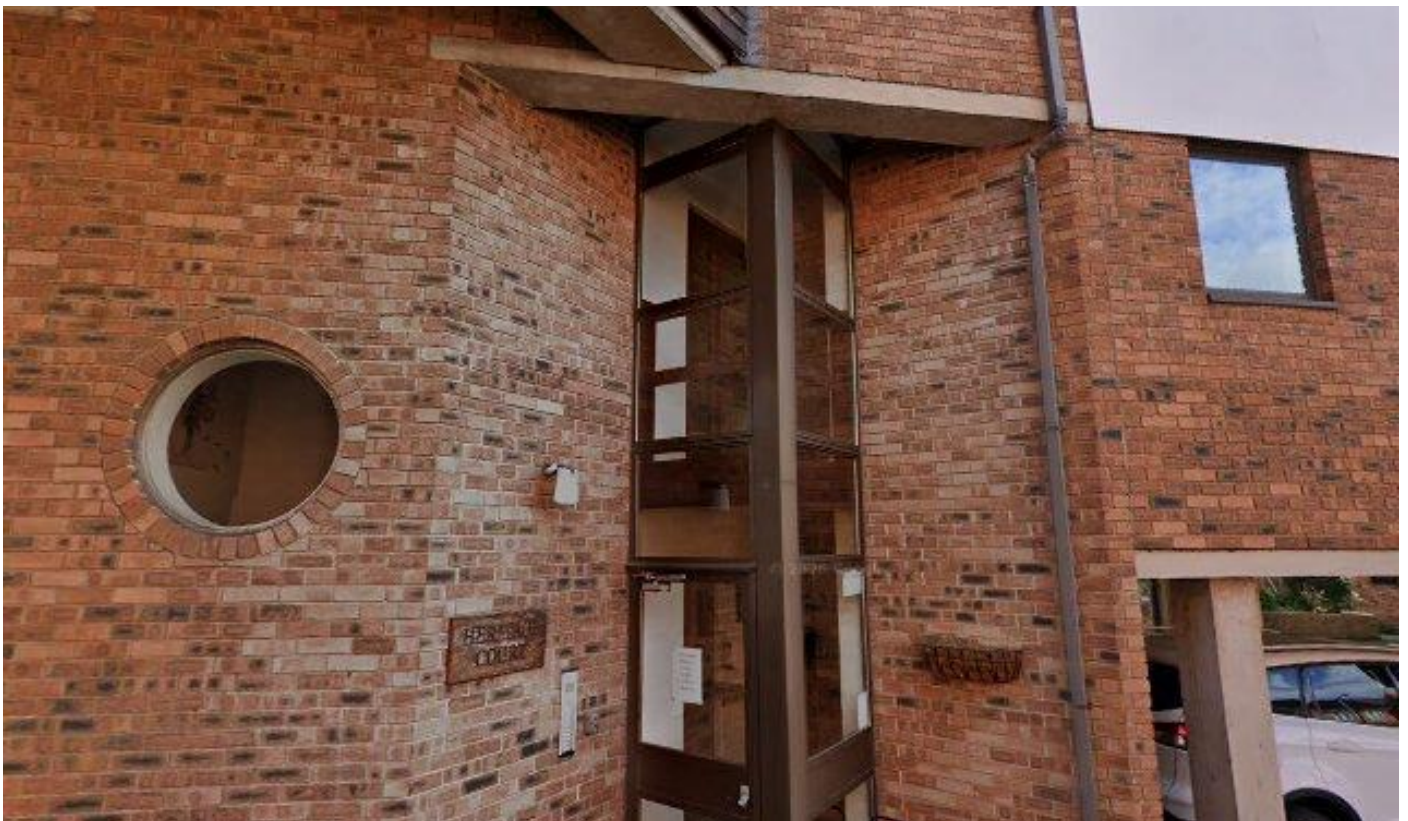




MIR: Material Info

The Material Information Affecting this Property
Monday 17th August 2026



HERITAGE COURT, MAGDALENE STREET, GLASTONBURY, BA6

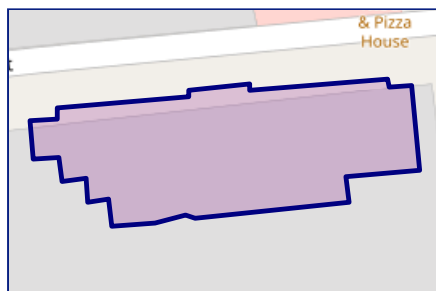
Cooper and Tanner

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

Property Multiple Title Plans

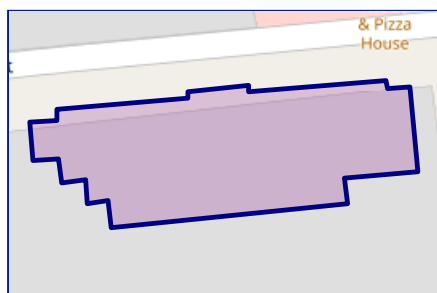
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Freehold Title Plan



ST70505

Leasehold Title Plan

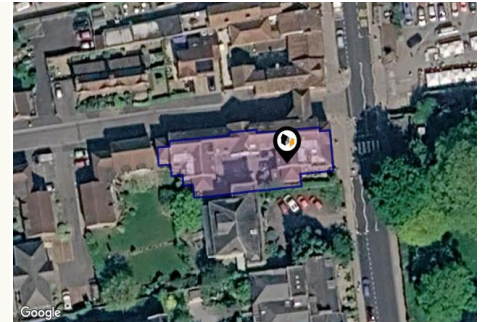
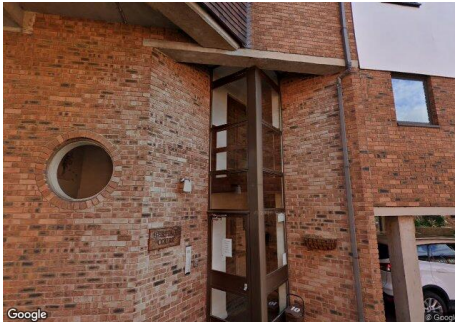


ST52691

Start Date: 02/09/1987
End Date: 29/09/2086
Lease Term: 99 years from 29 September 1987
Term Remaining: 60 years

Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	409 ft ² / 38 m ²		
Plot Area:	0.14 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	ST52691		

Local Area

Local Authority:	Somerset
Conservation Area:	Glastonbury
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	330
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **20 Heritage Court Glastonbury Somerset BA6 9ER**

Reference - 2023/1536/TCA
Decision: Decided
Date: 11th August 2023
Description: T1 - Beech: Carry out a full canopy reduction of Approx 2m in height and spread with pruning cuts not exceeding 75mm in diameter.

Reference - 48/23/0031
Decision: Registered
Date: 11th August 2023
Description: Demolition of stable building and erection of 1 No. dwelling with associated works and change of use of land from agricultural to domestic at Sidbrook Coach House, Sidbrook, West Monkton (resubmission of 48/22/0023)

Planning records for: **26 Heritage Court Glastonbury Somerset BA6 9ER**

Reference - 2023/1749/TCA
Decision: Awaiting decision
Date: 14th September 2023
Description: T1 - Lawsons Cypress: fell to ground level.

Planning records for: **1 Heritage Court Glastonbury Somerset BA6 9ER**

Reference - 2016/1020/TCA
Decision: TPO Not Required (No Objection)
Date: 25th April 2016
Description: Proposed reduction in height of a multi stemmed conifer by 3m in height.

Planning records for: **1 Heritage Court Glastonbury BA6 9ER**

Reference - 2016/2949/TCA	
Decision:	TPO Not Required (No Objection)
Date:	25th November 2016
Description:	To reduce one mature Beech tree by 30%.

Reference - 2016/1728/TCA	
Decision:	TPO Not Required (No Objection)
Date:	07th July 2016
Description:	Notification of proposed works to trees in a conservation area; removal of multi stemmed Conifer (T1)

Reference - 2016/0067/TCA	
Decision:	TPO Not Required (No Objection)
Date:	13th January 2016
Description:	Mulberry - Cut back from property to 1m clearance and reduce crown by 30% back to previous points

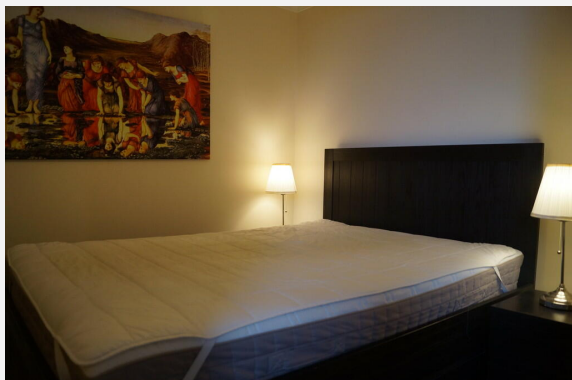
Planning records for: **Land At Heritage Court Glastonbury BA6 9ER**

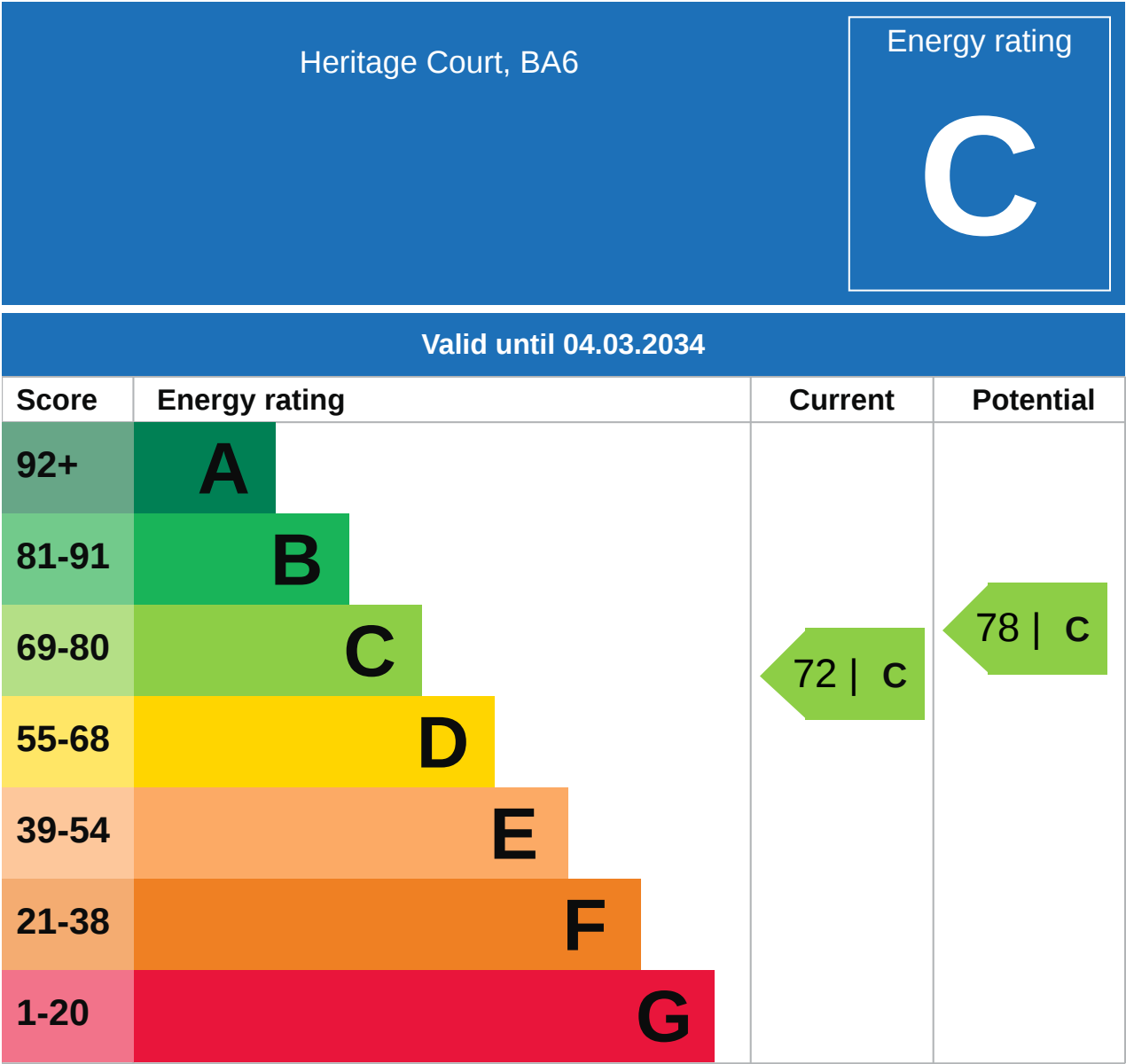
Reference - 2015/0616/FUL	
Decision:	Approval with Conditions
Date:	13th March 2015
Description:	Erection of one 3 bed dwelling and creation of access

Planning records for: *Somerset House, Magdalene Street, Glastonbury, BA6 9ER*

Reference - 2011/2756	
Decision:	No Objection
Date:	25th October 2011
Description:	Proposed pruning of a tree in a Conservation Area

Reference - 2011/2293	
Decision:	No Objection
Date:	08th September 2011
Description:	Proposed felling of a tree in a Conservation Area





Property

EPC - Additional Data

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Additional EPC Data

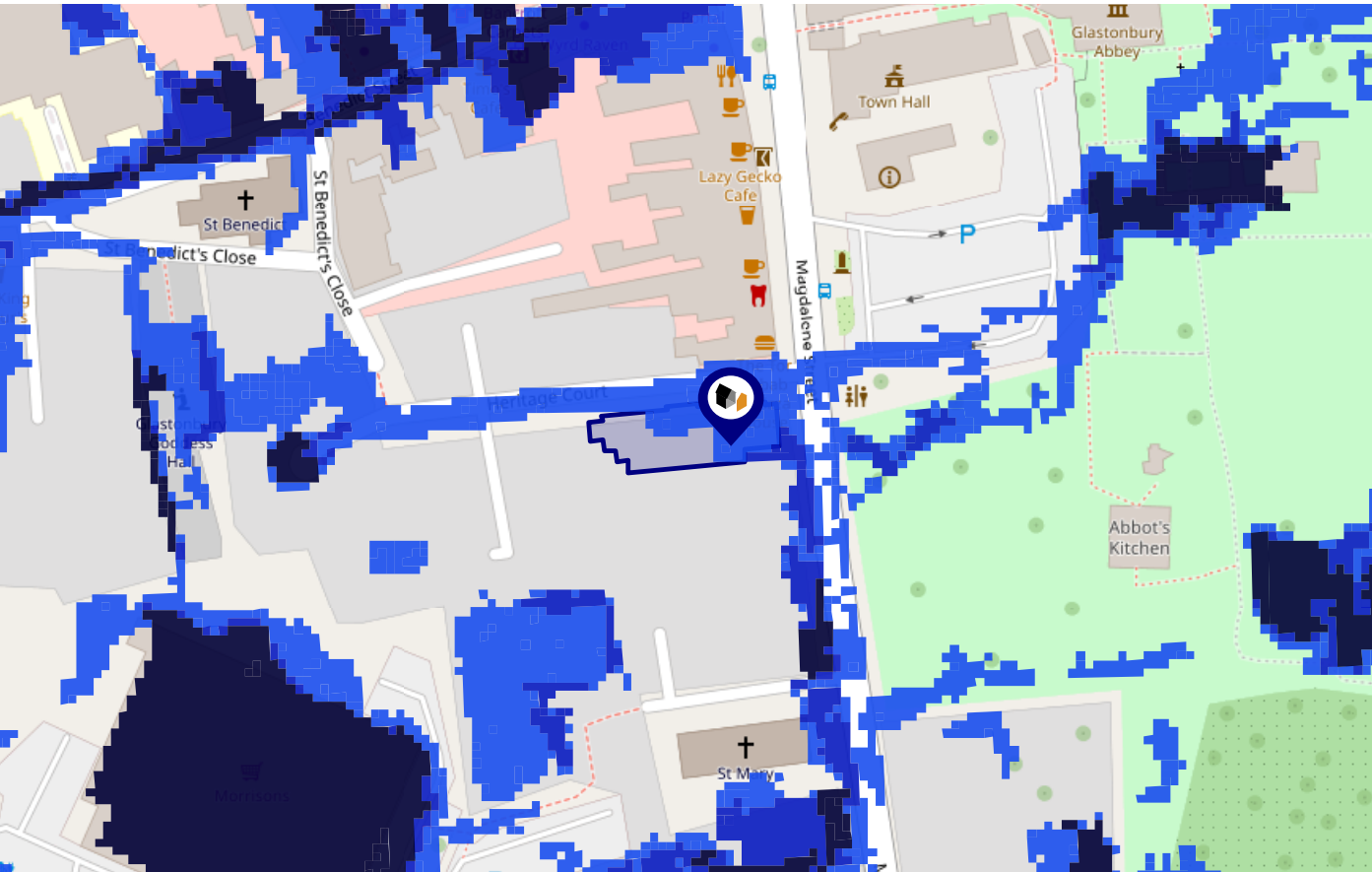
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	38 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.

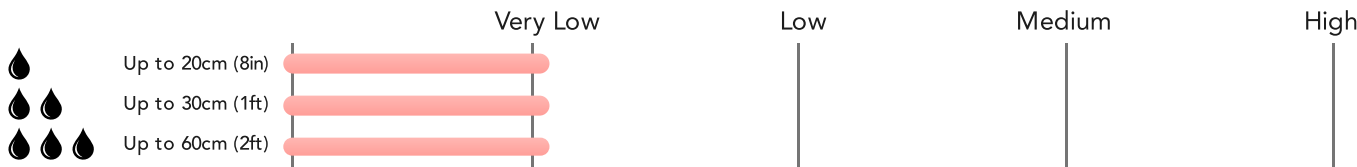


Risk Rating: Low

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:

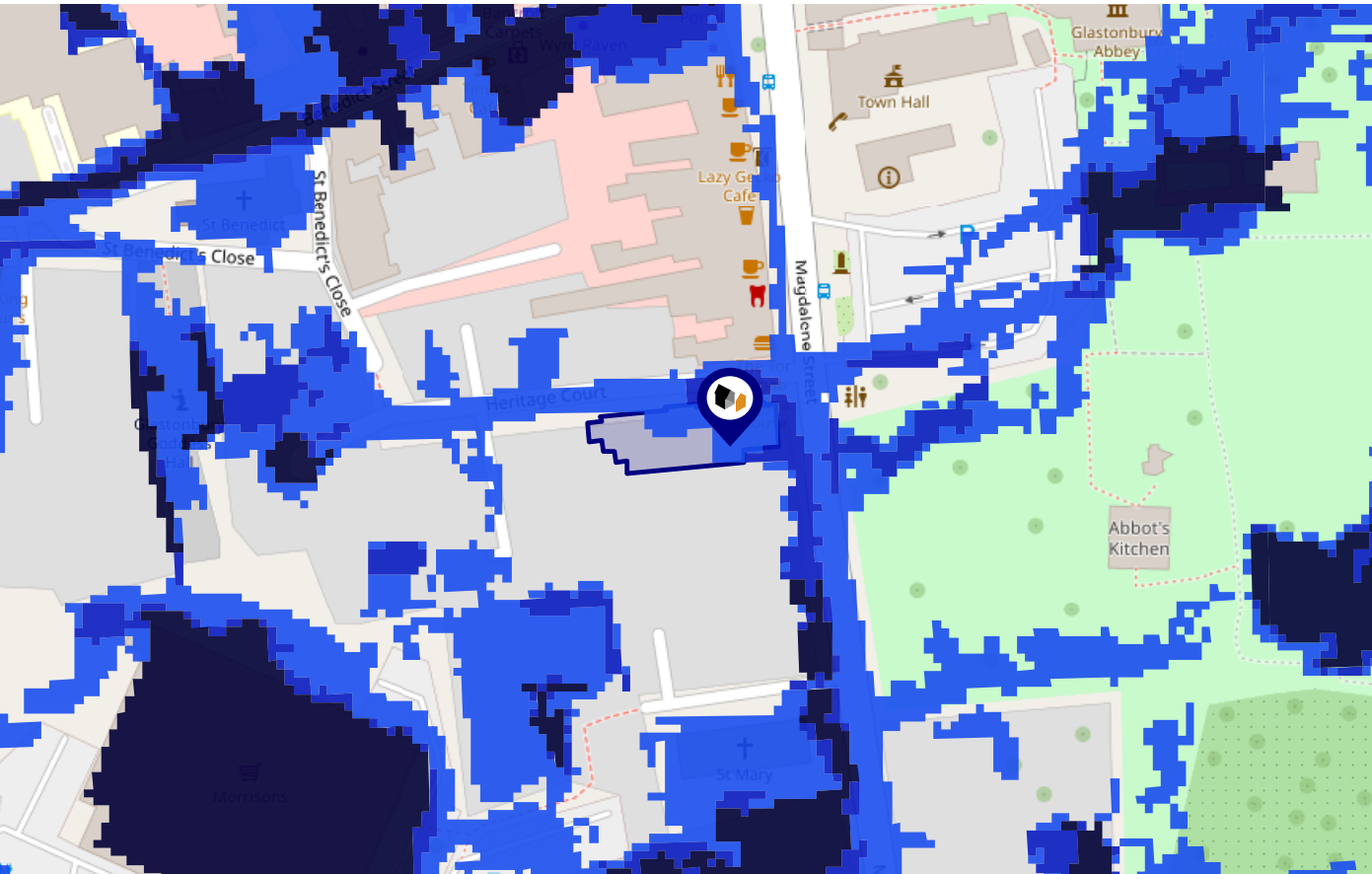


Flood Risk

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.



Risk Rating: 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:



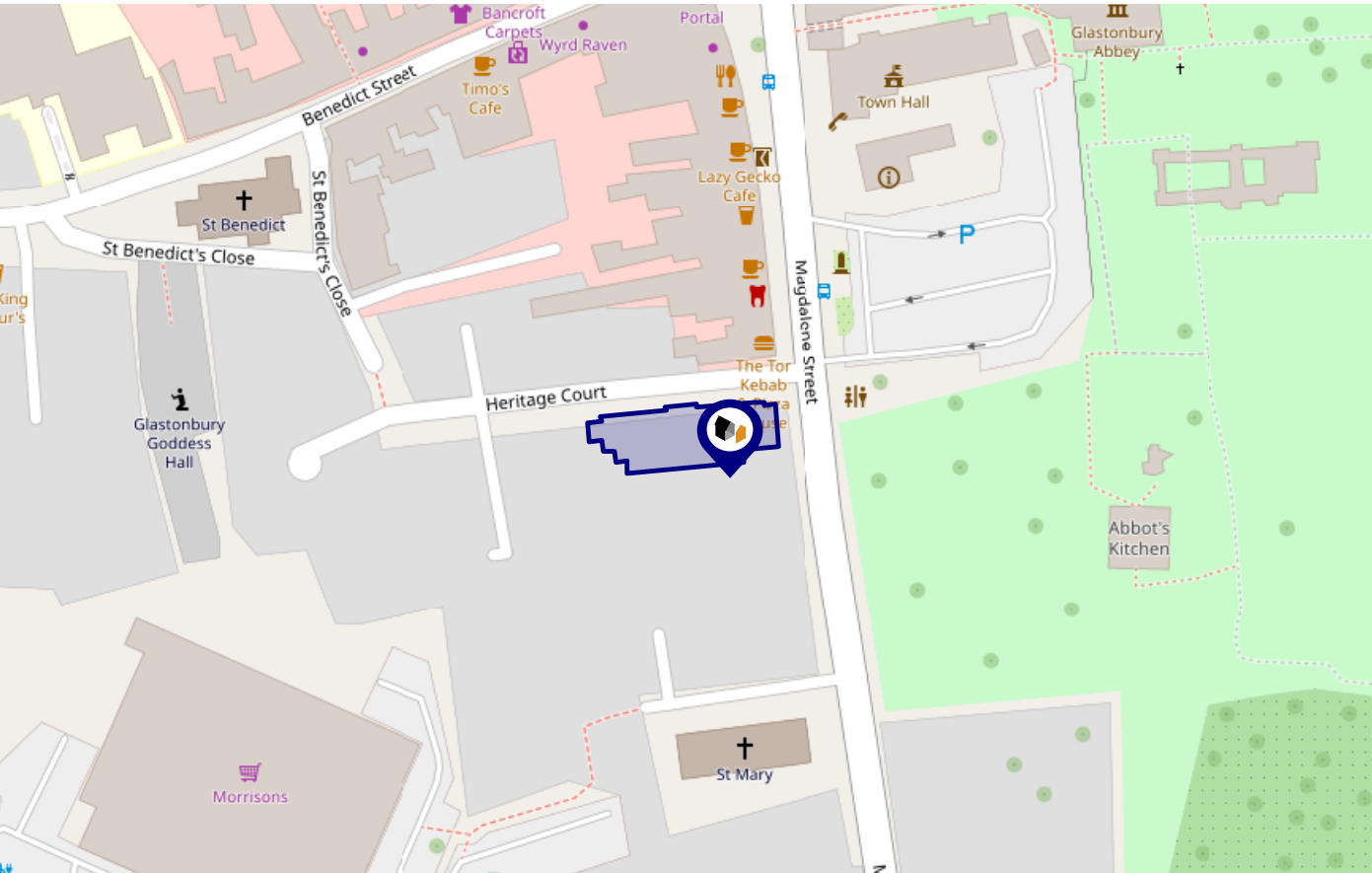
MIR - Material Info

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.

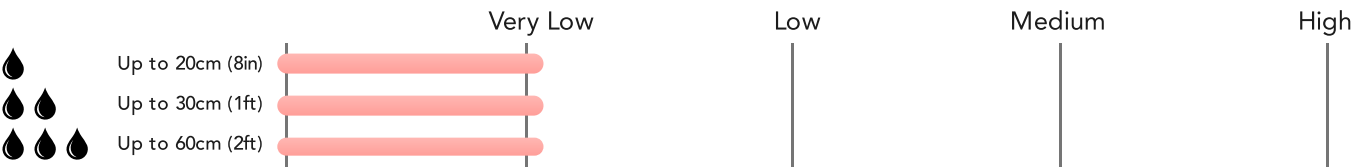


Risk Rating: Very low

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:

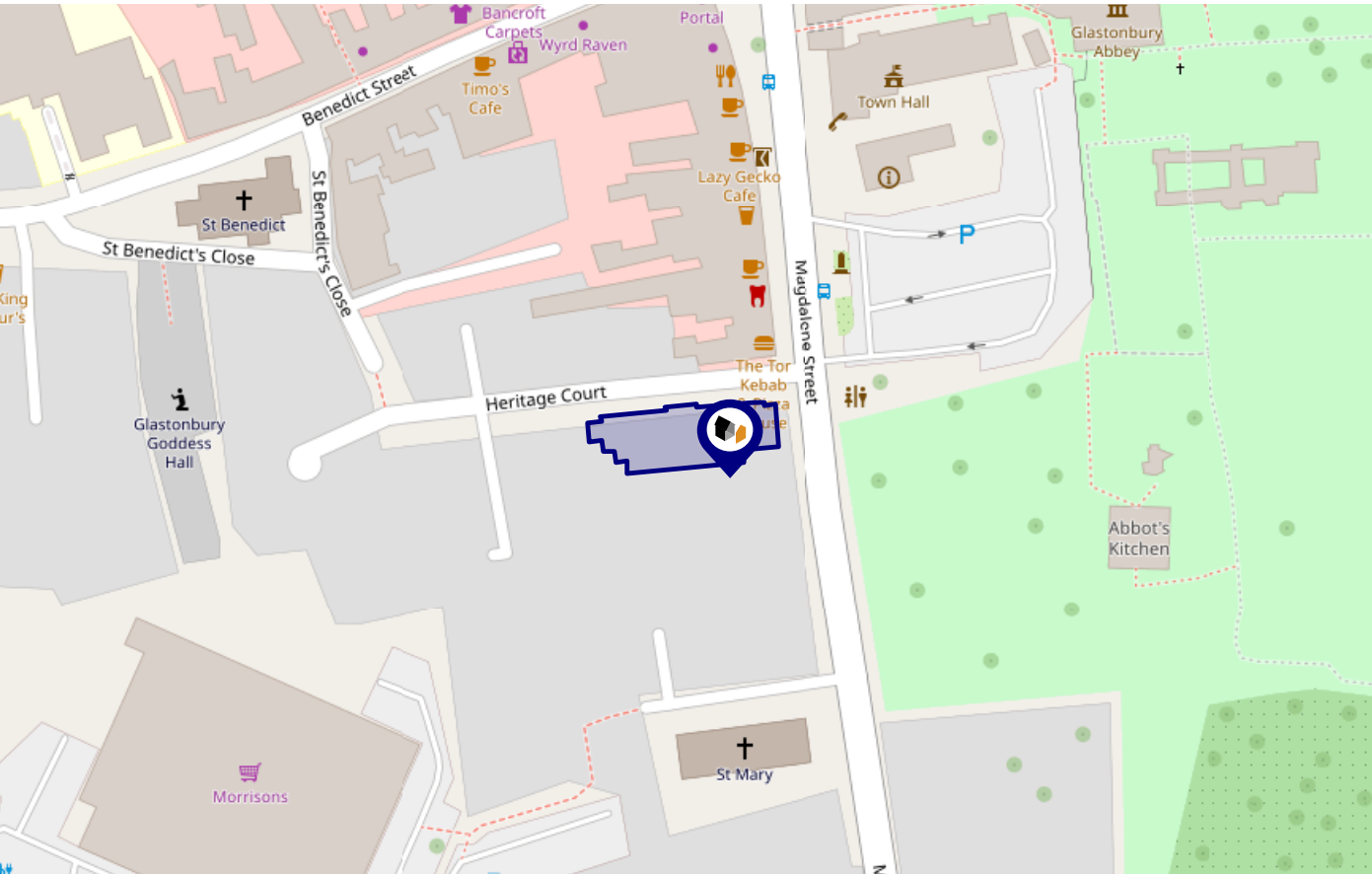


Flood Risk

Rivers & Seas - Climate Change

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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.

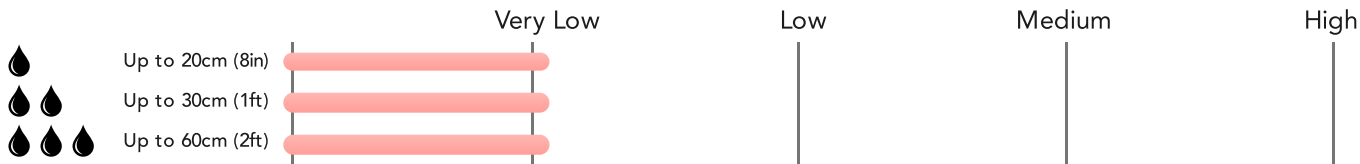


Risk Rating: Very low

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



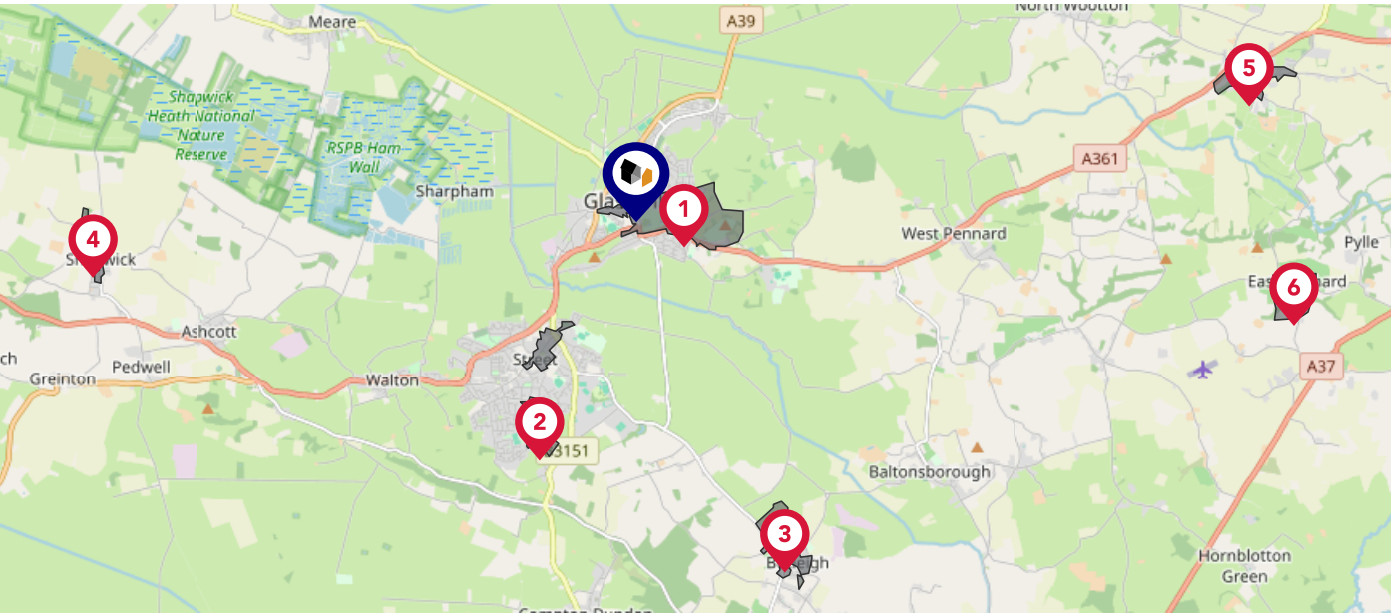
MIR - Material Info

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.



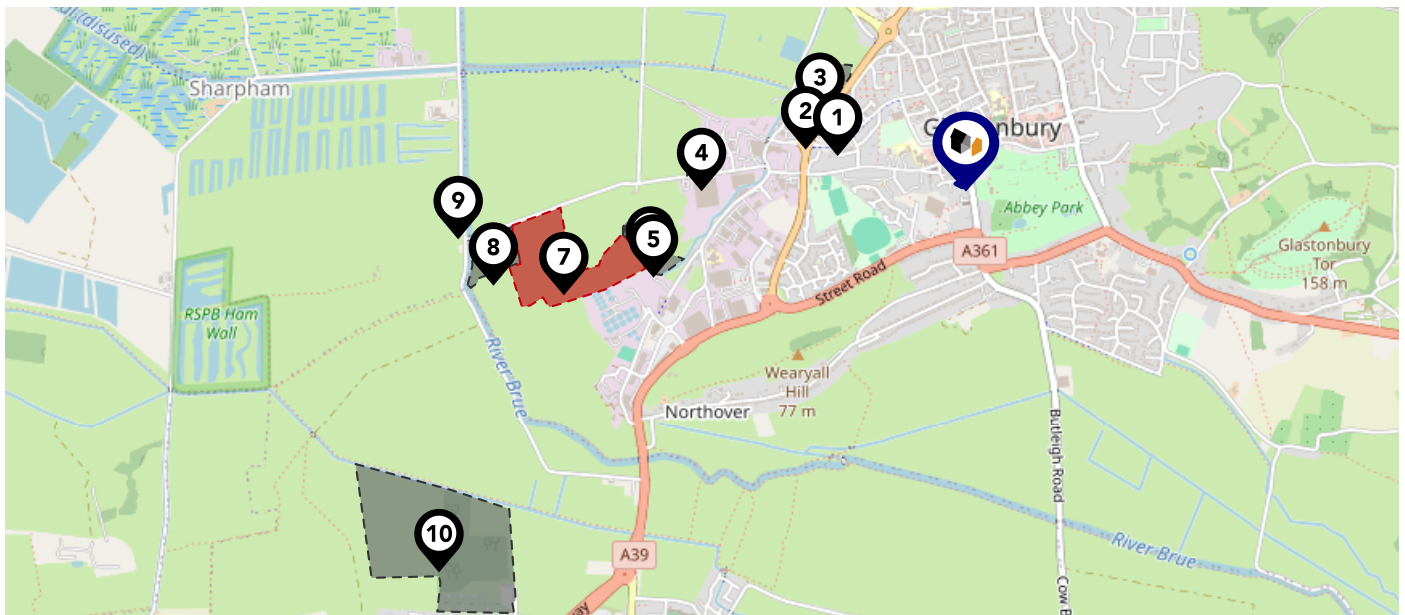
Nearby Conservation Areas	
1	Glastonbury
2	Street
3	Butleigh
4	Shapwick
5	Pilton
6	East Pennard

Maps

Landfill Sites

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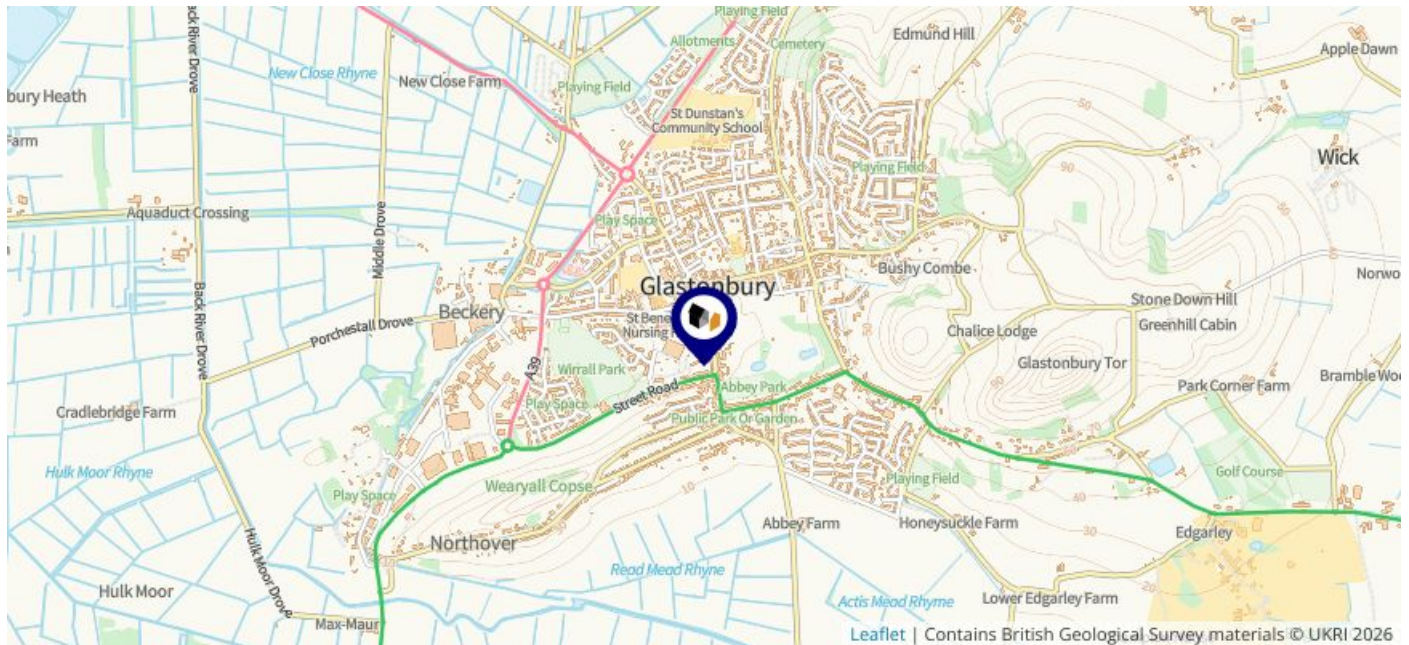
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Dyehouse Lane-Glastonbury	Historic Landfill	
2	Land at Paradise-Glastonbury, Somerset	Historic Landfill	
3	Dyehouse Lane-Glastonbury	Historic Landfill	
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill	
5	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
6	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill	
7	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill	
8	Porchestall Drove-Glastonbury, Somerset	Historic Landfill	
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill	
10	Corporation Yard-Street	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



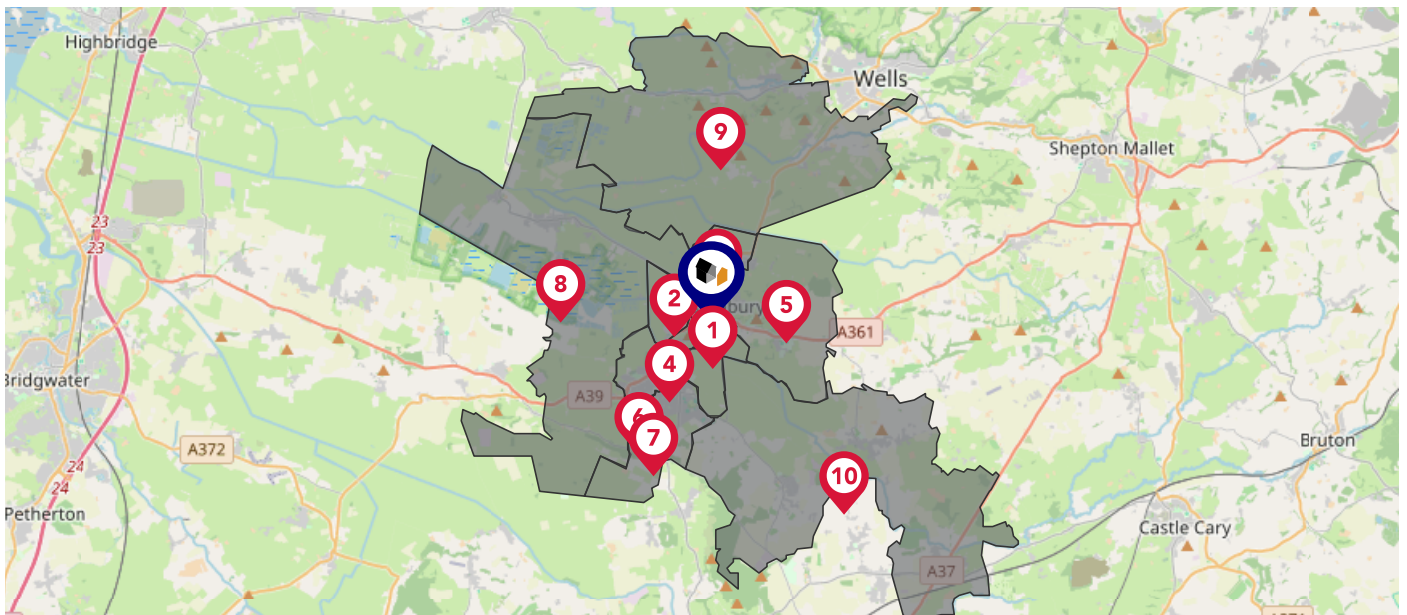
Mine Entry

- ✕ 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.

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

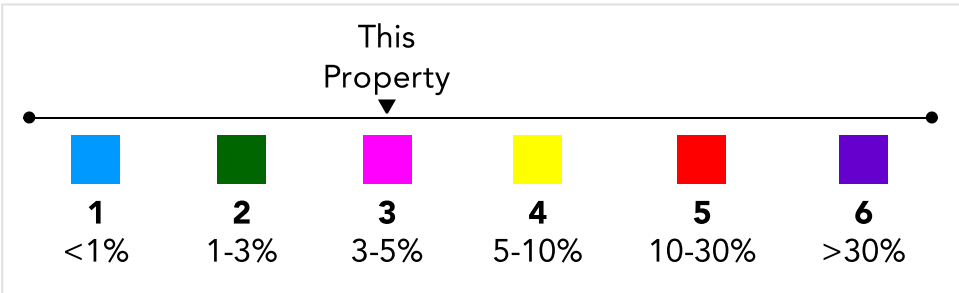
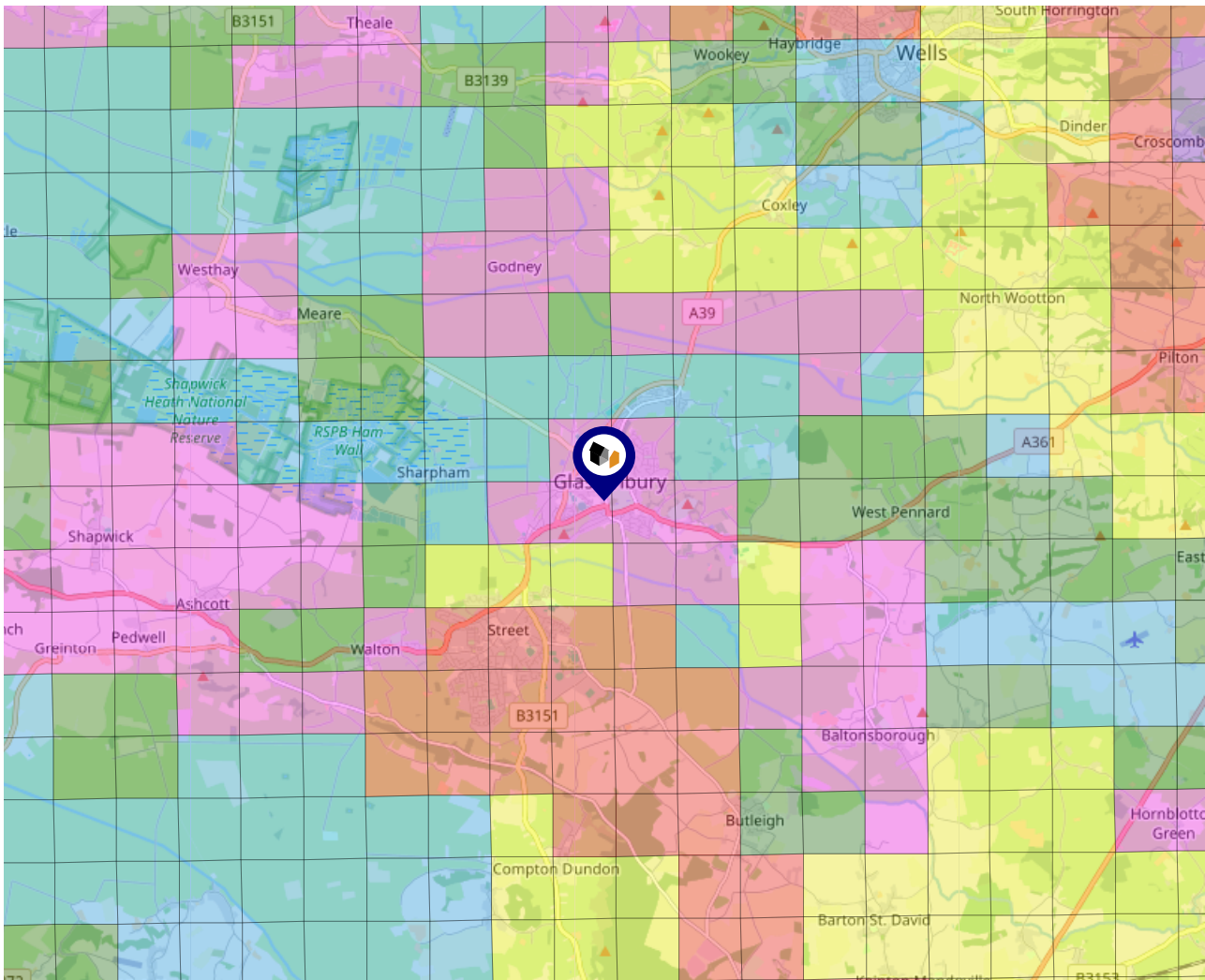


Nearby Council Wards

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

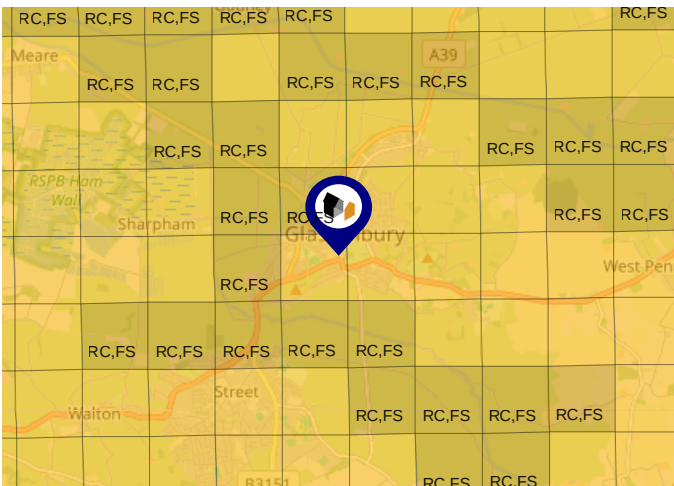
What is Radon?

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:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		

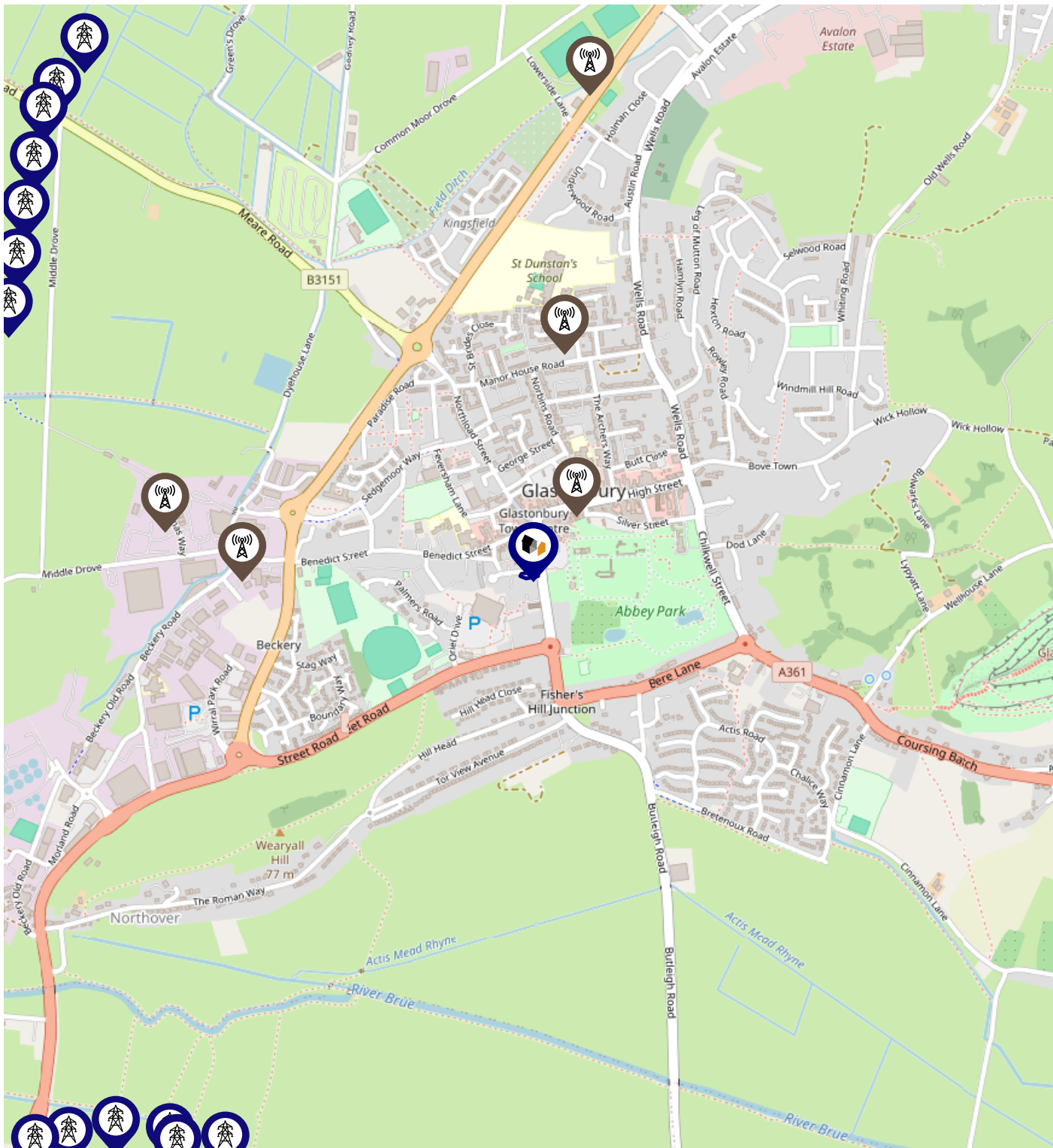


Primary Classifications (Most Common Clay Types)

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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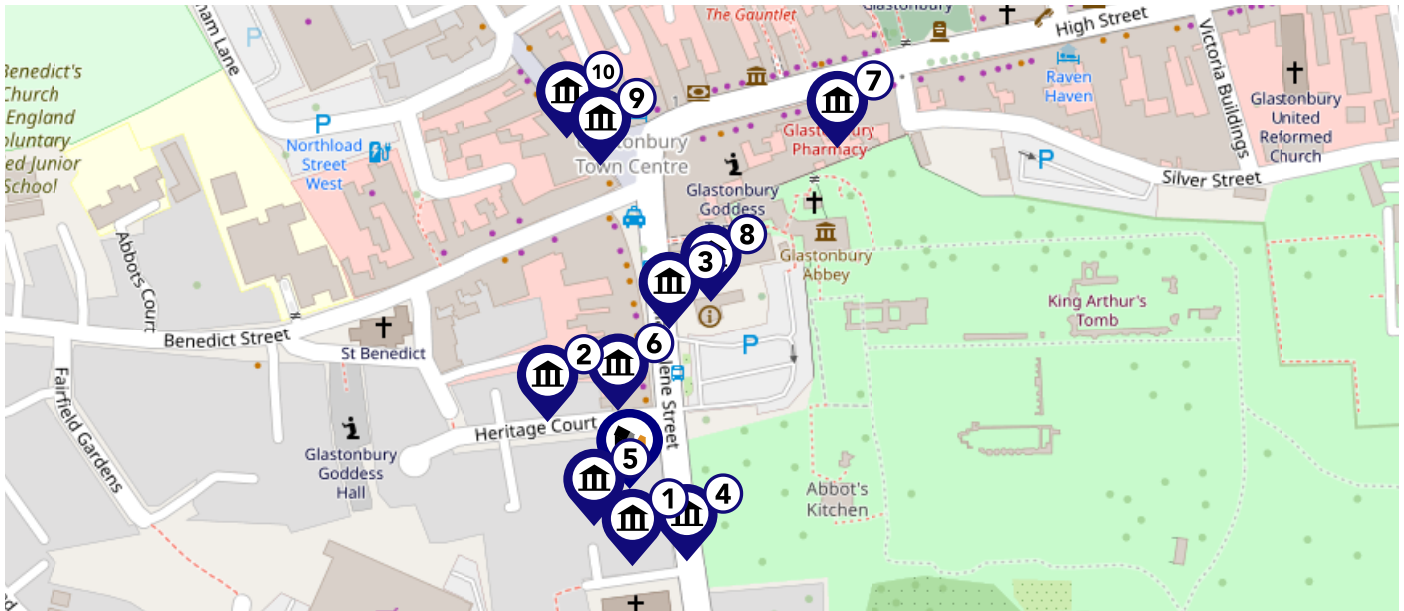
- Key:**
- Power Pylons
 - Communication Masts

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
 1057908 - Priory House St Louis Convent School	Grade II	0.0 miles
 1057907 - White Cottage Cafe Including Archway To Right	Grade II	0.0 miles
 1057881 - K6 Telephone Kiosk Outside Town Hall	Grade II	0.0 miles
 1172826 - Section Of Wall With Railings And Piers To West Of Abbey Grounds	Grade II	0.0 miles
 1172863 - Somerset House, Including Gatepiers And Wall Along Street	Grade II	0.0 miles
 1172855 - 16, Magdalene Street	Grade II	0.0 miles
 1057932 - 18, High Street	Grade II	0.1 miles
 1057904 - Town Hall, Including Wall With Steps To Street	Grade II	0.1 miles
 1345452 - 2, Market Place	Grade II	0.1 miles
 1345474 - 1, Market Place (see Details For Further Address Information)	Grade II	0.1 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Over 55s complex only.

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

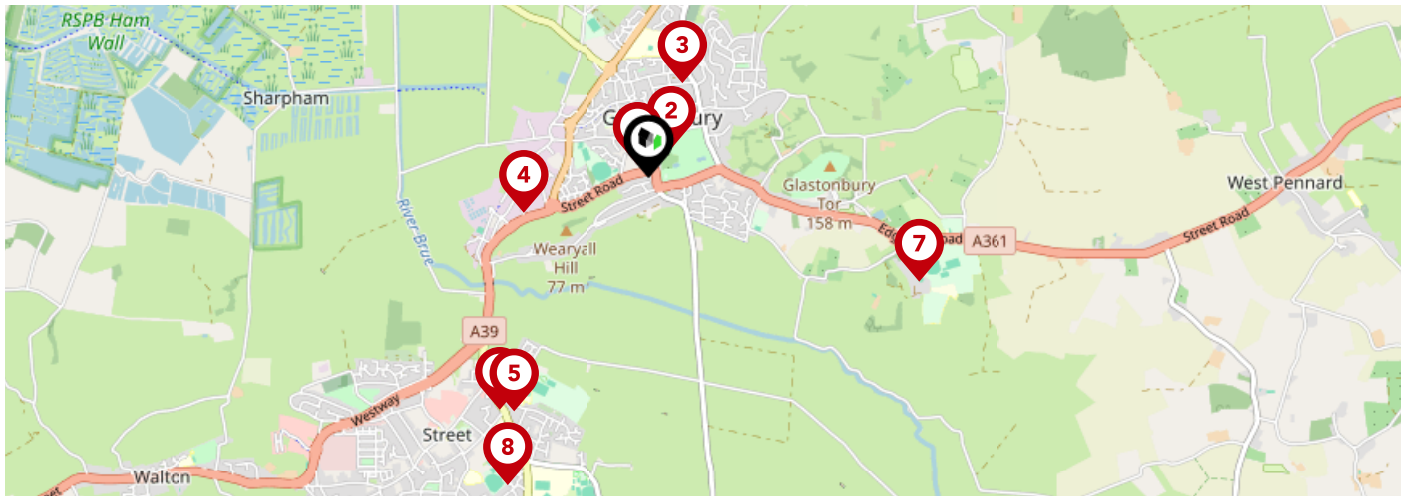
Electric storage heating

Water Supply

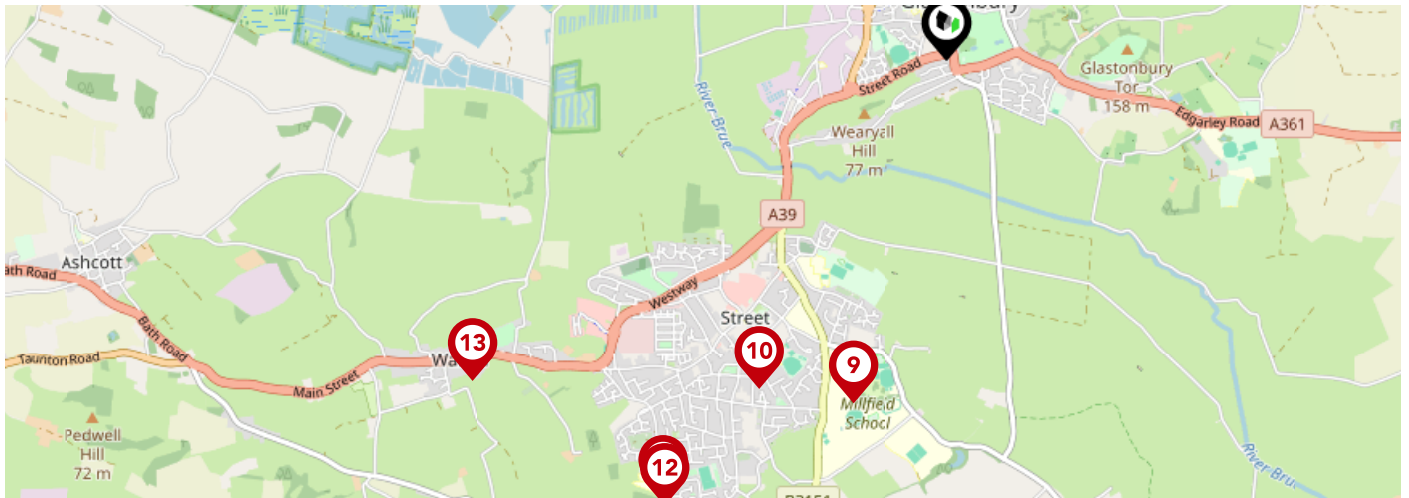
Mains

Drainage

Mains



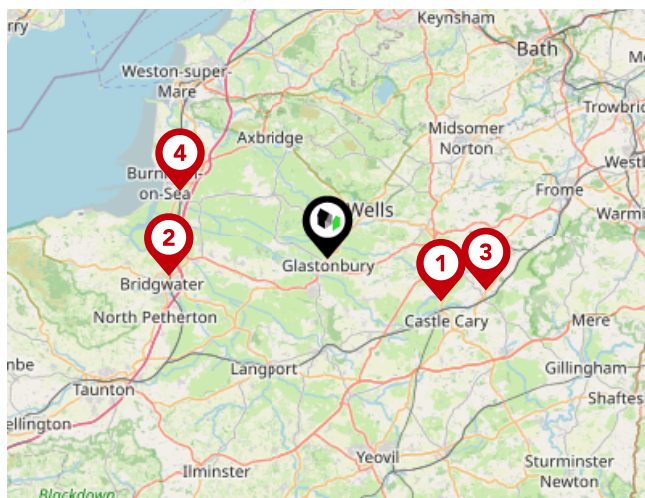
		Nursery	Primary	Secondary	College	Private
1	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.08	☐	☒	☐	☐	☐
2	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.17	☐	☒	☐	☐	☐
3	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.46	☐	☐	☒	☐	☐
4	Tor School Ofsted Rating: Good Pupils: 32 Distance:0.61	☐	☐	☒	☐	☐
5	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.26	☐	☐	☒	☐	☐
6	Strode College Ofsted Rating: Good Pupils:0 Distance:1.29	☐	☐	☒	☐	☐
7	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.34	☐	☐	☒	☐	☐
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.58	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.66	☐	☐	☒	☐	☐
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:1.76	☐	☒	☐	☐	☐
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.43	☐	☒	☐	☐	☐
12	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.46	☐	☐	☒	☐	☐
13	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.66	☐	☒	☐	☐	☐
14	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.24	☐	☒	☐	☐	☐
15	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.24	☐	☒	☐	☐	☐
16	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.29	☐	☒	☐	☐	☐

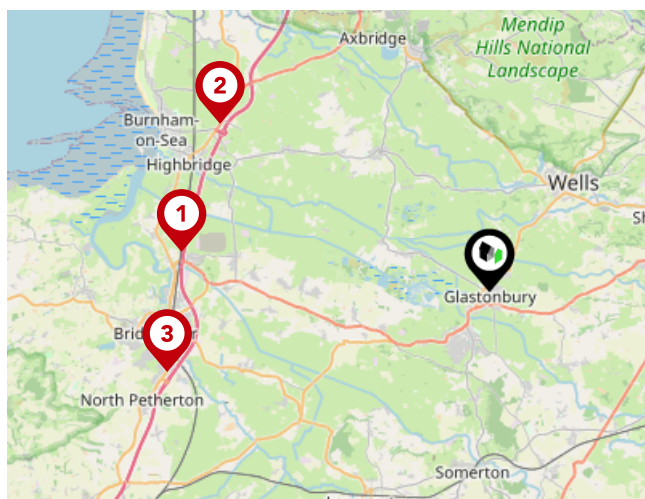
Area Transport (National)

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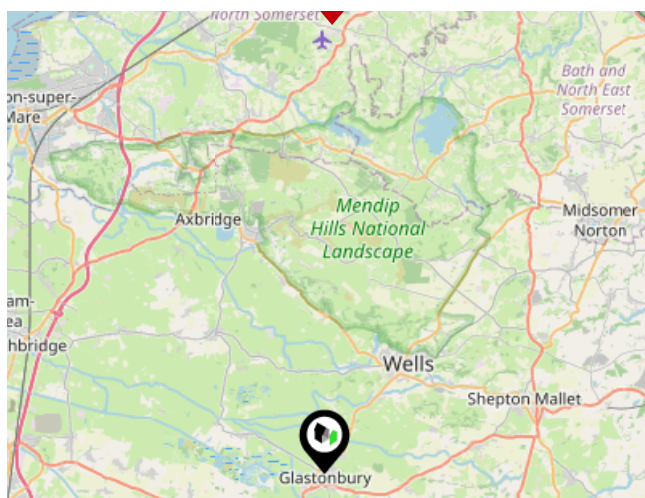
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.04 miles
2	Bridgwater Rail Station	11.87 miles
3	Bruton Rail Station	11.98 miles
4	Highbridge & Burnham-on-Sea Rail Station	12.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J23	11.48 miles
2	M5 J22	11.75 miles
3	M5 J24	12.33 miles



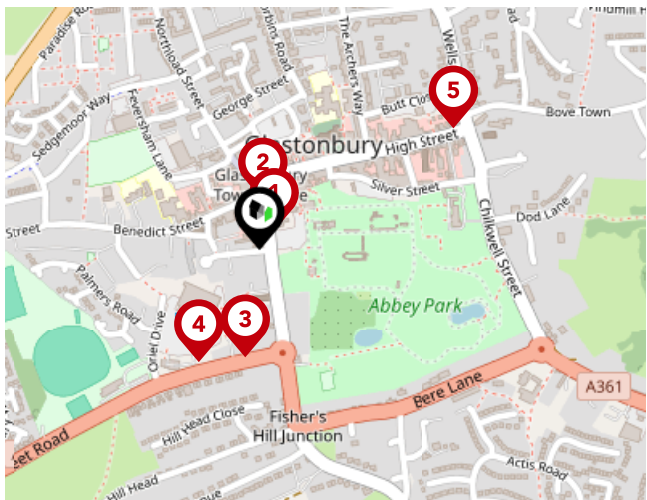
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	16.62 miles

Area

Transport (Local)

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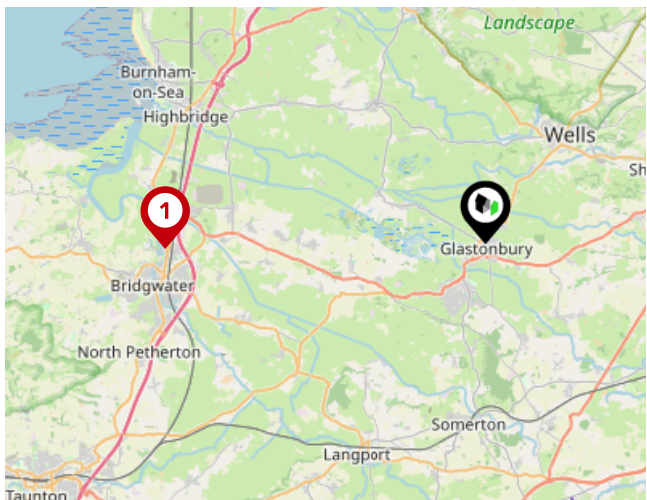


Bus Stops/Stations

Pin	Name	Distance
1	Town Hall	0.02 miles
2	Town Hall	0.05 miles
3	Tmurco Garage	0.12 miles
4	Superstore	0.14 miles
5	The Queen's Head	0.26 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.88 miles

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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Cooper and Tanner

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