COOPER AND TANNER

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MIR: Material Info

The Material Information Affecting this Property

Thursday 05th November 2026



SUMMERLEAZE PARK, 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

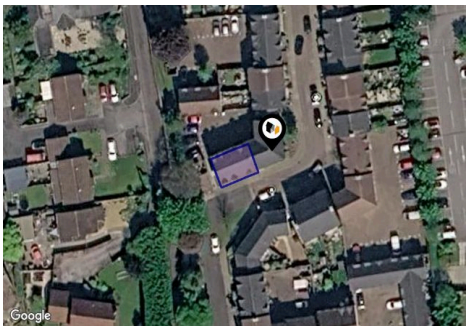
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Property
Overview

COOPER AND TANNER







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	699 ft^2 / 65 m^2		
Plot Area:	0.02 acres		
Year Built :	2009		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS54655		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	59	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Gallery
Photos

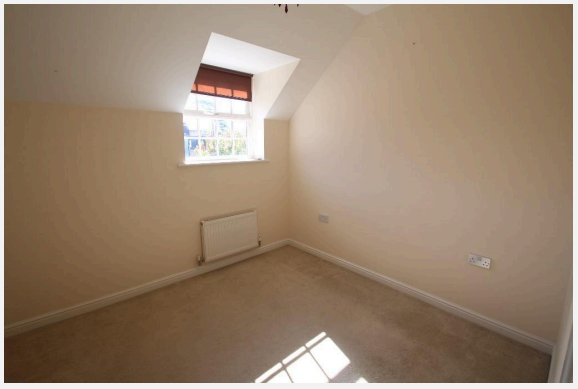
COOPER AND TANNER



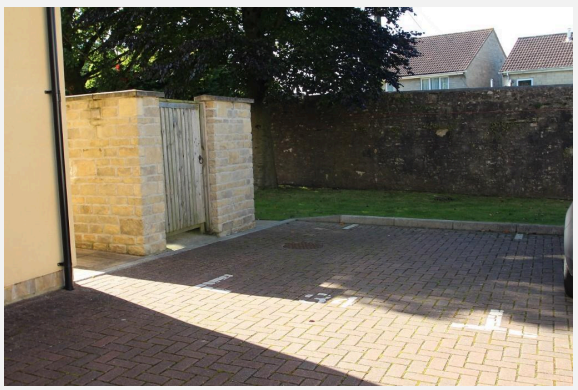








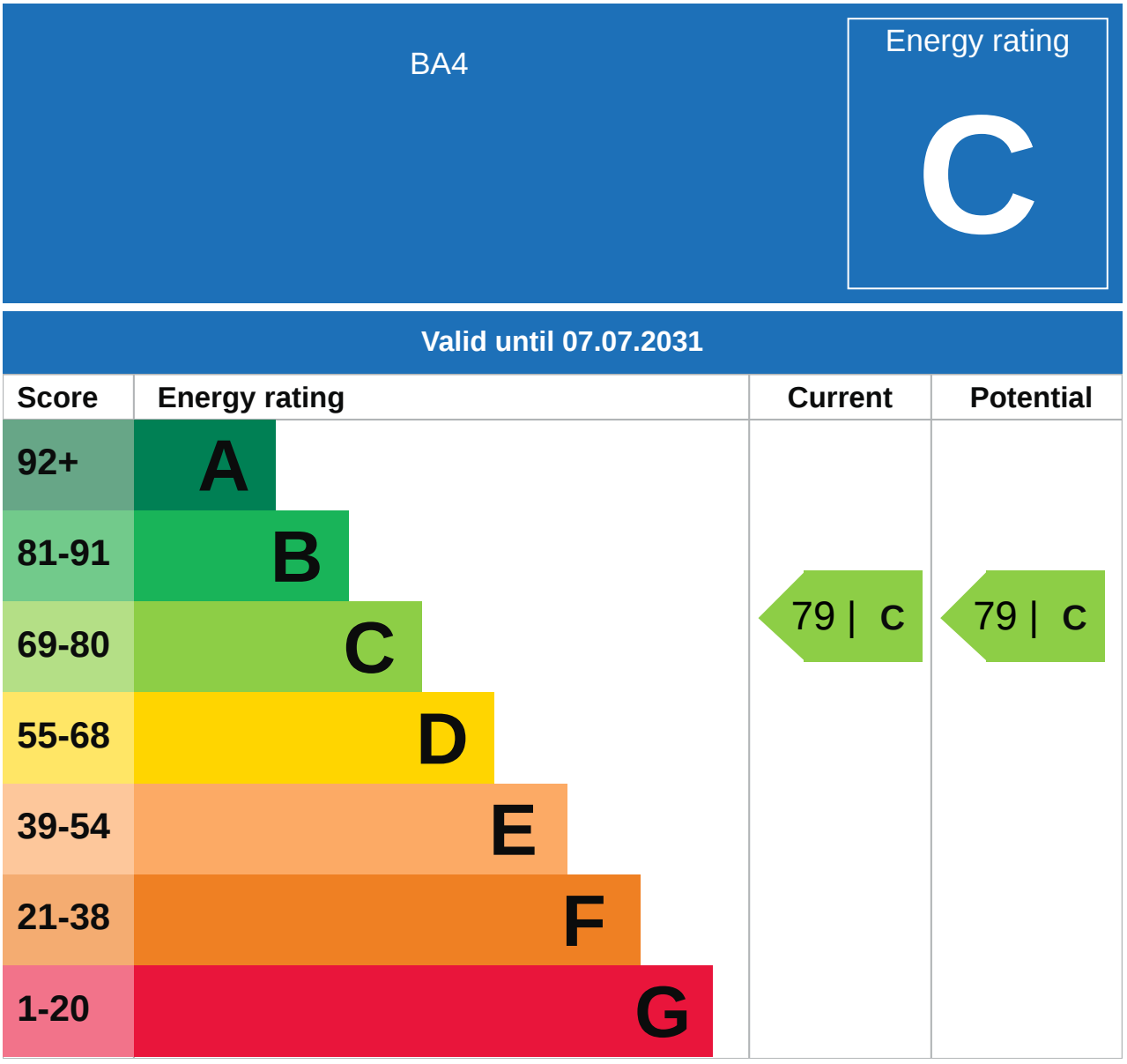




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Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

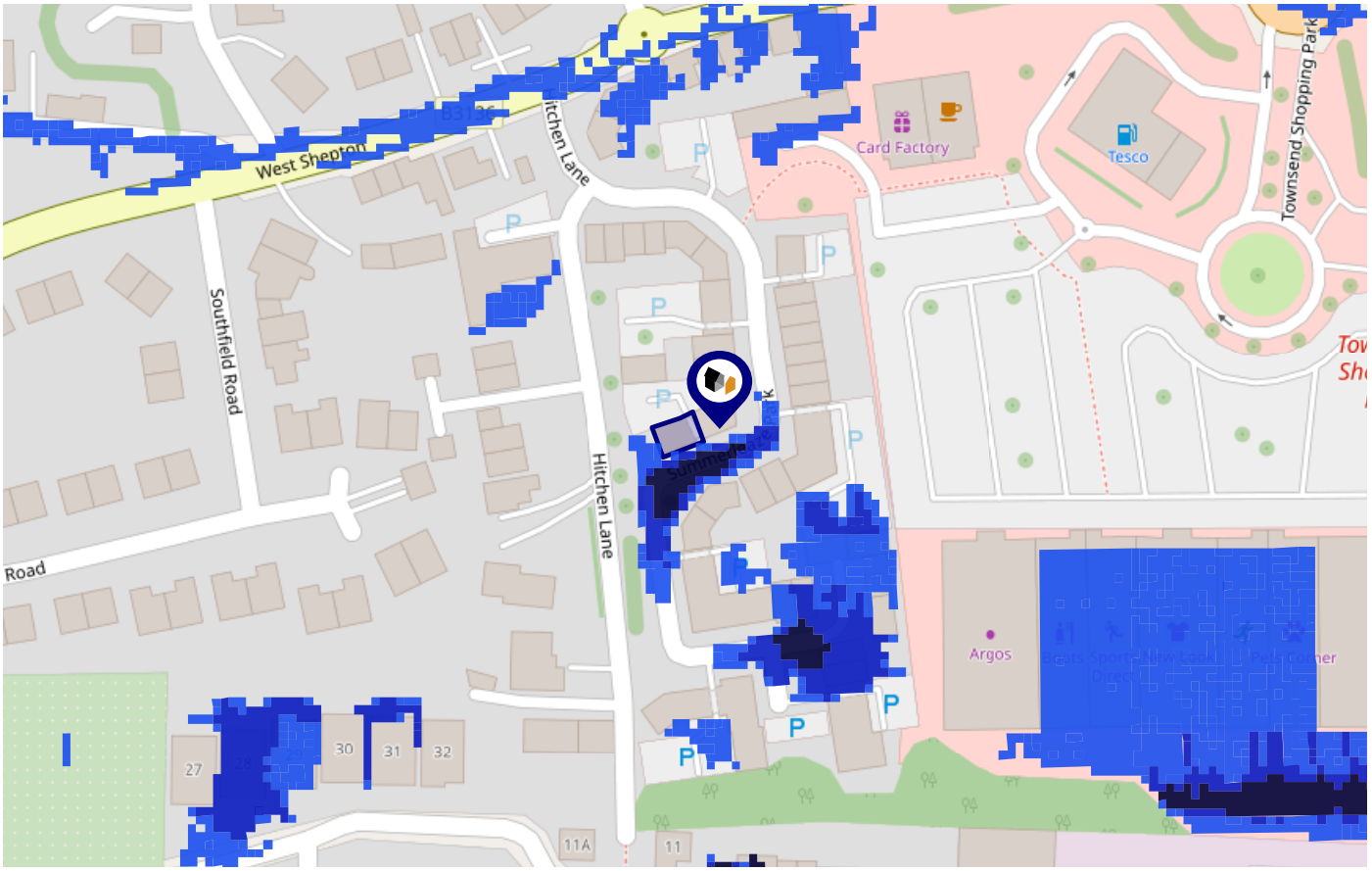
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 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:	(another dwelling below)
Total Floor Area:	65 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.

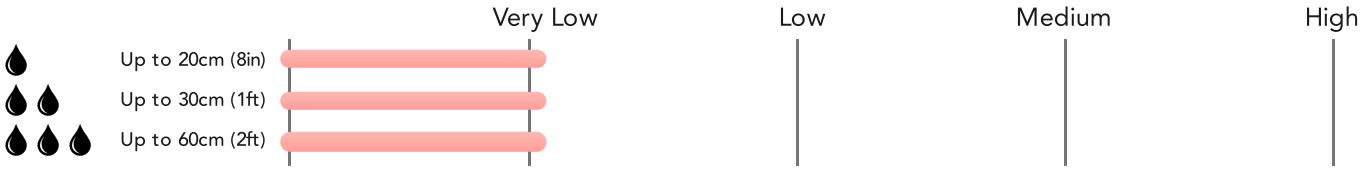


Risk Rating: Very low

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:

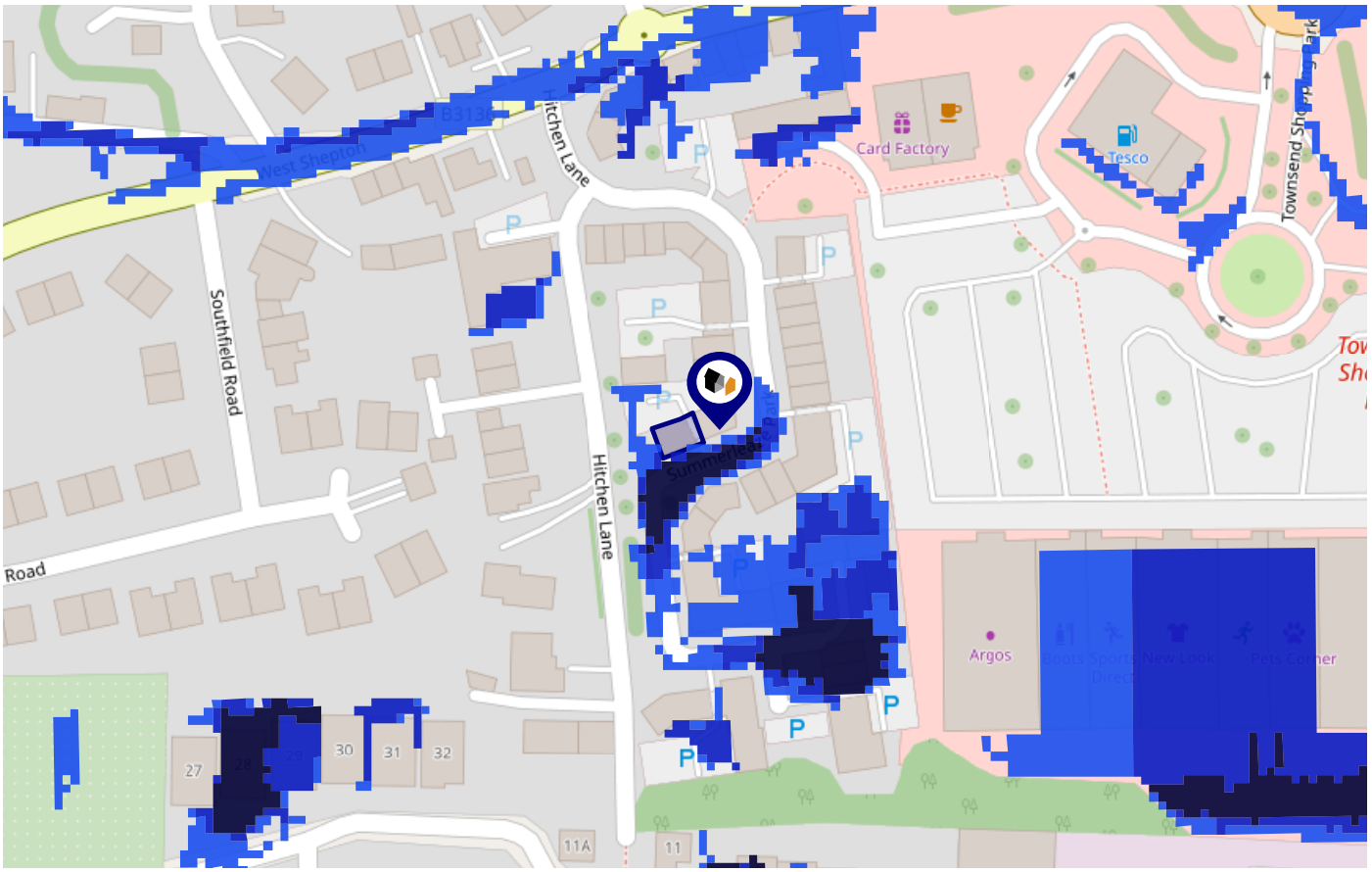


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Flood Risk
Surface Water - Climate Change

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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.

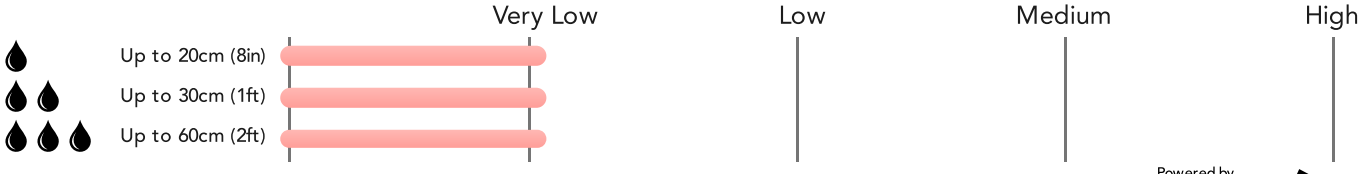


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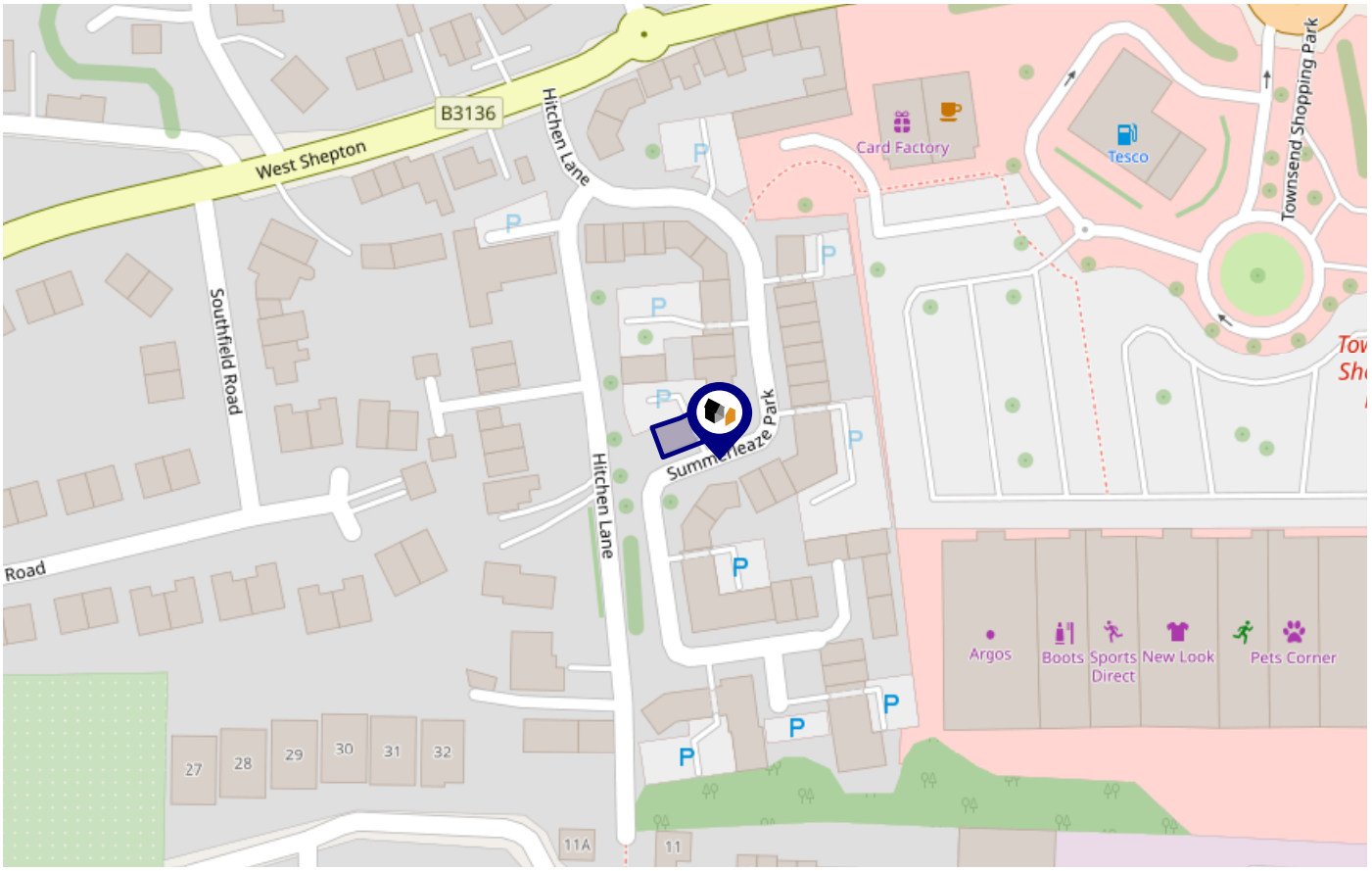
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Flood Risk
Rivers & Seas - Flood Risk

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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.

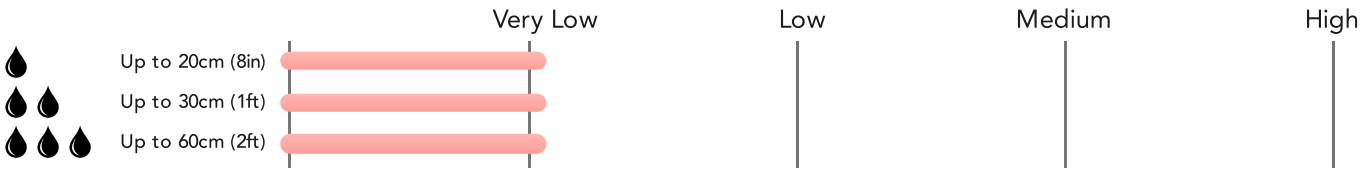


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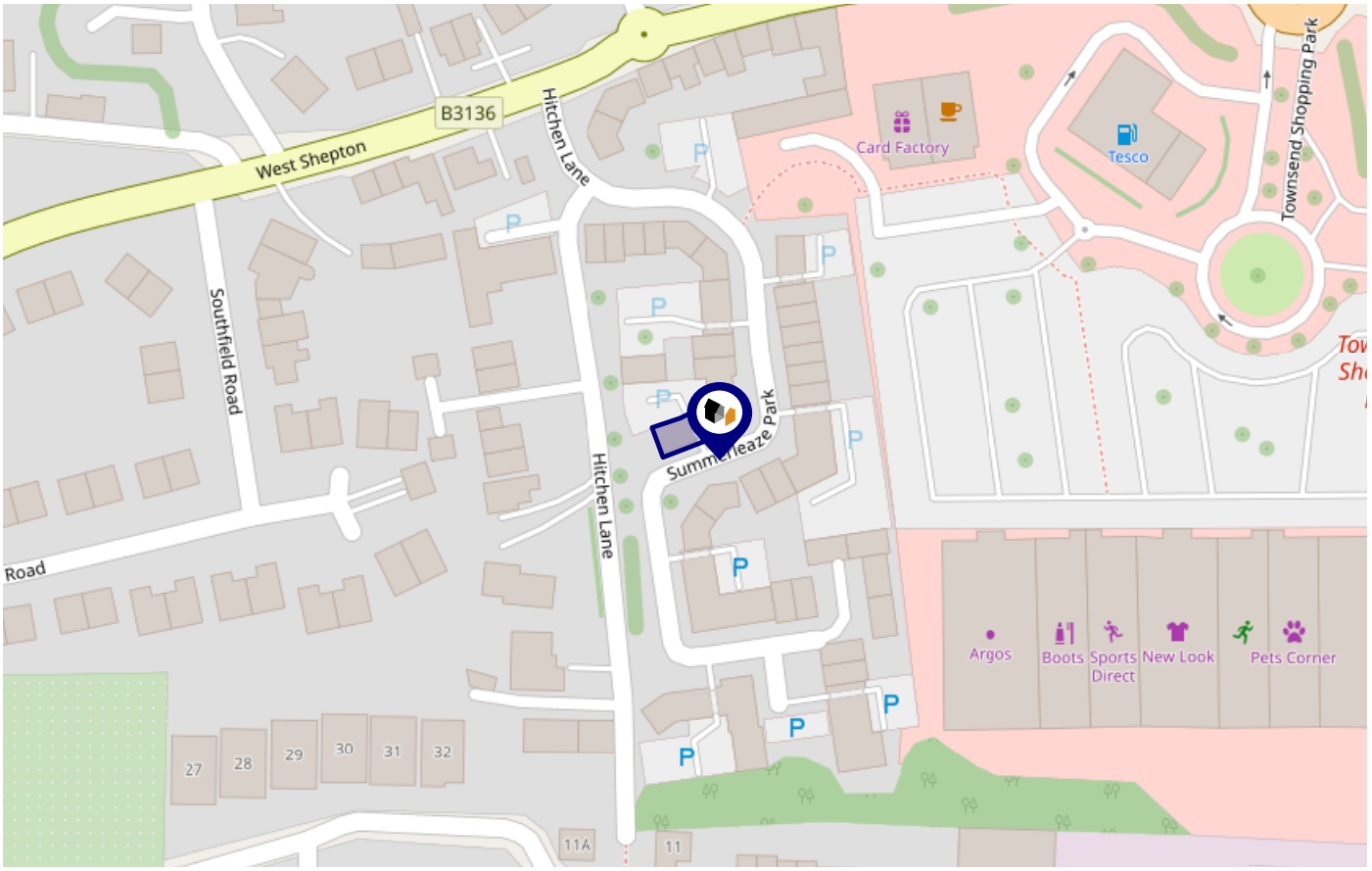


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Flood Risk
Rivers & Seas - Climate Change

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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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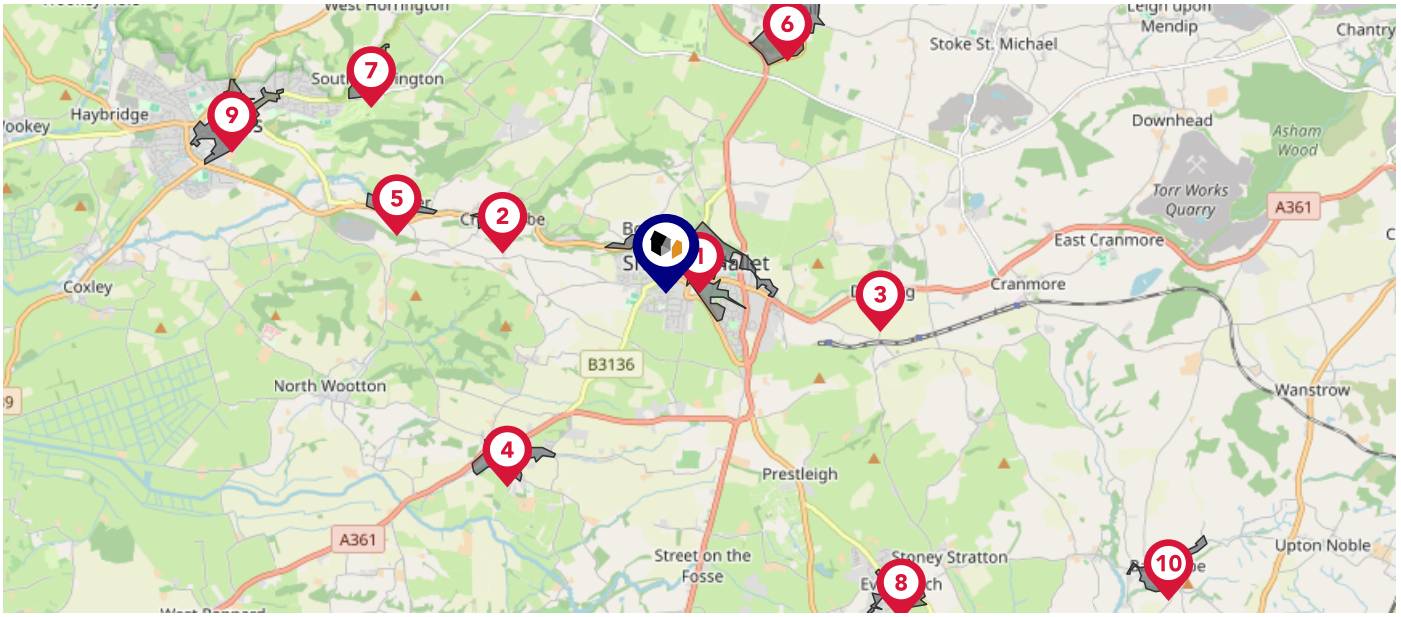
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Maps
Conservation Areas

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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.



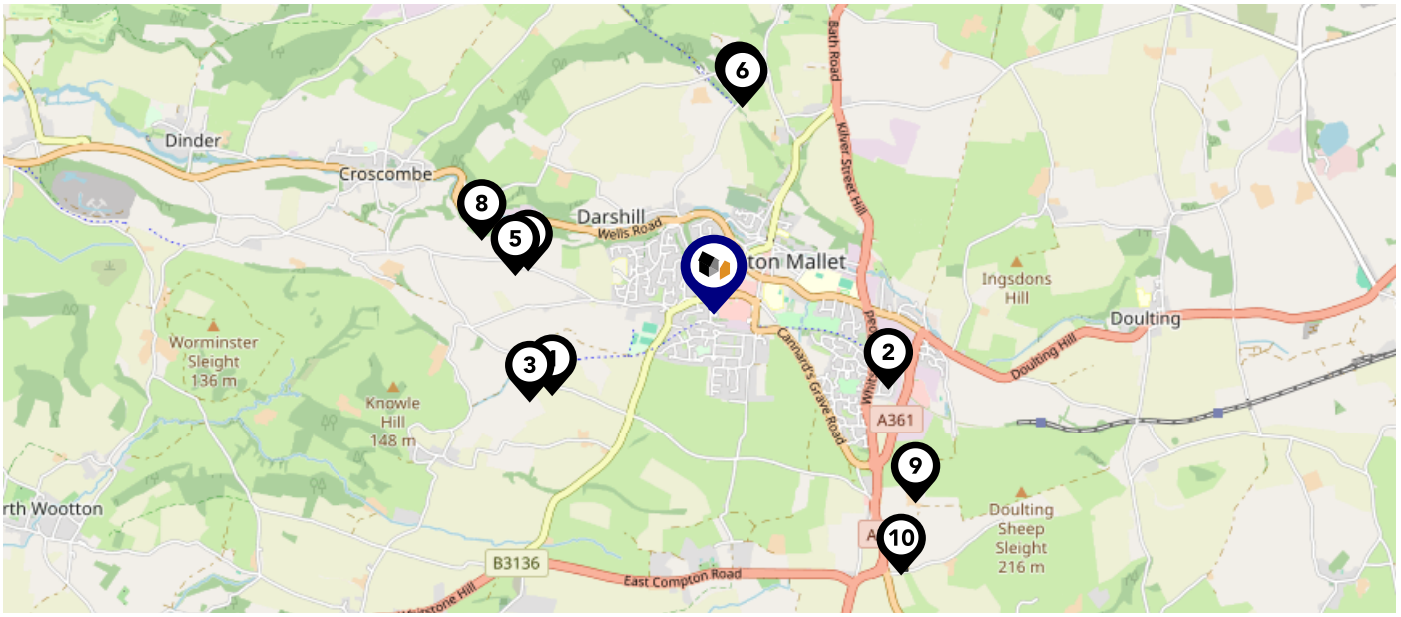
Nearby Conservation Areas

1	Shepton Mallet
2	Croscombe
3	Doulting
4	Pilton
5	Dinder
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

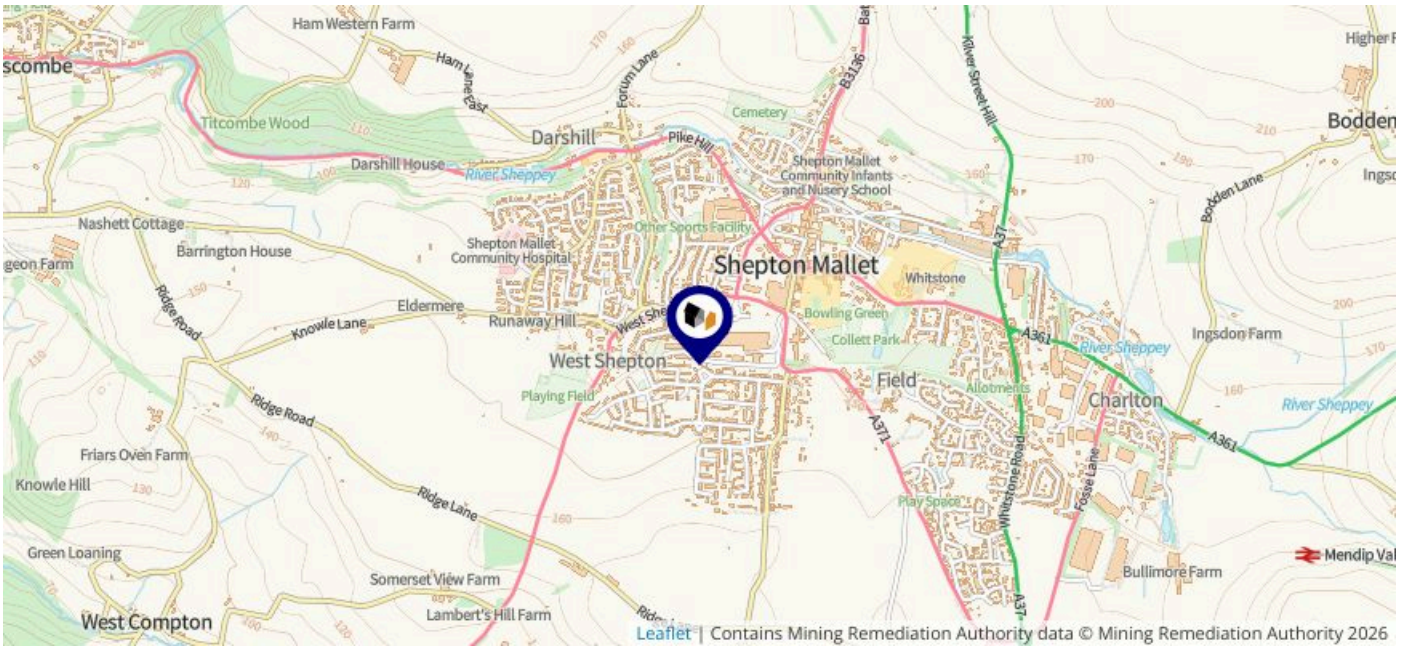
1	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
2	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
3	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
4	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
5	Coombe Farm-Titwell Wood, Sheppton Mallet	Historic Landfill
6	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
7	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill
8	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill
9	Brickyard Farm-Cann Grave	Historic Landfill
10	Whitstone Hill Farm, Cannards Grave Farm-Doulting, Shepton Mallet, Somerset	Historic Landfill

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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.

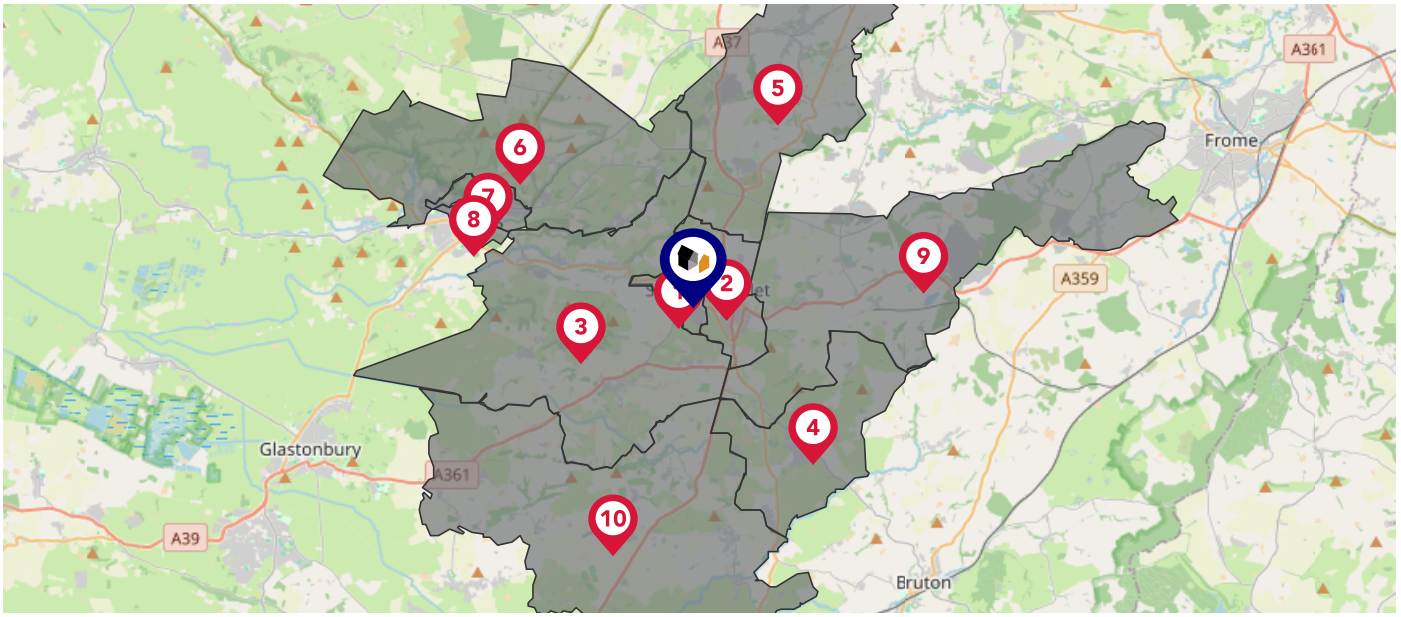
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

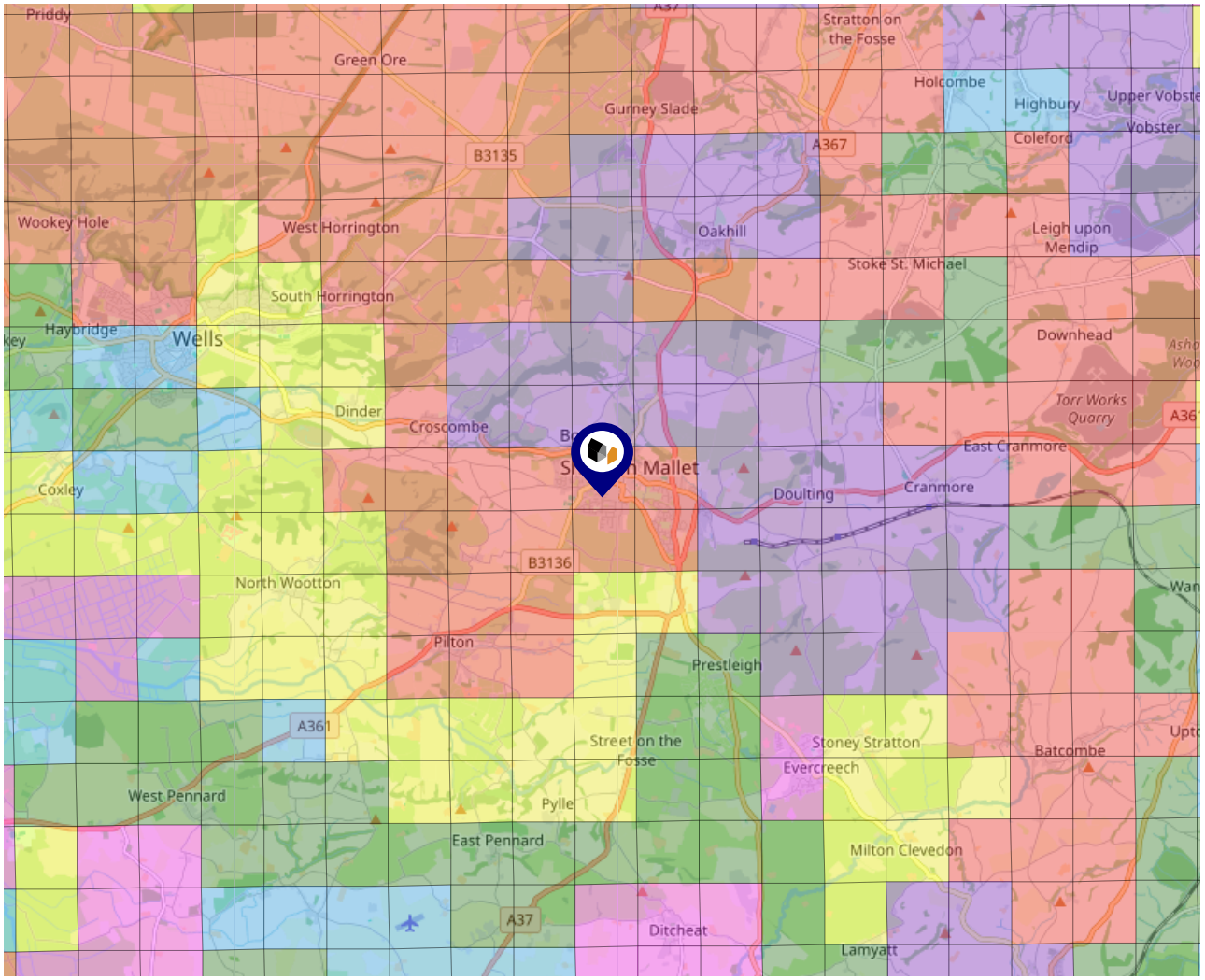
1	Shepton West Ward
2	Shepton East Ward
3	Croscombe and Pilton Ward
4	Creech Ward
5	Ashwick, Chilcompton and Stratton Ward
6	St. Cuthbert Out North Ward
7	Wells St. Thomas' Ward
8	Wells Central Ward
9	Cranmore, Doulting and Nunney Ward
10	The Pennards and Ditcheat Ward

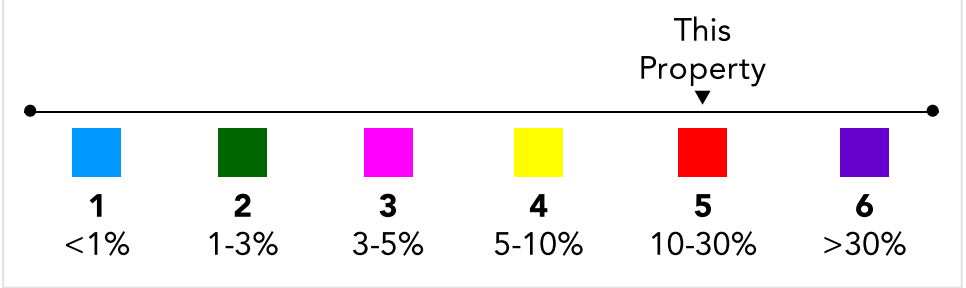
Environment
Radon Gas

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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).





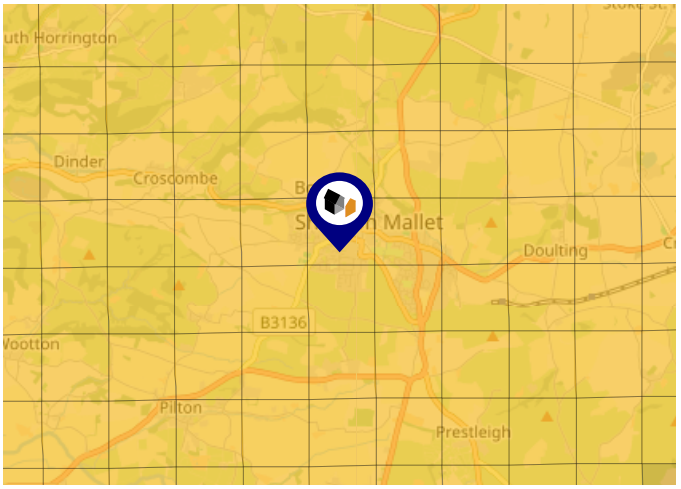
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Environment
Soils & Clay

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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



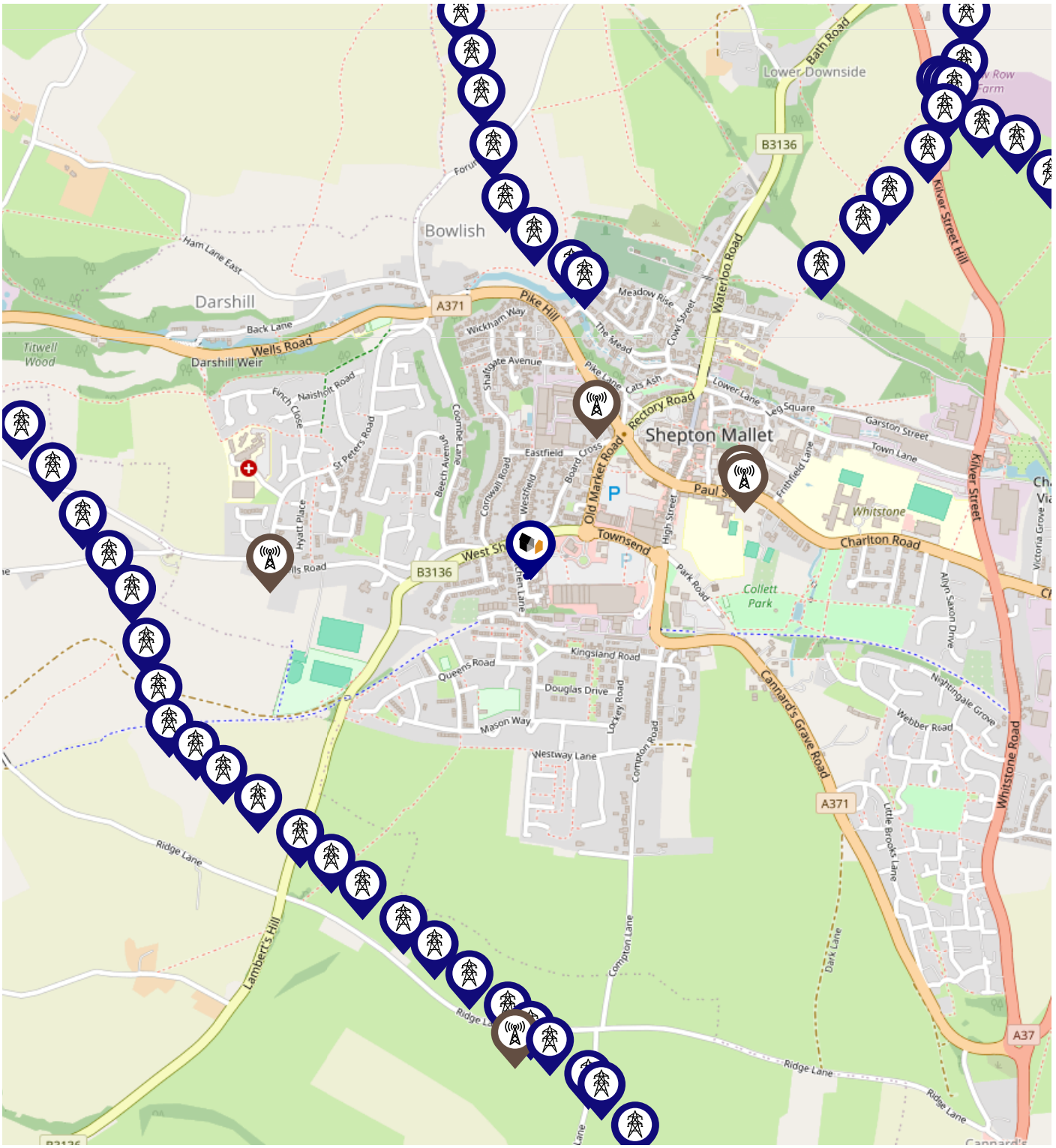
Primary Classifications (Most Common Clay Types)

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:

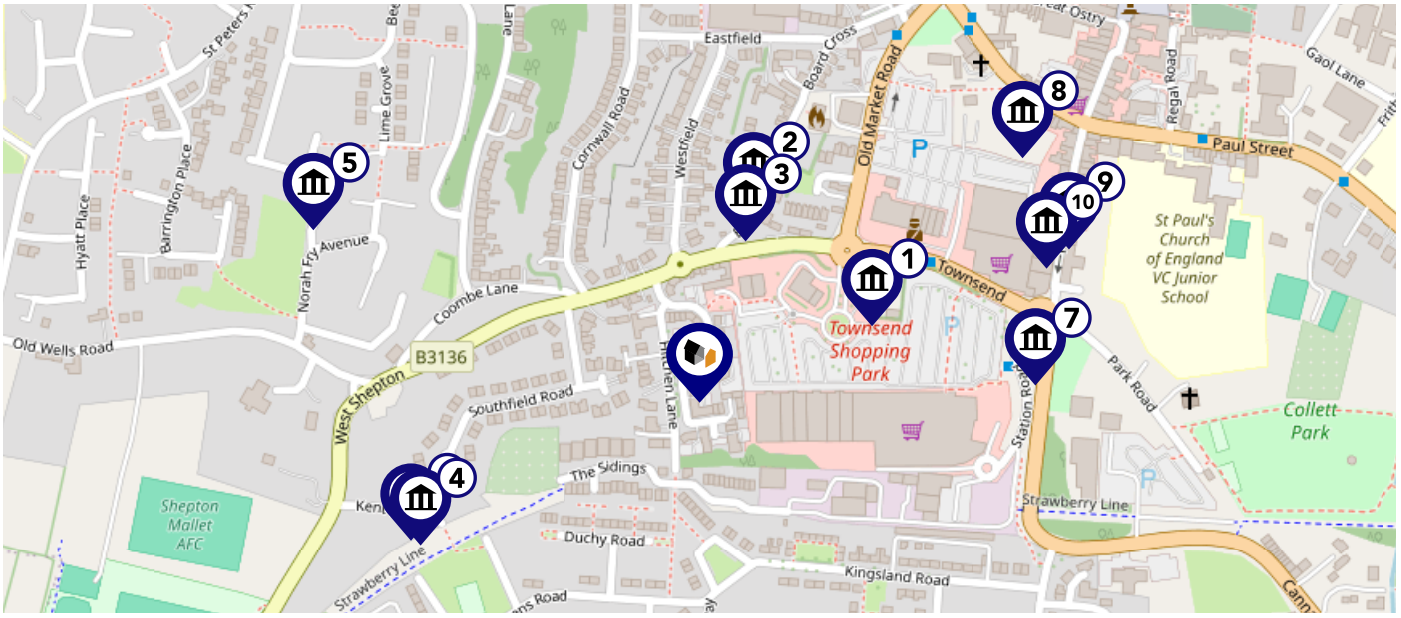
- Power Pylons
- Communication Masts

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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 1345271 - Former St Michael's Roman Catholic Church	Grade II	0.1 miles
2 1058452 - The Victoria	Grade II	0.1 miles
3 1296658 - Gattonside	Grade II	0.1 miles
4 1173213 - 10, Kent	Grade II	0.2 miles
5 1058385 - 14 And 16, Old Wells Road	Grade II	0.2 miles
6 1058413 - 13, Kent	Grade II	0.2 miles
7 1391564 - Shepton Mallet War Memorial	Grade II	0.2 miles
8 1172722 - Baptist Chapel	Grade II	0.2 miles
9 1173061 - 49, High Street	Grade II	0.2 miles
10 1173208 - 58-62, High Street	Grade II	0.2 miles

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

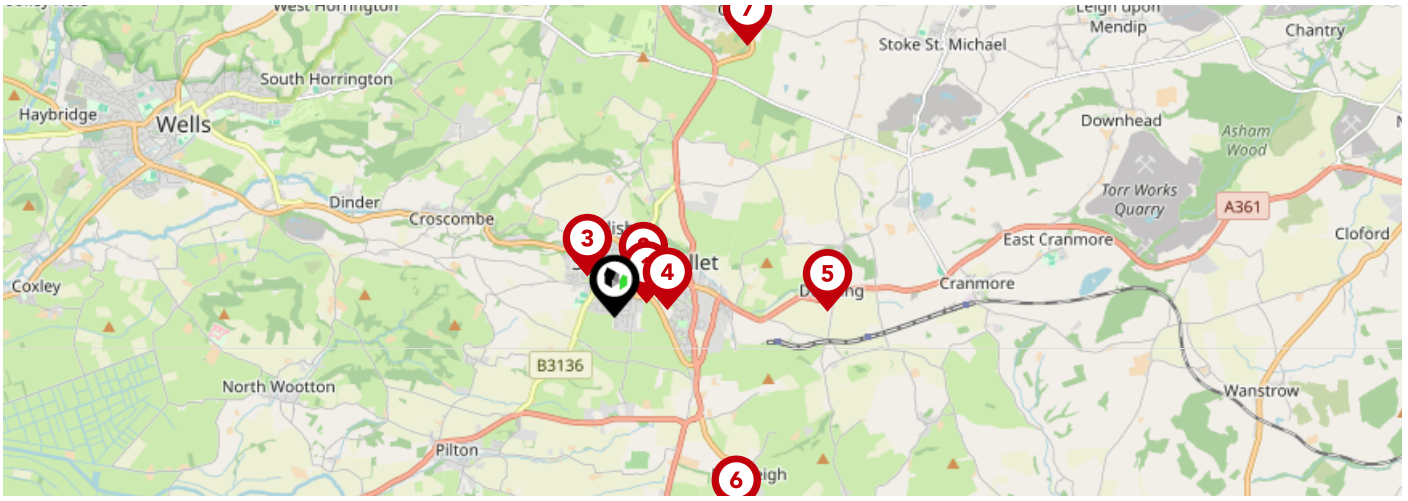
Drainage

Mains

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Area
Schools

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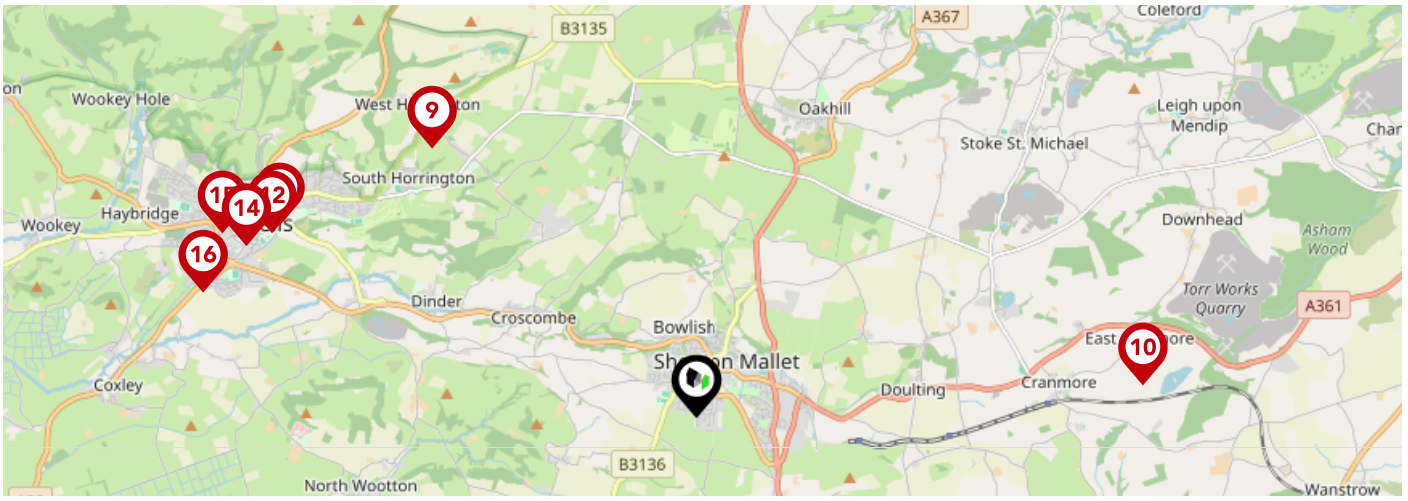


		Nursery	Primary	Secondary	College	Private
1	**St Paul's Church of England VC Junior School** Ofsted Rating: Good | Pupils: 322 | Distance:0.32	☐	☑	☐	☐	☐
2	**Shepton Mallet Community Infants' School & Nursery** Ofsted Rating: Good | Pupils: 220 | Distance:0.4	☐	☑	☐	☐	☐
3	**Bowlish Infant School** Ofsted Rating: Good | Pupils: 107 | Distance:0.46	☐	☑	☐	☐	☐
4	**Whitstone** Ofsted Rating: Good | Pupils: 584 | Distance:0.49	☐	☐	☑	☐	☐
5	**St Aldhelms Church School** Ofsted Rating: Requires improvement | Pupils: 173 | Distance:1.98	☐	☑	☐	☐	☐
6	**The Mendip School** Ofsted Rating: Good | Pupils: 164 | Distance:2.19	☐	☐	☑	☐	☐
7	**Oakhill Church School** Ofsted Rating: Requires improvement | Pupils: 106 | Distance:2.8	☐	☑	☐	☐	☐
8	**Evercreech Church of England Primary School** Ofsted Rating: Good | Pupils: 181 | Distance:3.28	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

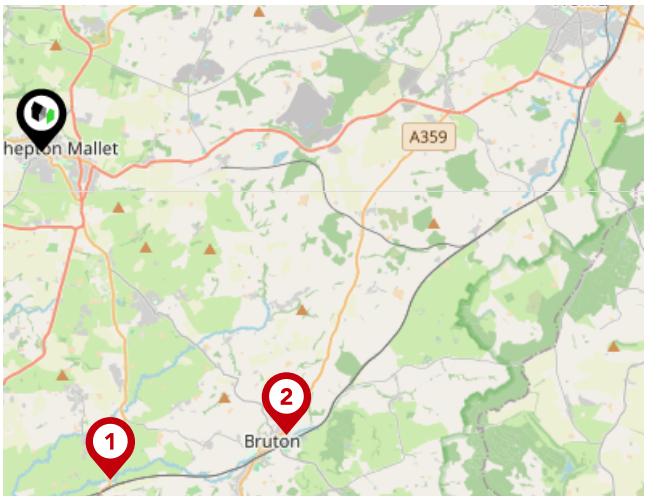


	Nursery	Primary	Secondary	College	Private
9 Horrington Primary School Ofsted Rating: Requires improvement | Pupils: 102 | Distance:3.51	☐	☑	☐	☐	☐
10 All Hallows School Ofsted Rating: Not Rated | Pupils: 238 | Distance:4.15	☐	☐	☑	☐	☐
11 Stoberry Park School Ofsted Rating: Good | Pupils: 318 | Distance:4.27	☐	☑	☐	☐	☐
12 Wells Cathedral School Ofsted Rating: Not Rated | Pupils: 780 | Distance:4.3	☐	☐	☑	☐	☐
13 Ditcheat Primary School Ofsted Rating: Good | Pupils: 91 | Distance:4.39	☐	☑	☐	☐	☐
14 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good | Pupils: 149 | Distance:4.49	☐	☑	☐	☐	☐
15 The Blue School Ofsted Rating: Good | Pupils: 1434 | Distance:4.72	☐	☐	☑	☐	☐
16 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good | Pupils: 172 | Distance:4.74	☐	☑	☐	☐	☐

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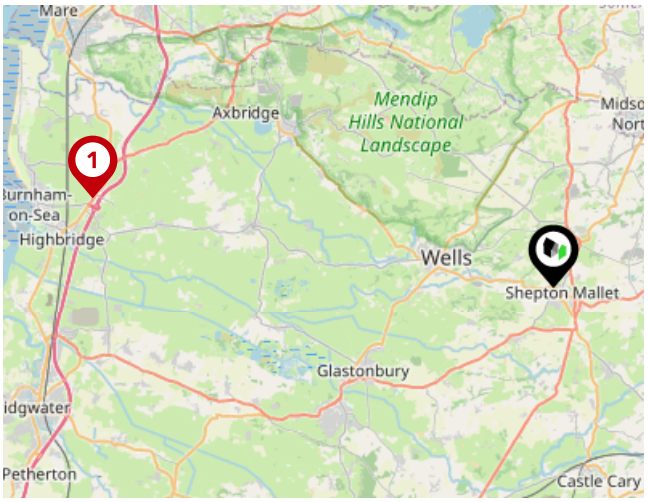
Area
Transport (National)

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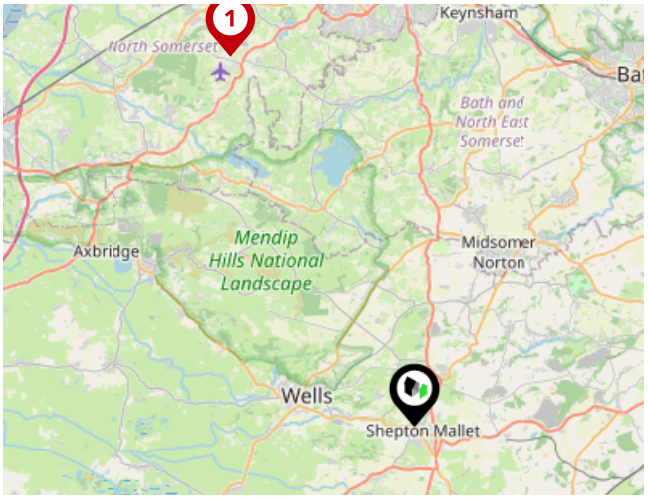
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.21 miles
2	Bruton Rail Station	6.96 miles
3	Frome Rail Station	10.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	17.45 miles



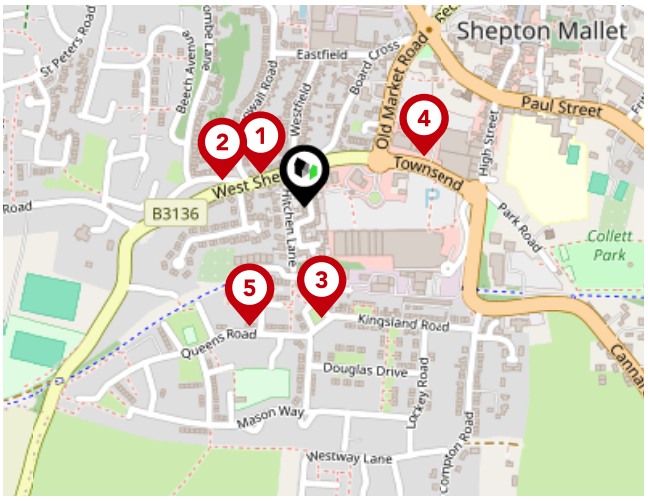
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.35 miles

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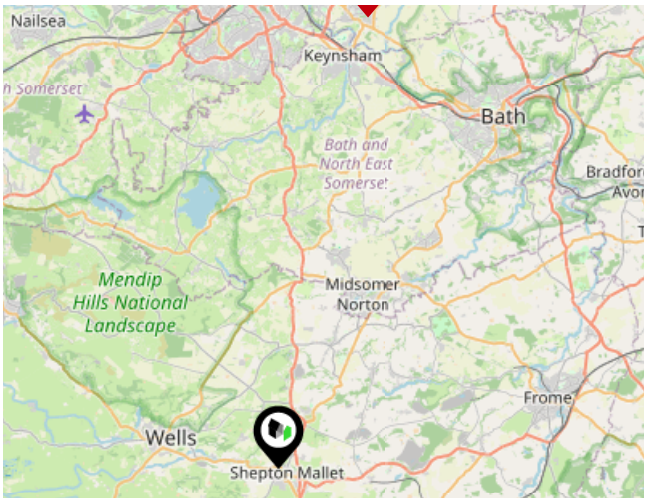
Area
Transport (Local)

COOPER AND TANNER



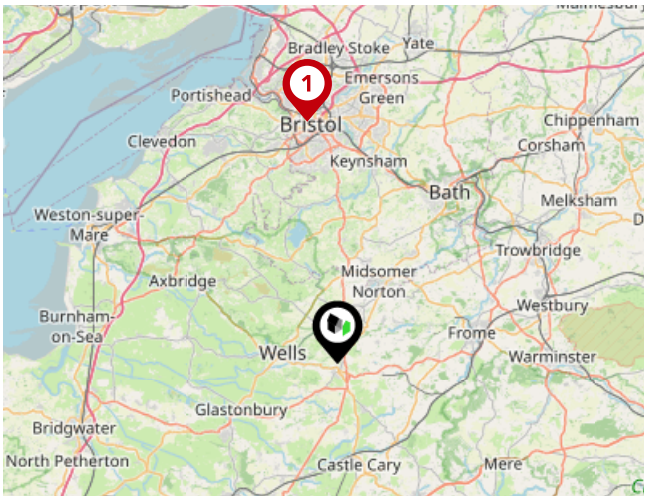
Bus Stops/Stations

Pin	Name	Distance
1	West Shepton Road	0.06 miles
2	West Shepton Road	0.1 miles
3	Stevens Close	0.12 miles
4	ALDI	0.15 miles
5	Duchy Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	17.07 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	18.06 miles

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Cooper and Tanner
Testimonials

COOPER AND TANNER

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

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