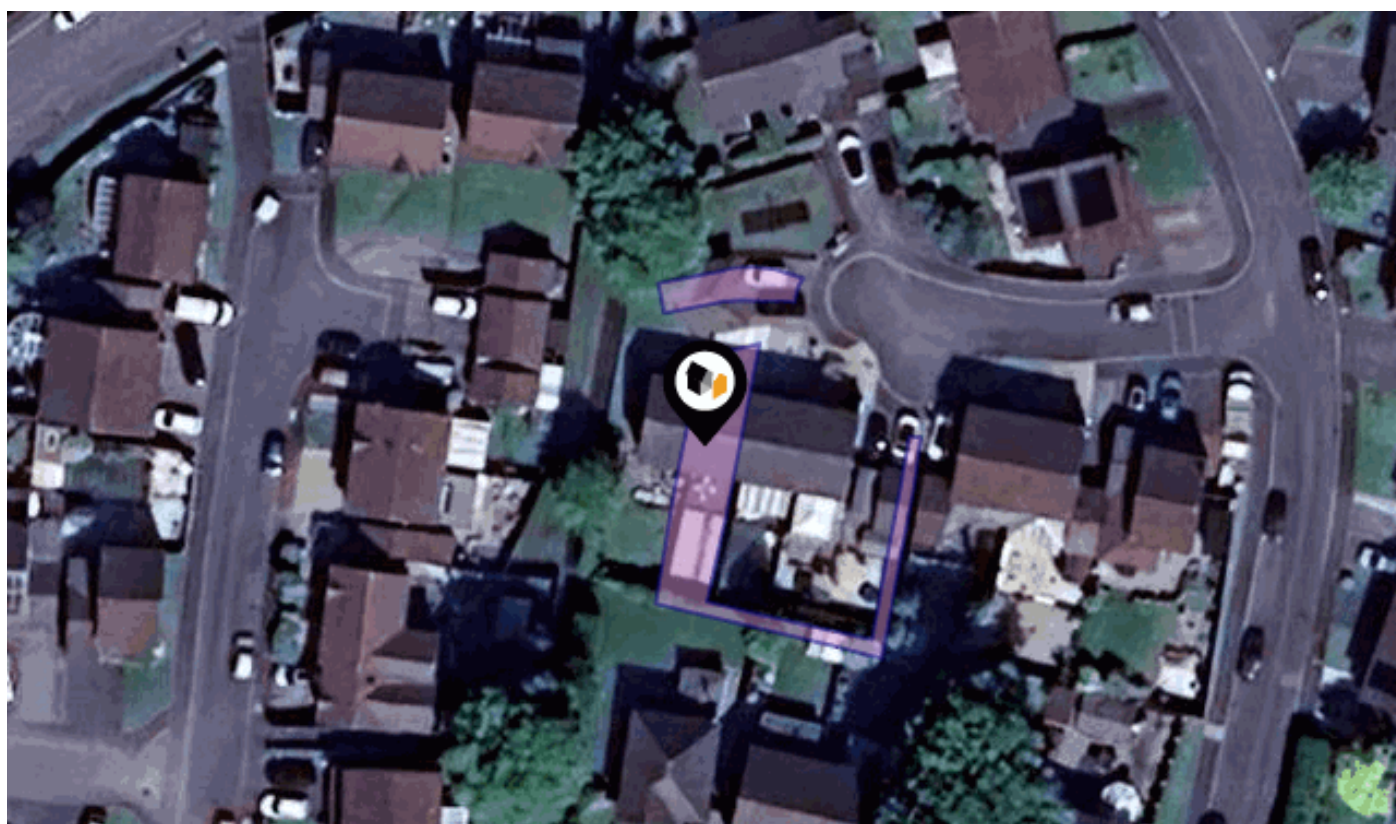




MIR: Material Info

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

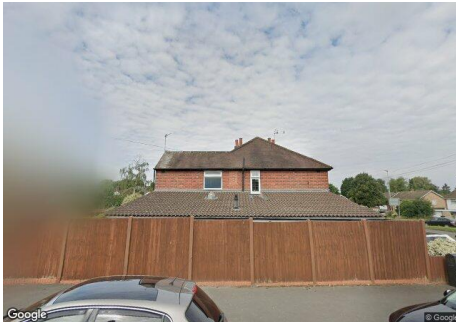
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



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	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14	49	1000
• Surface Water	Very low	mb/s	mb/s	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.

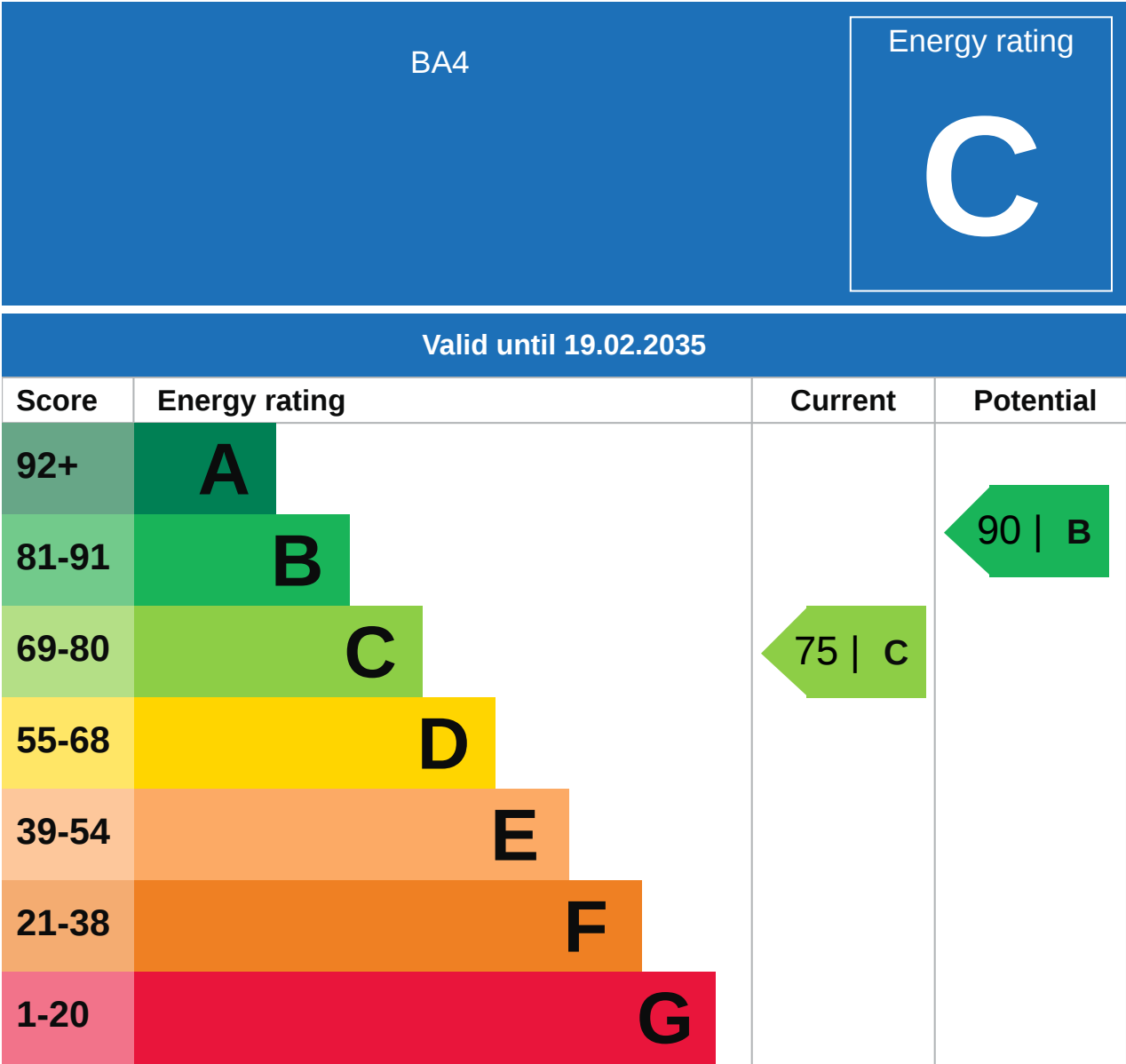
Planning records for: **Runaway Hill Open Space, Barrington Place, Shepton Mallet, BA4 5GH**

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 - 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

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/

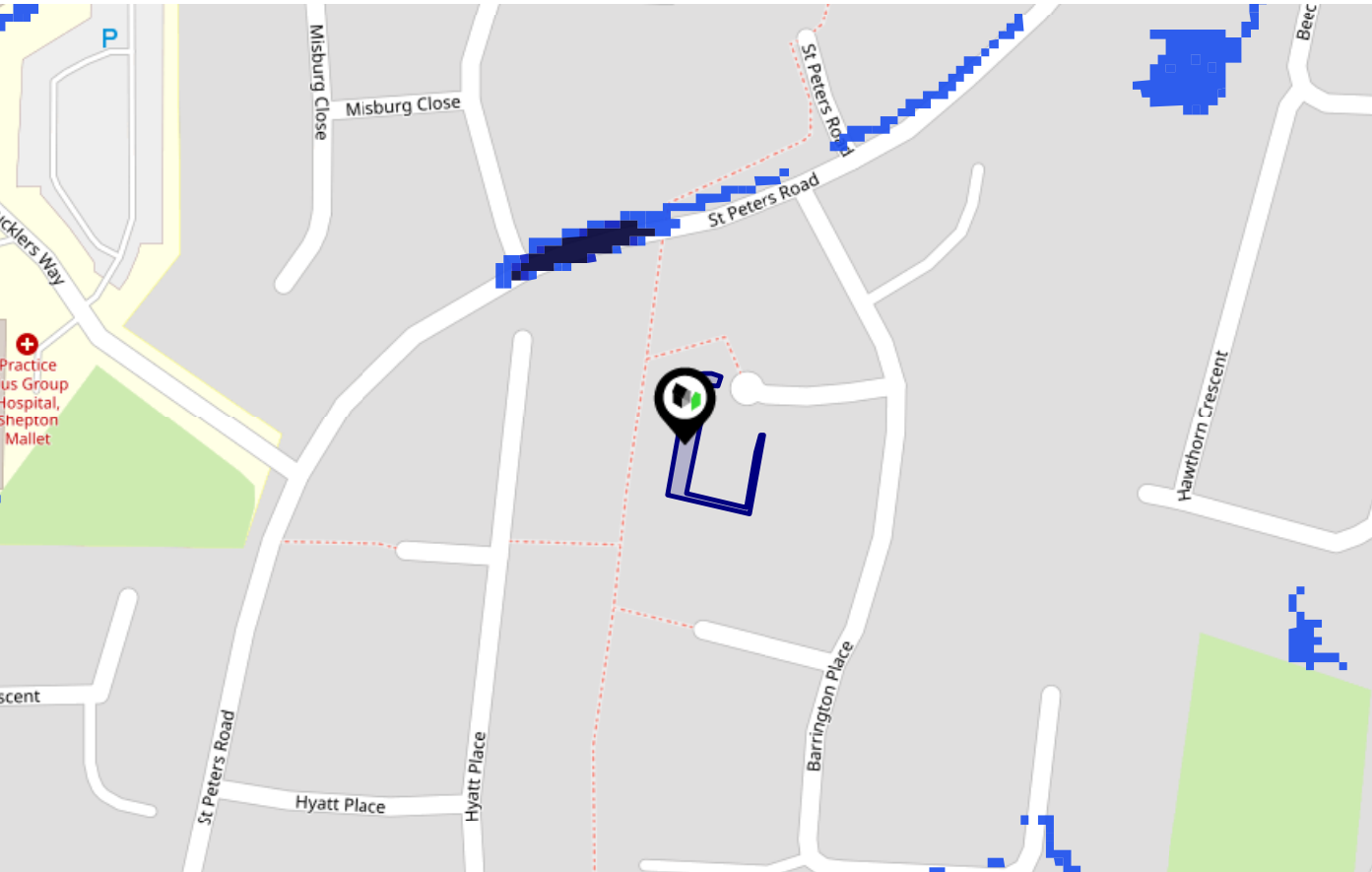
Important - Please read

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.

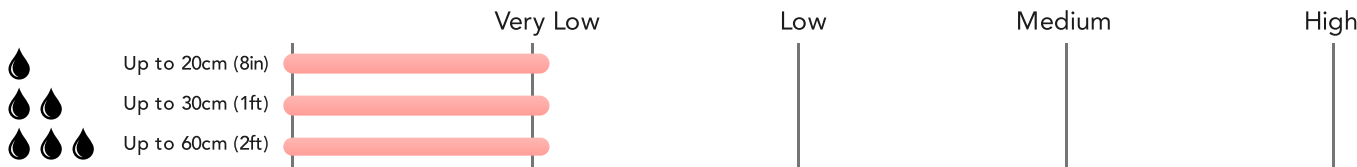


Risk Rating: Very low

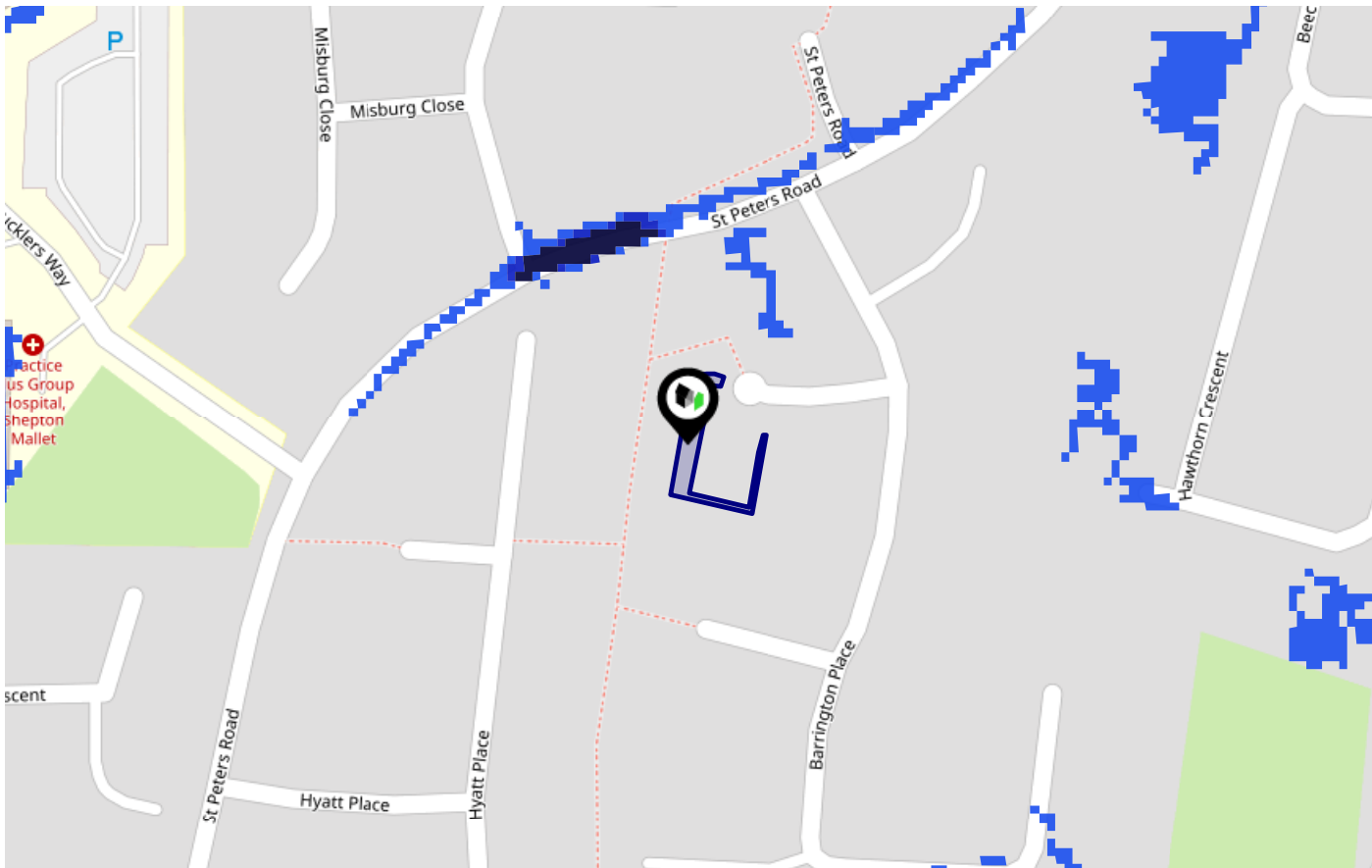
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

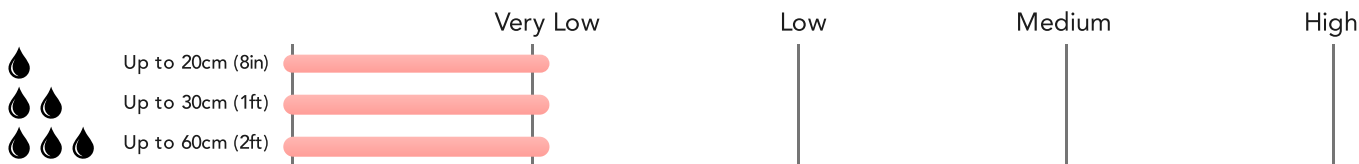


Risk Rating: Very low

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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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Chance of flooding to the following depths at this property:

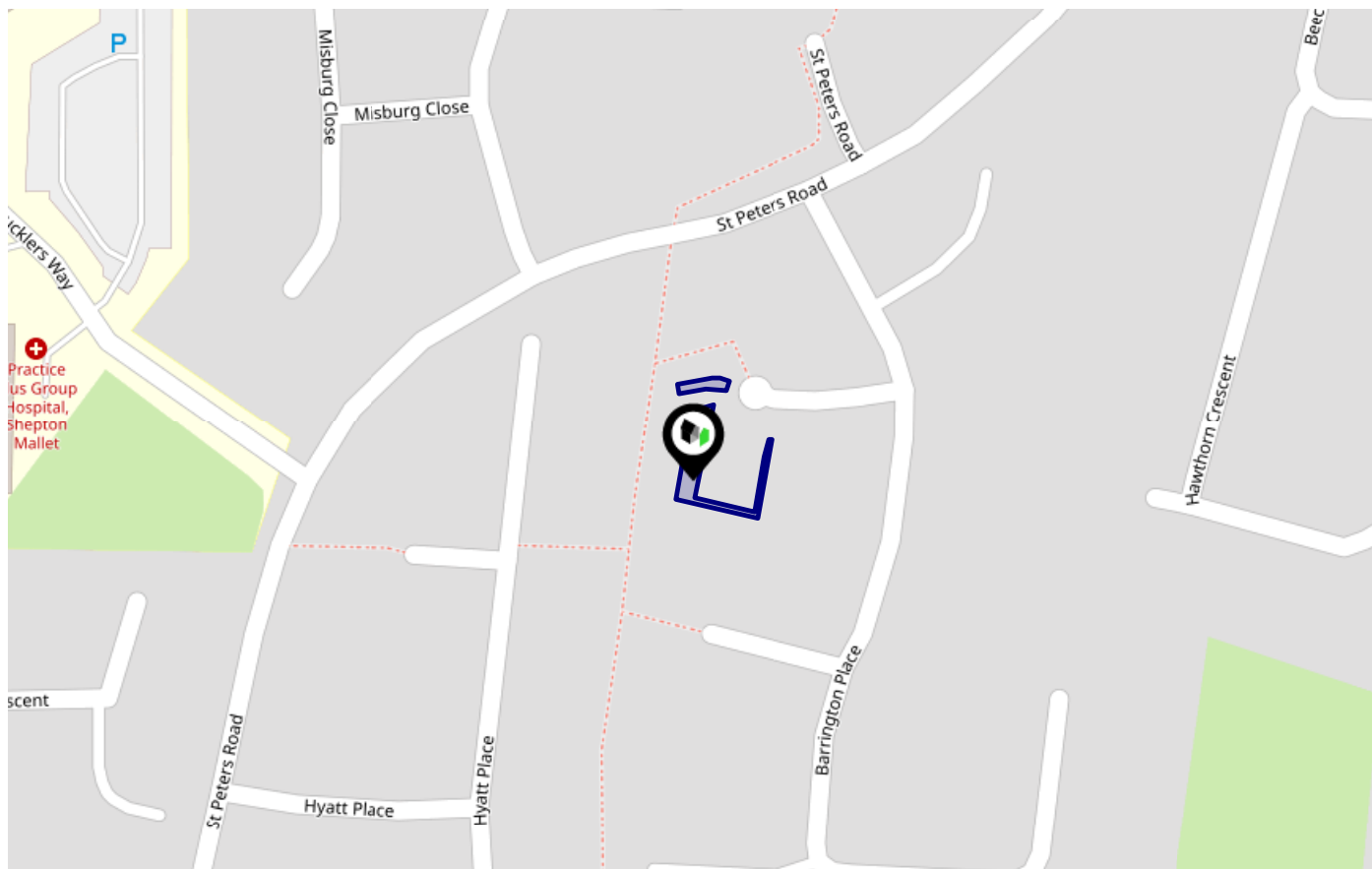


Flood Risk

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.

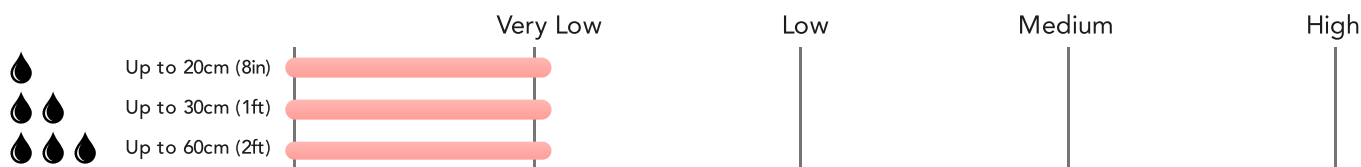


Risk Rating: Very low

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:

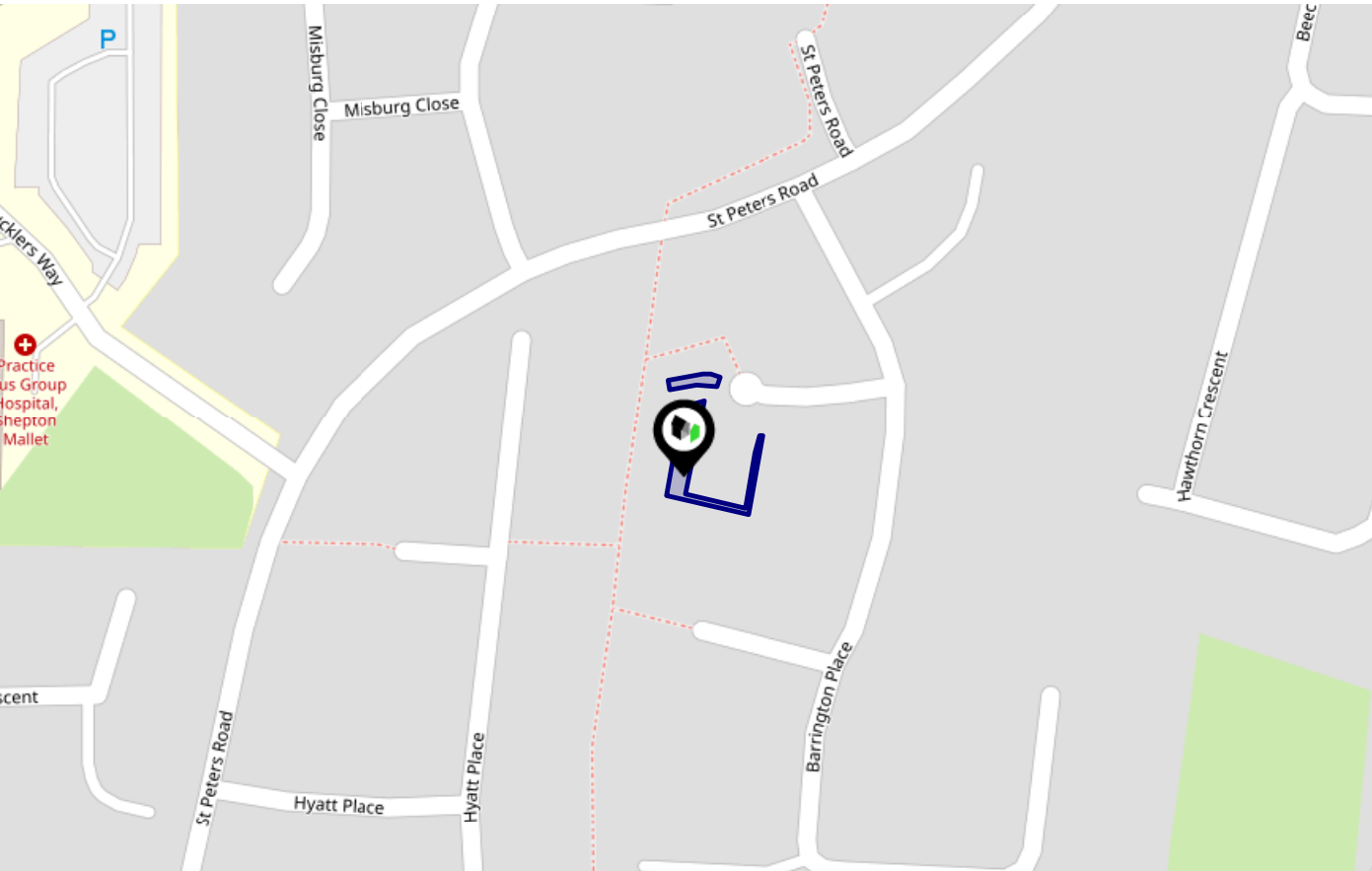


Flood Risk

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.

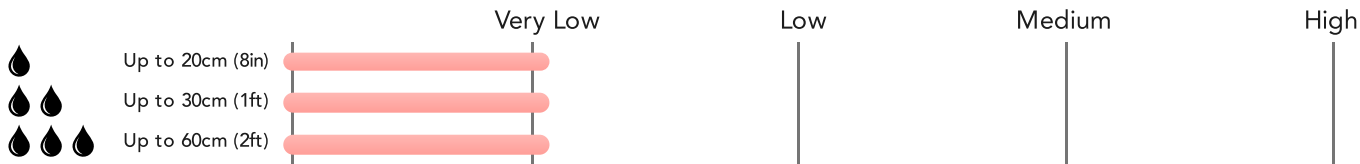


Risk Rating: Very low

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:



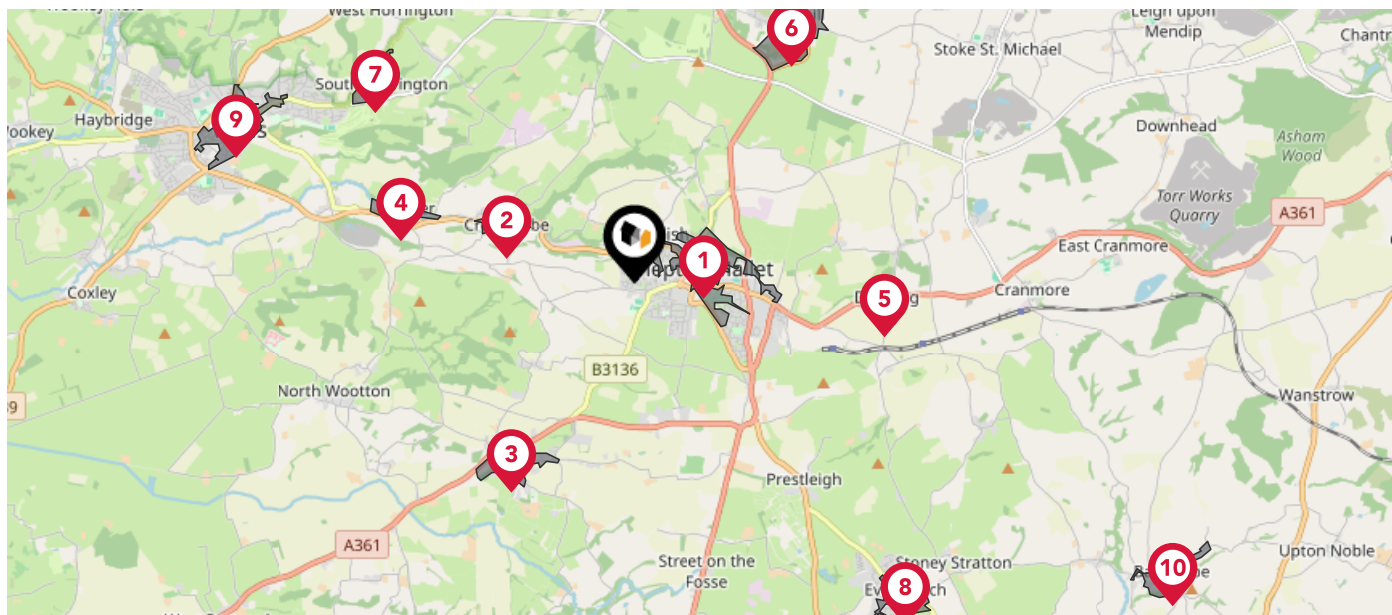
MIR - Material Info

Maps

Conservation Areas

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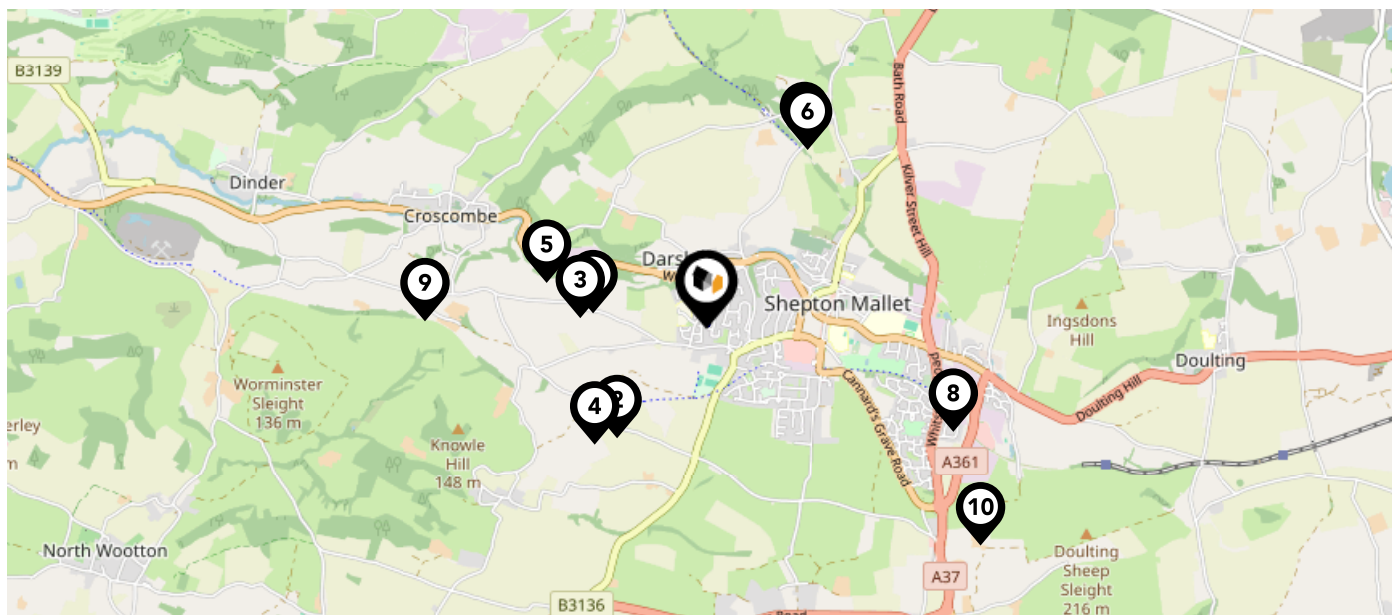
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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	
2	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	
3	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill	
4	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	
5	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill	
6	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill	
7	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill	
8	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	
9	EA/EPR/EP3593FE/A001	Active Landfill	
10	Brickyard Farm-Cann Grave	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



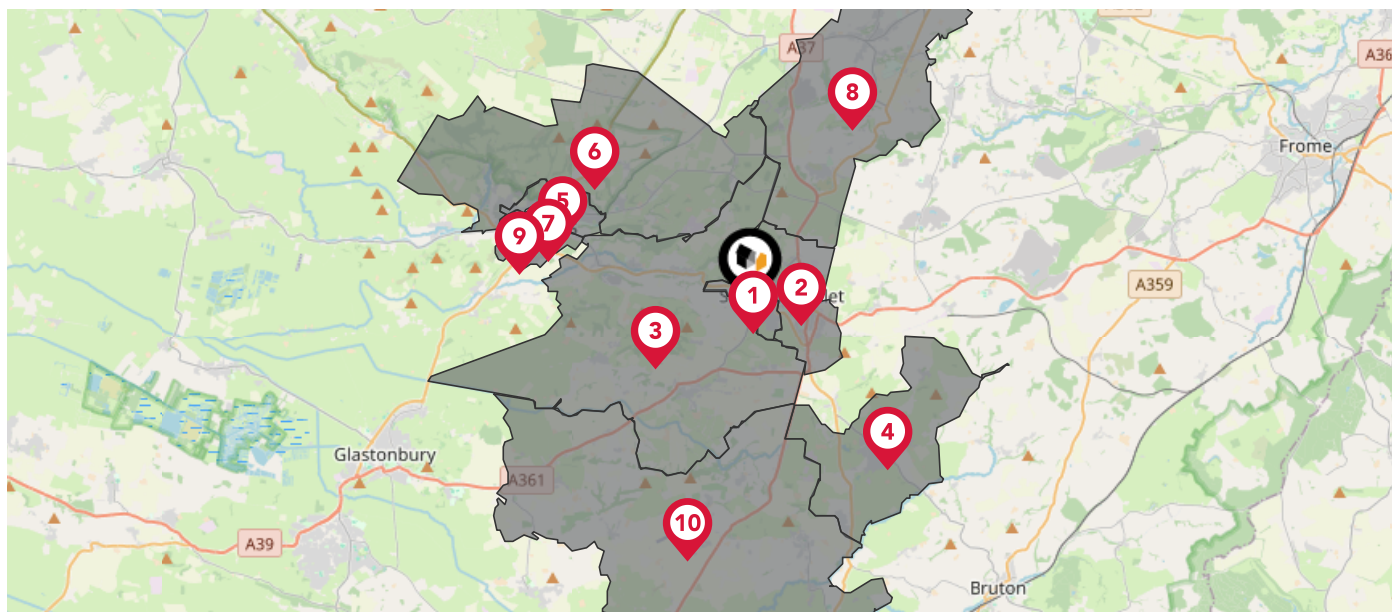
Mine Entry

- ✕ 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

Shepton West Ward

2

Shepton East Ward

3

Croscombe 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

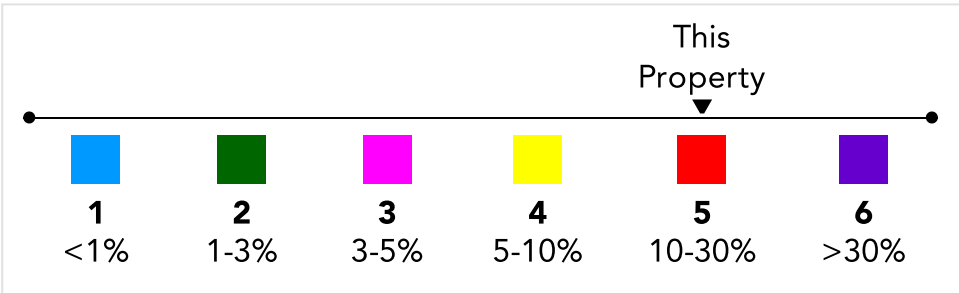
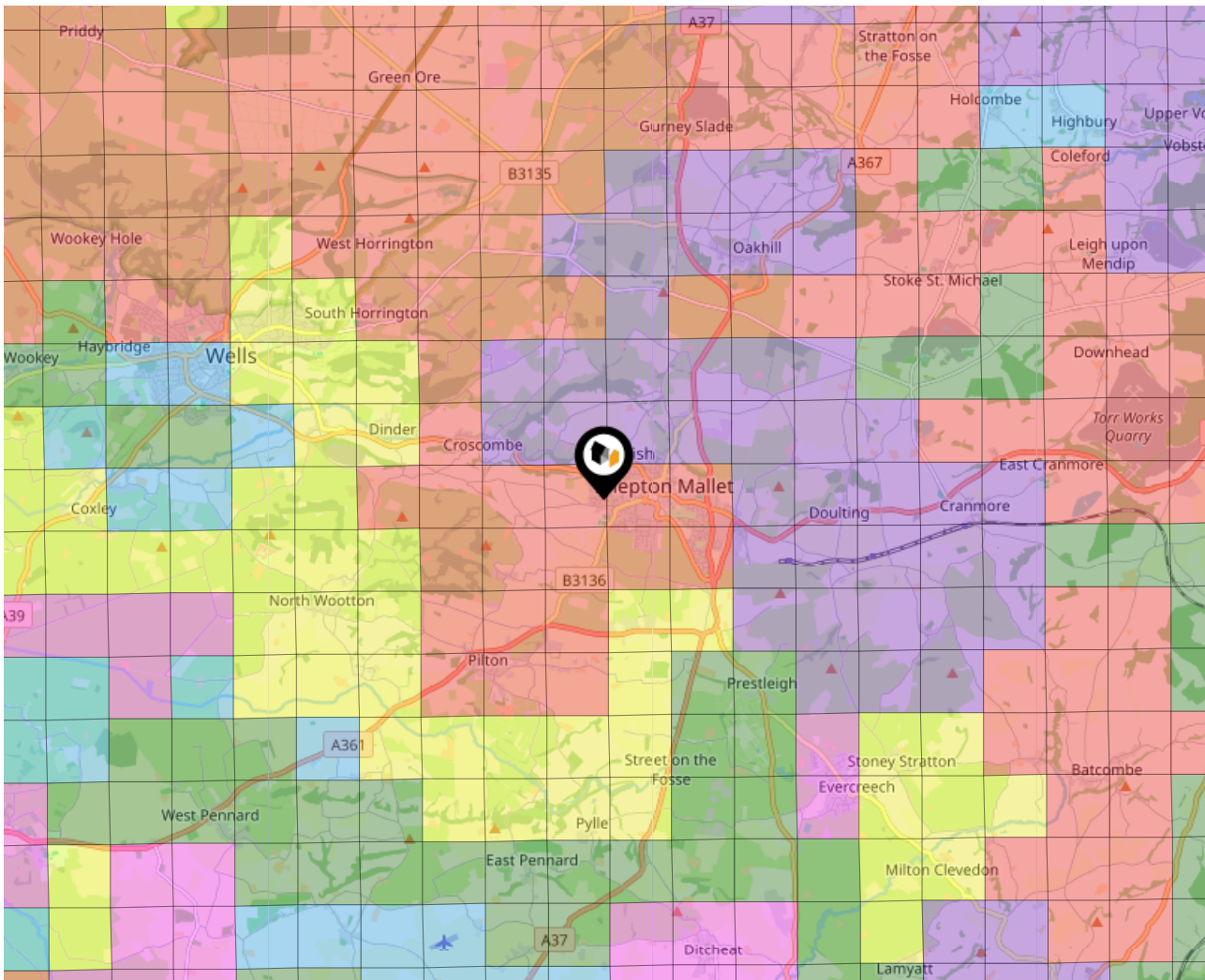
Wells St. Cuthbert's Ward

10

The Pennards and Ditchheat Ward

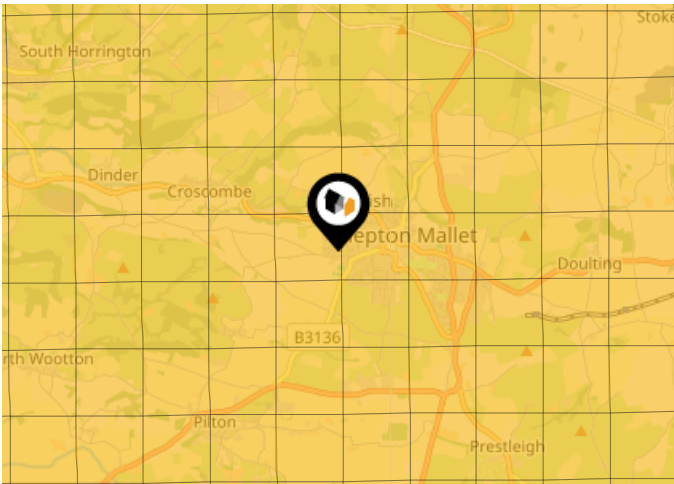
What is Radon?

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

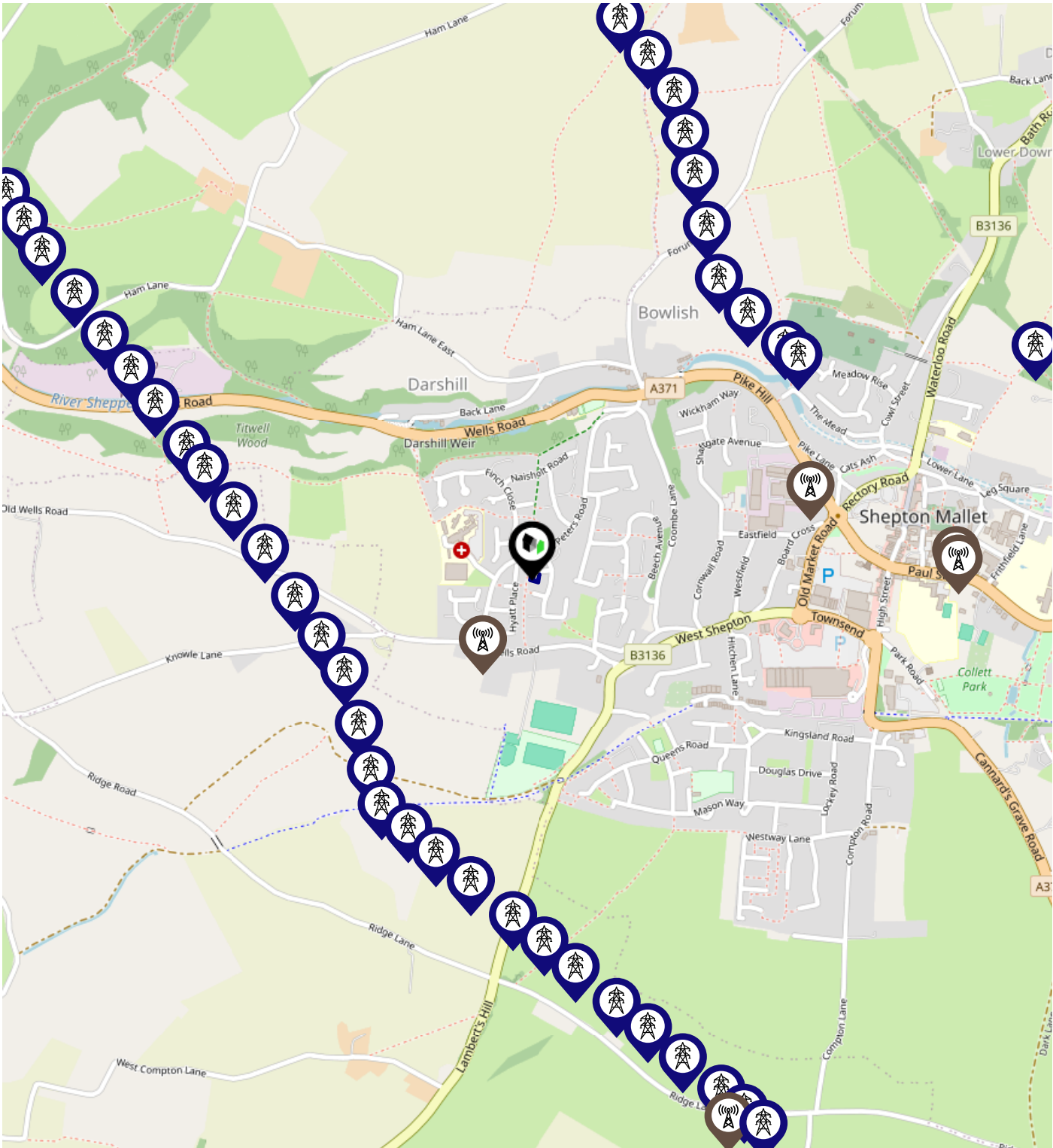


Primary Classifications (Most Common Clay Types)



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:

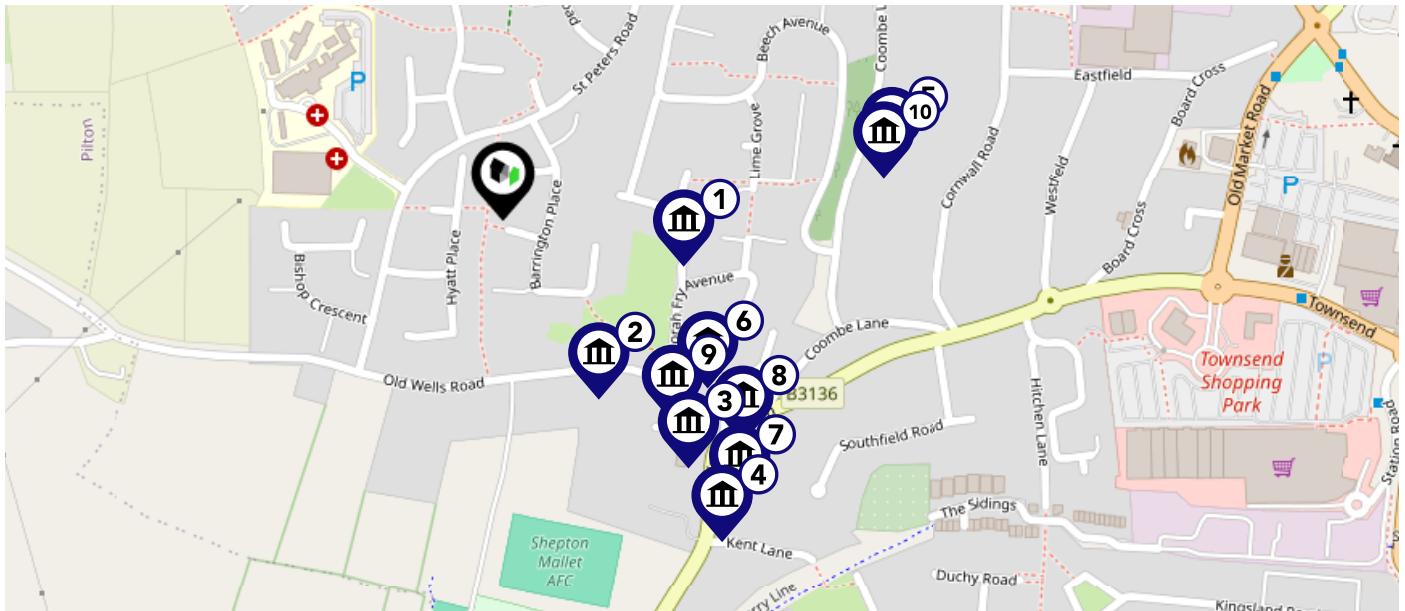
-  Power Pylons
-  Communication Masts











Maps

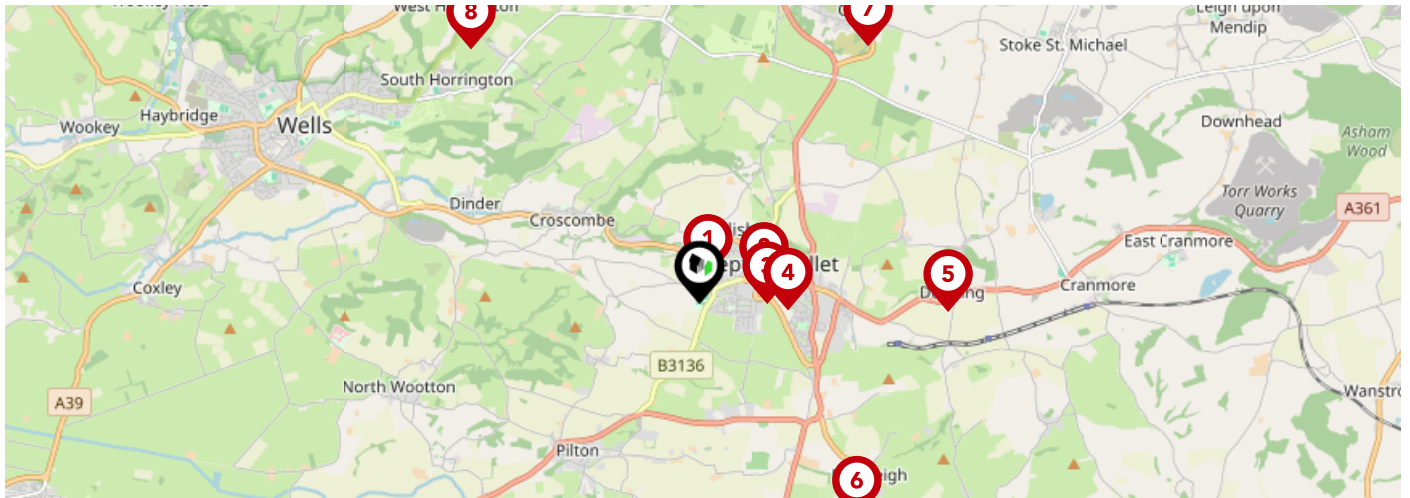
Listed Buildings

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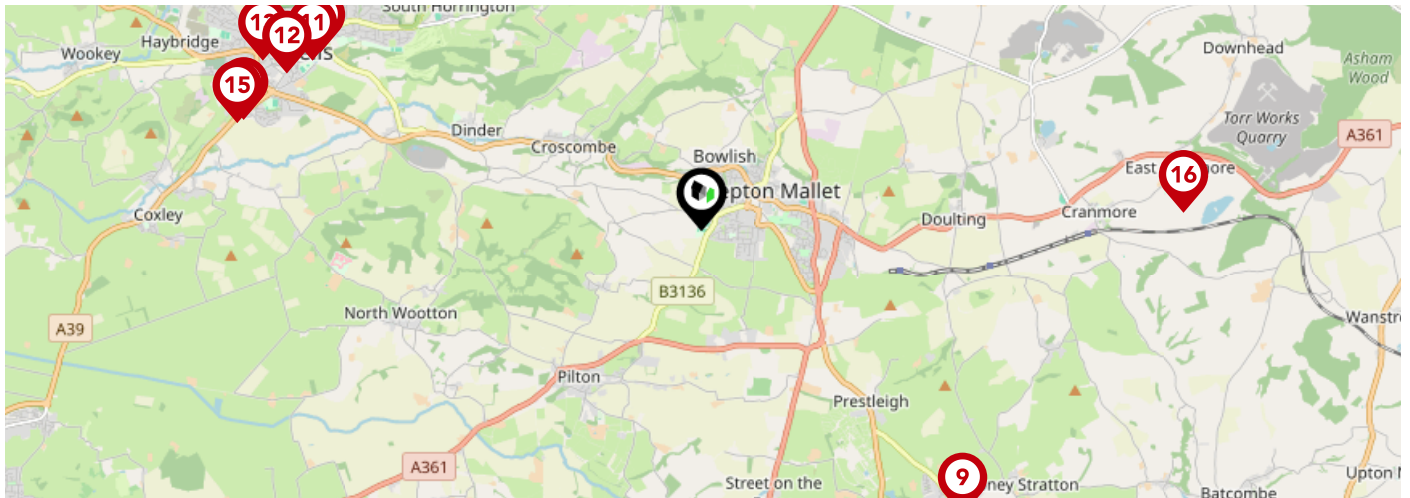
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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



		Nursery	Primary	Secondary	College	Private
1	Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

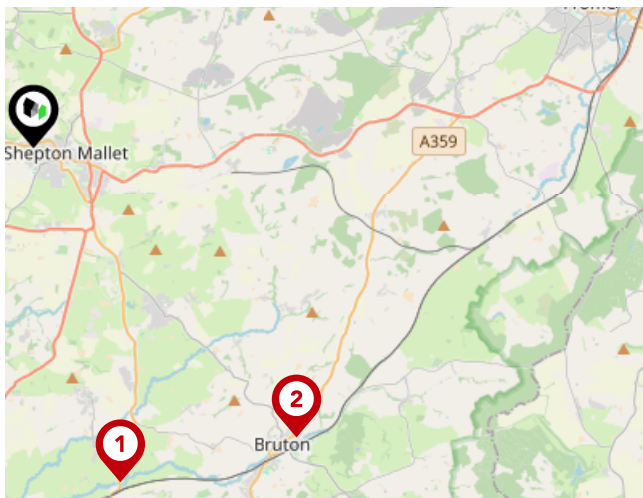


		Nursery	Primary	Secondary	College	Private
9	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

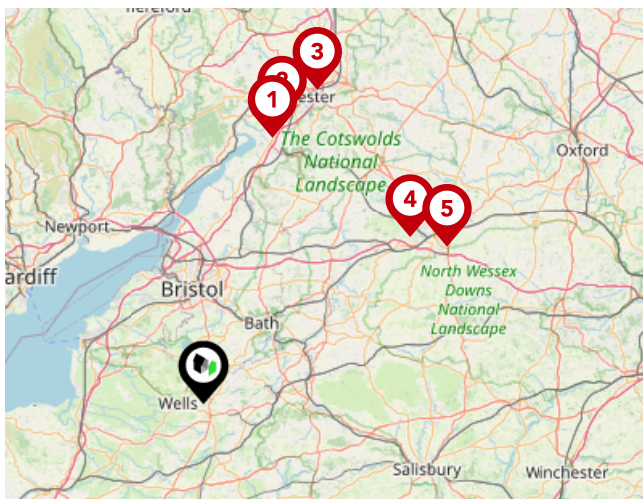
Transport (National)

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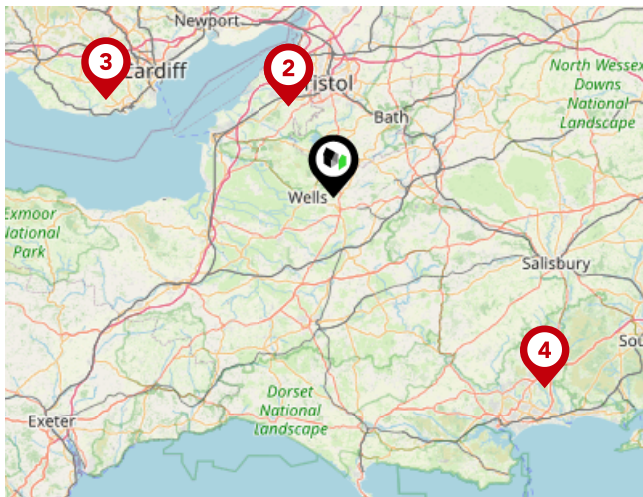
National Rail Stations

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

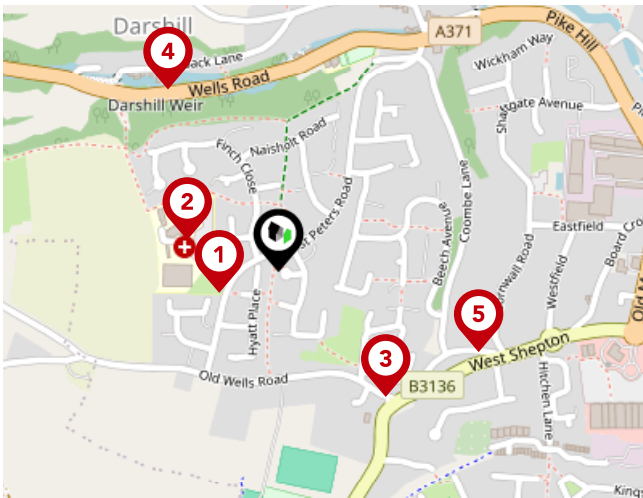
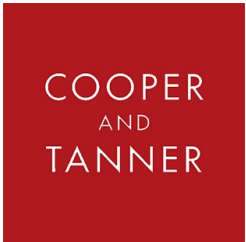


Airports/Helipads

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

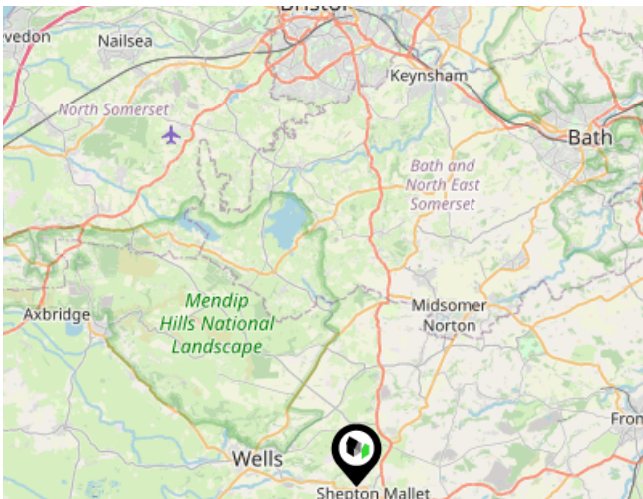
Area

Transport (Local)



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

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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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