Proposed single storey conservatory to rear and side of property and to convert existing garage to an office/studio.

Reference - 2011/1360

Decision: Development is not Lawful

Date: 17th June 2011

Description:

Proposed conversion of garage to habitable accommodation and erection of a conservatory

Planning records for: **66 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 2025/0946/HSE

Decision: Registered

Date: 22nd May 2025

Description:

Demolish garage & conservatory and erect single storey extension.

Reference - 2024/0936/HSE

Decision: Decided

Date: 24th May 2024

Description:

Demolish Garage & Conservatory and erect a two storey extension

Planning records for: ***68 Barrington Place, Shepton Mallet, BA4 5GH***

Reference - 2010/0931

Decision: Approval with Conditions

Date: 22nd April 2010

Description:

Single storey front extension & internal alterations to create ground floor facilities & a new wheelchair access for a disabled person. (DEL)

Planning records for: ***45 Barrington Place, Shepton Mallet, Somerset, BA4 5GH***

Reference - 2010/1916

Decision: Approval with Conditions

Date: 04th August 2010

Description:

Erection of single storey rear extension

Planning records for: ***53 Barrington Place Shepton Mallet Somerset BA4 5GH***

Reference - 113438/001PG29

Decision: Split Decision

Date: 12th February 2008

Description:

Proposed pruning of two beech trees (crown reduction 30%/crown shape) covered by a Tree Preservation Order. M343. (DEL)

Planning records for: ***55, Barrington Place, Shepton Mallet, Somerset, BA4 5GH***

Reference - 113596/000PG29

Decision: Approval with Conditions

Date: 29th September 1998

Description:

Work to tree covered by TPO M343.

Planning records for: **57 Barrington Place, Shepton Mallet, Somerset, BA4 5GH**

Reference - 113576/004PG29

Decision: Approval with Conditions

Date: 22nd December 2004

Description:

Felling and works to trees covered by area TPO M343 (DEL)

Reference - 113576/003

Decision: Approval with Conditions

Date: 31st March 2000

Description:

Erection of front porch

Planning records for: **69 Barrington Place Shepton Mallet Somerset BA4 5GH**

Reference - 2021/1842/HSE

Decision: Decided

Date: 12th August 2021

Description:

Demolition of existing rear conservatory & construction of new single storey rear extension with side extension / lean to to be extended forward plus internal alterations.

Planning records for: **Runaway Hill Open Space, Barrington Place, Shepton Mallet, BA4 5GH**

Reference - 2010/0351

Decision: Approval with Conditions

Date: 22nd February 2010

Description:

Fell 2 Horse Chestnut trees protected by TPO M343. (DEL)

Planning records for: ***Runaway Hill, Recreation Area, Barrington Place, Shepton Mallet Somerset BA4 5GH***

Reference - 2013/1781

Decision: Approval with Conditions

Date: 30th August 2013

Description:

Proposed pruning of two Lime trees subject to Tree Preservation Order M343 - Lime adjacent to 58 Barrington Place - canopy raise to 2.4m, reduce lower laterals over adjacent property by up to 2m, prune to improve street light pattern; Lime adjacent play area - canopy raise to 2.4m.

Reference - 2013/2344/TPO

Decision: Approval with Conditions

Date: 12th November 2013

Description:

2 x mature Willows to rear of 58 - 70 Barrington Place - following the loss of a significant limb I would like to canopy reduce both by 30 - 40% (10m) to more compact shape to reduce risk of further failure.

Property EPC - Certificate

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BA4

Energy rating

C

Valid until 19.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	53 m ²

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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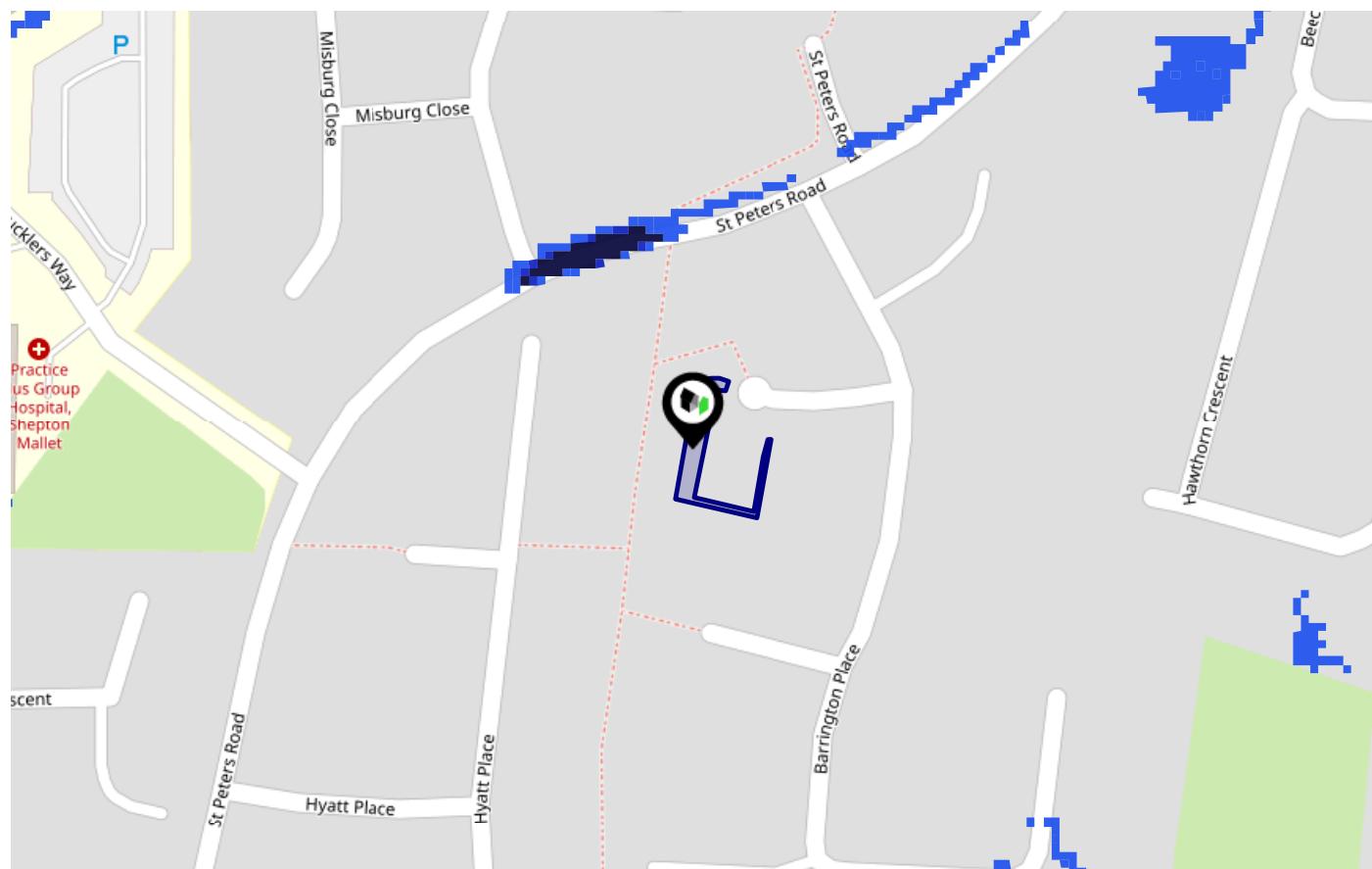
Important - Please read

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.

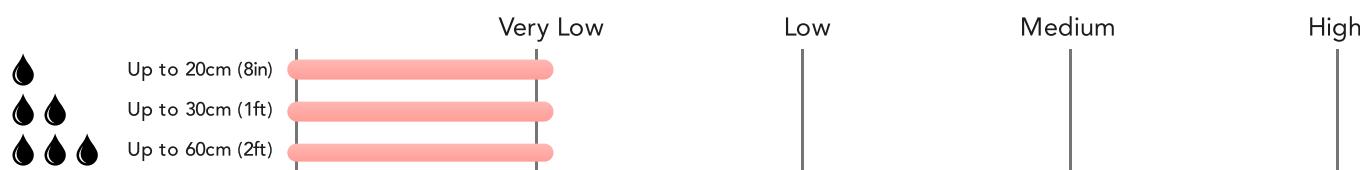


Risk Rating: Very low

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:

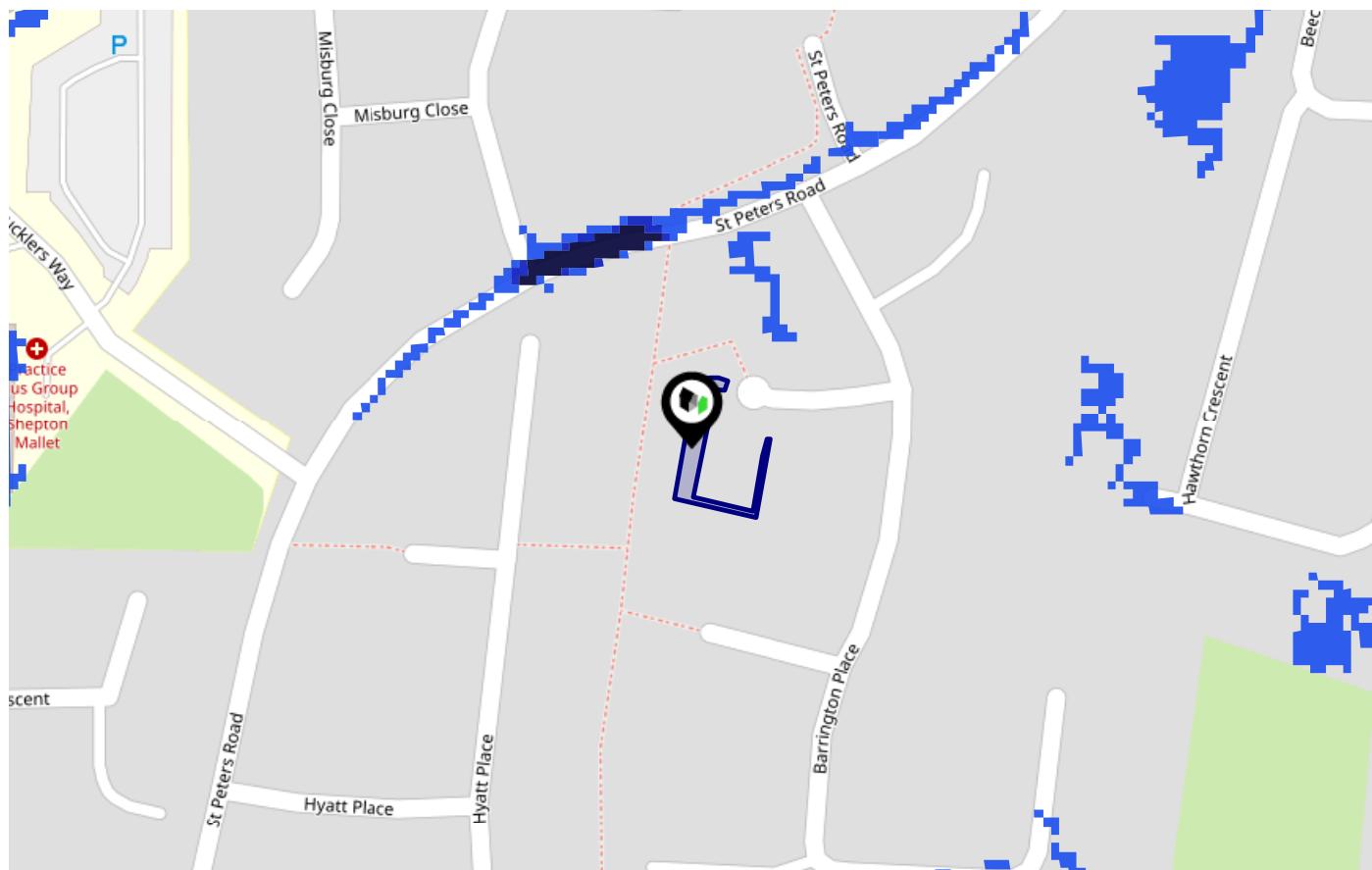


Flood Risk

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.
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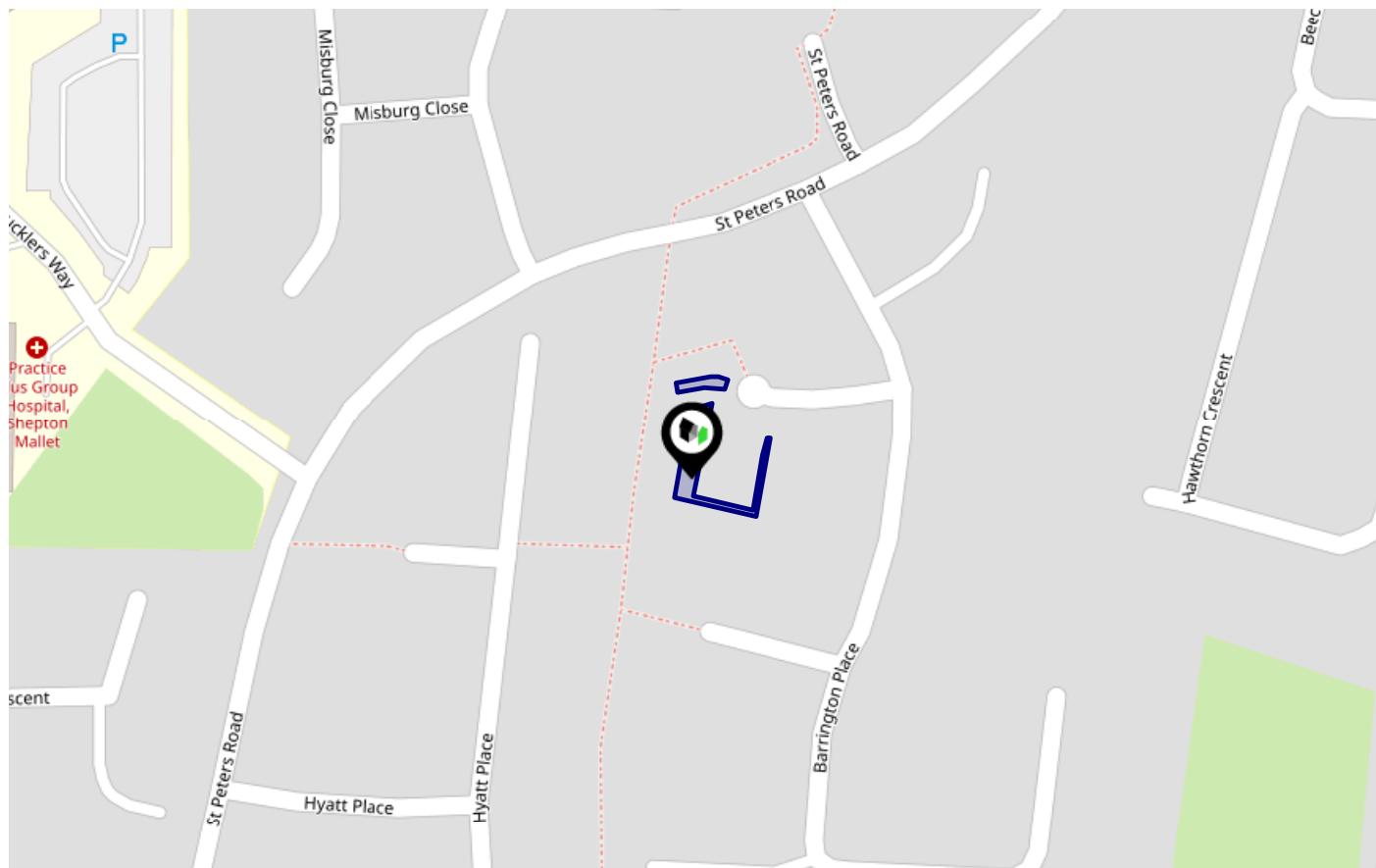


Flood Risk

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.

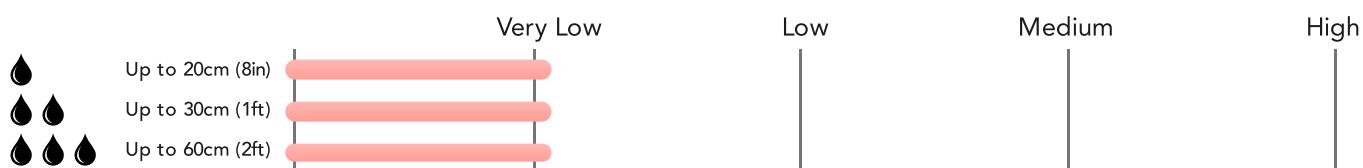


Risk Rating: Very low

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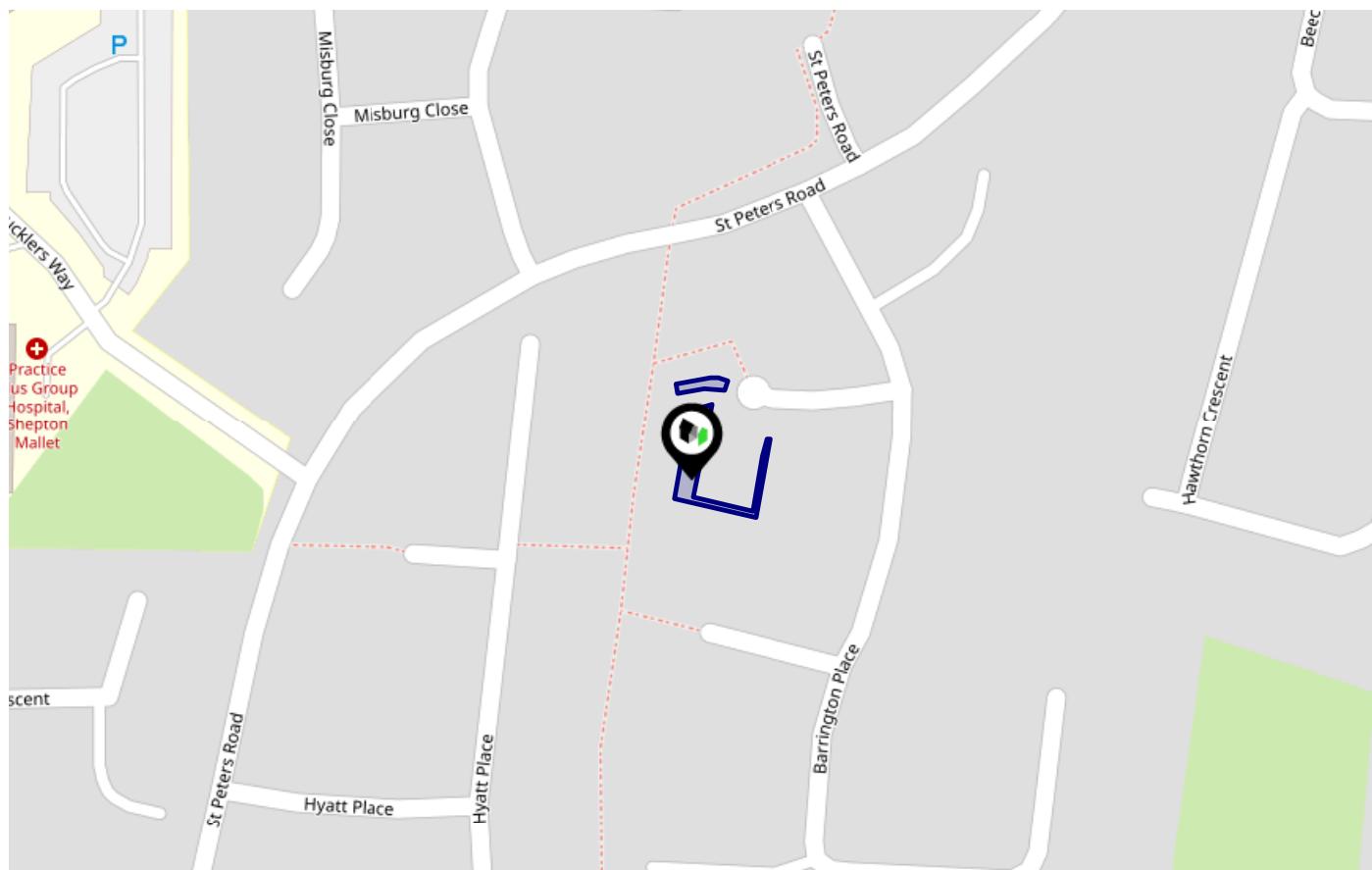


Flood Risk

Rivers & Seas - Climate Change

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

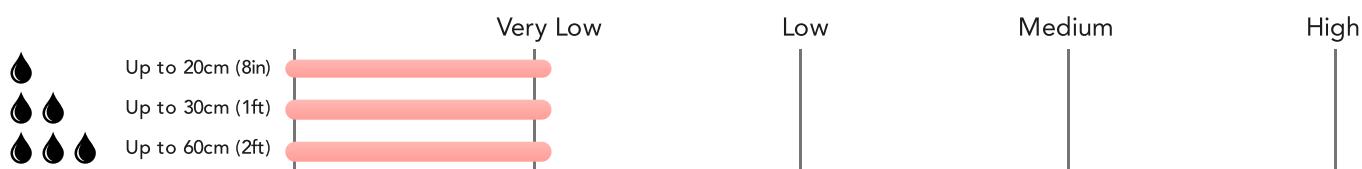


Risk Rating: Very low

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

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Chance of flooding to the following depths at this property:

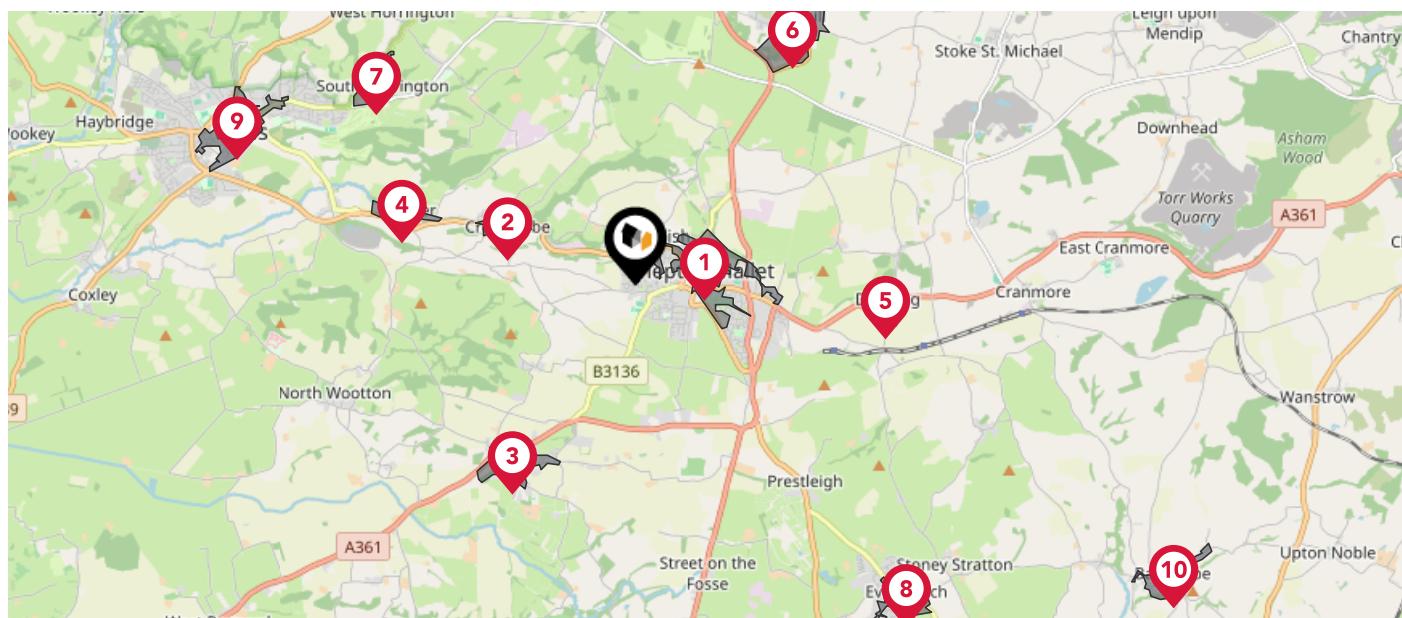


Maps

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

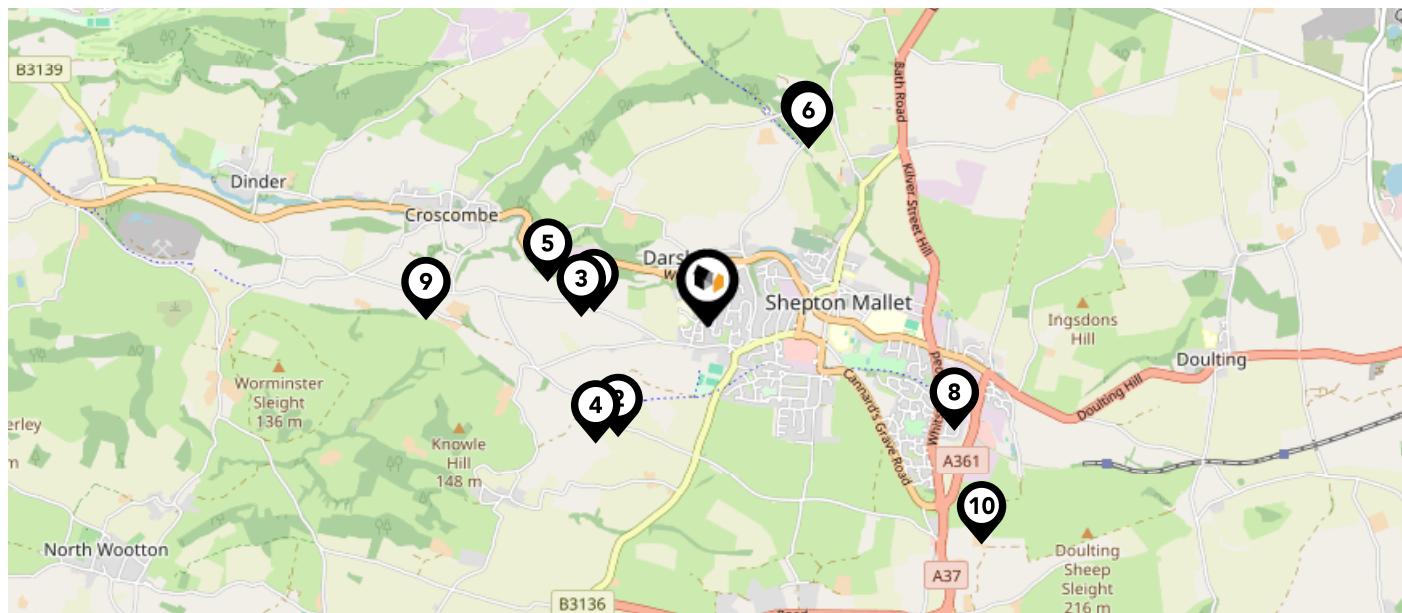
- 1 Shepton Mallet
- 2 Crocombe
- 3 Pilton
- 4 Dinder
- 5 Doultong
- 6 Oakhill
- 7 Mendip Hospital
- 8 Evercreech
- 9 Wells
- 10 Batcombe

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.



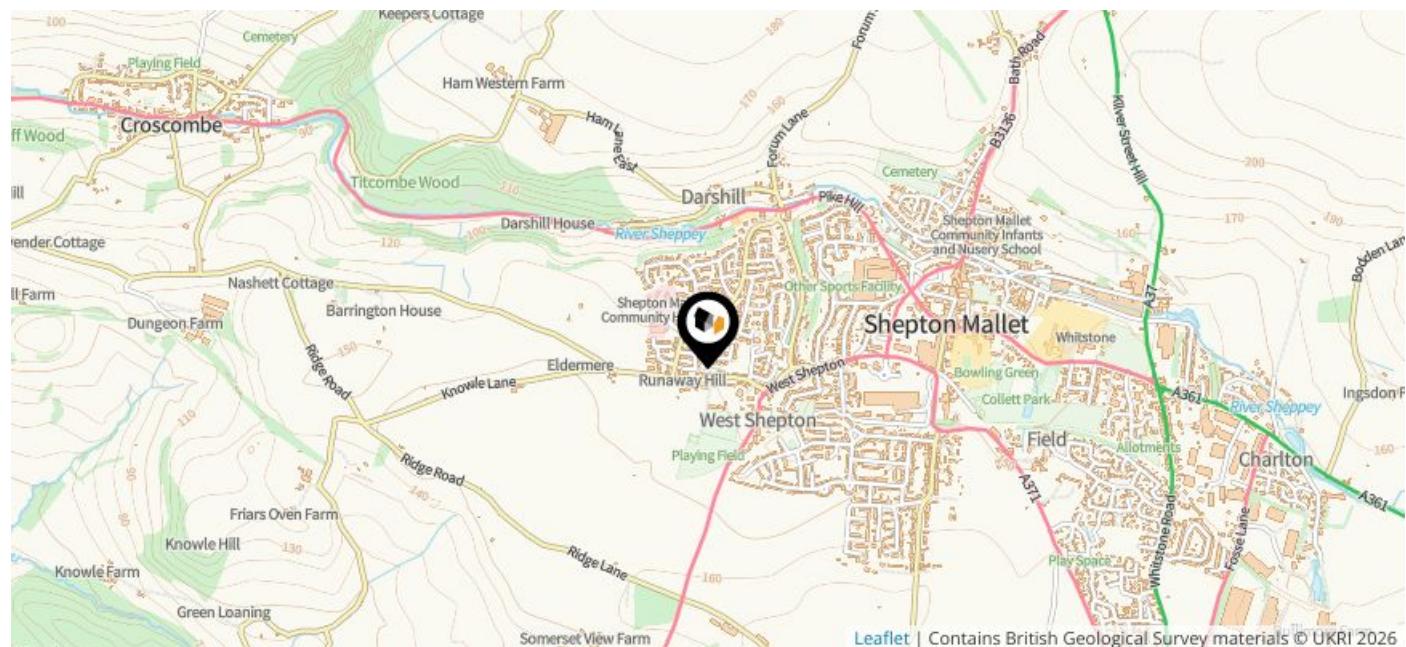
Nearby Landfill Sites

1	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
2	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
3	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
4	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
5	Ham Lane-Crocombe, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
6	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
7	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill	<input type="checkbox"/>
8	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/EP3593FE/A001	Active Landfill	<input checked="" type="checkbox"/>
10	Brickyard Farm-Cann Grave	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.

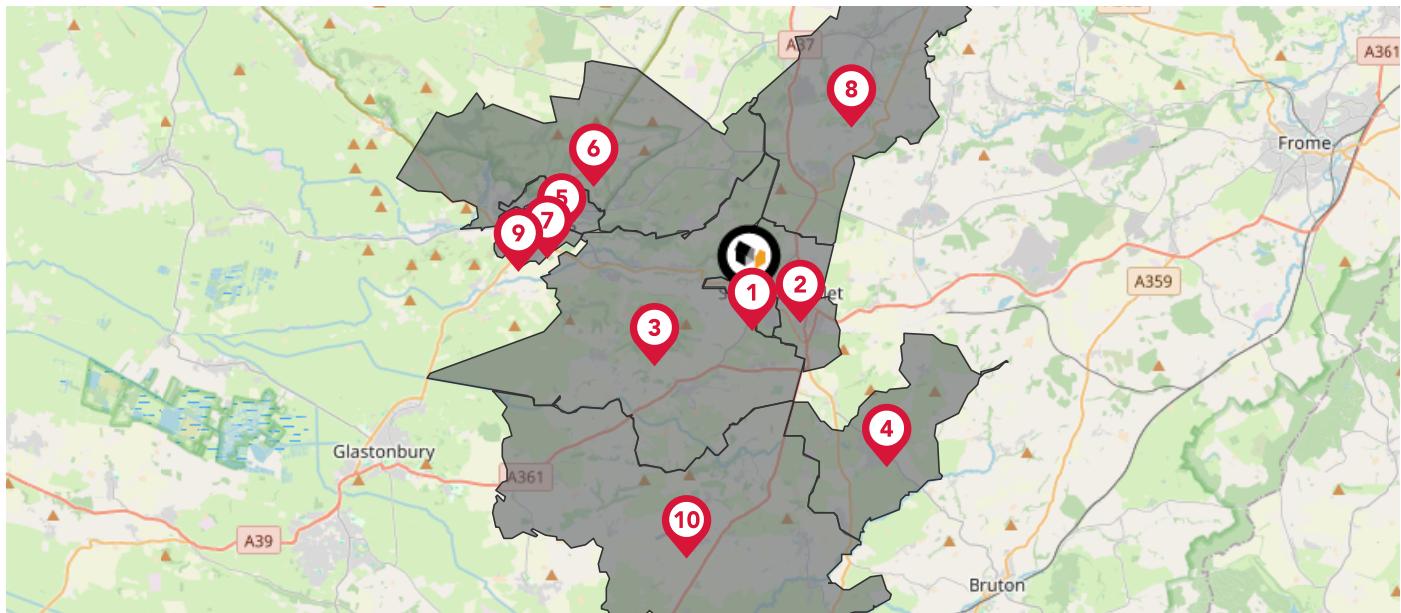
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

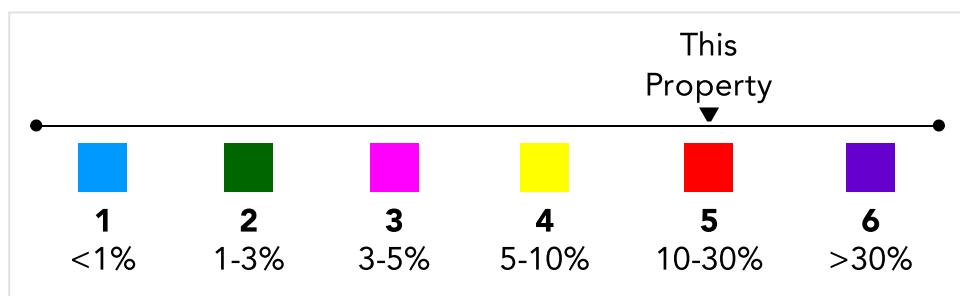
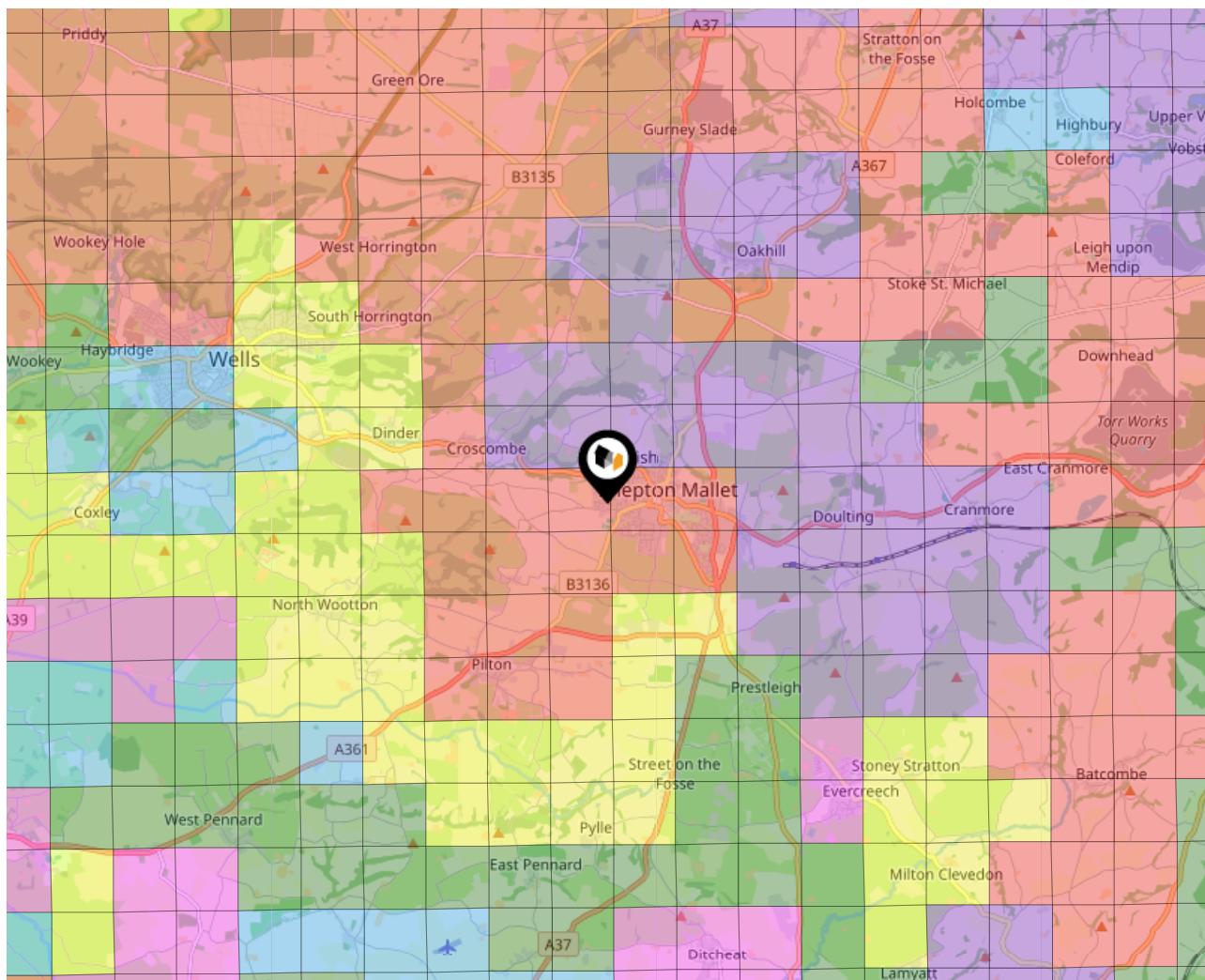


Nearby Council Wards

- 1 Shepton West Ward
- 2 Shepton East Ward
- 3 Crocombe and Pilton Ward
- 4 Creech Ward
- 5 Wells St. Thomas' Ward
- 6 St. Cuthbert Out North Ward
- 7 Wells Central Ward
- 8 Ashwick, Chilcompton and Stratton Ward
- 9 Wells St. Cuthbert's Ward
- 10 The Pennards and Ditchet 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).

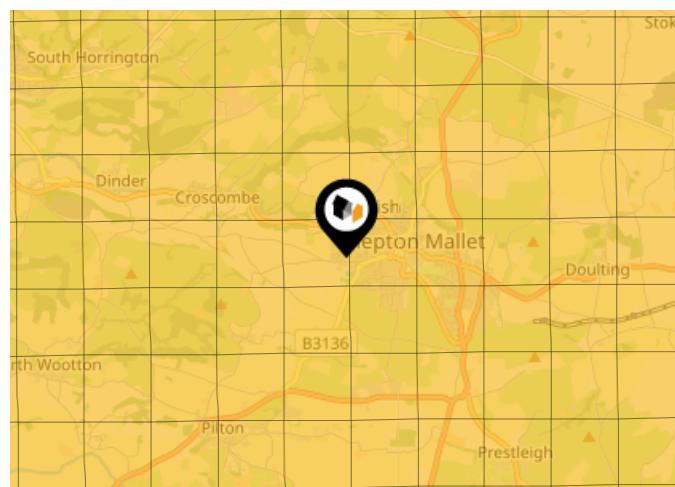


Environment Soils & Clay

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

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

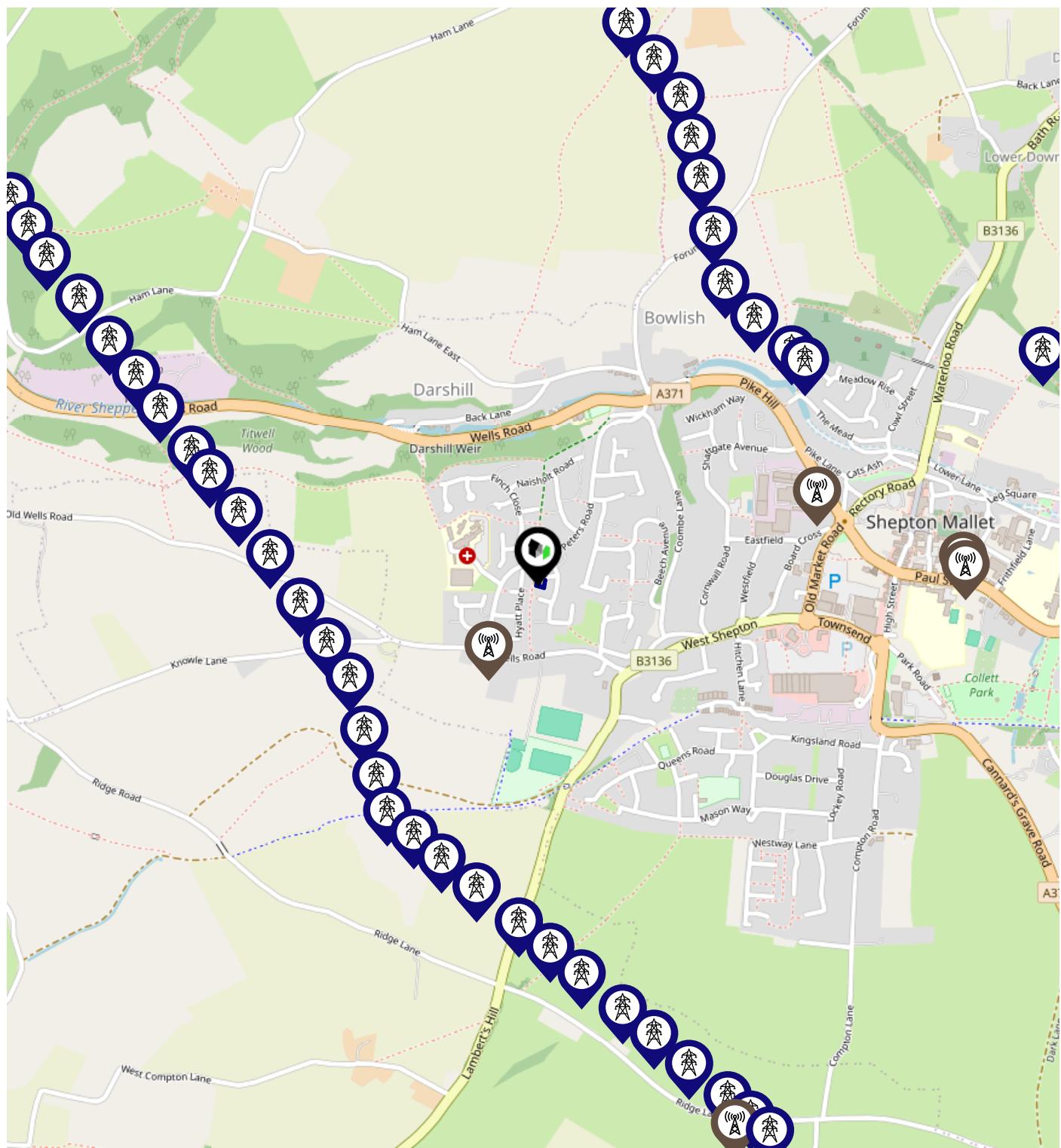


Primary Classifications (Most Common Clay Types)

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:

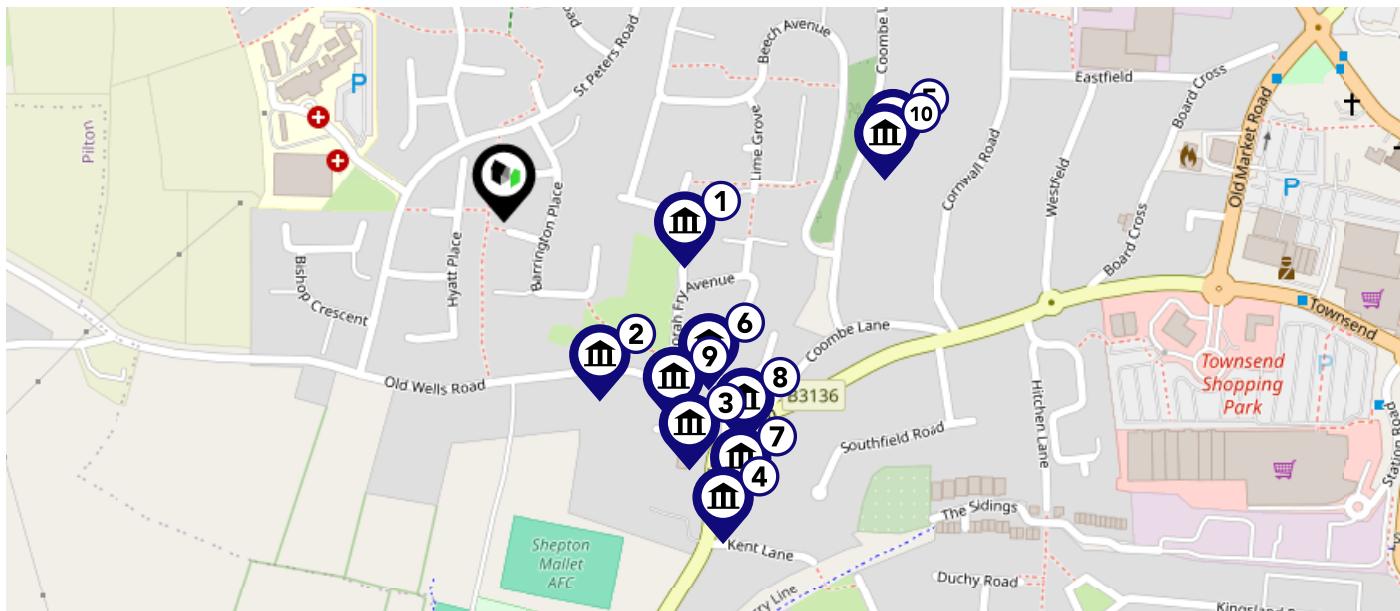
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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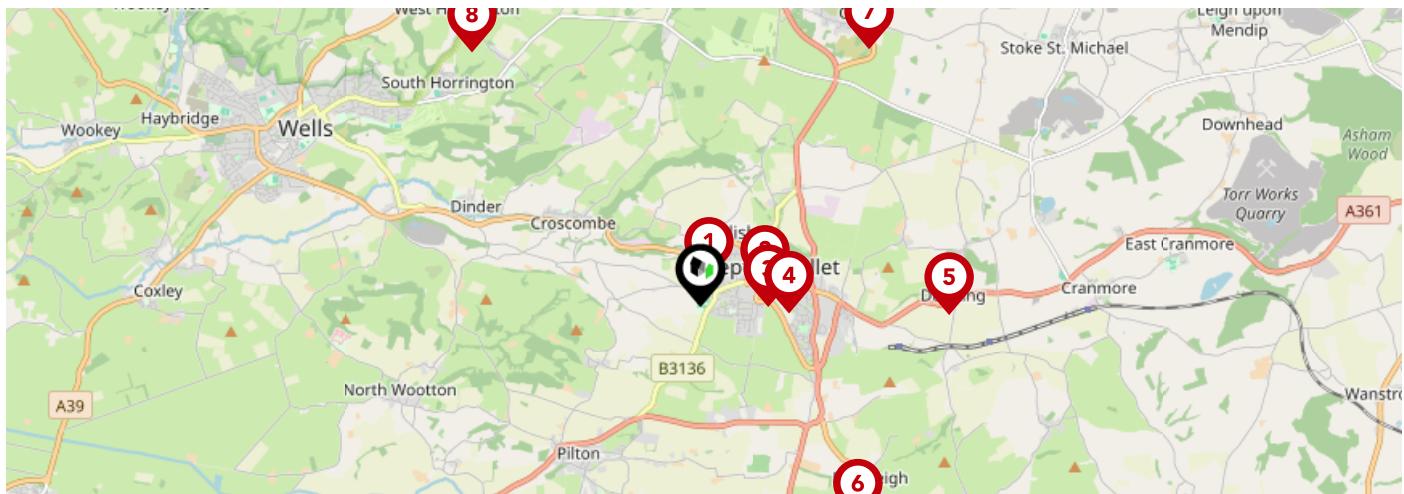
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1 1058385 - 14 And 16, Old Wells Road	Grade II	0.1 miles
 2 1173391 - 24 Old Wells Road	Grade II	0.1 miles
 3 1296071 - Grove House	Grade II	0.2 miles
 4 1476693 - Woodbourne House	Grade II	0.2 miles
 5 1058424 - 30 And 31, Coombe Lane	Grade II	0.2 miles
 6 1345246 - Norah Fry Hospital	Grade II	0.2 miles
 7 1058367 - Red Cross Centre	Grade II	0.2 miles
 8 1173376 - 2, Old Wells Road	Grade II	0.2 miles
 9 1173385 - Lodge To Norah Fry Hospital	Grade II	0.2 miles
 10 1345224 - 26-29, Coombe Lane	Grade II	0.2 miles

Area Schools

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Nursery Primary Secondary College Private



Bowlish Infant School

Ofsted Rating: Good | Pupils: 107 | Distance:0.26



Shepton Mallet Community Infants' School & Nursery

Ofsted Rating: Good | Pupils: 220 | Distance:0.61



St Paul's Church of England VC Junior School

Ofsted Rating: Good | Pupils: 322 | Distance:0.62



Whitstone

Ofsted Rating: Good | Pupils: 584 | Distance:0.82



St Aldhelms Church School

Ofsted Rating: Requires improvement | Pupils: 173 | Distance:2.31



The Mendip School

Ofsted Rating: Good | Pupils: 164 | Distance:2.47



Oakhill Church School

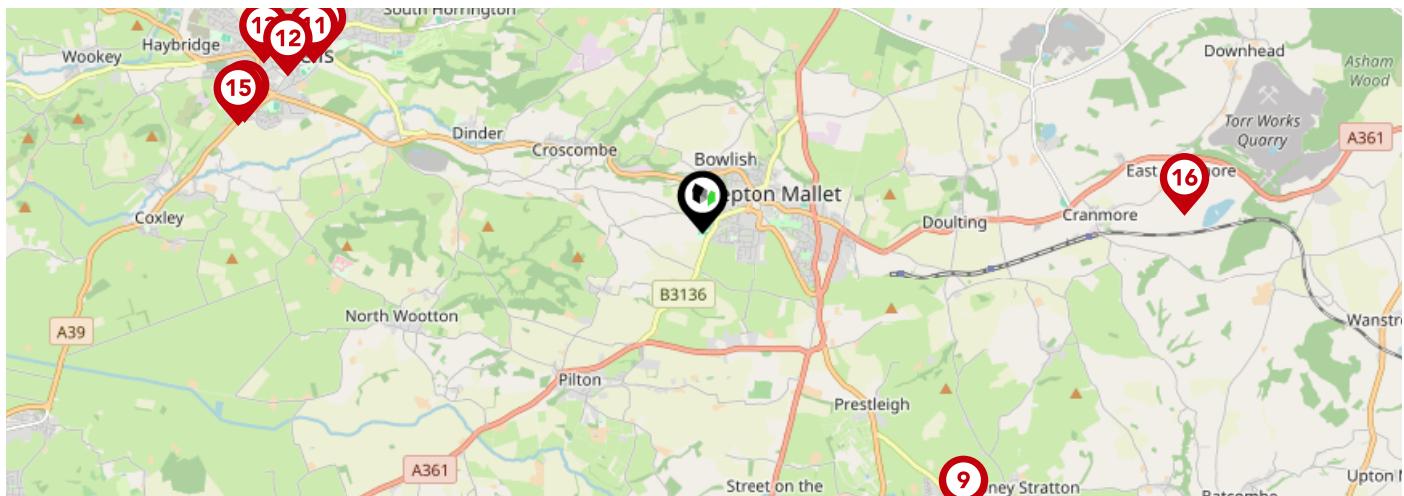
Ofsted Rating: Requires improvement | Pupils: 106 | Distance:2.86



Horrington Primary School

Ofsted Rating: Requires improvement | Pupils: 102 | Distance:3.19





Nursery Primary Secondary College Private

9

Evercreech Church of England Primary School

Ofsted Rating: Good | Pupils: 181 | Distance: 3.59



10

Stoberry Park School

Ofsted Rating: Good | Pupils: 318 | Distance: 3.91



11

Wells Cathedral School

Ofsted Rating: Not Rated | Pupils: 780 | Distance: 3.95



12

St Joseph and St Teresa Catholic Primary School

Ofsted Rating: Good | Pupils: 149 | Distance: 4.13



13

The Blue School

Ofsted Rating: Good | Pupils: 1434 | Distance: 4.37



14

St Cuthbert's Church of England Academy Infants and Pre-School

Ofsted Rating: Good | Pupils: 172 | Distance: 4.39



15

St Cuthbert's CofE Junior School

Ofsted Rating: Good | Pupils: 174 | Distance: 4.44



16

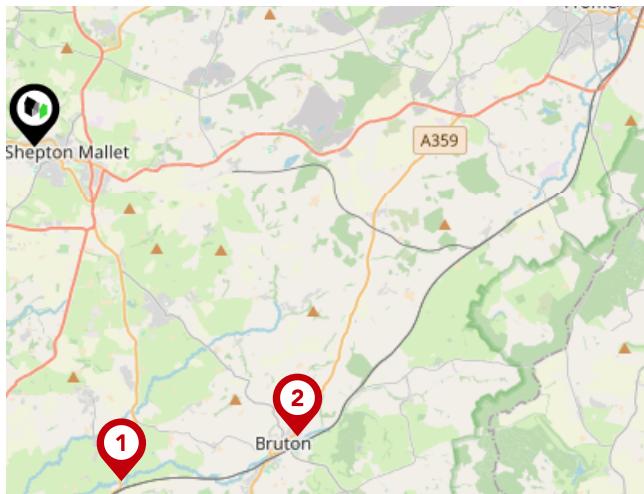
All Hallows School

Ofsted Rating: Not Rated | Pupils: 238 | Distance: 4.48



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.42 miles
2	Bruton Rail Station	7.28 miles
3	Frome Rail Station	11.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.69 miles
2	M5 J12	43.72 miles
3	M5 J11A	49.23 miles
4	M4 J16	39.19 miles
5	M4 J15	42.94 miles

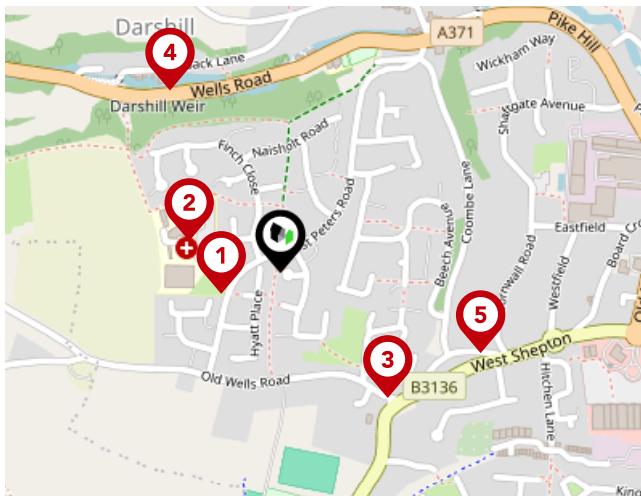


Airports/Helpads

Pin	Name	Distance
1	Bristol Airport	15.11 miles
2	Felton	15.11 miles
3	Cardiff Airport	36.65 miles
4	Bournemouth International Airport	42.6 miles

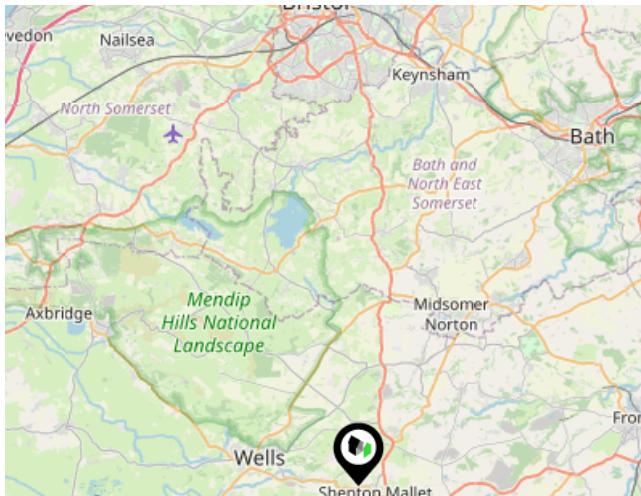
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	St Peters Road	0.07 miles
2	Shepton Mallet Hospital	0.11 miles
3	West Lodge	0.19 miles
4	Darshill	0.25 miles
5	West Shepton Road	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	The Ostrich	17.95 miles
2	Wapping Wharf	17.91 miles
3	The Cottage Ferry Landing	17.96 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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Cooper and Tanner

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