



MIR: Material Info

The Material Information Affecting this Property
Wednesday 06th May 2026



BARROW HOUSE, LONGBRIDGE, 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: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 1 | | |
| Floor Area: | 387 ft ² / 36 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built : | 1983-1990 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,707 | | |
| Title Number: | ST170497 | | |

Local Area

| | |
|---------------------------|----------------|
| Local Authority: | Somerset |
| Conservation Area: | Shepton Mallet |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|--------------------|
| 17 mb/s | 80 mb/s | 330 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *2 Longbridge Shepton Mallet Somerset BA4 5EN*

| Reference - 2015/0474/APP |
|---|
| Decision: Approval |
| Date: 03rd March 2015 |
| Description: Application for approval of matters reserved by condition 3 (paint removal and redecoration) for planning application 2014/2526/LBC. |

| Reference - 2014/2526/LBC |
|--|
| Decision: Approval with Conditions |
| Date: 28th November 2014 |
| Description: General internal refurbishment, addition of stud partition and removal and replacement of external paint. |

Planning records for: *3 Longbridge Shepton Mallet Somerset BA4 5EN*

| Reference - 2015/0266/LBC |
|--|
| Decision: Approval with Conditions |
| Date: 05th February 2015 |
| Description: General internal refurbishment, addition of stud partition and removal and replacement of external paint. |

| Reference - 2016/0379/APP |
|--|
| Decision: Withdrawn |
| Date: 16th February 2016 |
| Description: Application for approval of details reserved by condition 3 (method statement for paint removal) on listed building consent 2015/0266/LBC |

Planning records for: *4 Longbridge Shepton Mallet Somerset BA4 5EN*

| Reference - 2023/2395/LBC |
|---|
| Decision: Decided |
| Date: 11th December 2023 |
| Description: Installation of secondary glazing. |

| Reference - 2018/0015/LBC |
|---|
| Decision: Approval with Conditions |
| Date: 05th January 2018 |
| Description: Rebuild fireplace |

Planning records for: *7 Longbridge Shepton Mallet BA4 5EN*

| Reference - 2016/2588/APP |
|--|
| Decision: Approval |
| Date: 20th October 2016 |
| Description: Application for approval of details reserved by condition 7 (details of the proposed ceiling and insulation) on listed building consent 2016/0380/LBC |

| Reference - 2016/2601/LBC |
|--|
| Decision: Approval with Conditions |
| Date: 31st October 2016 |
| Description: Raise ceiling above bedroom to rafter level to expose historic timber trusses |

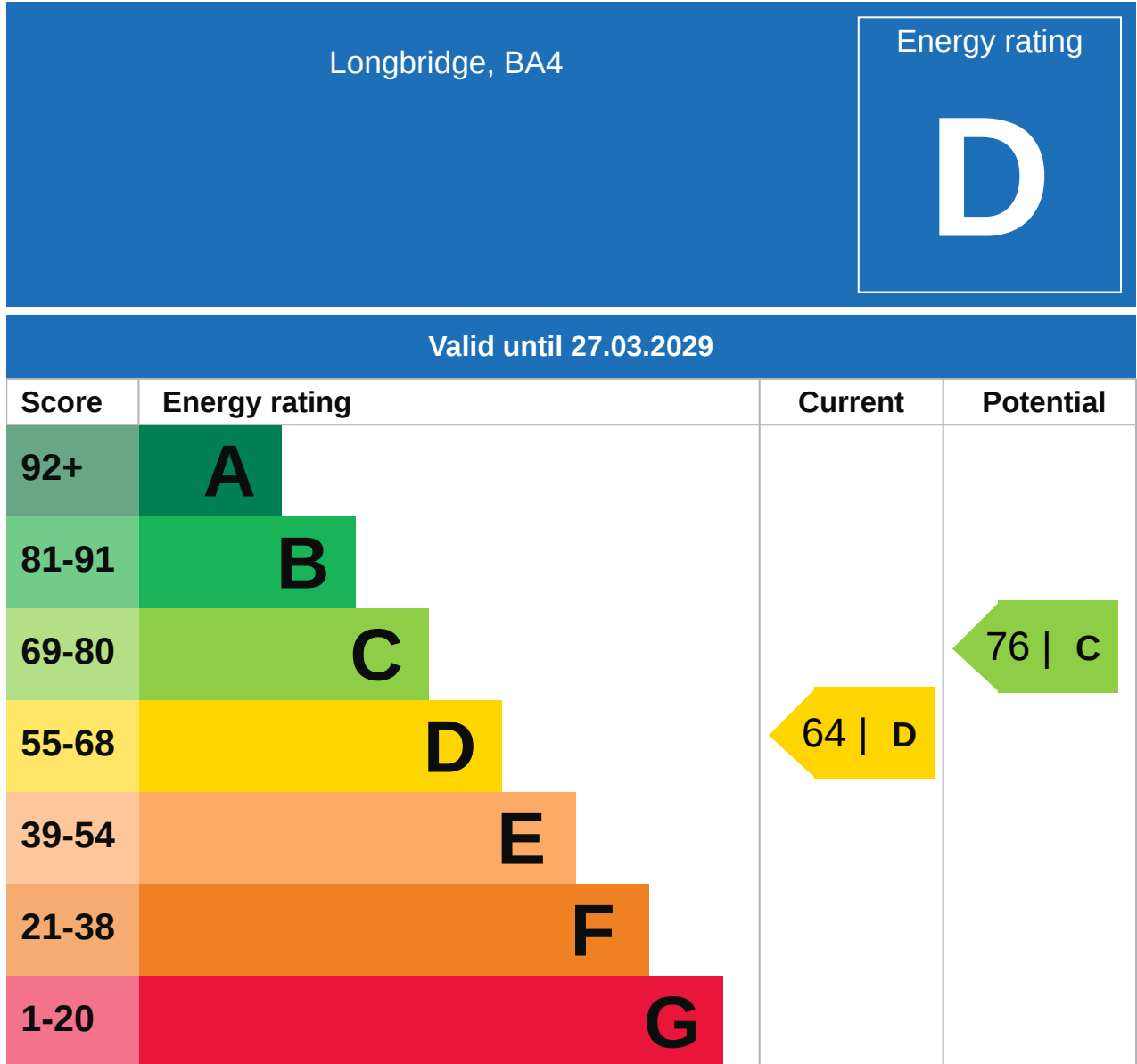
Planning records for: *12 Longbridge Shepton Mallet Somerset BA4 5EN*

| | |
|----------------------------------|--|
| Reference - 2019/2050/LBC | |
| Decision: | Decided |
| Date: | 14th August 2019 |
| Description: | Replace existing windows with double-glazed timber casement windows. |



Property EPC - Certificate

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Property EPC - Additional Data

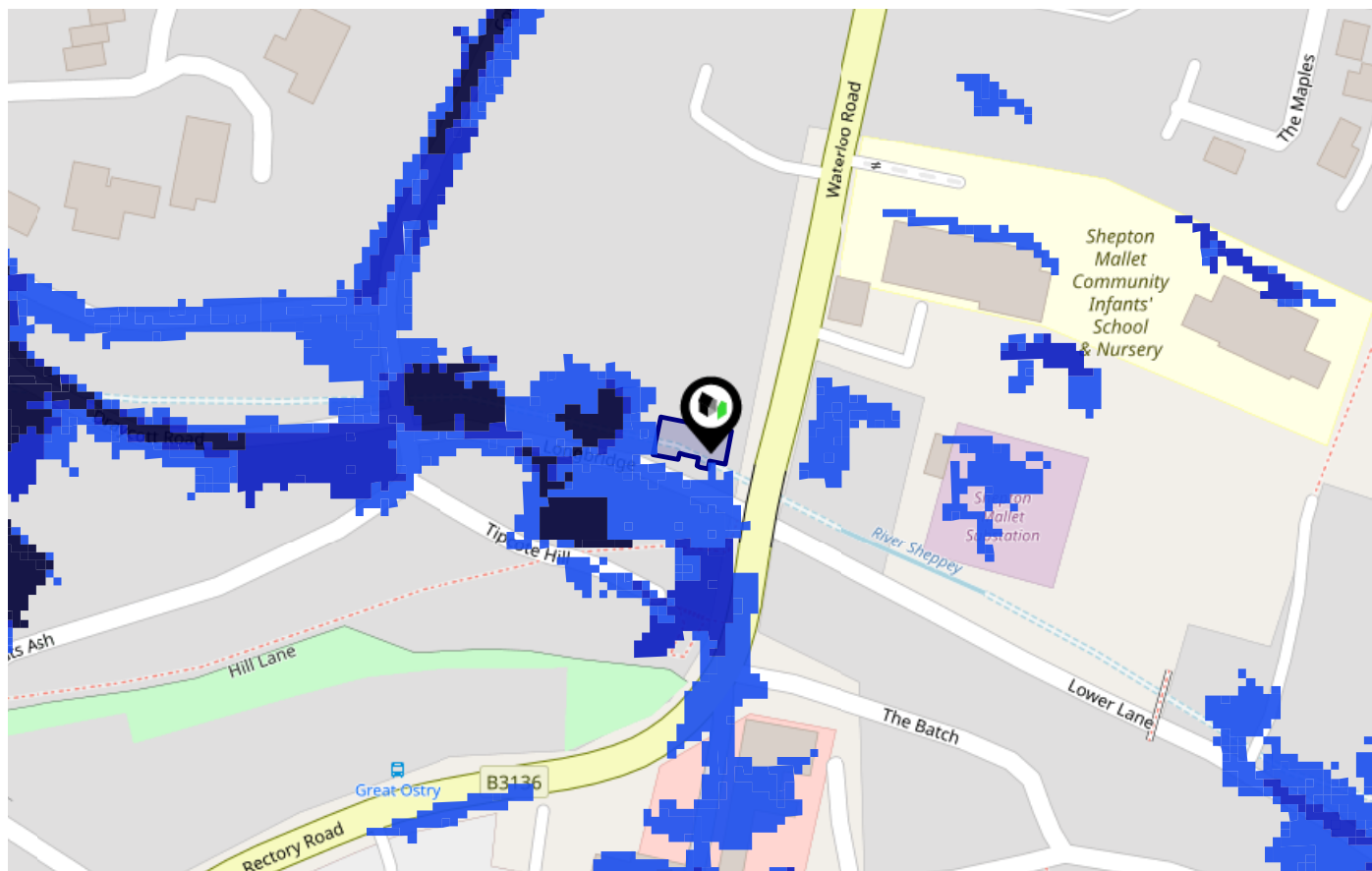
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | Ground |
| Flat Top Storey: | No |
| 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: | (another dwelling above) |
| 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 40% of fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 36 m ² |

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.

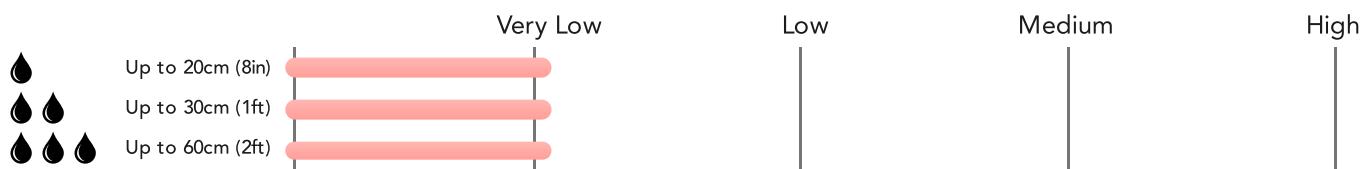


Risk Rating: Very low

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:

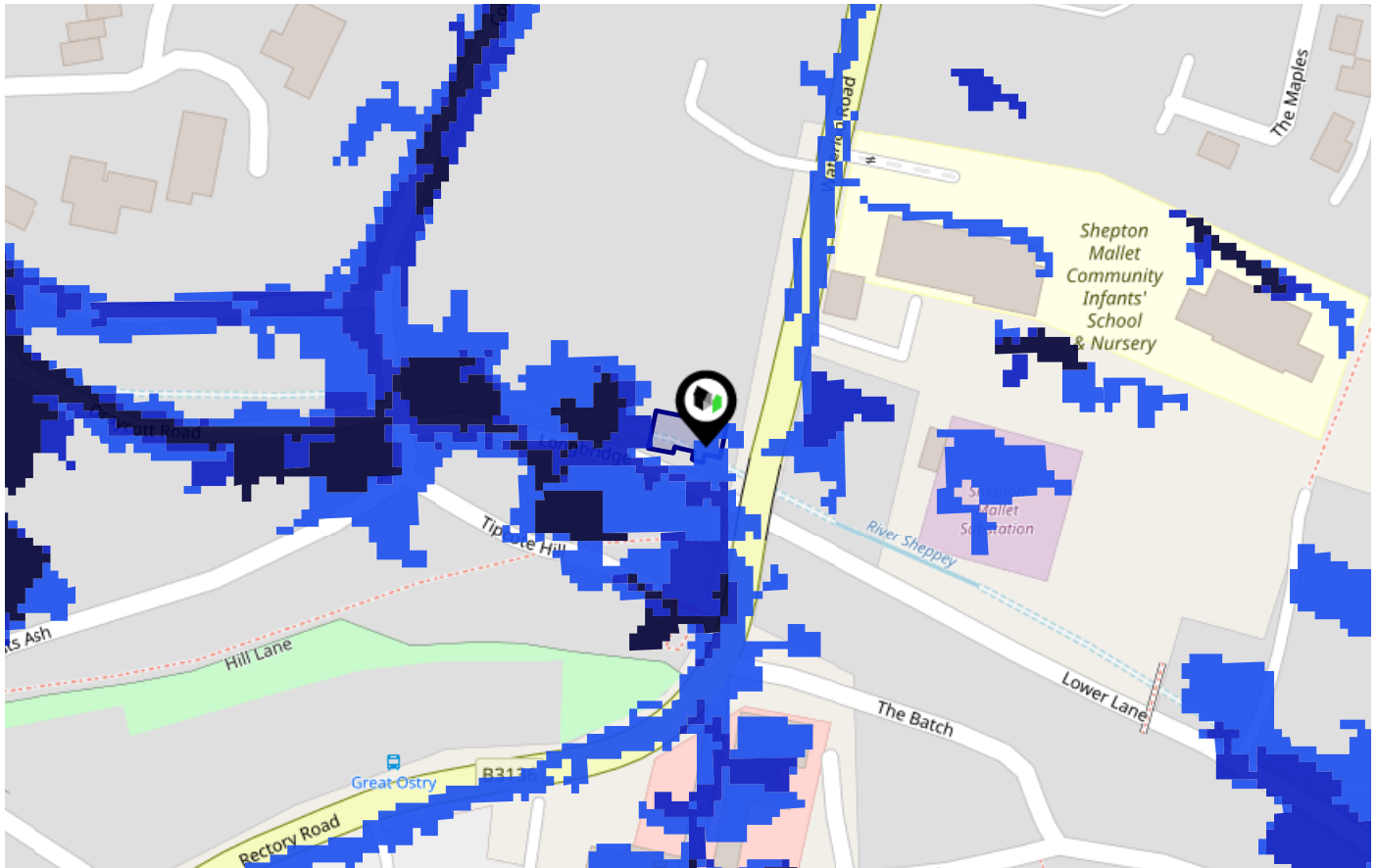


Flood Risk

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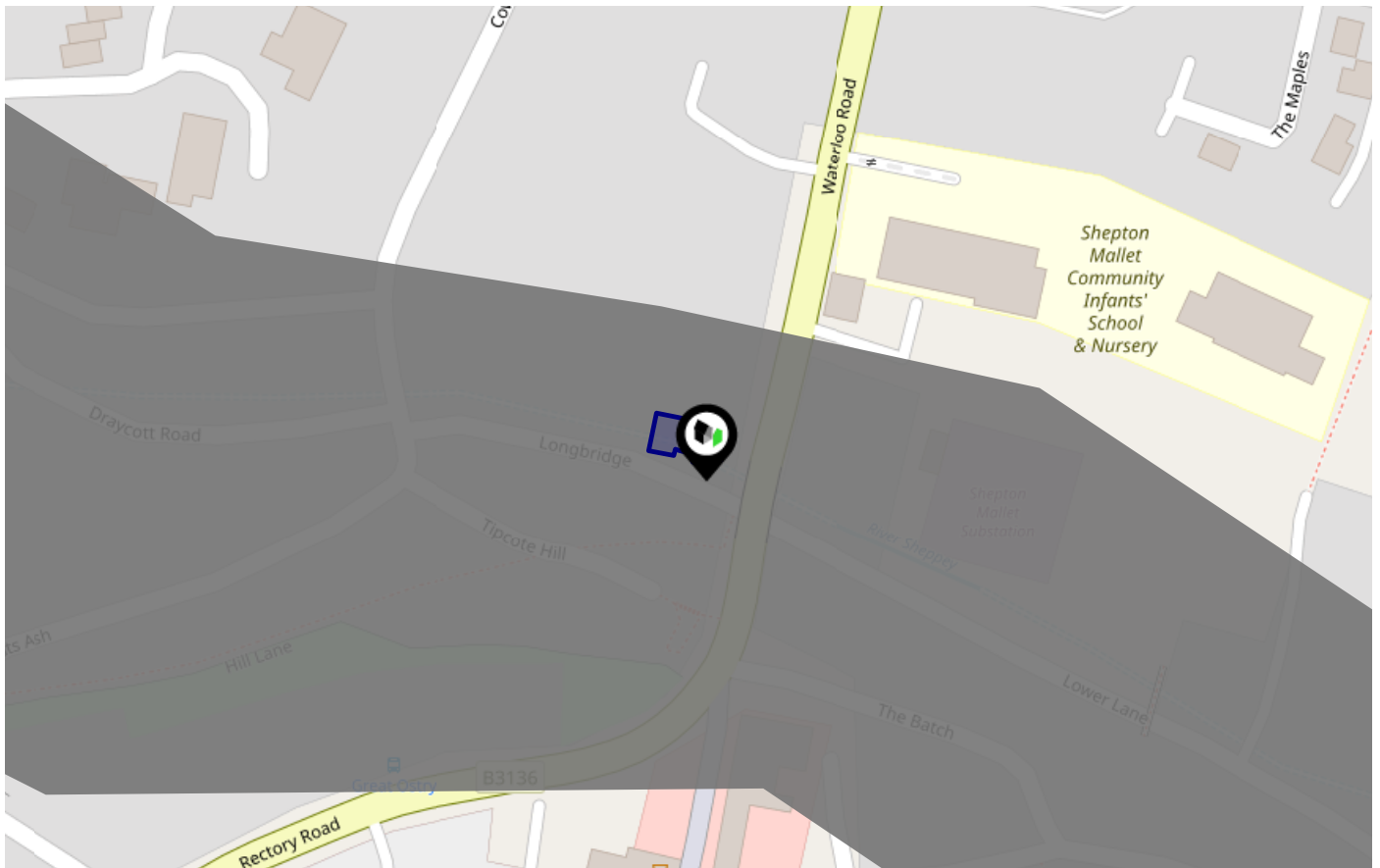
Chance of flooding to the following depths at this property:



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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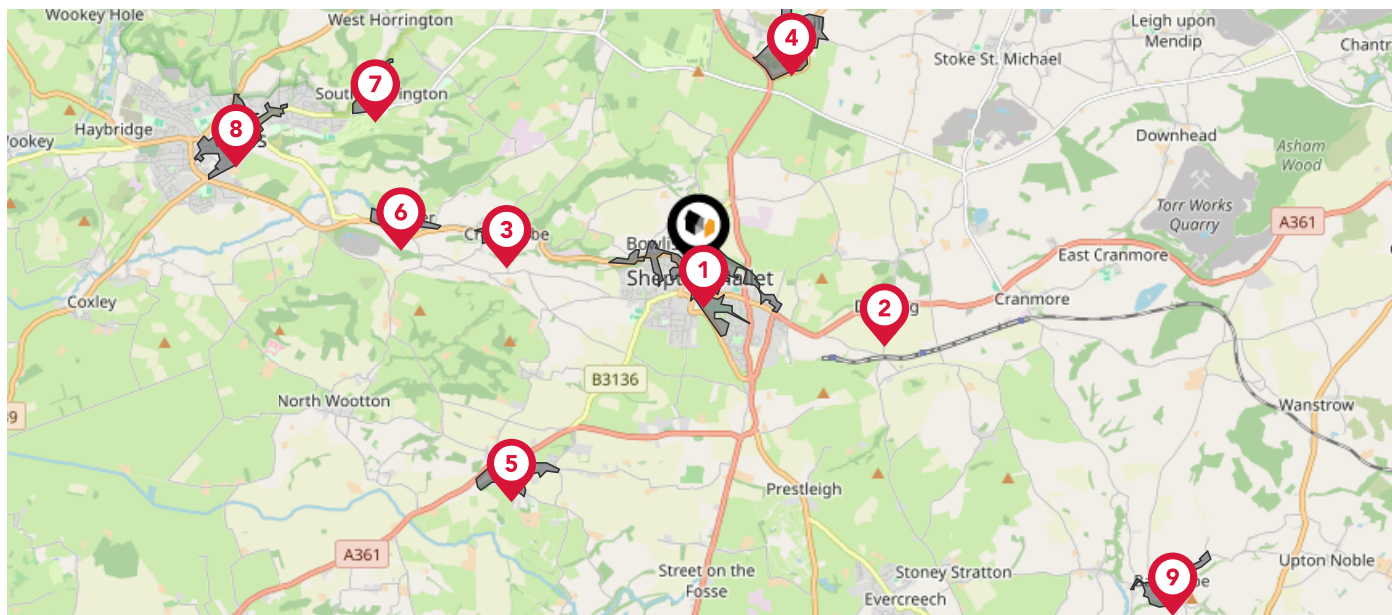
Chance of flooding to the following depths at this property:












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.



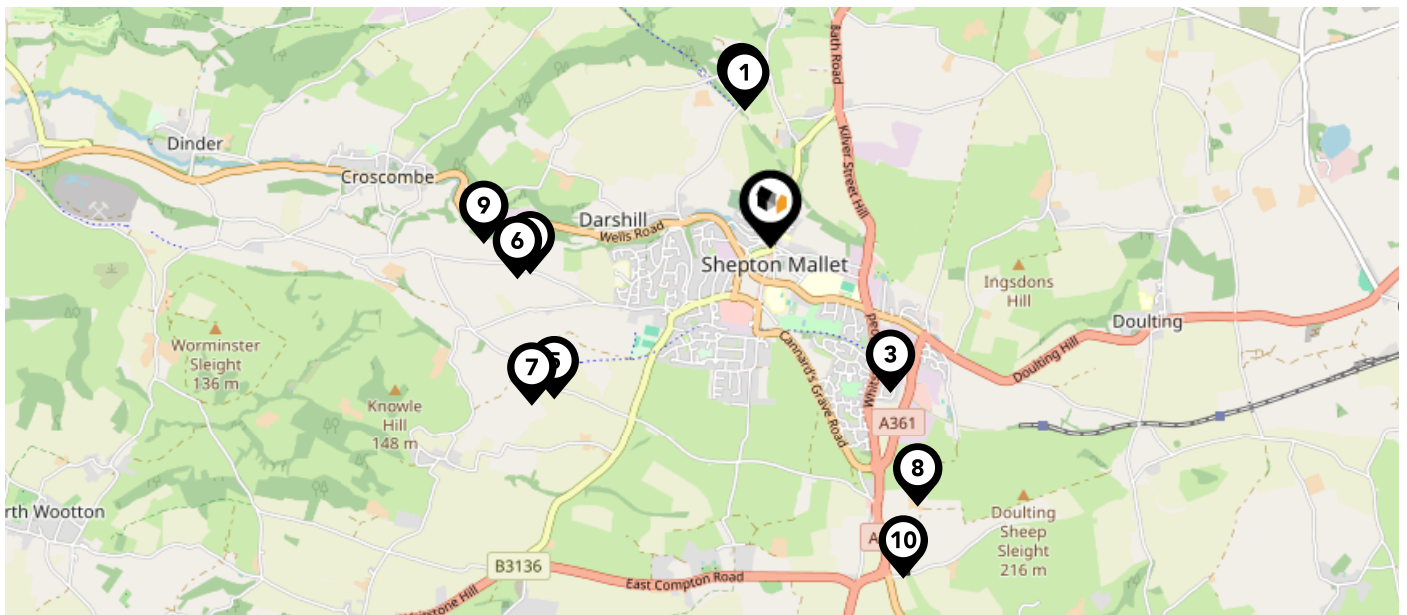
Nearby Conservation Areas

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

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

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

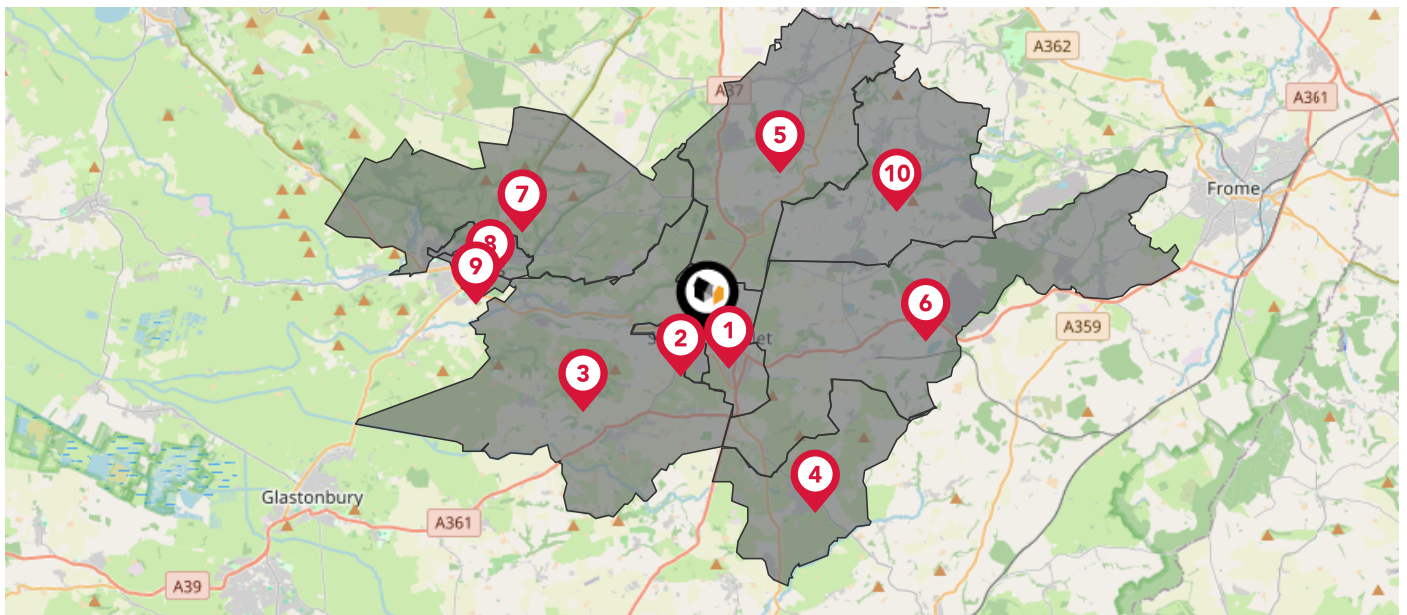
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

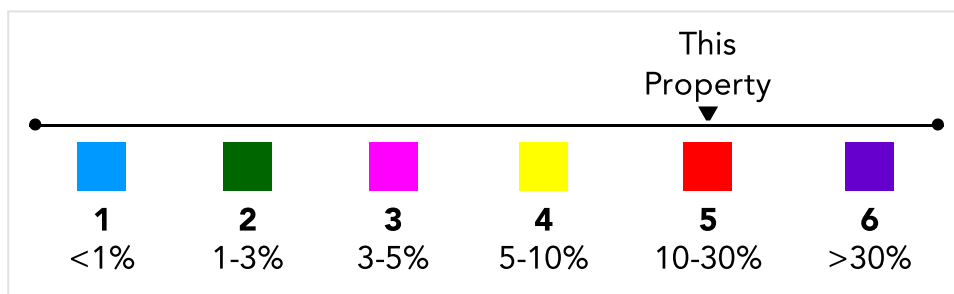
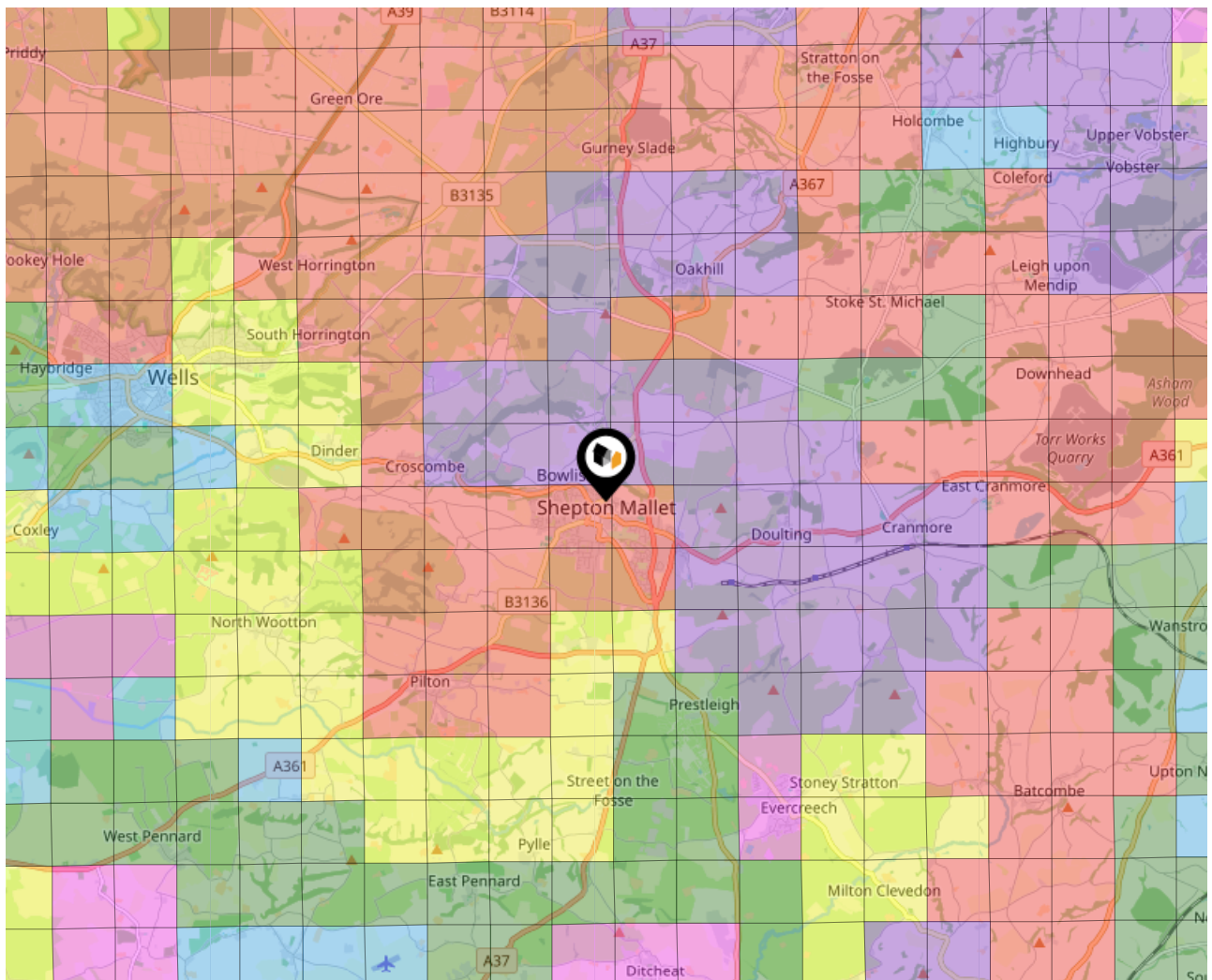


Nearby Council Wards

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

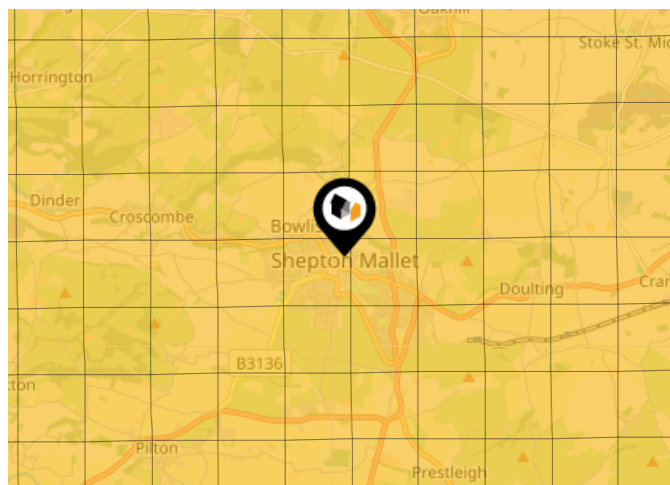
What is Radon?

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: | HIGH | Soil Texture: | CLAYEY LOAM TO SILTY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | INTERMEDIATE |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

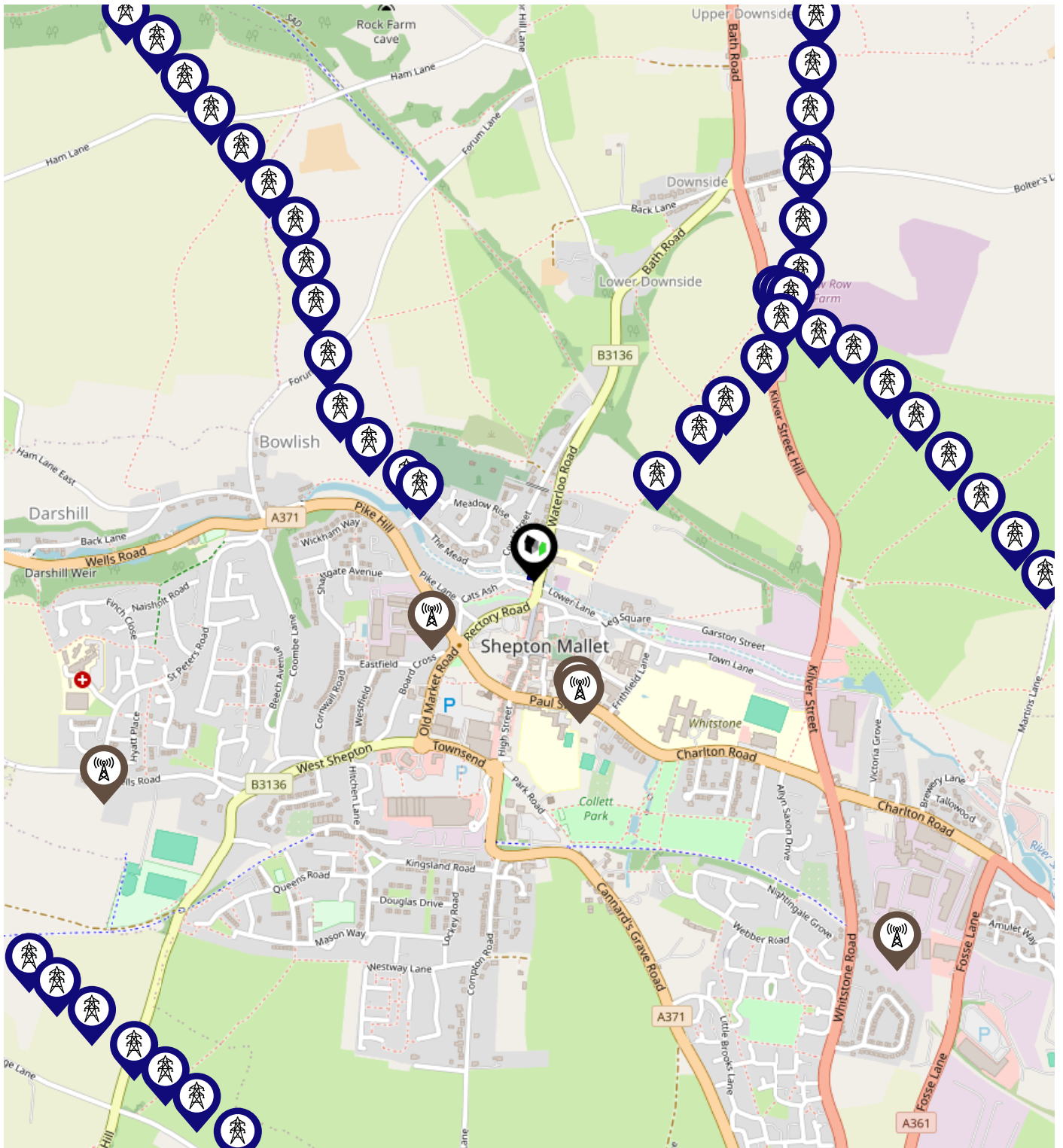


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

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 |
|---|-----------------------------------|----------|-----------|
|  | 1173334 - 1 And 2, Watts Place | Grade II | 0.0 miles |
|  | 1058392 - 1 And 3, Tipcote Hill | Grade II | 0.0 miles |
|  | 1296498 - Longbridge House | Grade II | 0.0 miles |
|  | 1173484 - 14 And 16, Tipcote Hill | Grade II | 0.0 miles |
|  | 1173694 - Waterloo Bridge | Grade II | 0.0 miles |
|  | 1058393 - 4, Tipcote Hill | Grade II | 0.0 miles |
|  | 1173503 - 20, Tipcote Hill | Grade II | 0.0 miles |
|  | 1173659 - 1 And 3, Waterloo Road | Grade II | 0.0 miles |
|  | 1058352 - 22, Tipcote Hill | Grade II | 0.0 miles |
|  | 1058394 - 18, Tipcote Hill | Grade II | 0.0 miles |

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

No Gas Supply

Central Heating

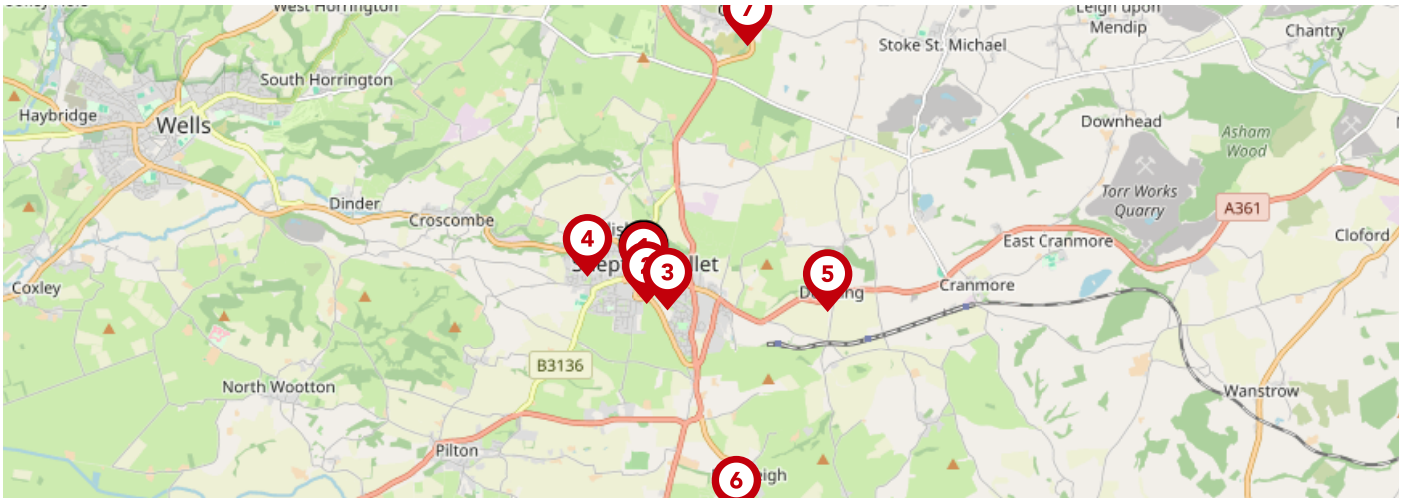
Electric Heating

Water Supply

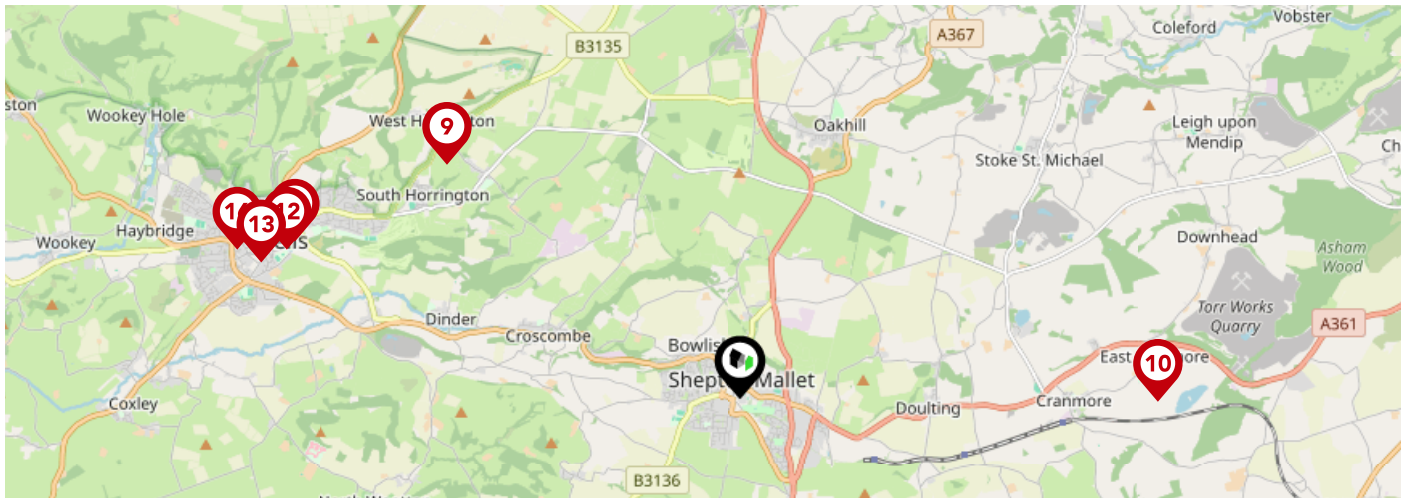
Mains

Drainage

Mains



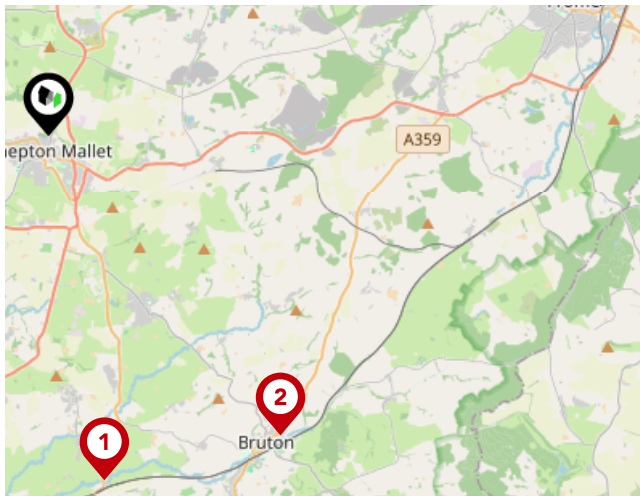
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.02</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.2</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.34</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.53</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.74</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.36</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.4</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.39</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:4.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

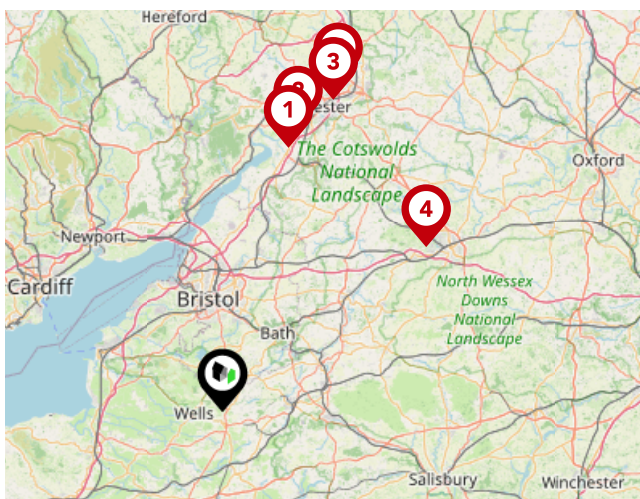
Area Transport (National)

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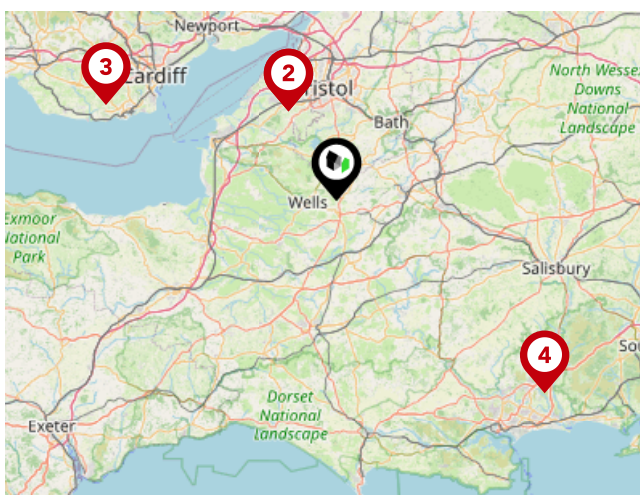
National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|-------------|
| 1 | Castle Cary Rail Station | 6.49 miles |
| 2 | Bruton Rail Station | 7.05 miles |
| 3 | Frome Rail Station | 10.53 miles |



Trunk Roads/Motorways

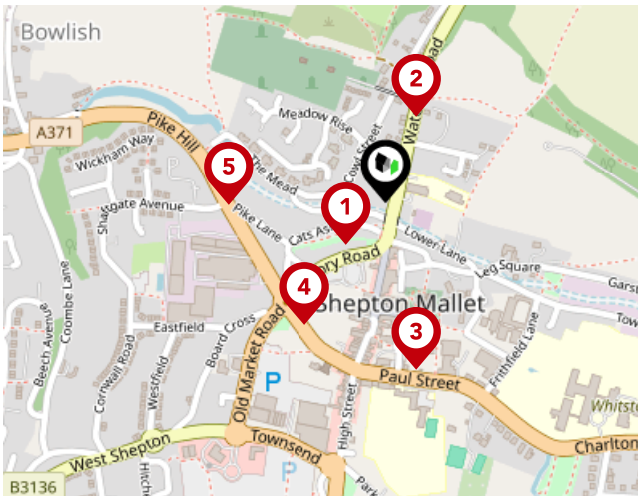
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M5 J13 | 40.36 miles |
| 2 | M5 J12 | 43.38 miles |
| 3 | M5 J11A | 48.85 miles |
| 4 | M4 J16 | 38.61 miles |
| 5 | M5 J11 | 51.15 miles |



Airports/Helipads

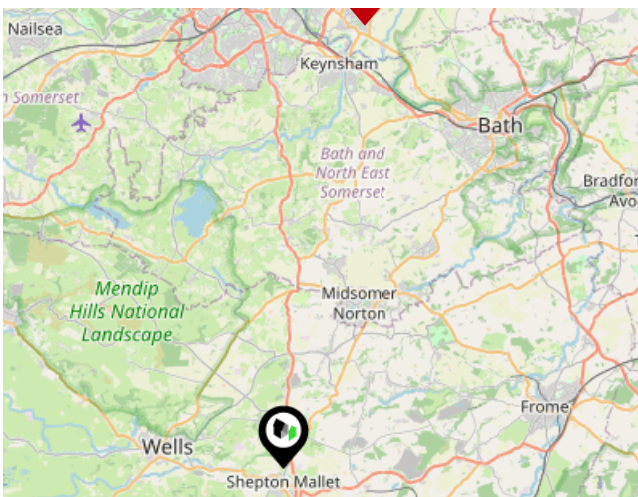
| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol Airport | 15.2 miles |
| 2 | Felton | 15.2 miles |
| 3 | Cardiff Airport | 37.12 miles |
| 4 | Bournemouth International Airport | 42.29 miles |

Area Transport (Local)



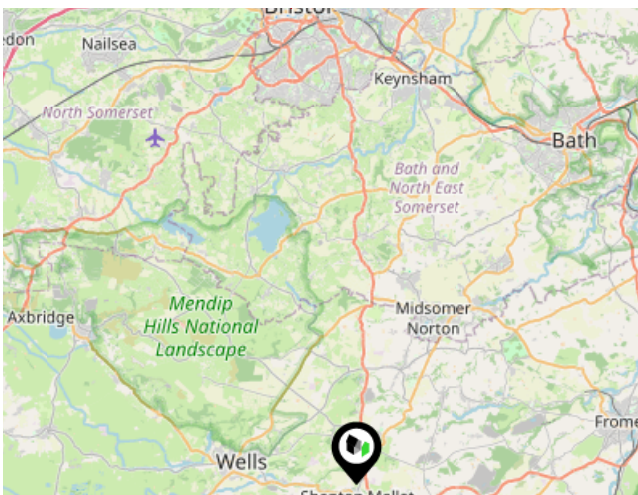
Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Great Ostry | 0.07 miles |
| 2 | Old Hospital | 0.11 miles |
| 3 | Beech House | 0.2 miles |
| 4 | Police Station | 0.17 miles |
| 5 | Shaftgate Avenue | 0.18 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Bitton (Avon Valley Railway) | 16.73 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Bathurst Basin Ferry Landing | 17.82 miles |
| 2 | The Ostrich | 17.81 miles |
| 3 | Wapping Wharf | 17.78 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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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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