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# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 09th July 2026**



## THE MEAD, STREET, BA16

### Cooper and Tanner

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



# Property Overview

COOPER AND TANNER



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,992		
<b>Title Number:</b>	WS86857		

## Local Area

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

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

<b>17</b> mb/s	<b>45</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *1 Holland Court The Mead Street BA16 0AQ*

Reference - 2016/1219/HSE
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 19th May 2016
<b>Description:</b> Conversion of roof to form a bedroom with dormers

Planning records for: *Holland Court The Mead Street Somerset BA16 0AQ*

Reference - 2014/1512/HSE
<b>Decision:</b> Approval
<b>Date:</b> 25th July 2014
<b>Description:</b> Provision of a Single Garage in place of existing timber shed and 1 vehicle parking bay alongside, amendment to approved 2013/0535 with revised roofing material as noted on drawing 460:TA:OG:02B

Reference - 100370/002
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 05th June 2007
<b>Description:</b> Change of use of land to residential curtilage (BOARD)

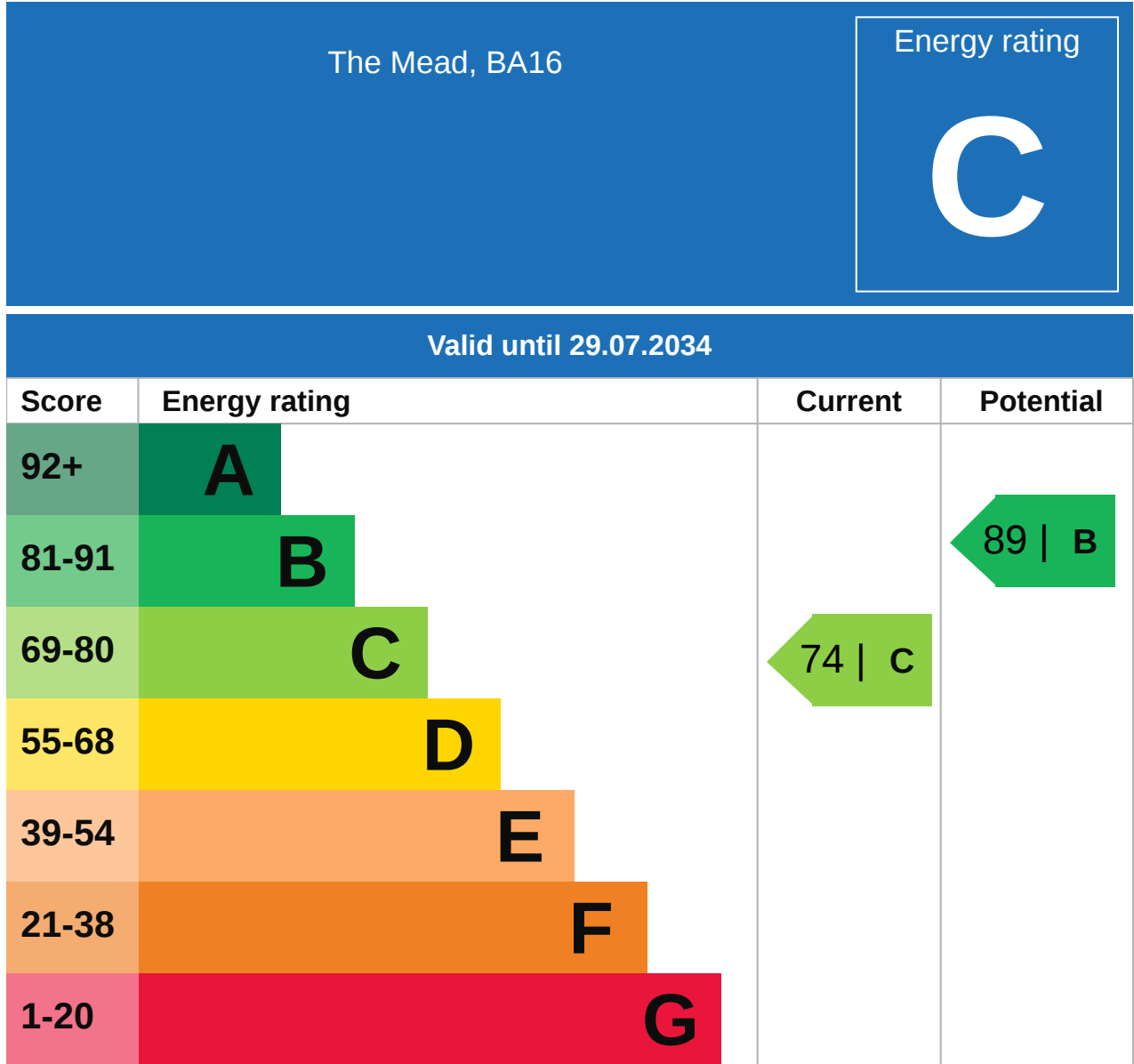
Reference - 2013/0535
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 08th March 2013
<b>Description:</b> Provision of a Single Garage in place of existing timber shed and 1 vehicle parking bay alongside





# Property EPC - Certificate

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# Property EPC - Additional Data

## Additional EPC Data

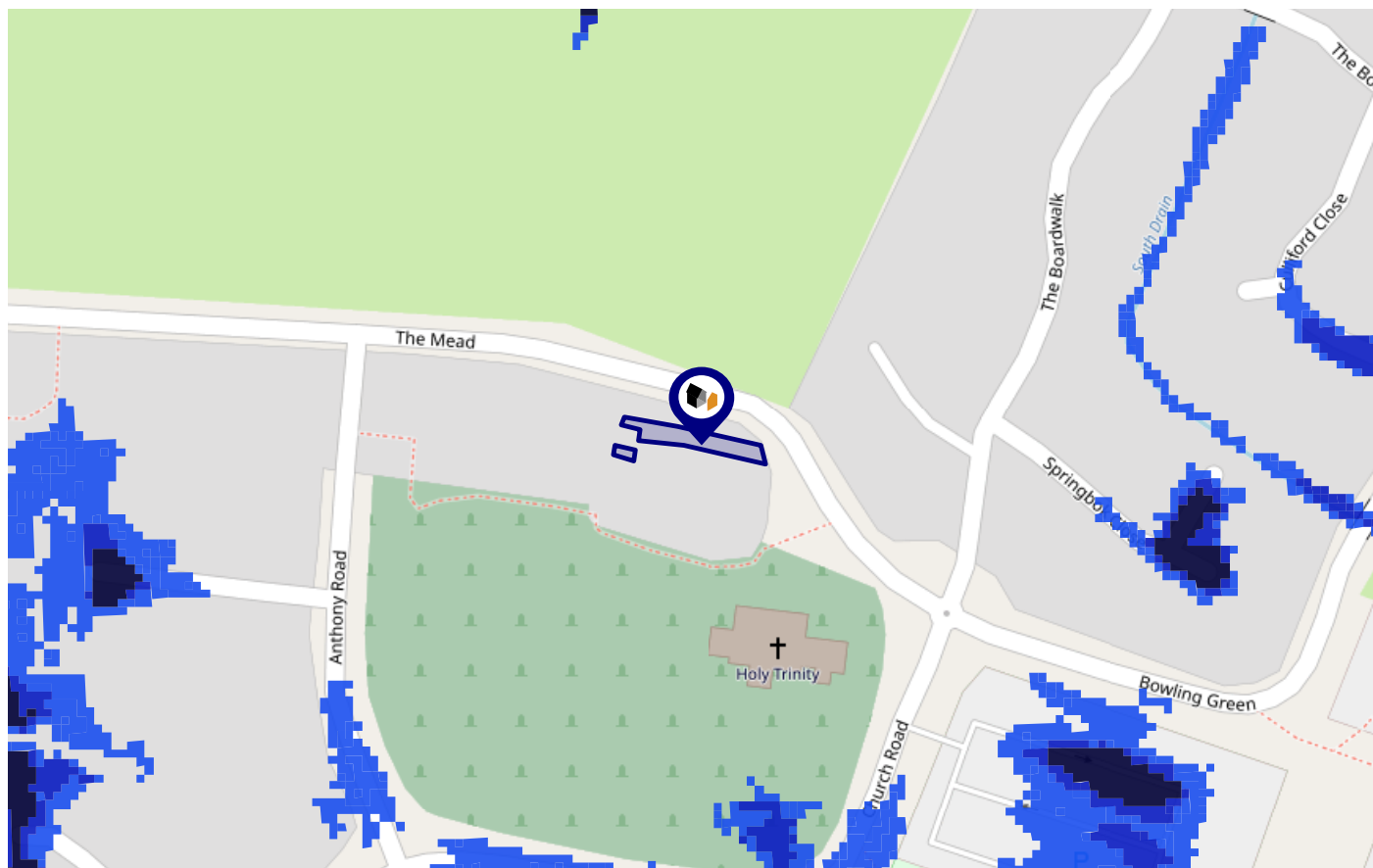
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	68 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.

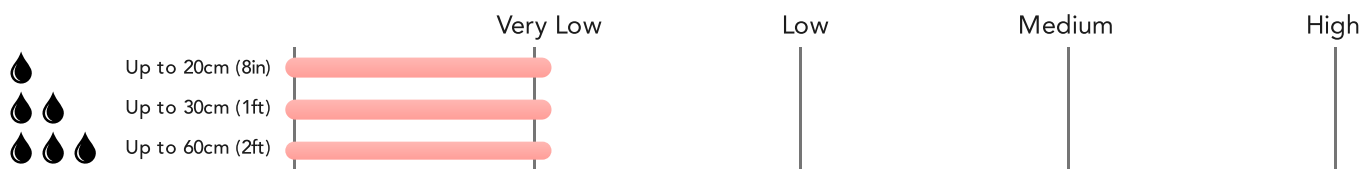


Risk Rating: Very low

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.

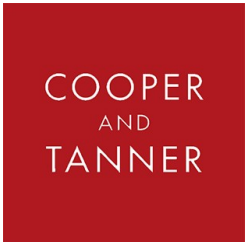
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

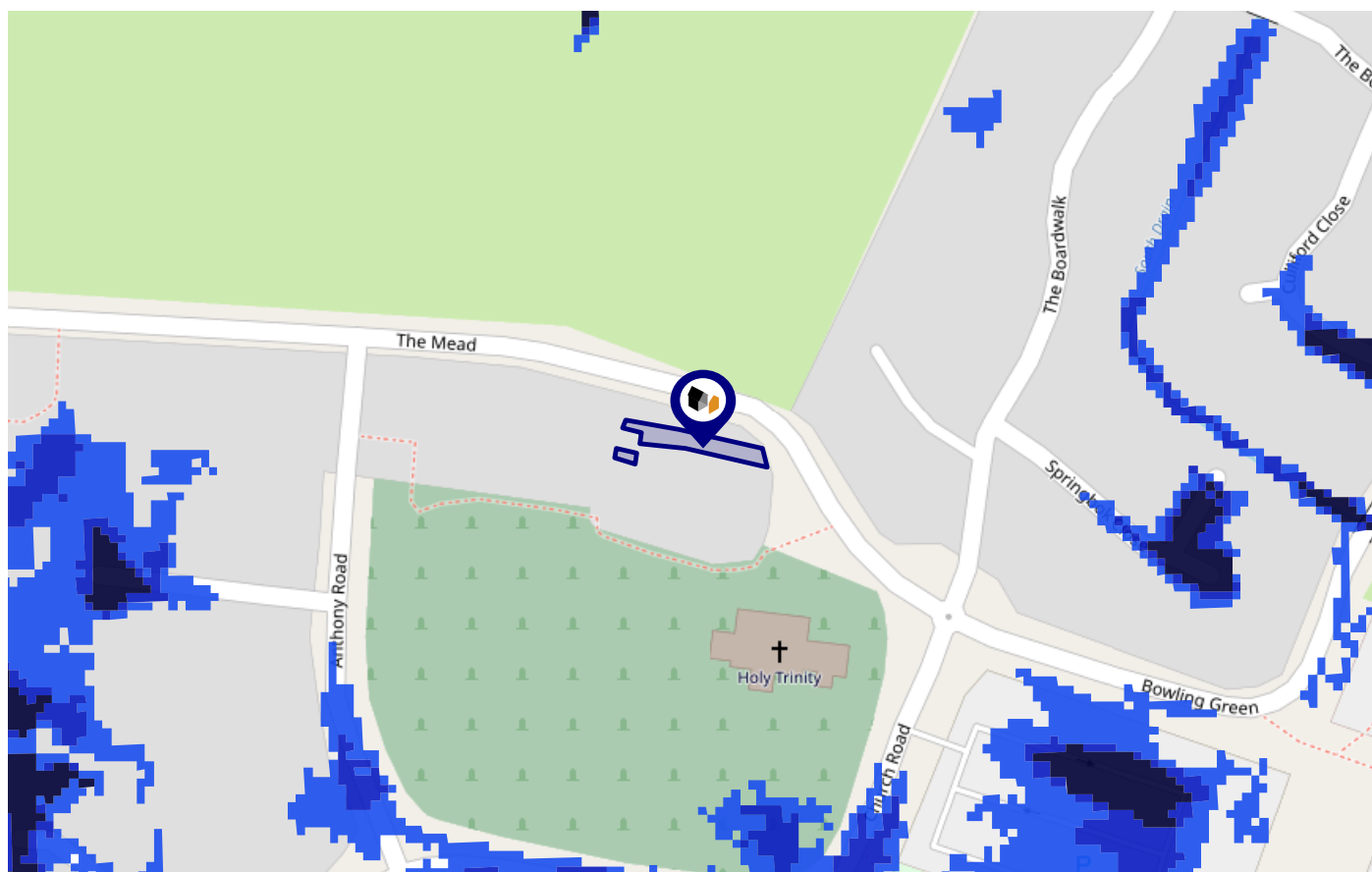


# Flood Risk

## 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.

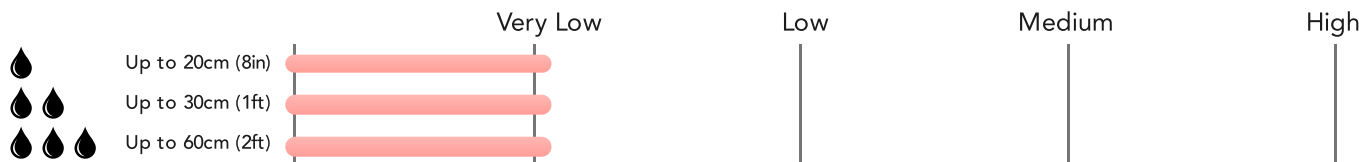


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

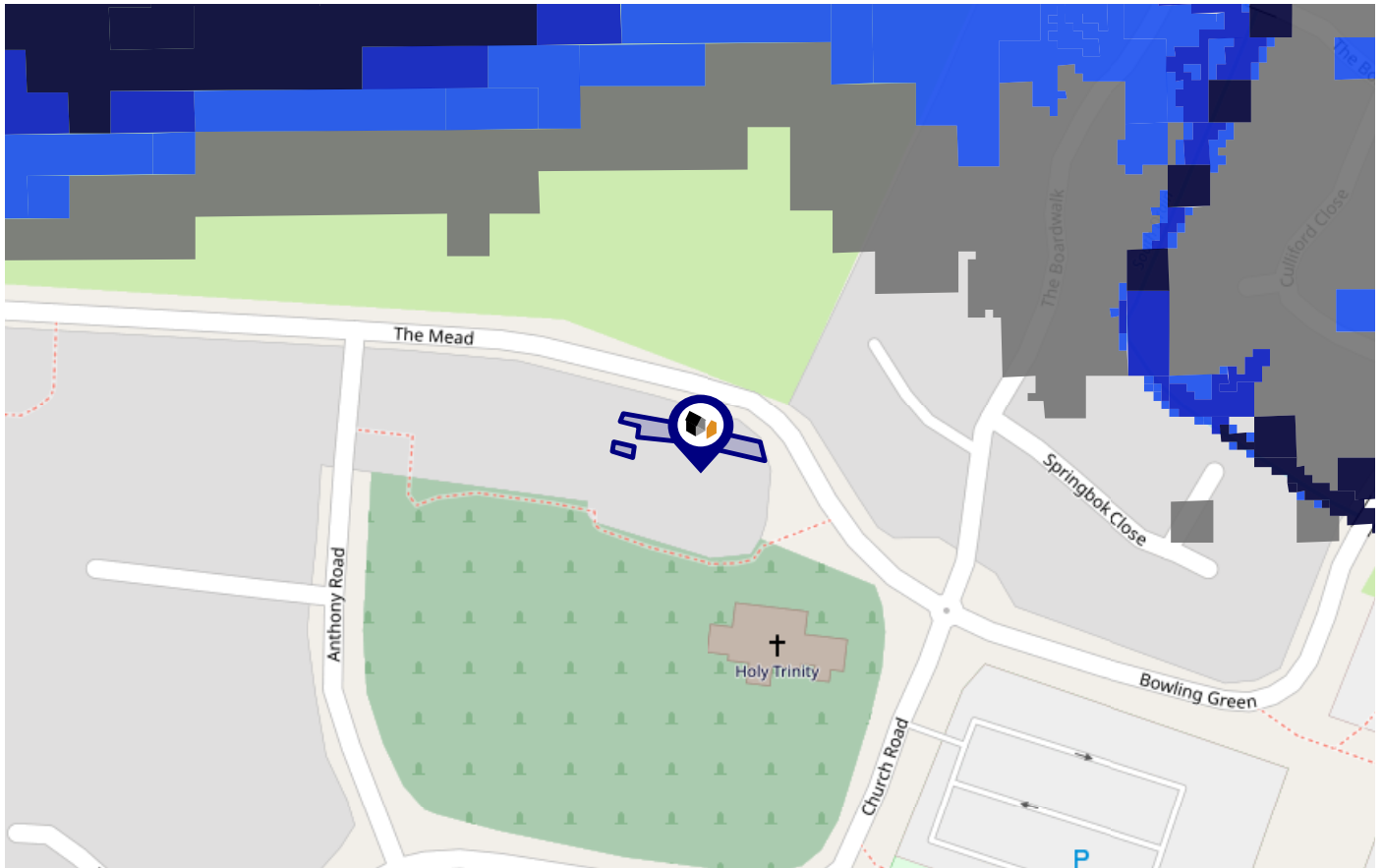


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# Flood Risk

## 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.

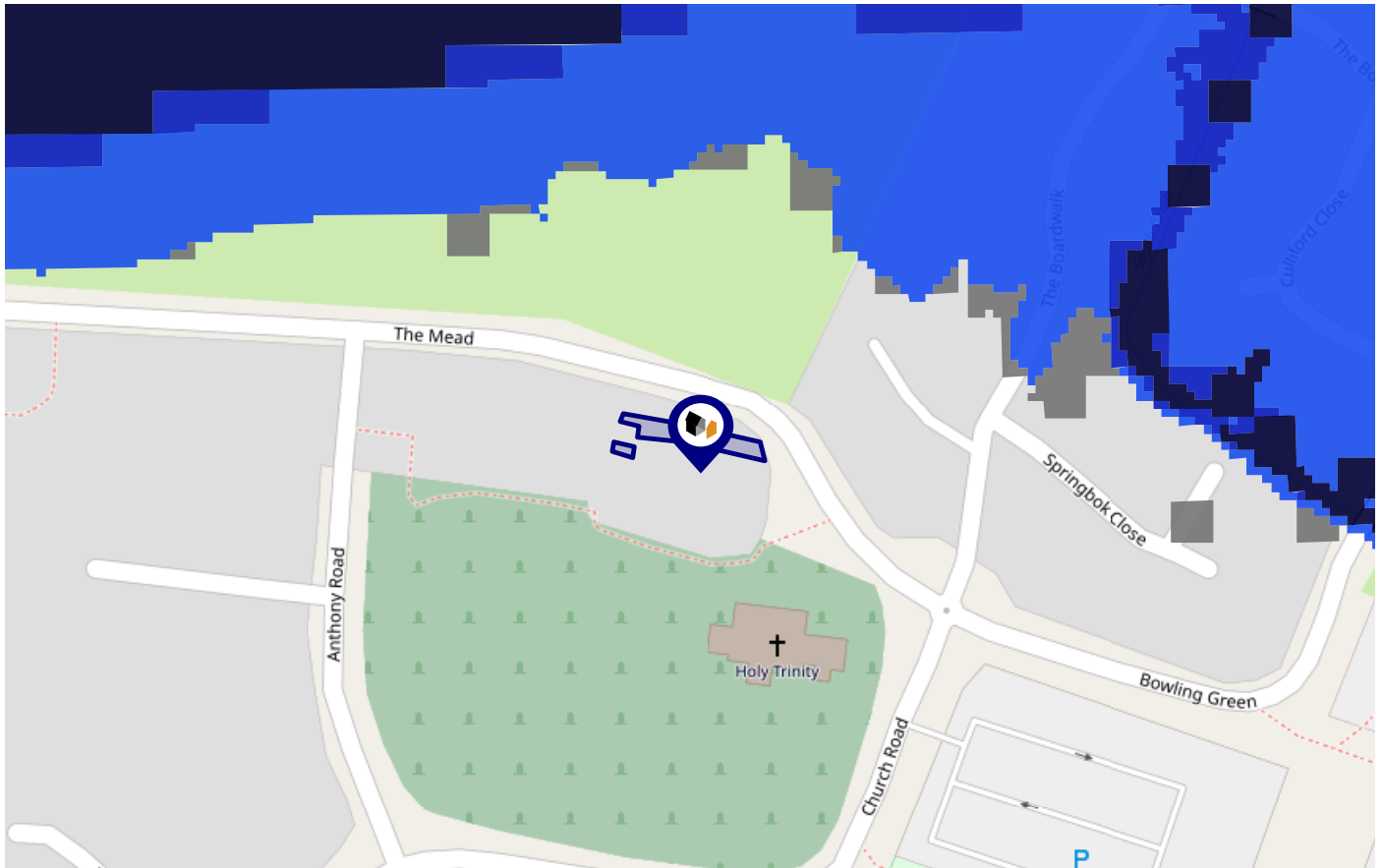
Chance of flooding to the following depths at this property:



# 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.
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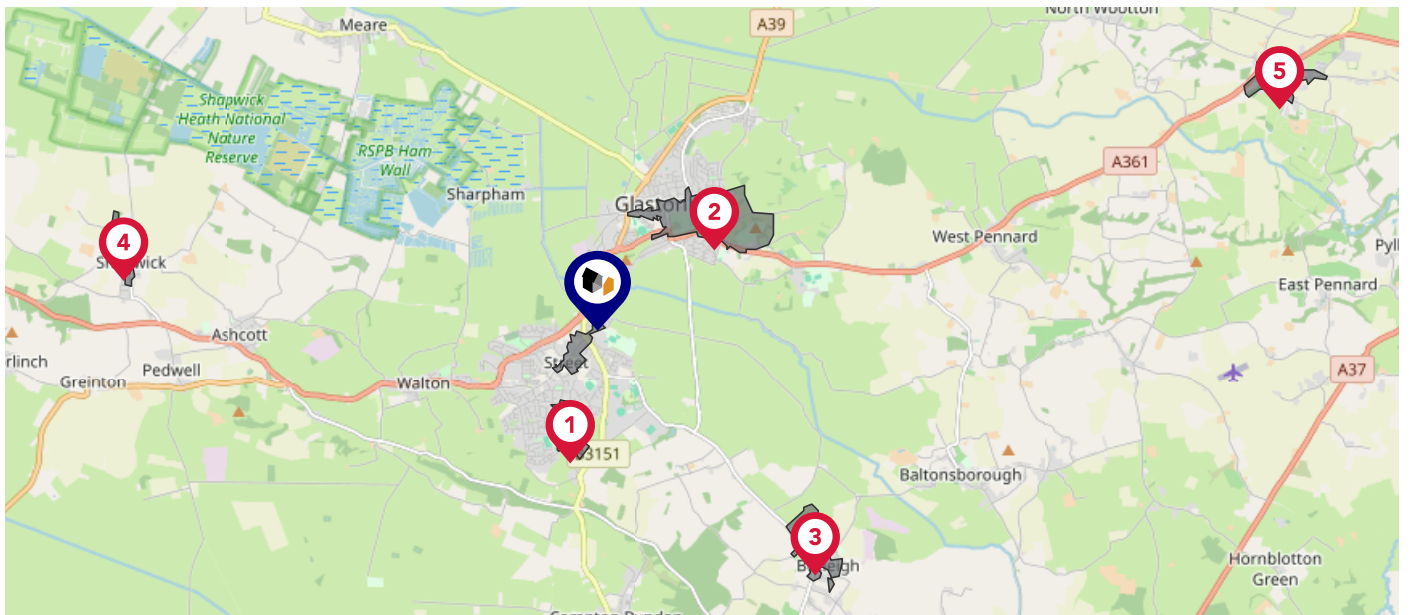
Chance of flooding to the following depths at this property:



# 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

1 Street

2 Glastonbury

3 Butleigh

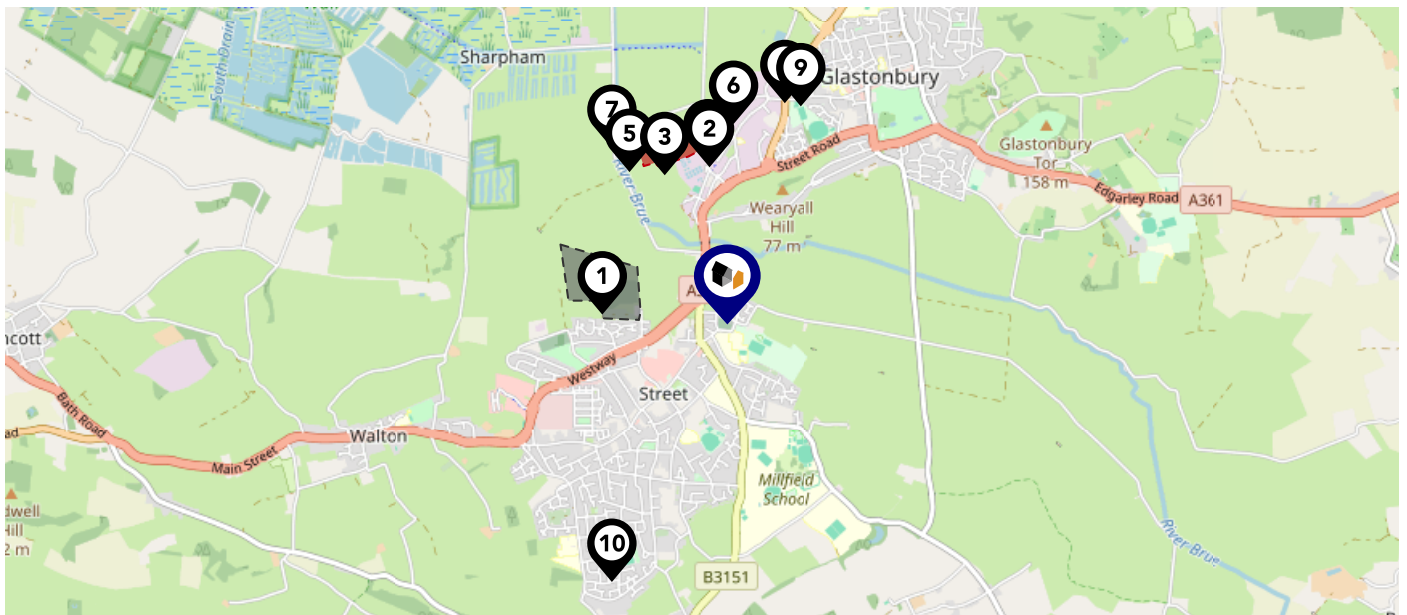
4 Shapwick

5 Pilton




















# Maps

## Landfill Sites

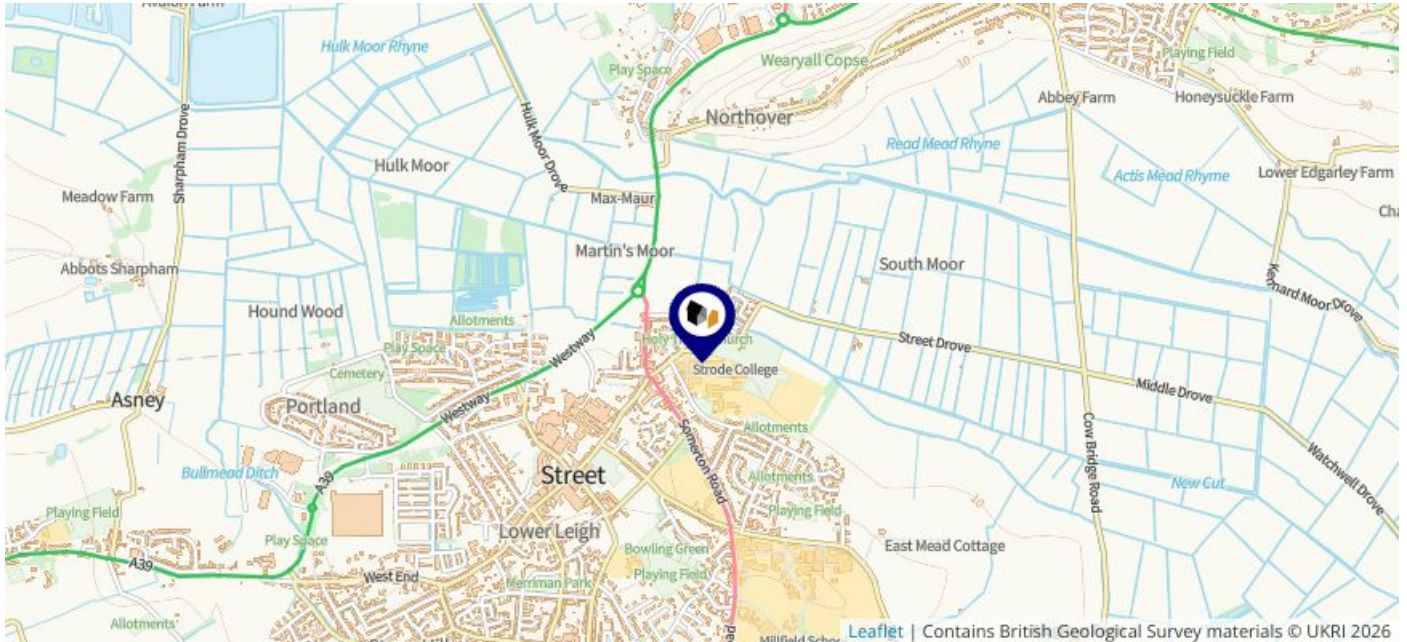
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Corporation Yard-Street	Historic Landfill 
	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill 
	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill 
	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill 
	Porchestall Drove-Glastonbury, Somerset	Historic Landfill 
	Porchestal Drove-Glastonbury, Somerset	Historic Landfill 
	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill 
	Land at Paradise-Glastonbury, Somerset	Historic Landfill 
	Dyehouse Lane-Glastonbury	Historic Landfill 
	Adjacent To Football Ground-Street, Somerset	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

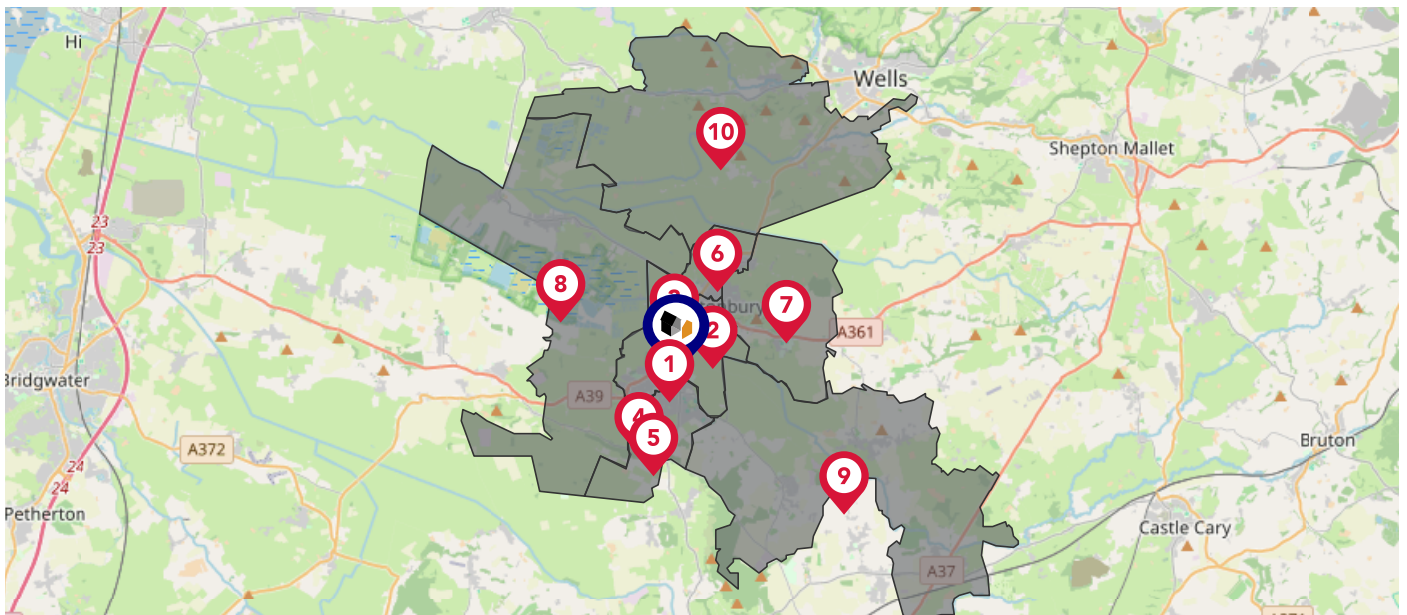
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

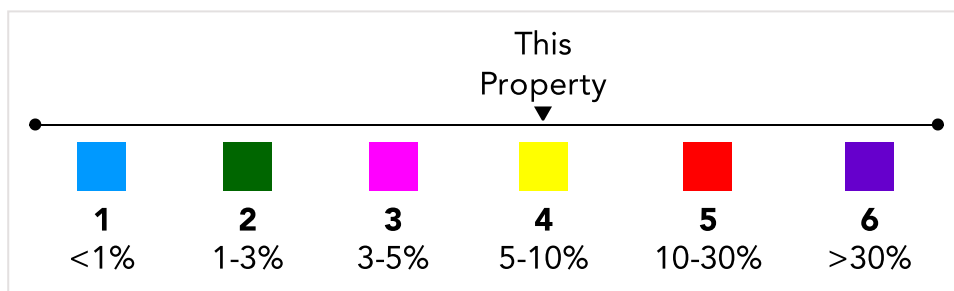
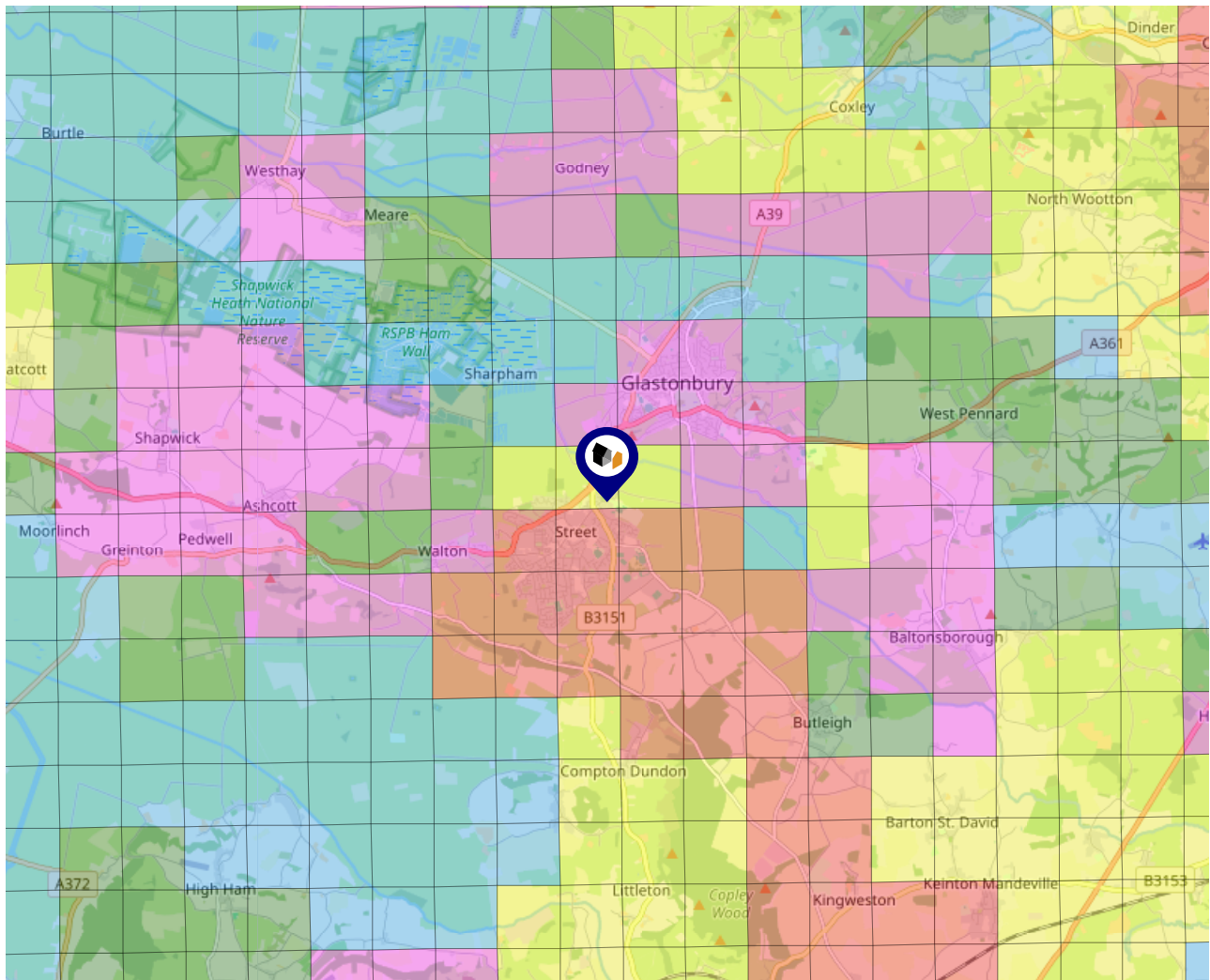


### Nearby Council Wards

- 1 Street North Ward
- 2 Glastonbury St. Mary's Ward
- 3 Glastonbury St. Benedict's Ward
- 4 Street West Ward
- 5 Street South Ward
- 6 Glastonbury St. John's Ward
- 7 Glastonbury St. Edmund's Ward
- 8 Moor Ward
- 9 Butleigh and Baltonsborough Ward
- 10 Wookey and St. Cuthbert Out West Ward

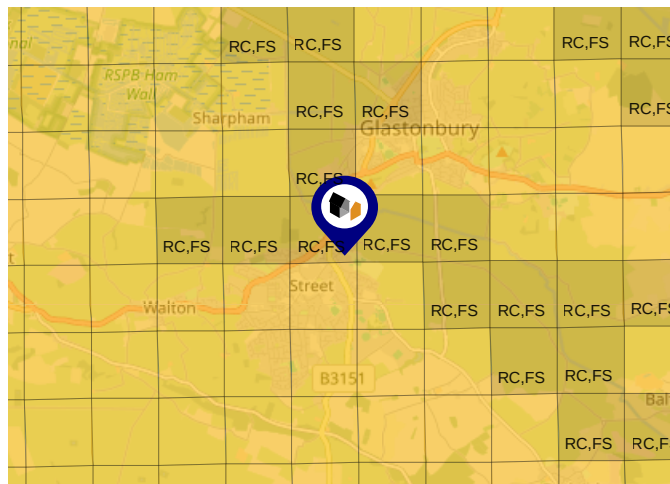
### What is Radon?

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>).



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

<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	HEAVY TO MEDIUM	<b>Soil Depth:</b>	DEEP



## Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# 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
	1058753 - Church Of The Holy Trinity	Grade I	0.0 miles
	1176117 - Vineyards And Reeds	Grade II	0.2 miles
	1308055 - Goss House	Grade II	0.2 miles
	1058718 - Hazeldene	Grade II	0.2 miles
	1058754 - Former Toll Gate And Piers	Grade II	0.2 miles
	1176214 - 14 18 22 And 24, Somerton Road	Grade II	0.2 miles
	1058717 - No 10 And Railed Forecourt	Grade II	0.2 miles
	1058757 - Mullions Hotel	Grade II	0.3 miles
	1345070 - Gate Piers And Gates On Roadside At Driveway Entrance To Friends Meeting House	Grade II	0.3 miles
	1308052 - Friends Meeting House	Grade II	0.3 miles

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

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**Other**

---

## Electricity Supply

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Mains

## Gas Supply

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Mains

## Central Heating

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Gas central heating

## Water Supply

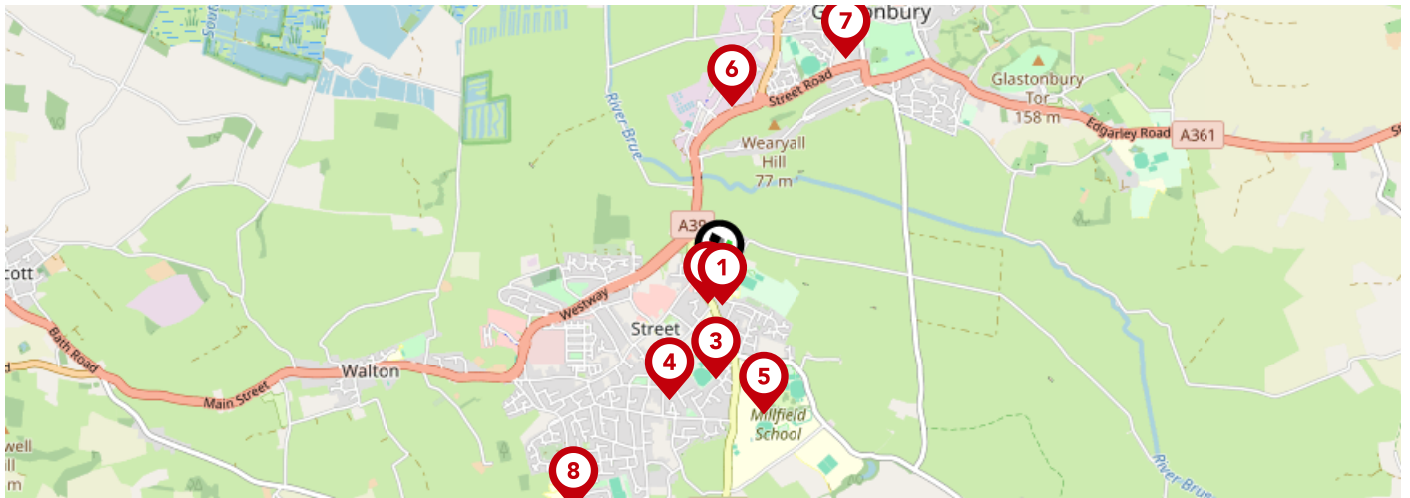
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Mains

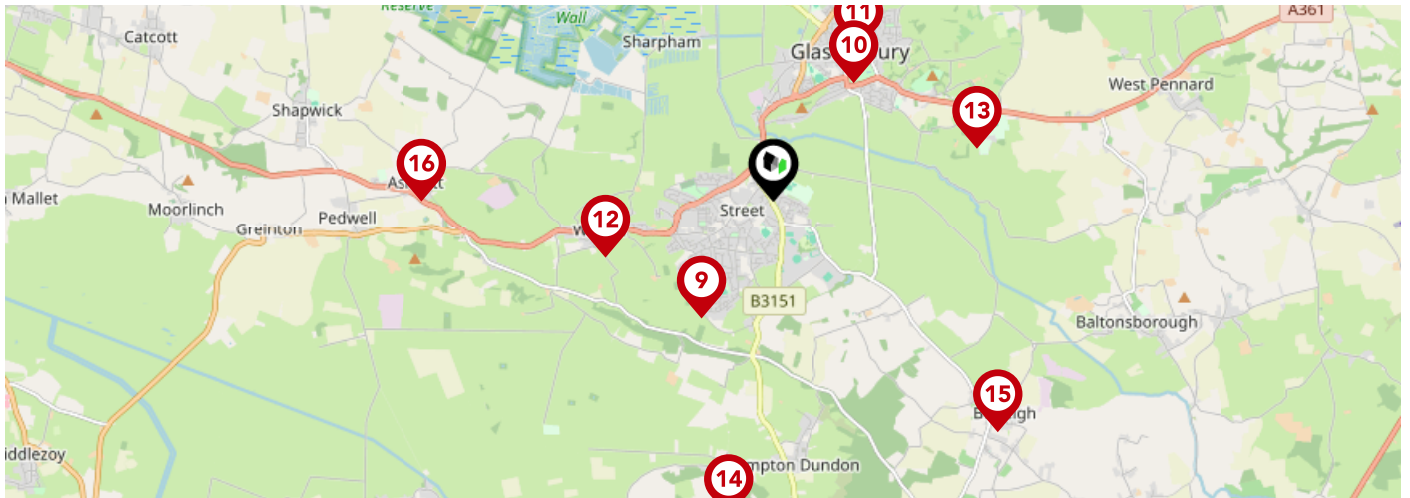
## Drainage

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Mains

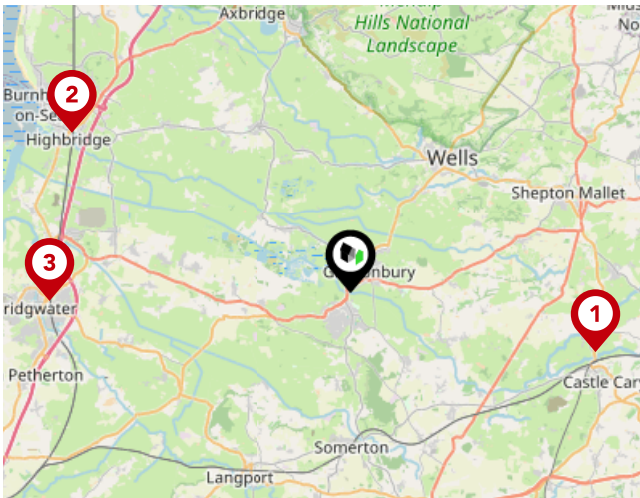


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Crispin School Academy</b> Ofsted Rating: Good   Pupils: 1052   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Strode College</b> Ofsted Rating: Good   Pupils:0   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Elmhurst Junior School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hindhayes Infant School</b> Ofsted Rating: Good   Pupils: 155   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Millfield School</b> Ofsted Rating: Not Rated   Pupils: 1383   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tor School</b> Ofsted Rating: Good   Pupils: 32   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Benedict's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brookside Community Primary School</b> Ofsted Rating: Good   Pupils: 550   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



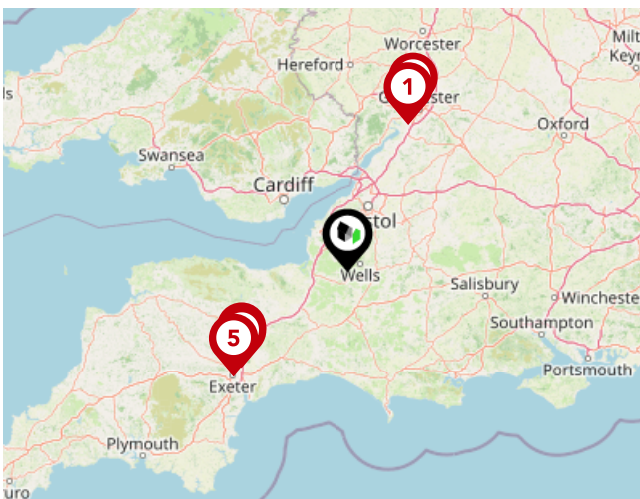
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Avalon School</b> Ofsted Rating: Good   Pupils: 65   Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Dunstan's School</b> Ofsted Rating: Good   Pupils: 459   Distance: 1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Walton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Millfield Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance: 1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Compton Dundon School</b> Ofsted Rating: Good   Pupils: 13   Distance: 2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Butleigh Church of England Primary School</b> Ofsted Rating: Good   Pupils: 65   Distance: 2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ashcott Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance: 3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.39 miles
2	Highbridge & Burnham-on-Sea Rail Station	11.97 miles
3	Bridgwater Rail Station	11.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	46.84 miles
2	M5 J12	49.94 miles
3	M5 J29	42.28 miles
4	M5 J30	43.1 miles
5	M5 J31	46.27 miles

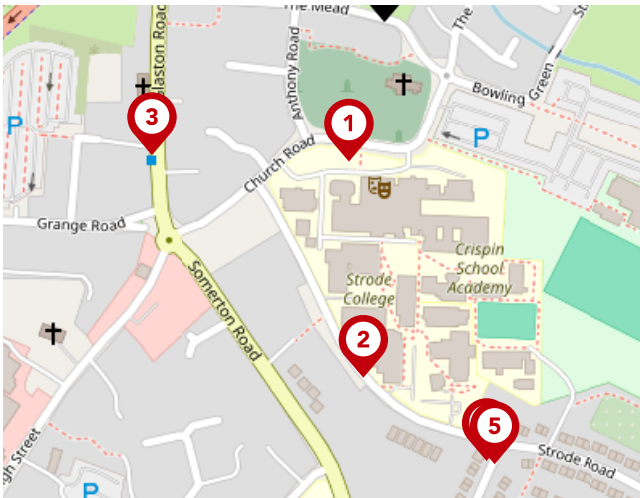


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	17.65 miles
2	Felton	17.65 miles
3	Cardiff Airport	32.06 miles
4	Exeter Airport	40.71 miles

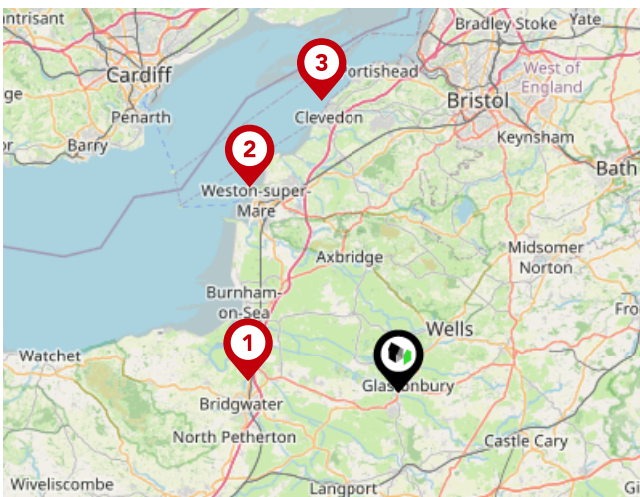
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Strobe College	0.08 miles
2	Swimming Pool	0.21 miles
3	Glaston Road	0.16 miles
4	Downside	0.26 miles
5	Downside	0.26 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.28 miles
2	Weston-super-Mare Knightstone Harbour	18.78 miles
3	Clevedon Pier	22.32 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/

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## 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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#### Cooper and Tanner

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