



MIR: Material Info

The Material Information Affecting this Property
Wednesday 16th September 2026



SHAFTGATE AVENUE, 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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street-view-image



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	5.4 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	ST11933		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **23 Shaftgate Avenue, Shepton Mallet, Somerset, BA4 5YA**

Reference - 114256/000	
Decision:	Approval with Conditions
Date:	05th January 2000
Description:	Erection of two storey extension

Planning records for: **24 Shaftgate Avenue, Shepton Mallet, Somerset BA4 5YA**

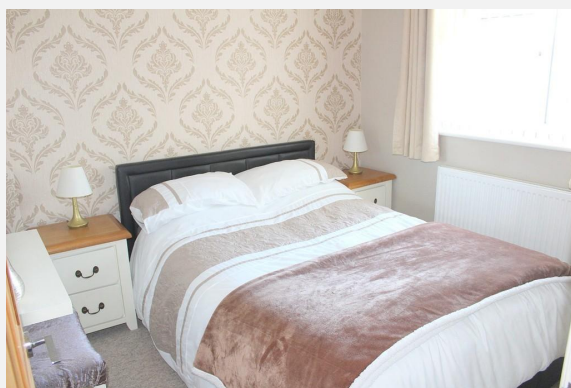
Reference - 2012/2410	
Decision:	Approval with Conditions
Date:	12th October 2012
Description:	Single storey side (south) extension.

Planning records for: **5 Shaftgate Avenue Shepton Mallet Somerset BA4 5YA**

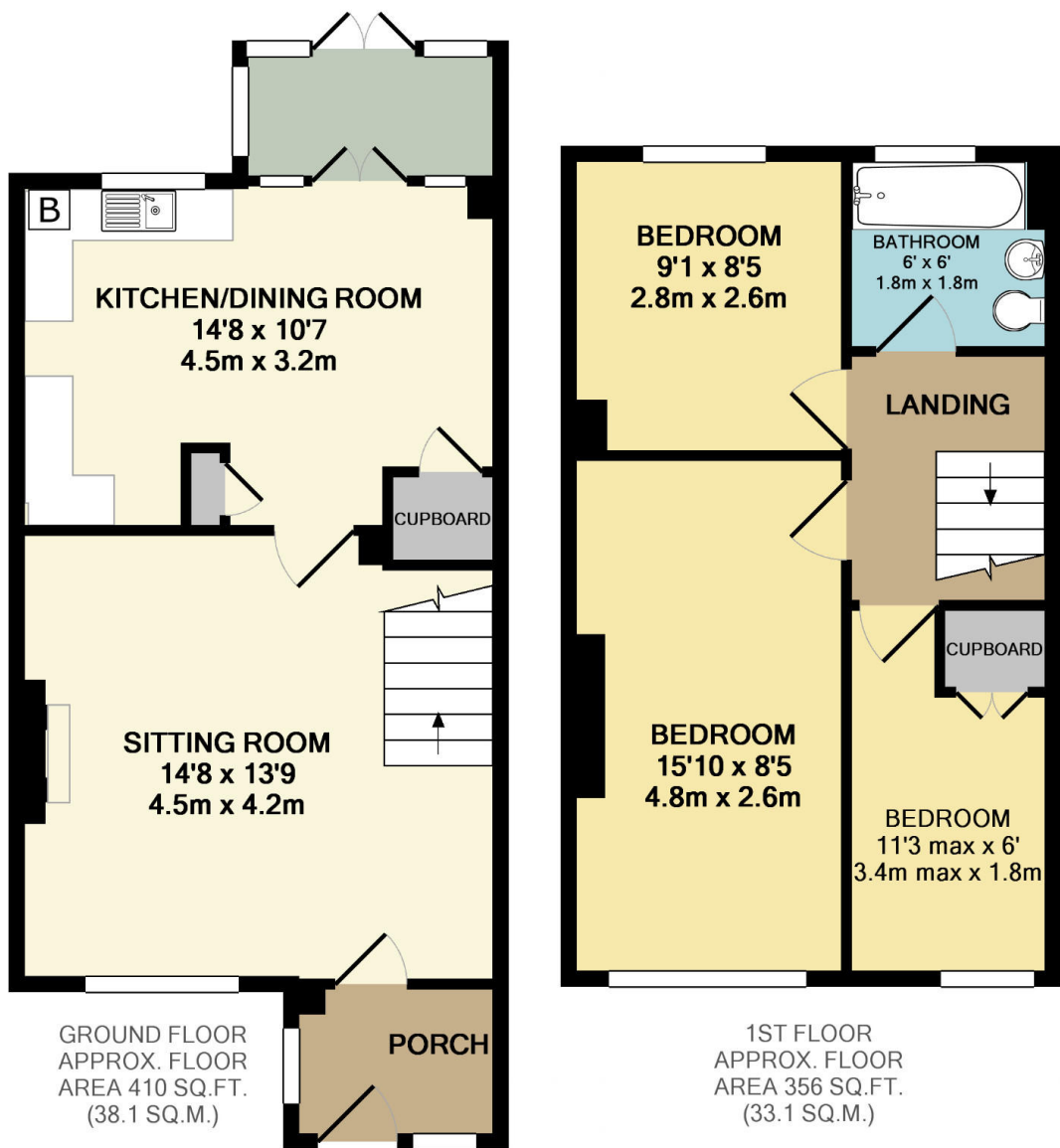
Reference - 2026/1329/HSE	
Decision:	Registered
Date:	14th July 2026
Description:	Removal of hedge and erect fence panel along boundary (retrospective).

Planning records for: **9 Shaftgate Avenue Shepton Mallet Somerset BA4 5YA**

Reference - 104487/001	
Decision:	Approval with Conditions
Date:	05th March 2007
Description:	Erection of single detached garage to rear.



SHAFTGATE AVENUE, SHEPTON MALLET, BA4

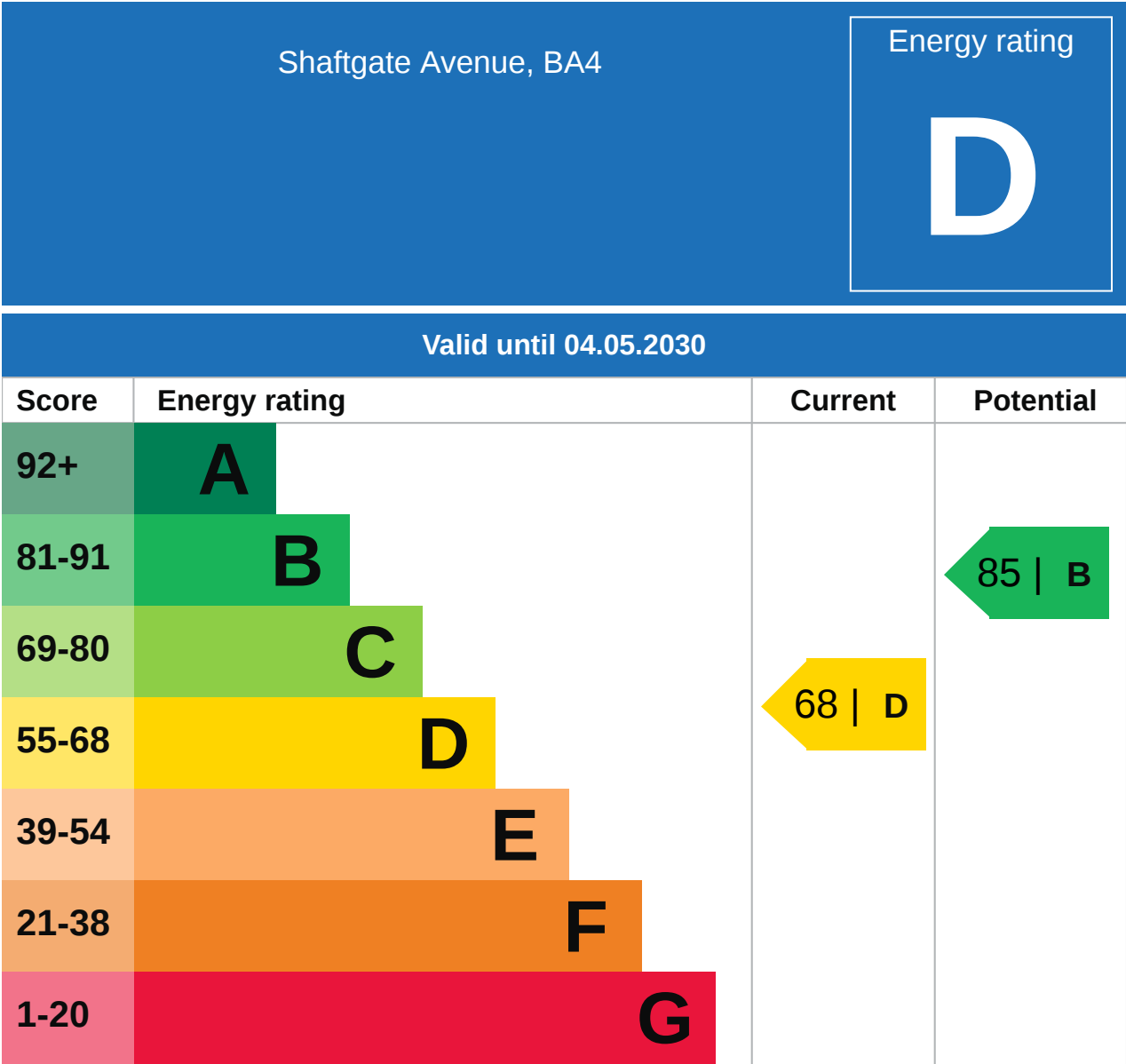


SHAFTGATE AVENUE
TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property
EPC - Certificate

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Property EPC - Additional Data

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Additional EPC Data

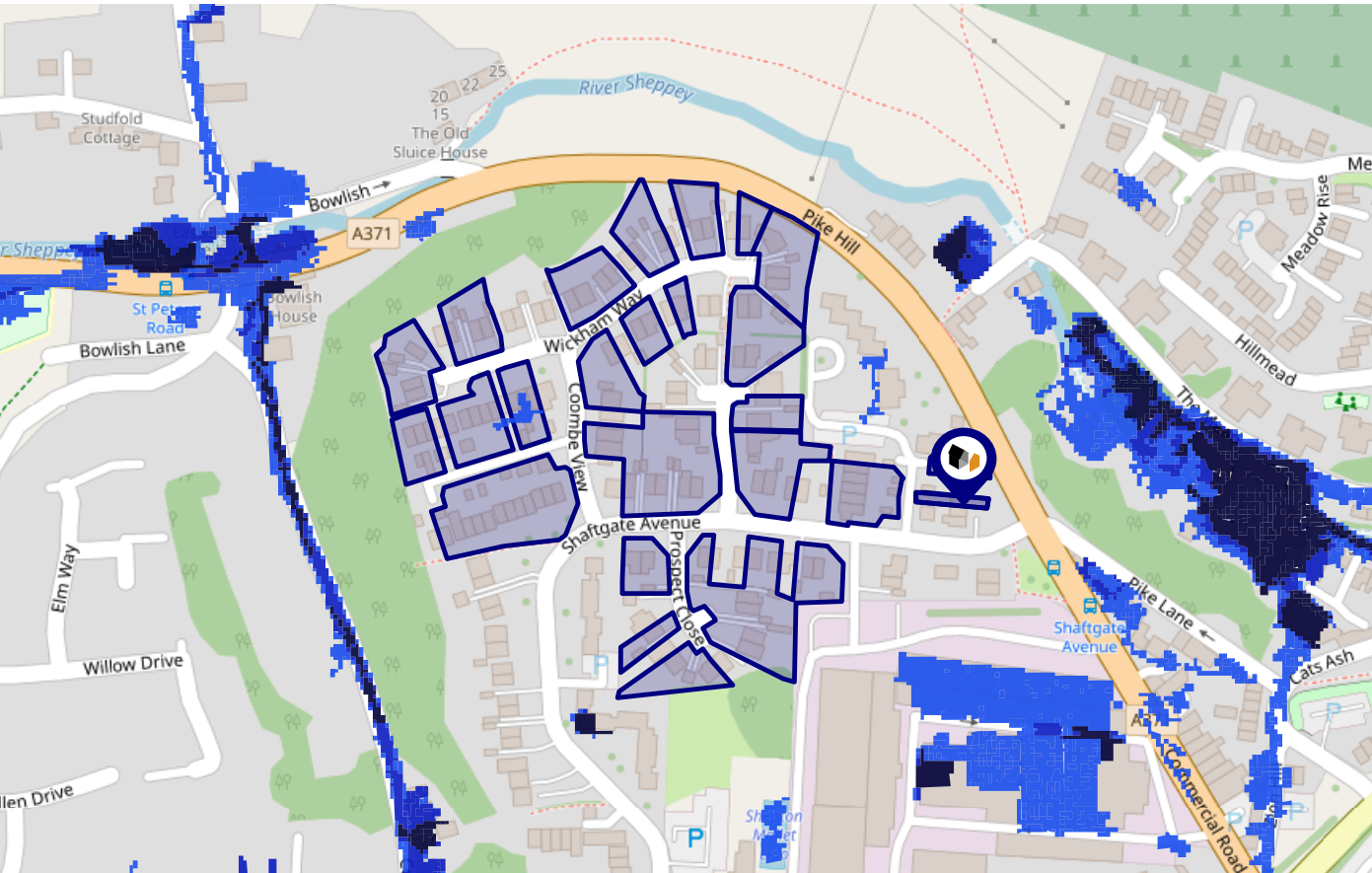
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 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.

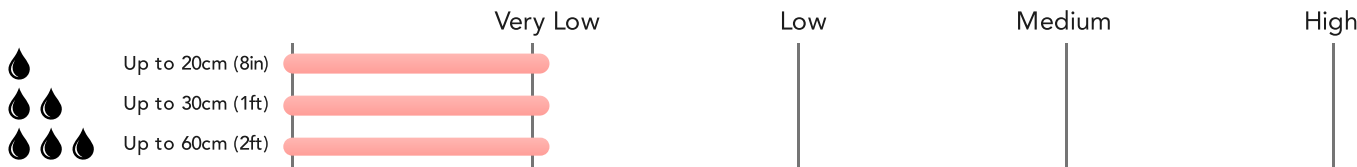


Risk Rating: Very low

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:

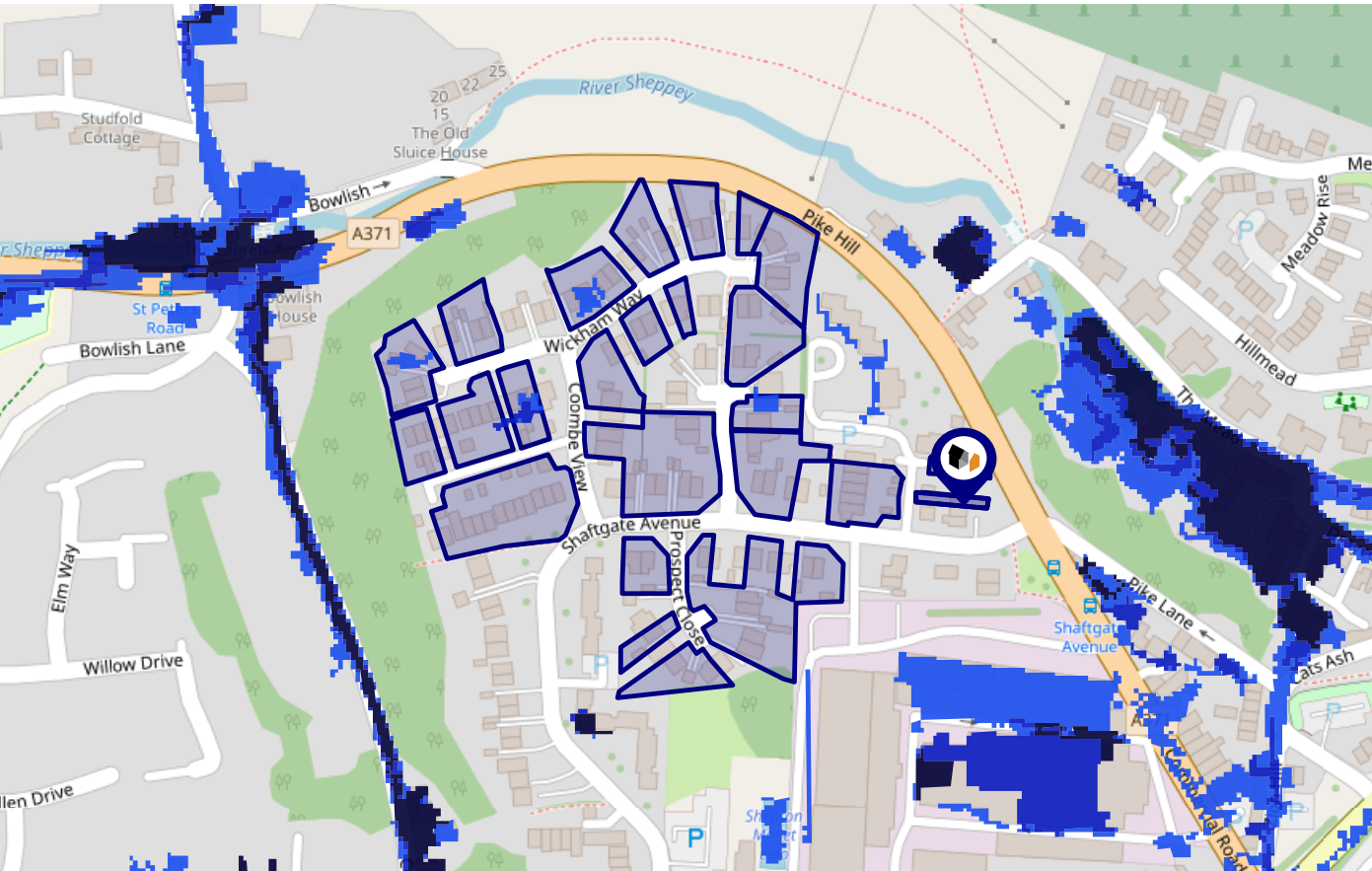


Flood Risk

Surface Water - Climate Change

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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.

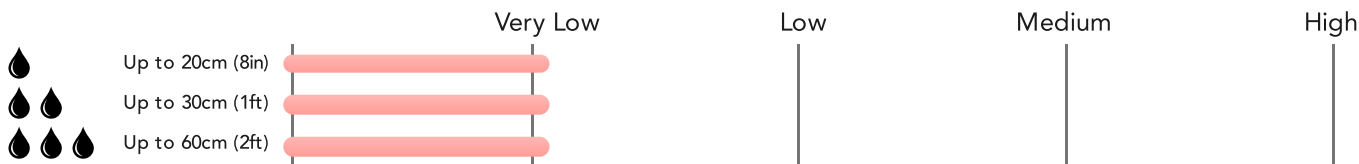


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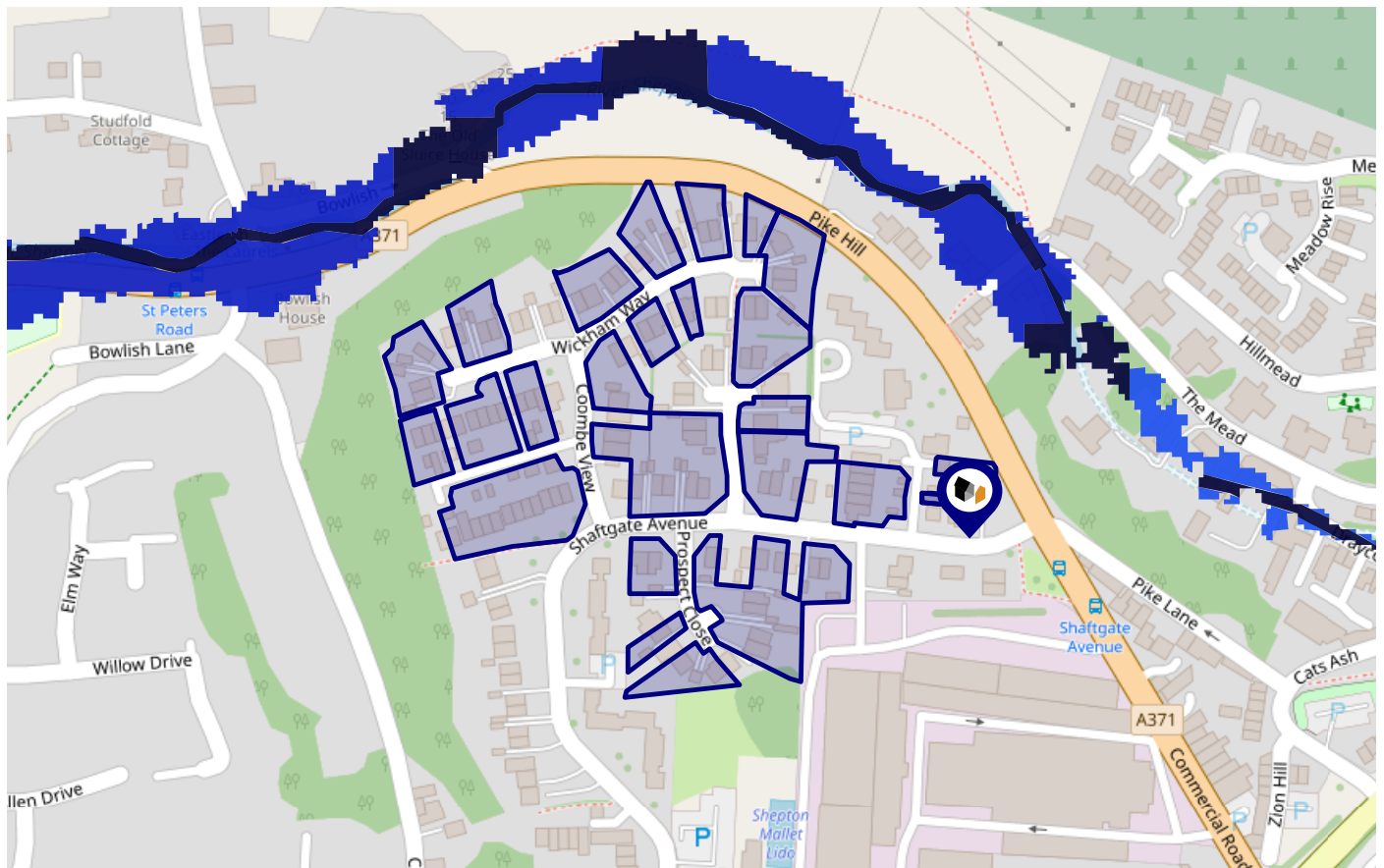
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Flood Risk

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

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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

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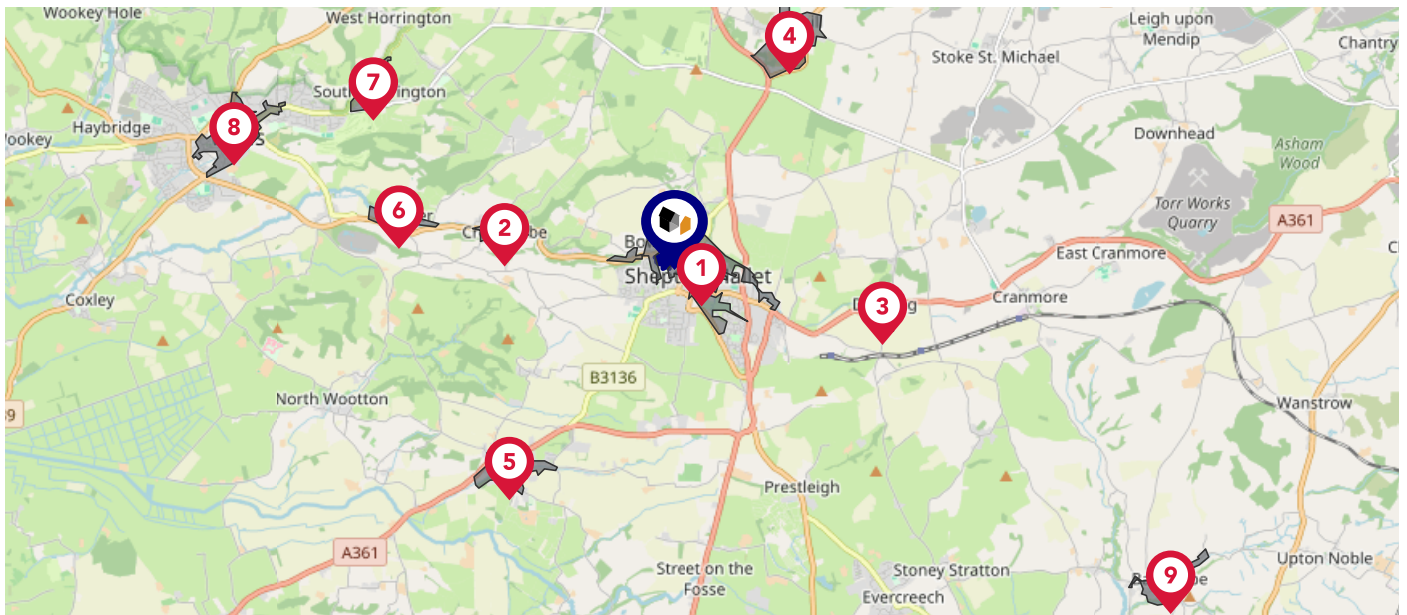
MIR - Material Info

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

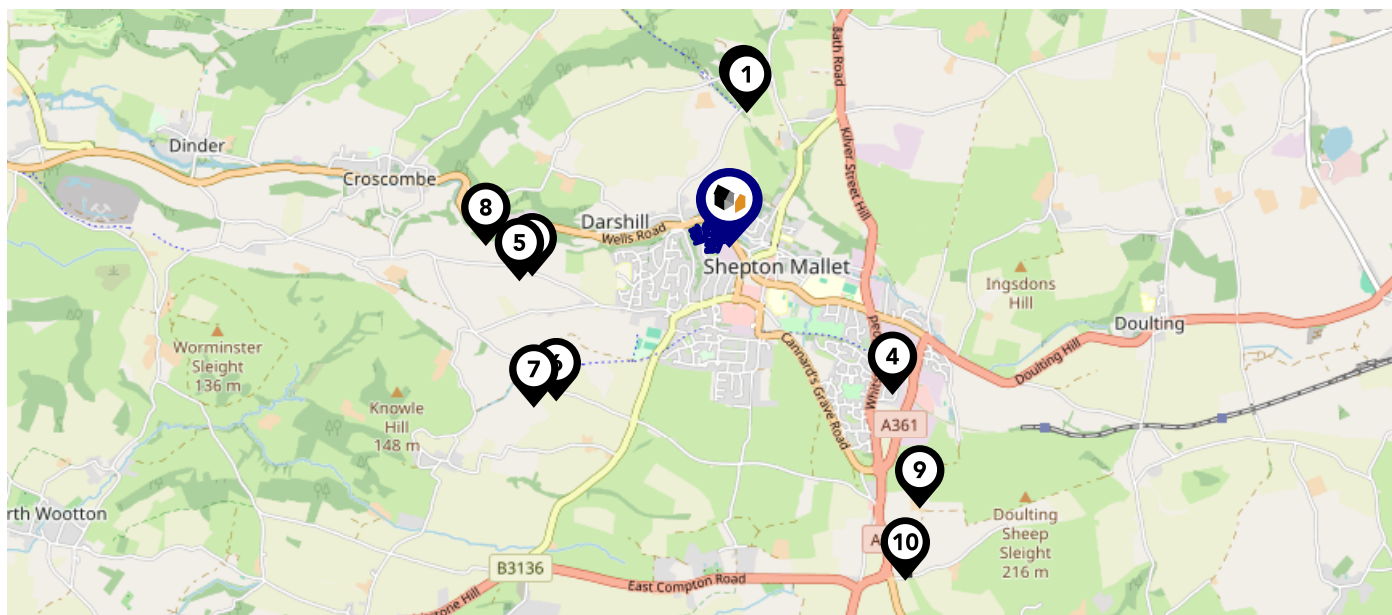
- | | |
|---|-----------------|
| 1 | Shepton Mallet |
| 2 | Croscombe |
| 3 | Doultong |
| 4 | Oakhill |
| 5 | Pilton |
| 6 | Dinder |
| 7 | Mendip Hospital |
| 8 | Wells |
| 9 | Batcombe |

Maps

Landfill Sites

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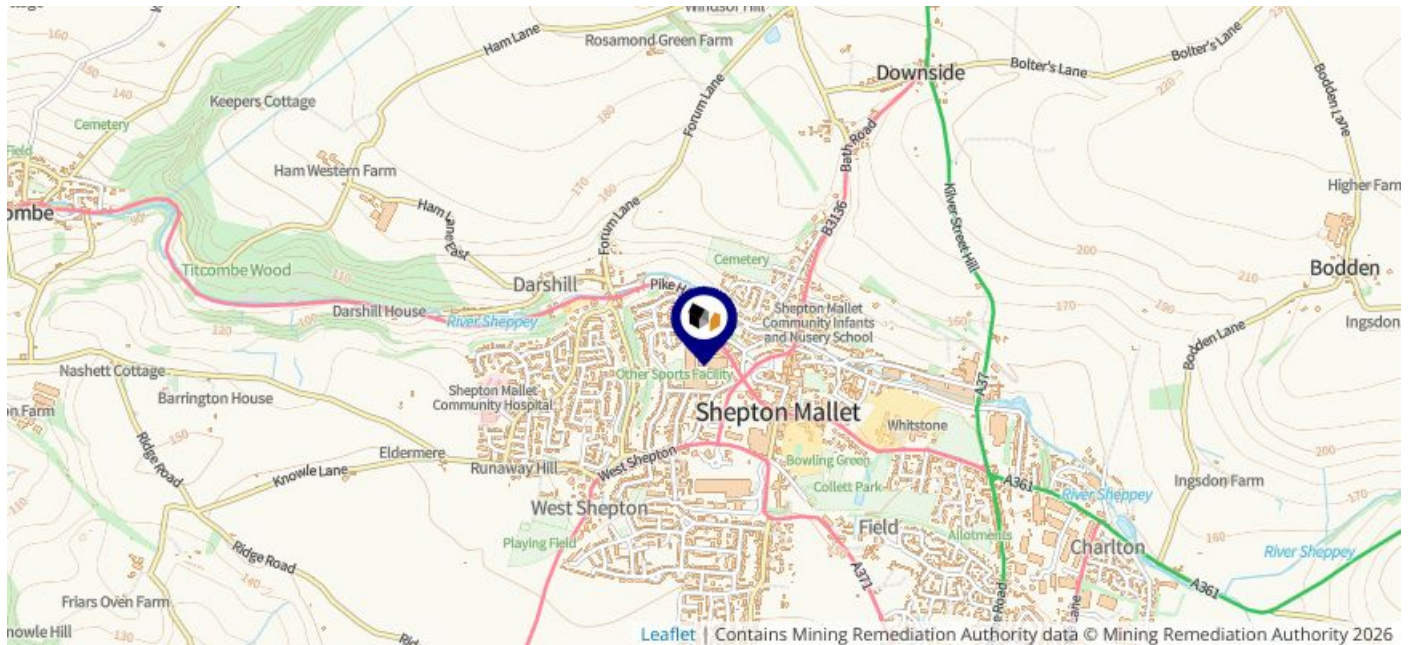
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

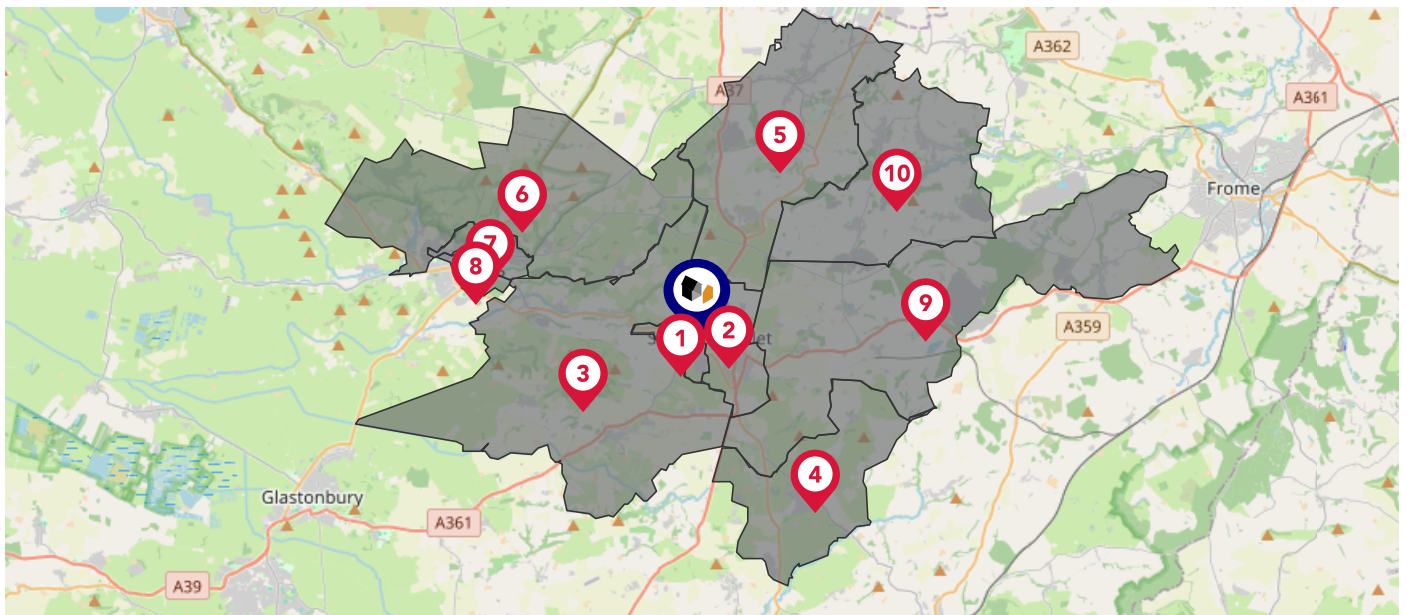
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

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

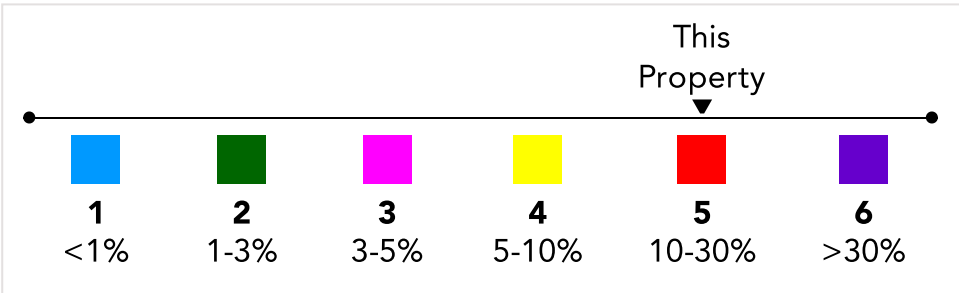
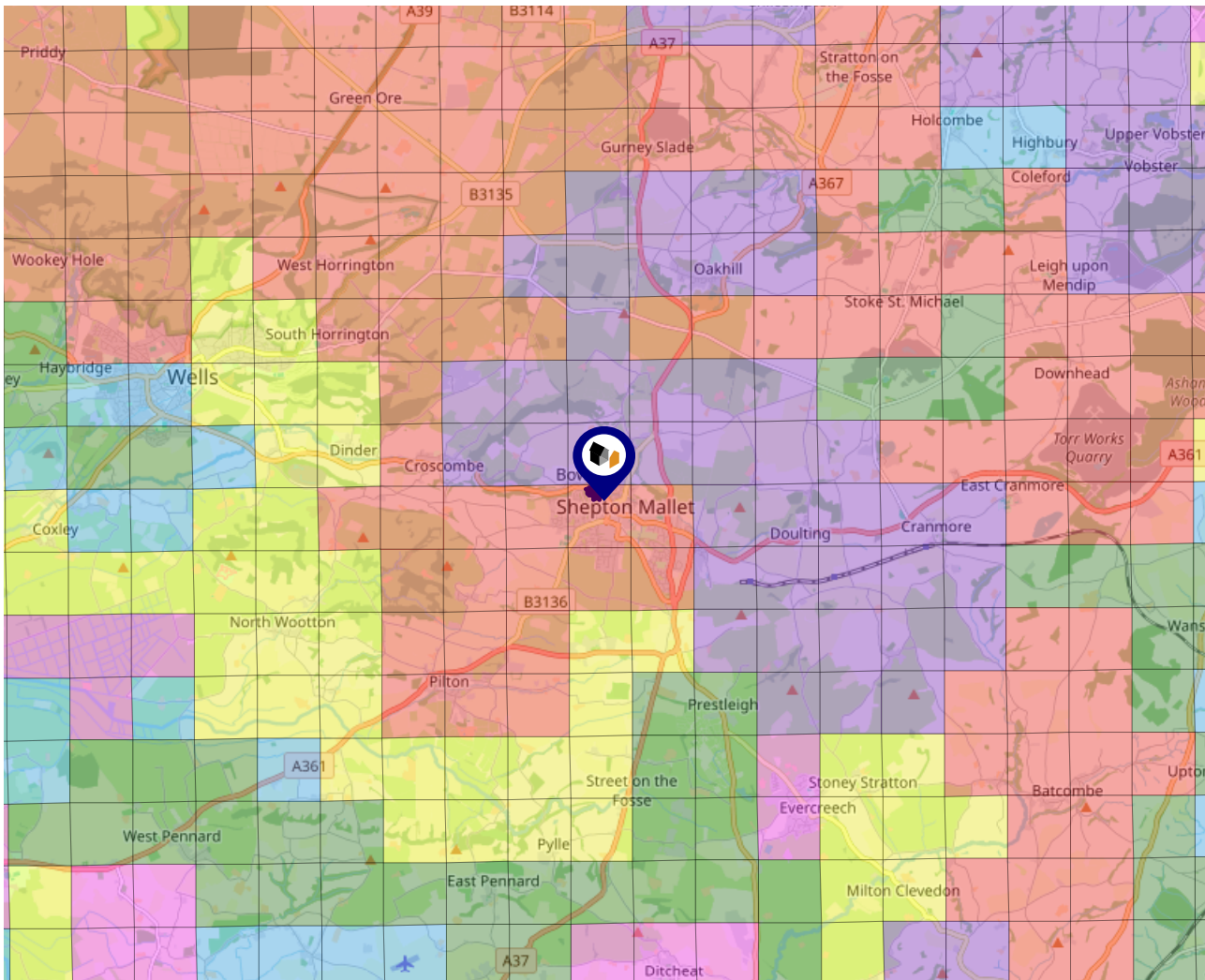


Nearby Council Wards

-  Shepton West Ward
-  Shepton East Ward
-  Croscombe and Pilton Ward
-  Creech Ward
-  Ashwick, Chilcompton and Stratton Ward
-  St. Cuthbert Out North Ward
-  Wells St. Thomas' Ward
-  Wells Central Ward
-  Cranmore, Doultong and Nunney Ward
-  Coleford and Holcombe Ward

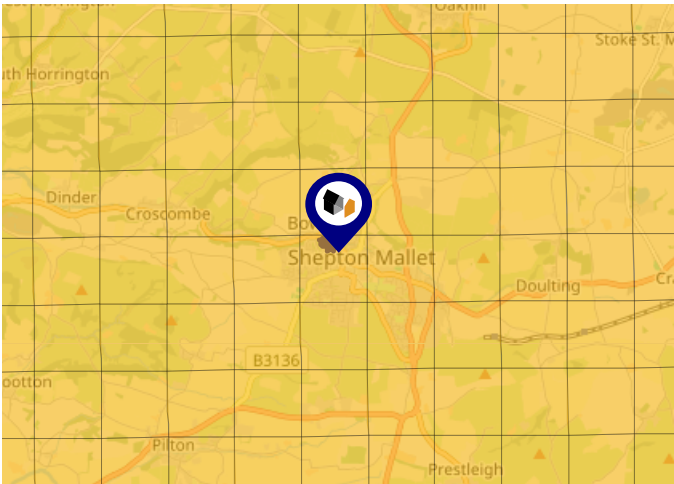
What is Radon?

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		



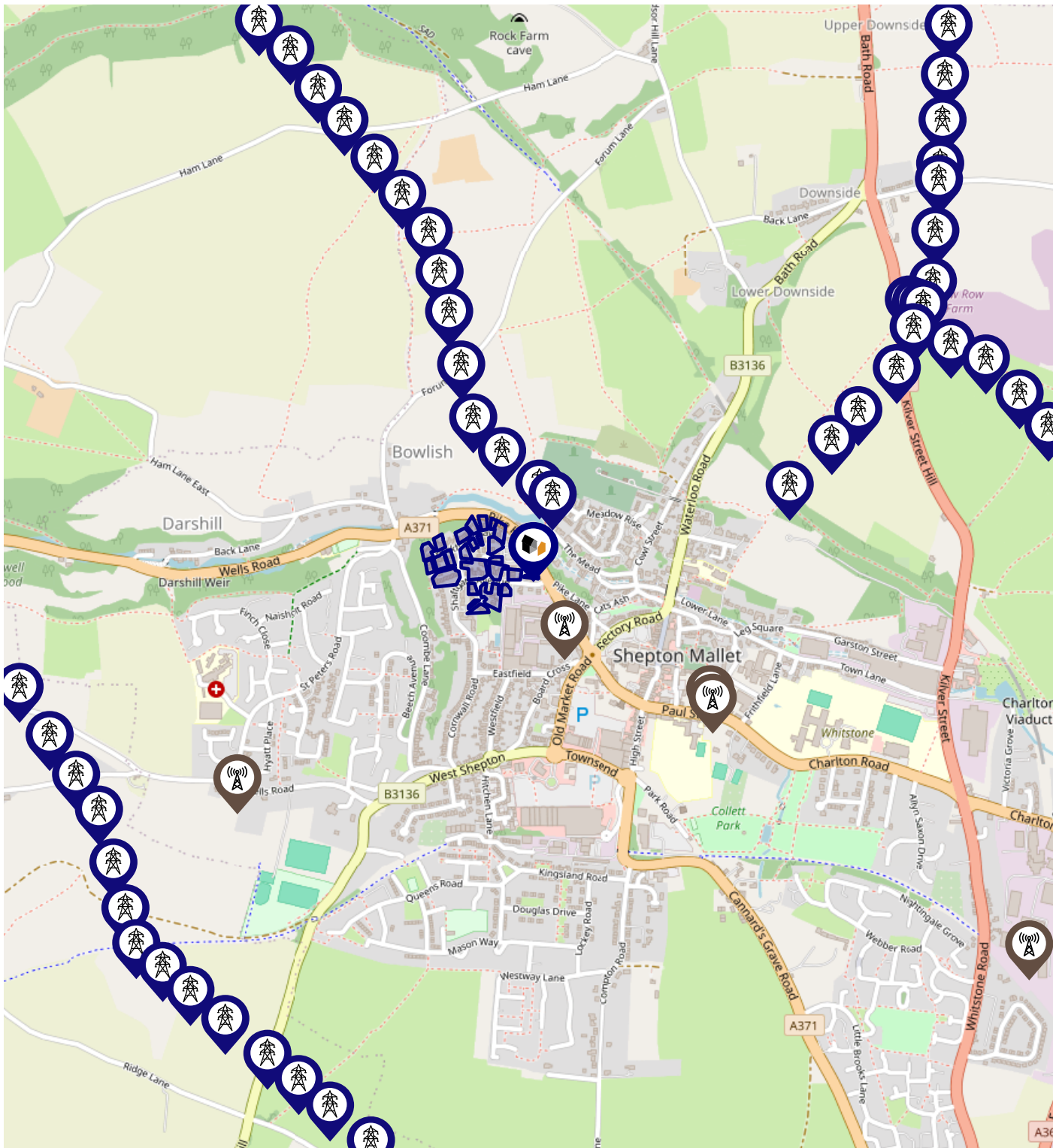
Primary Classifications (Most Common Clay Types)

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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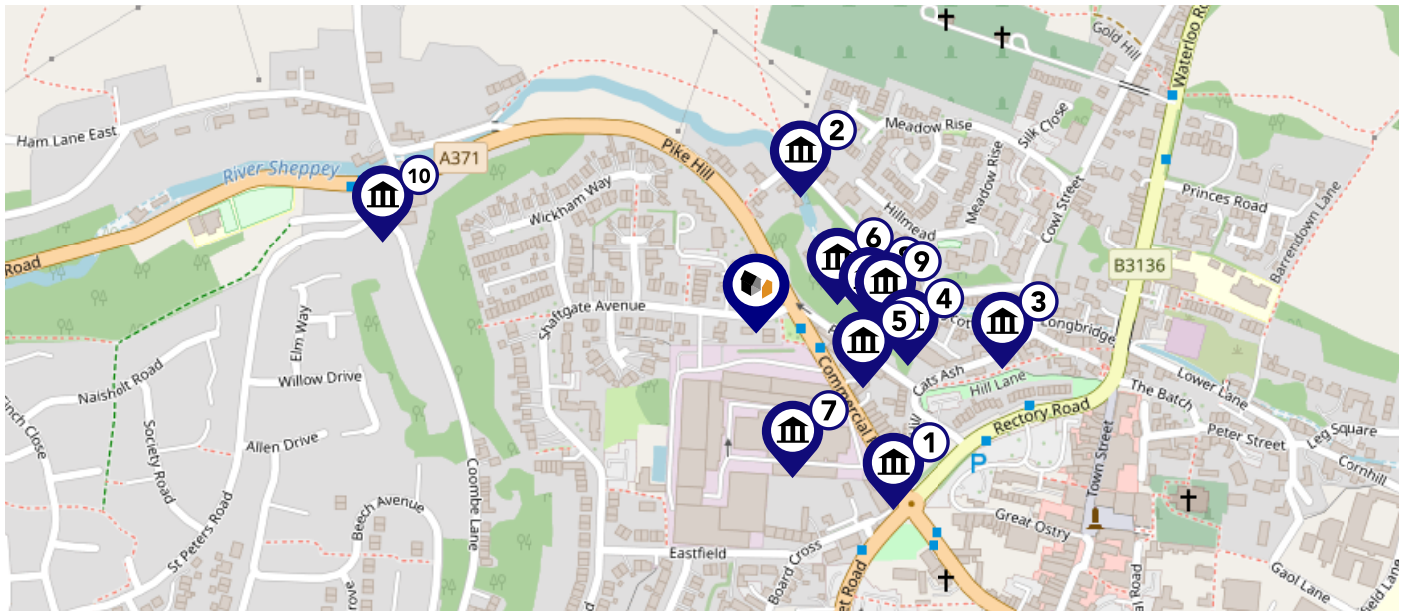
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

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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
 1058460 - 24, Commercial Road	Grade II	0.1 miles
 1058430 - 23, Draycott Road	Grade II	0.1 miles
 1172866 - 2, Draycott Road	Grade II	0.1 miles
 1058428 - Masonic Hall	Grade II	0.1 miles
 1172880 - Summerhouse Ruins, 50 Metres From Facade Of Sales House	Grade II	0.1 miles
 1172886 - 10, Draycott Road	Grade II	0.1 miles
 1296561 - Anglo Trading Estate	Grade II	0.1 miles
 1058429 - The Priory	Grade II	0.1 miles
 1345227 - Sales House	Grade II	0.1 miles
 1058421 - Gate Piers, 20 Metres West Of Facade Of Bowlish House	Grade II	0.2 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

Mains

Central Heating

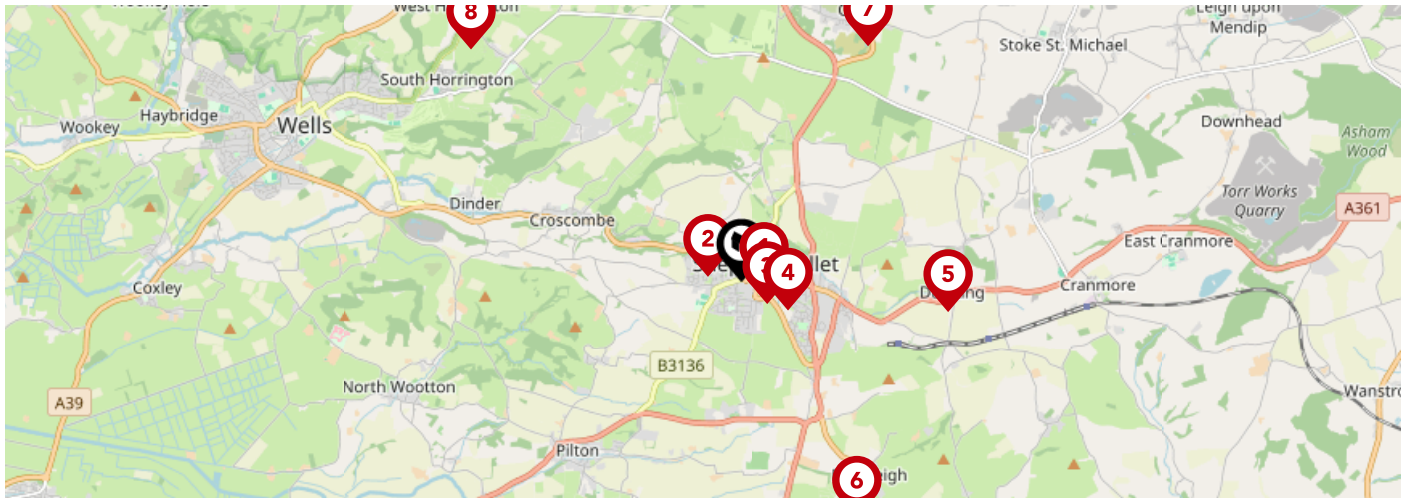
Gas Central Heating

Water Supply

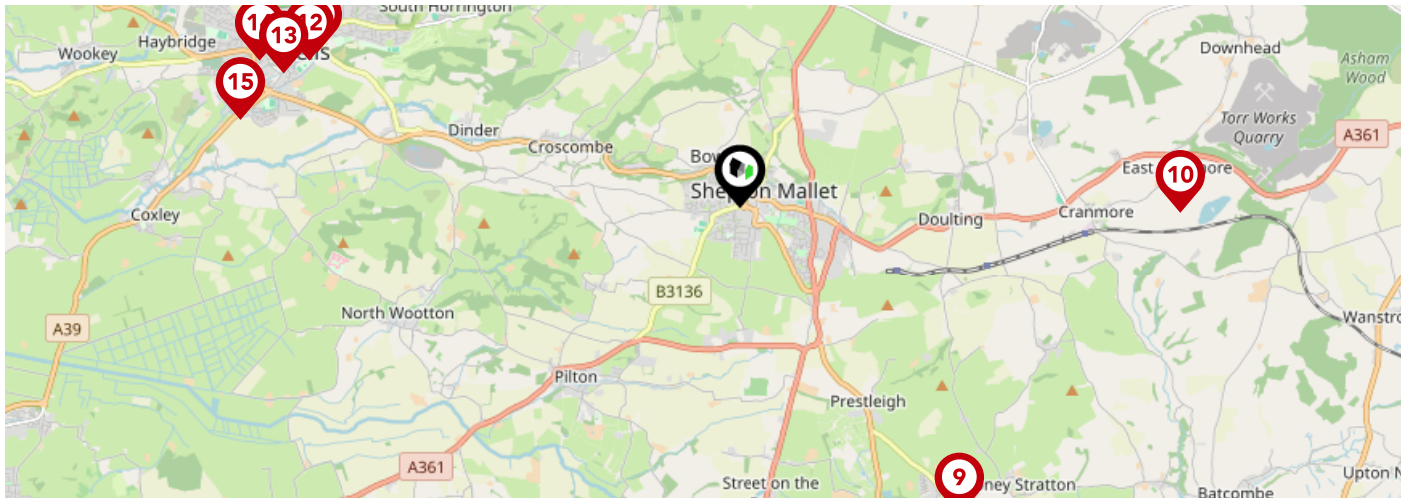
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.21	☐	☒	☐	☐	☐
2	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.32	☐	☒	☐	☐	☐
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.32	☐	☒	☐	☐	☐
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.51	☐	☐	☒	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.95	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.46	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.48	☐	☒	☐	☐	☐
8	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.31	☐	☒	☐	☐	☐

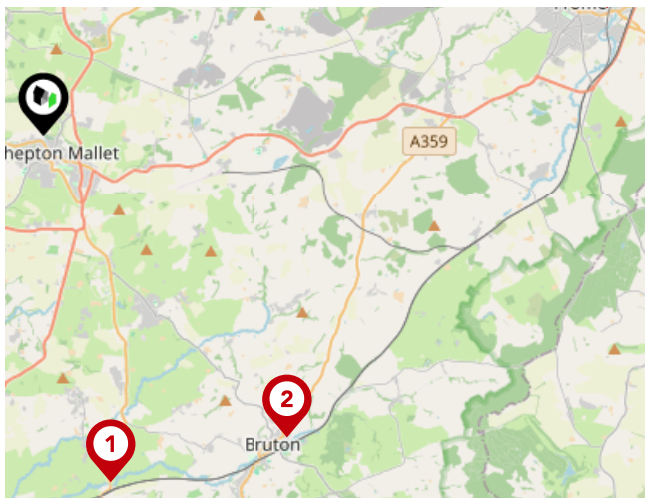


		Nursery	Primary	Secondary	College	Private
9	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.52	☐	☒	☐	☐	☐
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.09	☐	☐	☒	☐	☐
11	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.18	☐	☒	☐	☐	☐
12	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.23	☐	☐	☒	☐	☐
13	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.43	☐	☒	☐	☐	☐
14	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.66	☐	☐	☒	☐	☐
15	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.72	☐	☒	☐	☐	☐
16	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.72	☐	☒	☐	☐	☐

Area

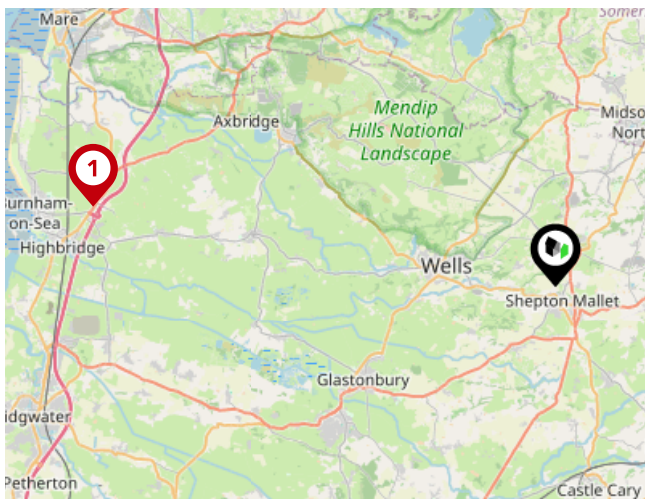
Transport (National)

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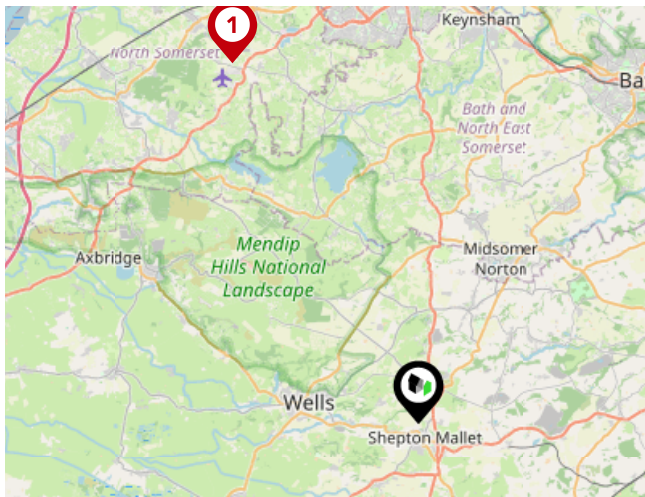
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.53 miles
2	Bruton Rail Station	7.19 miles
3	Frome Rail Station	10.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	17.44 miles



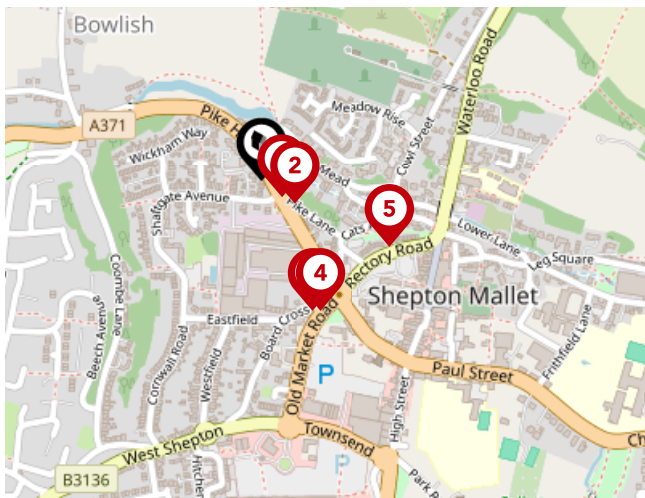
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.07 miles

Area

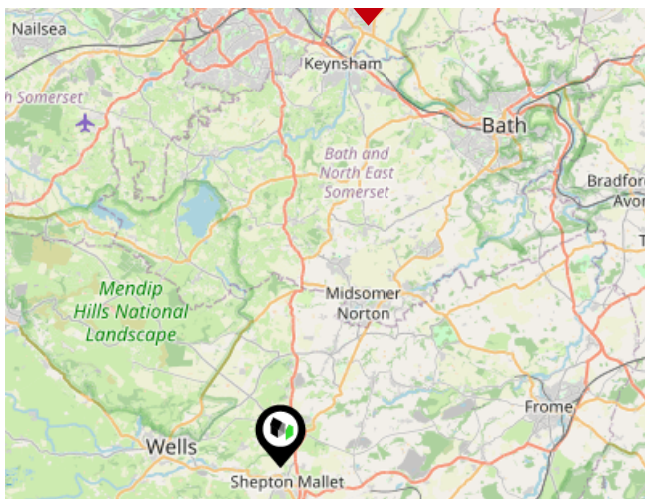
Transport (Local)

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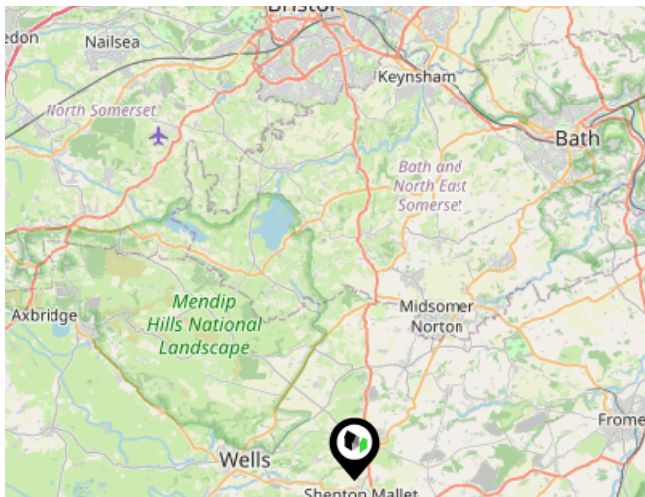
Bus Stops/Stations

Pin	Name	Distance
1	Shaftgate Avenue	0.03 miles
2	Pike Lane	0.04 miles
3	Rose Court	0.16 miles
4	Police Station	0.16 miles
5	Great Ostry	0.16 miles



Local Connections

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



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	17.73 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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