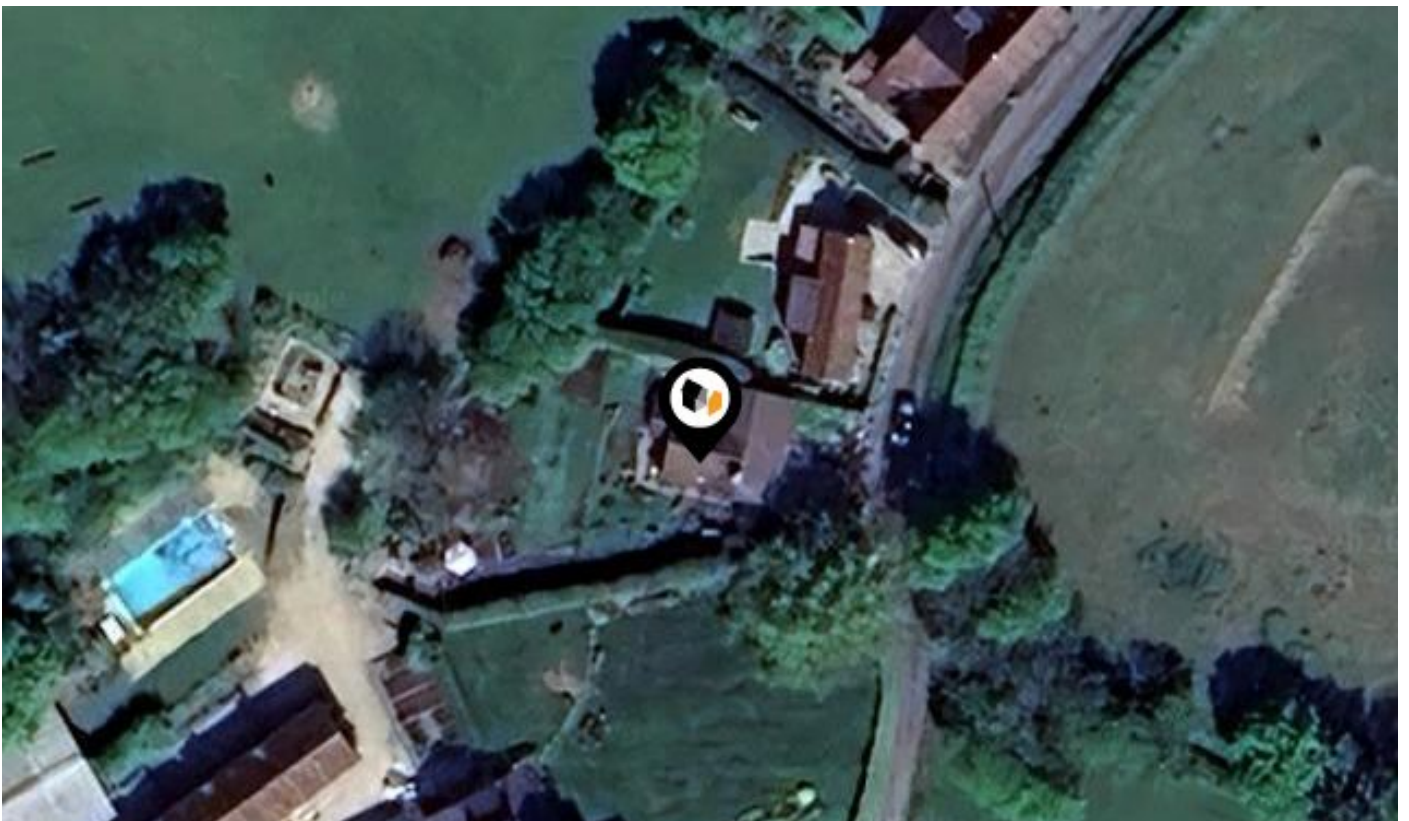




# MIR: Material Info

The Material Information Affecting this Property  
**Monday 08th June 2026**



## UPTON NOBLE, SHEPTON MALLET, BA4

### Cooper and Tanner

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



# Property Overview

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## Property

Type:	Detached
Bedrooms:	3
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,992

## Local Area

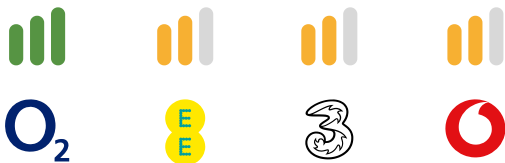
Local Authority:	Somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**15** mb/s      **1800** mb/s



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



### Satellite/Fibre TV Availability:



Planning records for: *Manor Farm Cottage Chapel Street To Top Hill Upton Noble Shepton Mallet Somerset BA4 6BA*

<b>Reference - 2024/0518/CLP</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th March 2024
<b>Description:</b> Application for a proposed lawful development certificate for Single storey extension along with creation of patio and steps to existing raised garden
<b>Reference - 22/00482/HOU</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th February 2022
<b>Description:</b> Demolition of existing rear conservatory. Single storey rear extension with balcony.
<b>Reference - 2020/2268/REM</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th November 2020
<b>Description:</b> Application for approval of reserved matters following outline approval 2020/0169/OTS for the erection of an agricultural workers dwelling. Matters of appearance/landscaping/layout/scale to be determined.
<b>Reference - 2012/0574</b>
<b>Decision:</b> Prior Approval Not Required
<b>Date:</b> 05th March 2012
<b>Description:</b> Application for prior notification of agricultural development for the erection of a storage barn.

Planning records for: *The Small Barn Chapel Street To Top Hill Upton Noble Shepton Mallet Somerset BA4 6BA*

<b>Reference - 2013/2231/LBC</b>	
<b>Decision:</b>	Approval
<b>Date:</b>	11th October 2013
<b>Description:</b>	Retrospective application for replacement windows in a solid oak finish

Planning records for: *The Barn Lovel House Chapel Street To Top Hill Upton Noble Shepton Mallet Somerset BA4 6BA*

<b>Reference - 2021/0996/OHL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th April 2021
<b>Description:</b>	Erect a new electricity pole and stay wire in the verge to flight the low voltage overhead electricity service.

Planning records for: *Glyde Cottages, Upton Noble , Shepton Mallet, Somerset, BA4 6BA*

<b>Reference - 2013/0318</b>	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	14th February 2013
<b>Description:</b>	Erection of dwelling and double garage. Modifying existing road access to provide new additional access. Demolition of existing outbuilding (Listed Building Application)

<b>Reference - 2013/2352/LBC</b>	
<b>Decision:</b>	Approval with Conditions
<b>Date:</b>	24th October 2013
<b>Description:</b>	Erection of a dwelling and double garage modifying existing road access to provide new additional access - amended application type.

Planning records for: *Glyde Cottages, Upton Noble , Shepton Mallet, Somerset, BA4 6BA*

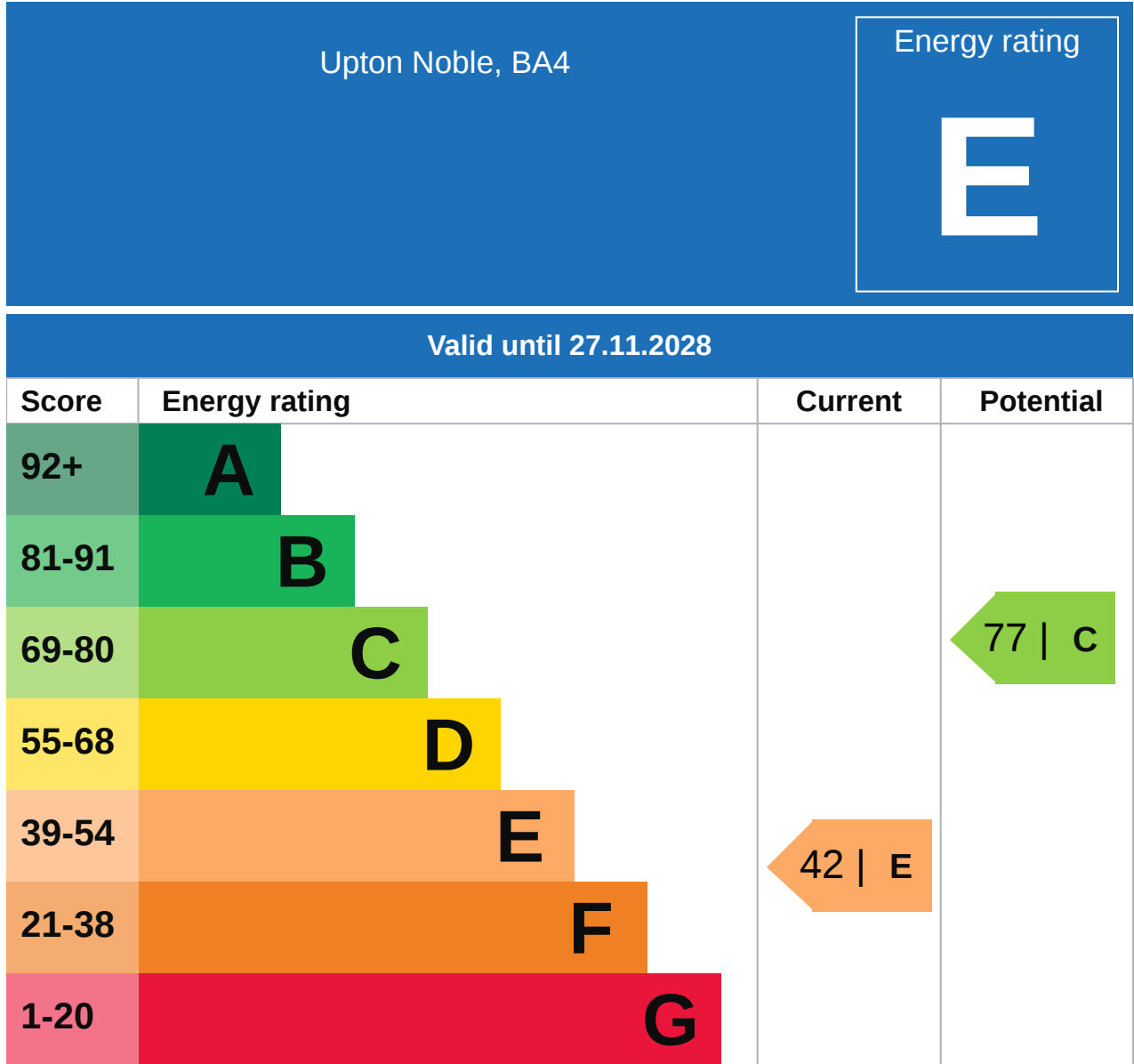
<b>Reference - 2013/0317</b>
<b>Decision:</b> WDT - Withdrawn
<b>Date:</b> 14th February 2013
<b>Description:</b> Erection of dwelling and double garage. Modifying existing road access to provide new additional access. Demolition of existing outbuilding.
<b>Reference - 2014/1613/VRC</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 07th August 2014
<b>Description:</b> Application for the variation of conditions 13 and 14 of planning permission 2013/2222/FUL to allow revised visibility splays/ access arrangements
<b>Reference - 2014/2404/NMA</b>
<b>Decision:</b> Approval
<b>Date:</b> 14th November 2014
<b>Description:</b> Application for a non-material amendment following a grant of planning permission 2013/2222/FUL.
<b>Reference - 2013/2222/FUL</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 24th October 2013
<b>Description:</b> Erection of dwelling and double garage Modifying existing road access to provide new additional access

Planning records for: *Glyde Cottages Upton Noble Shepton Mallet BA4 6BA*

Reference - 2014/1933/APP	
Decision:	Approval
Date:	25th September 2014
Description:	Application for approval of details reserved by conditions 3, 4, 5, 6, 15 and 16 of planning permission 2013/2222/FUL.

# Property EPC - Certificate

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# Property

## EPC - Additional Data

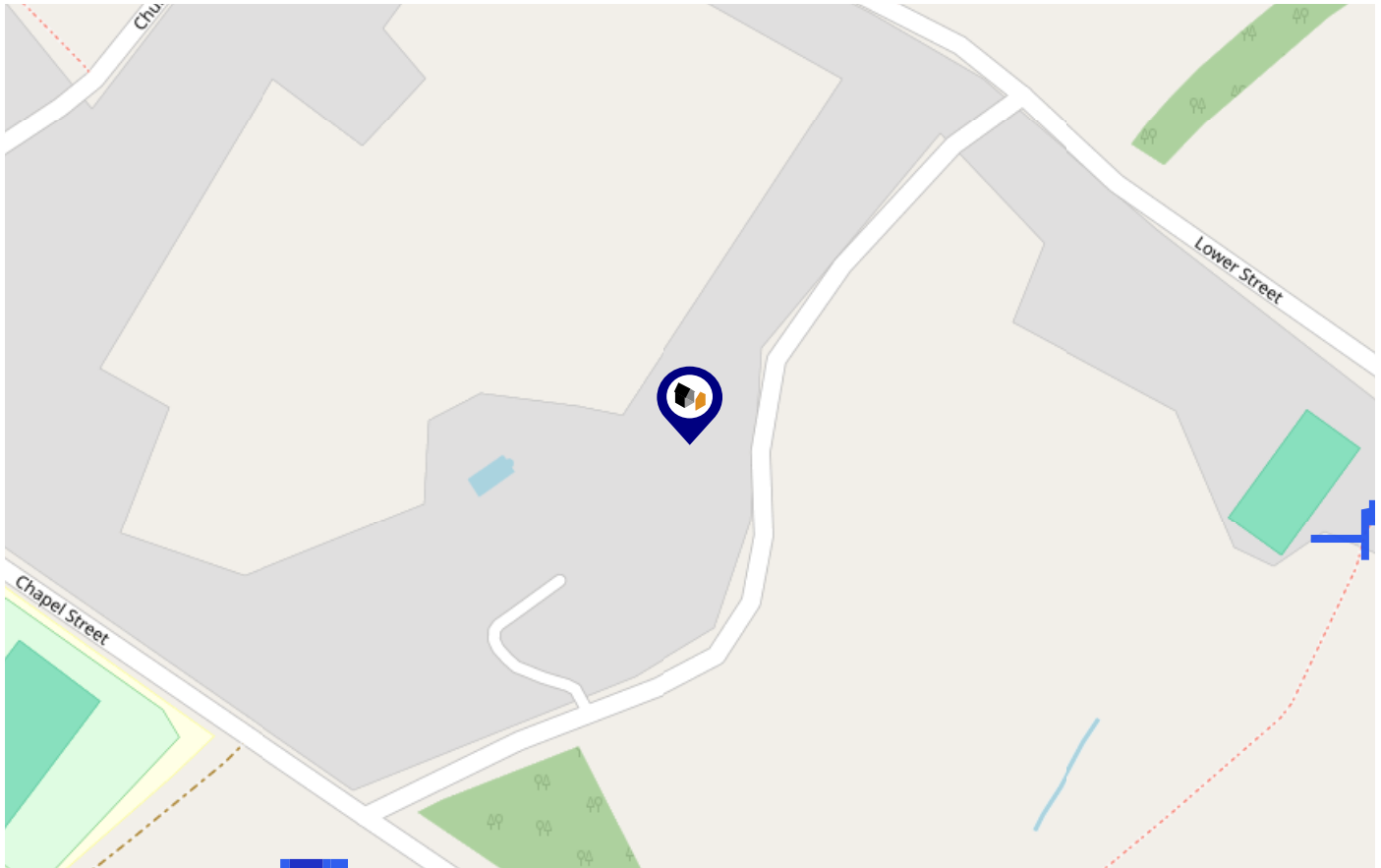
### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

# Flood Risk

## Surface Water - Flood Risk

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.

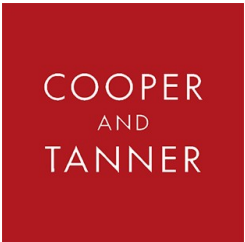
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

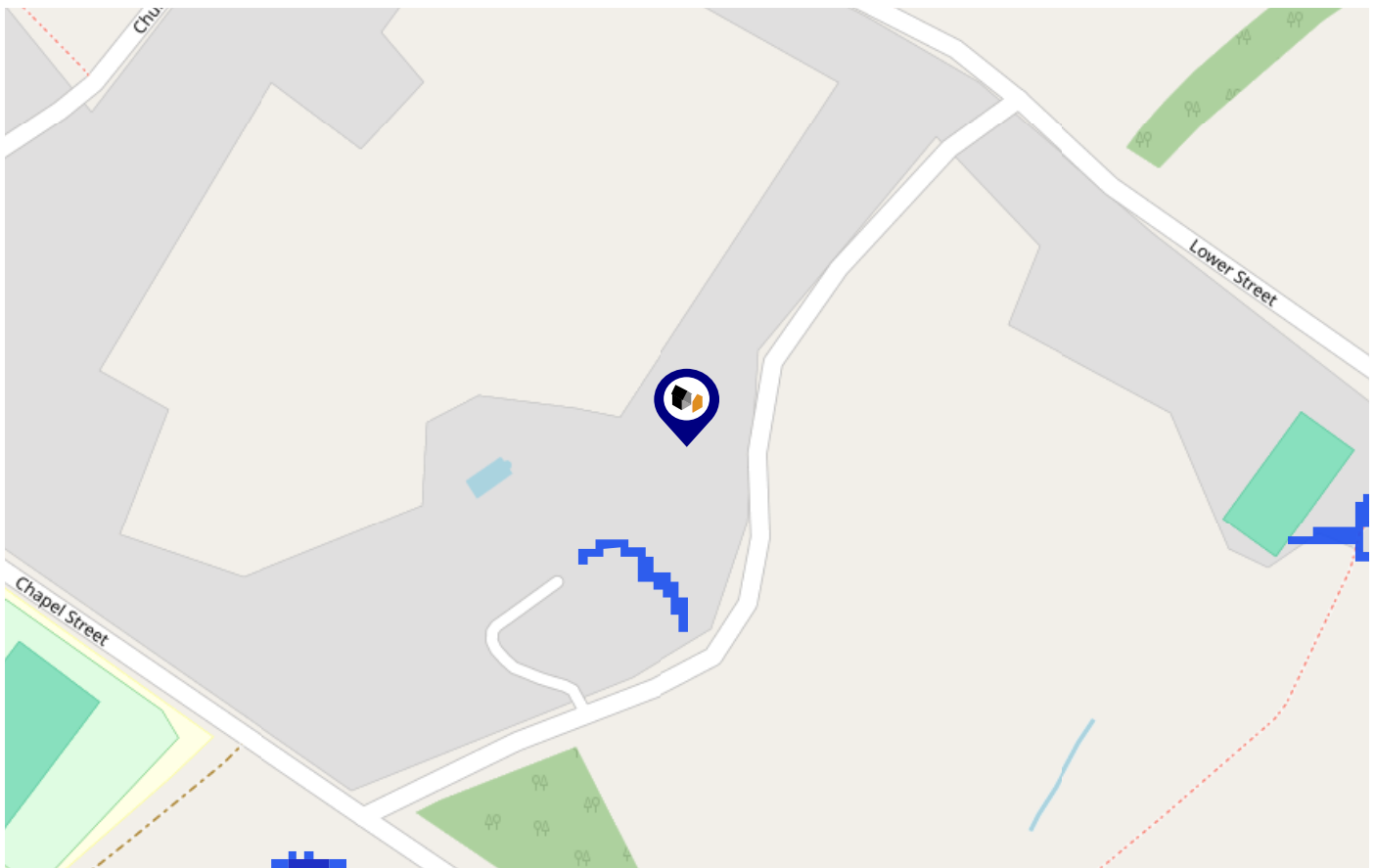


# Flood Risk

## Surface Water - Climate Change



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.



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.
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- 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:

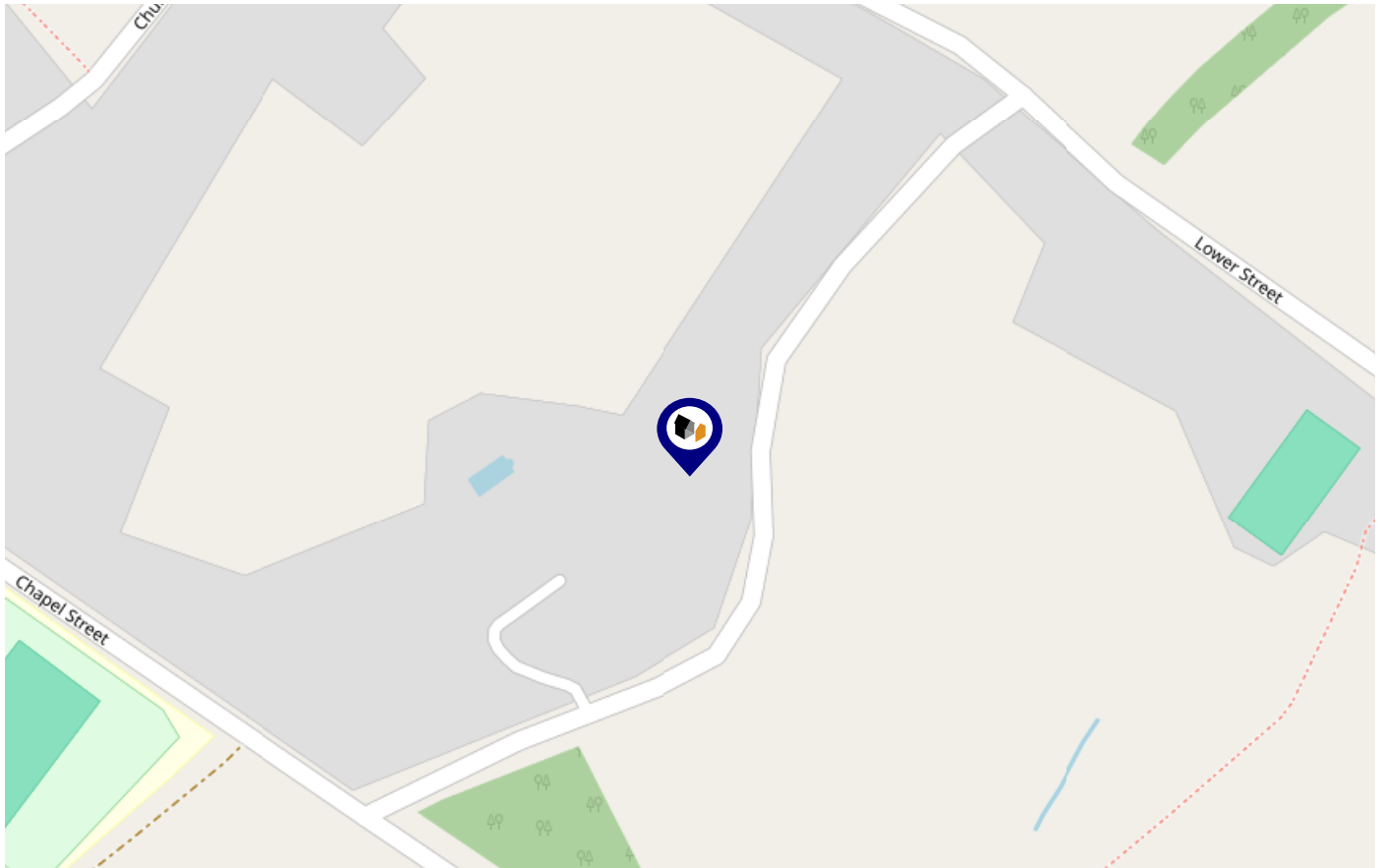


MIR - Material Info

# Flood Risk

## Rivers & Seas - Flood Risk

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



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.

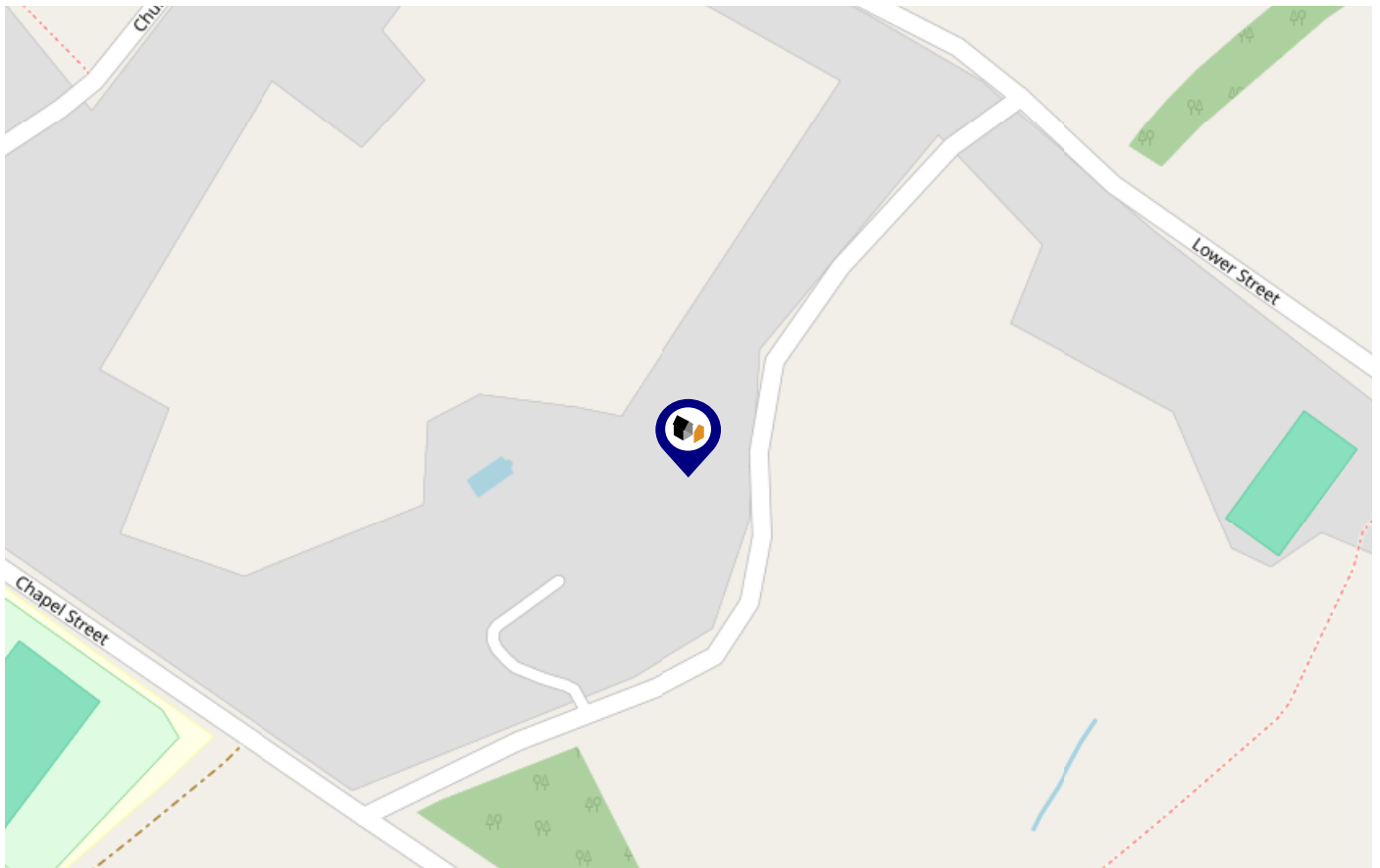
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.



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.

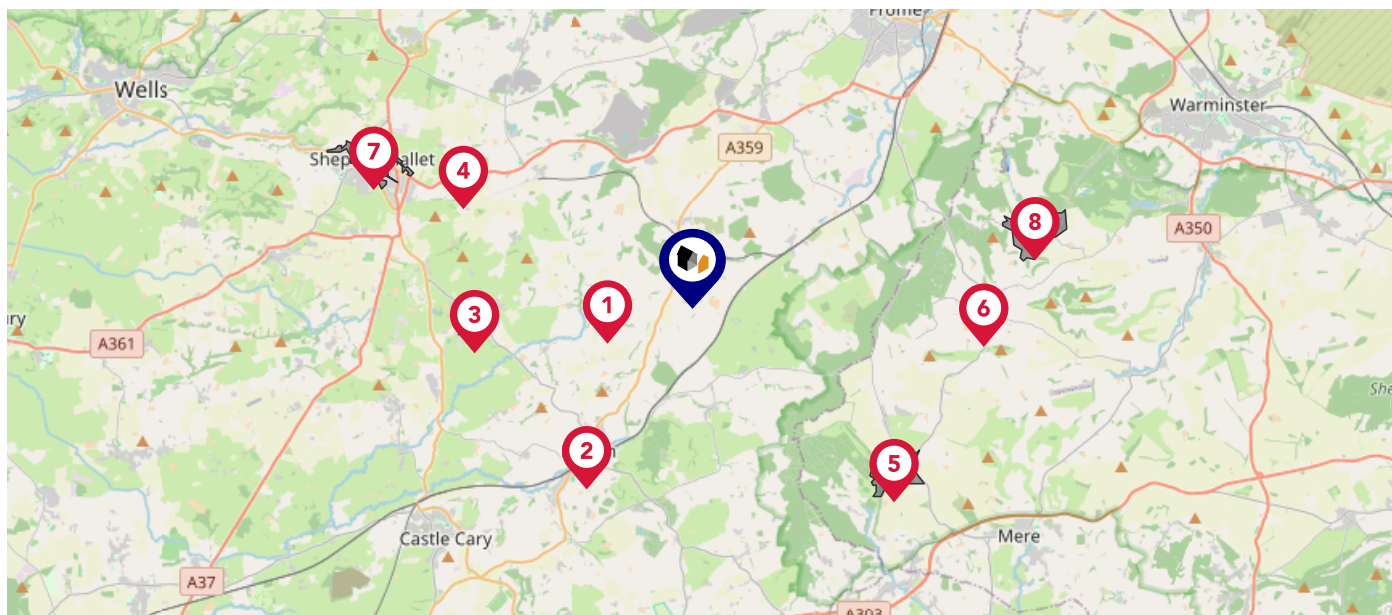
Chance of flooding to the following depths at this property:











# Maps

## Conservation Areas

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.



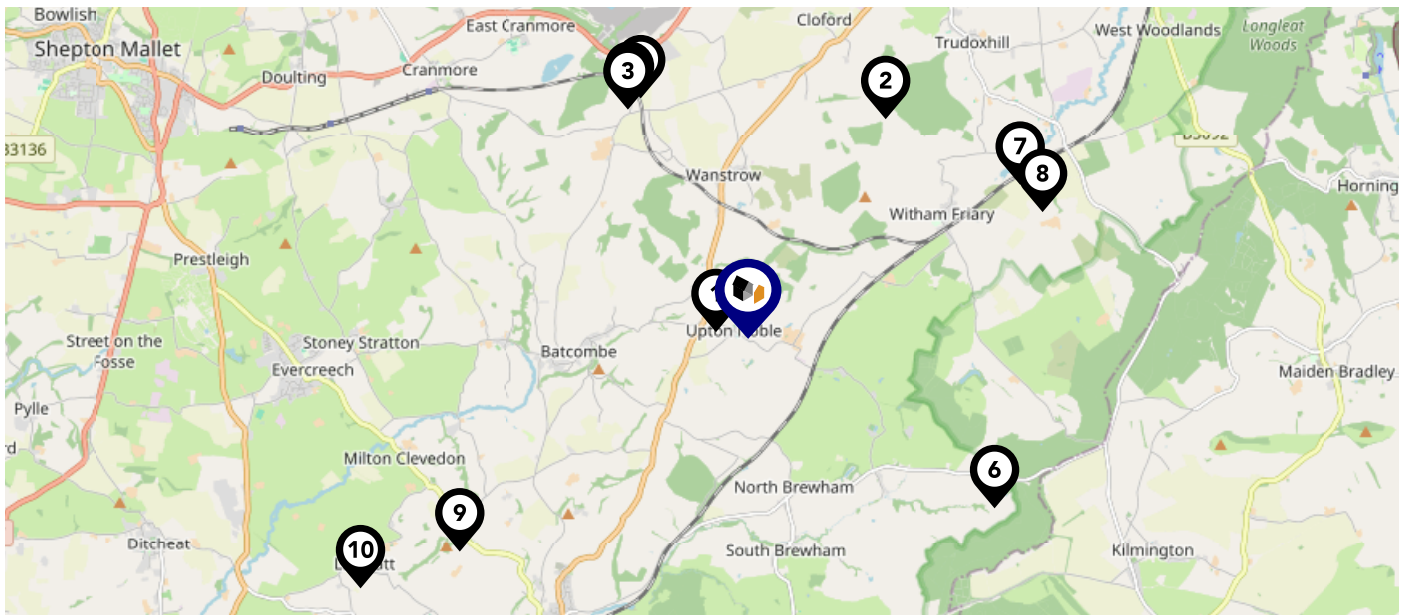
### Nearby Conservation Areas

-  Batcombe
-  Bruton
-  Evercreech
-  Doultong
-  Stourton
-  Maiden Bradley
-  Shepton Mallet
-  Horningsham





















# Maps

## Landfill Sites

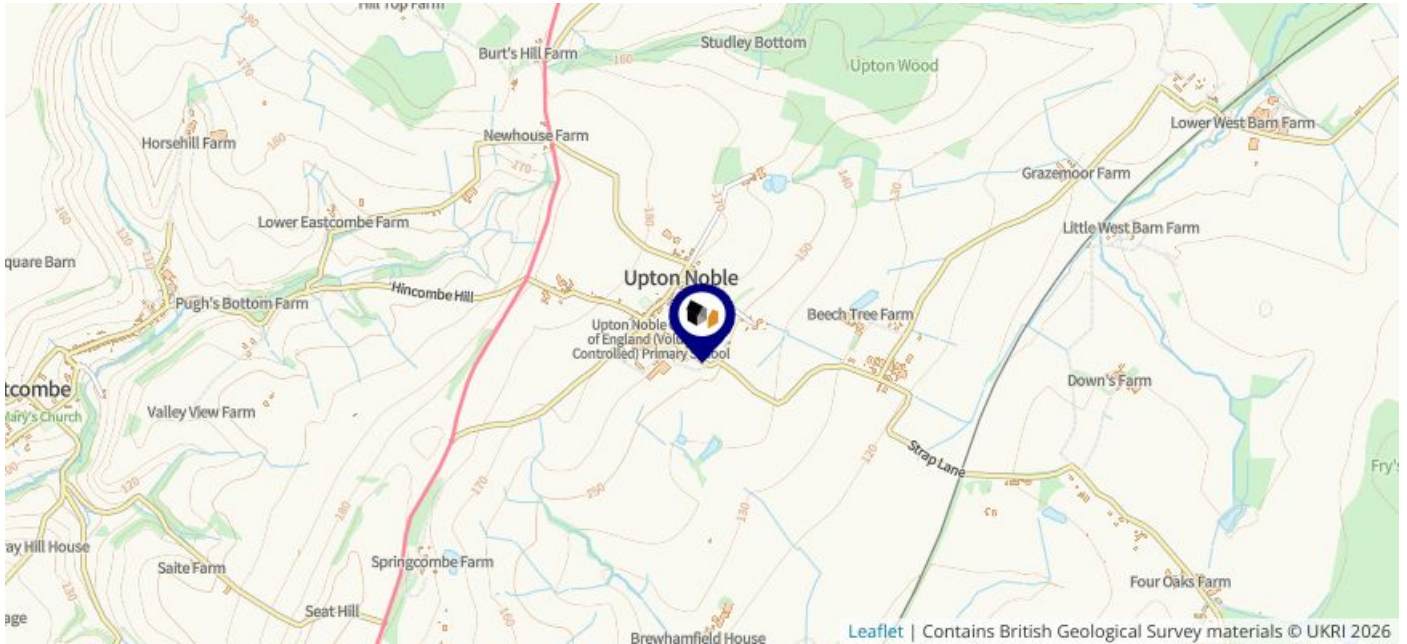
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Bulls Lane-Upton Noble	Historic Landfill 
	Postlebury Wood-Cloford Common, Wanstrow, Somerset	Historic Landfill 
	Trinidad Asphalt Works Area B-Wanstrow, Shepton Mallet, Somerset	Historic Landfill 
	Permanite Asphalt Works-Trinidad Works, Wanstrow, Shepton Mallet, Somerset	Historic Landfill 
	Trinidad Asphalt Works Area A-Wanstrow, Shepton Mallet, Somerset	Historic Landfill 
	Druley Hill-North Brewham, Bruton, Somerset	Historic Landfill 
	Witham Hall Tip, Witham Hall Farm-Witham Friary	Historic Landfill 
	Witham Hall Farm-Field No 9167 0044, Near Frome	Historic Landfill 
	Creech Mill-Milton Clevedon	Historic Landfill 
	Lambrook House-Lamyatt	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

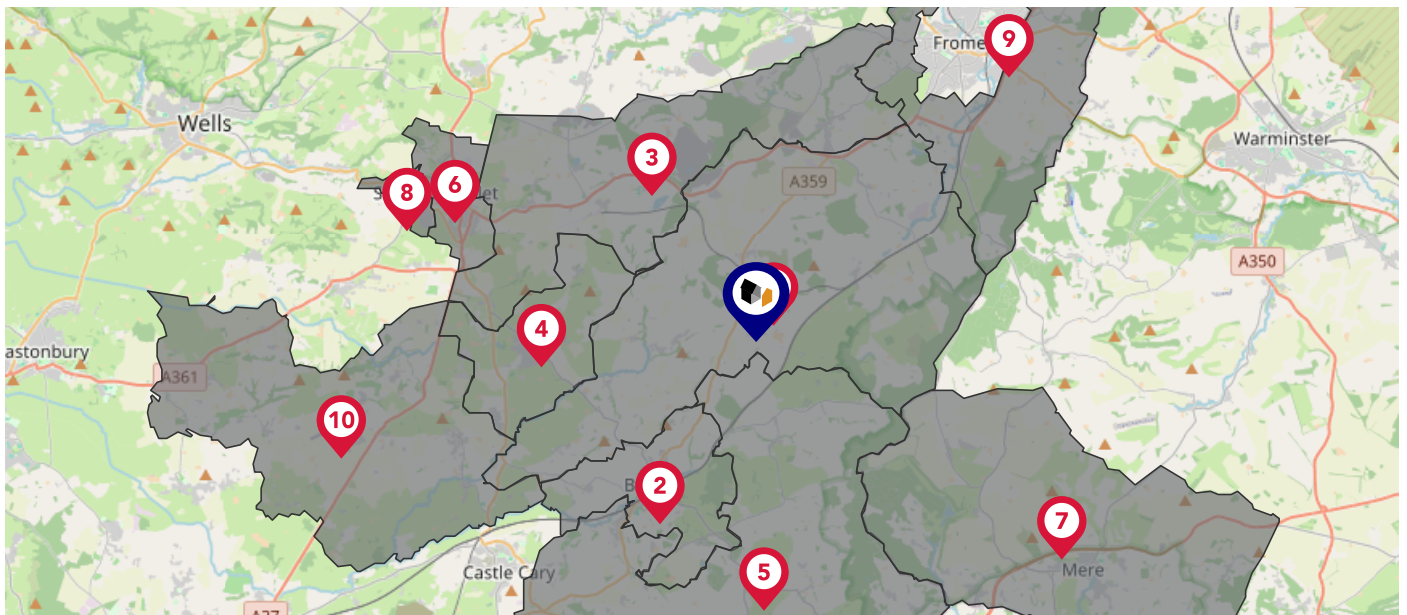
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

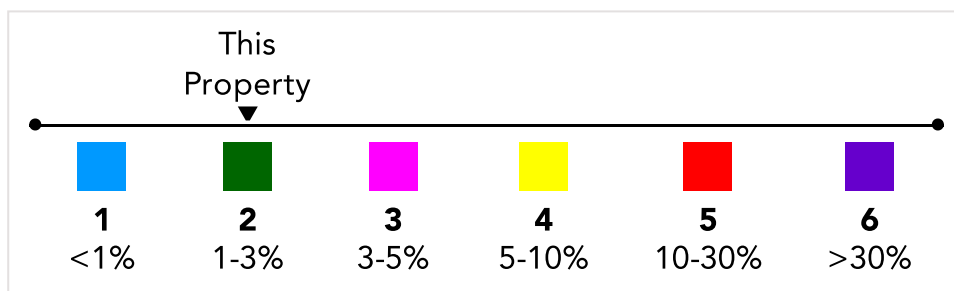
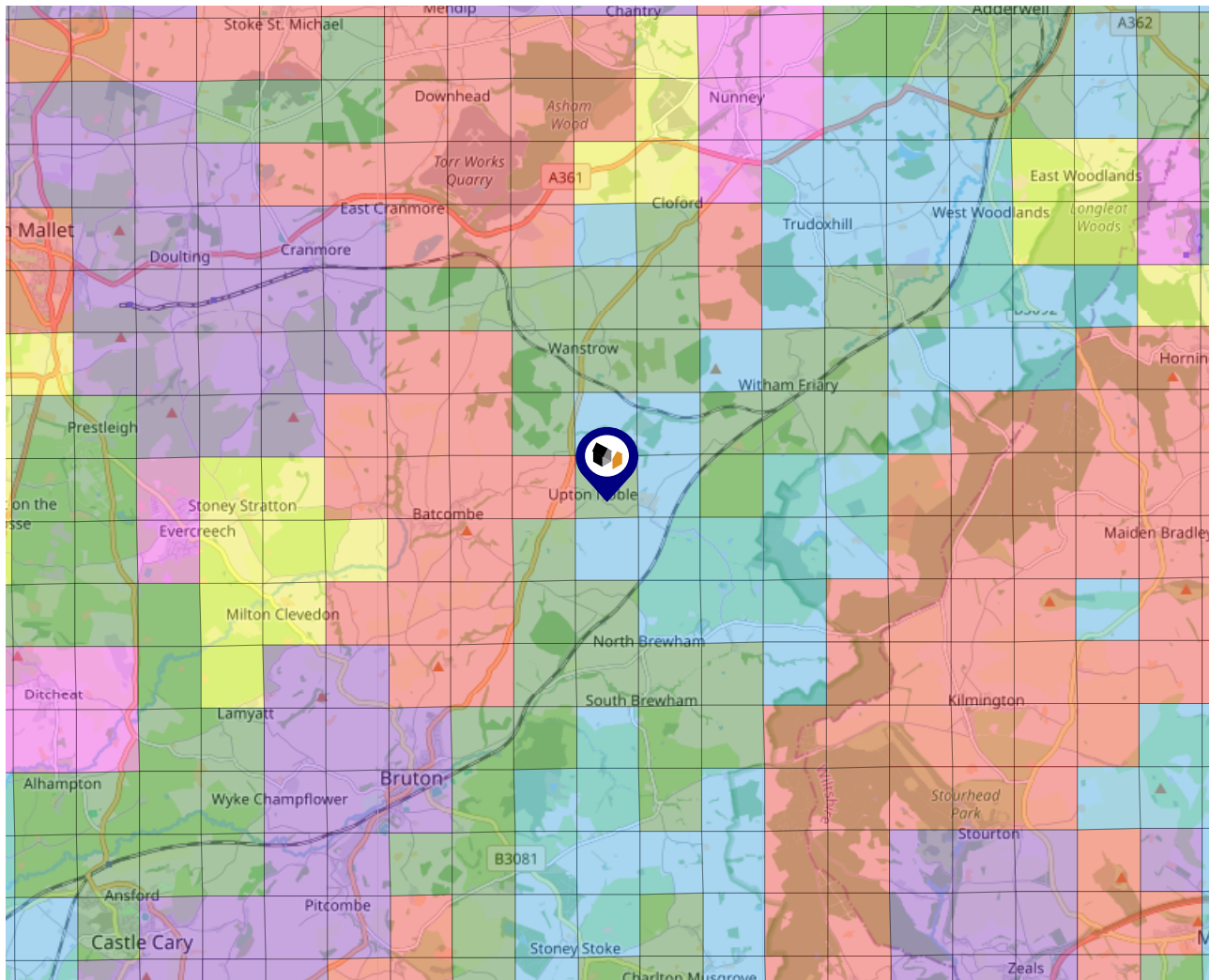


### Nearby Council Wards

- 1 Postlebury Ward
- 2 Bruton Ward
- 3 Cranmore, Doultling and Nunney Ward
- 4 Creech Ward
- 5 Tower Ward
- 6 Shepton East Ward
- 7 Mere ED
- 8 Shepton West Ward
- 9 Beckington and Selwood Ward
- 10 The Pennards and Ditcheat Ward

## What is Radon?

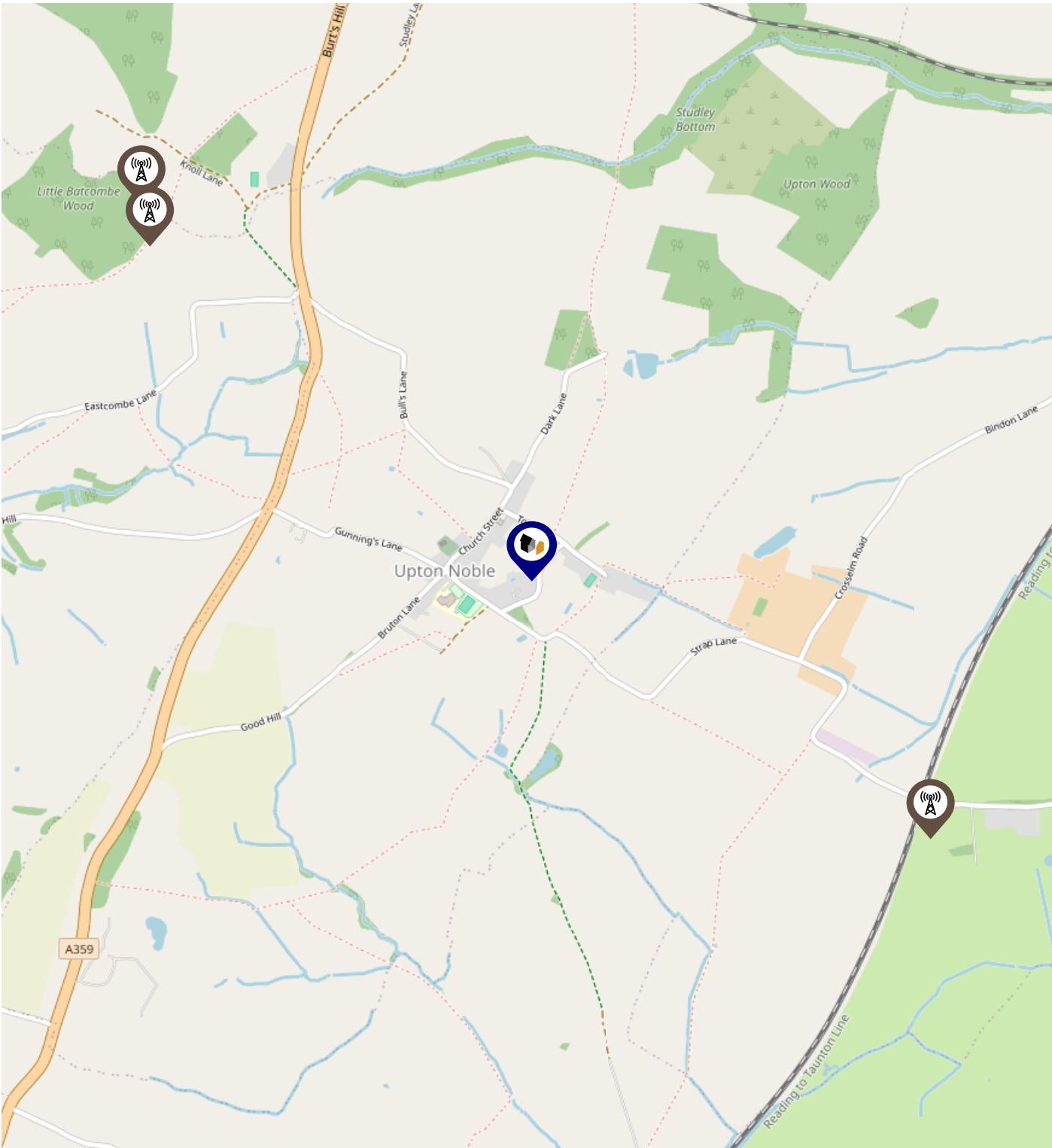
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).







# Local Area Masts & Pylons

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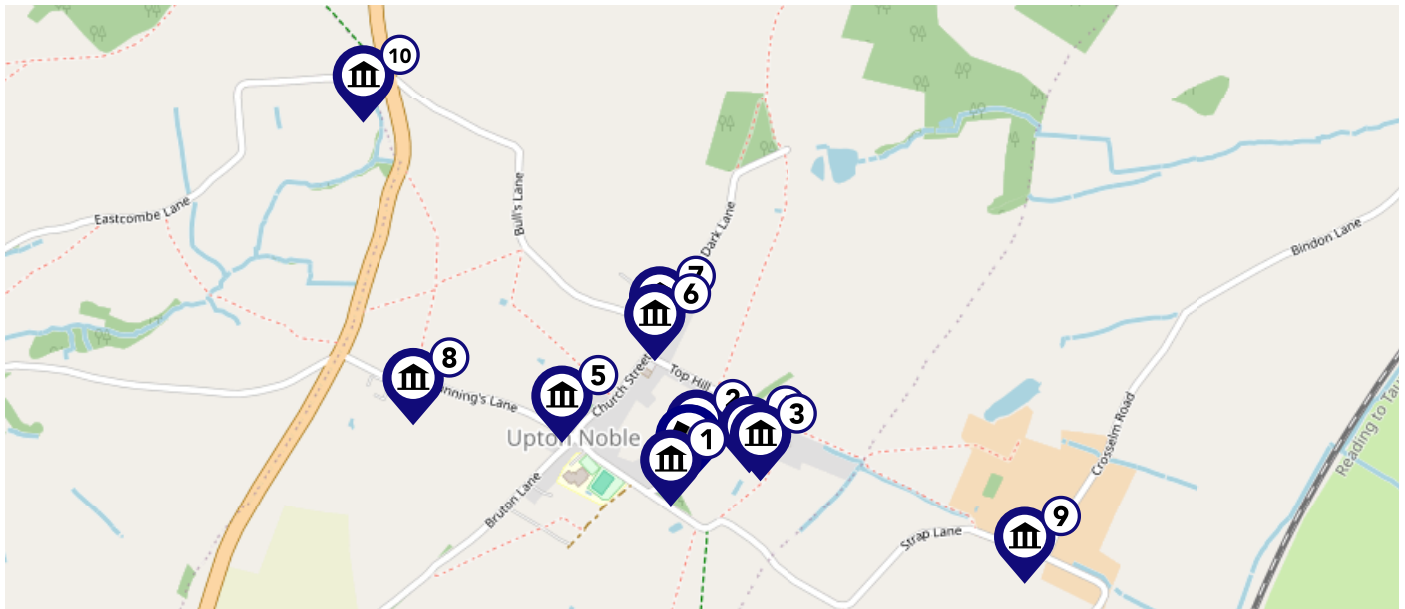
**Key:**











-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

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
	1174950 - Manor Farmhouse And Garden Wall, 5 Metres To South-east	Grade II	0.0 miles
	1345278 - Highwinds Sunnyside	Grade II	0.0 miles
	1058282 - Manor Cottage	Grade II	0.1 miles
	1345277 - The Manor House	Grade II	0.1 miles
	1174889 - Church Of St Mary Magdalene	Grade II	0.1 miles
	1058280 - Church Farmhouse	Grade II	0.1 miles
	1295574 - Prospect Farmhouse	Grade II	0.2 miles
	1058281 - Gunnings Farmhouse	Grade II	0.3 miles
	1175208 - Bellerica Farmhouse	Grade II	0.4 miles
	1295521 - Highfield	Grade II	0.6 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

---

N/A

## Central Heating

---

Oil Central Heating

## Water Supply

---

Mains

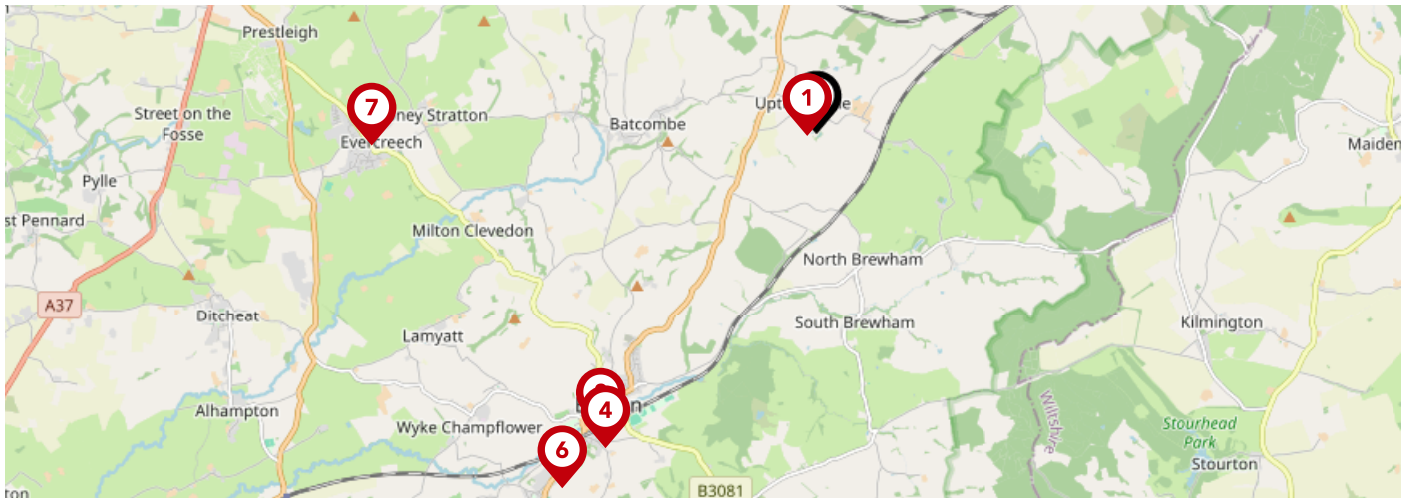
## Drainage

---

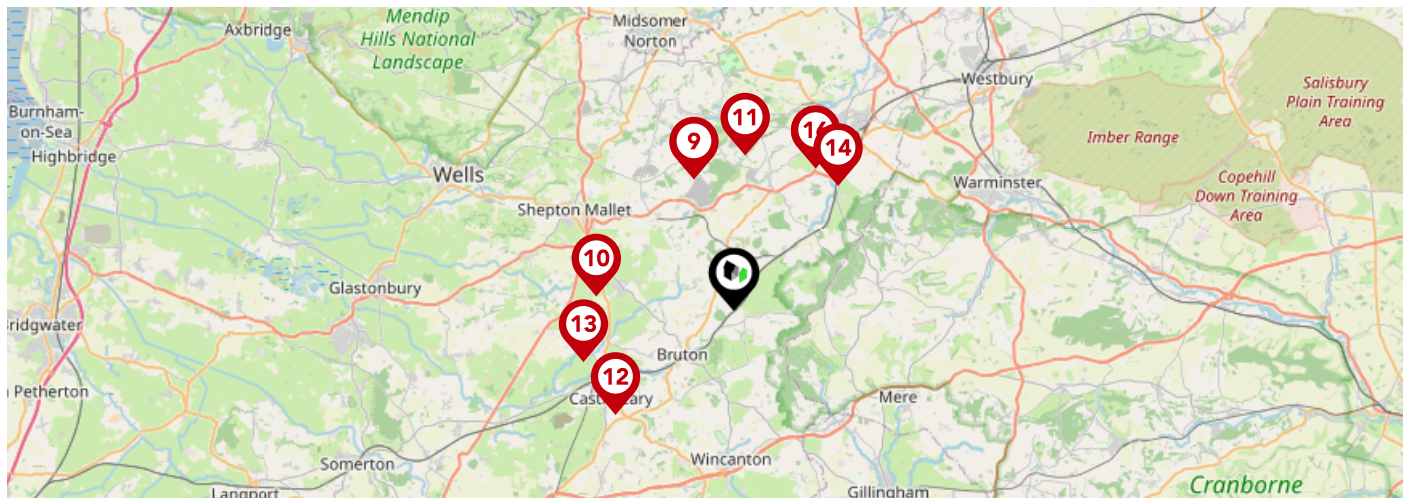
Mains

# Area Schools

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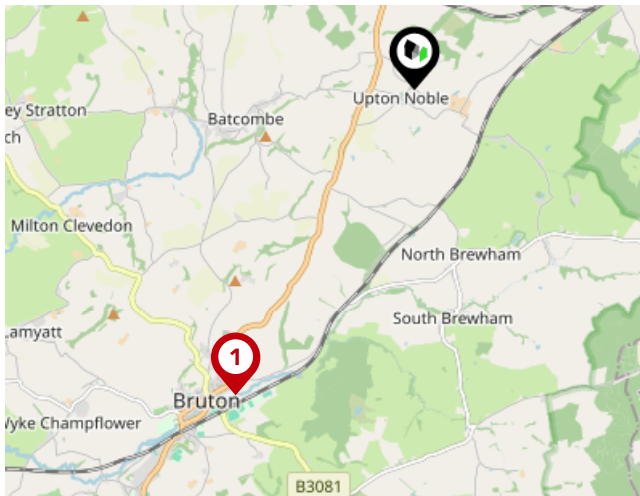
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Upton Noble CofE VC Primary School</p> <p>Ofsted Rating: Good   Pupils: 165   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Bruton Primary School</p> <p>Ofsted Rating: Good   Pupils: 252   Distance:3.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> All Hallows School</p> <p>Ofsted Rating: Not Rated   Pupils: 238   Distance:3.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> King's Bruton</p> <p>Ofsted Rating: Not Rated   Pupils: 355   Distance:3.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Nunney First School</p> <p>Ofsted Rating: Good   Pupils: 72   Distance:3.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Sexey's School</p> <p>Ofsted Rating: Good   Pupils: 685   Distance:4.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Evercreech Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 181   Distance:4.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> St Aldhelms Church School</p> <p>Ofsted Rating: Requires improvement   Pupils: 173   Distance:4.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Leigh On Mendip School</b> Ofsted Rating: Good   Pupils: 99   Distance:5.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:5.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Mells Church of England First School</b> Ofsted Rating: Good   Pupils: 69   Distance:5.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Ansford Academy</b> Ofsted Rating: Requires improvement   Pupils: 543   Distance:5.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:5.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Christ Church First School</b> Ofsted Rating: Not Rated   Pupils: 77   Distance:6.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Trinity Church of England First School</b> Ofsted Rating: Good   Pupils: 295   Distance:6.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Critchill Special School</b> Ofsted Rating: Good   Pupils: 97   Distance:6.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)

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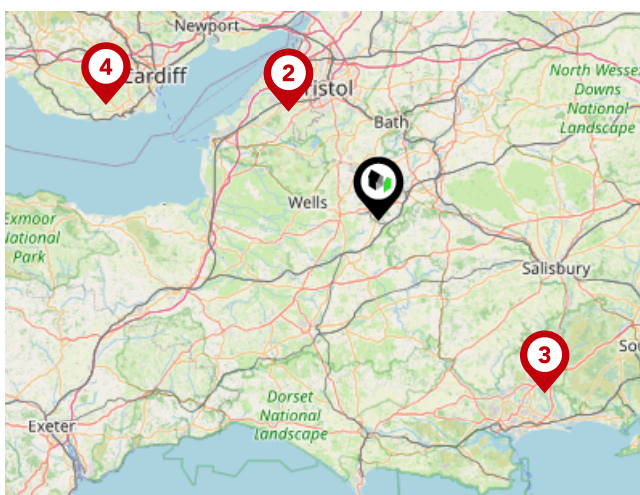
## National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	3.3 miles
2	Frome Rail Station	6.69 miles
3	Castle Cary Rail Station	6.16 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	42.1 miles
2	M5 J12	44.97 miles
3	M4 J16	36.22 miles
4	M4 J15	39.26 miles
5	M27 J1	39.09 miles



## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.8 miles
2	Felton	20.8 miles
3	Bournemouth International Airport	36.09 miles
4	Cardiff Airport	43.69 miles

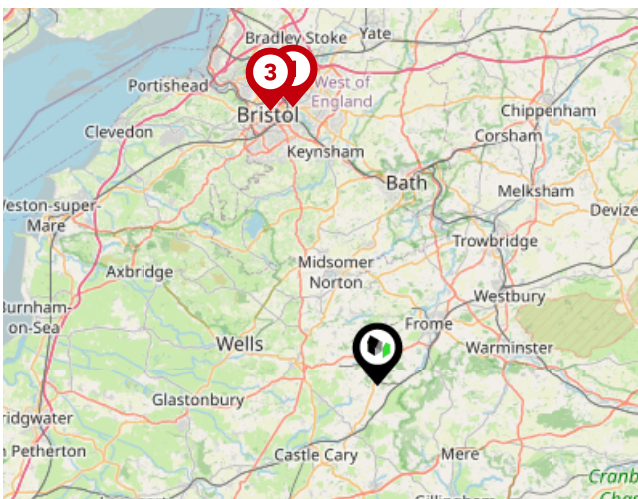
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lamb Inn	0.11 miles
2	Upton Noble Crossroads	0.41 miles
3	Millers Farm	0.43 miles
4	Millers Farm	0.43 miles
5	Wanstrow Pub	1.47 miles



### Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	21.64 miles
2	Bathurst Basin Ferry Landing	21.94 miles
3	The Ostrich	21.95 miles

## 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**

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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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