COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th November 2026



CLUMBER HOUSE, WELSHMILL ROAD, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

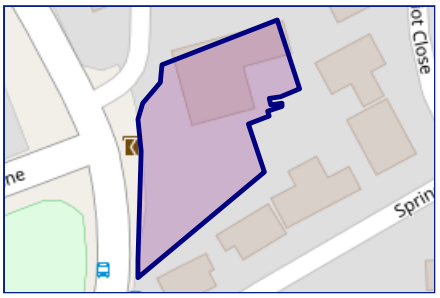
The Property Ombudsman

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Property
Multiple Title Plans

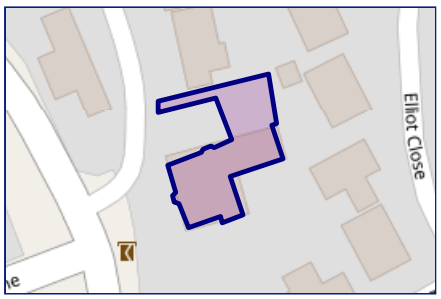
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Freehold Title Plan



ST100970

Leasehold Title Plan



WS93756

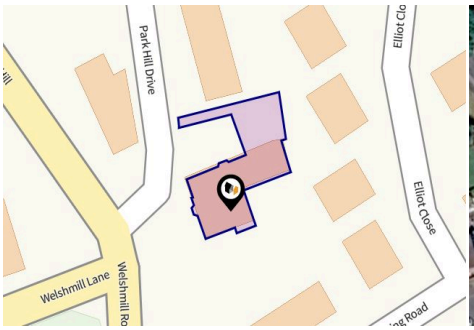
Start Date:	08/09/1971
End Date:	09/09/2970
Lease Term:	999 years from 9 September 1971
Term Remaining:	944 years

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Property
Overview

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Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	4		
Floor Area:	957 ft^2 / 89 m^2		
Plot Area:	0.12 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS93756		

Local Area

Local Authority: Somerset

Conservation Area: Frome

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning
In Street

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Planning records for: ***Welshmill Road, O/S Clumber House, Welshmill Road, Frome BA11 2LH***

Reference - 2011/2818	
Decision:	Approval with Conditions
Date:	07th November 2011
Description:	
Siting of a telecommunications cabinet.	

Reference - 2013/0062	
Decision:	Approval with Conditions
Date:	14th January 2013
Description:	
Erection of detached car port and cycle/garden store	

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Property
EPC - Certificate

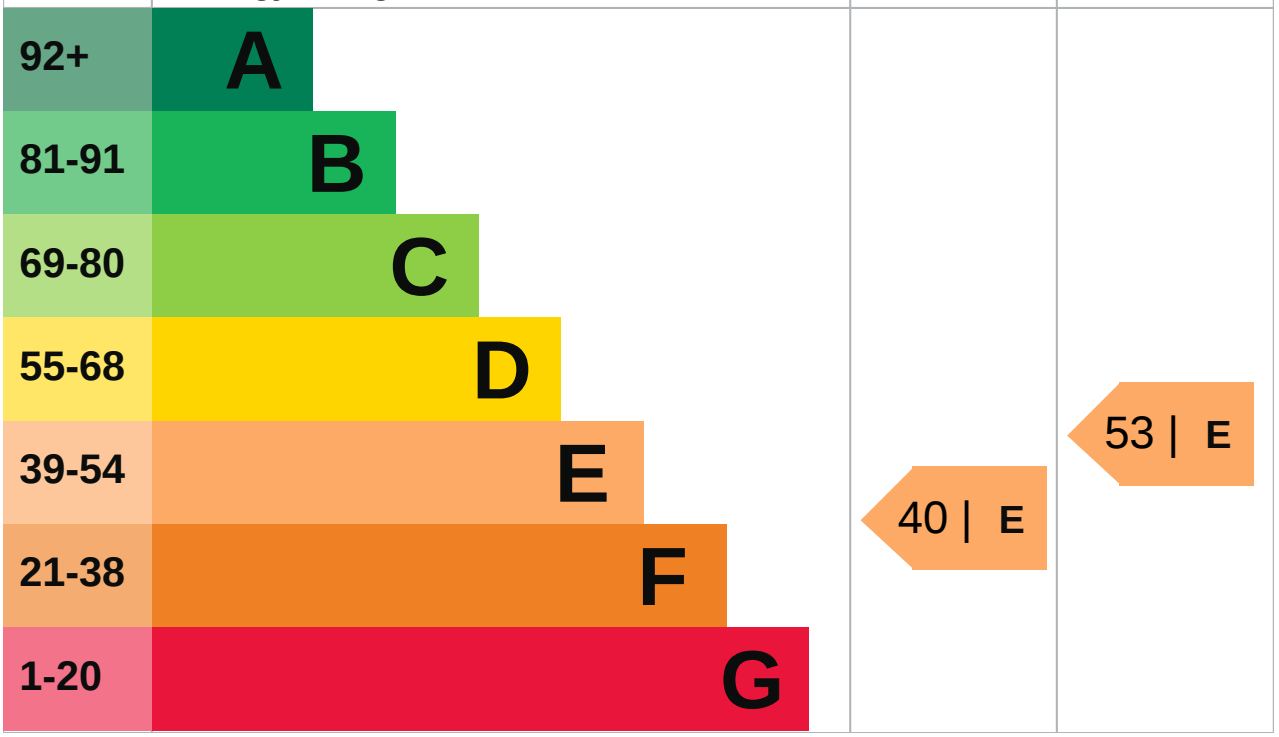
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Clumber House, Welshmill Road, BA11

Energy rating

E

Valid until 07.10.2031



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Property

EPC - Additional Data

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Additional EPC Data

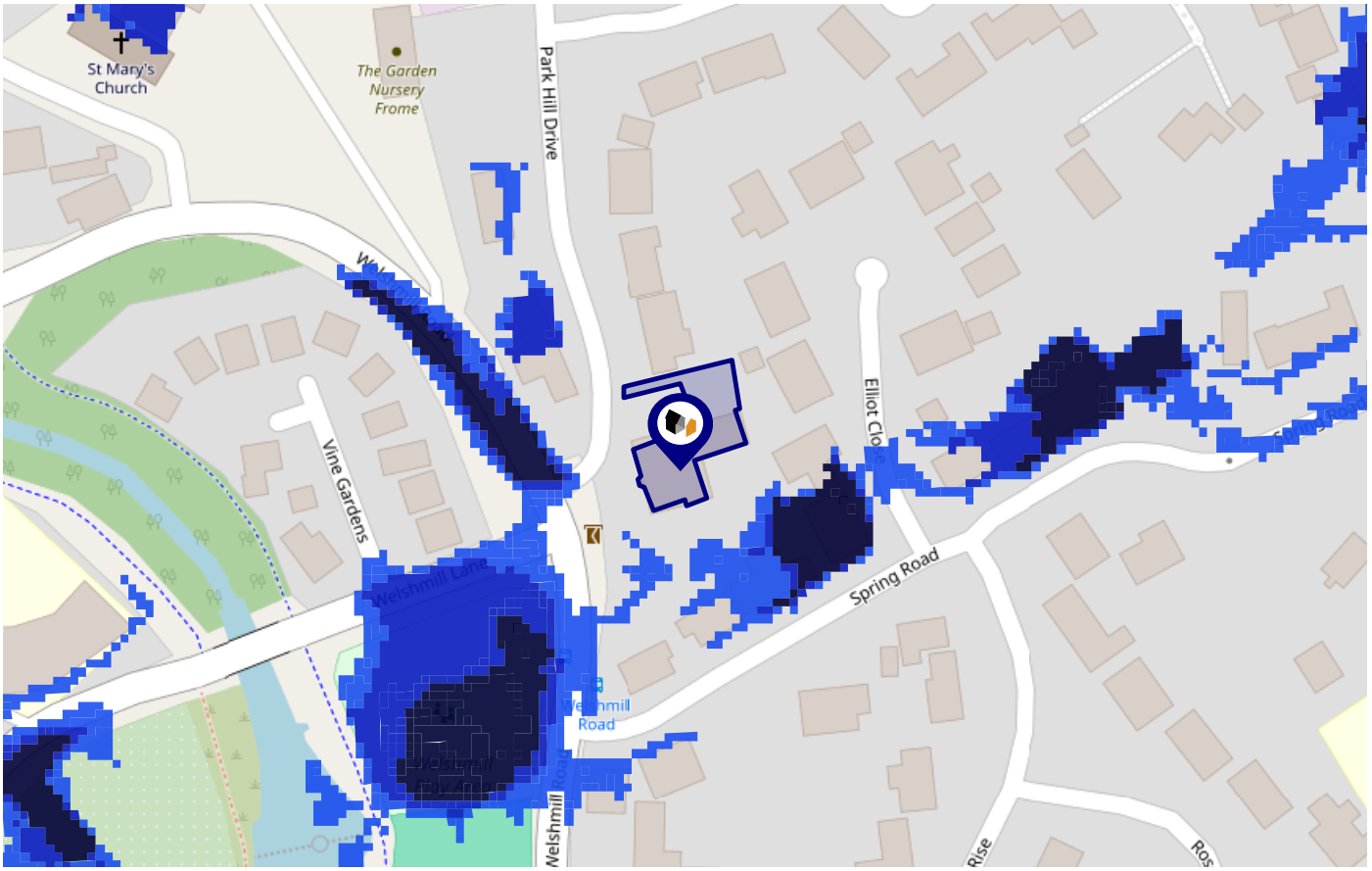
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	89 m^2

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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.

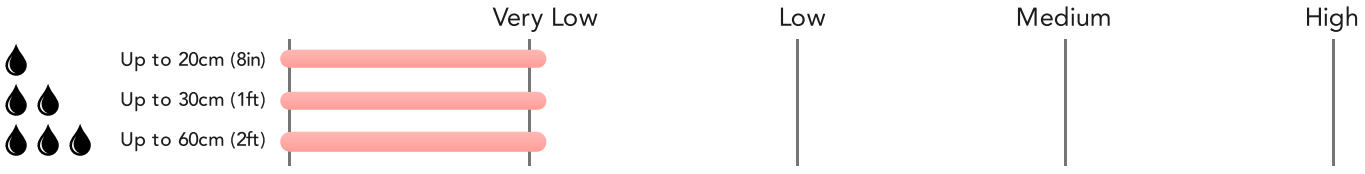


Risk Rating: Very low

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:

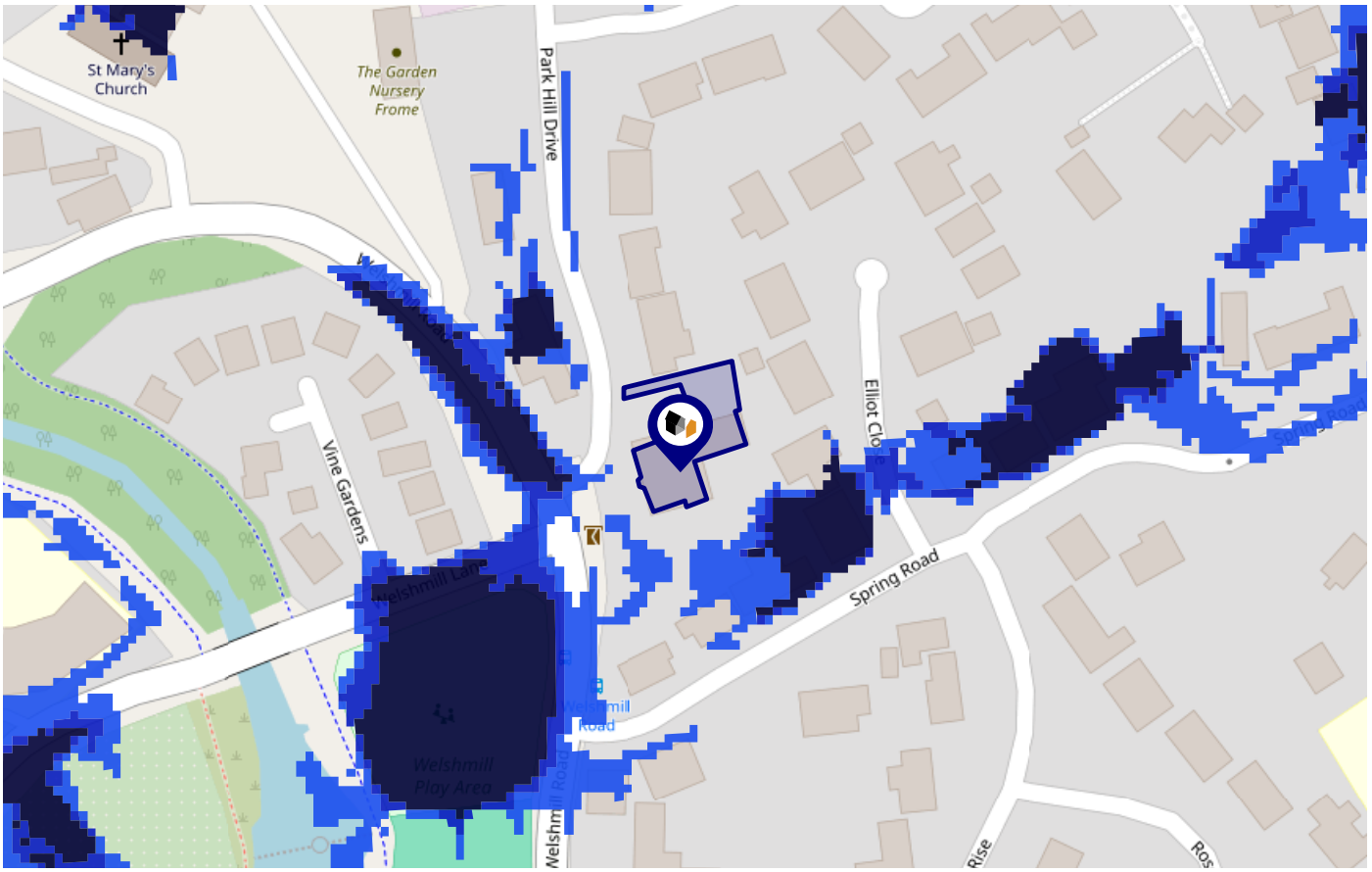


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Flood Risk
Surface Water - Climate Change

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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.

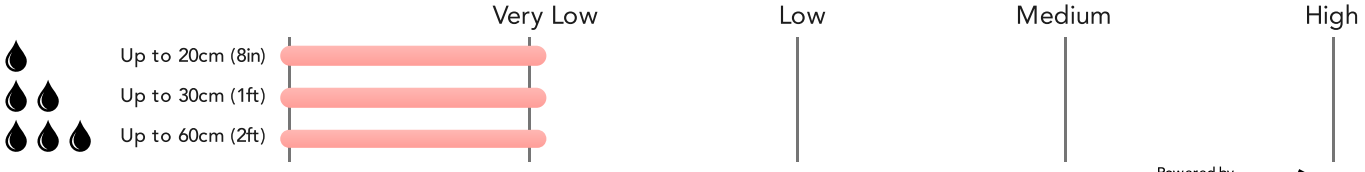


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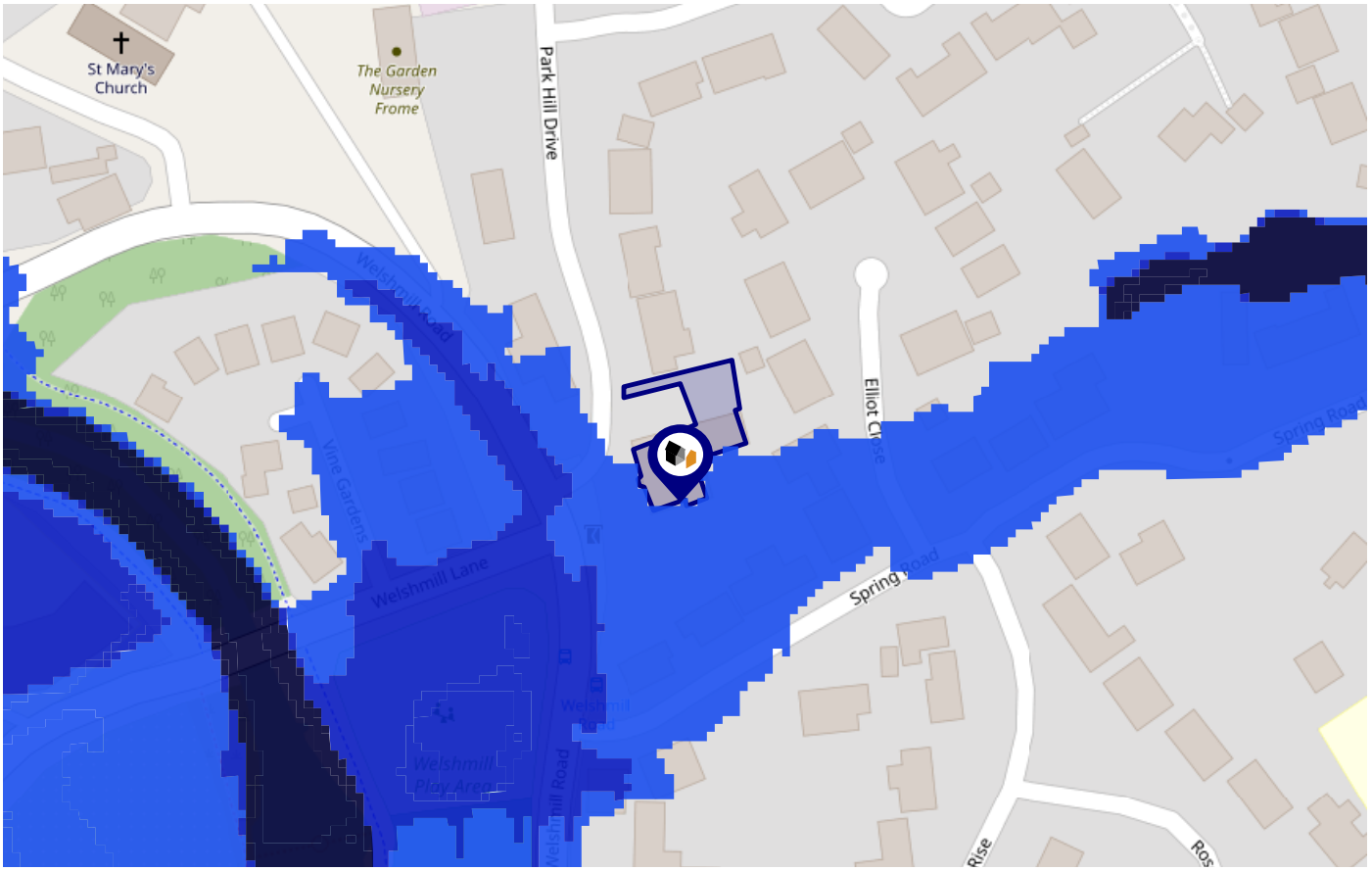
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Flood Risk
Rivers & Seas - Flood Risk

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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.

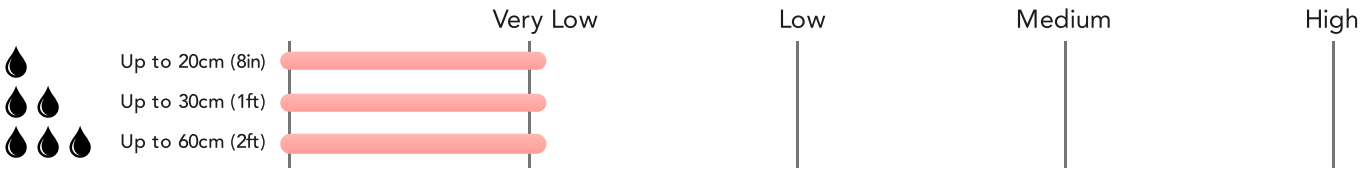


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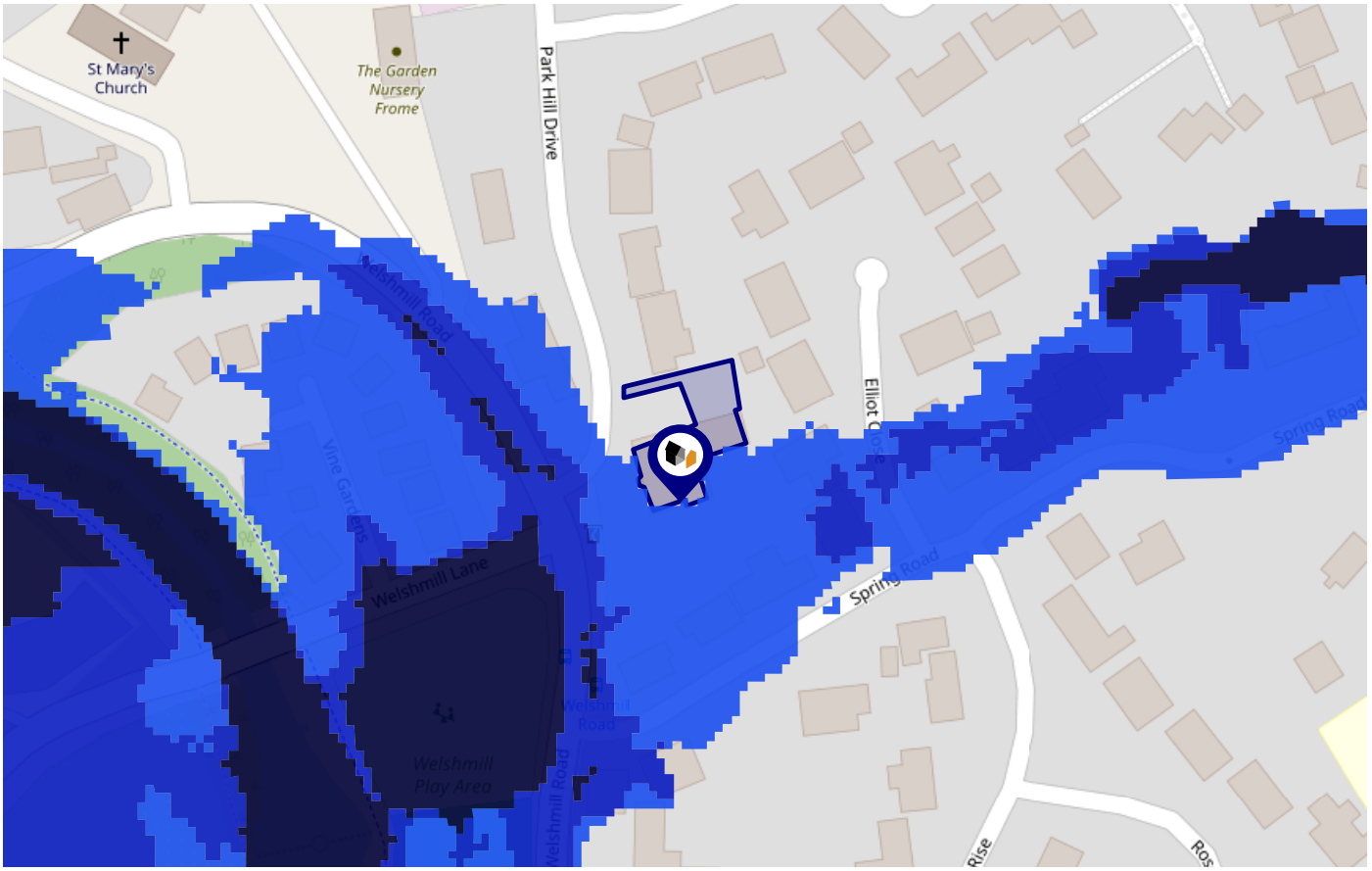


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Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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.

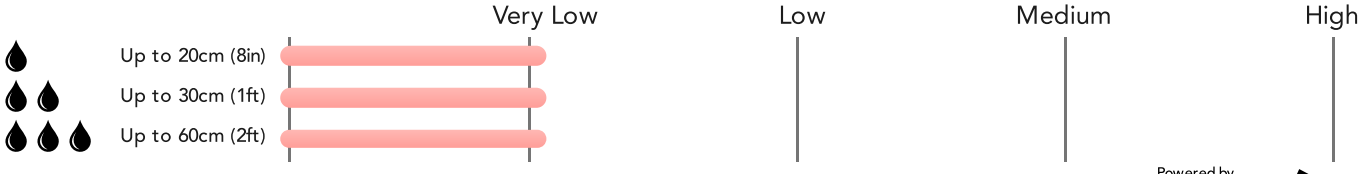


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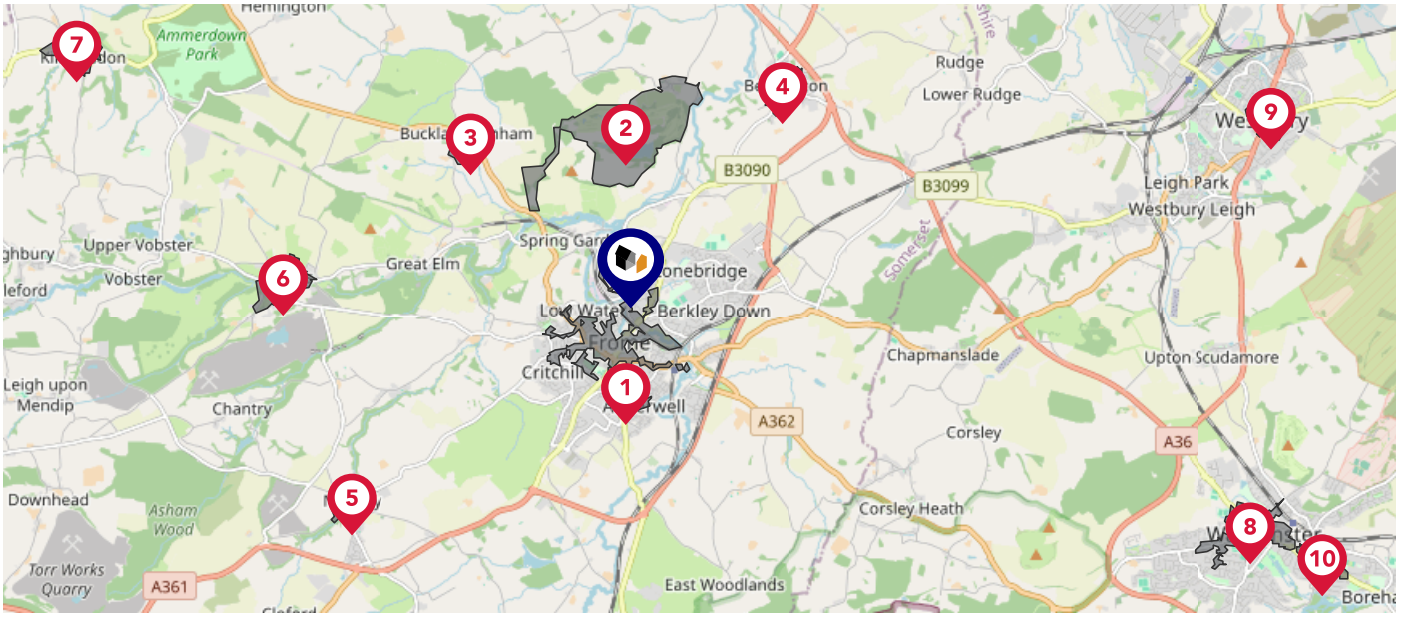
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Maps
Conservation Areas

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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.



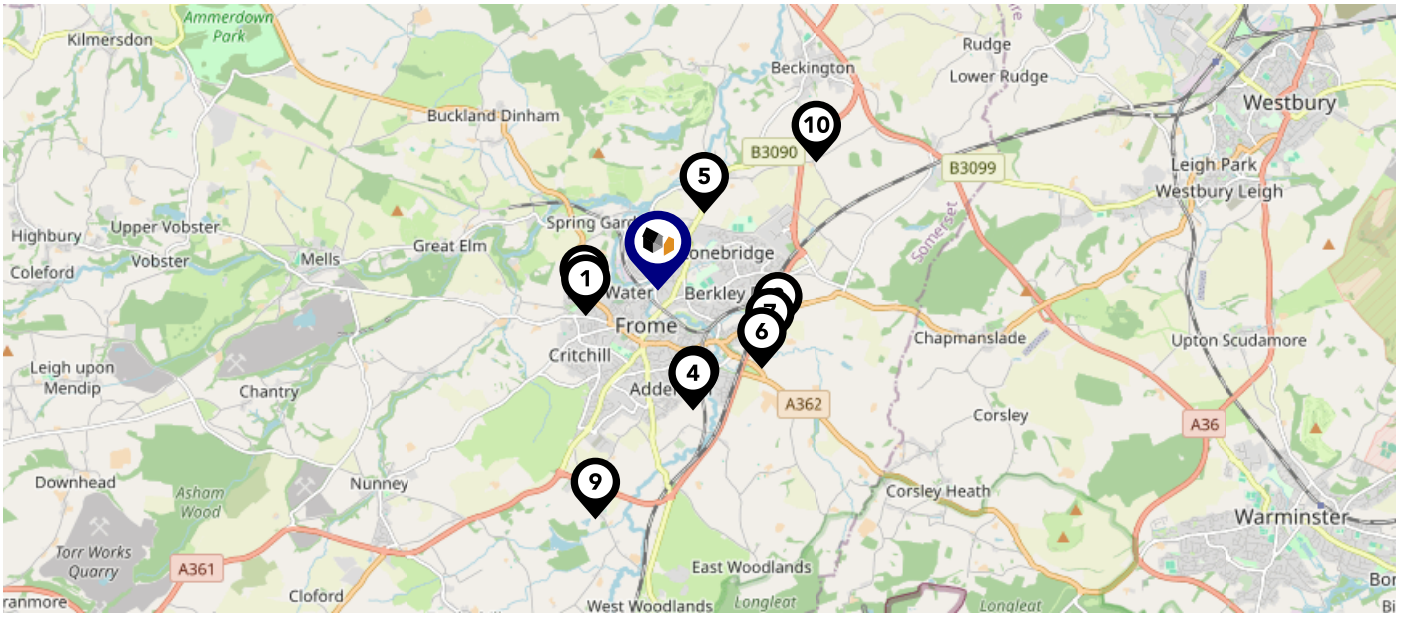
Nearby Conservation Areas

1	Frome
2	Lullington and Orchardleigh
3	Buckland Dinham
4	Beckington
5	Nunney
6	Mells
7	Kilmersdon
8	Warminster
9	Westbury
10	Warminster, Boreham Road

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.



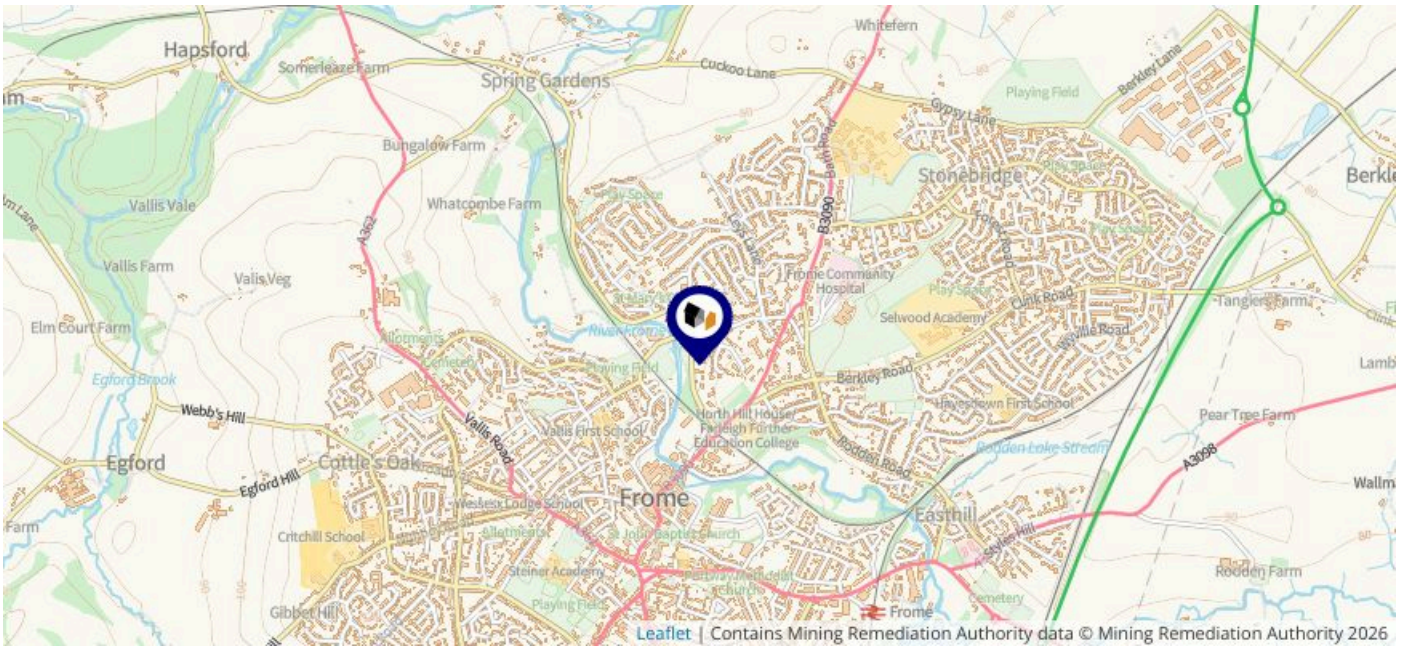
Nearby Landfill Sites

1	Vallis Road-Frome	Historic Landfill
2	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill
4	Mells River Bank-Frome	Historic Landfill
5	Iron Mills Lane-Oldford, Frome	Historic Landfill
6	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
7	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
8	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill
9	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	Historic Landfill
10	Styles Hill Site A-Frome, Wiltshire	Historic Landfill

Maps
Coal Mining

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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.

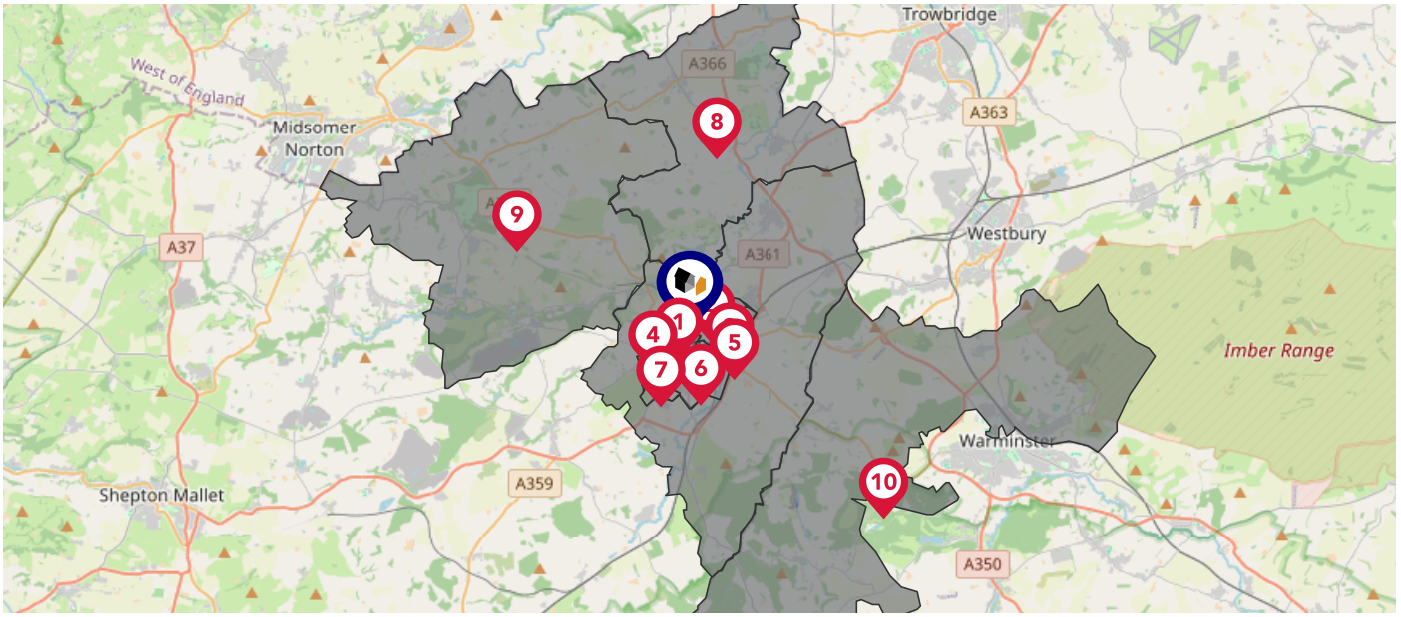
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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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

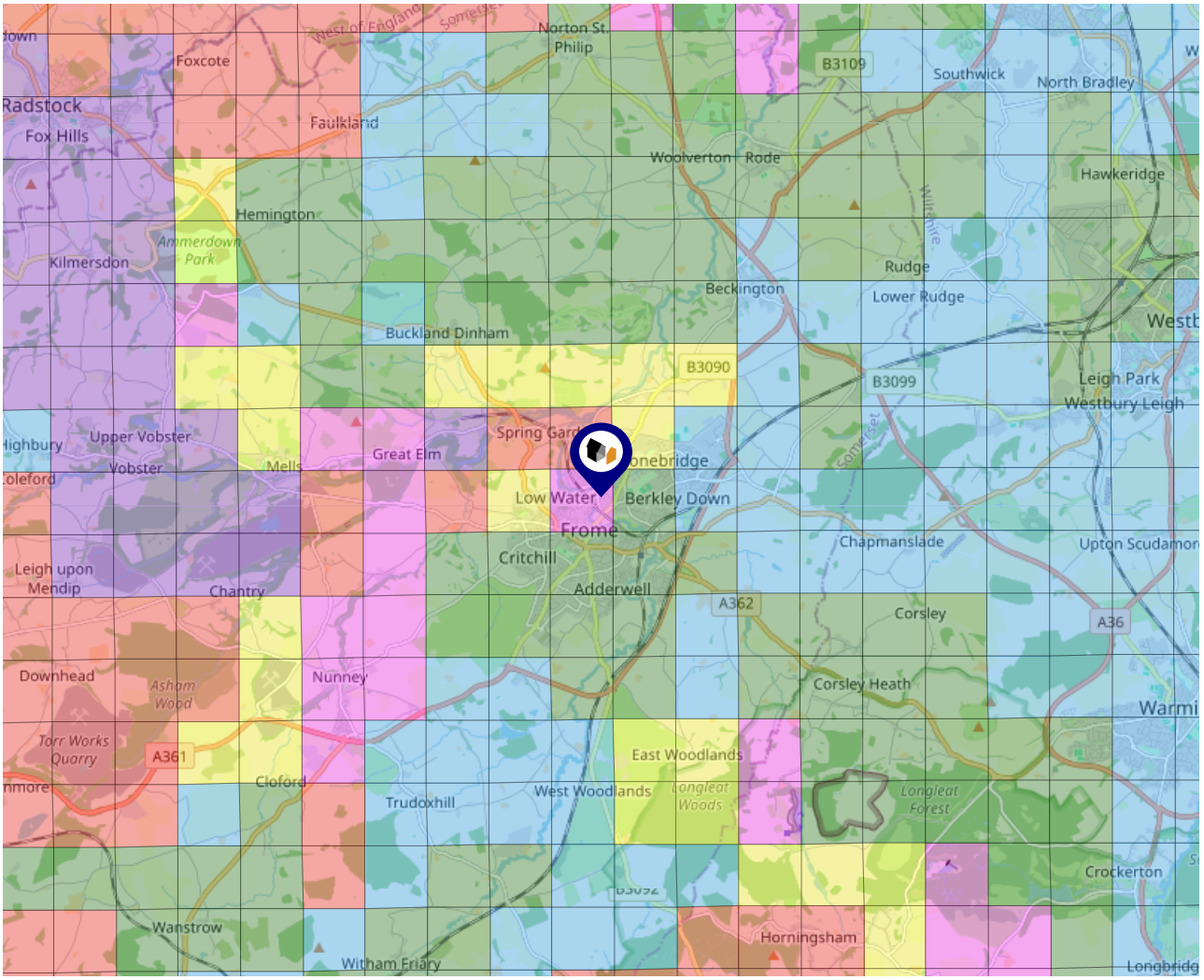
1	Frome Market Ward
2	Frome College Ward
3	Frome Berkley Down Ward
4	Frome Oakfield Ward
5	Beckington and Selwood Ward
6	Frome Keyford Ward
7	Frome Park Ward
8	Rode and Norton St. Philip Ward
9	Ammerdown Ward
10	Warminster North & Rural ED

Environment
Radon Gas

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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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

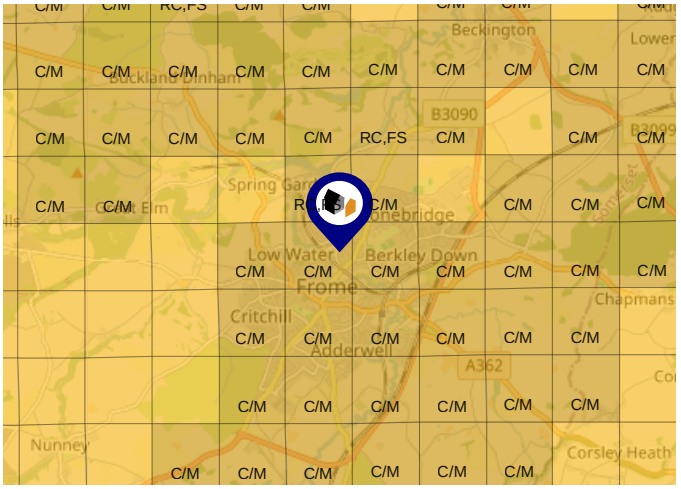
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY TO MEDIUM		



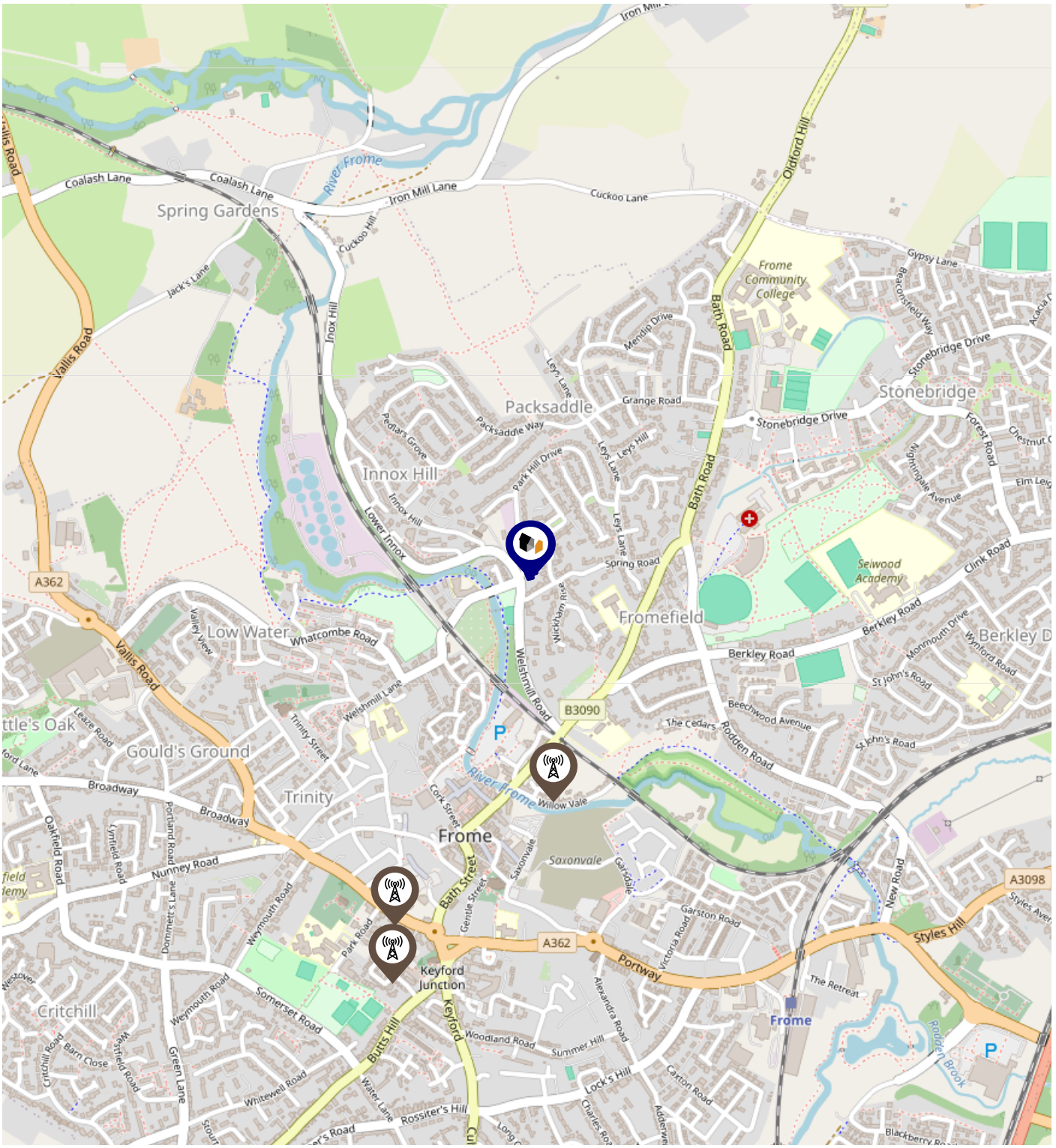
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

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Key:

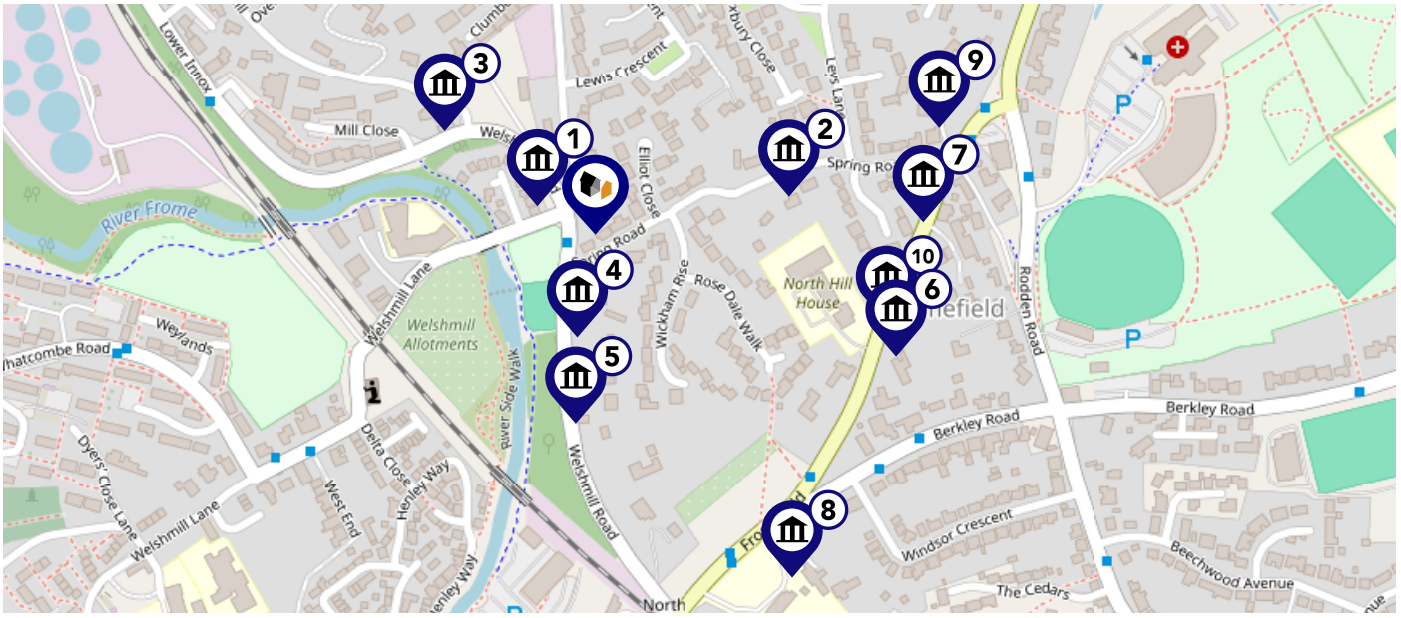
- Power Pylons
- Communication Masts

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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
1 1057792 - Lamp Post On North-west Boundary Of No 1 (brookside)	Grade II	0.0 miles
2 1345533 - Spring Grove	Grade II	0.1 miles
3 1296276 - Church Of St Mary Attached Church Hall And Vicarage	Grade II	0.1 miles
4 1174677 - Welshmill Lodge And Boundary Wall To Road	Grade II	0.1 miles
5 1057740 - Mendip House And Boundary Walls To Road Welshmill House And Boundary Walls To Road	Grade II	0.1 miles
6 1345486 - Brunswick Place	Grade II	0.2 miles
7 1173158 - No 4 Fromefield	Grade II	0.2 miles
8 1296016 - North Hill	Grade II	0.2 miles
9 1345478 - Fromefield House	Grade II	0.2 miles
10 1296373 - Milepost Opposite Brunswick Place	Grade II	0.2 miles

Material Information

COOPER AND TANNER

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.
The landlord has made us aware that, to the best of their knowledge, the property is not as risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

Construction Type

Standard construction

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Electric heating

Water Supply

Mains

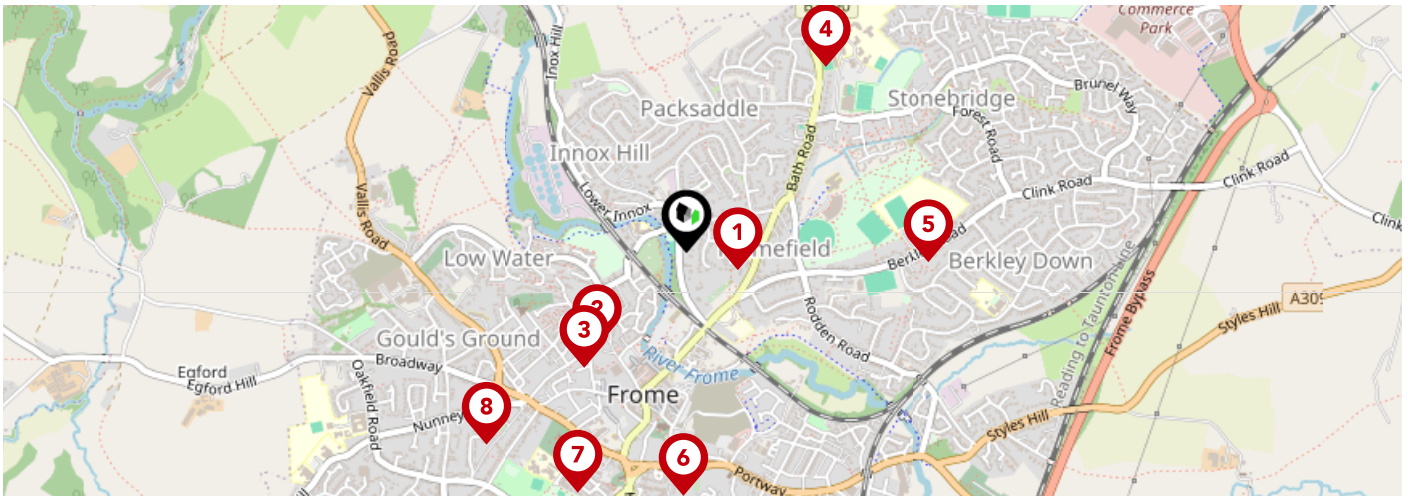
Drainage

Mains

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Area
Schools

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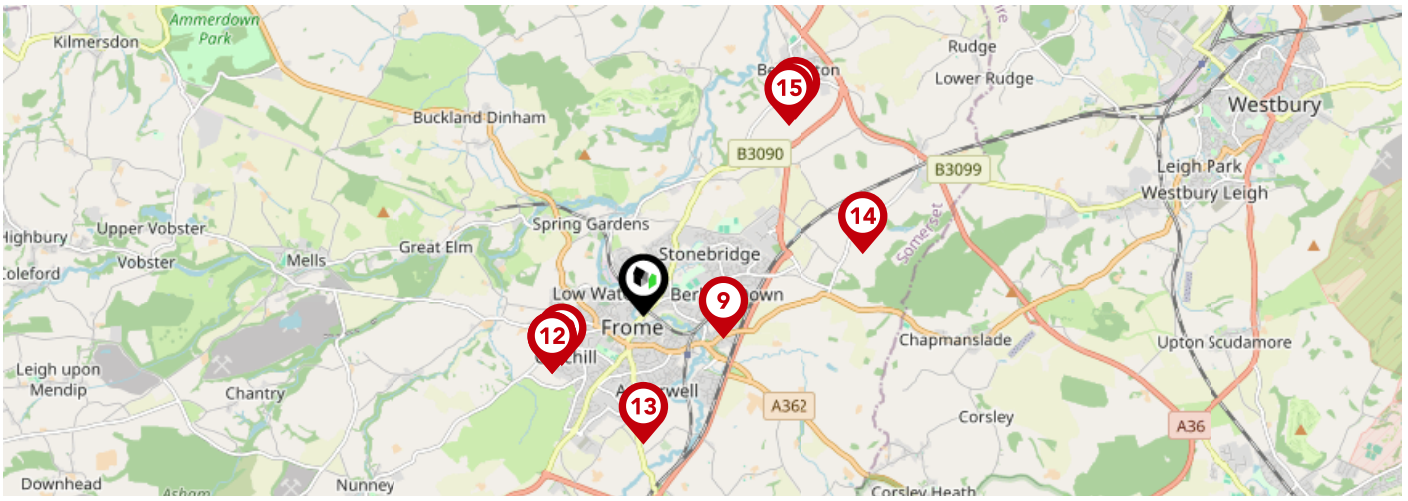


		Nursery	Primary	Secondary	College	Private
1	**North Hill House** Ofsted Rating: Requires improvement | Pupils: 60 | Distance:0.12	☐	☐	☑	☐	☐
2	**St Louis Catholic Primary School, Frome** Ofsted Rating: Good | Pupils: 179 | Distance:0.3	☐	☑	☐	☐	☐
3	**Vallis First School** Ofsted Rating: Good | Pupils: 229 | Distance:0.36	☐	☑	☐	☐	☐
4	**Frome Community College** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.54	☐	☐	☑	☐	☐
5	**Selwood Academy** Ofsted Rating: Good | Pupils: 598 | Distance:0.56	☐	☐	☑	☐	☐
6	**St John's Church of England Voluntary Aided First School, Frome** Ofsted Rating: Requires improvement | Pupils: 232 | Distance:0.57	☐	☑	☐	☐	☐
7	**Avanti Park School** Ofsted Rating: Good | Pupils: 488 | Distance:0.61	☐	☑	☑	☐	☐
8	**Wessex Lodge School** Ofsted Rating: Good | Pupils: 50 | Distance:0.64	☐	☐	☑	☐	☐

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Area
Schools

COOPER AND TANNER

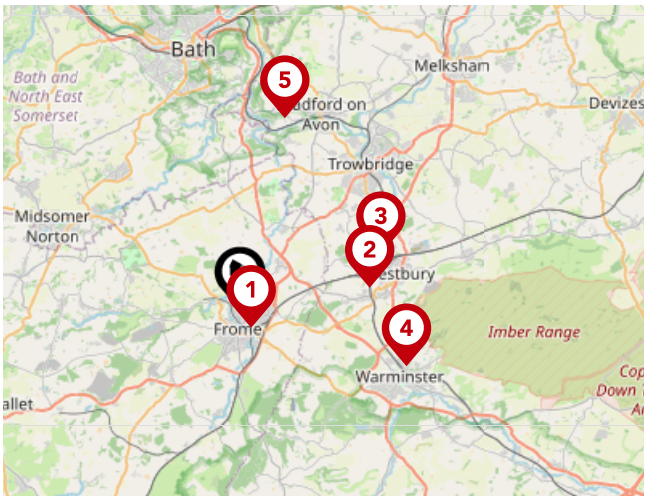


	Nursery	Primary	Secondary	College	Private
9 Hayesdown First School Ofsted Rating: Good | Pupils: 300 | Distance:0.78	☐	☑	☐	☐	☐
10 Oakfield Academy Ofsted Rating: Requires improvement | Pupils: 557 | Distance:0.89	☐	☐	☑	☐	☐
11 Trinity Church of England First School Ofsted Rating: Good | Pupils: 295 | Distance:1	☐	☑	☐	☐	☐
12 Critchill Special School Ofsted Rating: Good | Pupils: 97 | Distance:1	☐	☐	☑	☐	☐
13 Christ Church First School Ofsted Rating: Not Rated | Pupils: 77 | Distance:1.19	☐	☑	☐	☐	☐
14 Berkley Church of England First School Ofsted Rating: Requires improvement | Pupils: 97 | Distance:2.12	☐	☑	☐	☐	☐
15 Springmead Preparatory School Ofsted Rating: Not Rated | Pupils: 119 | Distance:2.22	☐	☑	☐	☐	☐
16 Beckington Church of England First School Ofsted Rating: Outstanding | Pupils: 80 | Distance:2.32	☐	☑	☐	☐	☐

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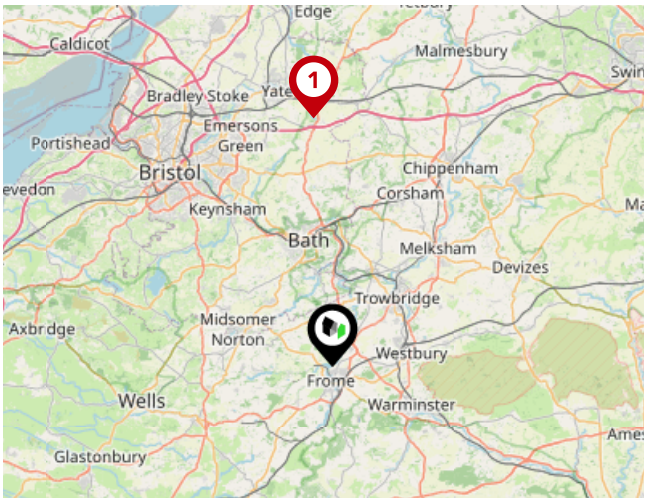
Area
Transport (National)

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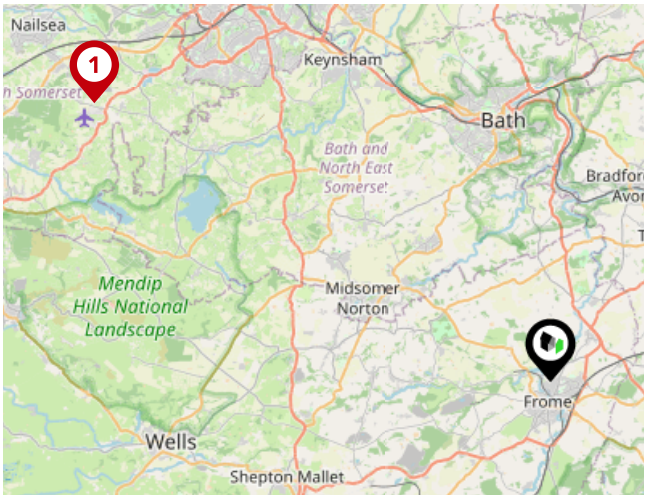
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.77 miles
2	Dilton Marsh Rail Station	4.89 miles
3	Westbury (Wilts) Rail Station	5.59 miles
4	Warminster Rail Station	6.51 miles
5	Avoncliff Rail Station	7.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.36 miles



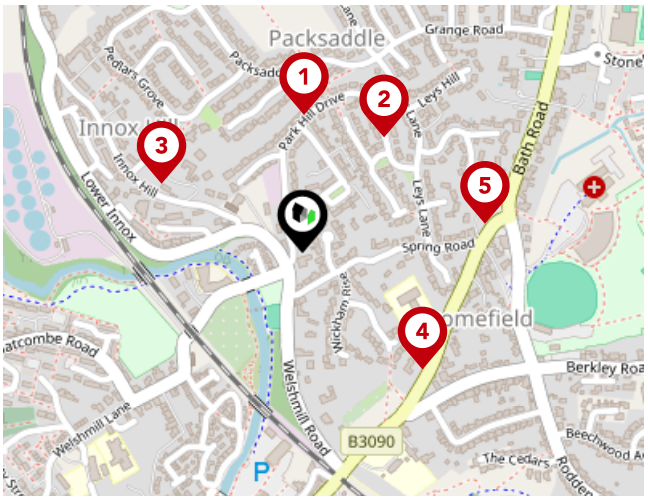
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	19.83 miles

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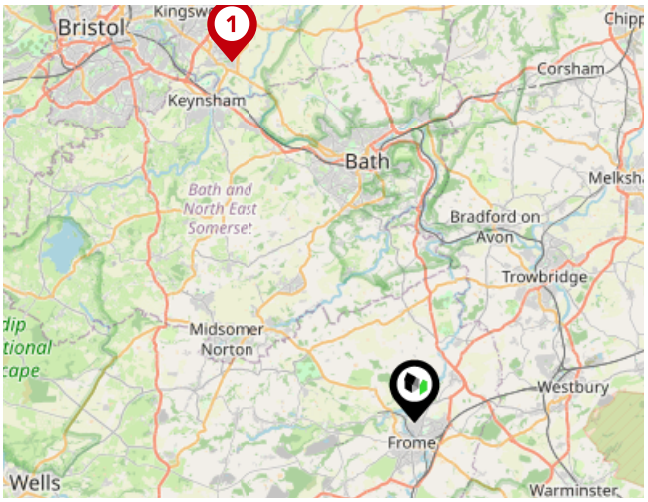
Area
Transport (Local)

COOPER AND TANNER



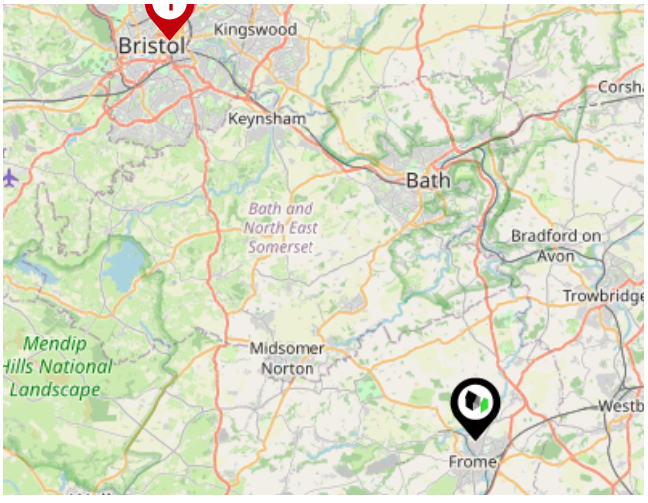
Bus Stops/Stations

Pin	Name	Distance
1	Lewis Crescent	0.16 miles
2	Heath Drive	0.16 miles
3	Innox Lane	0.18 miles
4	Northstead	0.19 miles
5	Spring Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.98 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.65 miles

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Cooper and Tanner
Testimonials

Testimonial 1

We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2

Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3

In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4

We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.

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Environment Agency

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