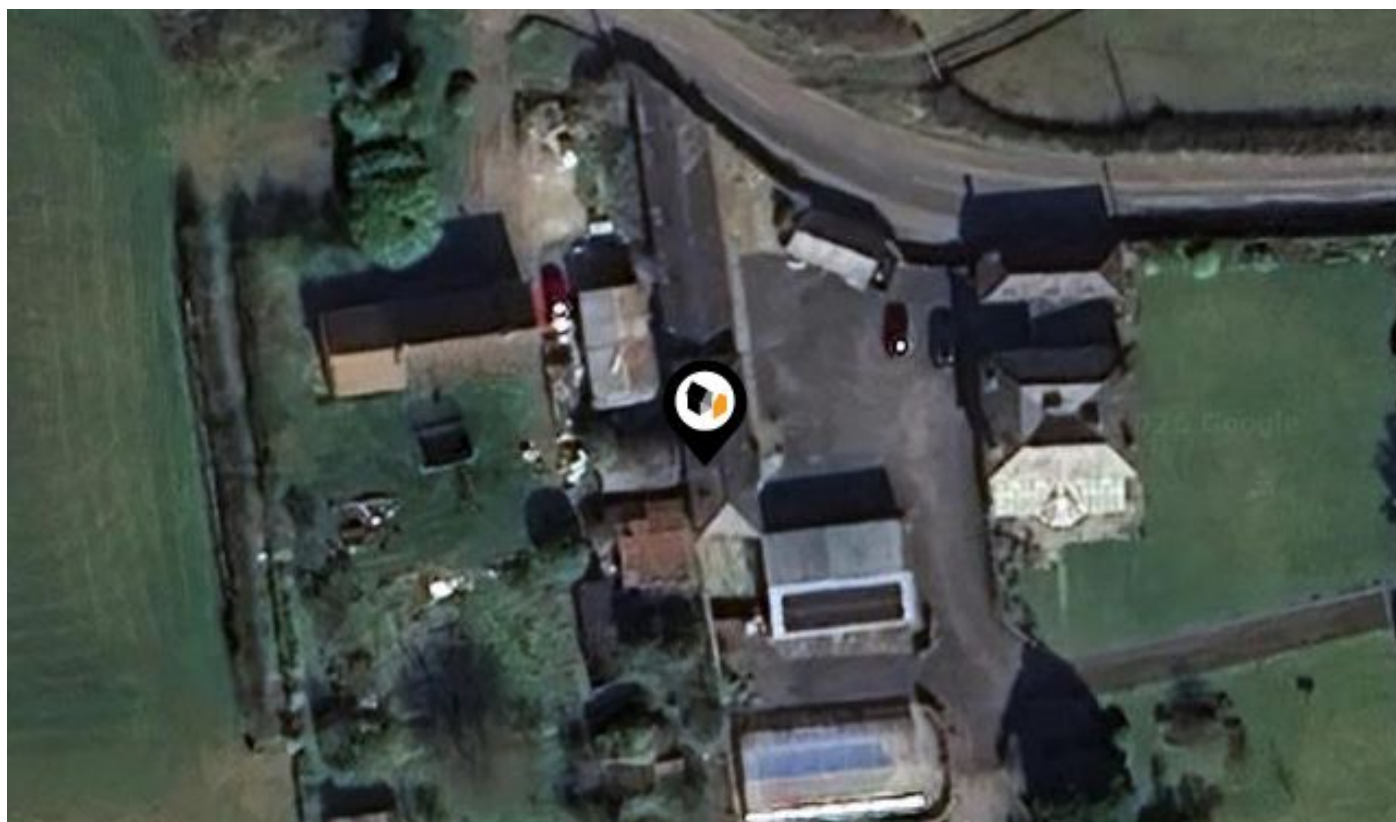




MIR: Material Info

The Material Information Affecting this Property

Monday 19th January 2026



STOWEY ROAD, CLUTTON, BRISTOL, BS39

Cooper and Tanner

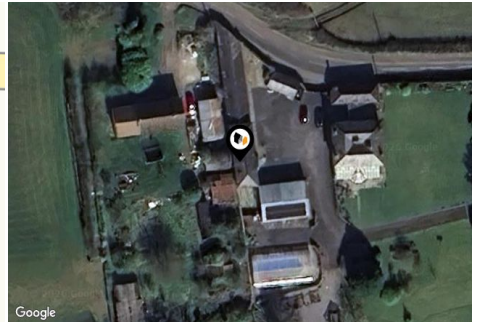
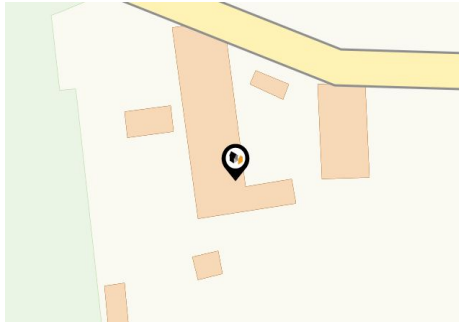
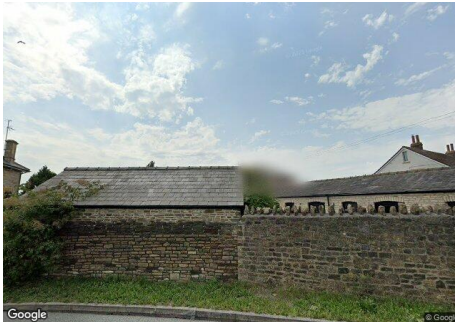
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Bedrooms:	2
Year Built :	After 2007
Council Tax :	Band A
Annual Estimate:	£1,511

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	73 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Building Safety

The landlord has made us aware that, to the best of their knowledge:-

There is no asbestos present at the property

There is no unsafe cladding present at the property

There is no invasive plants at the property

The property is not at 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 not contain restrictive covenants.

Rights of Way (Public & Private)

At the time of marketing we have not been made aware of any public rights of way.

There is a shared driveway with the owner of the farm and surrounding buildings within the gated entrance.

Construction Type

The landlord has made us aware that the build is of standard, traditional construction consisting of white lias stone walls and slate roof.

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

OIL

Water Supply

MAINS

Drainage

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

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.



/cooperandtanner



/cooper_and_tanner/

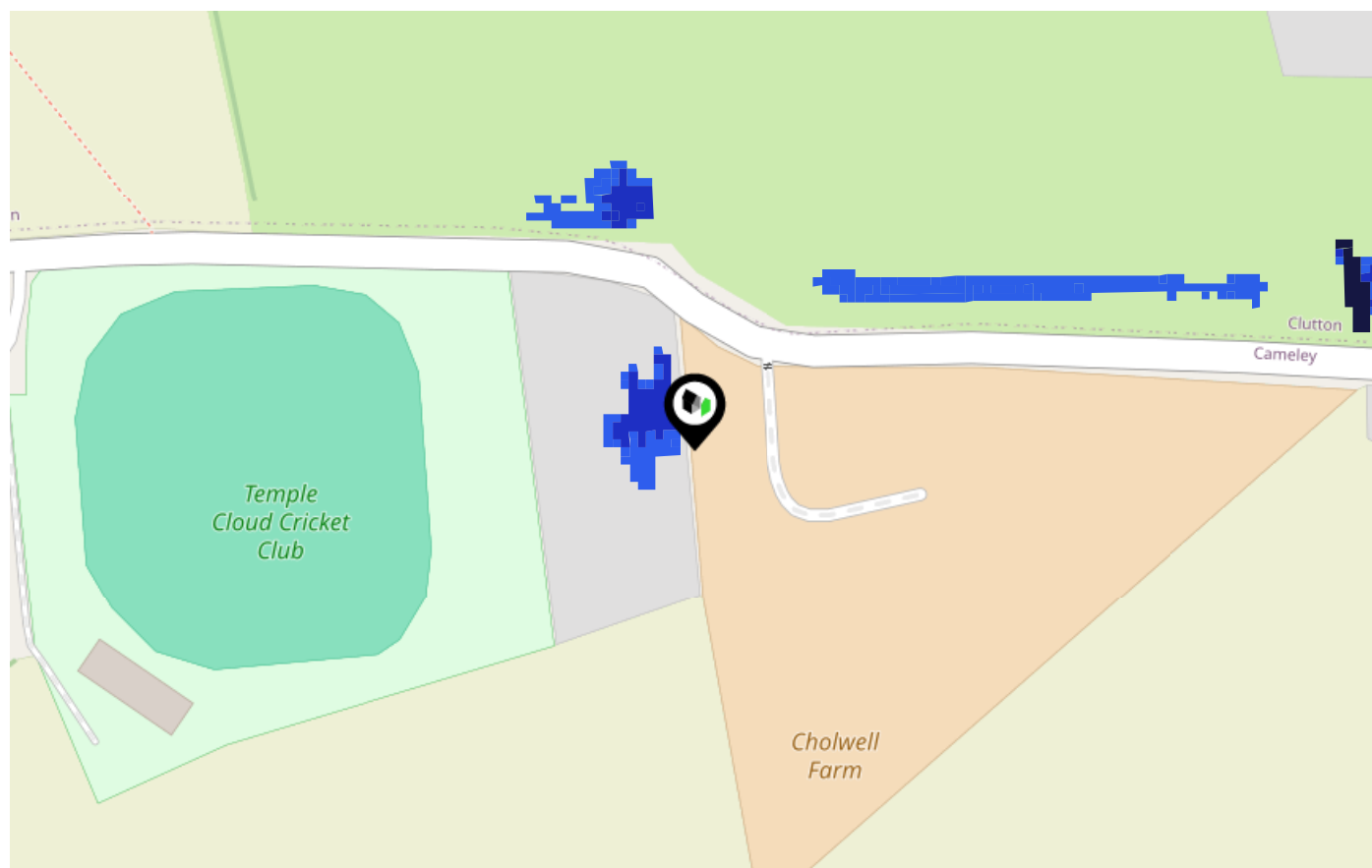
Important - Please read

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.

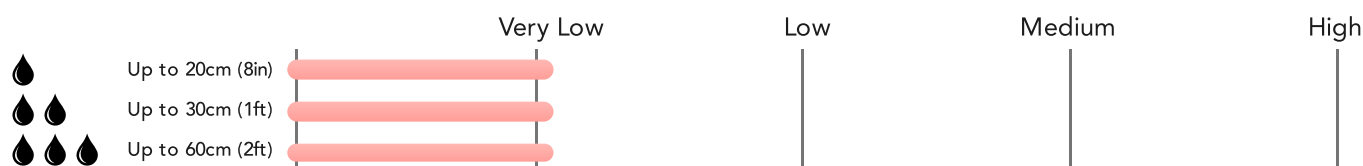


Risk Rating: Very low

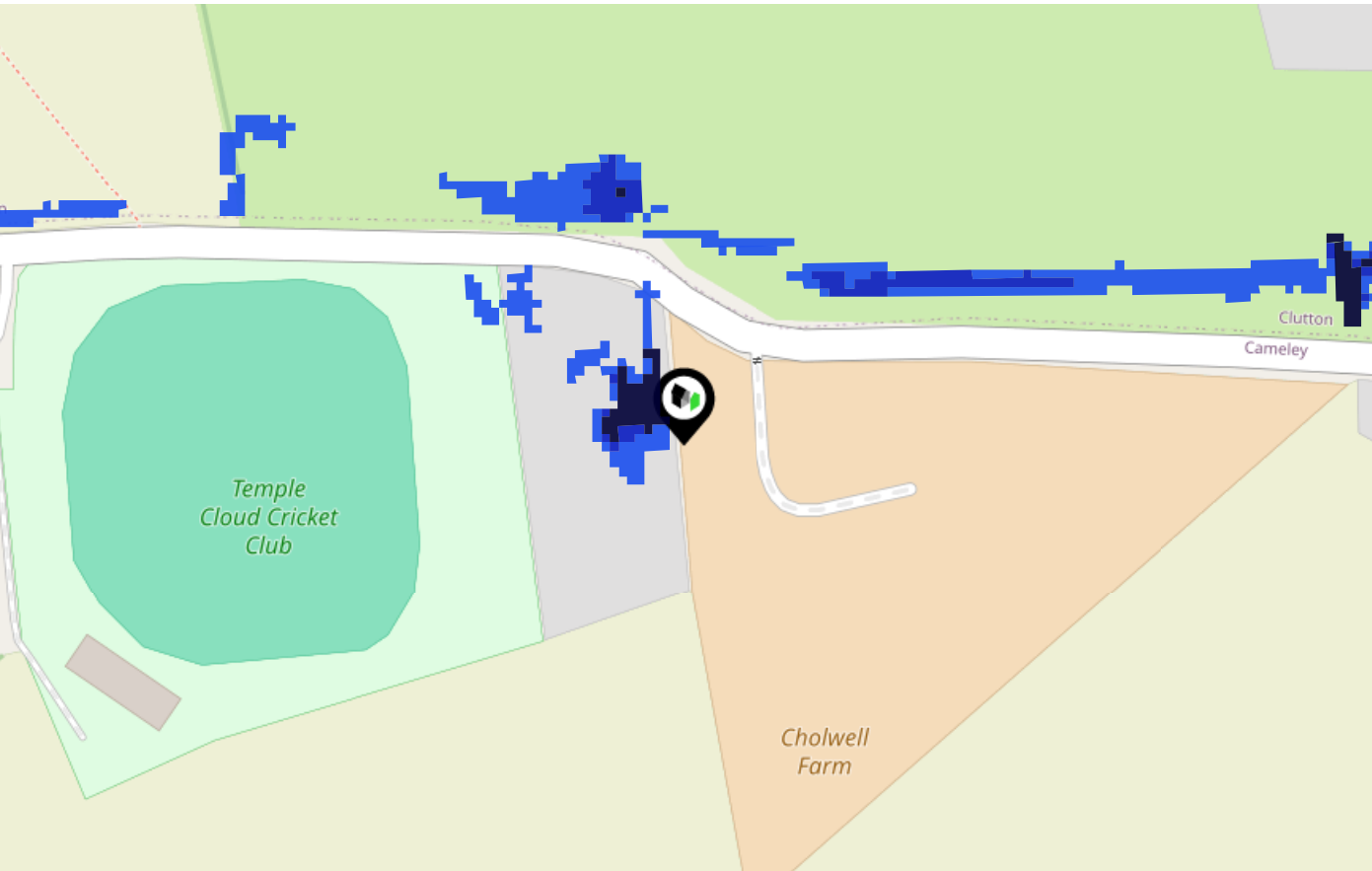
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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:

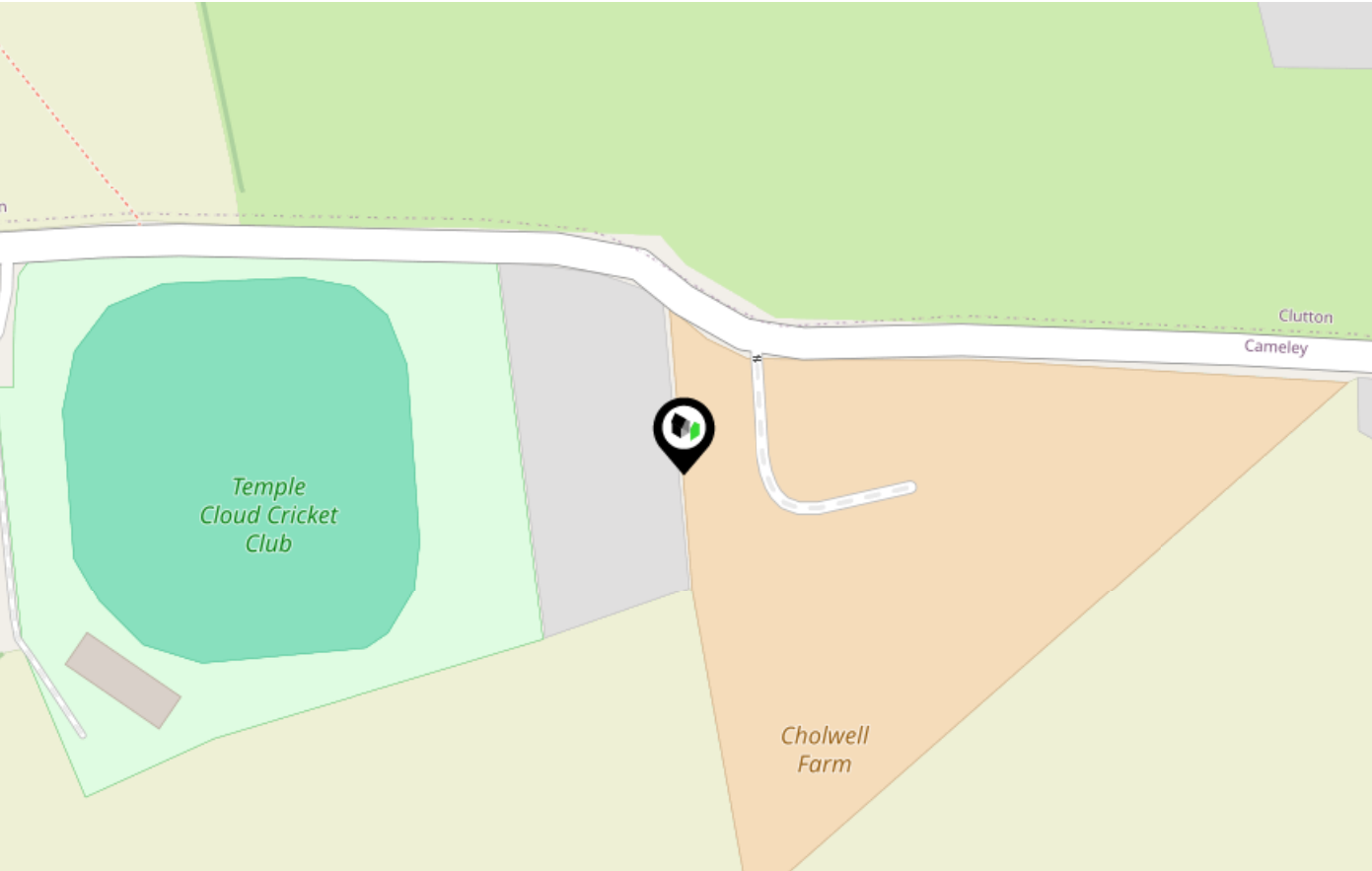


Flood Risk

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

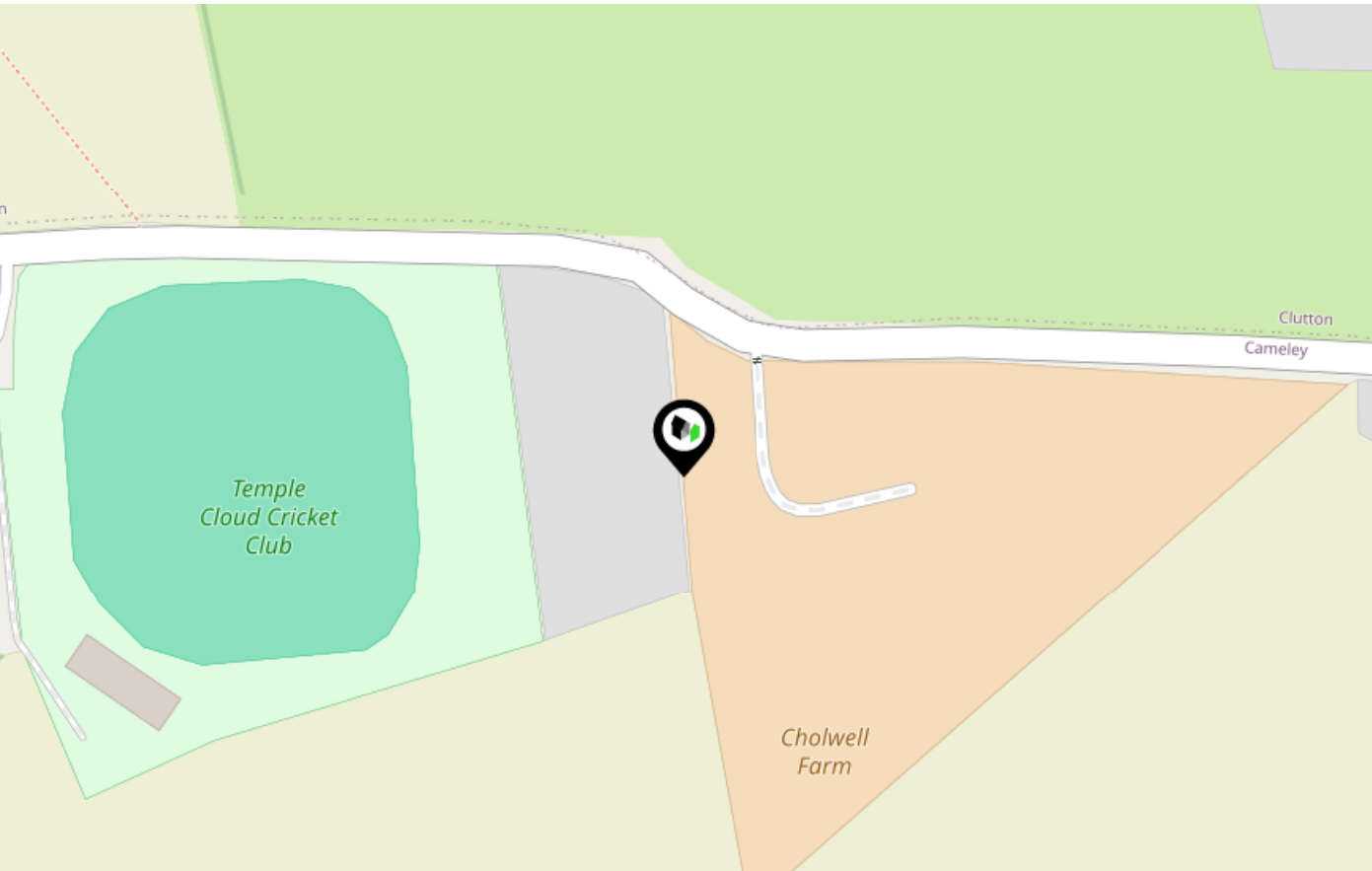


Flood Risk

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.

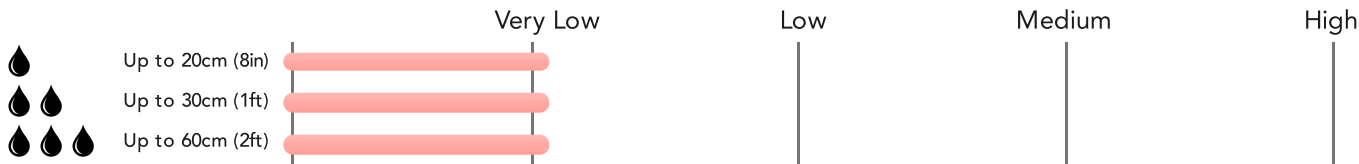


Risk Rating: Very low

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:



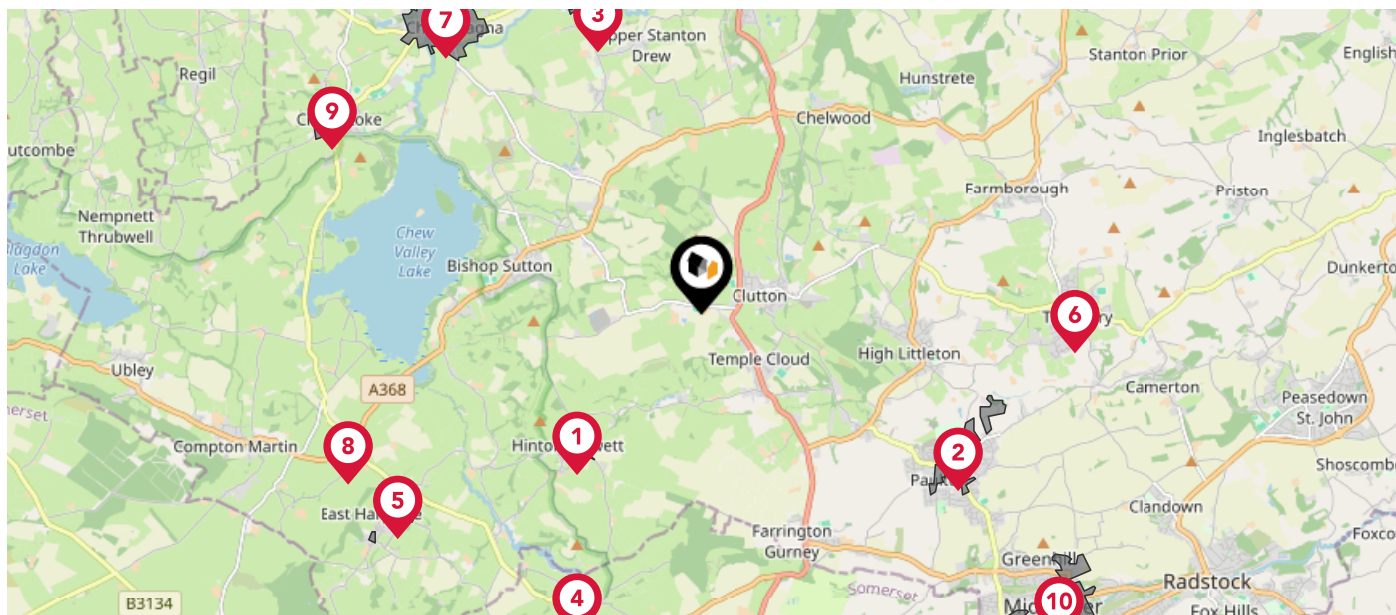
MIR - Material Info

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



Hinton Blewett



Paulton



Stanton Drew



Litton



East Harptree



Timsbury



Chew Magna



West Harptree



Chew Stoke



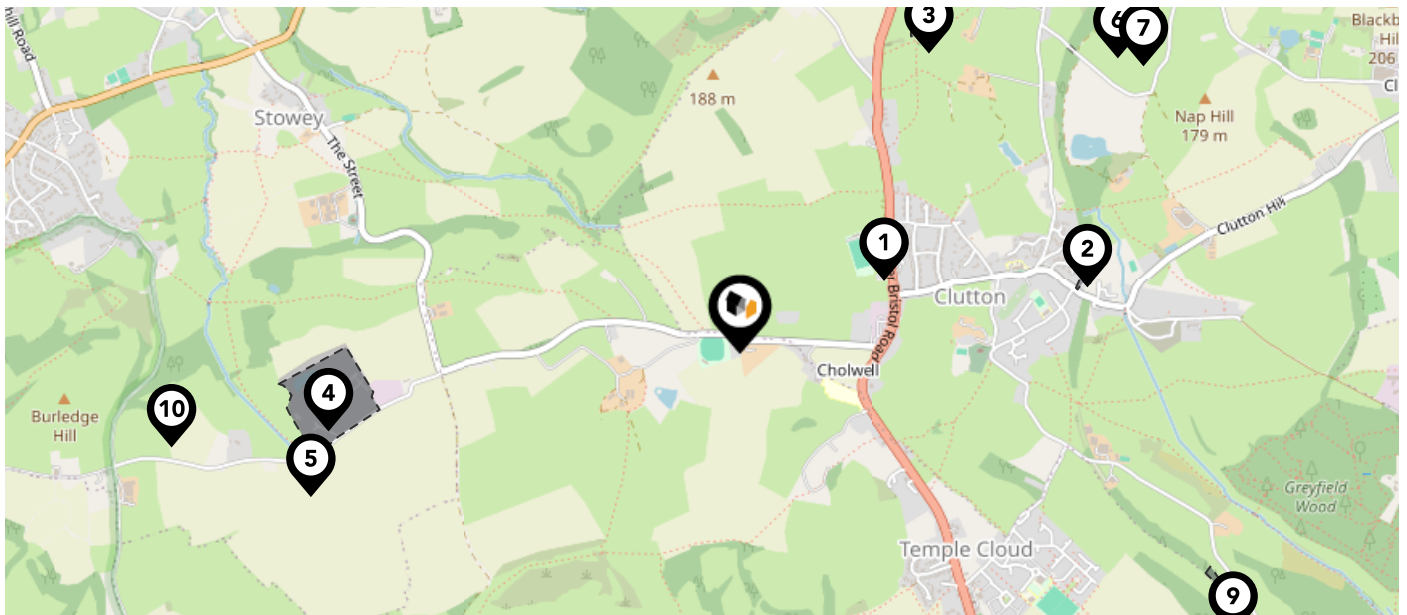
Midsomer Norton and Welton

Maps

Landfill Sites

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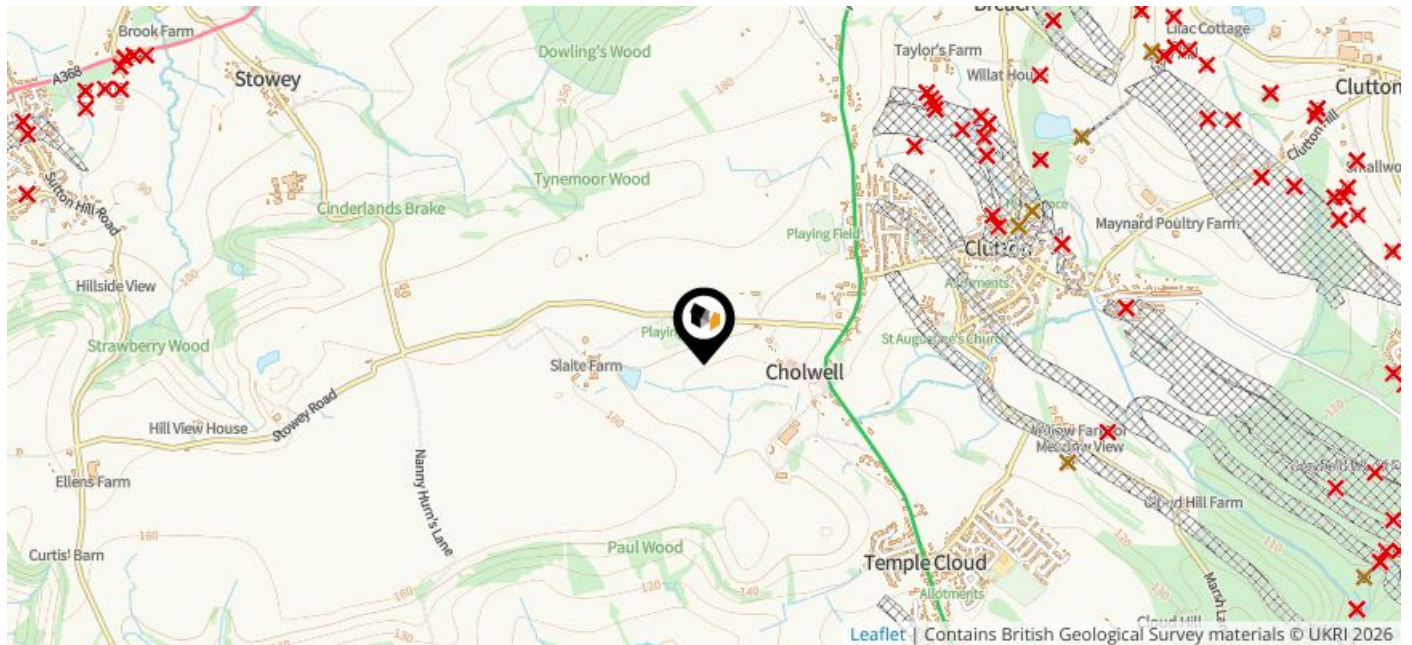
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Land Adjoining Warwick Arms-Warwick Arms, Clutton, Bristol	Historic Landfill	<input type="checkbox"/>
2	Old Railway Station Platform-Station Road, Clutton, Bristol	Historic Landfill	<input type="checkbox"/>
3	Former Quarry Site at Northend Farm-North End, Clutton, North East Somerset	Historic Landfill	<input type="checkbox"/>
4	Stowey Quarry Landfill Site-Stowey Quarry, Bishop Sutton, Avon	Historic Landfill	<input type="checkbox"/>
5	Disused Quarry-Stowey Road, Bishops Sutton, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
6	Phase 2 Landfilling at Northend Farm-Clutton, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
7	Phase 2 Landfilling At Northend Farm-Northend Farm, Clutton, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
8	Phase 2 Landfilling at Northend Farm-Clutton, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
9	Disused Railway Cutting-Adjoining Marsh Lane, Temple Cloud, Clutton, Bristol, Avon	Historic Landfill	<input type="checkbox"/>
10	Sutton Hill-Stowey, Sutton, Bristol, Avon	Historic Landfill	<input type="checkbox"/>

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.

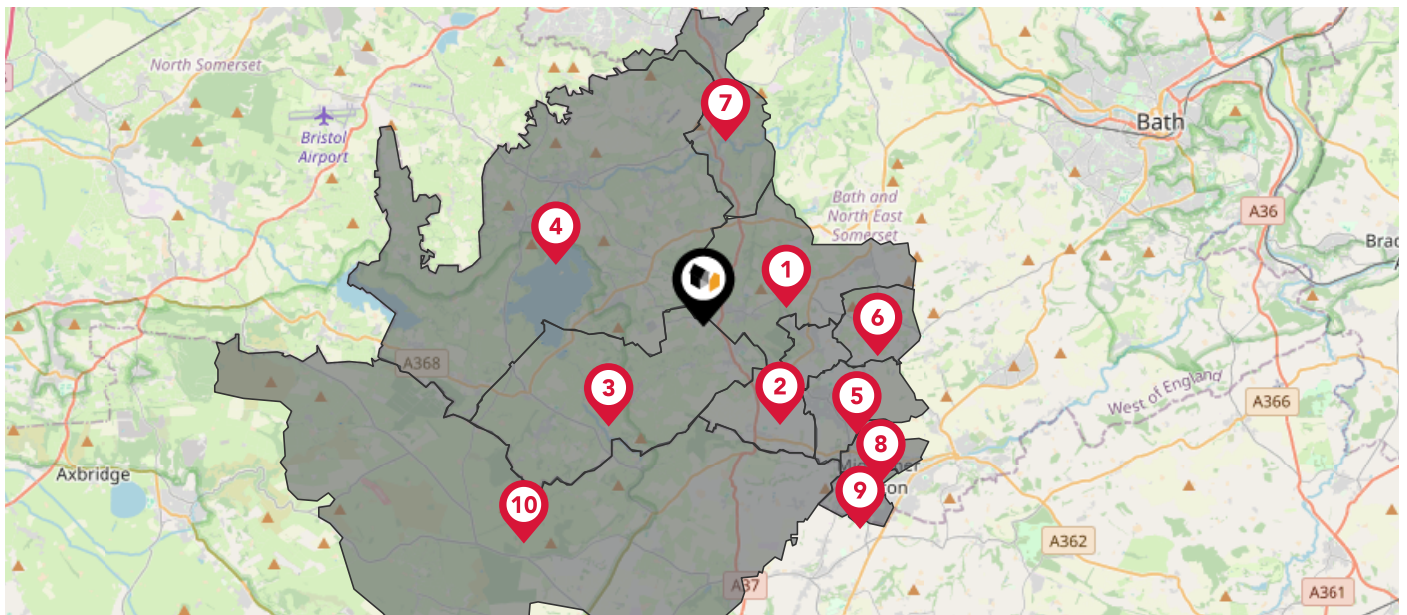
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

Clutton & Farmborough Ward

2

High Littleton Ward

3

Mendip Ward

4

Chew Valley Ward

5

Paulton Ward

6

Timsbury Ward

7

Publow & Whitchurch Ward

8

Midsomer Norton North Ward

9

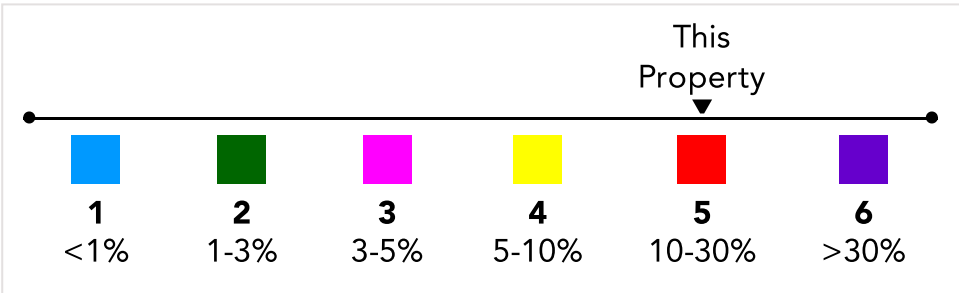
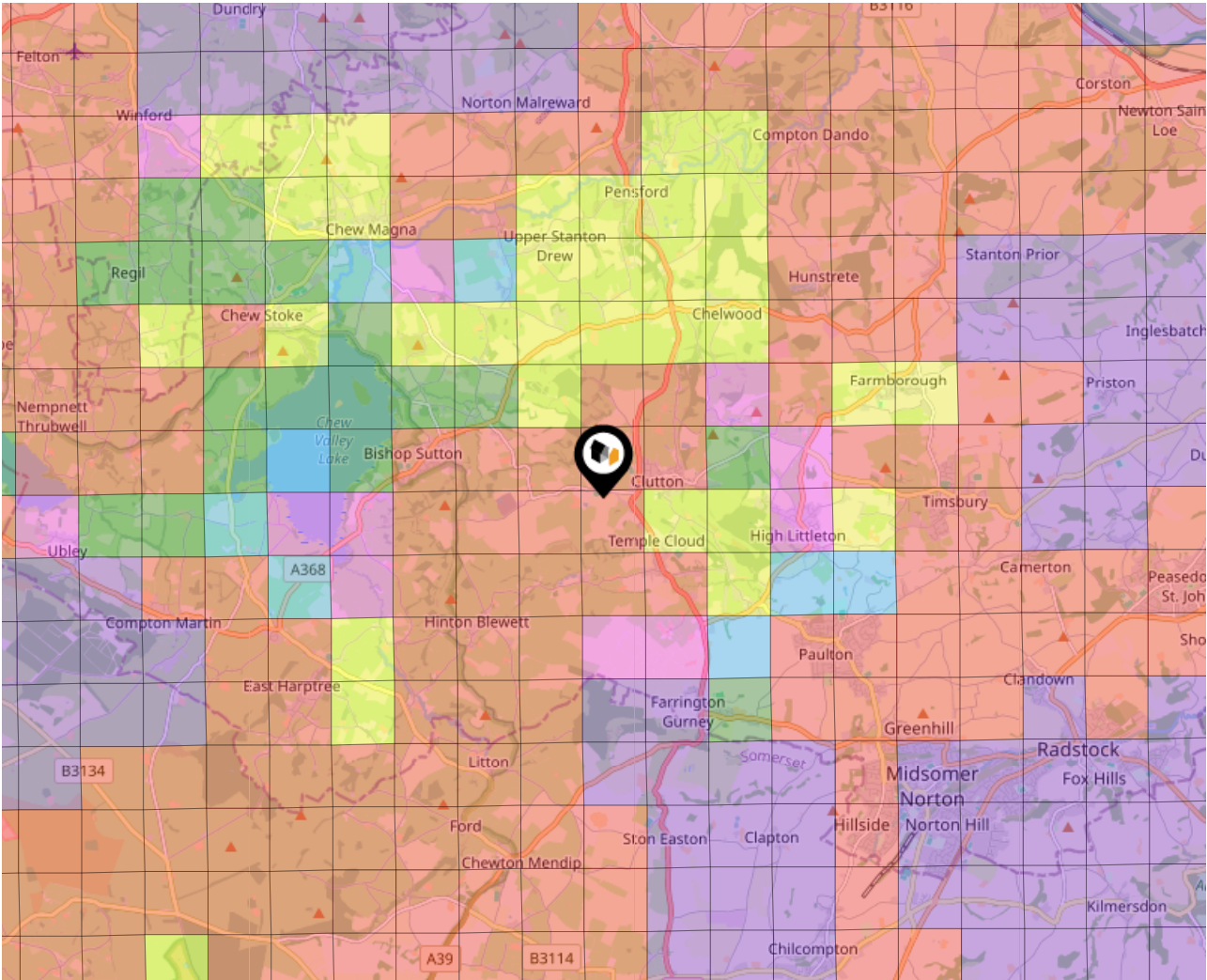
Midsomer Norton Redfield Ward

10

Chewton Mendip and Ston Easton Ward

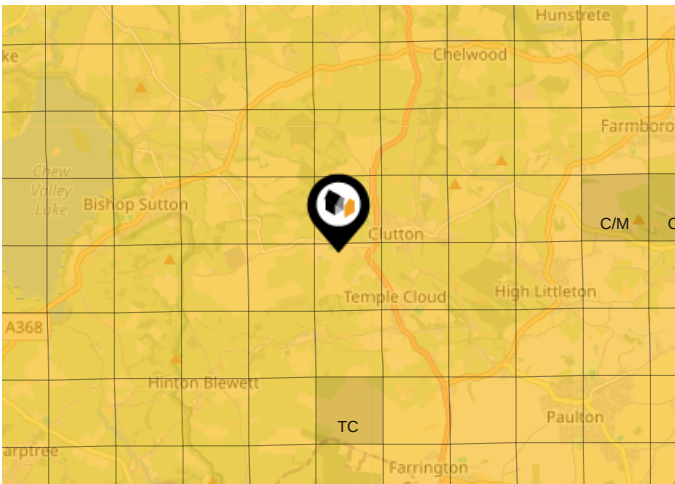
What is Radon?

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:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



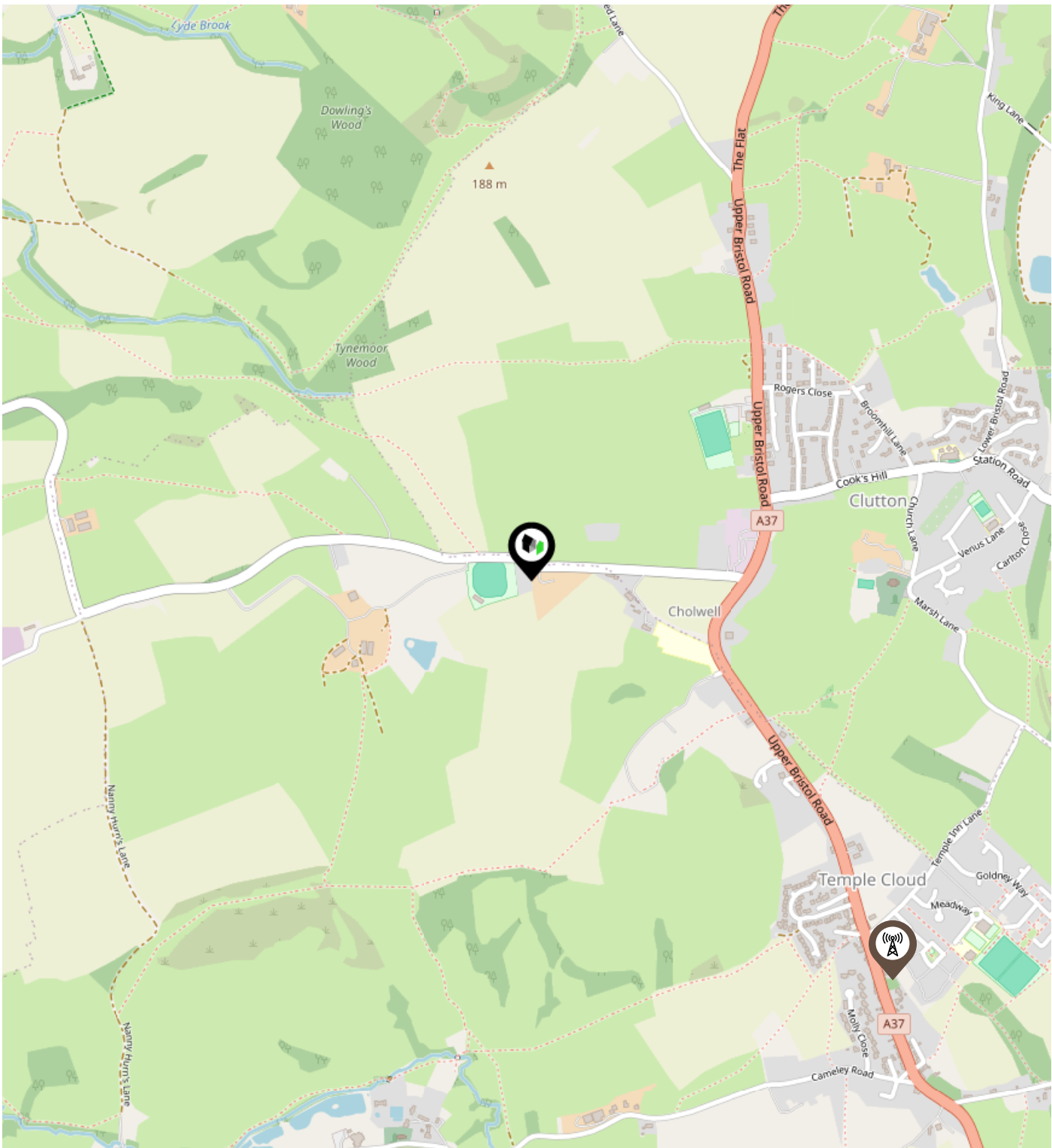
Primary Classifications (Most Common Clay Types)

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:

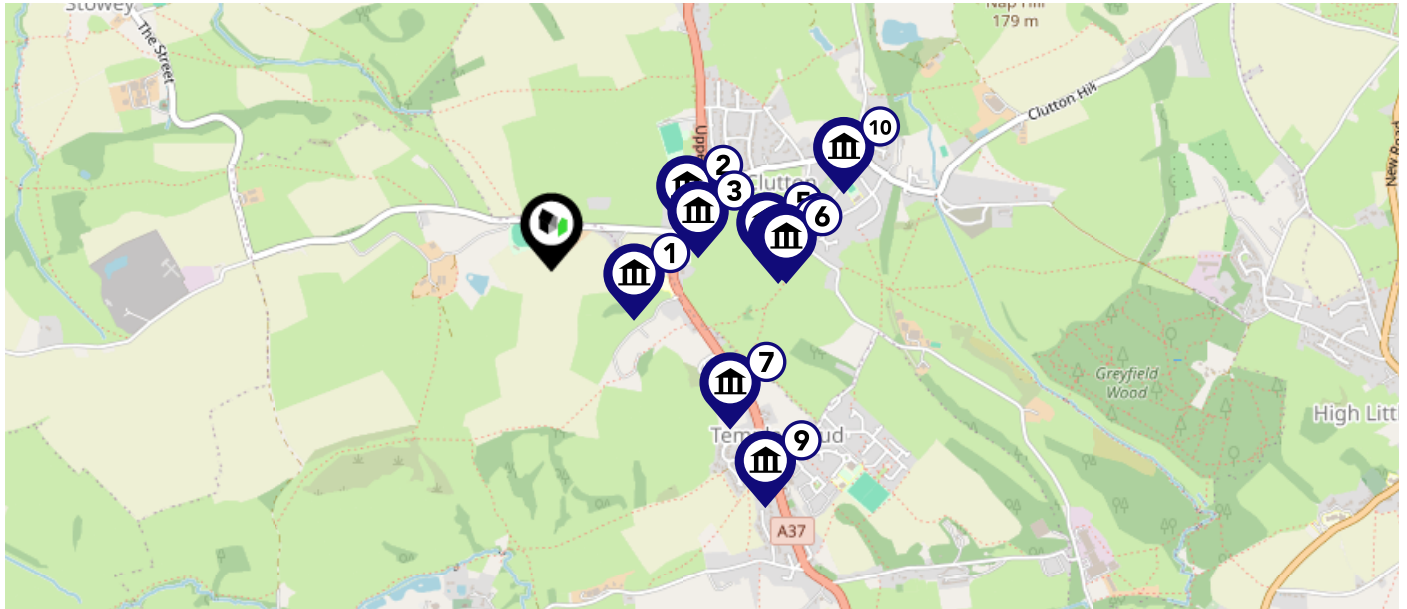
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

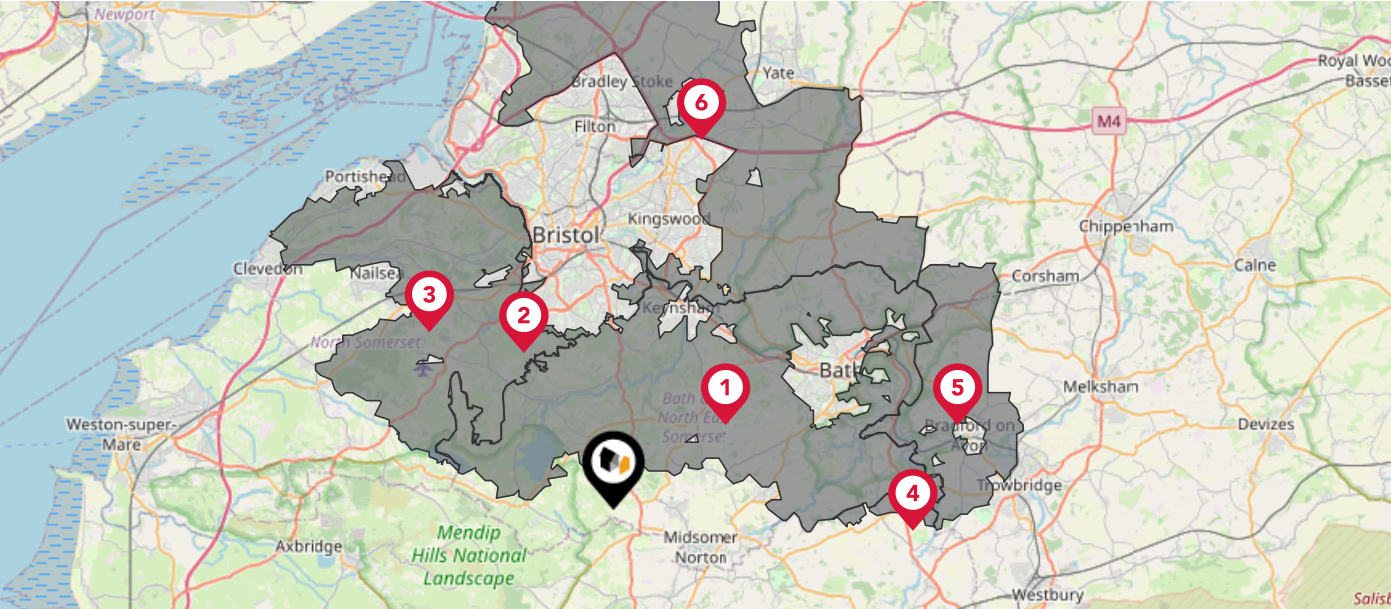
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

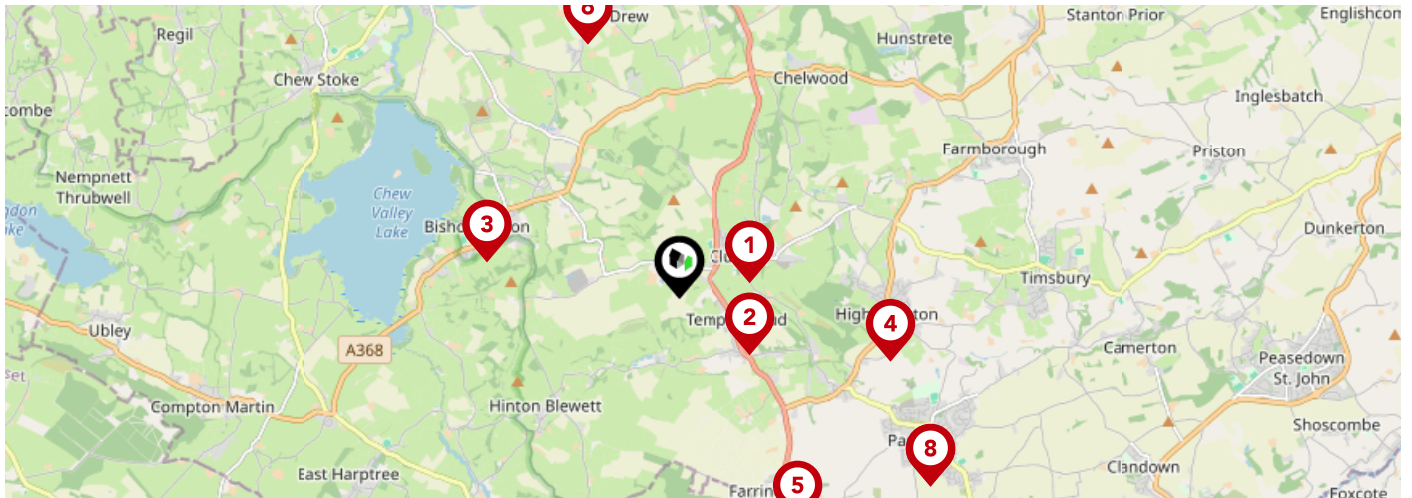


Listed Buildings in the local district	Grade	Distance
 1129544 - Cholwell House	Grade II	0.2 miles
 1129548 - Methodist Church	Grade II	0.3 miles
 1320790 - Springwells	Grade II	0.4 miles
 1320788 - 2 Railed Tomb Enclosures 15 Metres West Of Tower Of Church Of St Augustine	Grade II	0.5 miles
 1129545 - Church Farmhouse	Grade II	0.5 miles
 1129586 - Group Of 3 Broadribb And Purnell Monuments, 1 Metre East Of South Aisle, Church Of St Augustine	Grade II	0.6 miles
 1312845 - Prospect House	Grade II	0.6 miles
 1320766 - Church Of St Augustine	Grade II	0.6 miles
 1320787 - Temple Inn	Grade II	0.7 miles
 1129547 - Railway Hotel	Grade II	0.7 miles

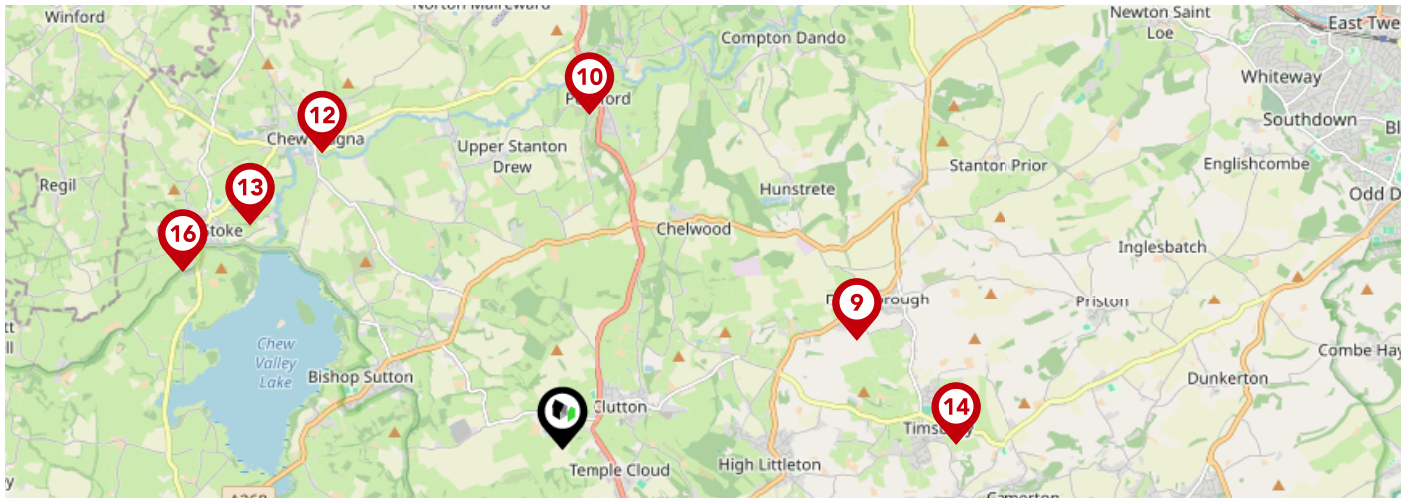
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Bath and North East Somerset
2	Bath and Bristol Green Belt - Bristol, City of
3	Bath and Bristol Green Belt - North Somerset
4	Bath and Bristol Green Belt - Mendip
5	Bath and Bristol Green Belt - Wiltshire
6	Bath and Bristol Green Belt - South Gloucestershire



		Nursery	Primary	Secondary	College	Private
1	Clutton Primary School Ofsted Rating: Good Pupils: 149 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cameley CEVC Primary School Ofsted Rating: Good Pupils: 148 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bishop Sutton Primary School Ofsted Rating: Outstanding Pupils: 175 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	High Littleton CoFE VC Primary School Ofsted Rating: Outstanding Pupils: 185 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Farrington Gurney Church of England Primary School Ofsted Rating: Good Pupils: 101 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stanton Drew Primary School Ofsted Rating: Outstanding Pupils: 53 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Paulton Junior School Ofsted Rating: Outstanding Pupils: 267 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Paulton Infant School Ofsted Rating: Good Pupils: 183 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

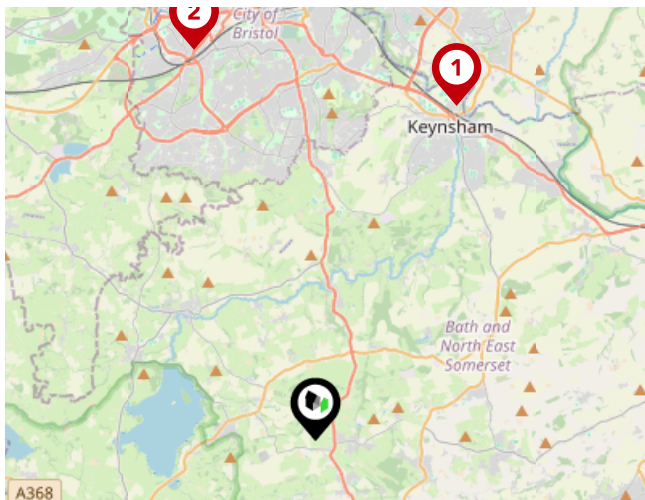


		Nursery	Primary	Secondary	College	Private
	Farmborough Church Primary School Ofsted Rating: Outstanding Pupils: 163 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pensford Primary School Ofsted Rating: Good Pupils: 99 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	East Harptree Church of England Primary School Ofsted Rating: Good Pupils: 84 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chew Magna Primary School Ofsted Rating: Good Pupils: 96 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chew Valley School Ofsted Rating: Good Pupils: 1201 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Primary School Ofsted Rating: Not Rated Pupils: 162 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chewton Mendip Church of England VA Primary School Ofsted Rating: Good Pupils: 106 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chew Stoke Church School Ofsted Rating: Good Pupils: 178 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

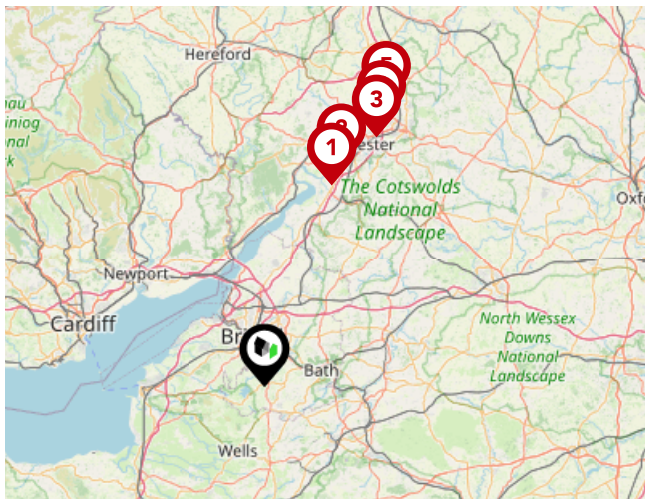
Transport (National)

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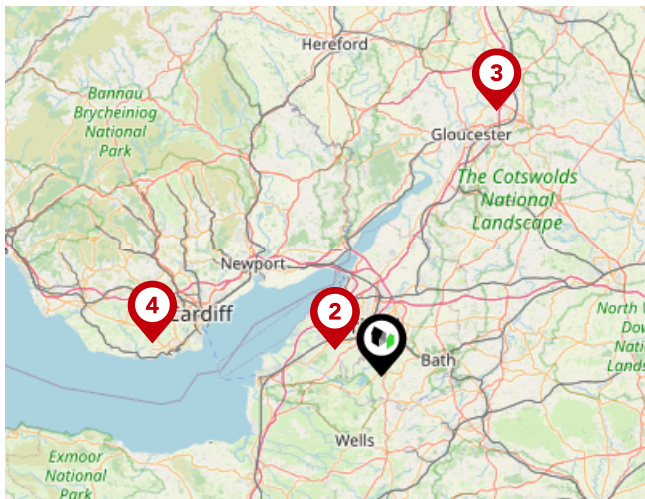
National Rail Stations

Pin	Name	Distance
1	Keynsham Rail Station	6.73 miles
2	Parson Street Rail Station	7.59 miles
3	Parson Street Rail Station	7.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	31.43 miles
2	M5 J12	34.51 miles
3	M5 J11A	40.26 miles
4	M5 J11	42.55 miles
5	M5 J10	45.34 miles



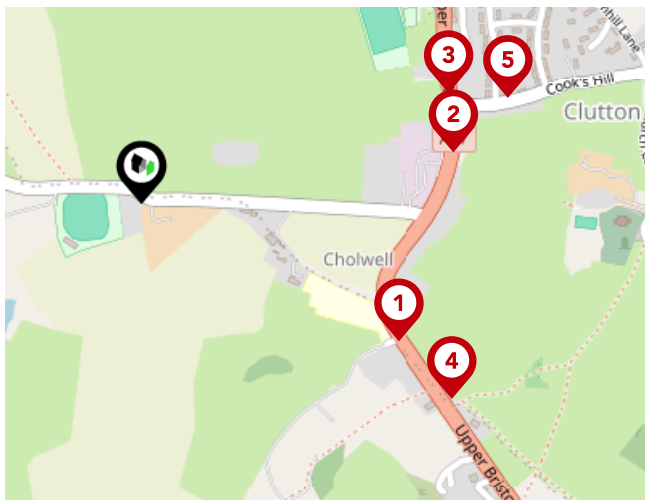
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	7.81 miles
2	Felton	7.82 miles
3	Staverton	42.63 miles
4	Cardiff Airport	34.16 miles

Area

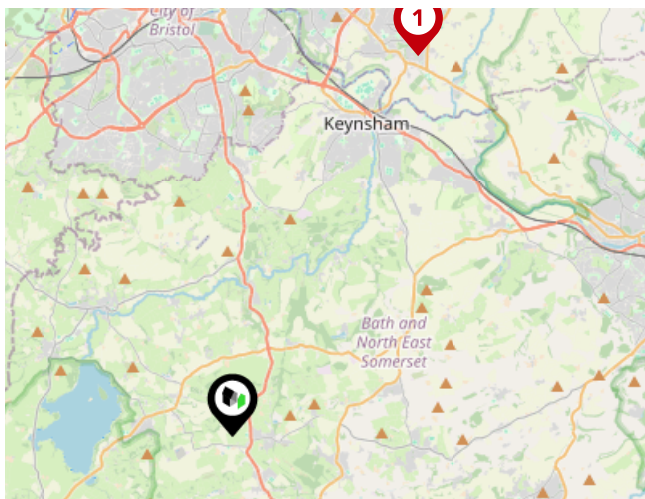
Transport (Local)

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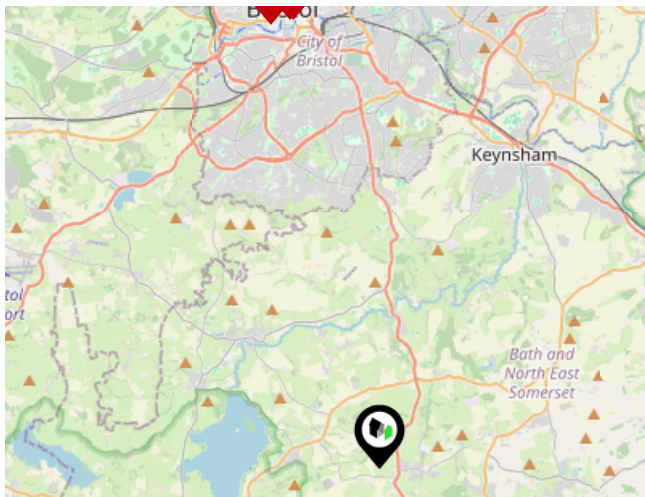
Bus Stops/Stations

Pin	Name	Distance
1	Chelwell Farm	0.34 miles
2	Station Road	0.37 miles
3	Station Road	0.38 miles
4	Chelwell Farm	0.43 miles
5	The Mead	0.44 miles



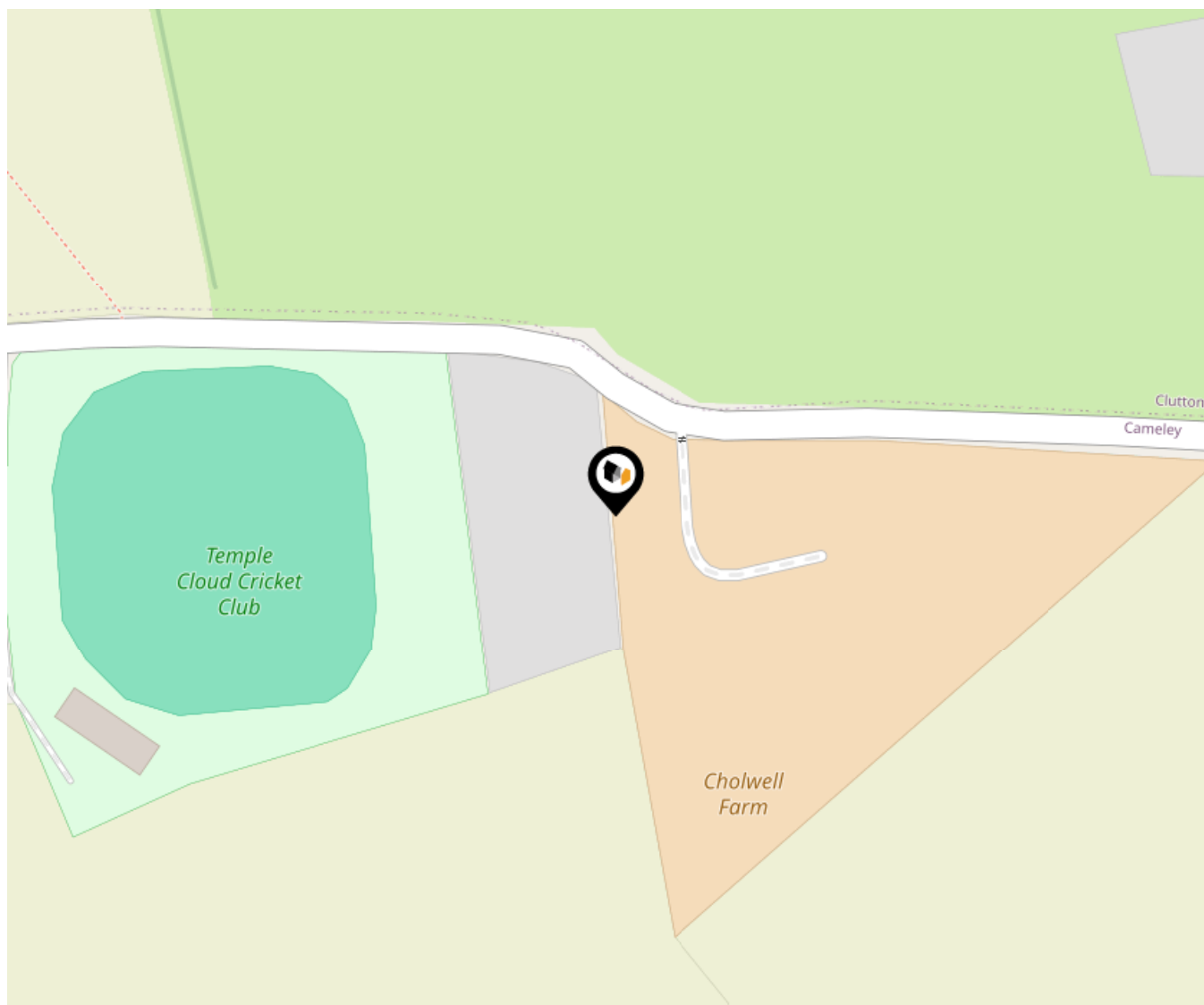
Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.85 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	8.46 miles
2	The Ostrich	8.46 miles
3	Wapping Wharf	8.46 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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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