COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 28th October 2026

PORTWAY LANE, GURNEY SLADE, RADSTOCK, BA3

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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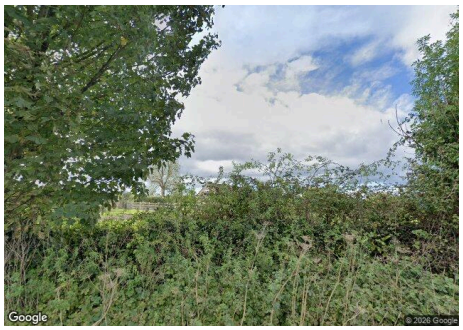
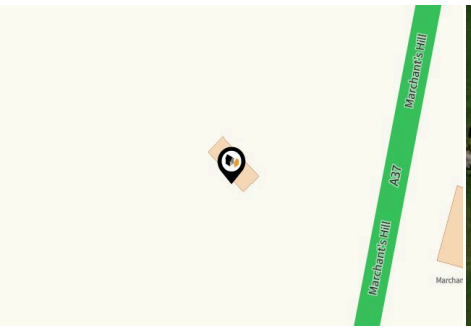
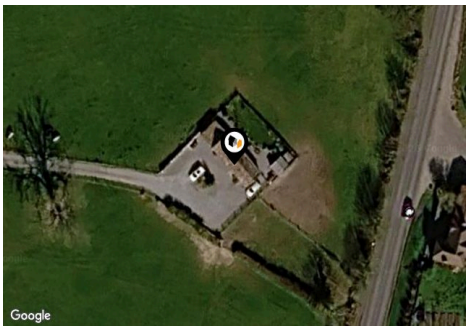
Property
Overview

COOPER AND TANNER







Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band E
Annual Estimate:	£3,130

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

29 mb/s

- mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Planning History
This Address

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Planning records for: ***Portway Lane, Gurney Slade, Radstock, BA3***

Reference - 2013/0775

Decision: Finally Disposed Of

Date: 08th April 2013

Description:

Application for a lawful development certificate for the existing use of a building as a single dwelling in breach of condition 4 of planning permission 085033/007.

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Planning
In Street

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Planning records for: ***Marchants Hill House Portway Lane Binegar Wells BA3 4TZ***

Reference - 2019/0111/LBC	
Decision:	Decided
Date:	18th January 2019
Description:	
Replacement of internal concrete floor. 2no. rooflights to rear elevation and replace bathroom window to match existing kitchen. Replacement of plasterboard ceiling. Creation of vaulted ceiling in kitchen. Removal of boiler cupboard and relocation of boiler to external stone shed.	

Reference - 2014/1783/LBC	
Decision:	Approval with Conditions
Date:	01st September 2014
Description:	
Demolition of the existing porch and the construction of a new porch on the principal elevation.	

Planning records for: ***Portway Cottage, Portway Lane, Gurney Slade, Bath, Somerset, BA3 4TZ***

Reference - 110026/002	
Decision:	Approval with Conditions
Date:	19th January 2004
Description:	
Erection of two storey extension to rear (CAT A)	

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Flood Risk
Surface Water - Flood Risk

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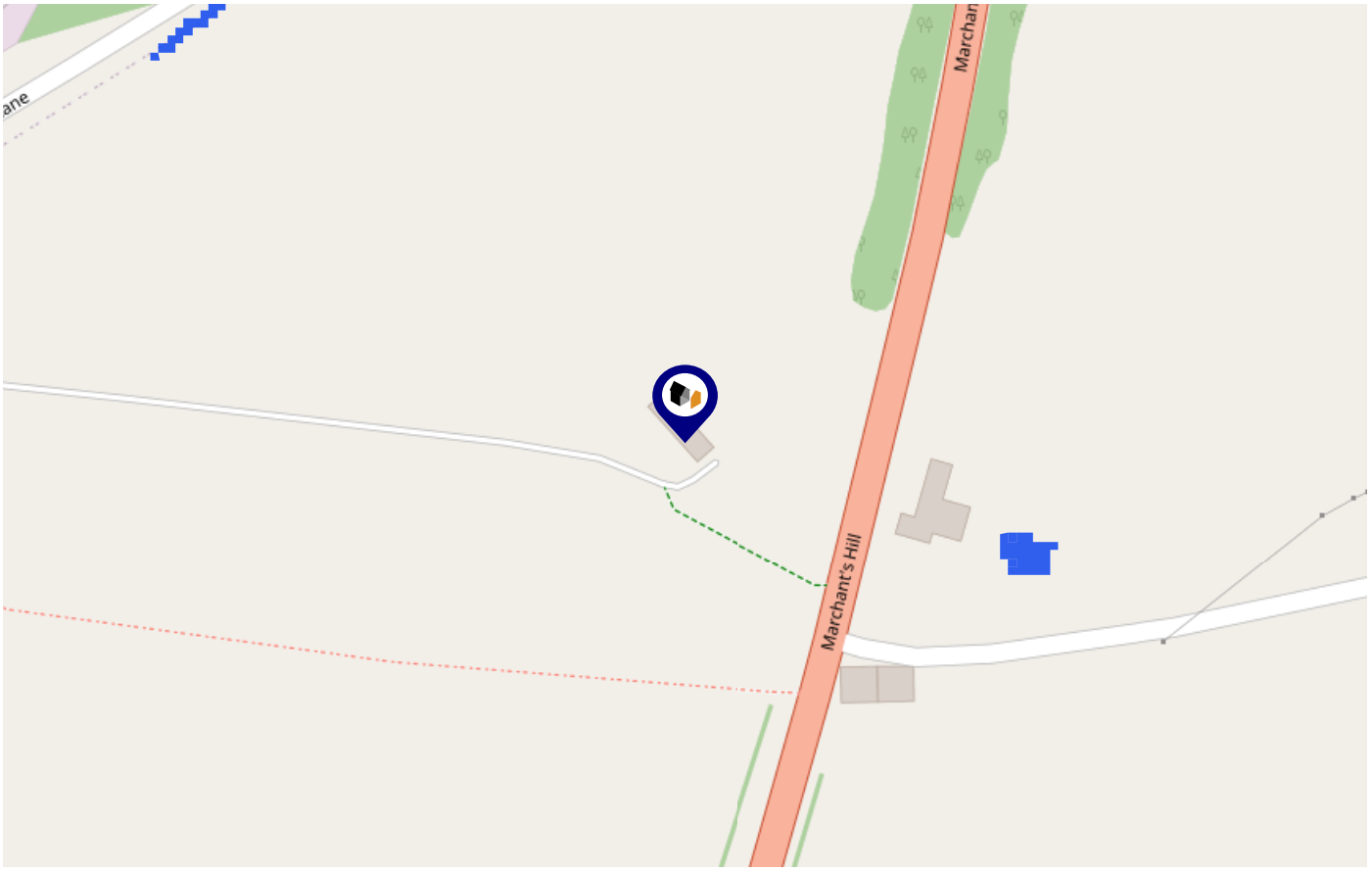
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

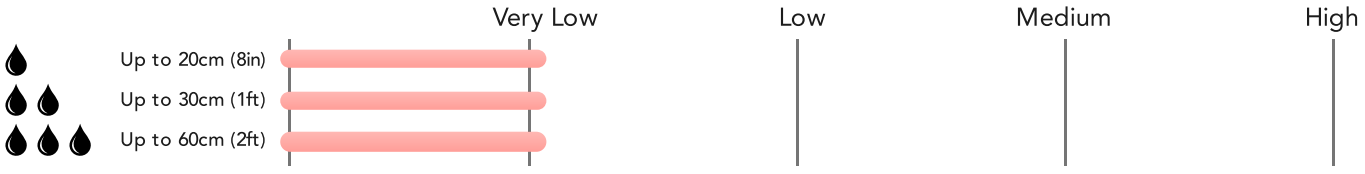


Risk Rating: Very low

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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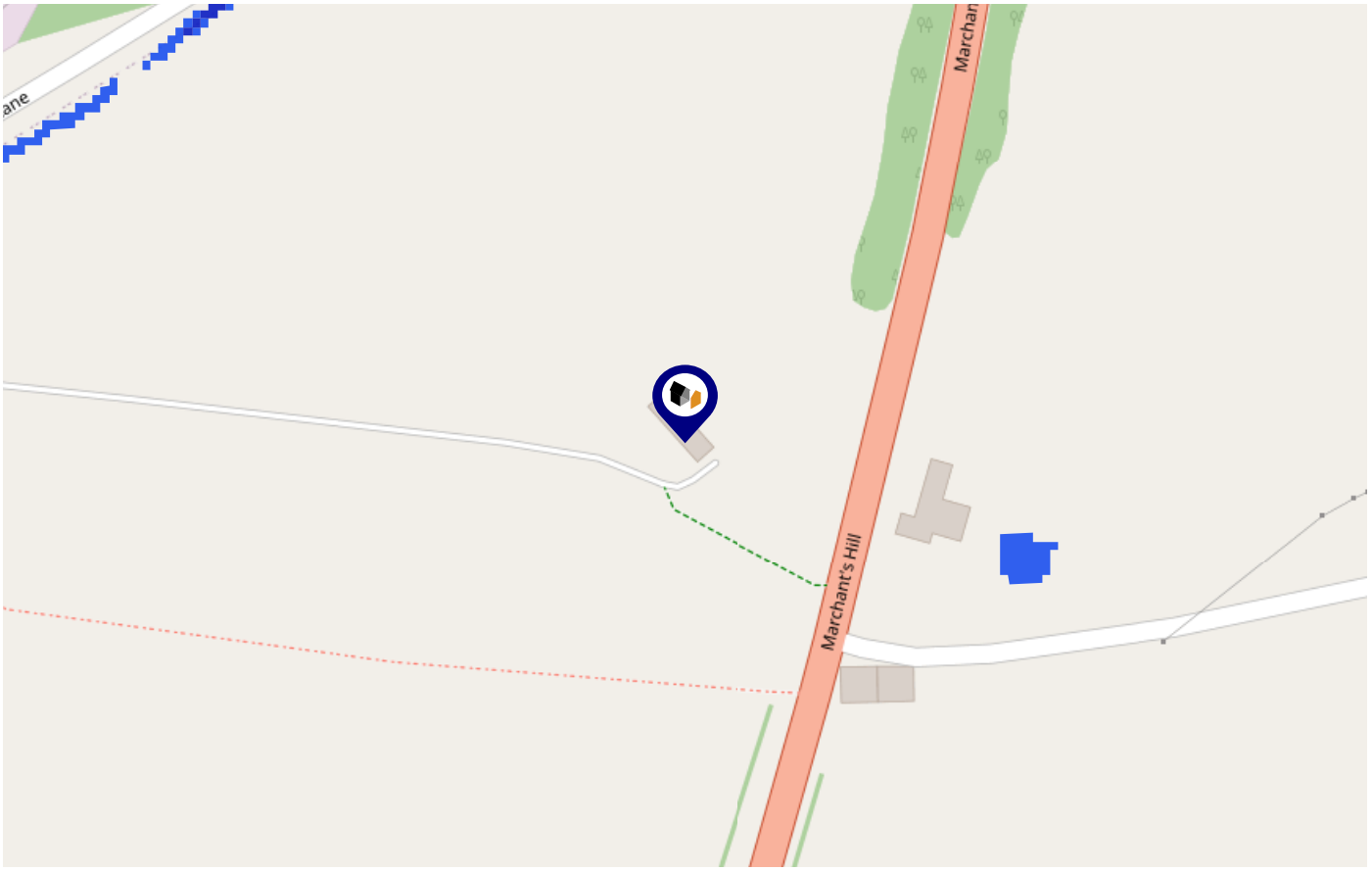
Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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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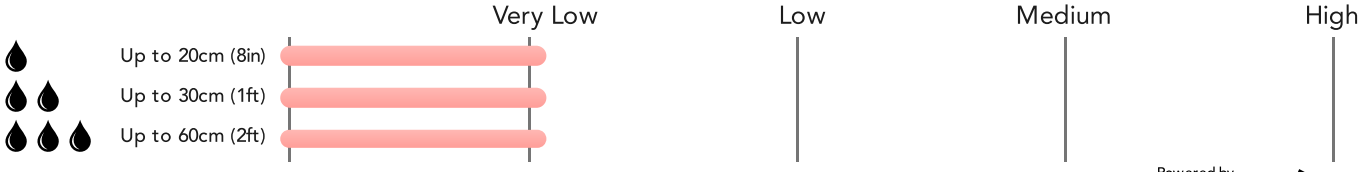

MIR - Material Info

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Flood Risk
Rivers & Seas - Flood Risk

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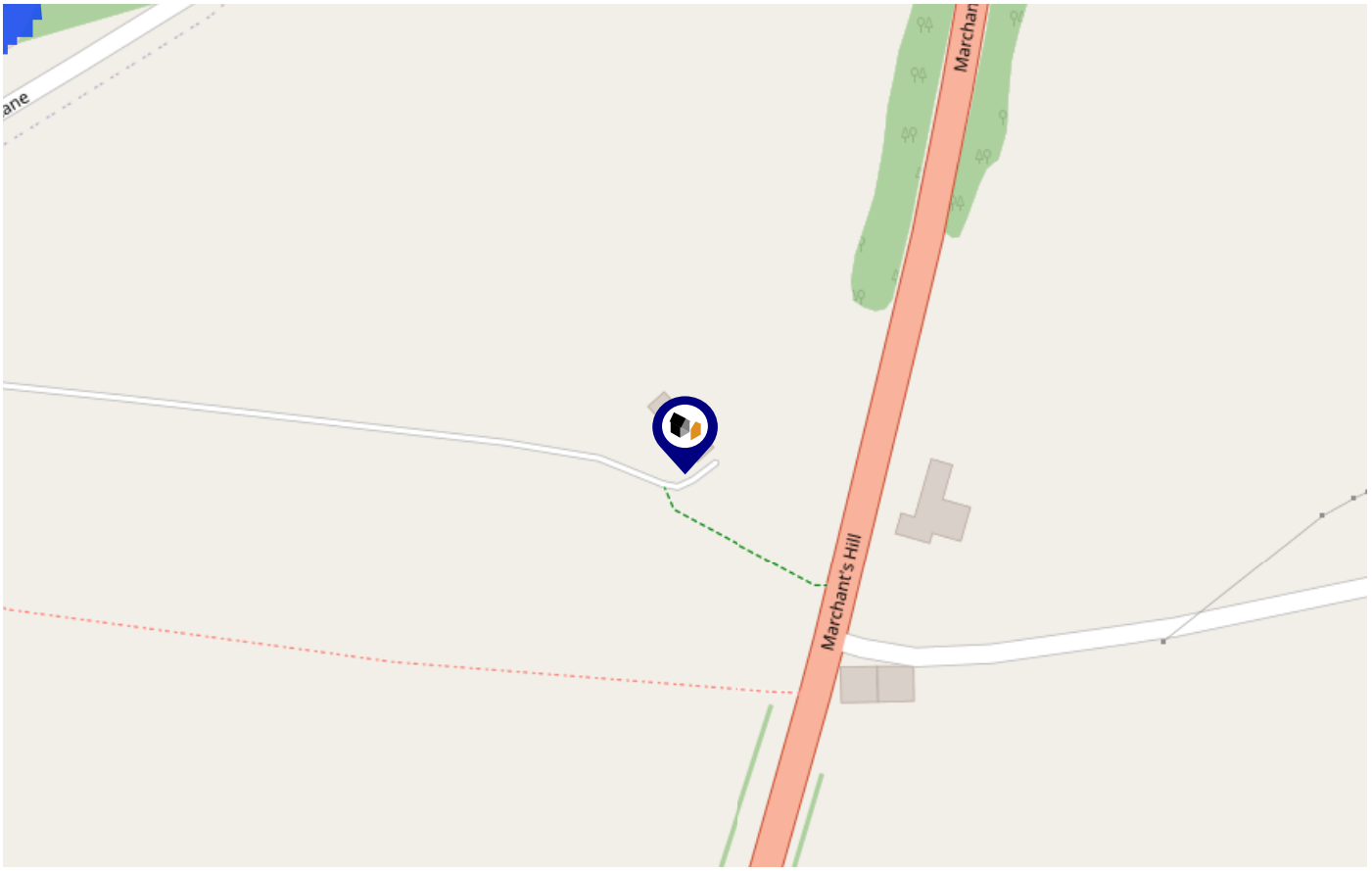
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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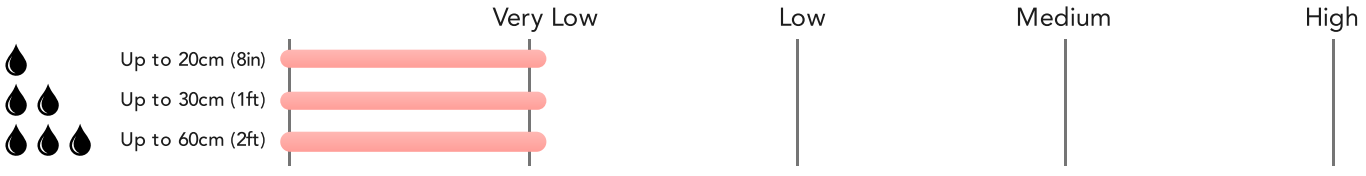

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Flood Risk
Rivers & Seas - Climate Change

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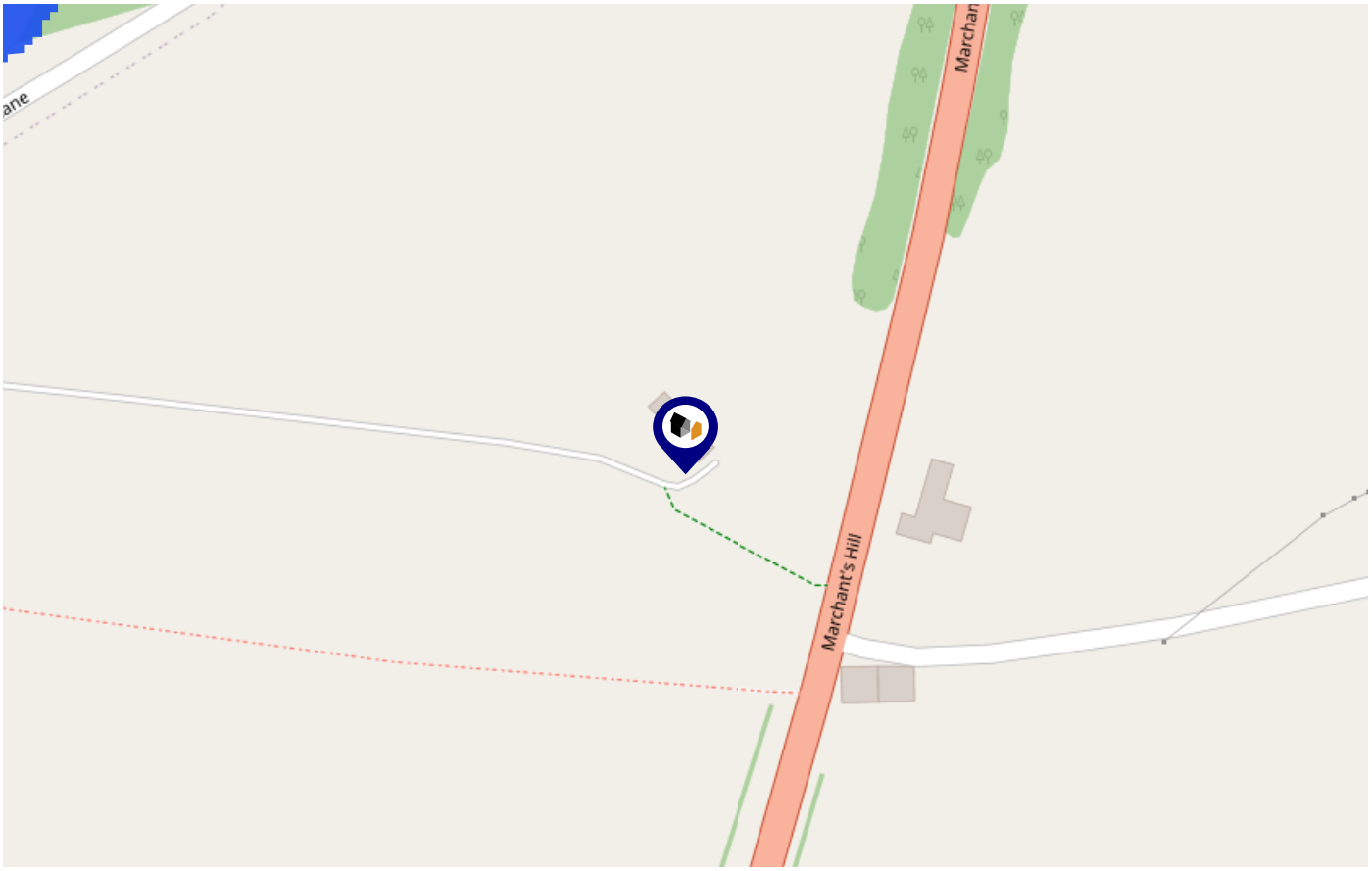
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



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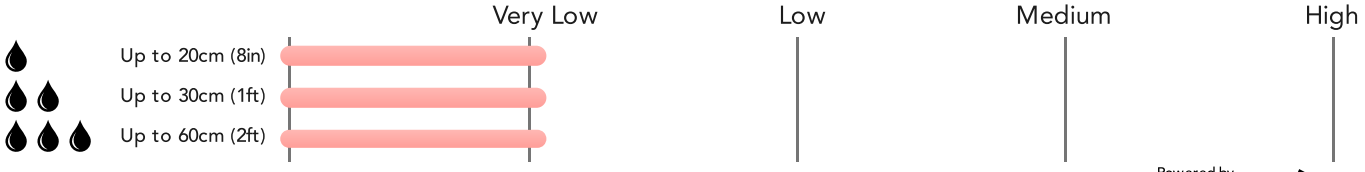

MIR - Material Info

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Maps
Conservation Areas

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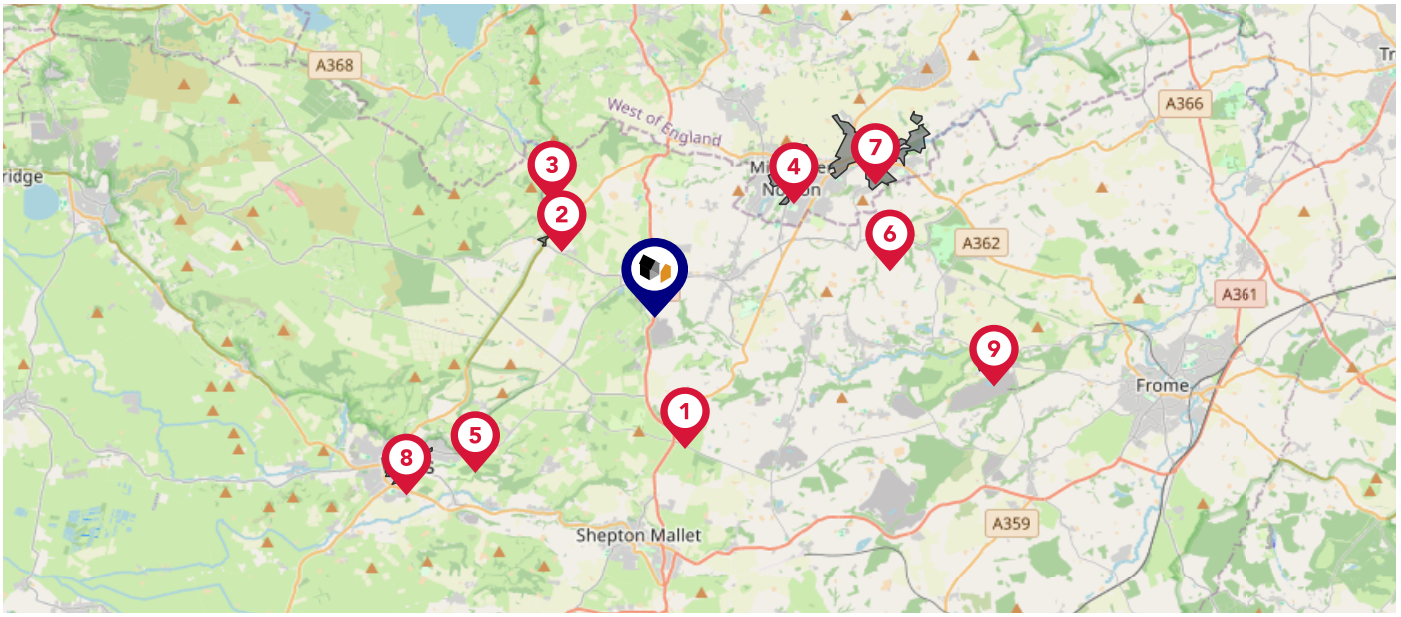
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Oakhill
2	Chewton Mendip
3	Litton
4	Midsomer Norton and Welton
5	Mendip Hospital
6	Kilmersdon
7	Radstock
8	Wells
9	Mells

Maps
Landfill Sites

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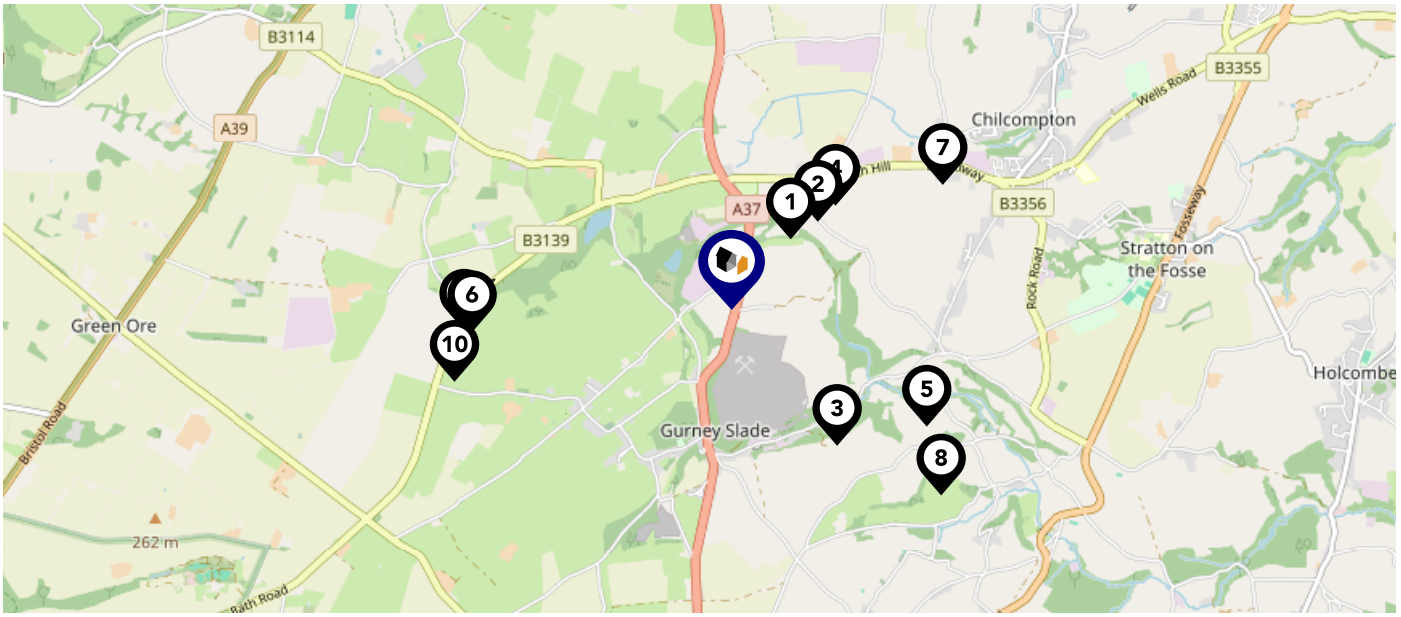
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coalpit Lane-Emborough, Binegar and Chilcompton	Historic Landfill
2	Disused Railway Cuttting-Coalpit Lane, Emborough, Radstock, Avon	Historic Landfill
3	Gurney Slade Pumping station-Stock Hill, Binegar, Radstock, Avon	Historic Landfill
4	Old Down-Chilcompton	Historic Landfill
5	Moore Wood-Moors Bottom, Stratton-on-the-fosse, Somerset	Historic Landfill
6	Adjacent B3139-Emborough	Historic Landfill
7	Rear of The Maples-IChilcompton, Radstock, Avon	Historic Landfill
8	Moor Wood-Ashwick	Historic Landfill
9	Emborough Pond Tip-Redhill Lane, Emborough, Radstock	Historic Landfill
10	Quar Tyning-Emborough, Wells Road, Emborough, Radstock, Avon	Historic Landfill

Maps
Coal Mining

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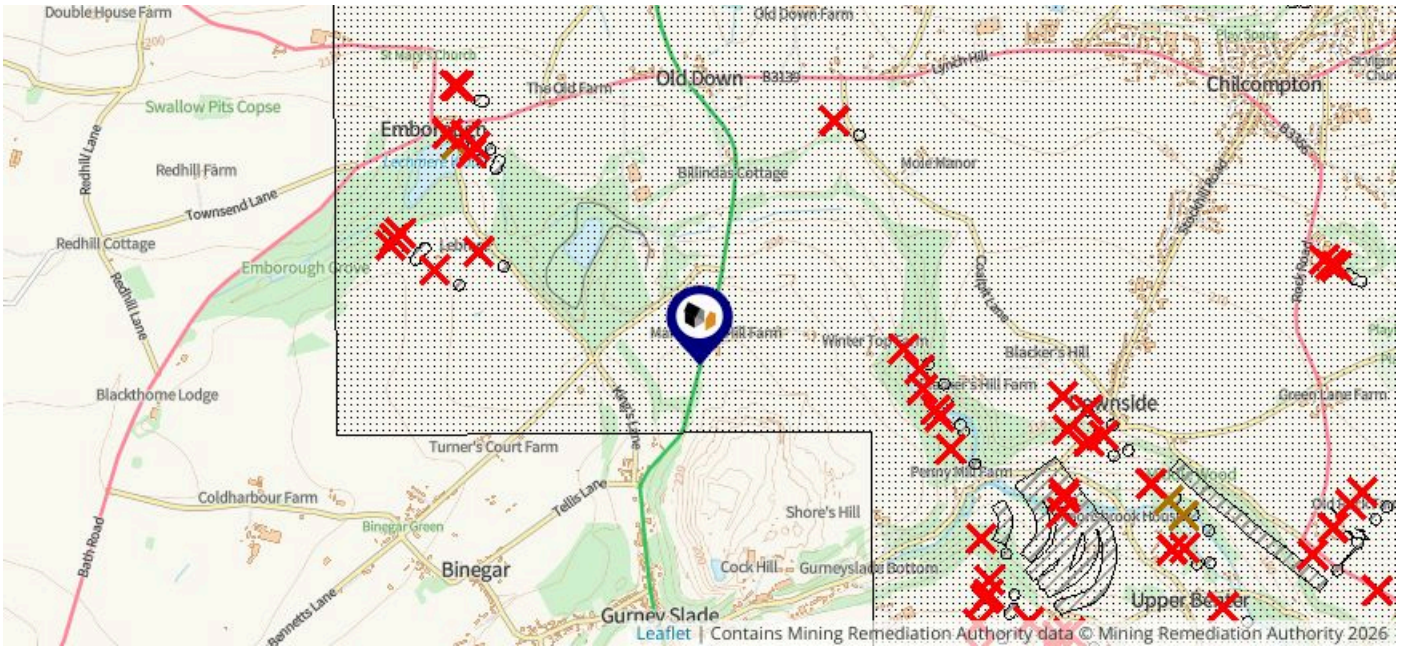
This map displays nearby coal mine entrances and their classifications.



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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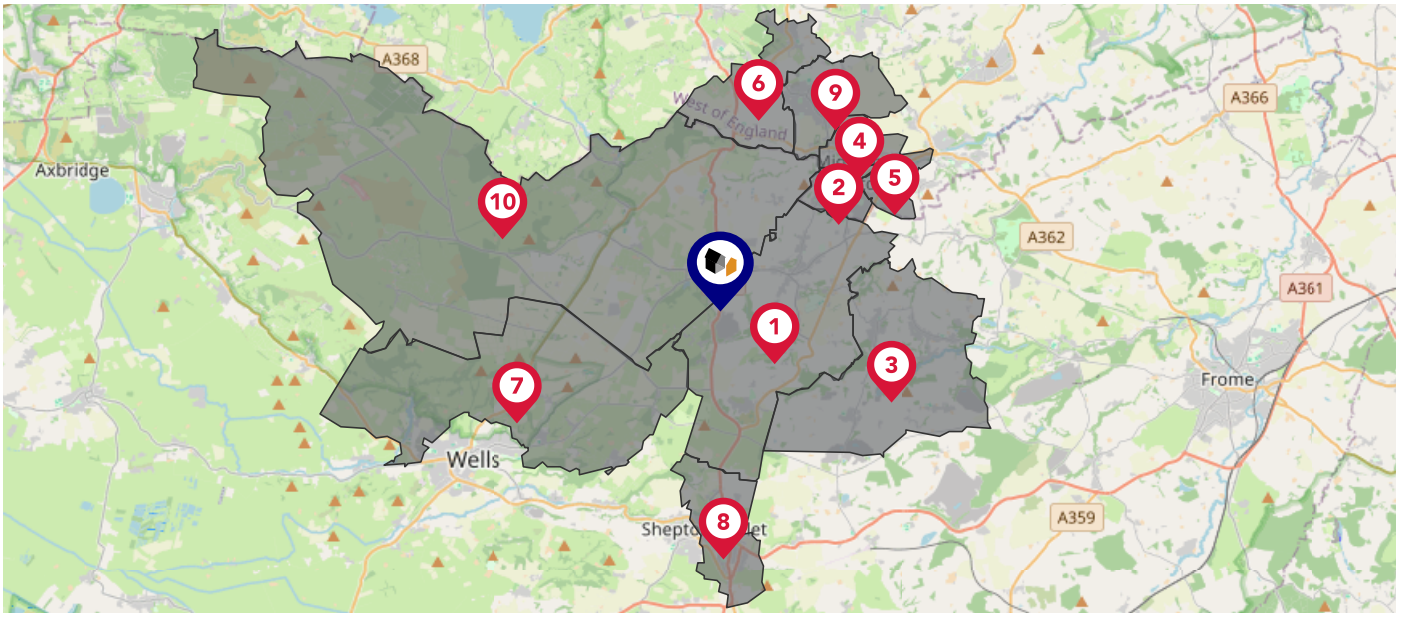
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1	Ashwick, Chilcompton and Stratton Ward
2	Midsomer Norton Redfield Ward
3	Coleford and Holcombe Ward
4	Midsomer Norton North Ward
5	Westfield Ward
6	High Littleton Ward
7	St. Cuthbert Out North Ward
8	Shepton East Ward
9	Paulton Ward
10	Chewton Mendip and Ston Easton Ward

Environment
Radon Gas

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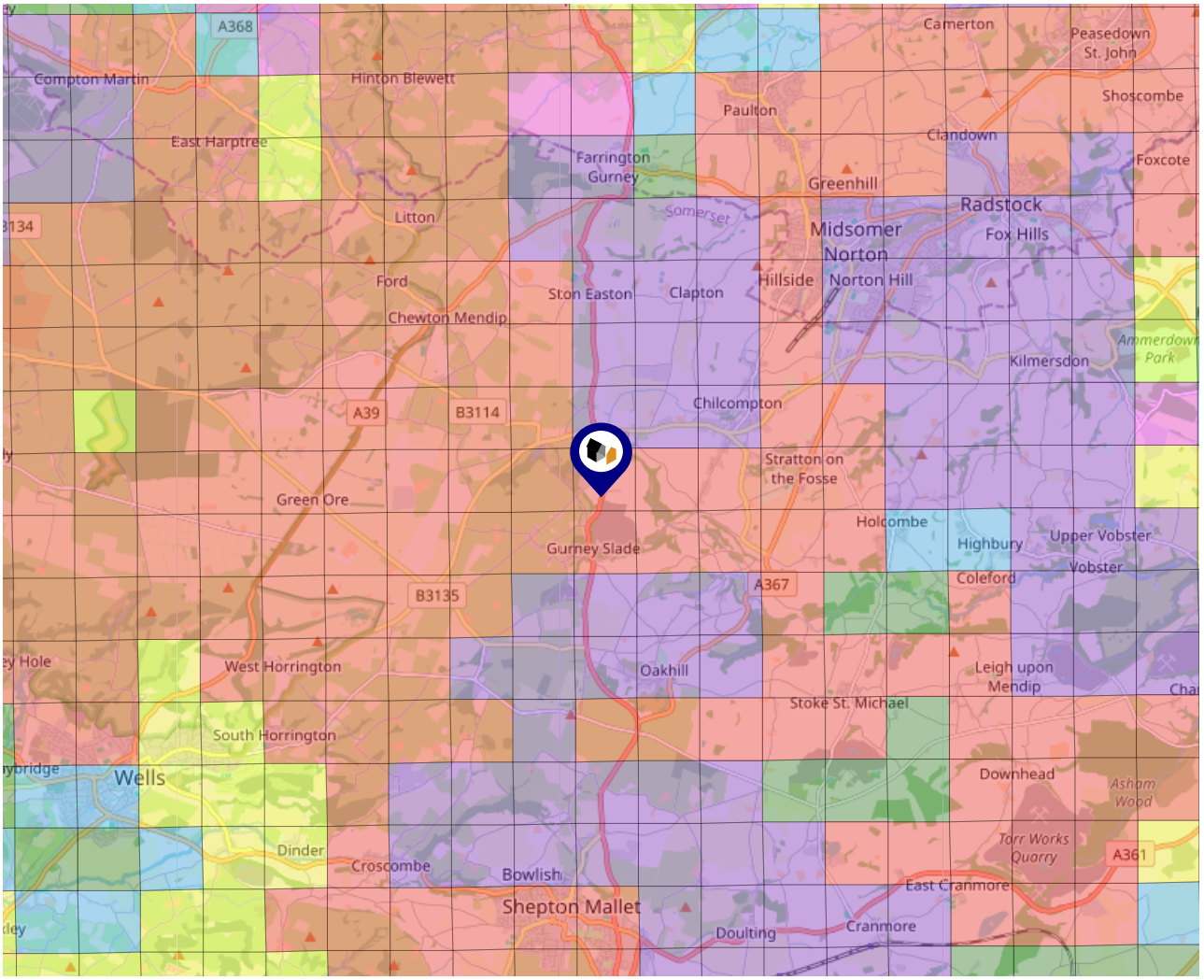
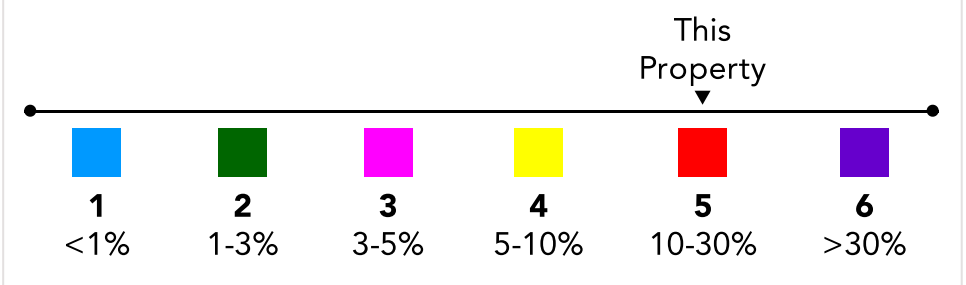
What is Radon?

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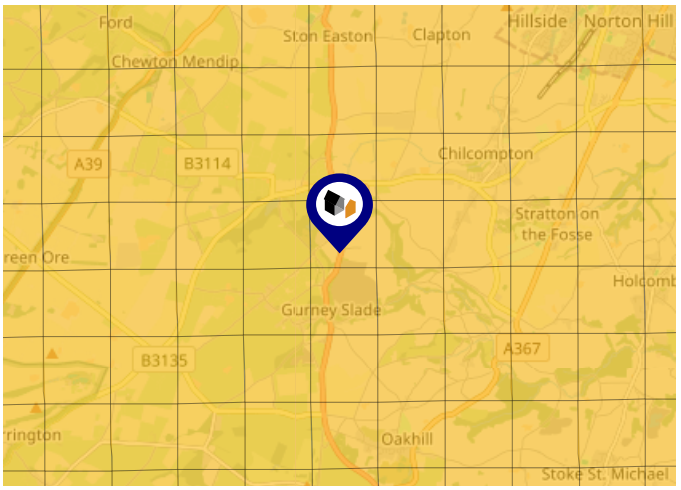
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	MEDIUM(SILTY) 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

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Local Area
Masts & Pylons

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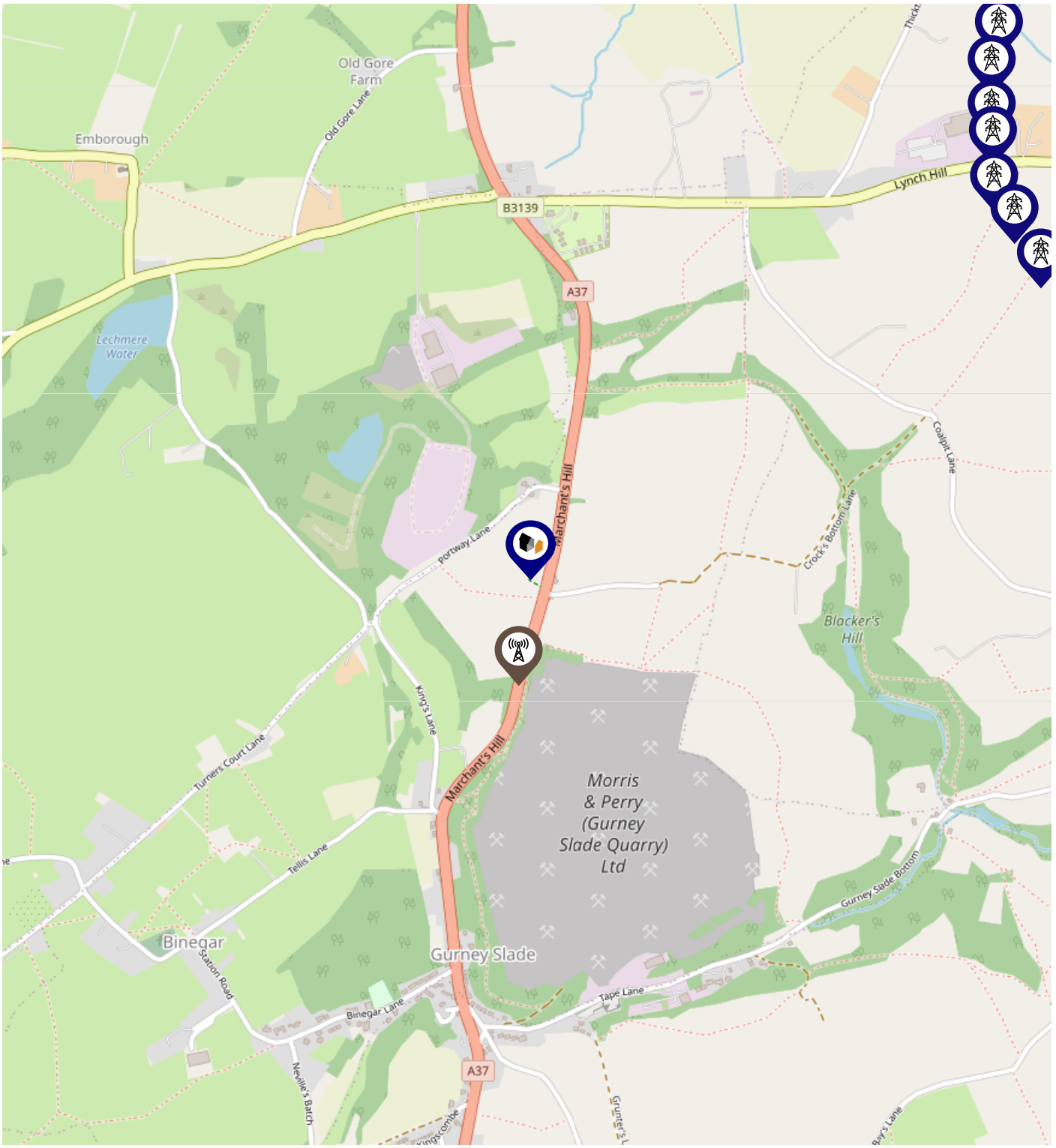

Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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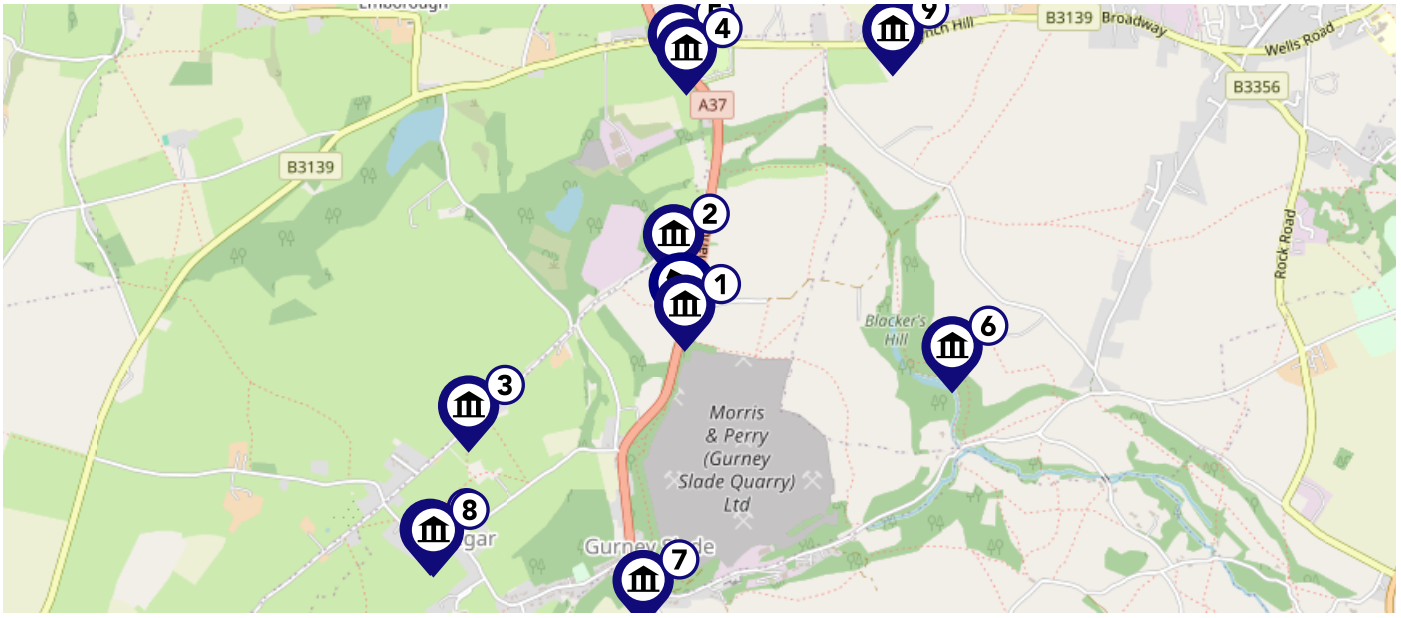
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1058644 - Cotclose	Grade II	0.0 miles
2 1058645 - Marchants Hill House	Grade II	0.1 miles
3 1307332 - Turner's Court Farmhouse And Attached Barn	Grade II	0.5 miles
4 1345134 - Old Down House	Grade II	0.6 miles
5 1058671 - Old Down Inn	Grade II	0.6 miles
6 1058730 - Blackers Hill Farmhouse	Grade II	0.7 miles
7 1058643 - Sunny View	Grade II	0.7 miles
8 1058642 - Richard James Monument In Churchyard About 3 Metres South Of Porch Church Of The Holy Trinity	Grade II	0.8 miles
9 1175579 - Broadway Cottage	Grade II	0.8 miles
10 1058641 - Church Of The Holy Trinity	Grade II	0.8 miles

Material Information

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Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Public Right of Way over driveway for public footpath

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

None

Central Heating

Oil Central Heating

Water Supply

Mains

Drainage

Septic Tank

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Area
Schools

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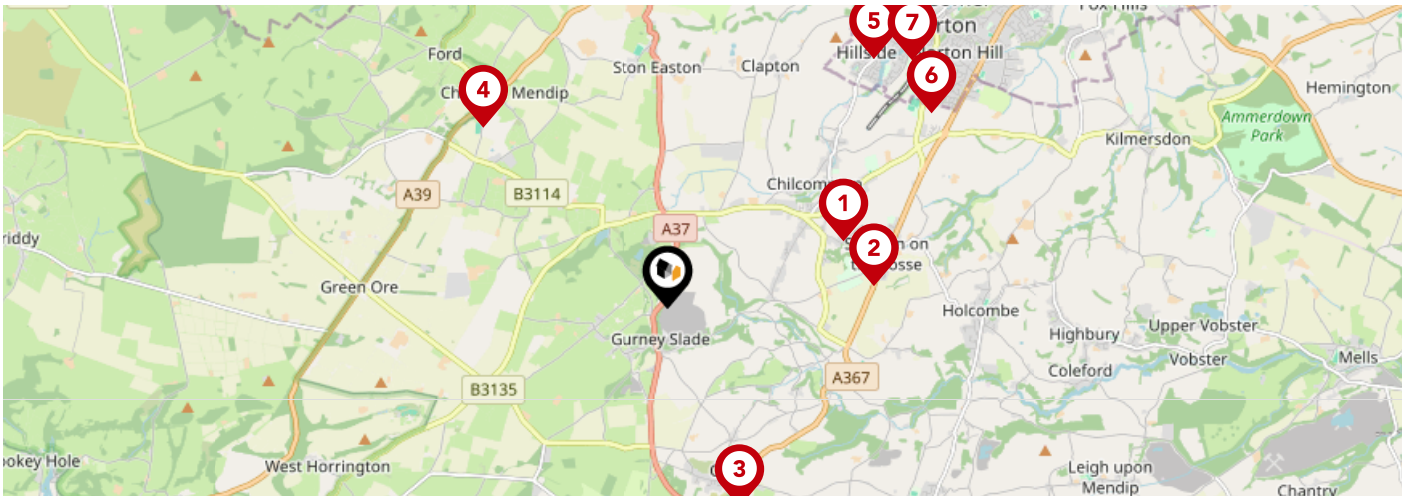

		Nursery	Primary	Secondary	College	Private
1	**St Vigor & St John Church School** Ofsted Rating: Good | Pupils: 215 | Distance:1.74	☐	☑	☐	☐	☐
2	**Downside School** Ofsted Rating: Not Rated | Pupils: 334 | Distance:1.92	☐	☐	☑	☐	☐
3	**Oakhill Church School** Ofsted Rating: Requires improvement | Pupils: 106 | Distance:1.97	☐	☑	☐	☐	☐
4	**Chewton Mendip Church of England VA Primary School** Ofsted Rating: Good | Pupils: 106 | Distance:2.39	☐	☑	☐	☐	☐
5	**Longvernal Primary School** Ofsted Rating: Good | Pupils: 200 | Distance:3	☐	☑	☐	☐	☐
6	**Norton Hill Primary School** Ofsted Rating: Outstanding | Pupils: 205 | Distance:3.04	☐	☑	☐	☐	☐
7	**Somervale Secondary School** Ofsted Rating: Good | Pupils: 773 | Distance:3.22	☐	☐	☑	☐	☐
8	**St John's CofE Primary School** Ofsted Rating: Good | Pupils: 401 | Distance:3.24	☐	☑	☐	☐	☐

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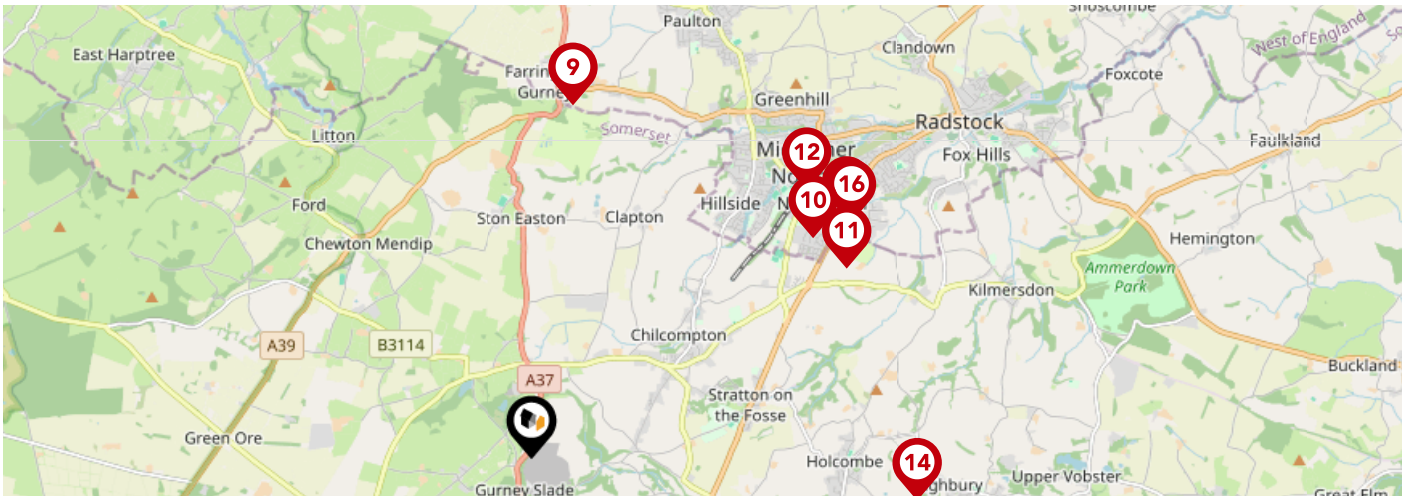
Area
Schools

COOPER AND TANNER



		Nursery	Primary	Secondary	College	Private
9	**Farrington Gurney Church of England Primary School** Ofsted Rating: Good | Pupils: 101 | Distance:3.31	☐	☑	☐	☐	☐
10	**Norton Hill Academy** Ofsted Rating: Good | Pupils: 1827 | Distance:3.31	☐	☐	☑	☐	☐
11	**St Benedict's Catholic Primary School** Ofsted Rating: Requires improvement | Pupils: 172 | Distance:3.41	☐	☑	☐	☐	☐
12	**Midsomer Norton Primary School** Ofsted Rating: Good | Pupils: 267 | Distance:3.56	☐	☑	☐	☐	☐
13	**Horrington Primary School** Ofsted Rating: Requires improvement | Pupils: 102 | Distance:3.56	☐	☑	☐	☐	☐
14	**Bishop Henderson Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 160 | Distance:3.6	☐	☑	☐	☐	☐
15	**Fosse Way School** Ofsted Rating: Good | Pupils: 226 | Distance:3.67	☐	☐	☑	☐	☐
16	**Westfield Primary School** Ofsted Rating: Good | Pupils: 385 | Distance:3.69	☐	☑	☐	☐	☐

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Area
Transport (National)

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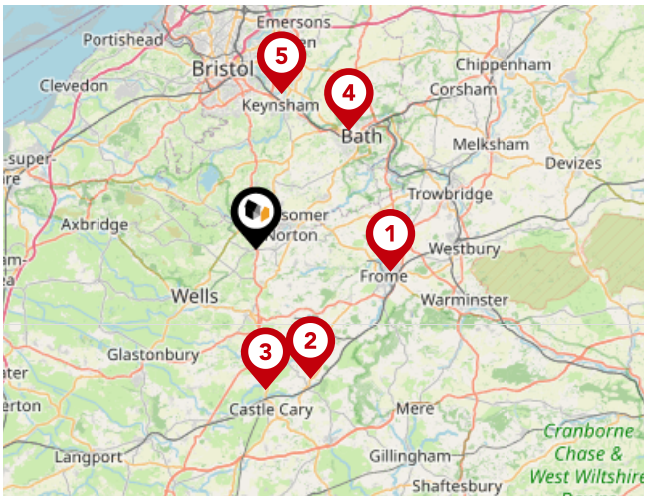
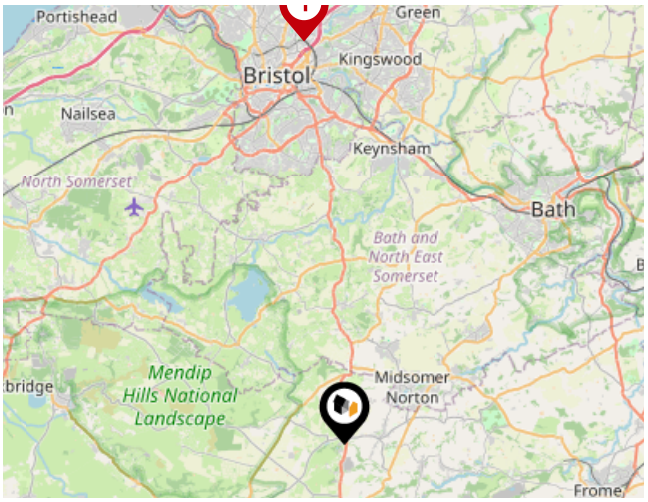


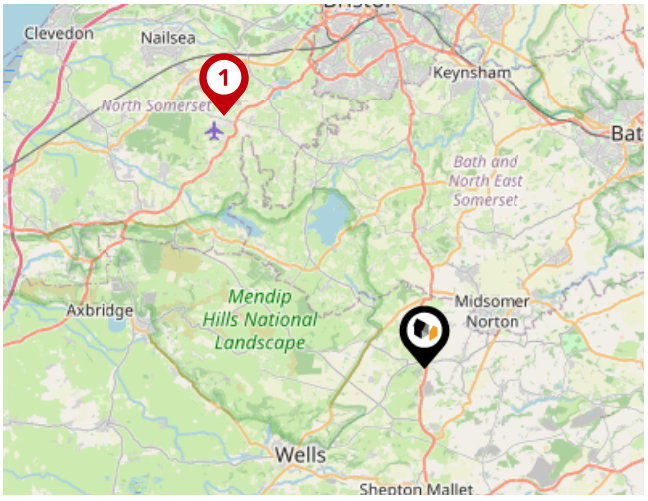
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	10.05 miles
2	Bruton Rail Station	10.42 miles
3	Castle Cary Rail Station	10.47 miles
4	Oldfield Park Rail Station	11.2 miles
5	Keynsham Rail Station	11.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	14.98 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	11.94 miles

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Area
Transport (Local)

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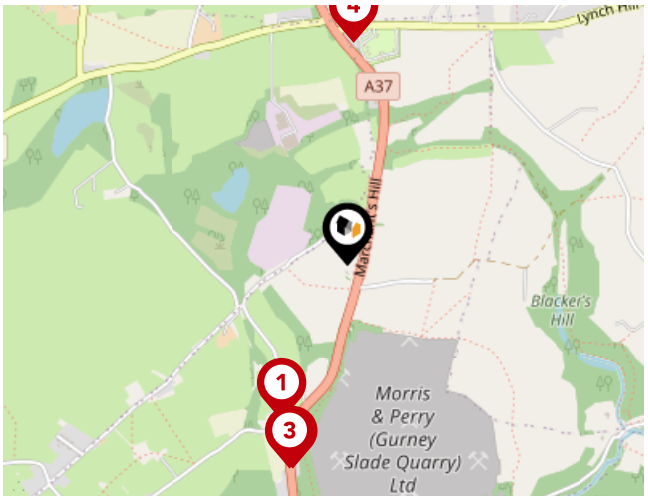
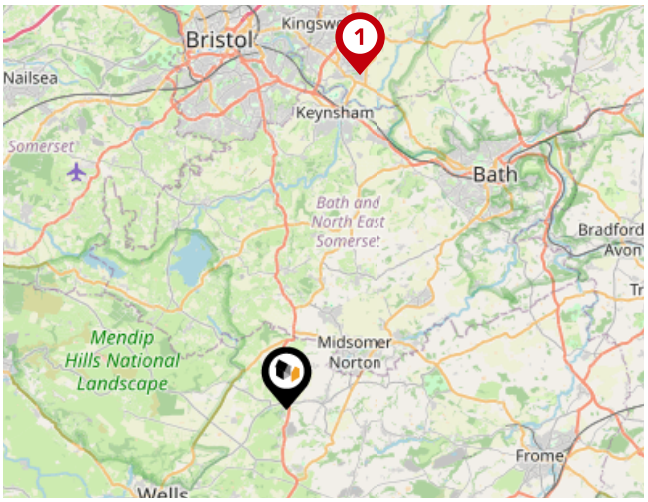


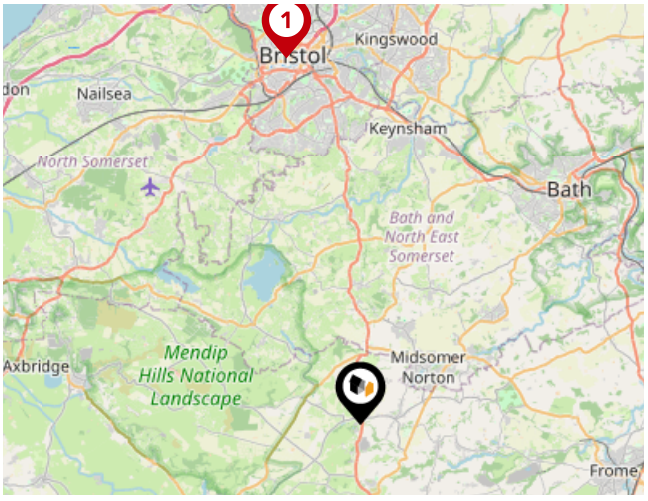
Bus Stops/Stations

Pin	Name	Distance
1	Tellis Court	0.39 miles
2	Nook Cottage	0.48 miles
3	Greystones	0.49 miles
4	Old Down Camping Site	0.51 miles
5	Old Down Inn	0.57 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	12.68 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	13.83 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

/cooper_and_tanner/

Disclaimer

COOPER AND TANNER

Important - Please read

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

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

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