



MIR: Material Info

The Material Information Affecting this Property

Friday 31st July 2026

MARSHALLS ELM, STREET, BA16

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	1137.43 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,276
Title Number:	WS8111

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	46	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hill House Slugg Hill Marshalls Elm Street Somerset BA16 0TY*

Reference - 2024/1919/HSE	
Decision:	Decided
Date:	23rd October 2024
Description:	Refurbishment and extension of existing family home including relocation of swimming pool within new pool house extension

Planning records for: *Summerleaze Slugg Hill Marshalls Elm Street Somerset BA16 0TY*

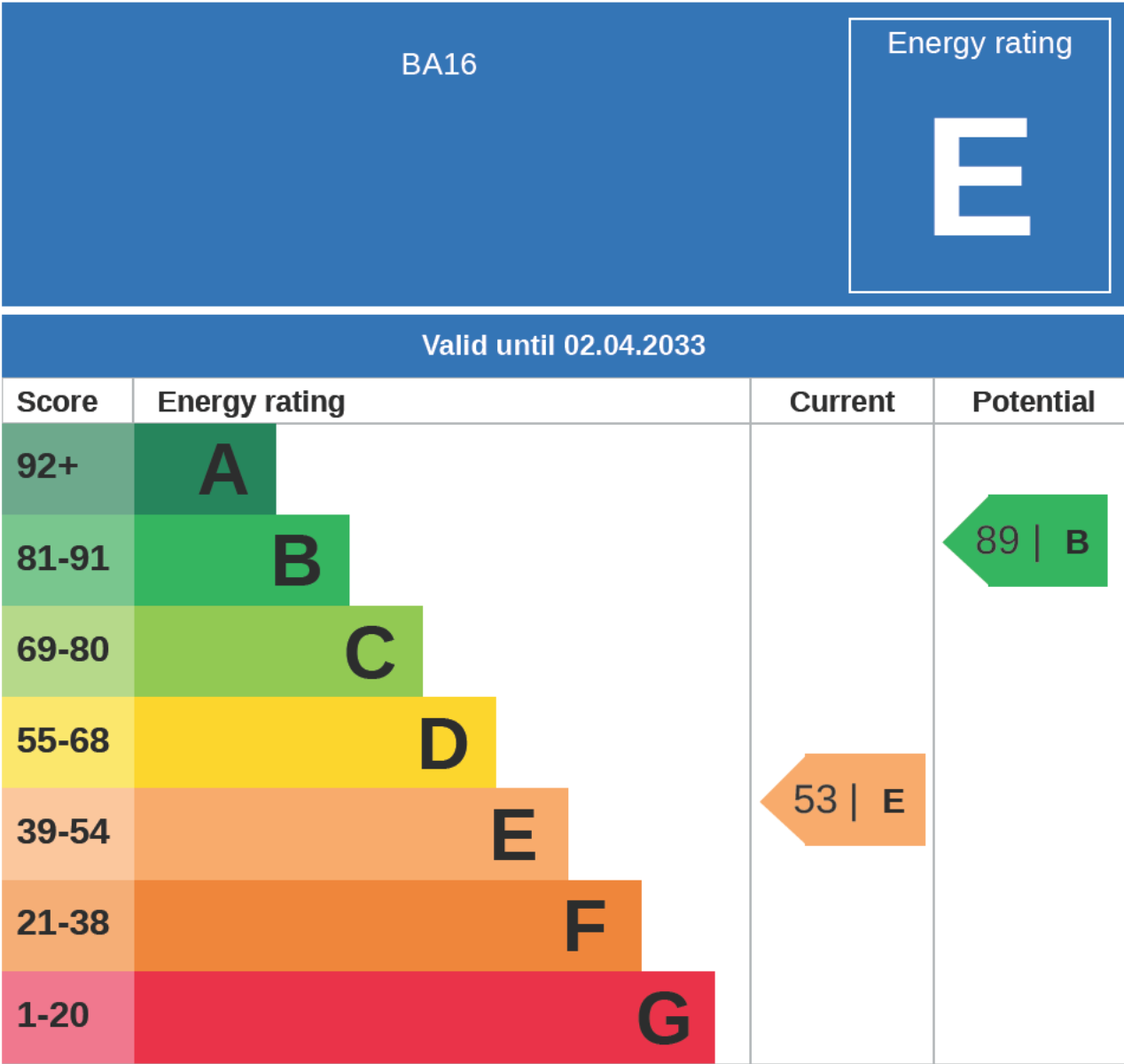
Reference - 2024/1123/FUL	
Decision:	Decided
Date:	26th June 2024
Description:	Erection of 2no 4 bed detached dwellings with integral garages.

Reference - 2026/0811/APP	
Decision:	Decided
Date:	29th April 2026
Description:	Approval of details reserved by condition 3 (European Protected Species Mitigation Licence) on planning consent 2024/1123/FUL.

Reference - 2023/1947/FUL	
Decision:	Decided
Date:	11th October 2023
Description:	Demolish existing dwelling and replace with 1no. detached dwelling with detached garage.

Planning records for: *Cedar Walk Farms Slugg Hill Marshalls Elm Street Somerset BA16 0TY*

Reference - 2023/2148/PAA	
Decision:	Decided
Date:	07th November 2023
Description:	Prior Approval for a proposed change of use of agricultural buildings to 2no. dwellinghouses (Class C3) and for associated operational development.



Property

EPC - Additional Data

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Additional EPC Data

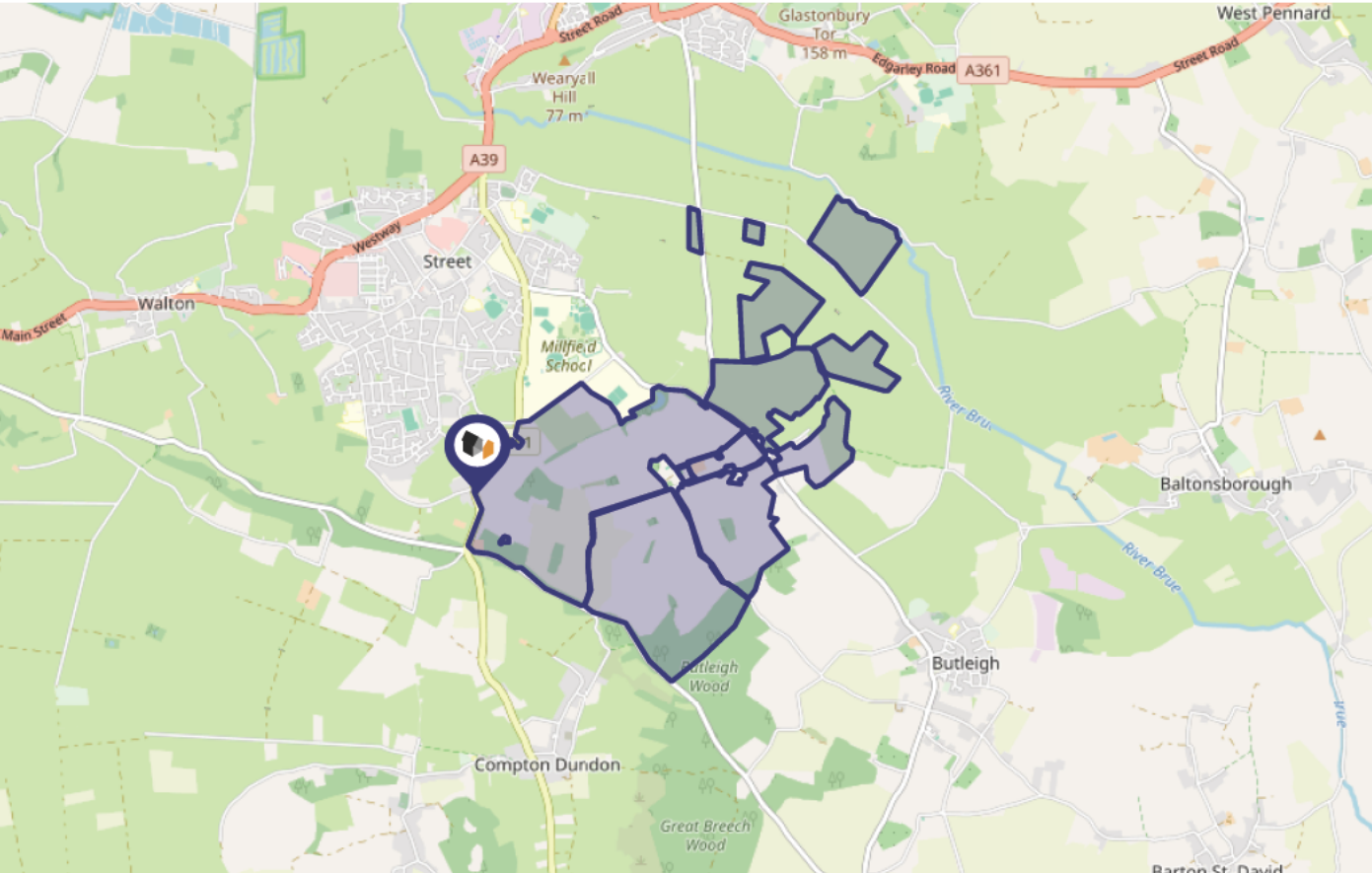
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

Flood Risk

Surface Water - Flood Risk

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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

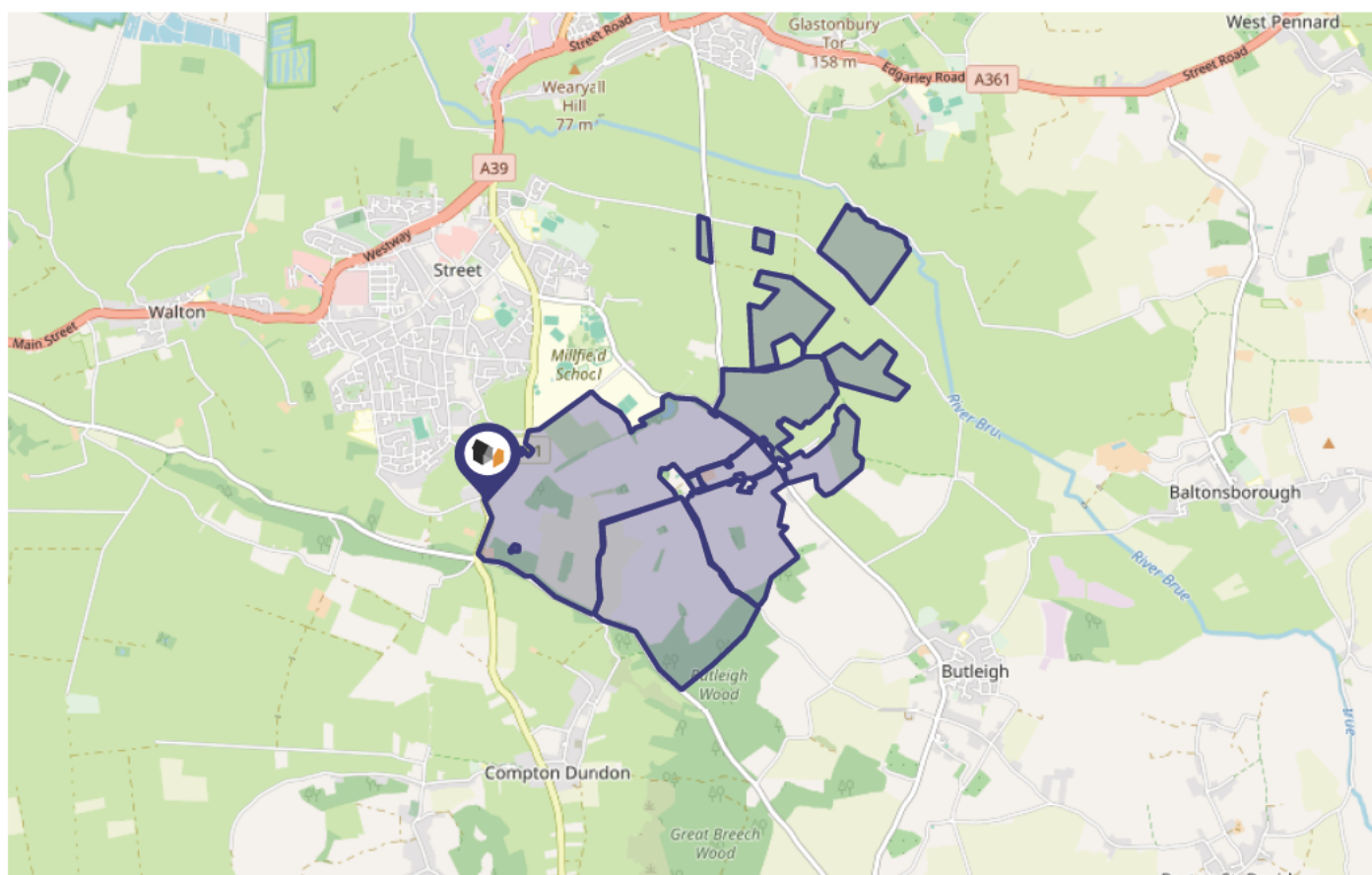


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

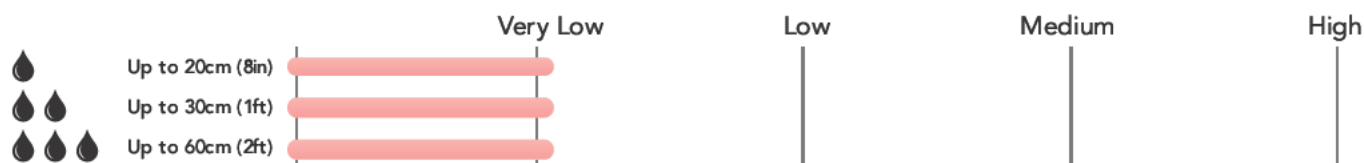


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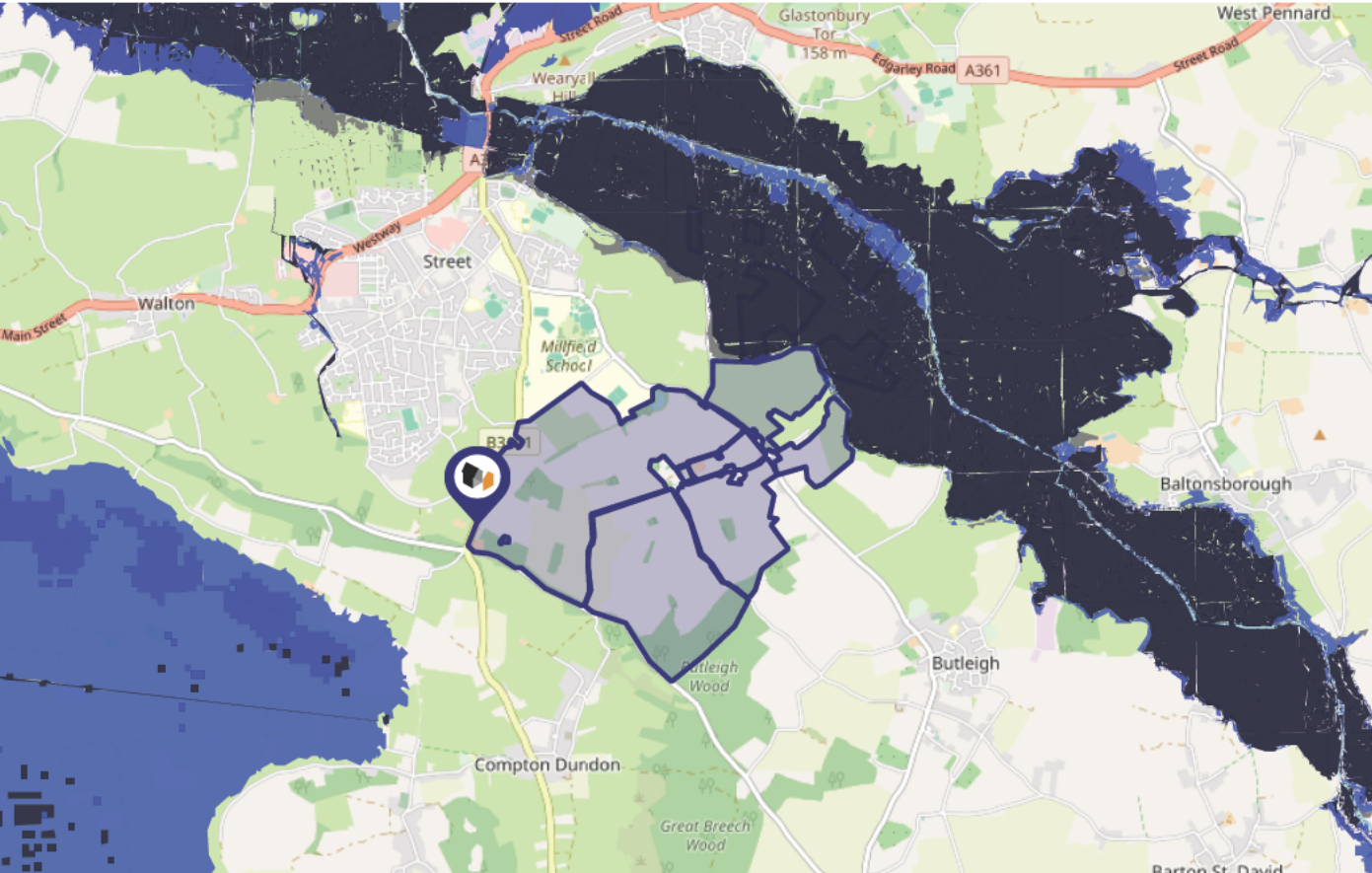
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Flood Risk

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.

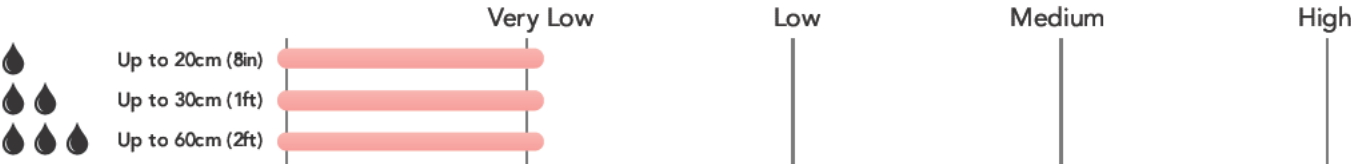


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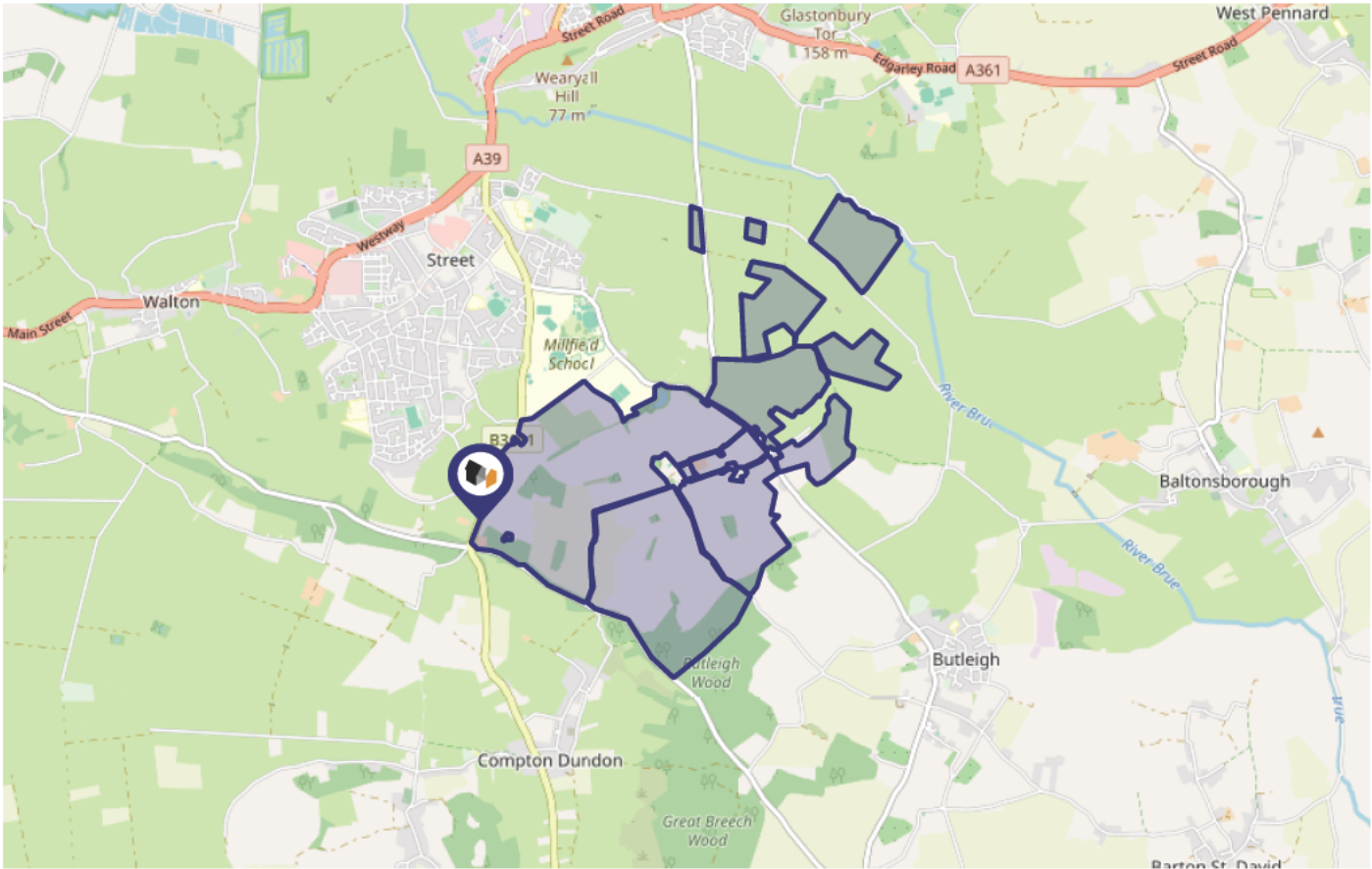


Flood Risk

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.

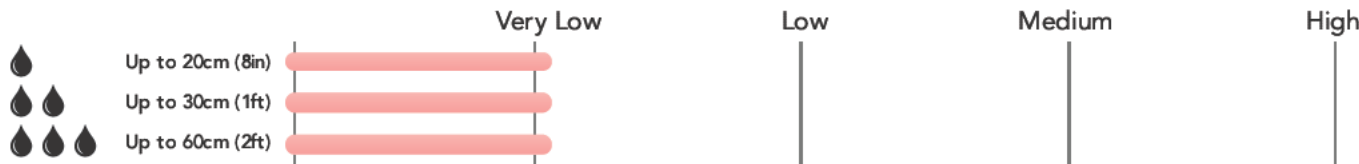


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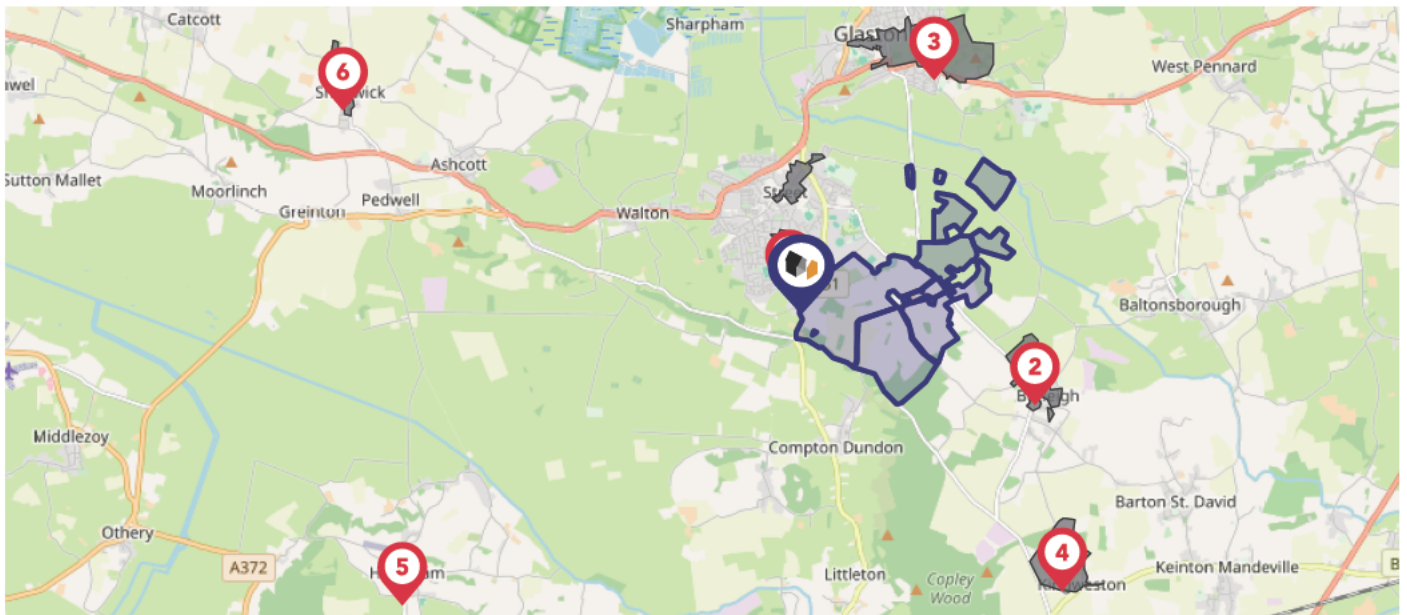
MIR - Material Info

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



Street



Butleigh



Glastonbury



Kingweston

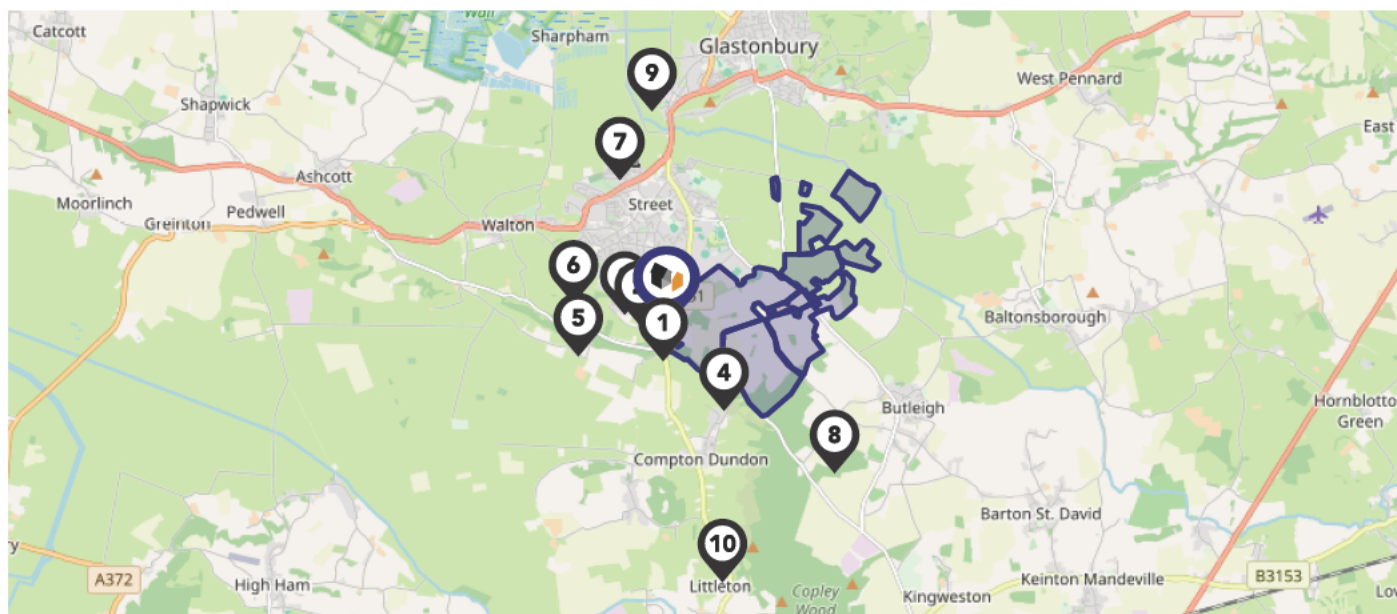


High Ham



Shapwick

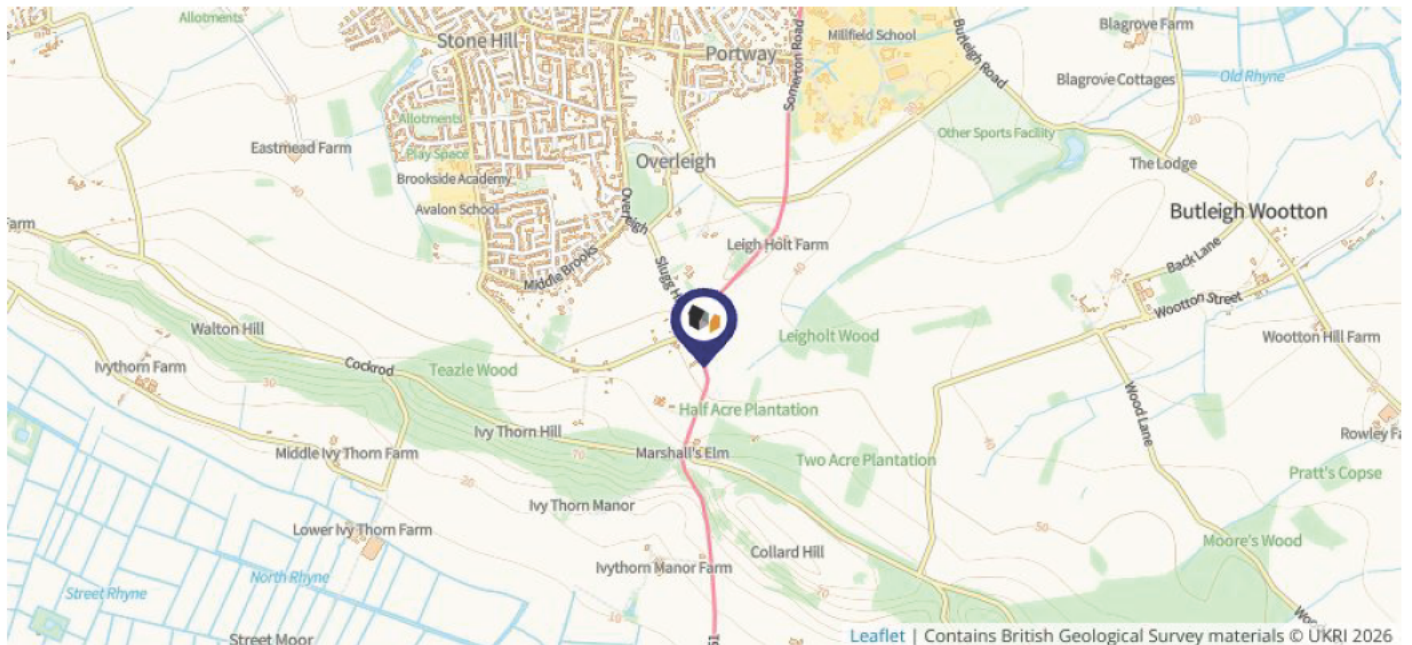
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Marshalls Elm-Street, Somerset	Historic Landfill
2	Overleigh-Street, Somerset	Historic Landfill
3	Adjacent To Football Ground-Street, Somerset	Historic Landfill
4	Collard Hill-Street, Somerset	Historic Landfill
5	Walton Hill-Street, Somerset	Historic Landfill
6	East Mead Lane-Street, Somerset	Historic Landfill
7	Corporation Yard-Street	Historic Landfill
8	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill
9	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill
10	Wineberry Cottage-Littleton, Compton Dundon, Somerset	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.

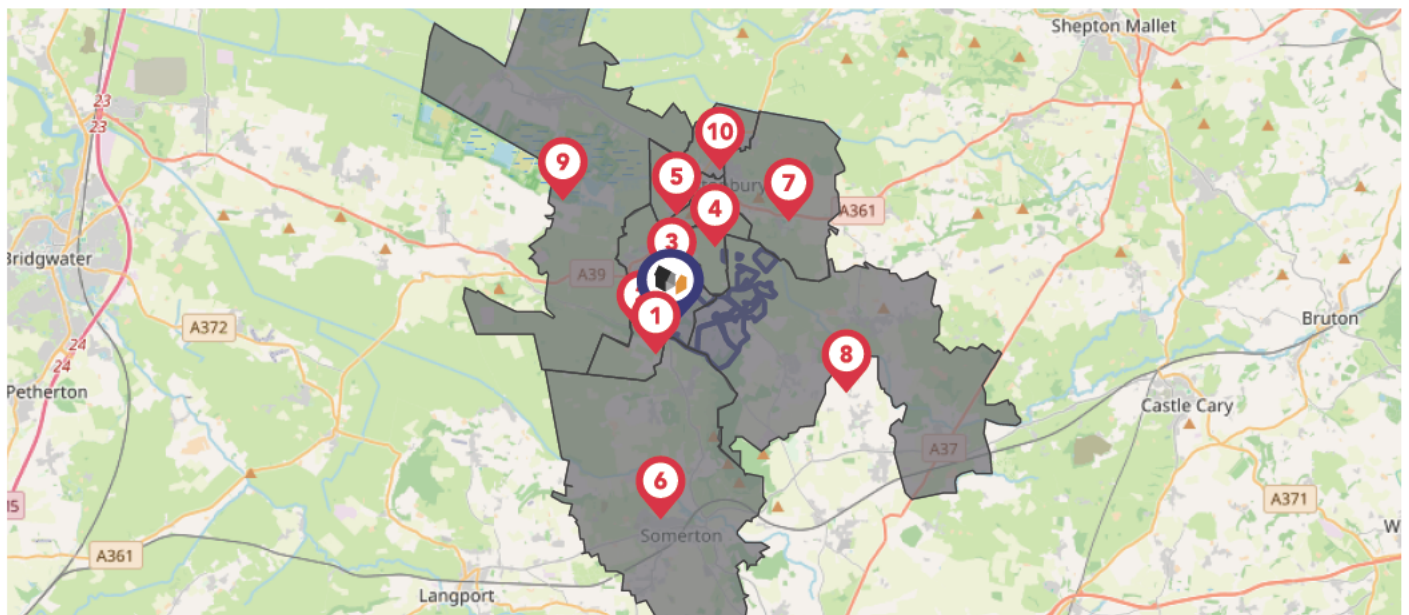
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

Street South Ward

2

Street West Ward

3

Street North Ward

4

Glastonbury St. Mary's Ward

5

Glastonbury St. Benedict's Ward

6

Wessex Ward

7

Glastonbury St. Edmund's Ward

8

Butleigh and Baltonsborough Ward

9

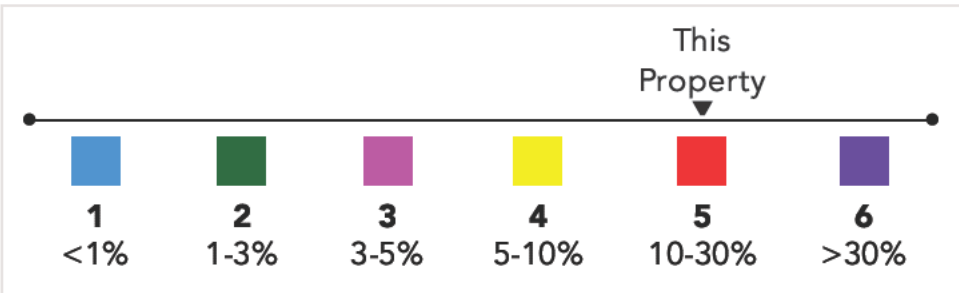
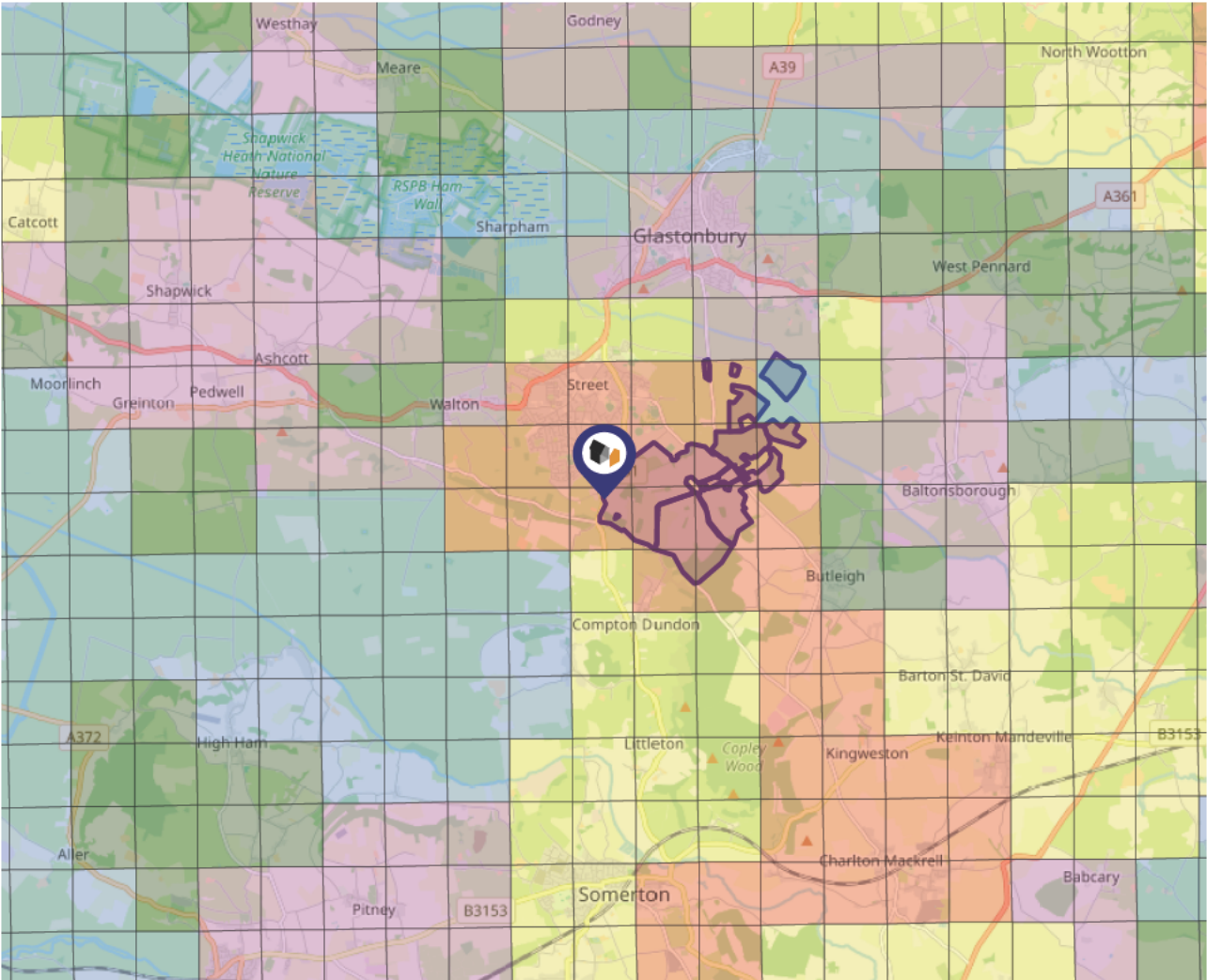
Moor Ward

10

Glastonbury St. John's Ward

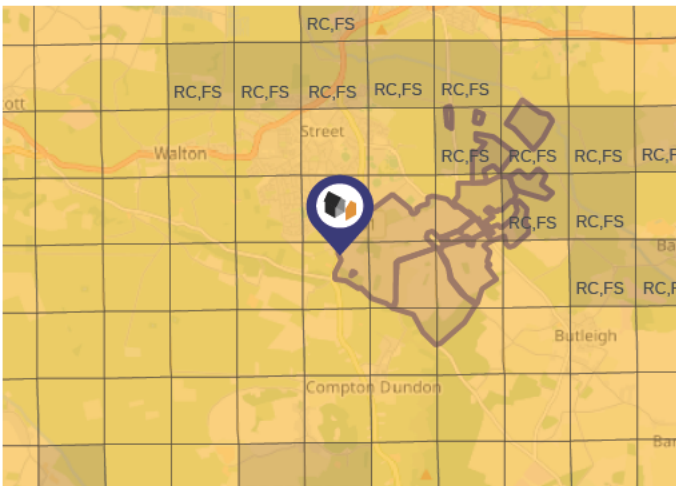
What is Radon?

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

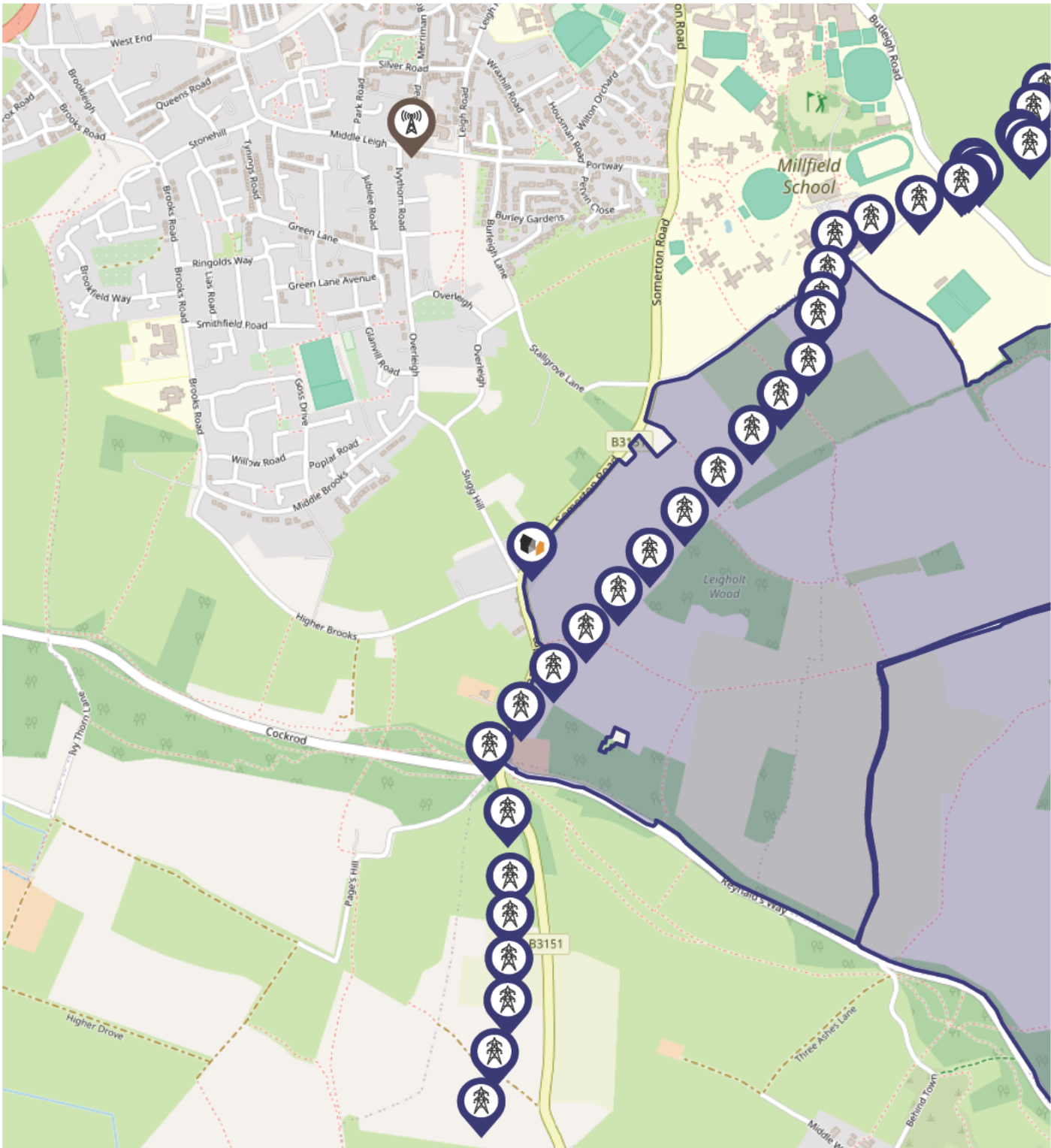


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

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Key:

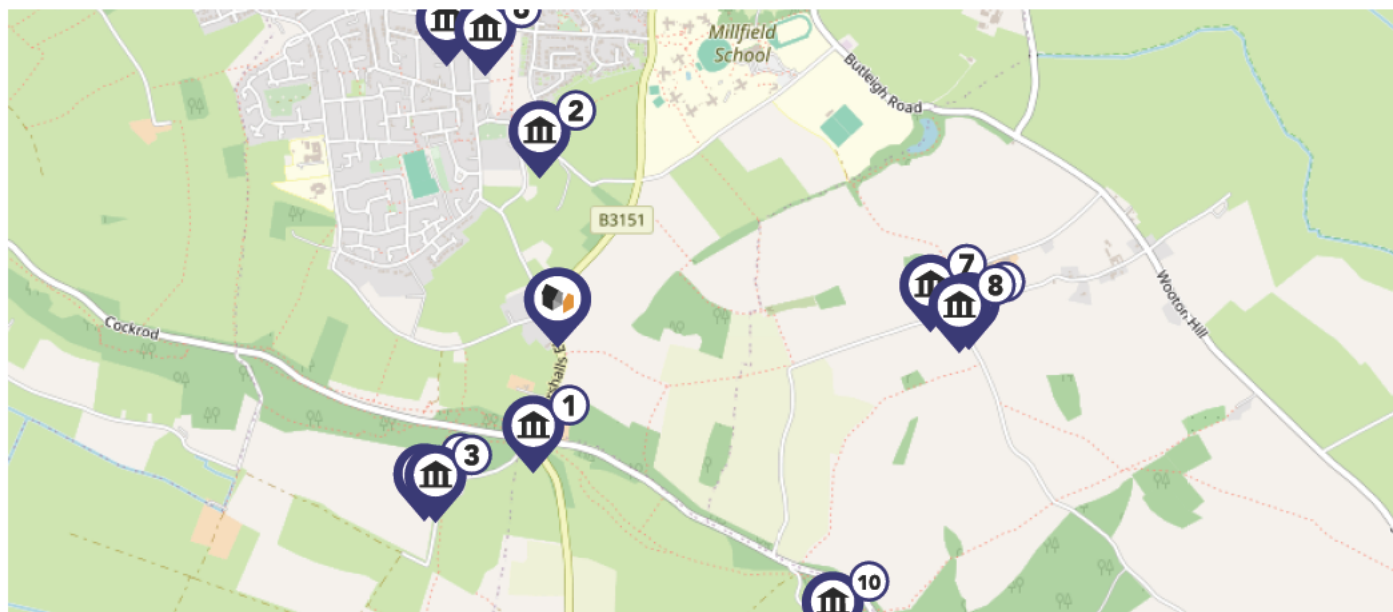
-  Power Pylons
-  Communication Masts

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
 1176206 - Marshalls Elm	Grade II	0.3 miles
 1058719 - Gazebo At Ngr St 4851 3558	Grade II	0.4 miles
 1345094 - Dovecote In Grounds To East Of Ivythorn Manor	Grade II	0.5 miles
 1176171 - Ivythorn Manor	Grade II	0.5 miles
 1058716 - Ringoldsway	Grade II	0.7 miles
 1176162 - Old Middle Leigh Farmhouse	Grade II	0.7 miles
 1058738 - Wootton House	Grade II	0.9 miles
 1058746 - Ovingdean	Grade II	1.0 miles
 1058739 - 21, Wootton Street	Grade II	1.0 miles
 1056743 - Admiral Hood Monument	Grade II	1.0 miles

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

Mains

Gas Supply

None

Central Heating

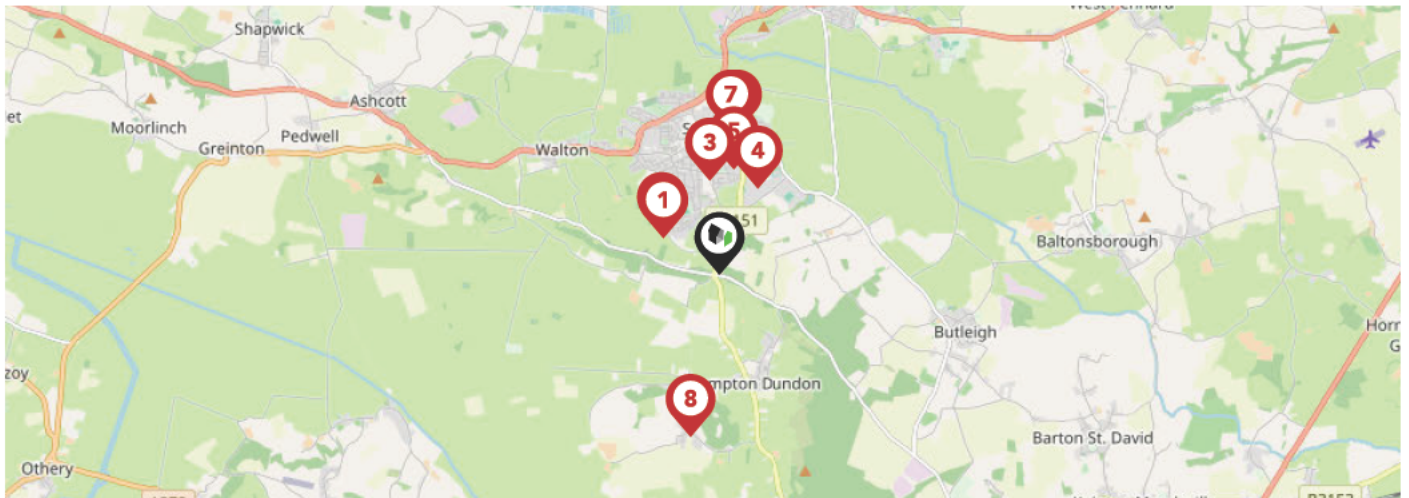
Electric Storage Heating

Water Supply

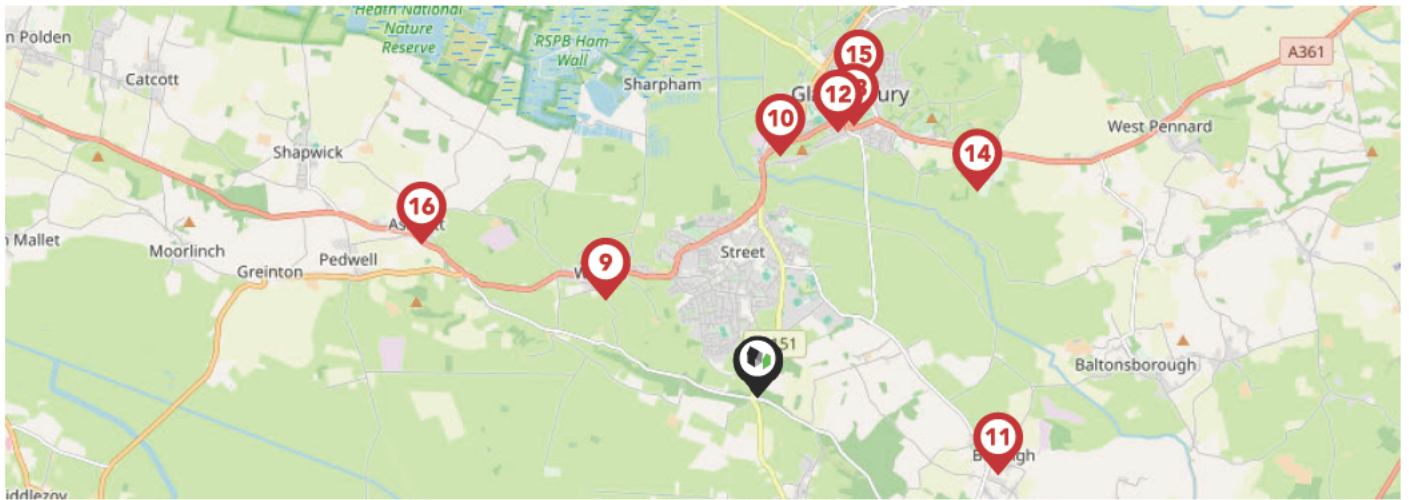
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.61	☐	☐	☒	☐	☐
2	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.64	☐	☒	☐	☐	☐
3	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.88	☐	☒	☐	☐	☐
4	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.88	☐	☐	☒	☐	☐
5	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.98	☐	☒	☐	☐	☐
6	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.33	☐	☐	☒	☐	☐
7	Strode College Ofsted Rating: Good Pupils: 0 Distance:1.33	☐	☐	☒	☐	☐
8	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:1.54	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.68	☐	☒	☐	☐	☐
10	Tor School Ofsted Rating: Good Pupils: 32 Distance:2.25	☐	☐	☒	☐	☐
11	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:2.35	☐	☒	☐	☐	☐
12	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:2.57	☐	☒	☐	☐	☐
13	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:2.69	☐	☒	☐	☐	☐
14	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.81	☐	☐	☒	☐	☐
15	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:3	☐	☐	☒	☐	☐
16	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:3.44	☐	☒	☐	☐	☐

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

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.

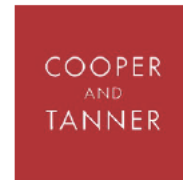


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