COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 29th January 2026

DUKES FIELD, 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:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	764 ft^2 / 71 m^2		
Plot Area:	0.05 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,168		
Title Number:	WS17733		

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	80	1000
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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Planning
In Street

COOPER AND TANNER

Planning records for: ***13 Dukes Field Shepton Mallet Somerset BA4 4DL***

Reference - 2015/0007/TPO

Decision: Approval with Conditions

Date: 30th December 2014

Description:

Proposed pruning of three Horse chestnut trees subject to TPO M1273 - T1. T2. T3. reduce crown spread by 1.5 - 2.0 metres

Reference - 2018/0460/TPO

Decision: Approval with Conditions

Date: 22nd February 2018

Description:

Proposed works to TPO Trees M1273:- T1-3 - 3 Horse Chestnuts - Lift Crown to height of 4m, only pruning ends of branches back to suitable growth points. No cuts to be bigger than 35mm.

Reference - 2012/1066

Decision: Approval with Conditions

Date: 26th April 2012

Description:

Proposed pruning of 3 Horse chestnut trees (G1) subject to Tree Preservation Order M1273 - crown lift / reduce end weight on selected limbs to balance the crown; crown lift to 5m / reduce end weight on limbs to the East and West to shape / balance the crown

Reference - 2016/3068/HSE

Decision: Approval with Conditions

Date: 15th December 2016

Description:

Erection of carport and amendments to wall

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Planning
In Street

COOPER AND TANNER

Planning records for: ***13 Dukes Field Shepton Mallet BA4 4DL***

Reference - 2018/2728/TPO

Decision: Decided

Date: 06th November 2018

Description:

Crown lift trees to height of 3.5m, Reduce Southern canopy spread by approximately 2.5m. Reduce North, East and Western canopy by 1.5m. Carry out light crown thin of lower canopy, approximately 10%

Reference - 2015/0640/HSE

Decision: Approval with Conditions

Date: 19th March 2015

Description:

Proposed two storey and single storey extensions

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Property

EPC - Certificate

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BA4

Energy rating

C

Valid until 23.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 | B
69-80	C	70 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
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, 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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	71 m^2

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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

Gas Supply

Central Heating

Water Supply

Drainage

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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/

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Disclaimer

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Important - Please read

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Flood Risk
Surface Water - Flood Risk

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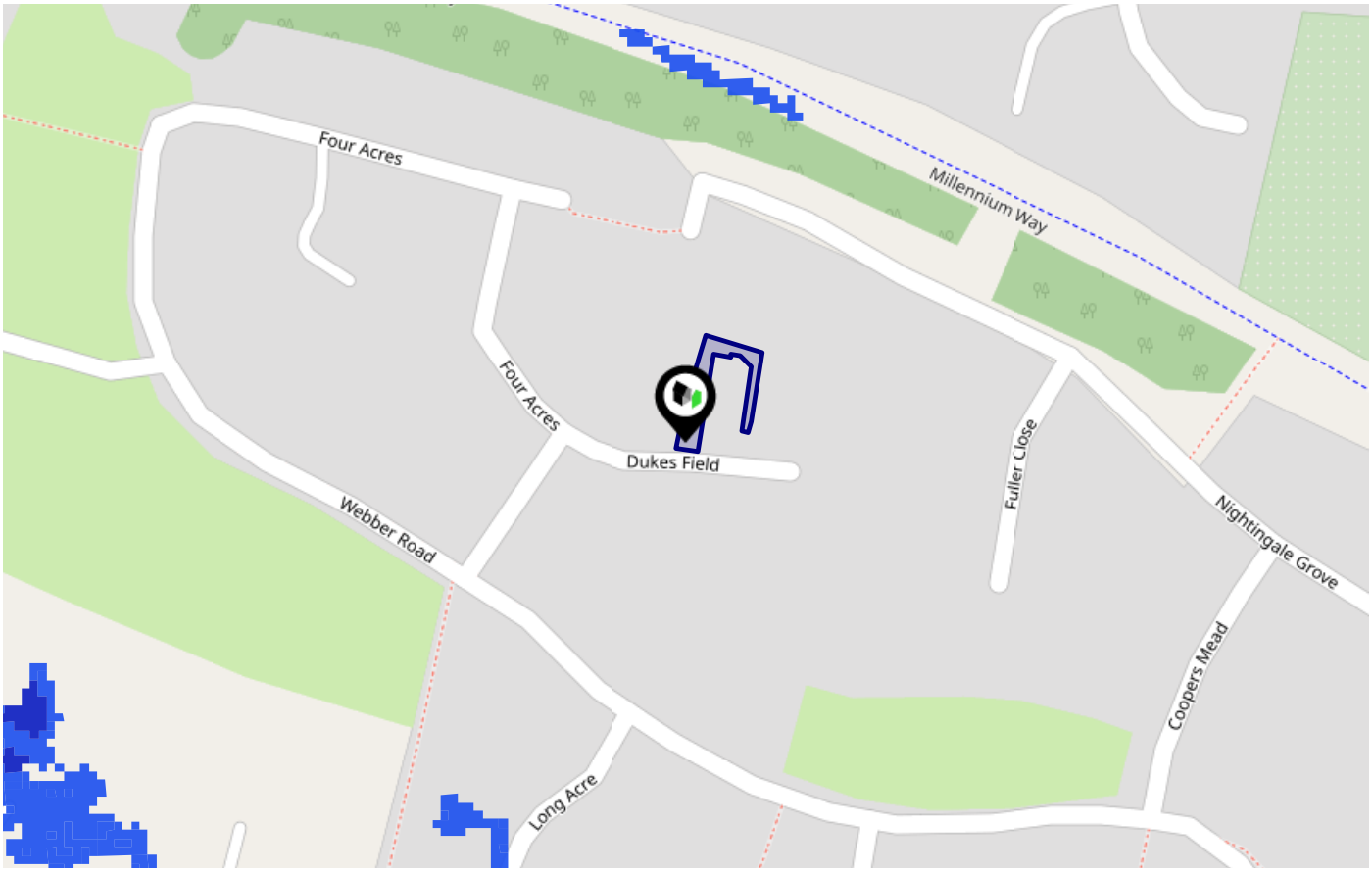
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

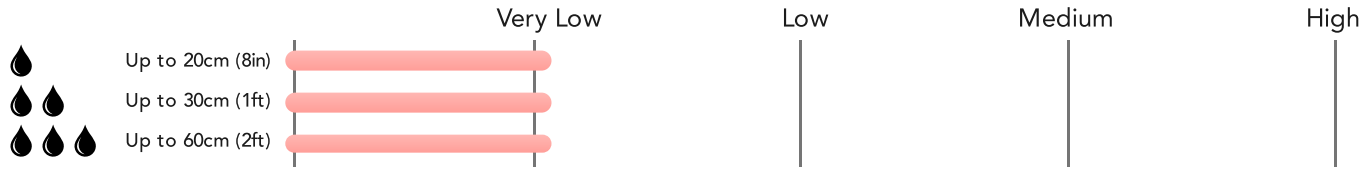


Risk Rating: Very low

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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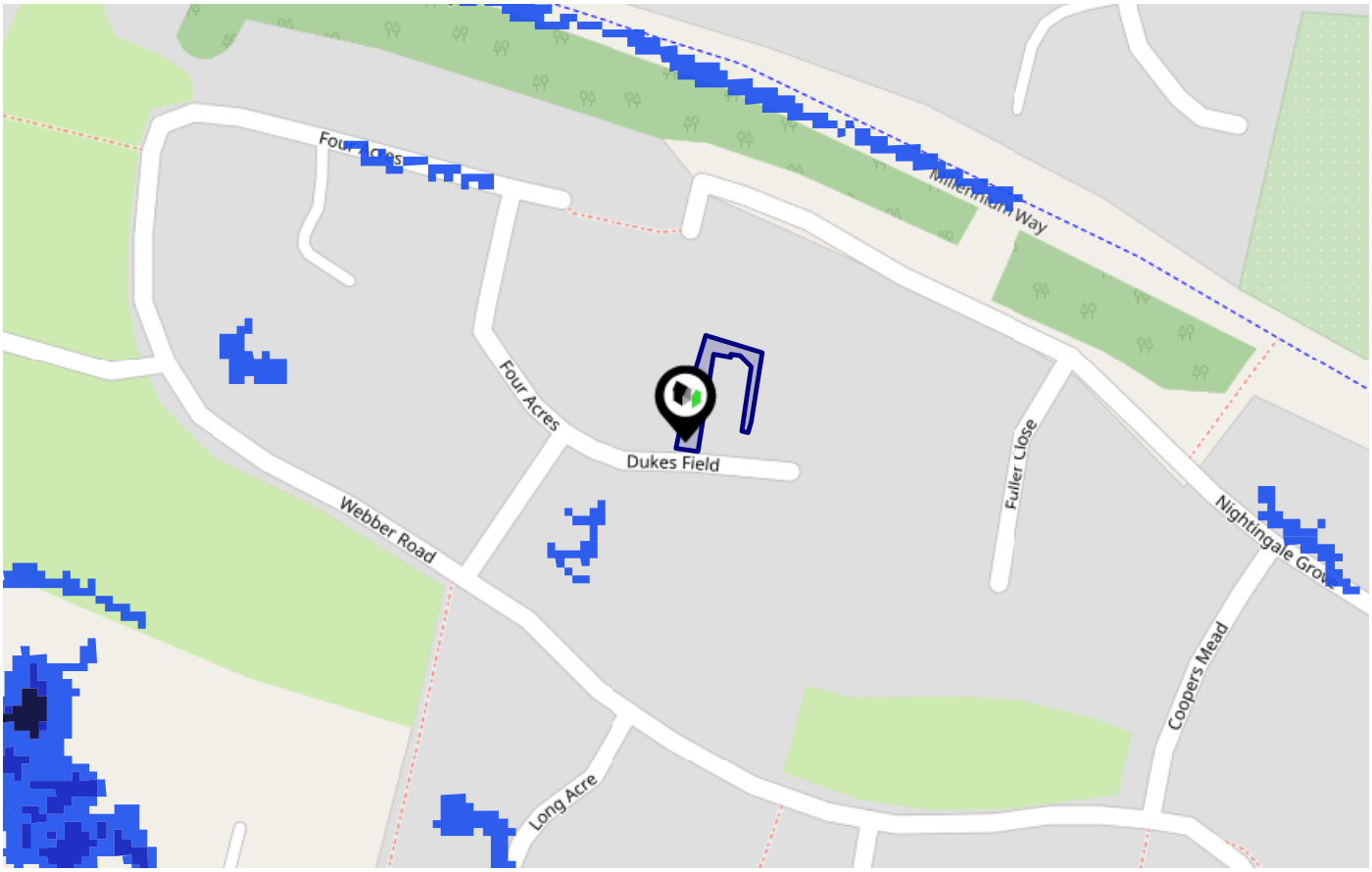
Flood Risk
Surface Water - Climate Change

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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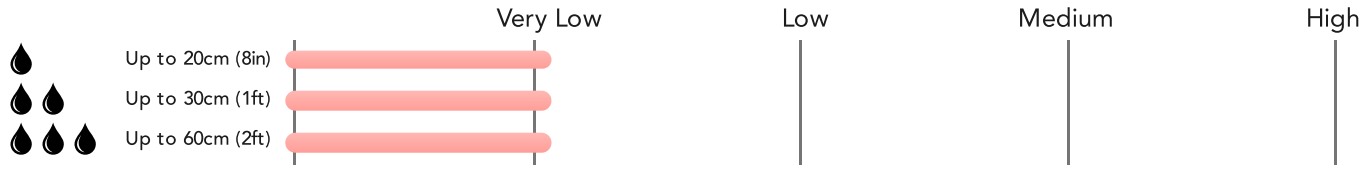

MIR - Material Info

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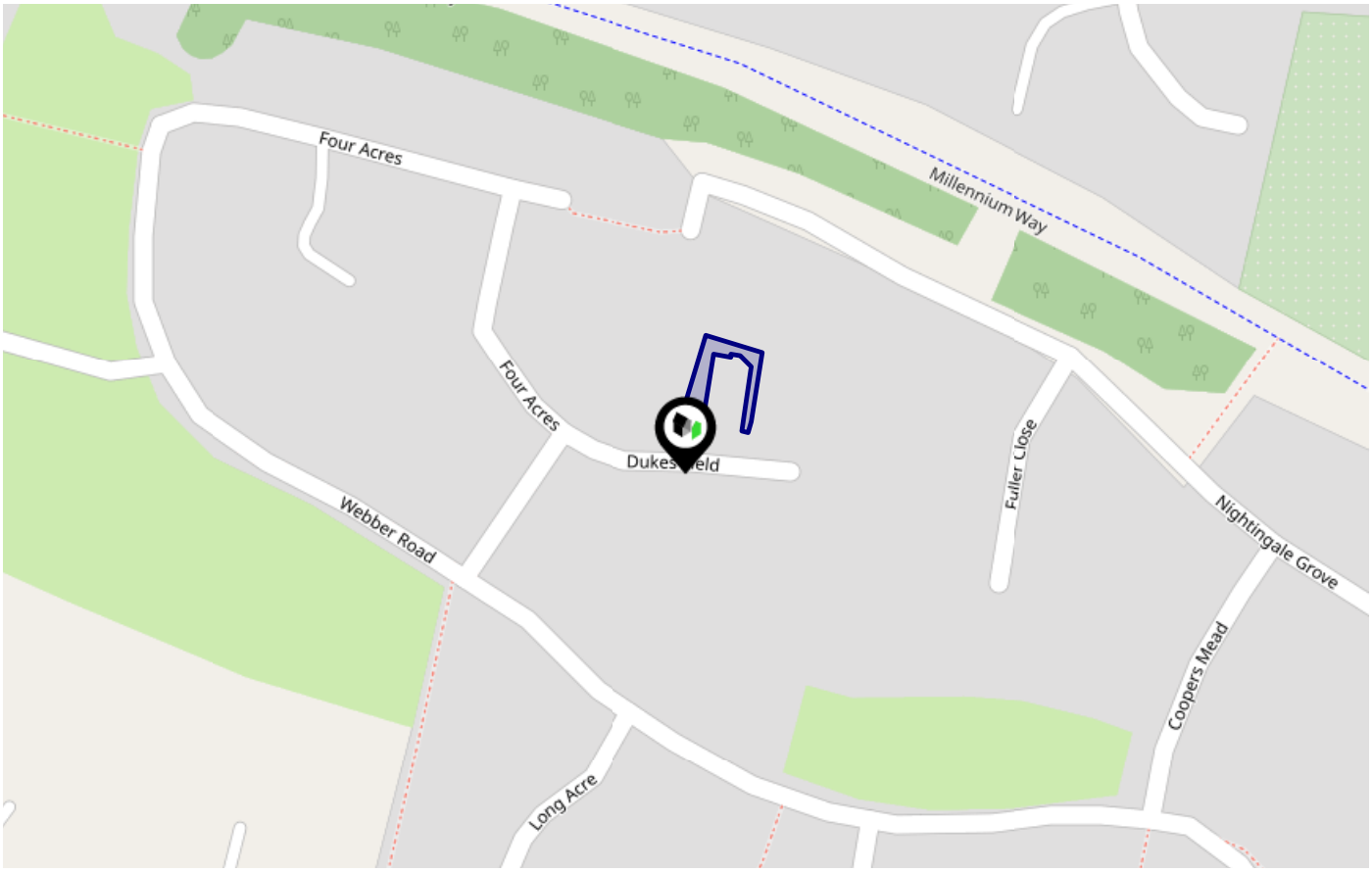
Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

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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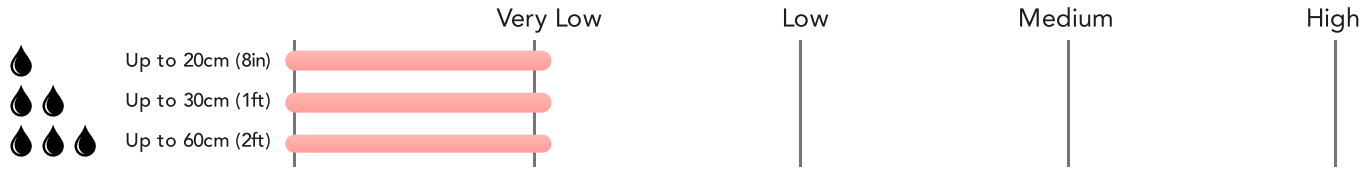

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Flood Risk
Rivers & Seas - Climate Change

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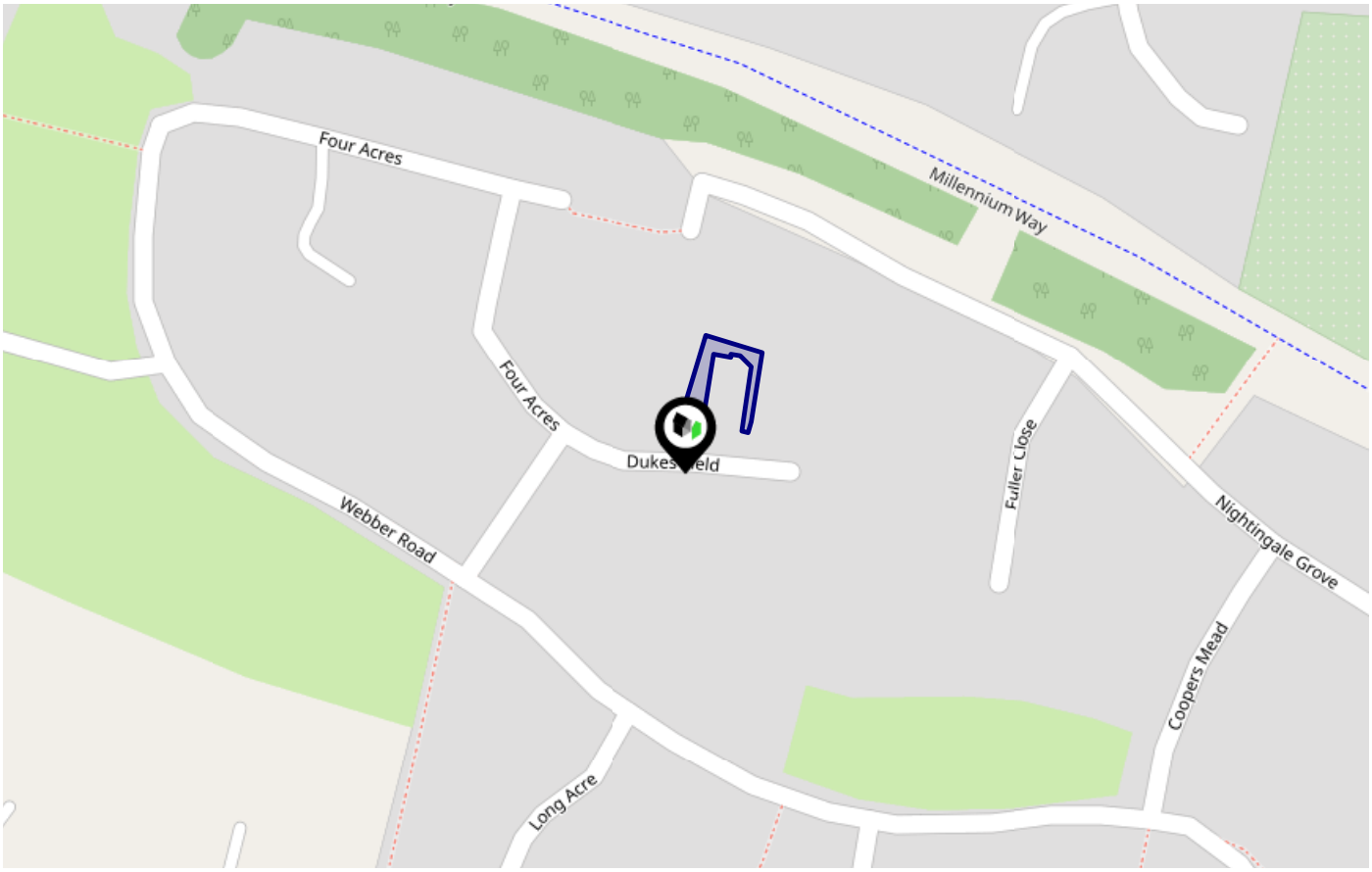
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



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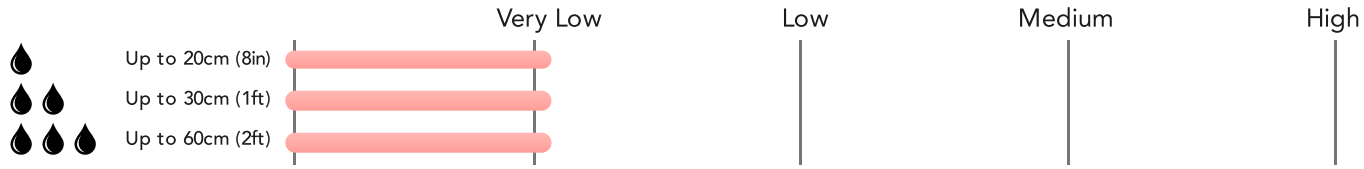

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Maps
Conservation Areas

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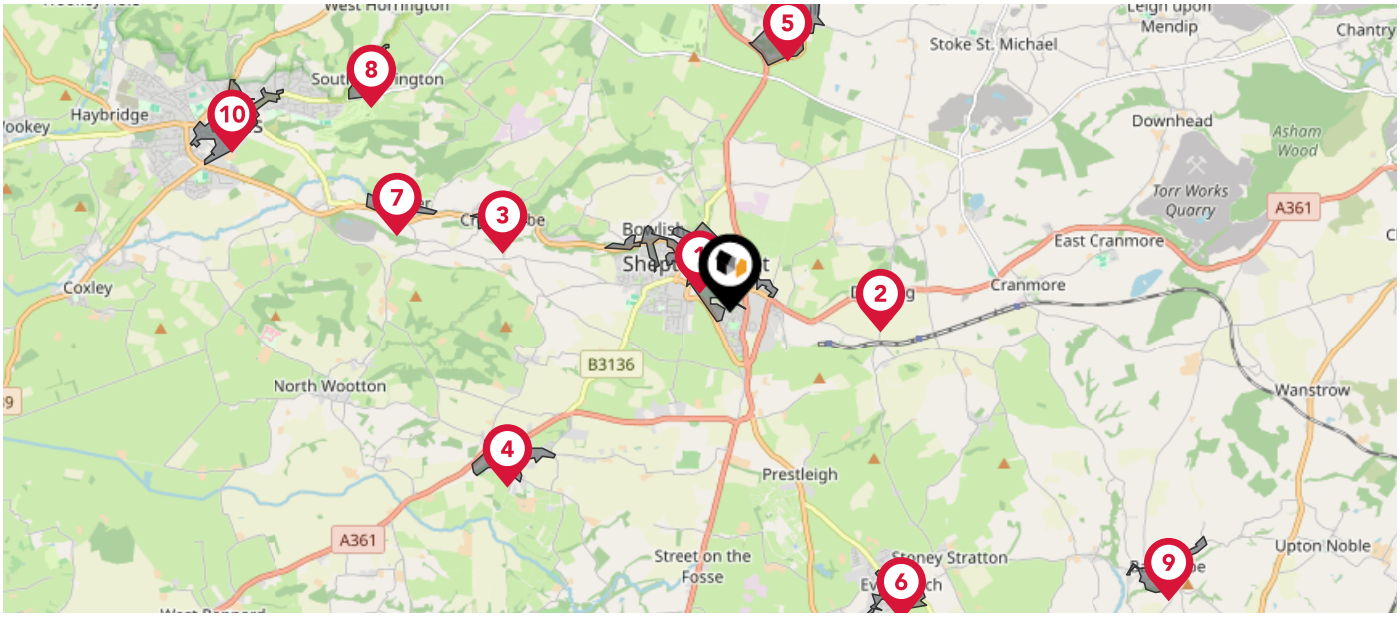
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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Maps
Landfill Sites

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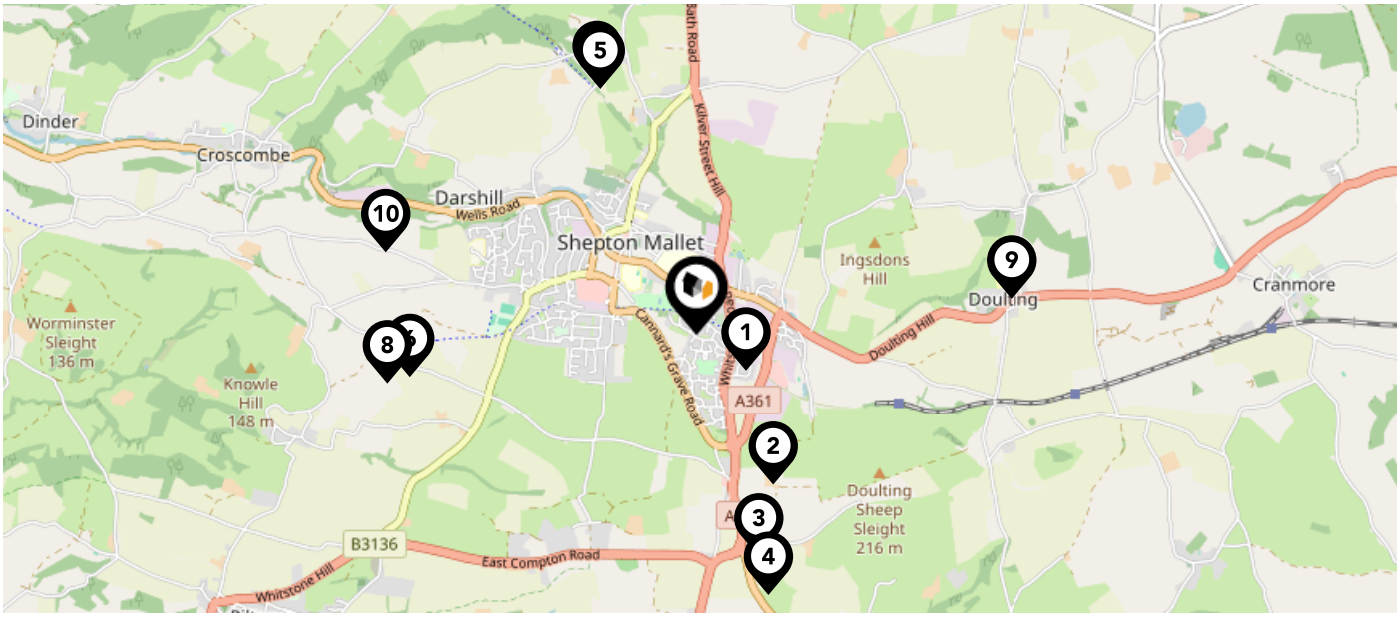
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

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Maps
Coal Mining

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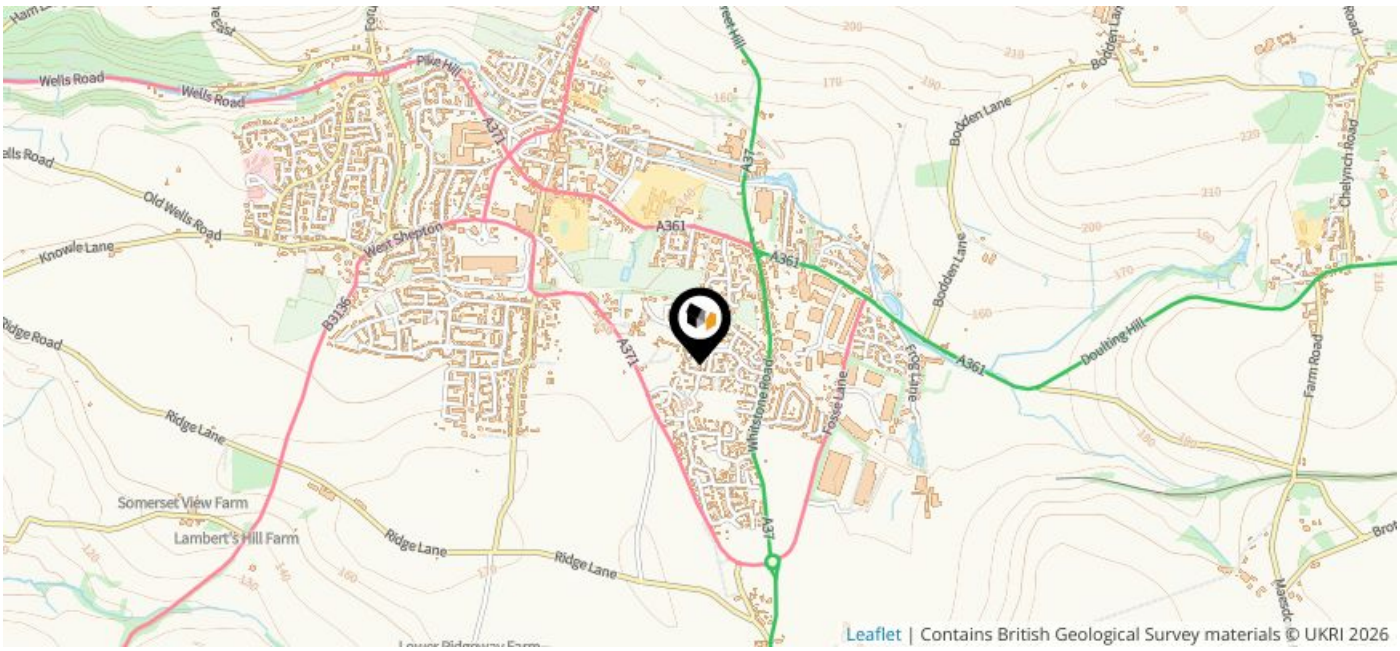
This map displays nearby coal mine entrances and their classifications.



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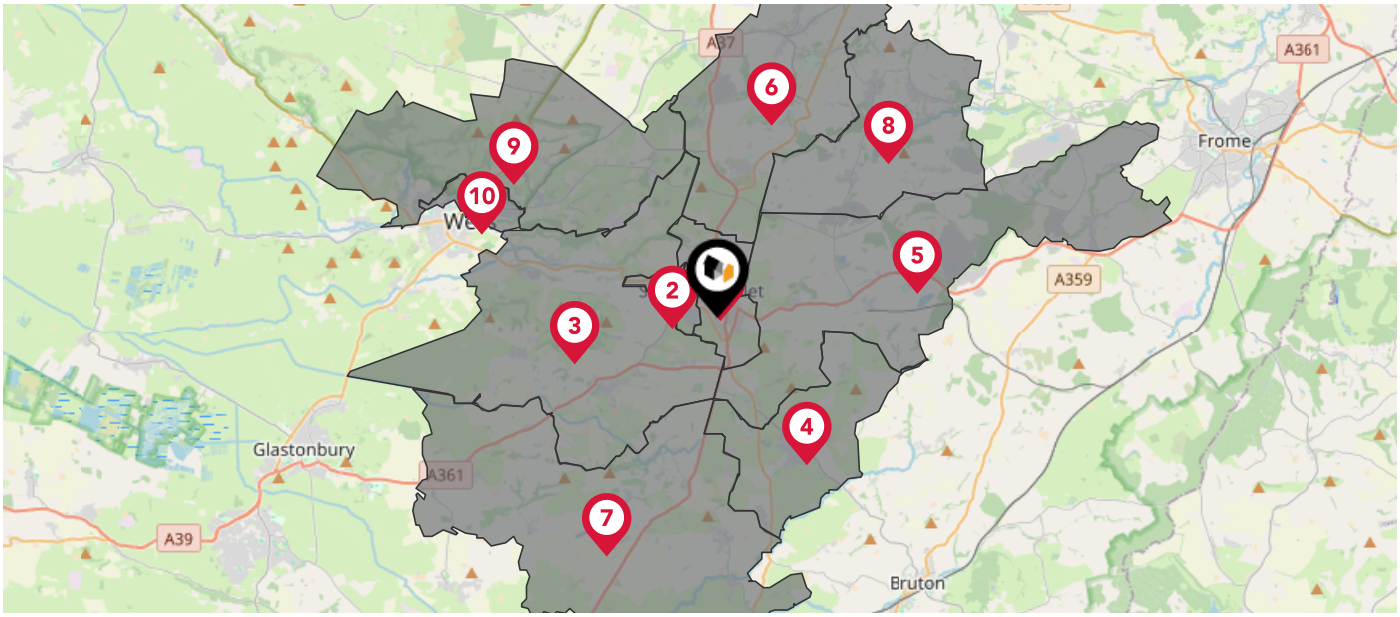
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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Environment
Radon Gas

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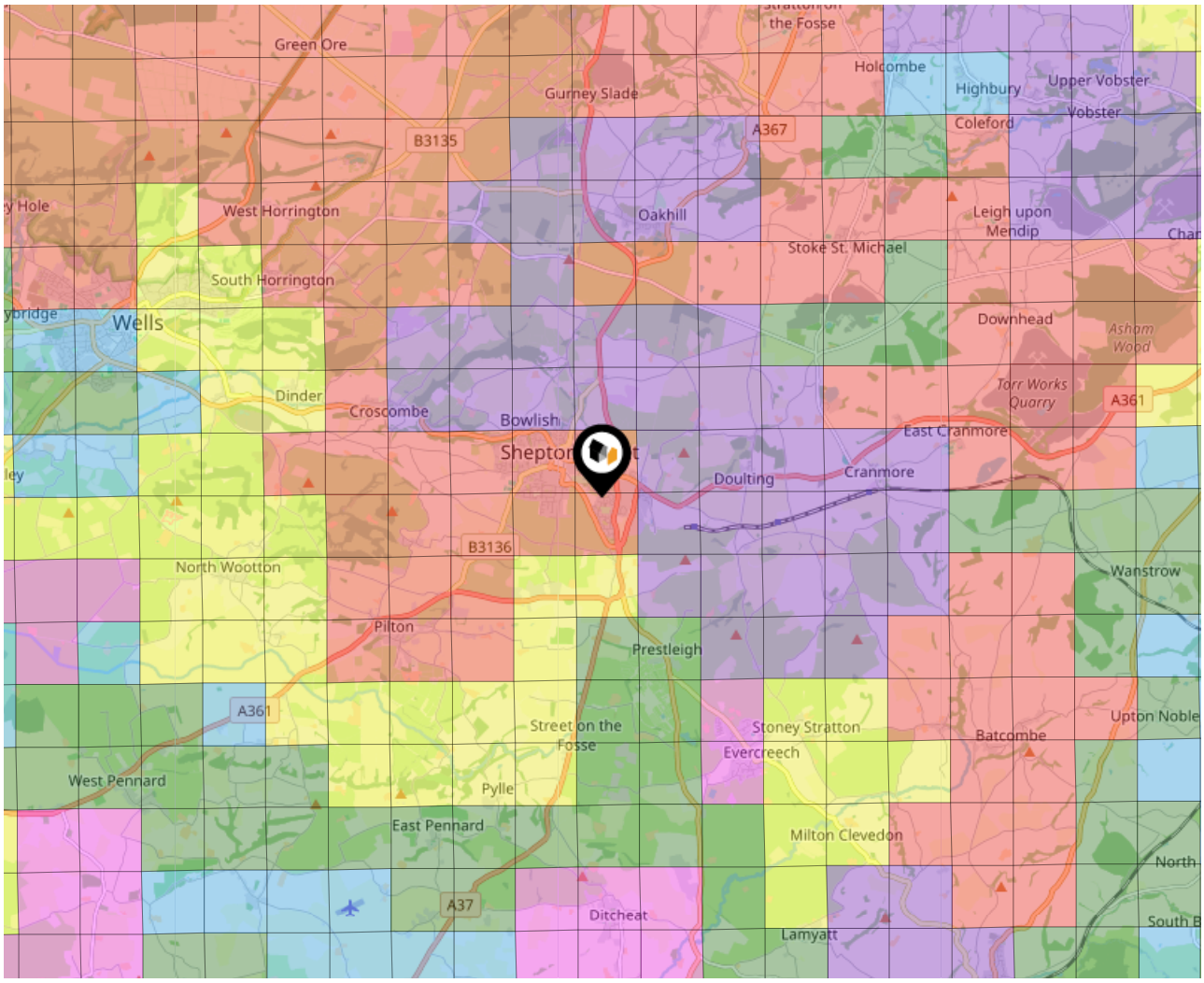
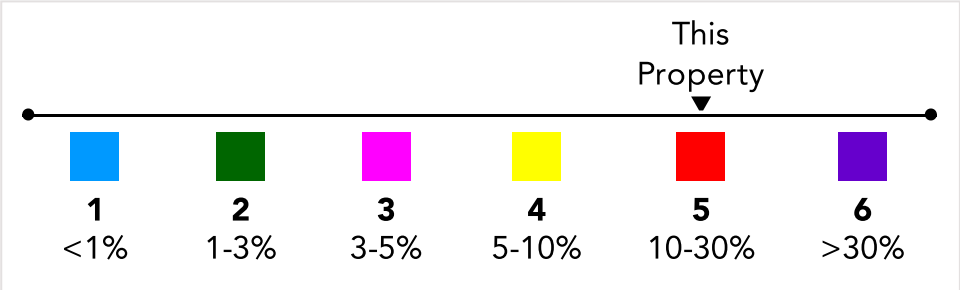
What is Radon?

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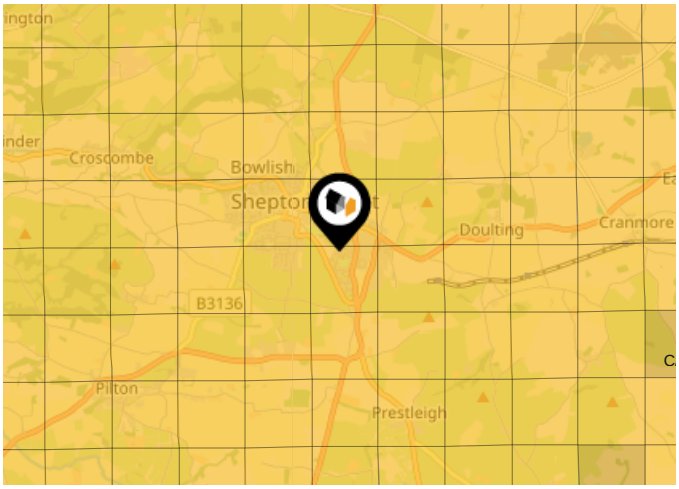
Ground Composition for this Address (Surrounding square kilometer zone around property)

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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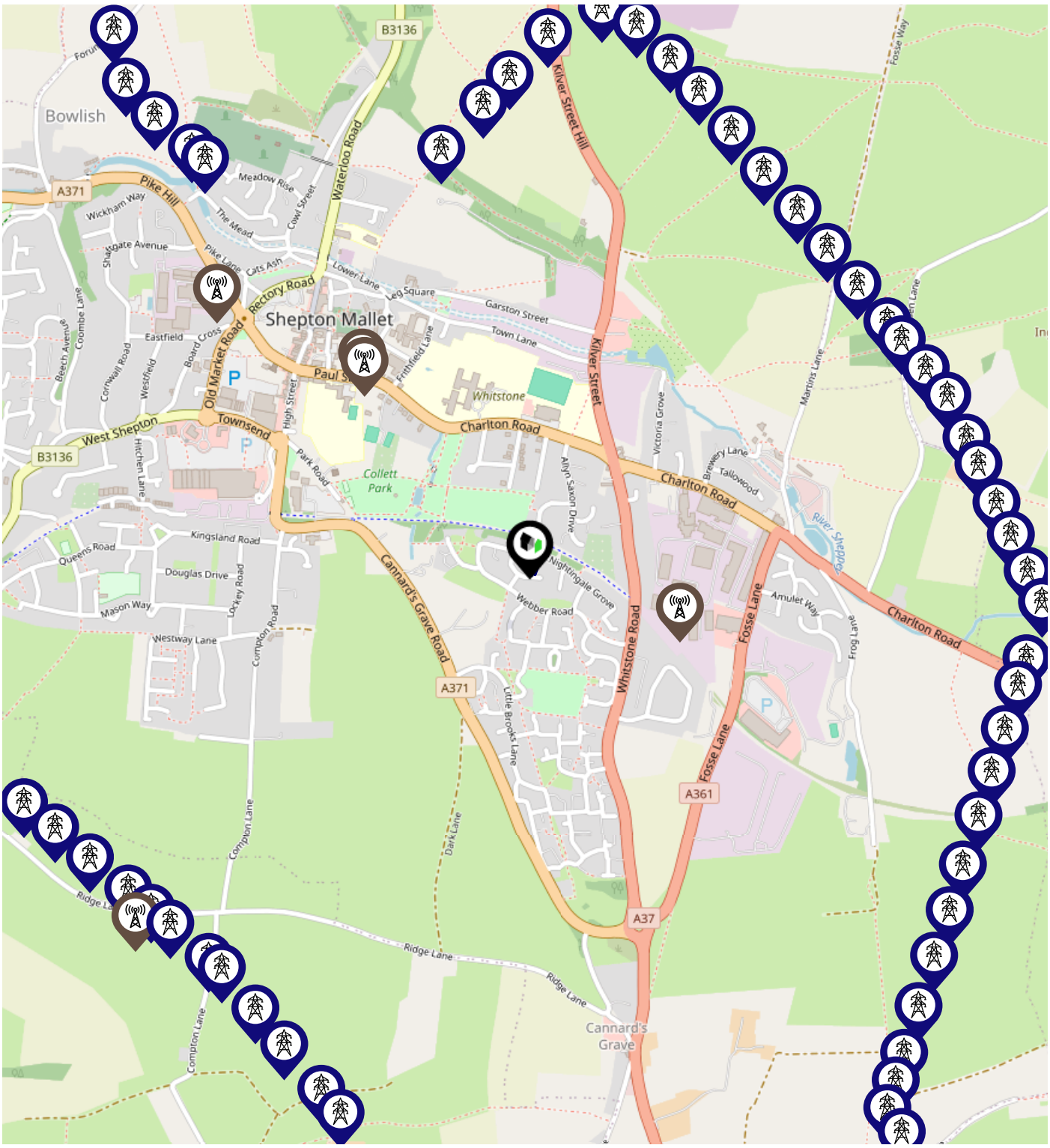

Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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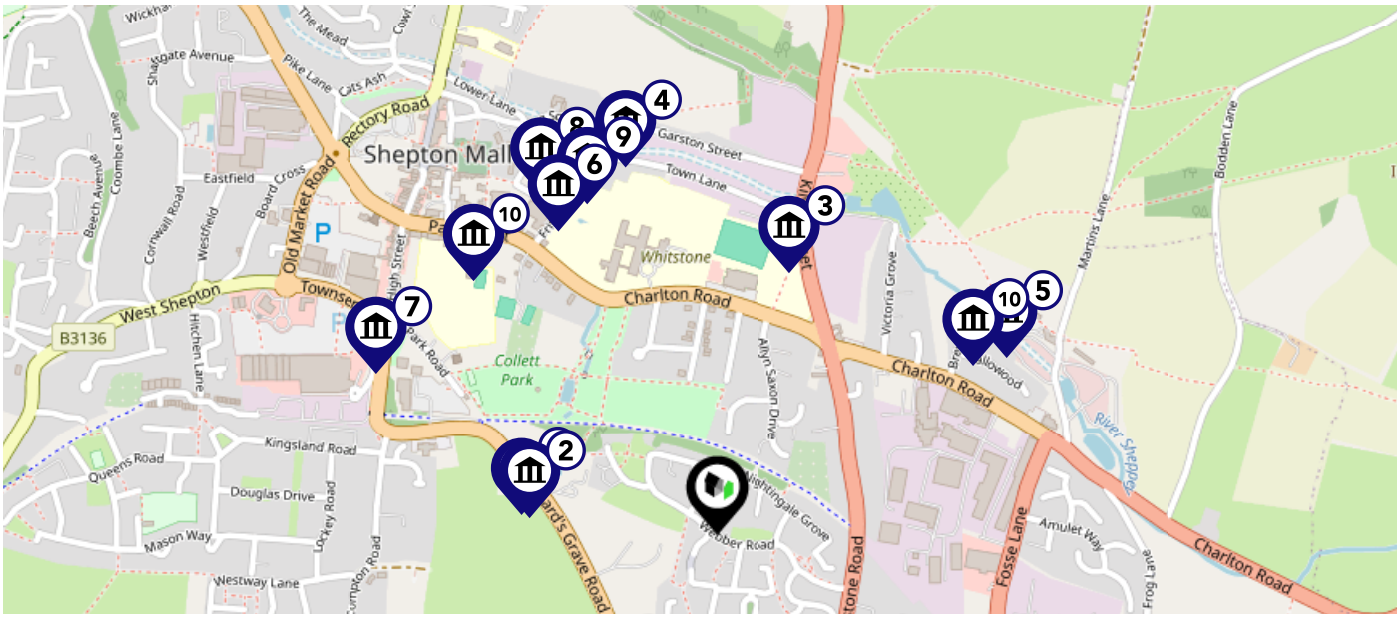
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1251745 - The Field Inn	Grade II	0.2 miles
2 1262611 - Terrace Of Three Cottages Attached To Left Of The Field Inn	Grade II	0.2 miles
3 1173250 - 86, Kilver Street	Grade II	0.3 miles
4 1058433 - 19, Garston Street	Grade II	0.4 miles
5 1296602 - 5, Brewery Lane	Grade II	0.4 miles
6 1058425 - Former Her Majesty's Prison Shepton Mallet	Grade II	0.4 miles
7 1391564 - Shepton Mallet War Memorial	Grade II	0.4 miles
8 1417744 - The Former Tread-wheel House At Hmp Shepton Mallet	Grade II	0.4 miles
9 1058357 - Whitstone House	Grade II	0.4 miles
10 1173450 - 22, Paul Street	Grade II	0.4 miles
10 1296669 - Woodlands Farmhouse	Grade II	0.4 miles

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Area
Schools

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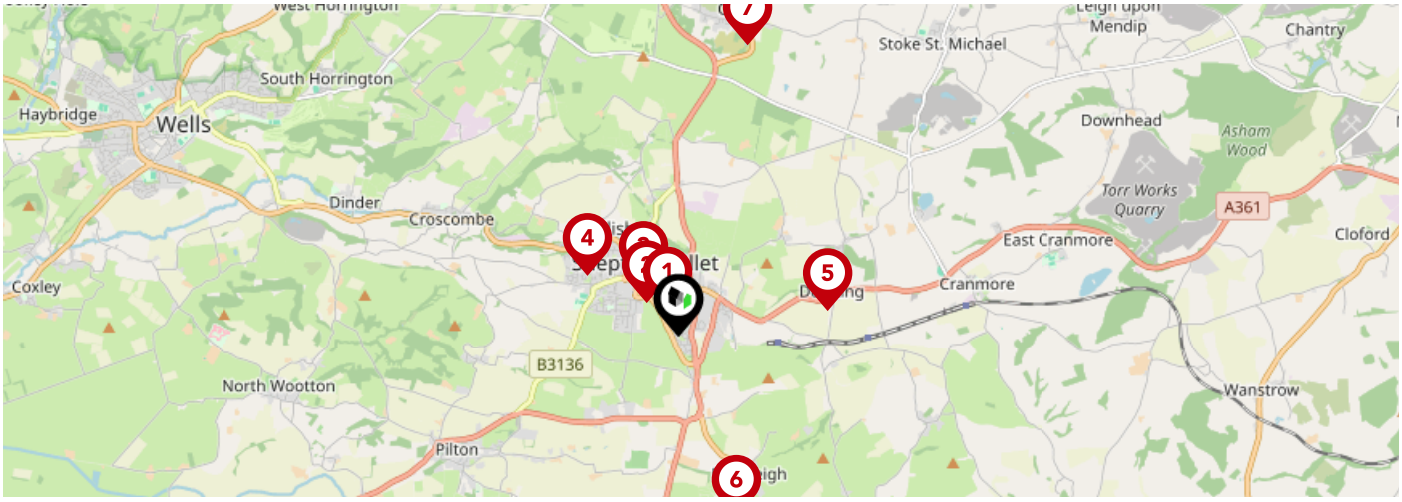

	Nursery	Primary	Secondary	College	Private
1 **Whitstone** Ofsted Rating: Good | Pupils: 584 | Distance:0.27	☐	☐	☑	☐	☐
2 **St Paul's Church of England VC Junior School** Ofsted Rating: Good | Pupils: 322 | Distance:0.42	☐	☑	☐	☐	☐
3 **Shepton Mallet Community Infants' School & Nursery** Ofsted Rating: Good | Pupils: 220 | Distance:0.58	☐	☑	☐	☐	☐
4 **Bowlish Infant School** Ofsted Rating: Good | Pupils: 107 | Distance:1.02	☐	☑	☐	☐	☐
5 **St Aldhelms Church School** Ofsted Rating: Requires improvement | Pupils: 173 | Distance:1.41	☐	☑	☐	☐	☐
6 **The Mendip School** Ofsted Rating: Good | Pupils: 164 | Distance:1.78	☐	☐	☑	☐	☐
7 **Oakhill Church School** Ofsted Rating: Requires improvement | Pupils: 106 | Distance:2.78	☐	☑	☐	☐	☐
8 **Evercreech Church of England Primary School** Ofsted Rating: Good | Pupils: 181 | Distance:2.79	☐	☑	☐	☐	☐

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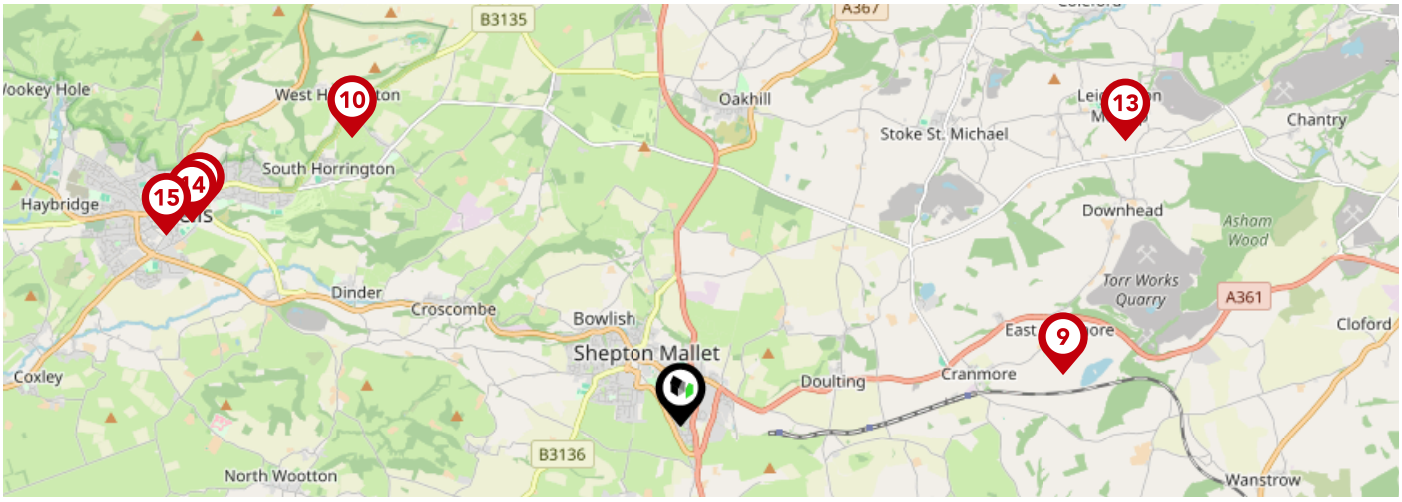
Area
Schools

COOPER AND TANNER



		Nursery	Primary	Secondary	College	Private
9	**All Hallows School** Ofsted Rating: Not Rated | Pupils: 238 | Distance:3.59	☐	☐	☑	☐	☐
10	**Horrington Primary School** Ofsted Rating: Requires improvement | Pupils: 102 | Distance:4.06	☐	☑	☐	☐	☐
11	**Ditcheat Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:4.17	☐	☑	☐	☐	☐
12	**Stoberry Park School** Ofsted Rating: Good | Pupils: 318 | Distance:4.87	☐	☑	☐	☐	☐
13	**Leigh On Mendip School** Ofsted Rating: Good | Pupils: 99 | Distance:4.91	☐	☑	☐	☐	☐
14	**Wells Cathedral School** Ofsted Rating: Not Rated | Pupils: 780 | Distance:4.91	☐	☐	☑	☐	☐
15	**St Joseph and St Teresa Catholic Primary School** Ofsted Rating: Good | Pupils: 149 | Distance:5.1	☐	☑	☐	☐	☐
16	**Downside School** Ofsted Rating: Not Rated | Pupils: 334 | Distance:5.12	☐	☐	☑	☐	☐

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Area
Transport (National)

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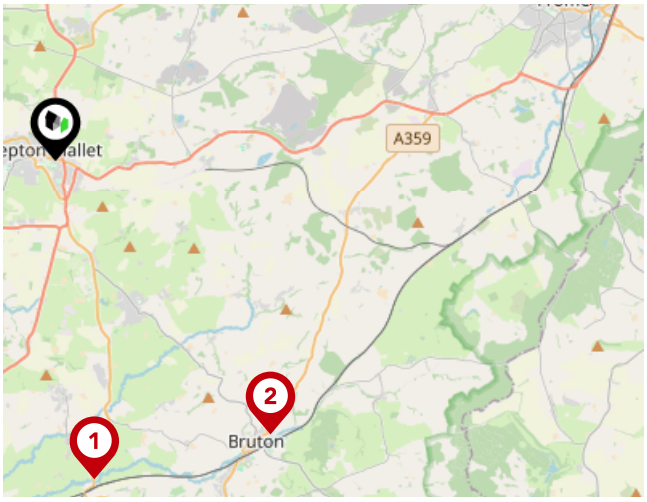
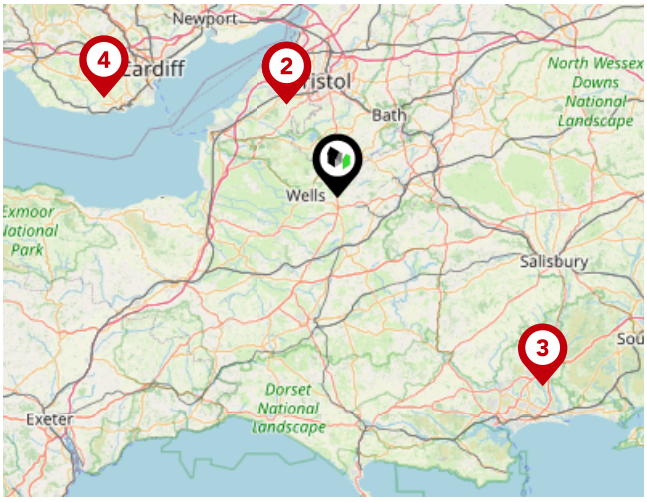


National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.95 miles
2	Bruton Rail Station	6.46 miles
3	Frome Rail Station	10.34 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.77 miles
2	M5 J12	43.78 miles
3	M5 J11A	49.22 miles
4	M4 J16	38.68 miles
5	M4 J15	42.35 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.8 miles
2	Felton	15.8 miles
3	Bournemouth International Airport	41.71 miles
4	Cardiff Airport	37.62 miles

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Area
Transport (Local)

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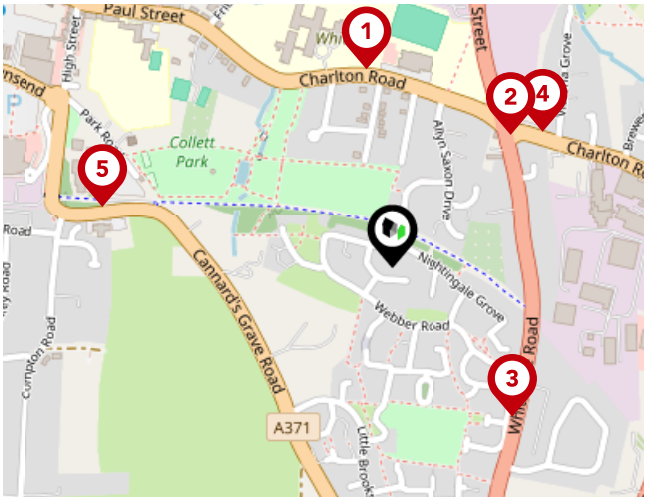
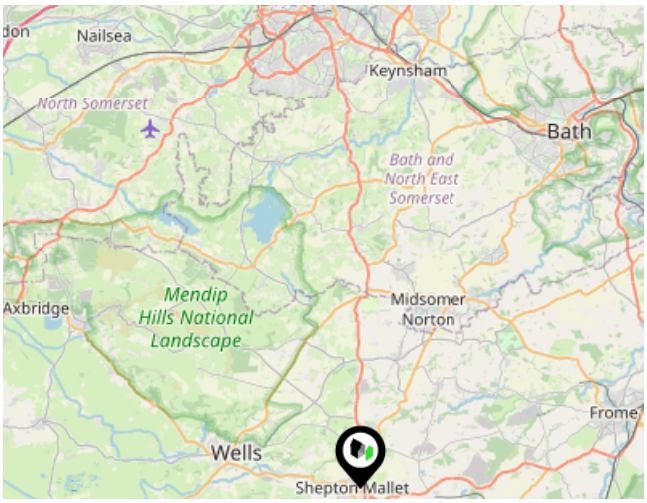


Bus Stops/Stations

Pin	Name	Distance
1	Collett Avenue	0.23 miles
2	Charlton Inn	0.21 miles
3	Somerville Close	0.22 miles
4	Esso Station	0.24 miles
5	Park Medical Practice	0.34 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.36 miles
2	The Ostrich	18.35 miles
3	Wapping Wharf	18.33 miles

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Data Quality

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