

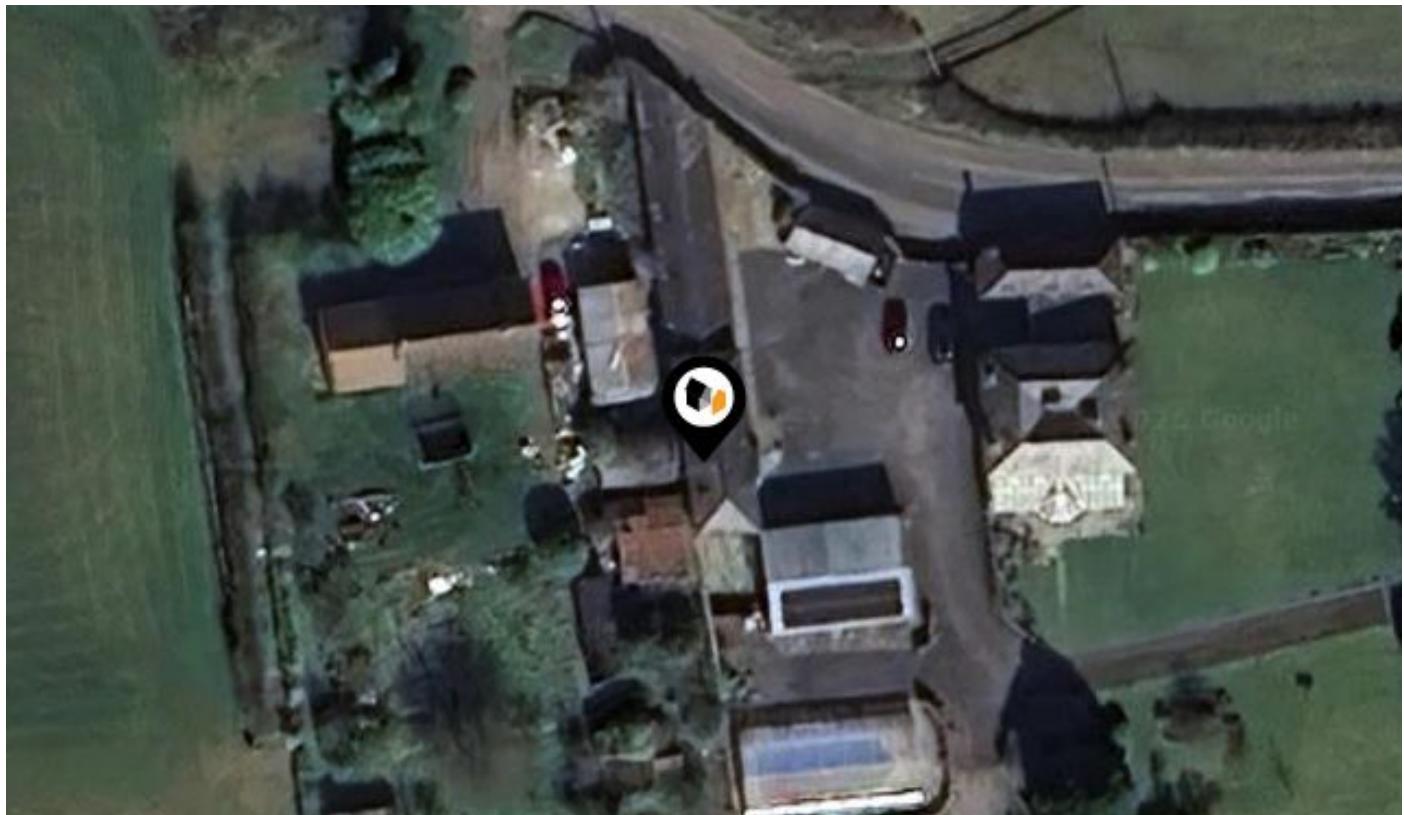


See More Online

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

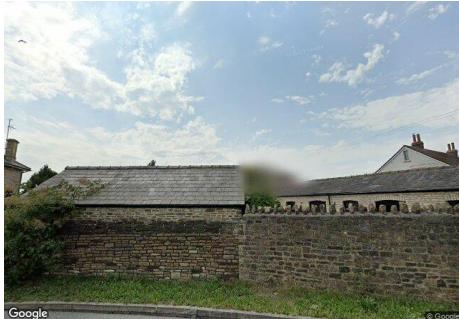


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Property Overview

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Property

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

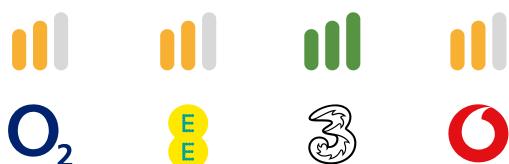
Local Area

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)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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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

SEPTIC TANK

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About Us

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Cooper and Tanner

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.

Cooper and Tanner

Testimonials

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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/

Disclaimer

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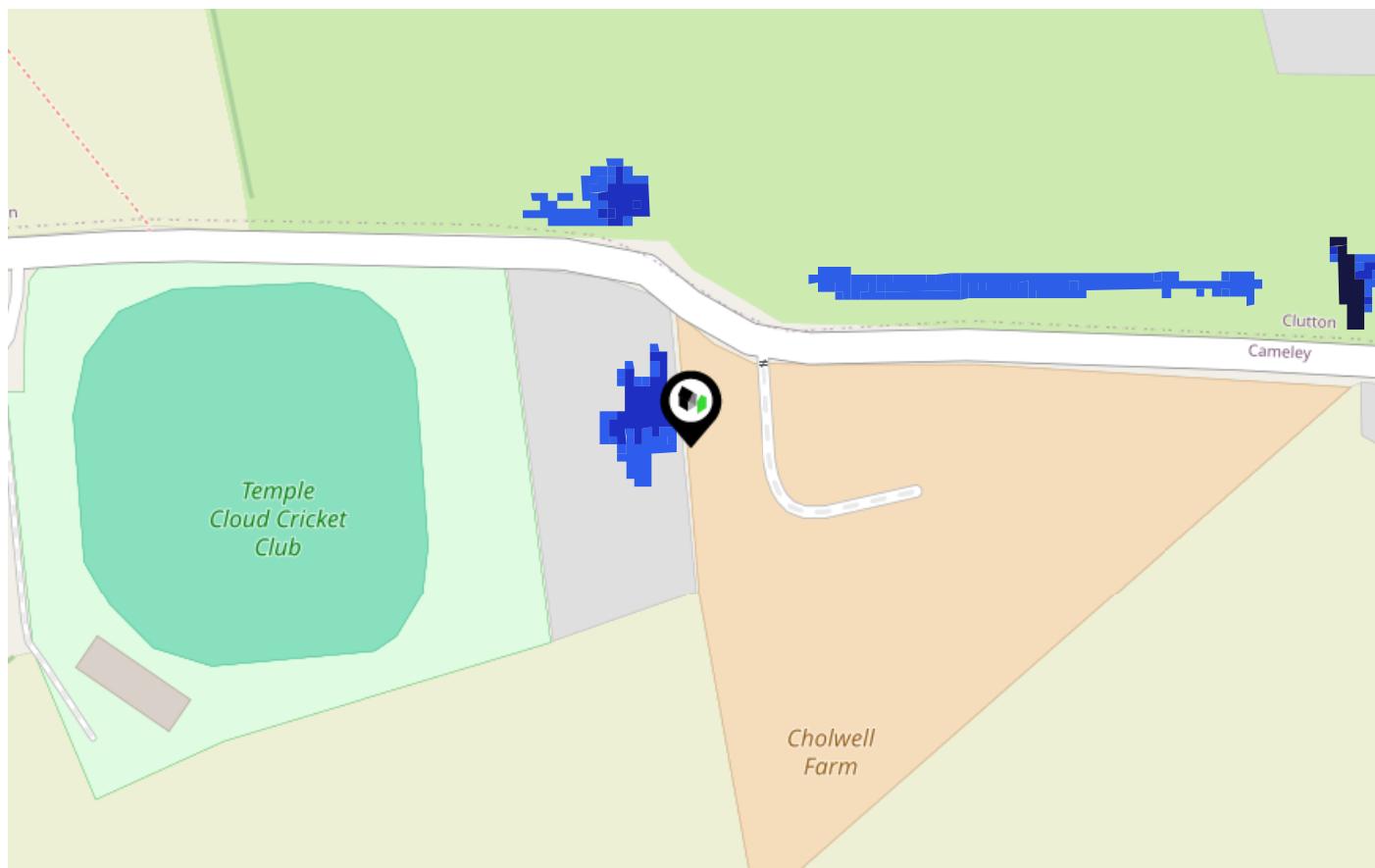
Important - Please read

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.

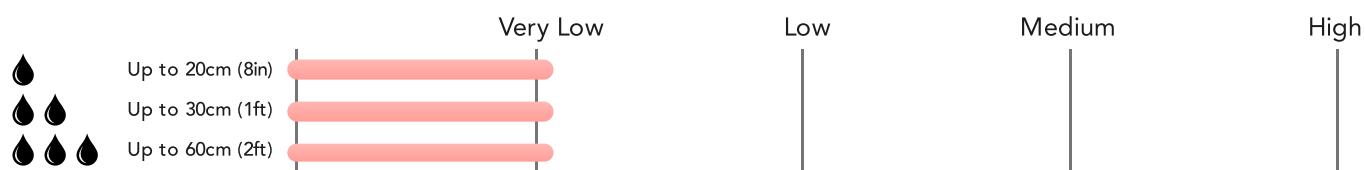


Risk Rating: Very low

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:

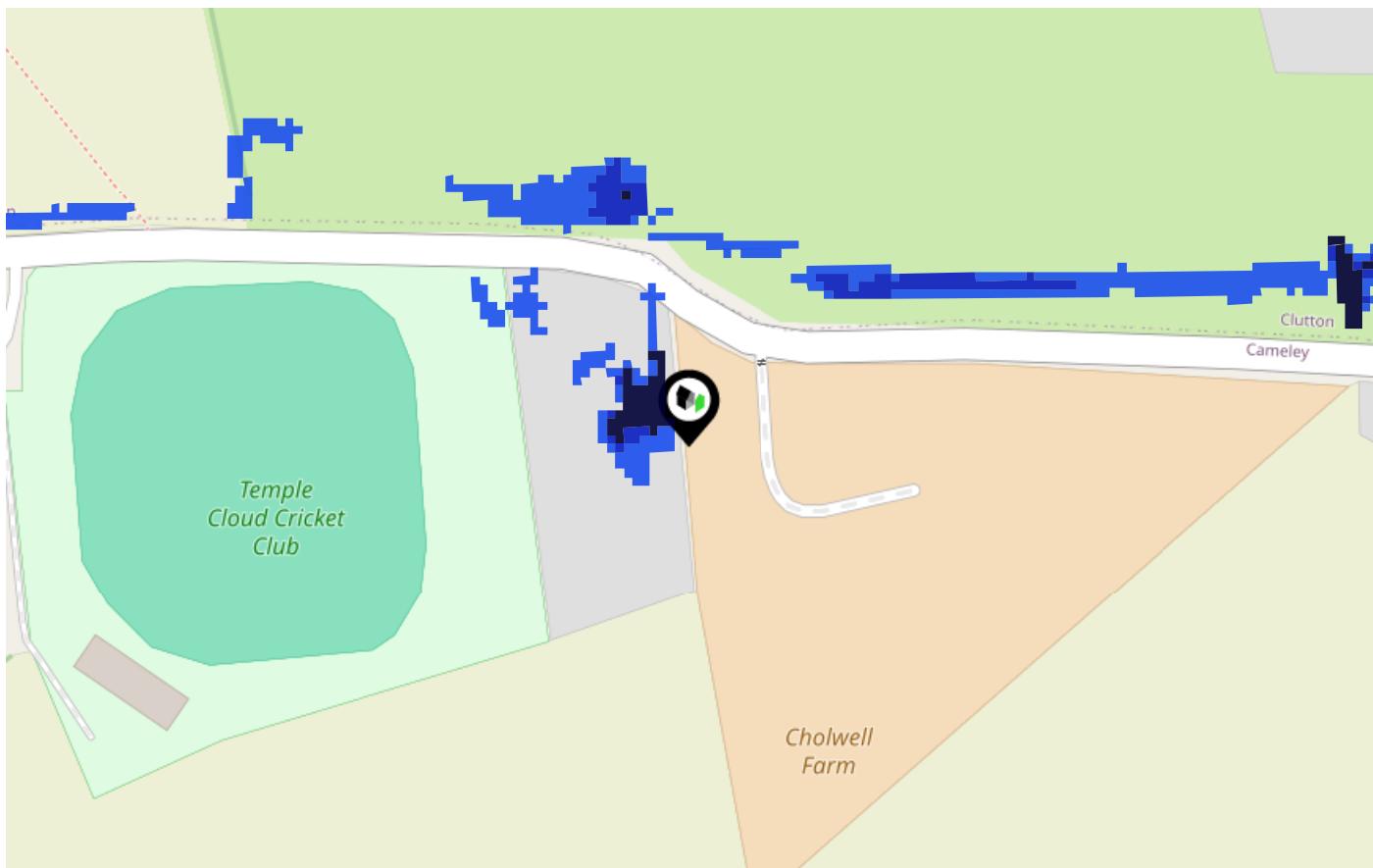


Flood Risk

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.

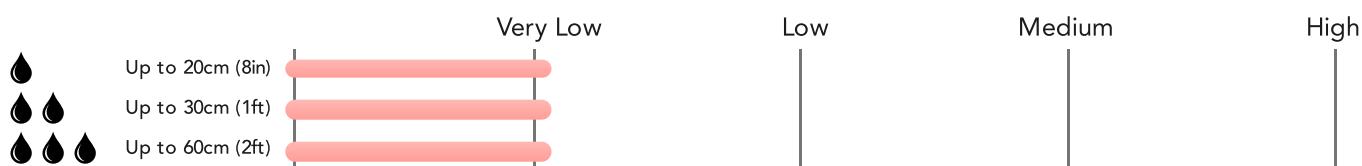


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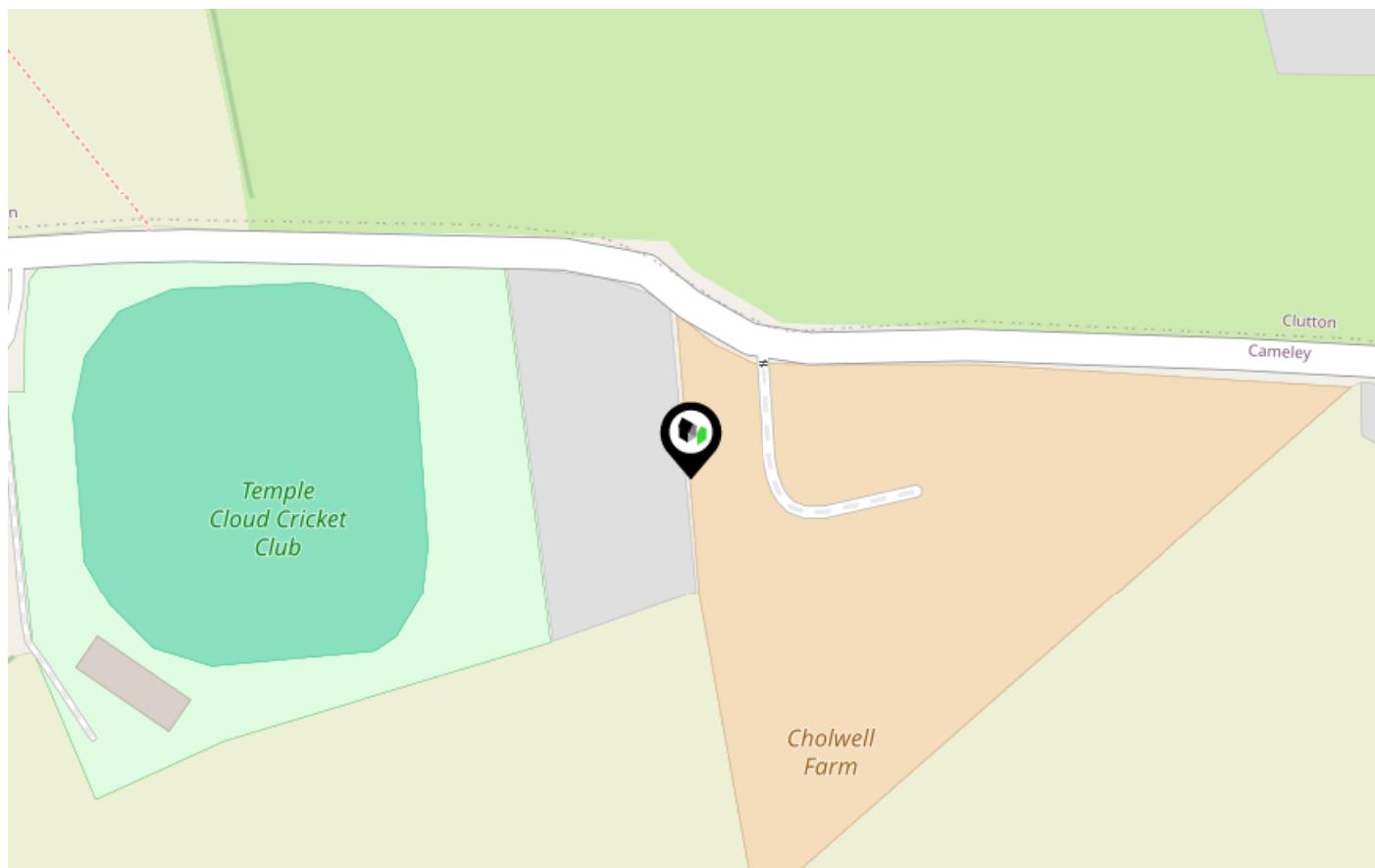


Flood Risk

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.

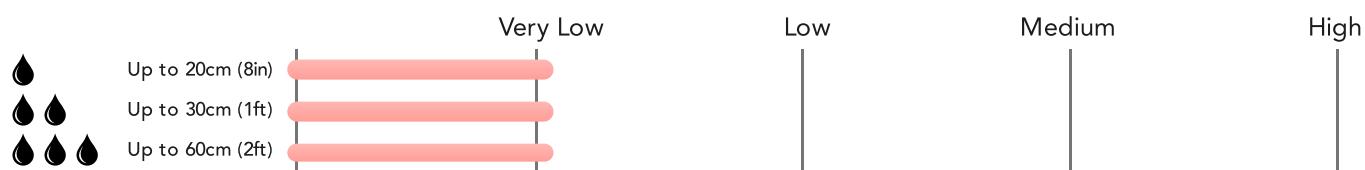


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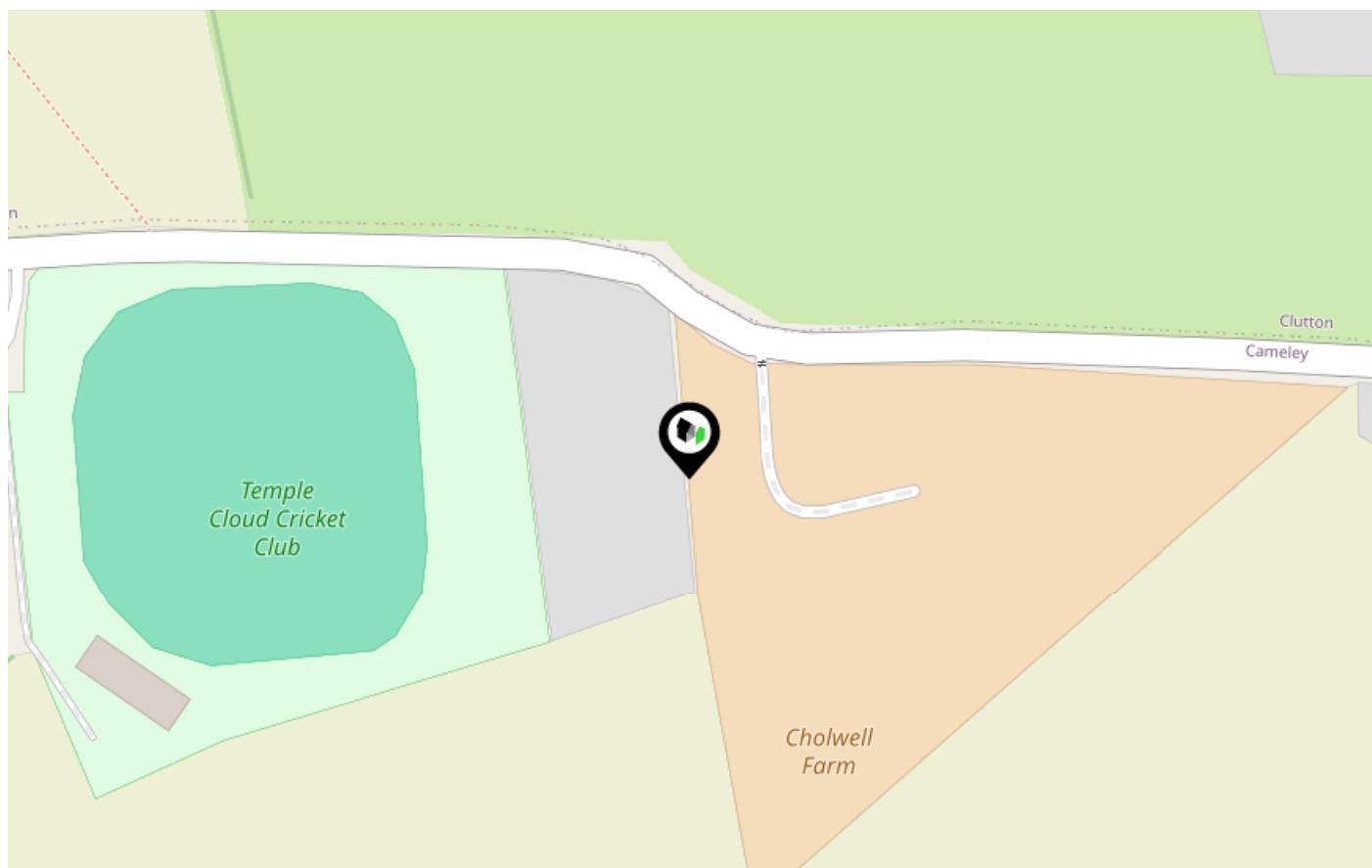


Flood Risk

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.

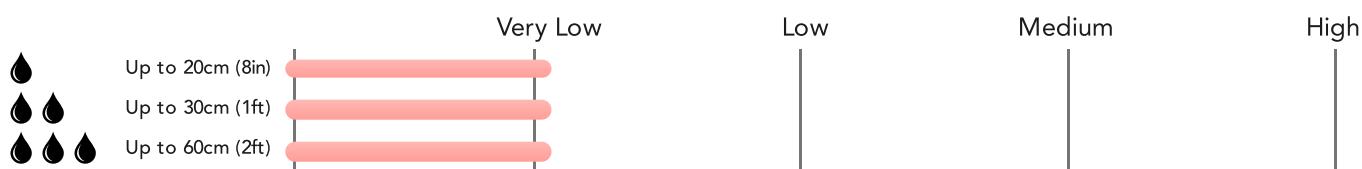


Risk Rating: Very low

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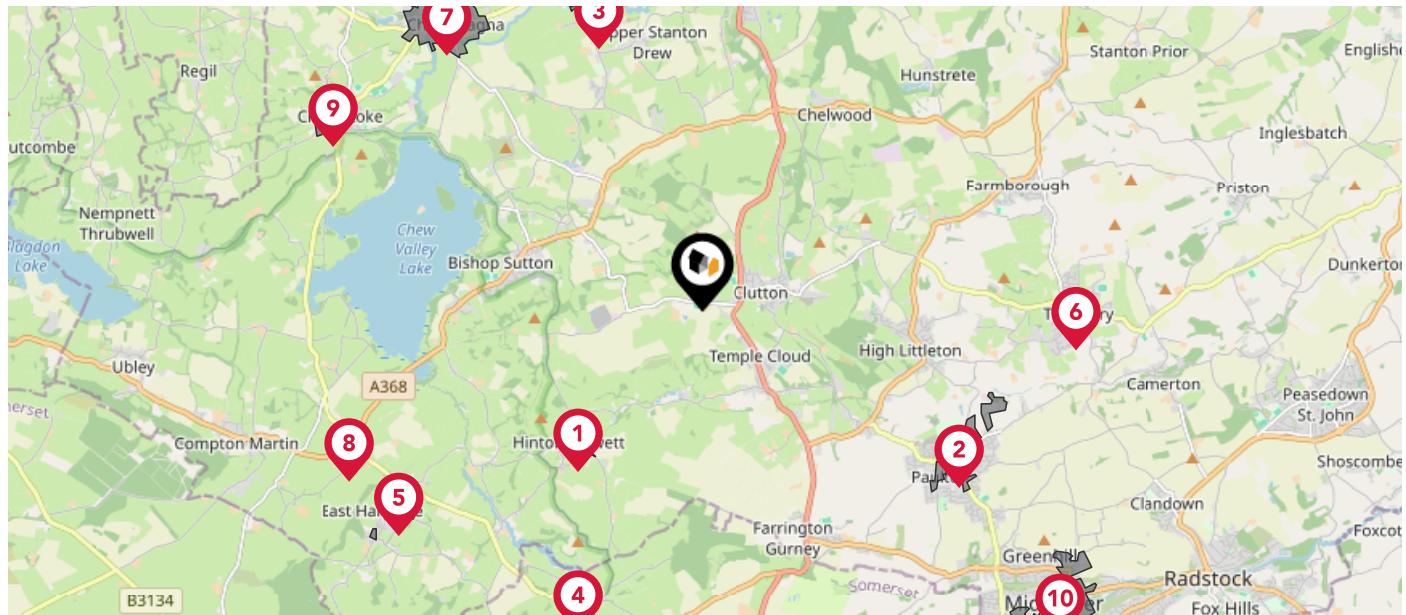


Maps

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

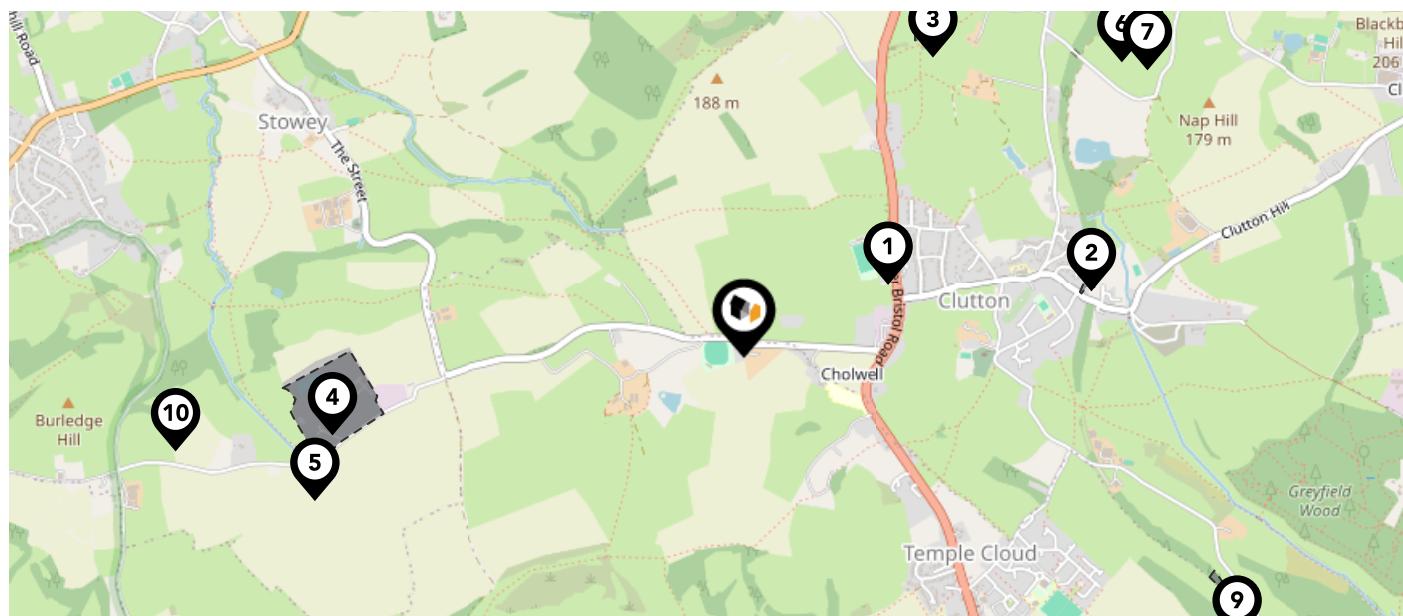
- 1 Hinton Blewett
- 2 Paulton
- 3 Stanton Drew
- 4 Litton
- 5 East Harptree
- 6 Timsbury
- 7 Chew Magna
- 8 West Harptree
- 9 Chew Stoke
- 10 Midsomer Norton and Welton

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.



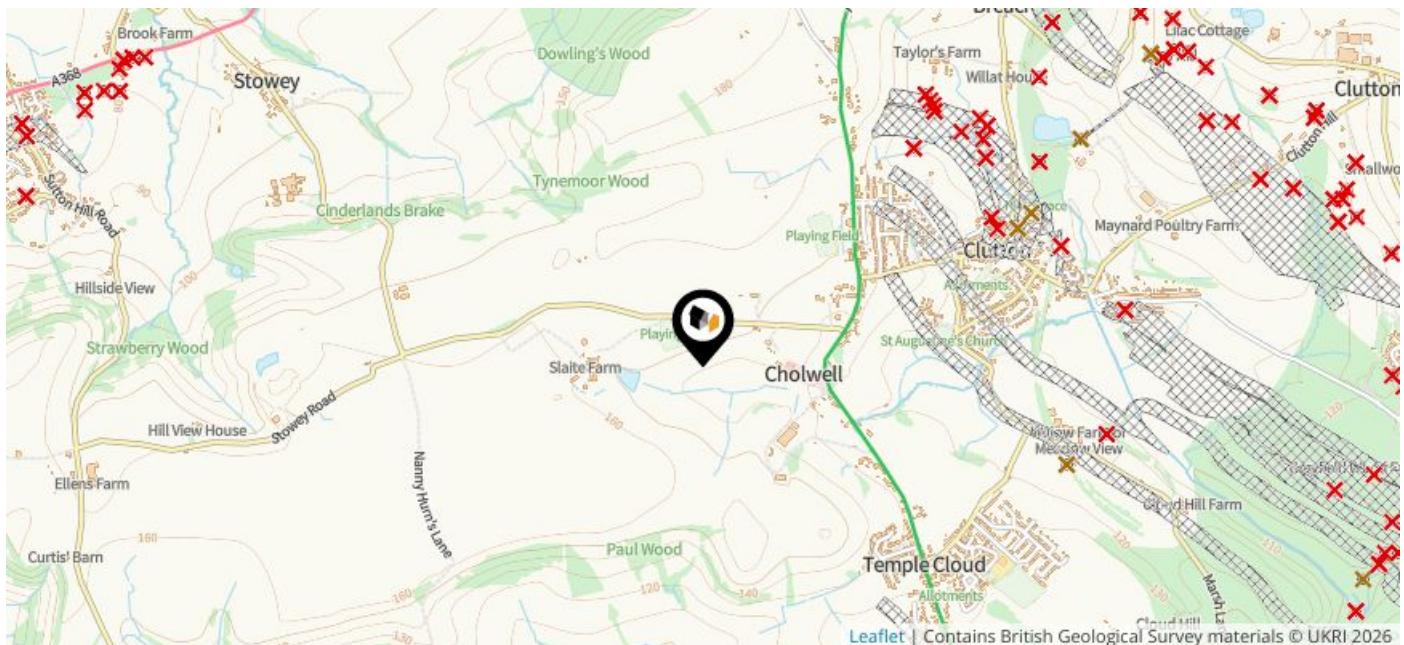
Nearby Landfill Sites

 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"/>

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.

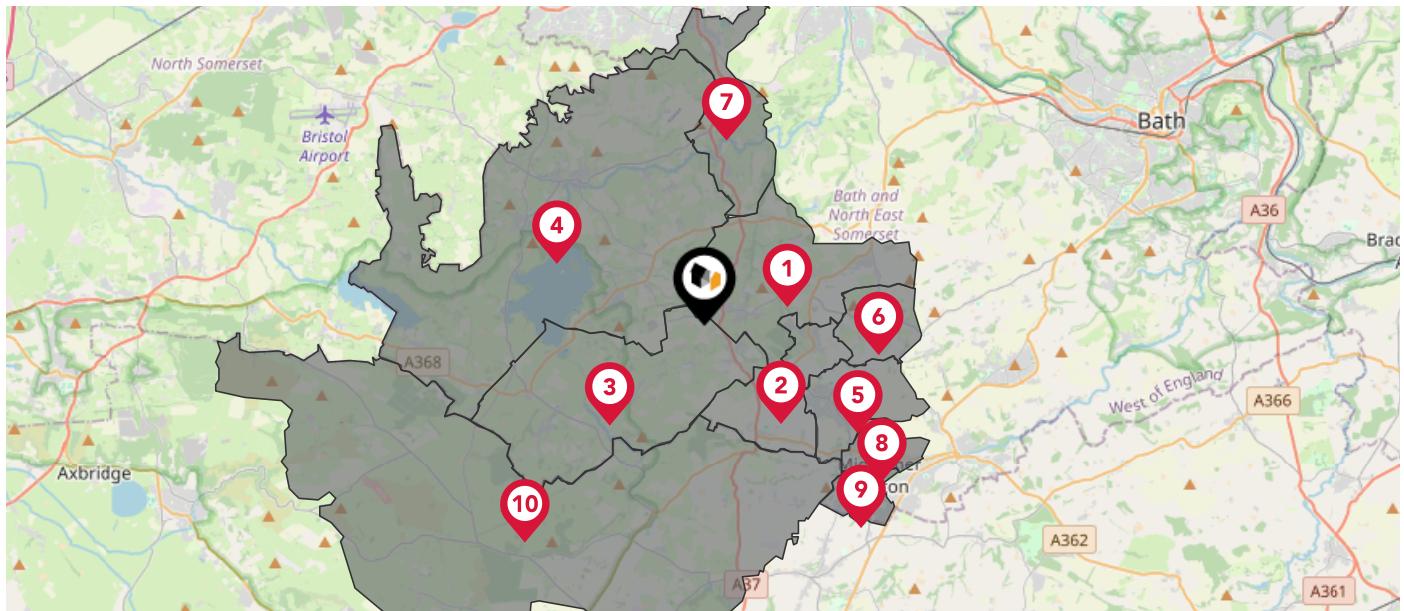
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

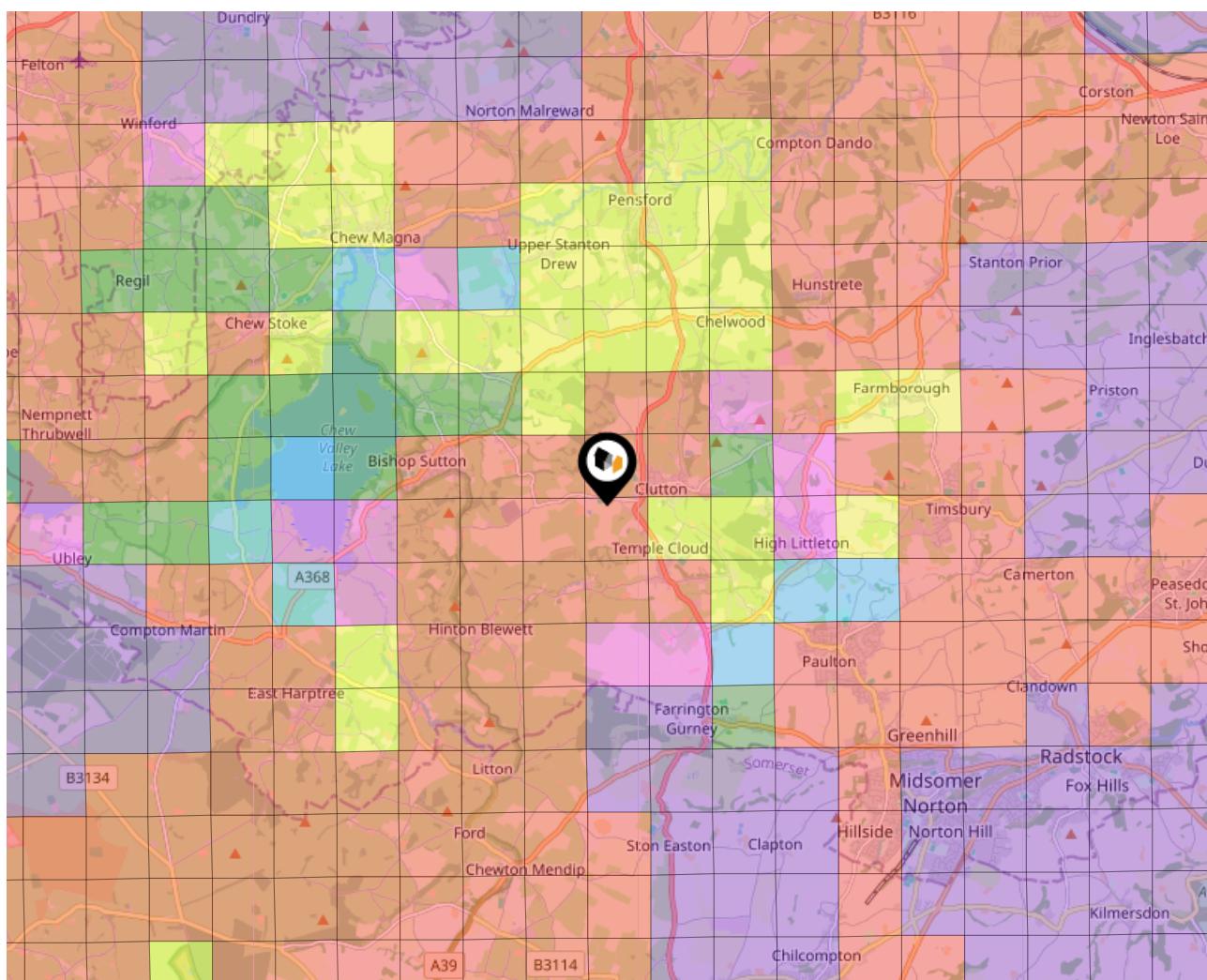


Nearby Council Wards

- 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).



This
Property

1
<1%

2
1-3%

3
3-5%

4
5-10%

5
10-30%

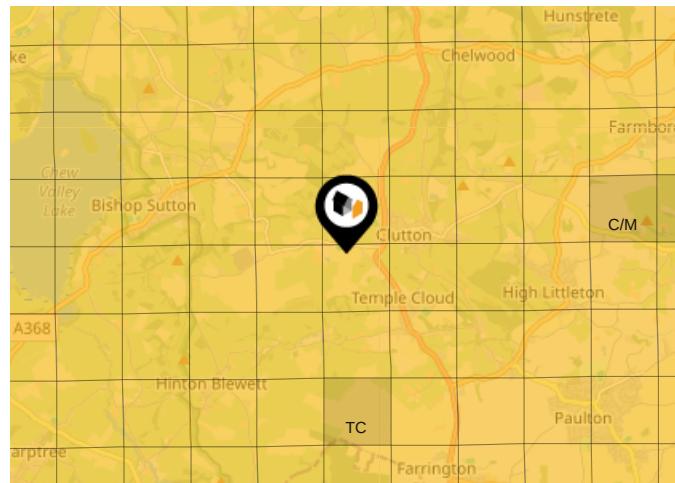
6
>30%

Environment Soils & Clay

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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

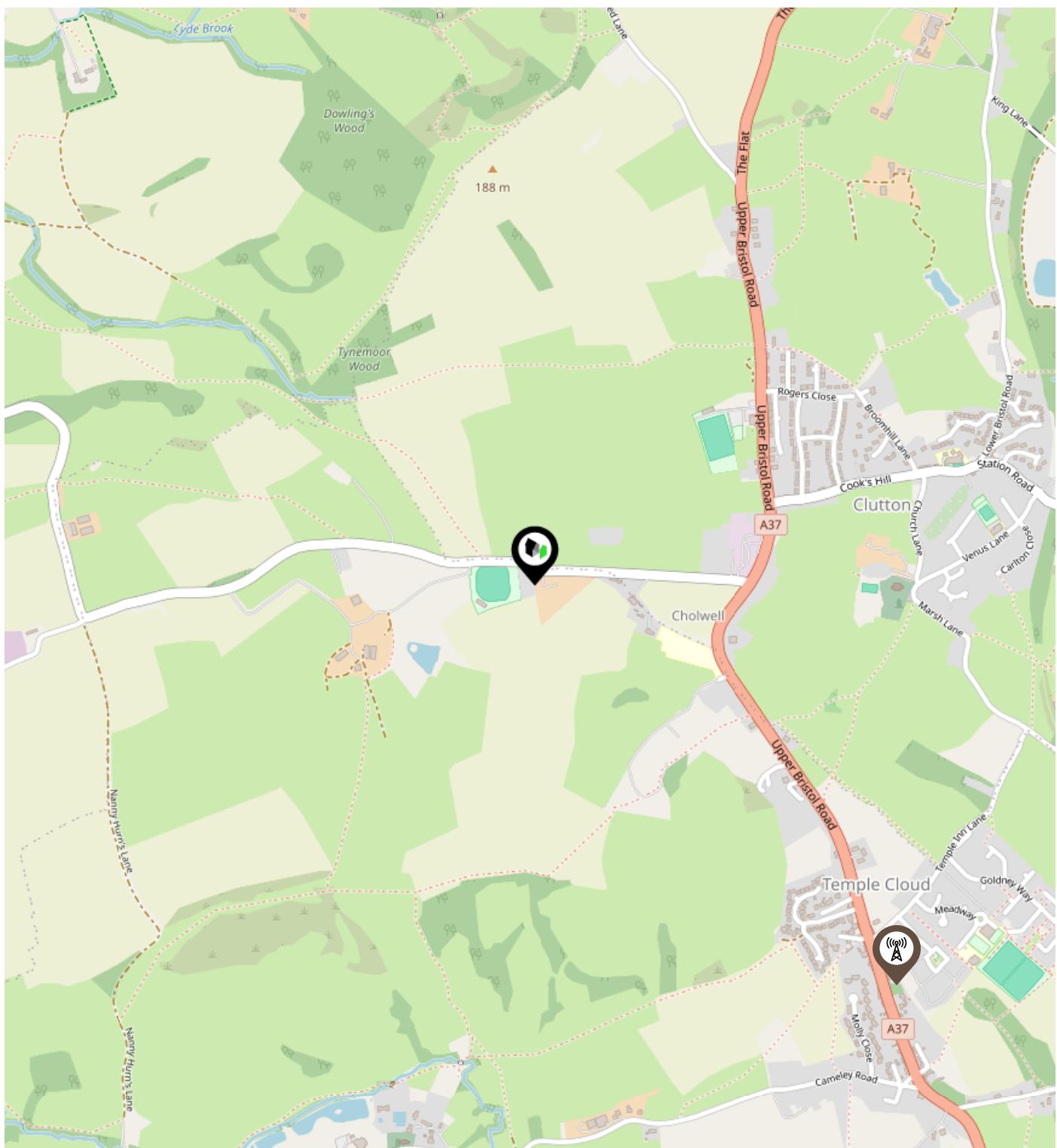


Primary Classifications (Most Common Clay Types)

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:

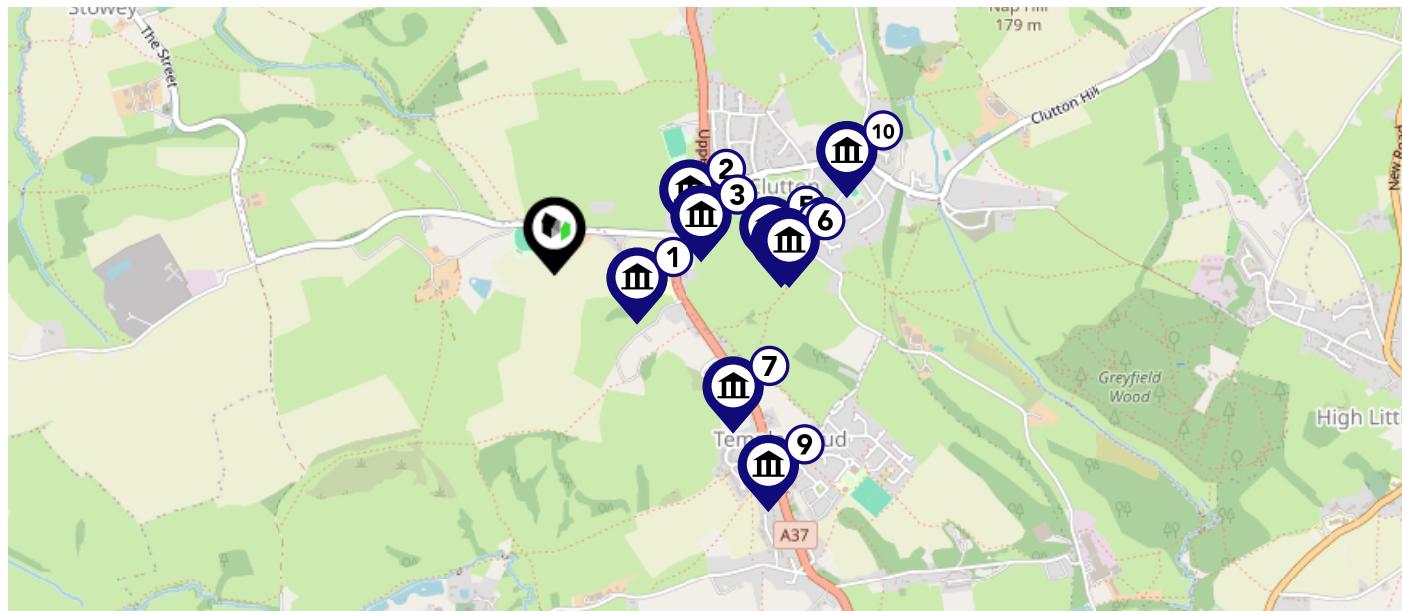
-  Power Pylons
-  Communication Masts

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...



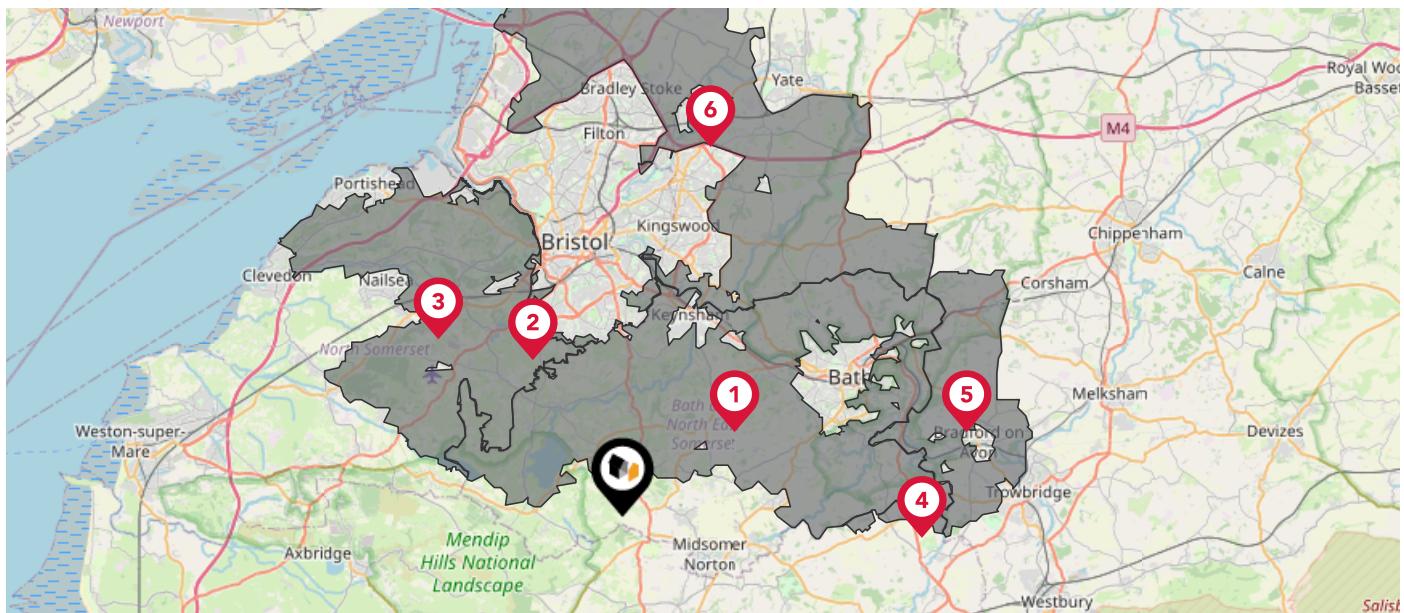
Listed Buildings in the local district	Grade	Distance
 1 1129544 - Cholwell House	Grade II	0.2 miles
 2 1129548 - Methodist Church	Grade II	0.3 miles
 3 1320790 - Springwells	Grade II	0.4 miles
 4 1320788 - 2 Railed Tomb Enclosures 15 Metres West Of Tower Of Church Of St Augustine	Grade II	0.5 miles
 5 1129545 - Church Farmhouse	Grade II	0.5 miles
 6 1129586 - Group Of 3 Broadribb And Purnell Monuments, 1 Metre East Of South Aisle, Church Of St Augustine	Grade II	0.6 miles
 7 1312845 - Prospect House	Grade II	0.6 miles
 8 1320766 - Church Of St Augustine	Grade II	0.6 miles
 9 1320787 - Temple Inn	Grade II	0.7 miles
 10 1129547 - Railway Hotel	Grade II	0.7 miles

Maps

Green Belt

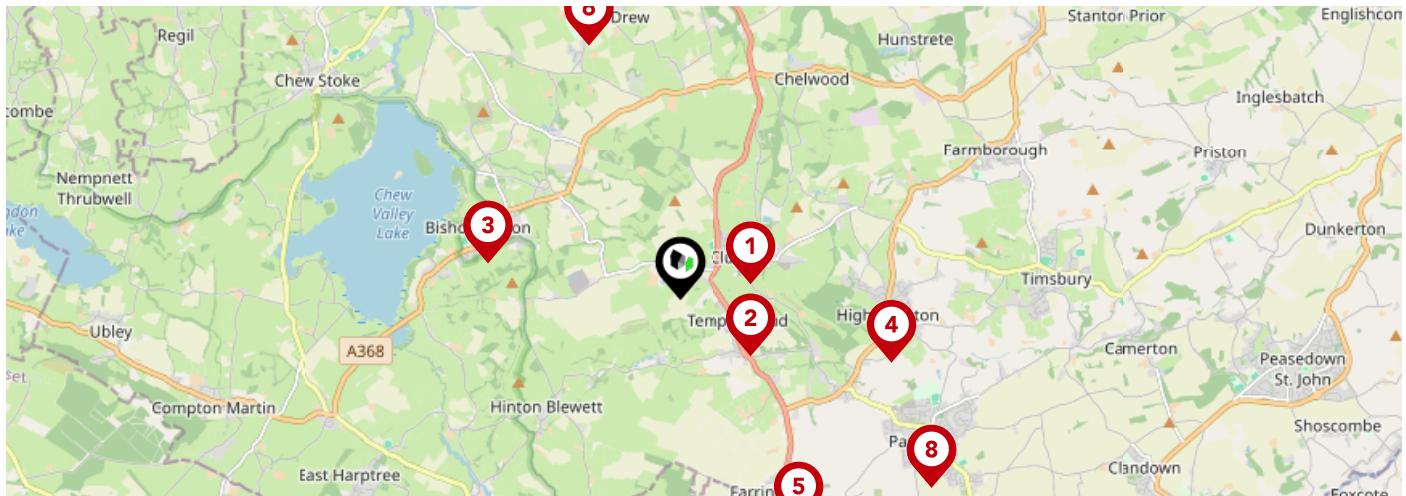
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This map displays nearby areas that have been designated as Green Belt...



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



Clutton Primary School

Ofsted Rating: Good | Pupils: 149 | Distance: 0.67



Cameley CEVC Primary School

Ofsted Rating: Good | Pupils: 148 | Distance: 0.83



Bishop Sutton Primary School

Ofsted Rating: Outstanding | Pupils: 175 | Distance: 1.81



High Littleton CofE VC Primary School

Ofsted Rating: Outstanding | Pupils: 185 | Distance: 2.03



Farrington Gurney Church of England Primary School

Ofsted Rating: Good | Pupils: 101 | Distance: 2.34



Stanton Drew Primary School

Ofsted Rating: Outstanding | Pupils: 53 | Distance: 2.52



Paulton Junior School

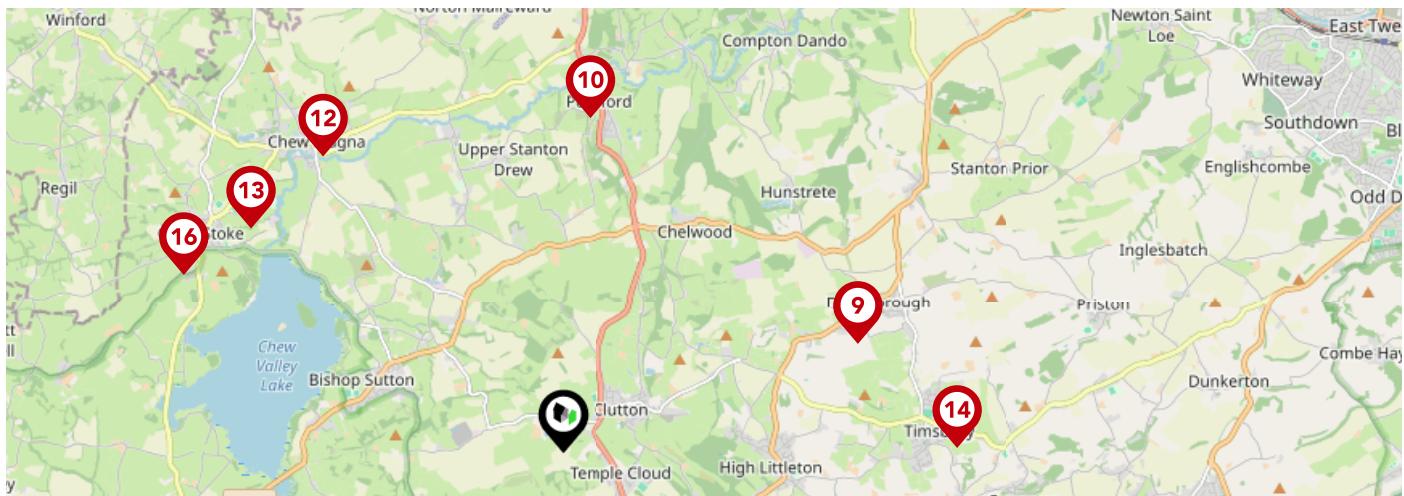
Ofsted Rating: Outstanding | Pupils: 267 | Distance: 2.9



Paulton Infant School

Ofsted Rating: Good | Pupils: 183 | Distance: 2.9





Nursery Primary Secondary College Private



Farmborough Church Primary School

Ofsted Rating: Outstanding | Pupils: 163 | Distance: 2.91



Pensford Primary School

Ofsted Rating: Good | Pupils: 99 | Distance: 3.11



East Harptree Church of England Primary School

Ofsted Rating: Good | Pupils: 84 | Distance: 3.53



Chew Magna Primary School

Ofsted Rating: Good | Pupils: 96 | Distance: 3.54



Chew Valley School

Ofsted Rating: Good | Pupils: 1201 | Distance: 3.57



St Mary's CofE Primary School

Ofsted Rating: Not Rated | Pupils: 162 | Distance: 3.64



Chewton Mendip Church of England VA Primary School

Ofsted Rating: Good | Pupils: 106 | Distance: 3.81



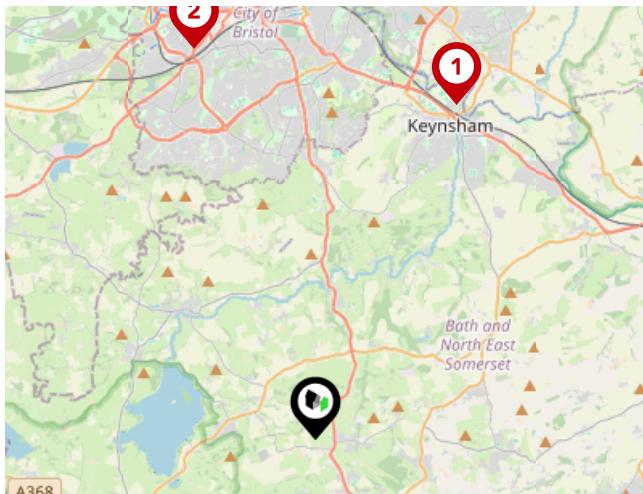
Chew Stoke Church School

Ofsted Rating: Good | Pupils: 178 | Distance: 3.88



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

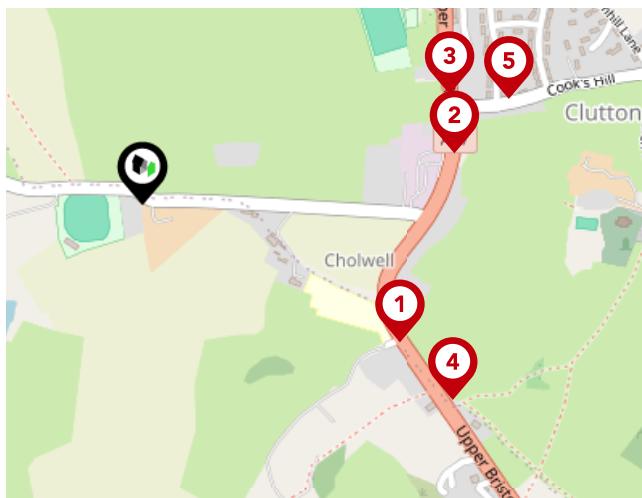


Airports/Helpads

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

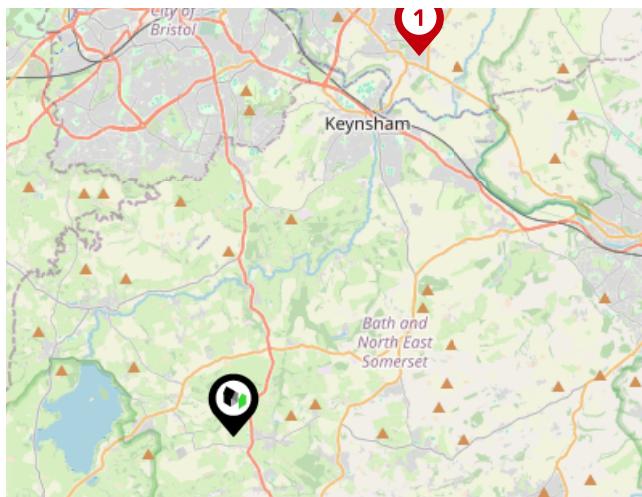
Area Transport (Local)

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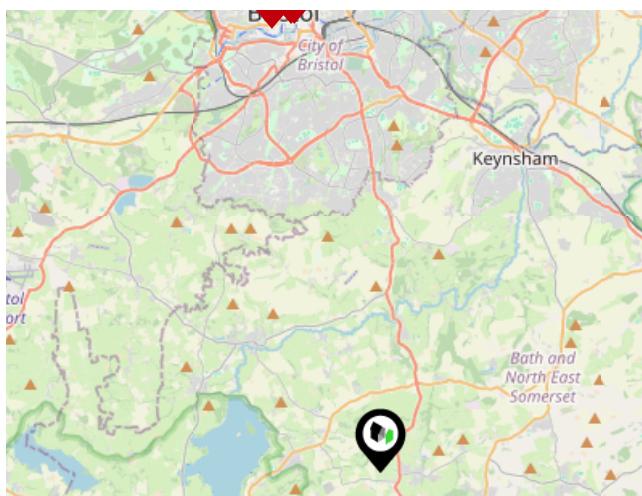
Bus Stops/Stations

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



Local Connections

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

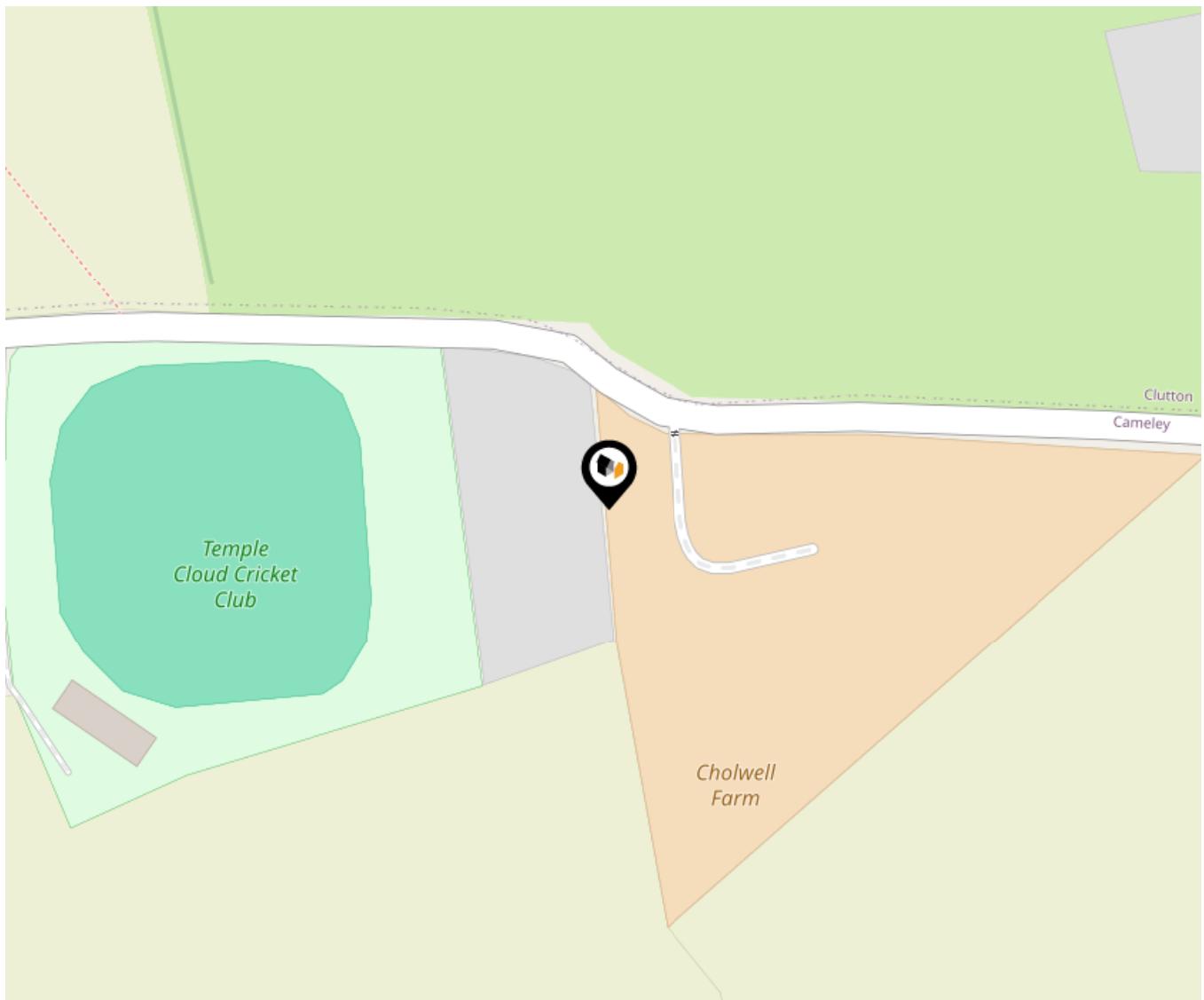


Ferry Terminals

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

Local Area Road Noise

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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

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

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