COOPER AND TANNER

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# **MIR:** Material Info

## The Material Information Affecting this Property

**Monday 09th November 2026**



## WESTBROOK VALE, EVERCREECH, SHEPTON MALLET, BA4


**Cooper and Tanner**

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



arla | propertymark PROTECTED

naea | propertymark PROTECTED

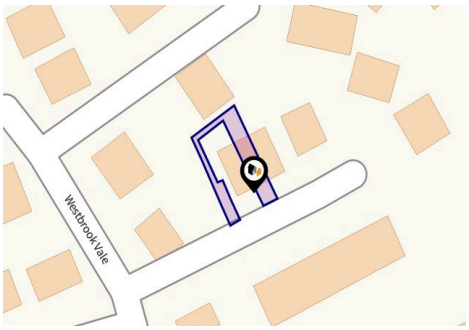
The Property Ombudsman

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# Property
# Overview

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Freehold |
| **Bedrooms:** | 2 | | |
| **Floor Area:** | 635 $ft^2$ / 59 $m^2$ | | |
| **Plot Area:** | 0.04 acres | | |
| **Year Built :** | 1983-1990 | | |
| **Council Tax :** | Band B | | |
| **Annual Estimate:** | £1,992 | | |
| **Title Number:** | ST52439 | | |

## Local Area

**Local Authority:** Somerset

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 19 mb/s | 80 mb/s | 1000 mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

O2 | EE | 3 | Vodafone

**Satellite/Fibre TV Availability:**

| BT | sky | Virgin media |
|---|---|---|
| ✓ | ✓ | ✗ |



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# Planning
# In Street

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Planning records for: ***28 Westbrook Vale Evercreech Shepton Mallet Somerset BA4 6JN***

| **Reference - 115837/001** | |
|---|---|
| **Decision:** | Approval with Conditions |
| **Date:** | 04th February 2005 |
| **Description:** | |
| Erection of two storey side extension (DEL) | |

| **Reference - 115837/000** | |
|---|---|
| **Decision:** | Refusal |
| **Date:** | 23rd November 2004 |
| **Description:** | |
| Proposed two storey extension to side of existing dwelling (DEL) | |

Planning records for: ***41 Westbrook Vale Evercreech Shepton Mallet Somerset BA4 6JN***

| **Reference - 118169/001** | |
|---|---|
| **Decision:** | Approval with Conditions |
| **Date:** | 15th October 2007 |
| **Description:** | |
| Erection of 2 storey extension (amended design). (DEL) | |

| **Reference - 118169/000** | |
|---|---|
| **Decision:** | Approval with Conditions |
| **Date:** | 24th December 2004 |
| **Description:** | |
| Erection of two storey side extension (DEL) | |



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Property
# EPC - Certificate

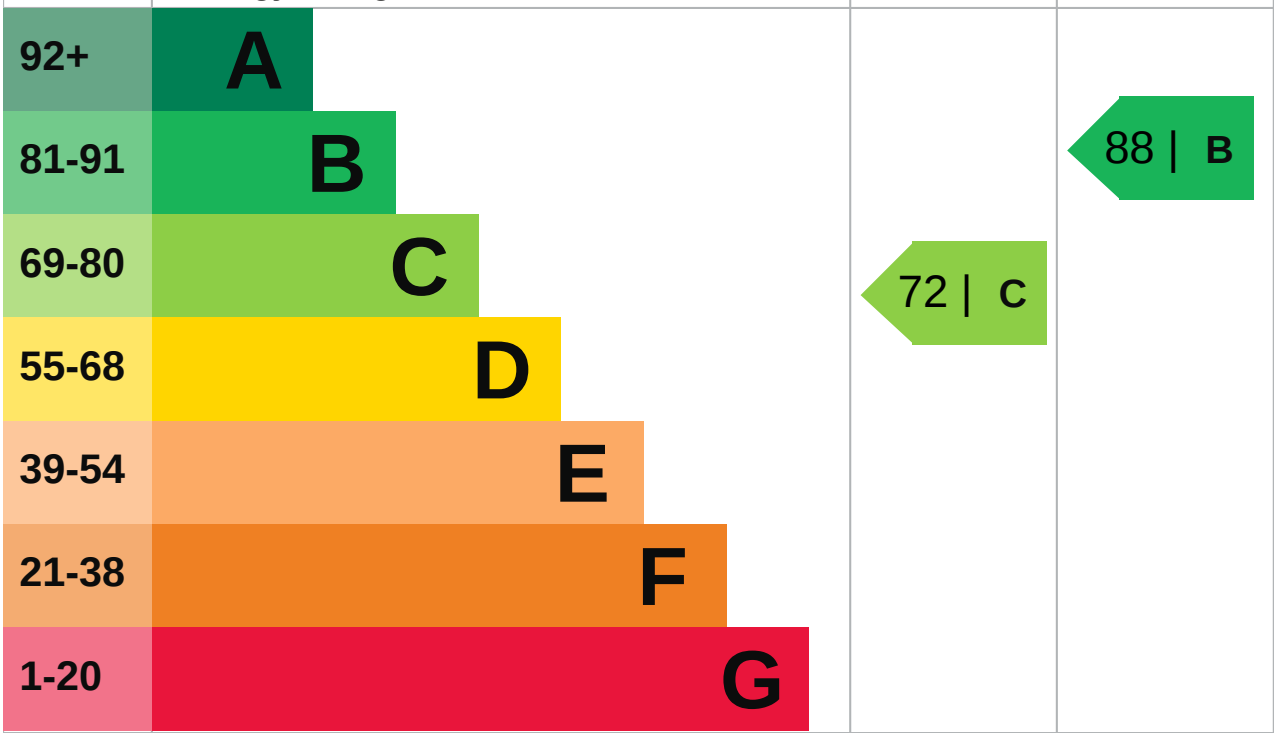
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Westbrook Vale, Evercreech, BA4

Energy rating

C

**Valid until 11.12.2027**






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Property

# EPC - Additional Data

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Mid-Terrace |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Dual |
| **Main Fuel:** | Mains gas (not community) |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Glazing Type:** | Double glazing installed during or after 2002 |
| **Previous Extension:** | 1 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 100 mm loft insulation |
| **Roof Energy:** | Average |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Controls:** | Programmer, TRVs and bypass |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in 80% of fixed outlets |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 59 $m^2$ |

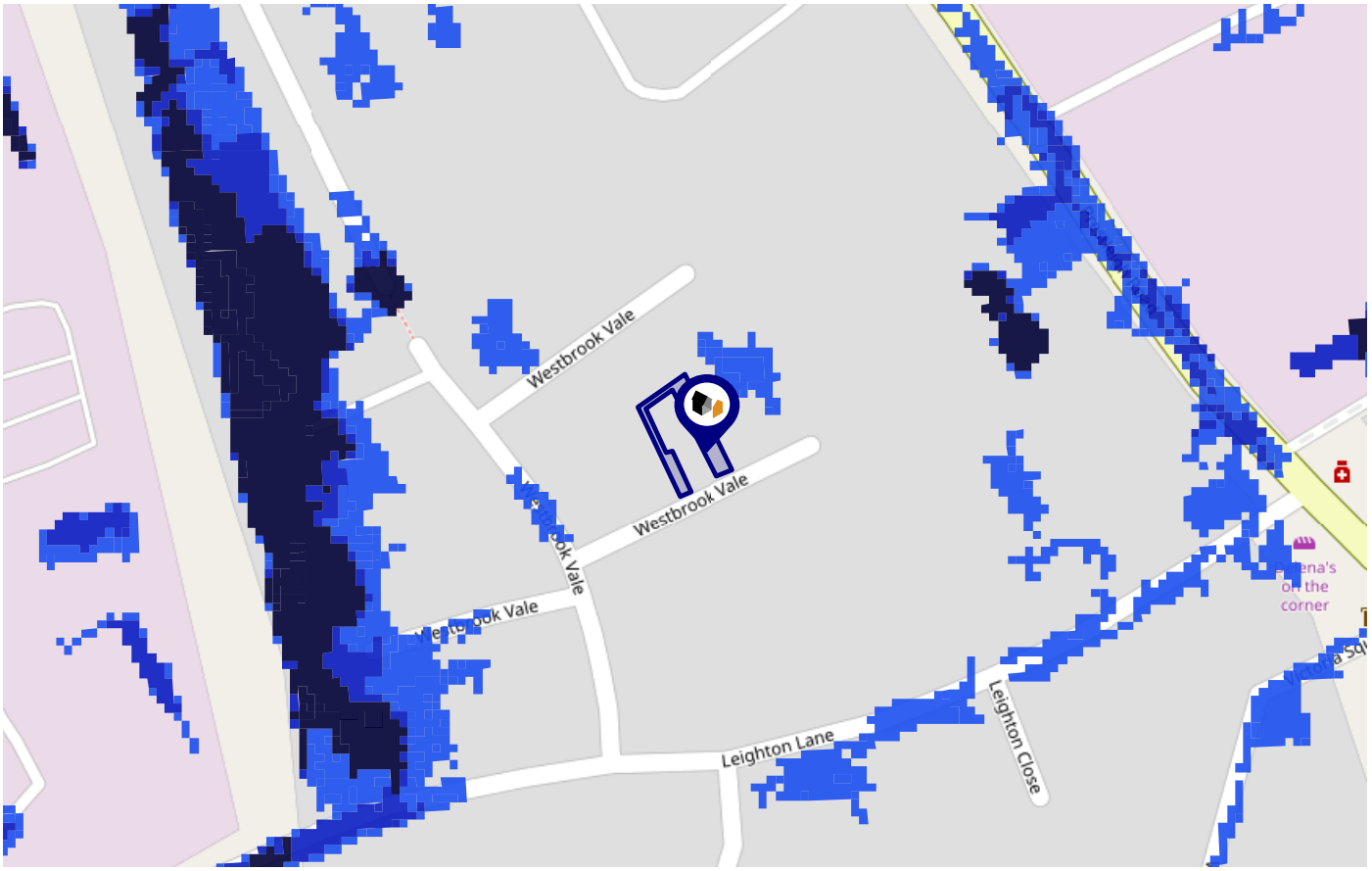


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# Flood Risk
# Surface Water - Flood Risk

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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.

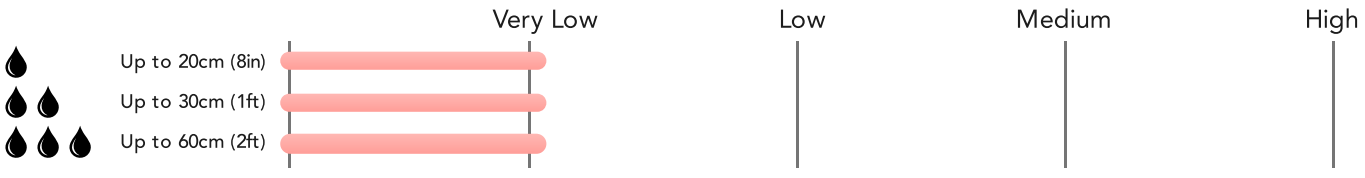



Risk Rating: Very low

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:



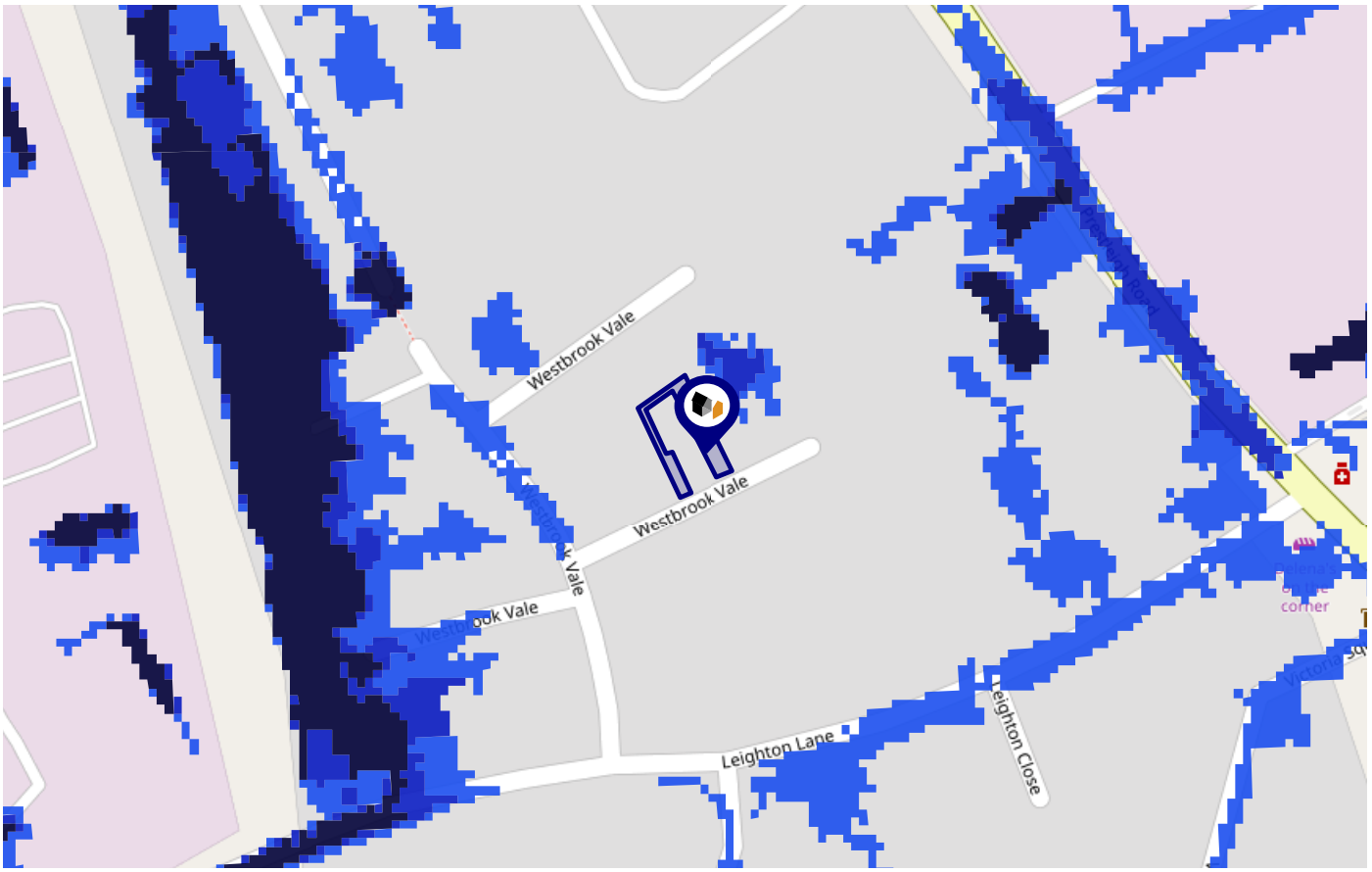



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# Flood Risk
# Surface Water - Climate Change

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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.

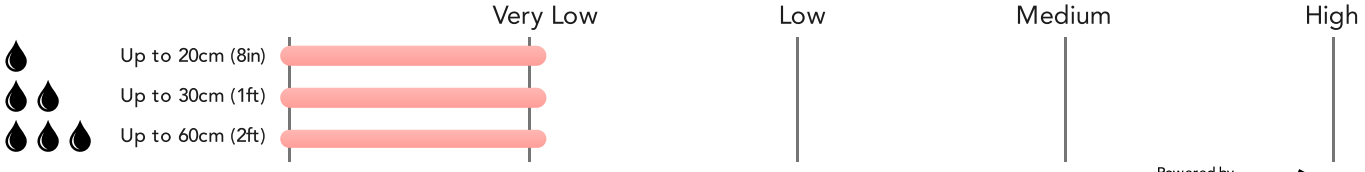



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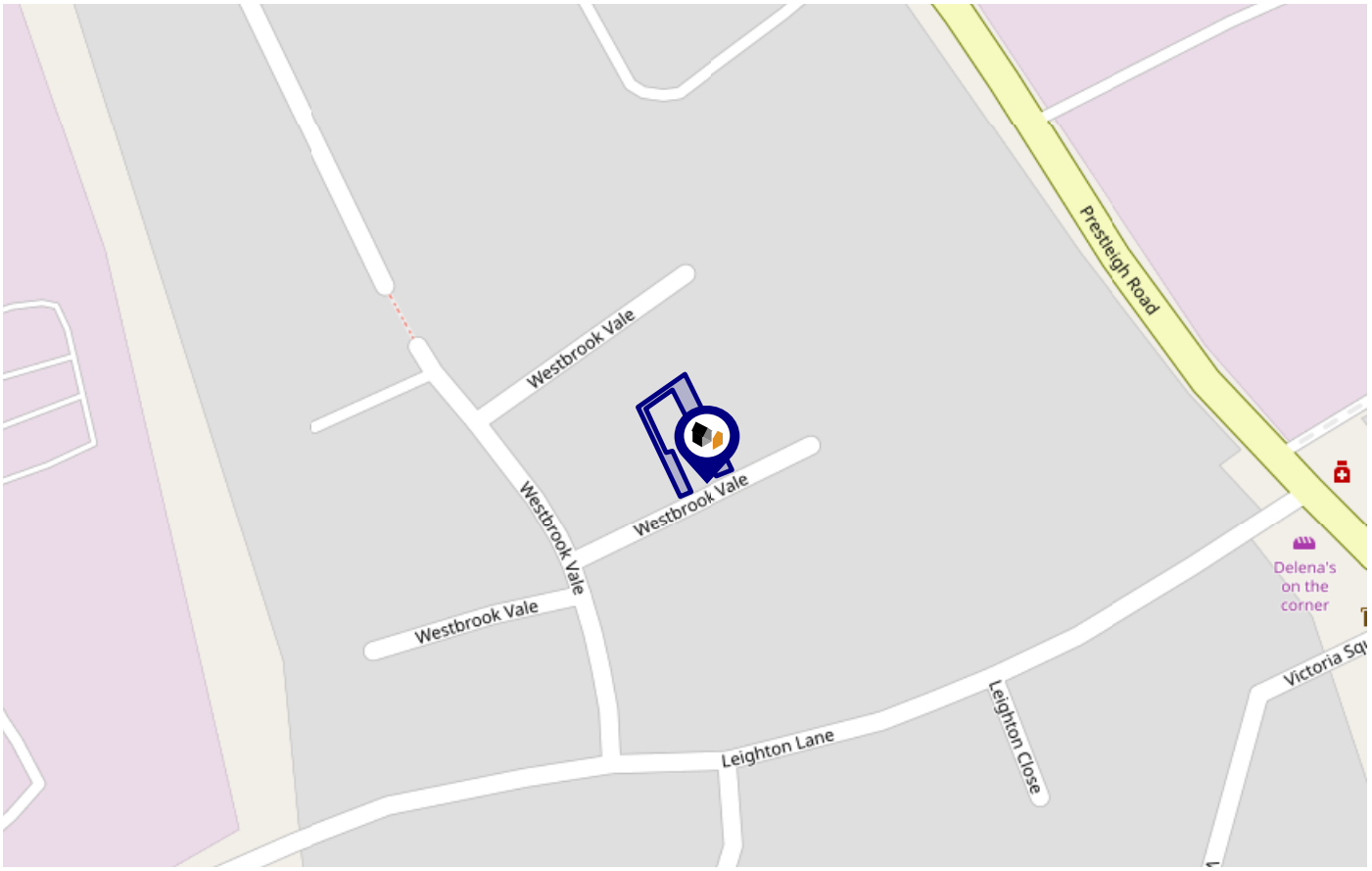

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# Flood Risk
# Rivers & Seas - Flood Risk

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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.

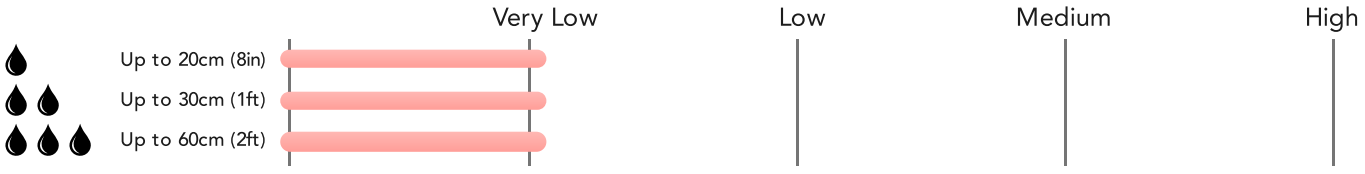



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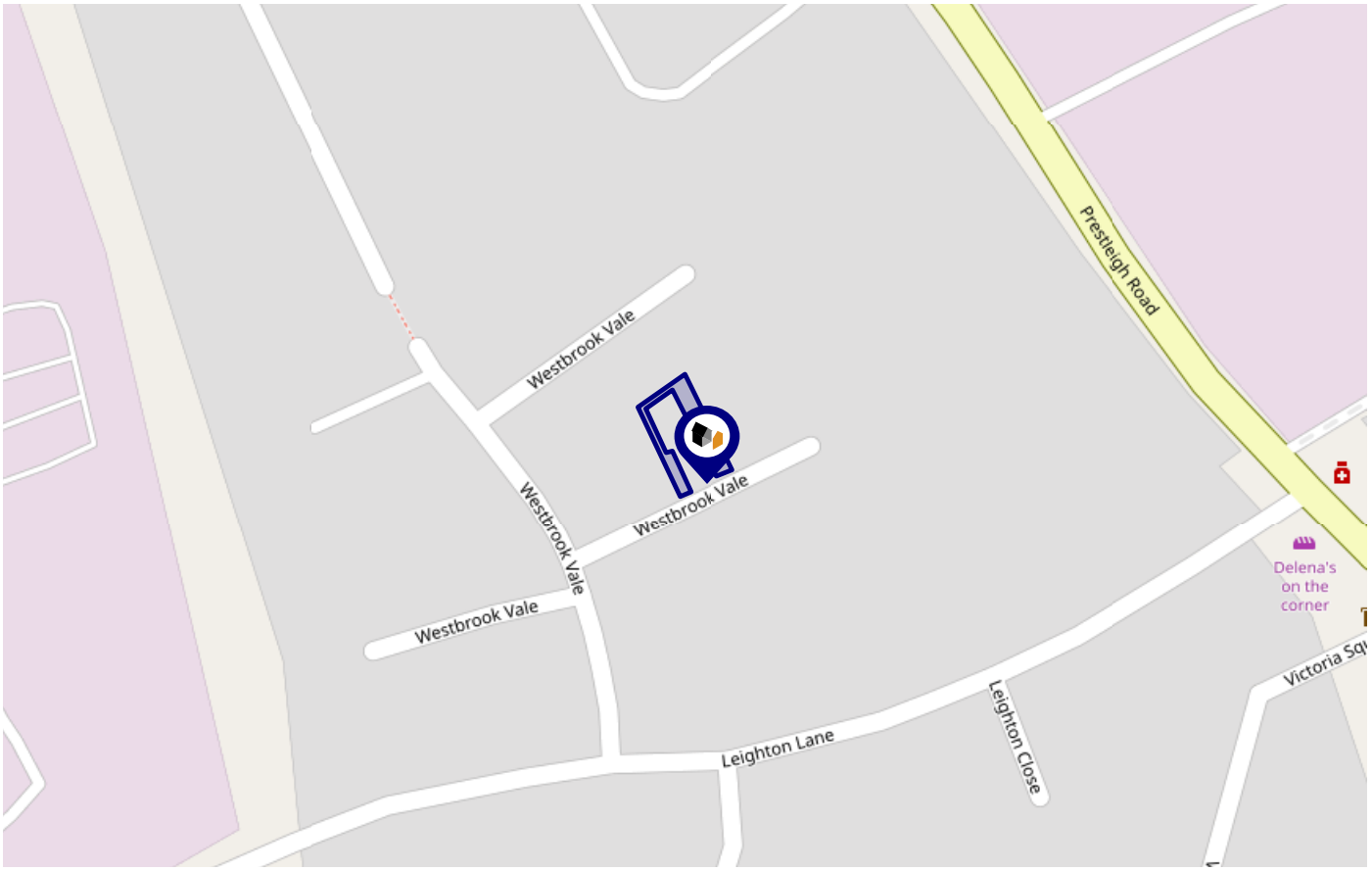



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# Flood Risk
# Rivers & Seas - Climate Change

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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.

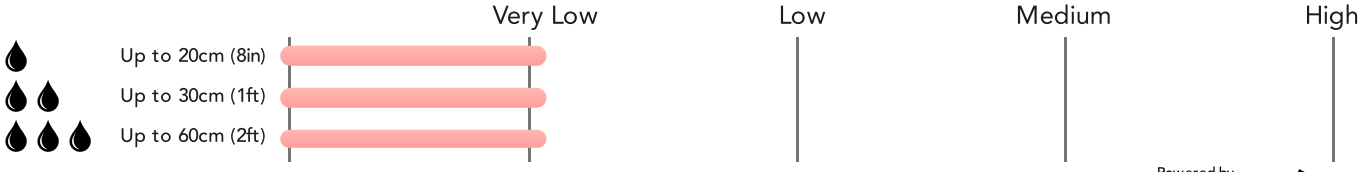



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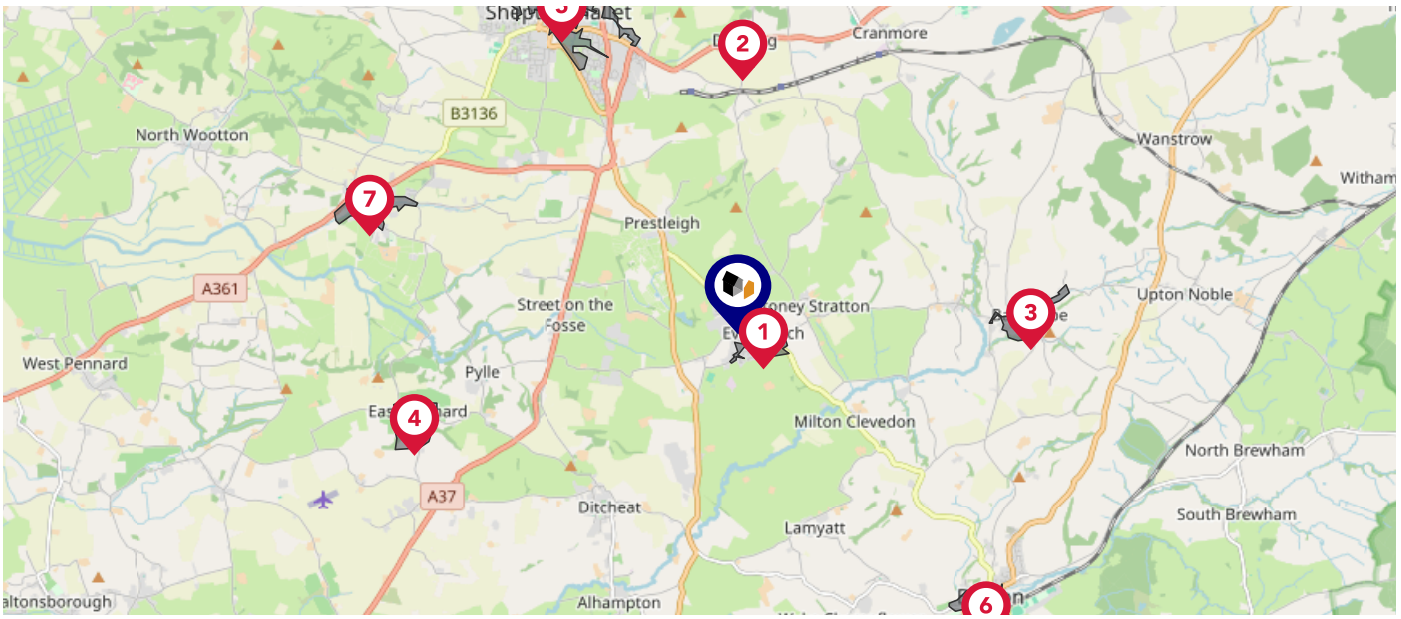

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# Maps
# Conservation Areas

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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.



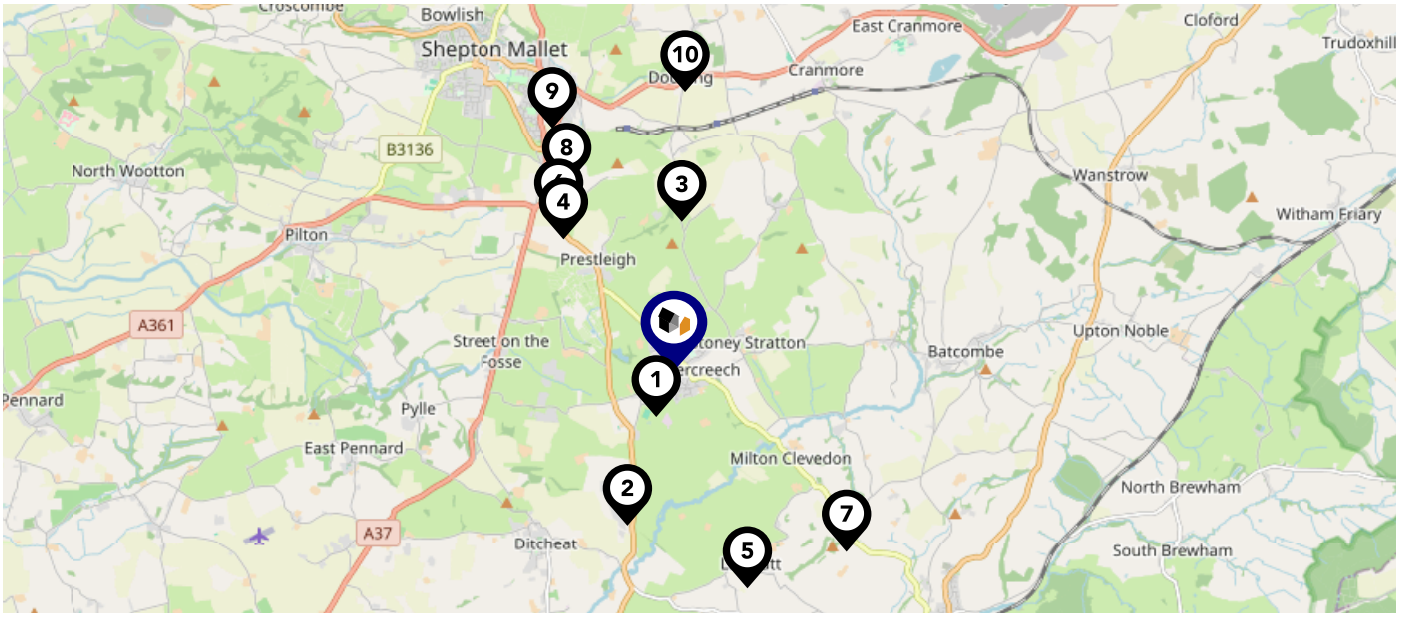

## Nearby Conservation Areas

| | |
|---|---|
| 1 | Evercreech |
| 2 | Doulting |
| 3 | Batcombe |
| 4 | East Pennard |
| 5 | Shepton Mallet |
| 6 | Bruton |
| 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.



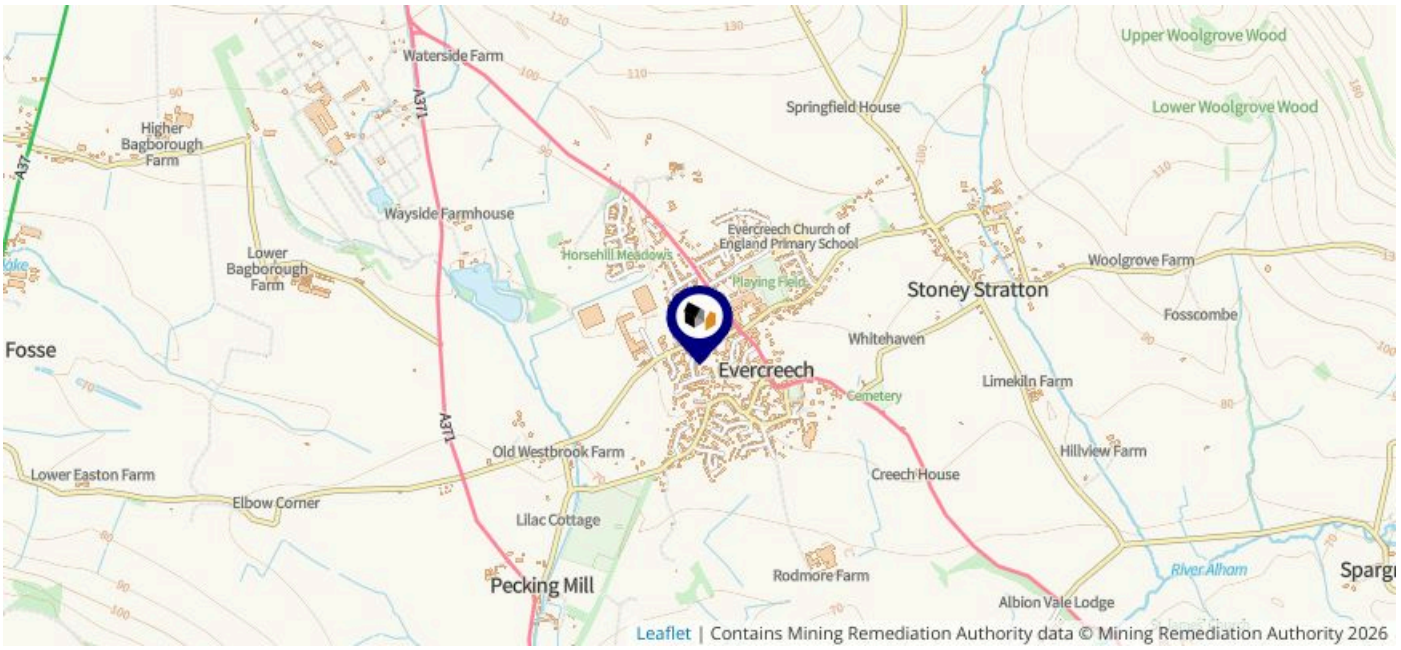

## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset | Historic Landfill |
| 2 | No name provided by source | Active Landfill |
| 3 | Near Farncombe Farm-Doulting | Historic Landfill |
| 4 | Whitstone Farm-Cannards Grave, Shepton Mallet | Historic Landfill |
| 5 | Lambrook House-Lamyatt | Historic Landfill |
| 6 | Whitstone Hill Farm, Cannards Grave Farm-Doulting, Shepton Mallet, Somerset | Historic Landfill |
| 7 | Creech Mill-Milton Clevedon | Historic Landfill |
| 8 | Brickyard Farm-Cann Grave | Historic Landfill |
| 9 | Station Yard-Charlton Road Station, Shepton Mallet, Somerset | Historic Landfill |
| 10 | Disused Quarry-Doulting | Historic Landfill |

# 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.

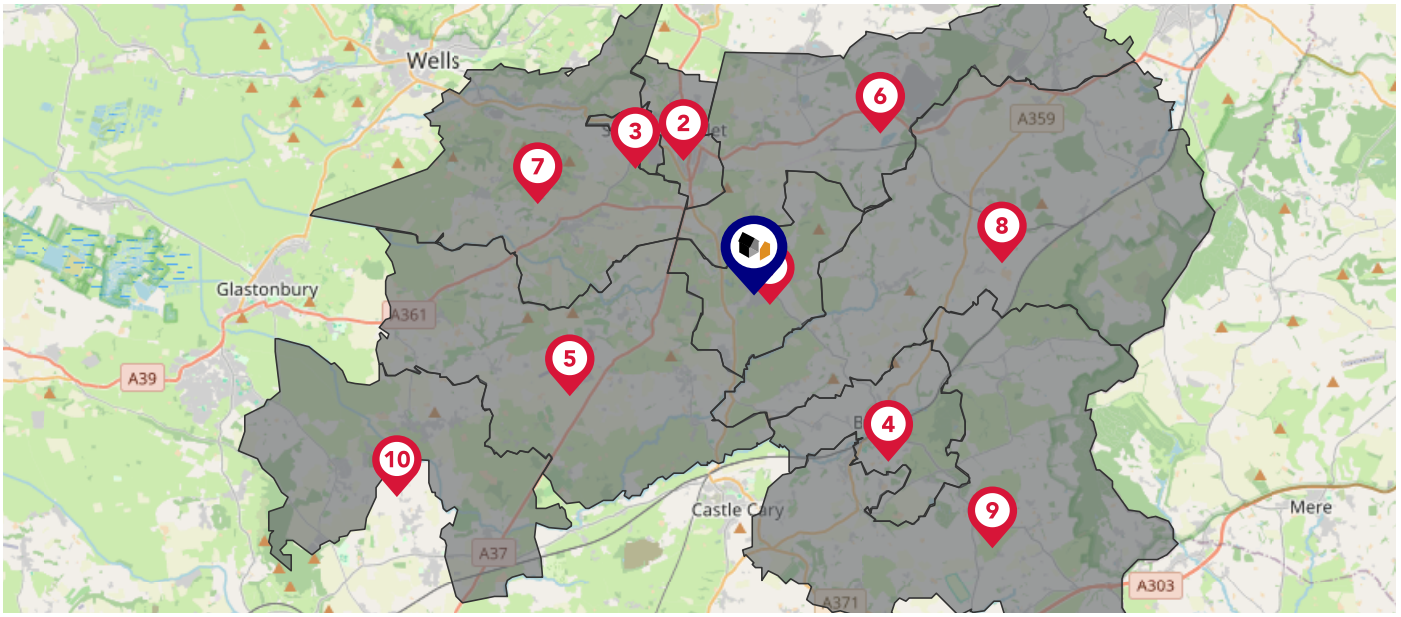


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# Maps
# Council Wards

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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 | Shepton West Ward |
| 4 | Bruton Ward |
| 5 | The Pennards and Ditcheat Ward |
| 6 | Cranmore, Doulting and Nunney Ward |
| 7 | Croscombe and Pilton Ward |
| 8 | Postlebury Ward |
| 9 | Tower Ward |
| 10 | Butleigh and Baltonsborough Ward |



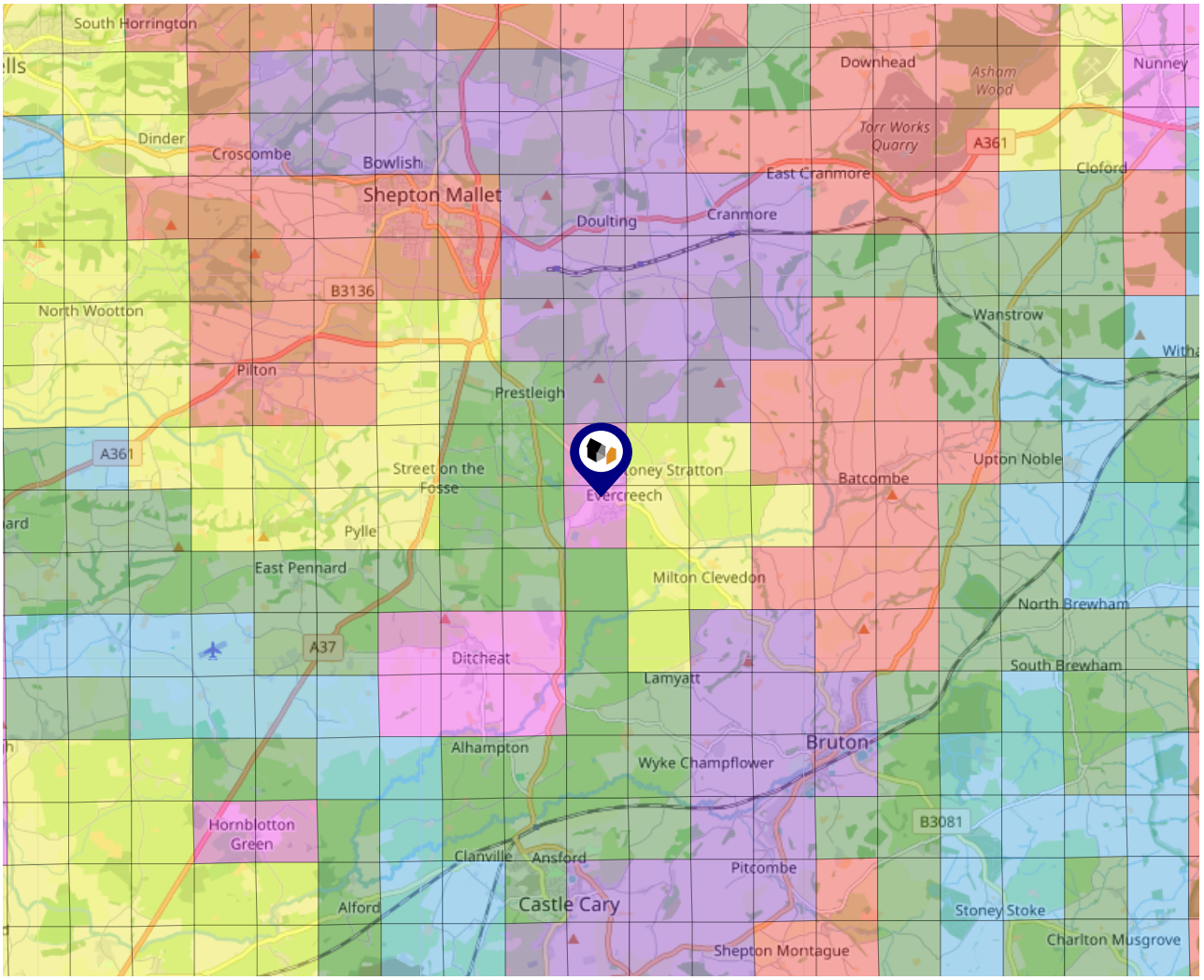
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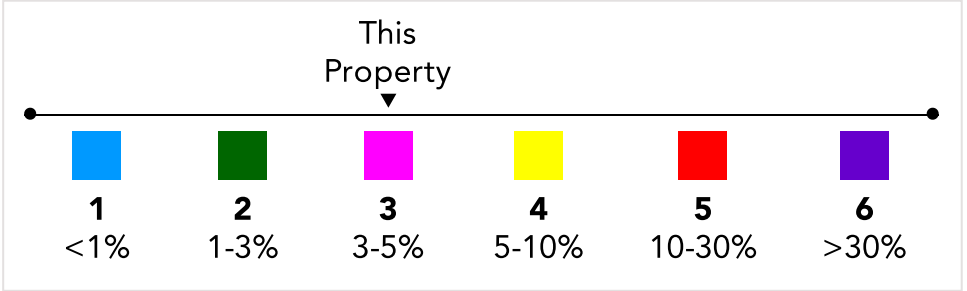
# Environment
# Radon Gas

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## 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).





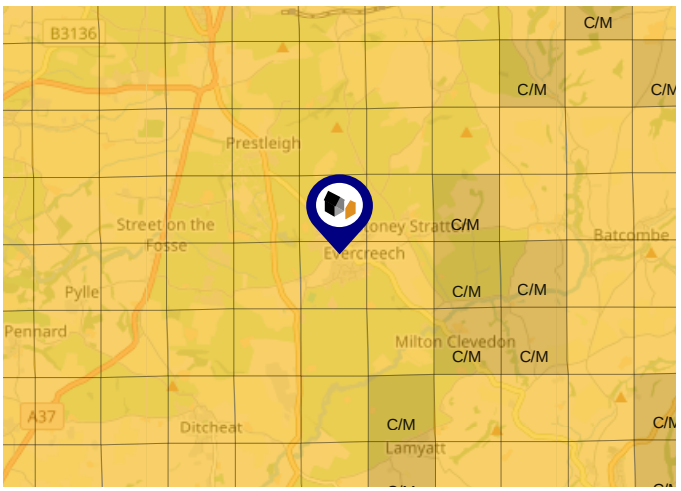

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# Environment
# Soils & Clay

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

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




## Primary Classifications (Most Common Clay Types)

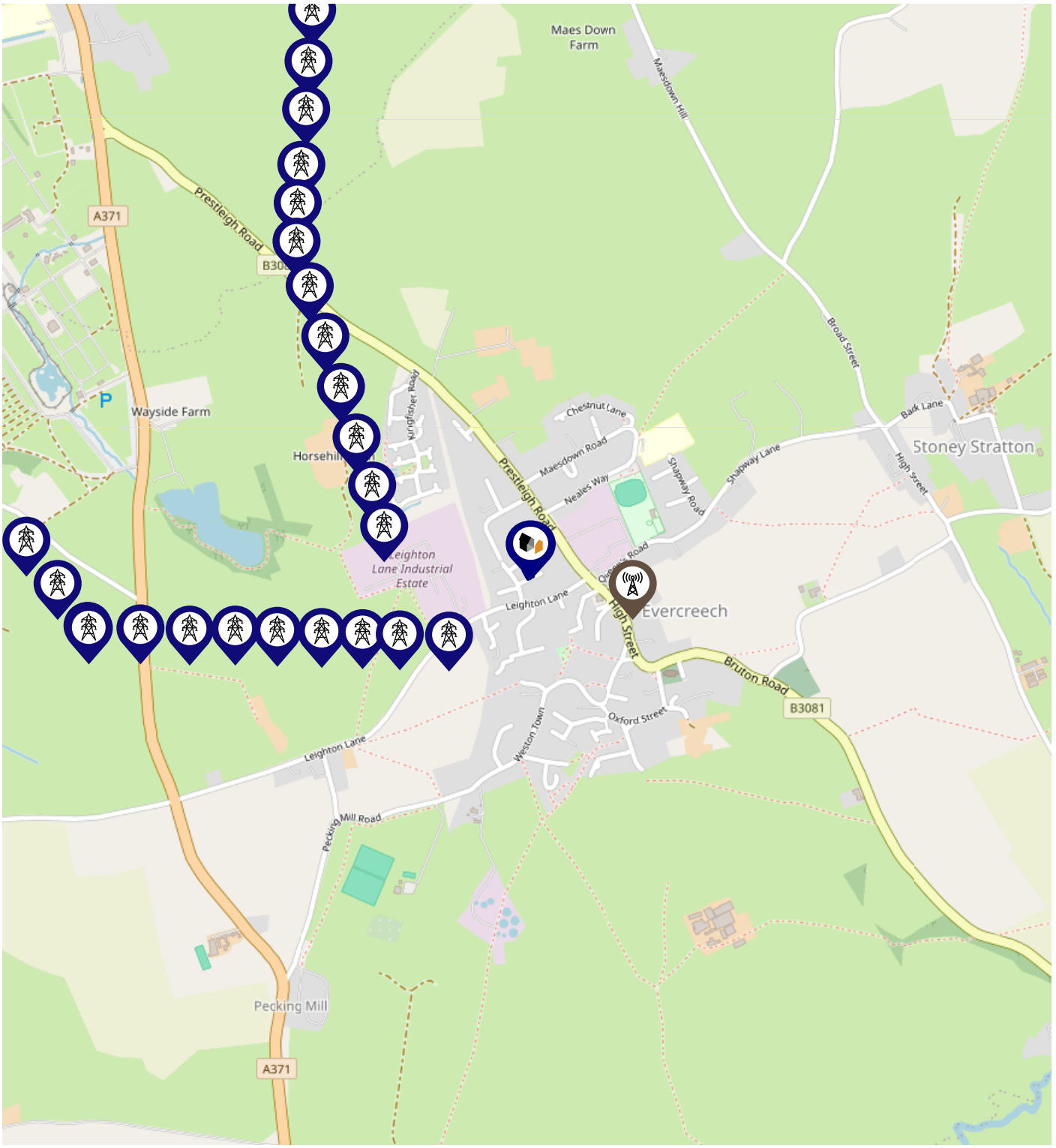
| | |
|---|---|
| **C/M** | Claystone / Mudstone |
| **FPC,S** | Floodplain Clay, Sand / Gravel |
| **FC,S** | Fluvial Clays & Silts |
| **FC,S,G** | Fluvial Clays, Silts, Sands & Gravel |
| **PM/EC** | Prequaternary Marine / Estuarine Clay / Silt |
| **QM/EC** | Quaternary Marine / Estuarine Clay / 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 |



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# Local Area
# Masts & Pylons

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**Key:**

Power Pylons

Communication Masts

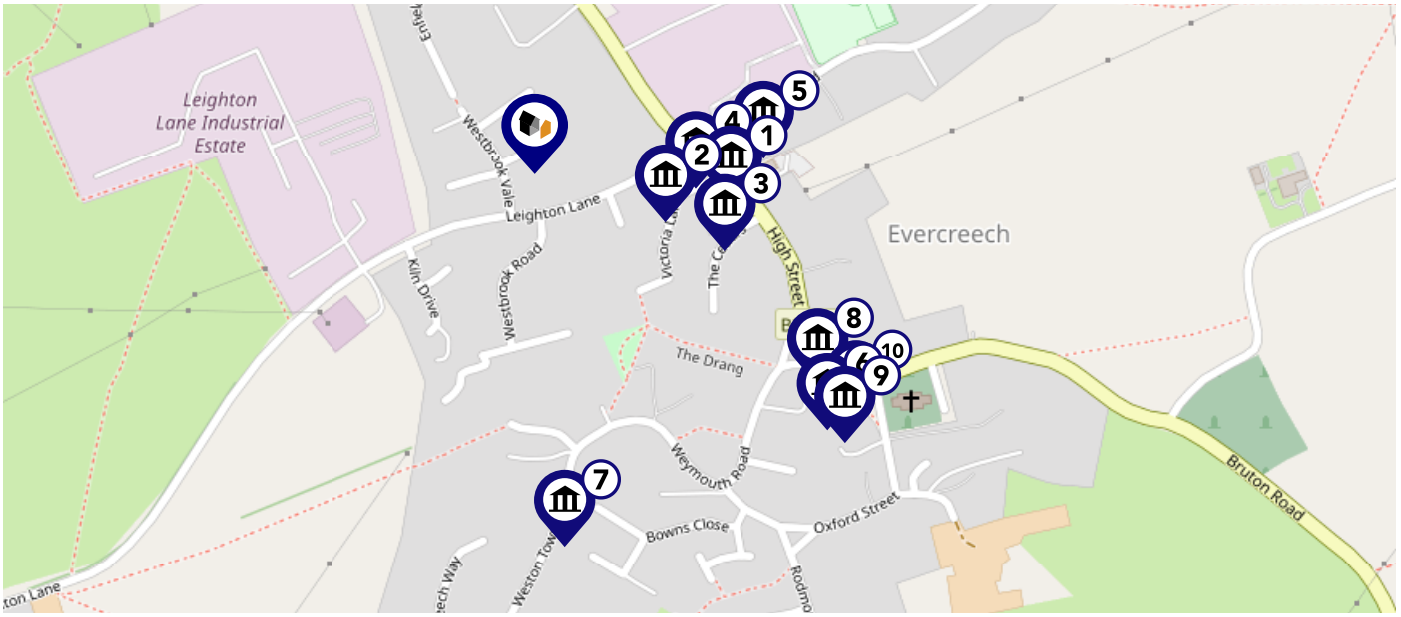


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# Maps
# Listed Buildings

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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 1344873 - Ferndale | Grade II | 0.1 miles |
| 2 1274190 - The Retreat | Grade II | 0.1 miles |
| 3 1059181 - Oxford House | Grade II | 0.1 miles |
| 4 1059180 - Batt's House And Attached Shop To West | Grade II | 0.1 miles |
| 5 1344872 - Jasmine Cottage | Grade II | 0.1 miles |
| 6 1237644 - The Long House | Grade II | 0.2 miles |
| 7 1274197 - Heatherville | Grade II | 0.2 miles |
| 8 1344867 - Rose Cottage | Grade II | 0.2 miles |
| 9 1237641 - Clontarf Crossways The Cottage | Grade II | 0.2 miles |
| 10 1059169 - The Chimes | Grade II | 0.2 miles |



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# Material Information

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## Building Safety

## Accessibility / Adaptations

## Restrictive Covenants

## Rights of Way (Public & Private)

## Construction Type



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# Material Information

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## Property Lease Information

## Listed Building Information

## Stamp Duty

## Other

## Other



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# Utilities & Services

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## Electricity Supply

Mains

## Gas Supply

Mains

## Central Heating

Gas Central Heating

## Water Supply

Mains

## Drainage

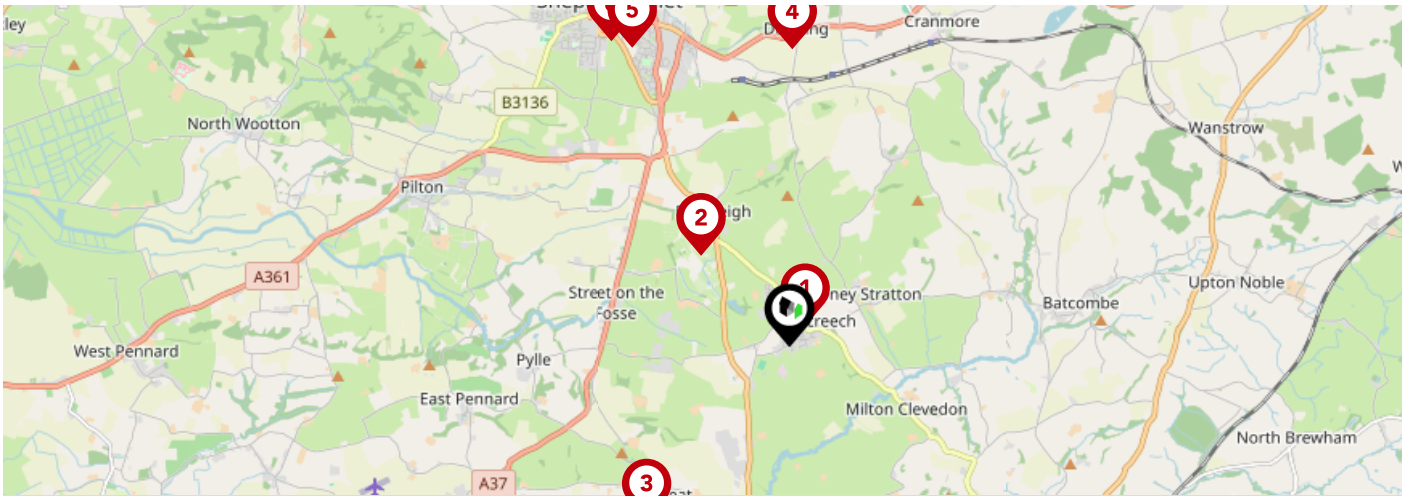
Mains



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# Area
# Schools

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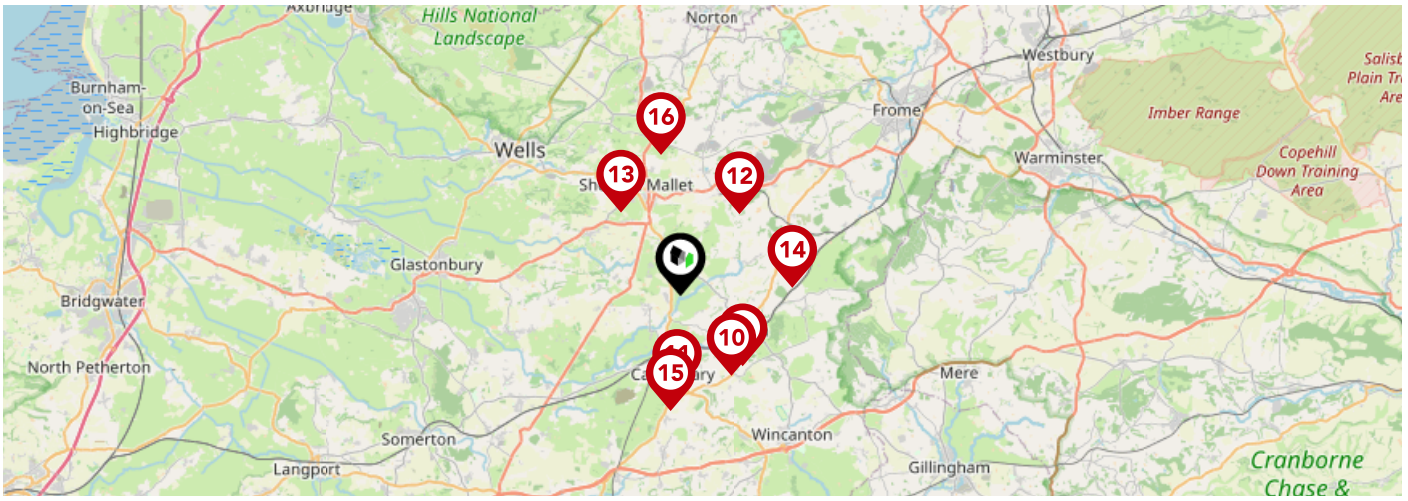

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 1 **Evercreech Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 181 \| Distance:0.25 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 **The Mendip School**<br>Ofsted Rating: Good \| Pupils: 164 \| Distance:1.18 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 3 **Ditcheat Primary School**<br>Ofsted Rating: Good \| Pupils: 91 \| Distance:2.1 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 **St Aldhelms Church School**<br>Ofsted Rating: Requires improvement \| Pupils: 173 \| Distance:2.77 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 **Whitstone**<br>Ofsted Rating: Good \| Pupils: 584 \| Distance:3.14 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 **St Paul's Church of England VC Junior School**<br>Ofsted Rating: Good \| Pupils: 322 \| Distance:3.29 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 **Bruton Primary School**<br>Ofsted Rating: Good \| Pupils: 252 \| Distance:3.35 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 **Shepton Mallet Community Infants' School & Nursery**<br>Ofsted Rating: Good \| Pupils: 220 \| Distance:3.46 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

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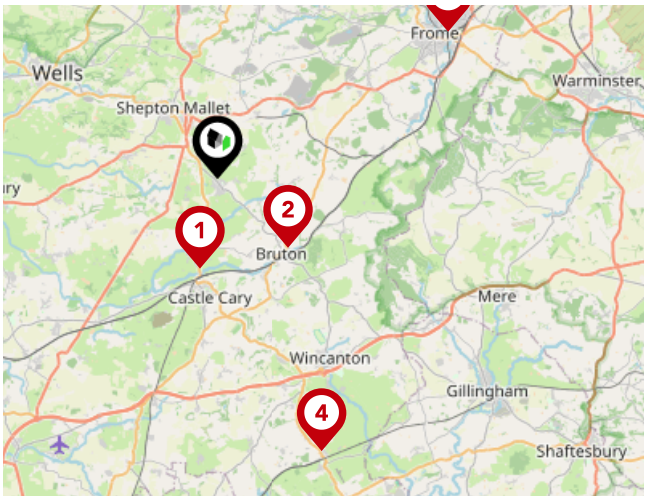

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** King's Bruton<br>Ofsted Rating: Not Rated \| Pupils: 355 \| Distance:3.5 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **10** Sexey's School<br>Ofsted Rating: Good \| Pupils: 685 \| Distance:3.55 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11** Ansford Academy<br>Ofsted Rating: Requires improvement \| Pupils: 543 \| Distance:3.61 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12** All Hallows School<br>Ofsted Rating: Not Rated \| Pupils: 238 \| Distance:3.73 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13** Bowlish Infant School<br>Ofsted Rating: Good \| Pupils: 107 \| Distance:3.8 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** Upton Noble CofE VC Primary School<br>Ofsted Rating: Good \| Pupils: 165 \| Distance:4.2 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** Castle Cary Community Primary School<br>Ofsted Rating: Requires improvement \| Pupils: 205 \| Distance:4.3 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** Oakhill Church School<br>Ofsted Rating: Requires improvement \| Pupils: 106 \| Distance:5.28 | ☐ | ☑ | ☐ | ☐ | ☐ |



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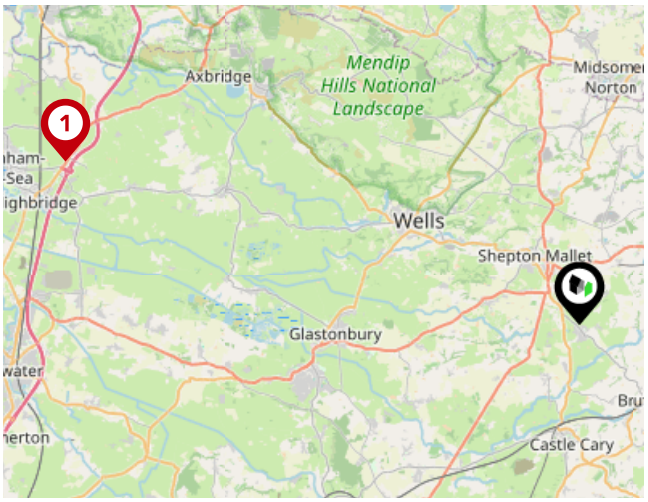
# Area
# Transport (National)

COOPER AND TANNER



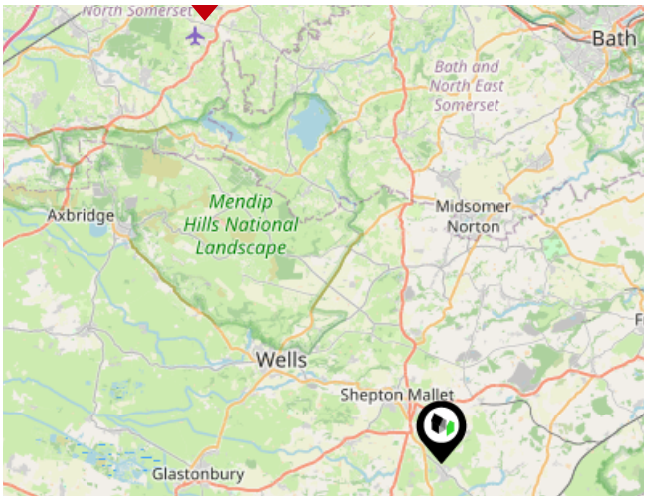

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Castle Cary Rail Station | 3.42 miles |
| 2 | Bruton Rail Station | 3.65 miles |
| 3 | Frome Rail Station | 10.14 miles |
| 4 | Templecombe Rail Station | 10.88 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M5 J22 | 20.02 miles |

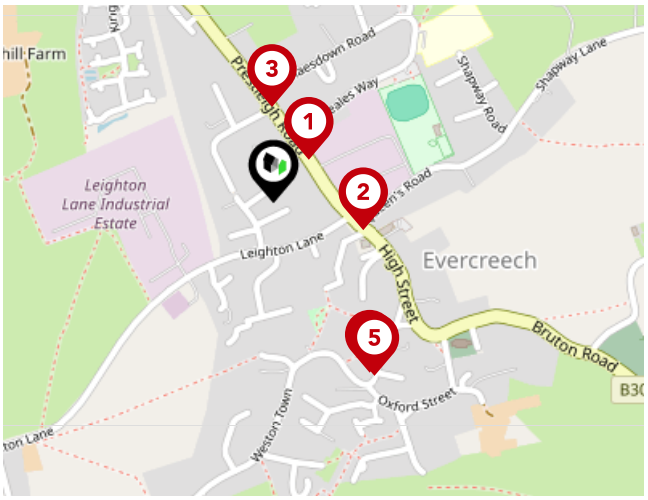



## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Bristol International Airport | 18.65 miles |

# Area
# Transport (Local)

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## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Factory | 0.06 miles |
| 2 | Post Office | 0.11 miles |
| 3 | Ashcroft Surgery | 0.11 miles |
| 4 | Church | 0.22 miles |
| 5 | Garage | 0.23 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Bridgwater Ferry Terminal | 21 miles |



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# 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

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# Disclaimer

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## Important - Please read



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# 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**

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk


Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail