



MIR: Material Info

The Material Information Affecting this Property

Monday 05th October 2026



BOARD CROSS, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

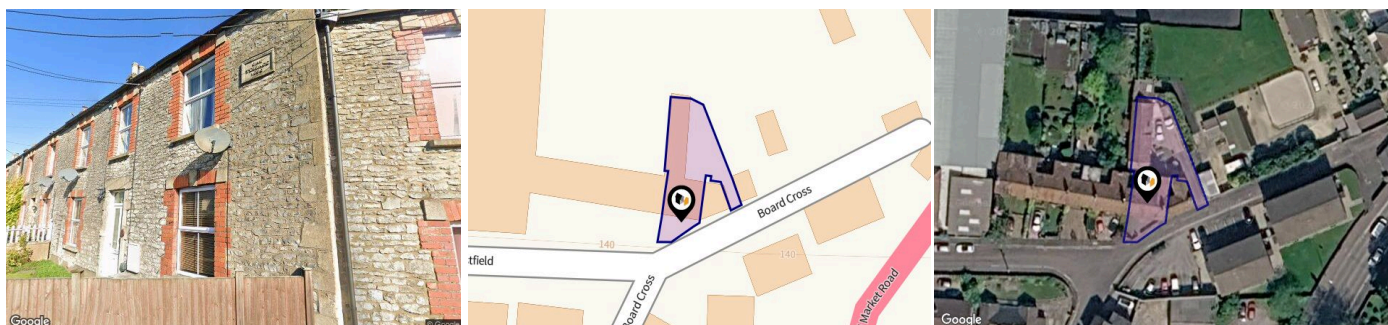
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 807 ft² / 75 m²
Plot Area: 0.1 acres
Year Built : Before 1900
Council Tax : Band A
Annual Estimate: £1,707
Title Number: WS86183

Tenure: Freehold

Local Area

Local Authority: Somerset
Conservation Area: No
Flood Risk:
• Rivers & Seas Very low
• Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



211
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)

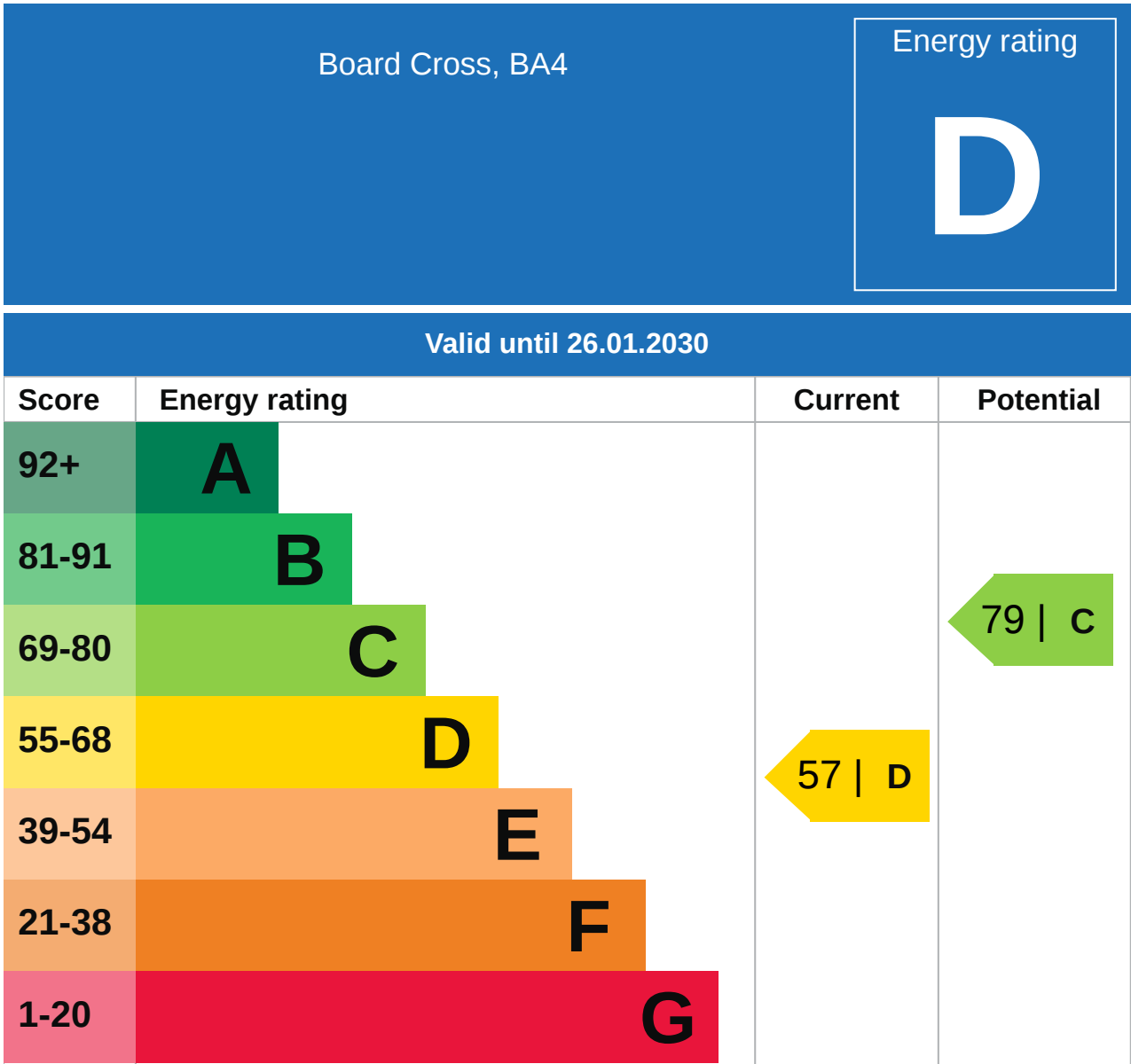


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Property EPC - Additional Data

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Additional EPC Data

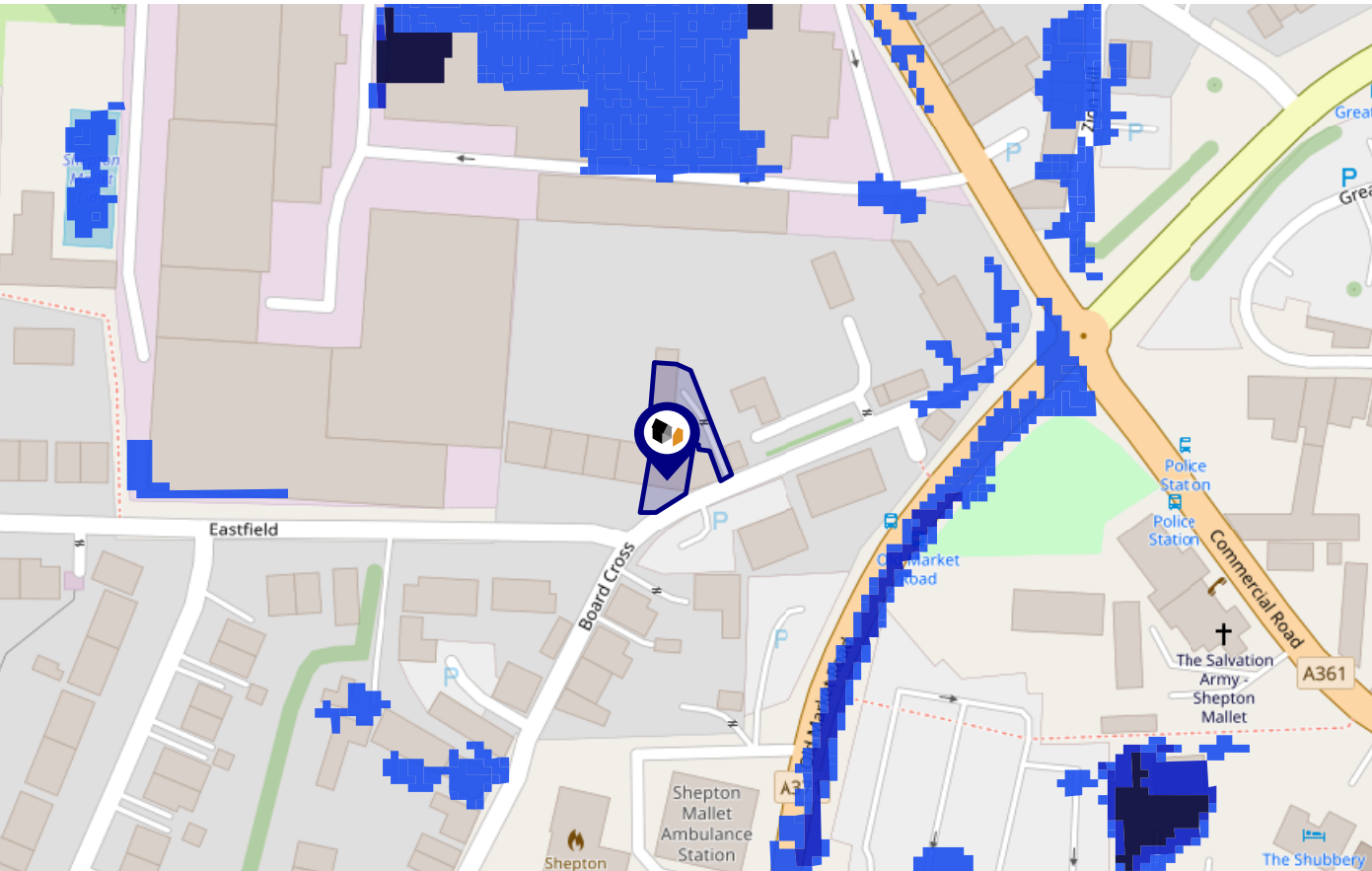
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
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:	75 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.

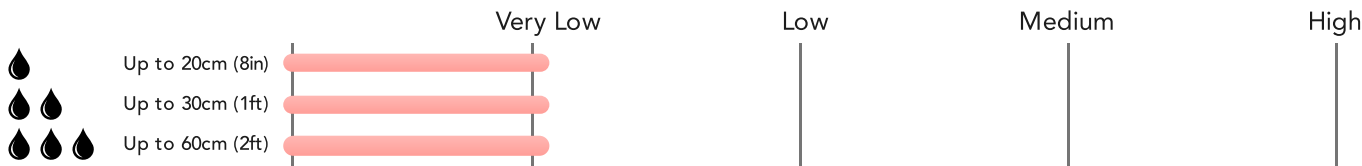


Risk Rating: Very low

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:

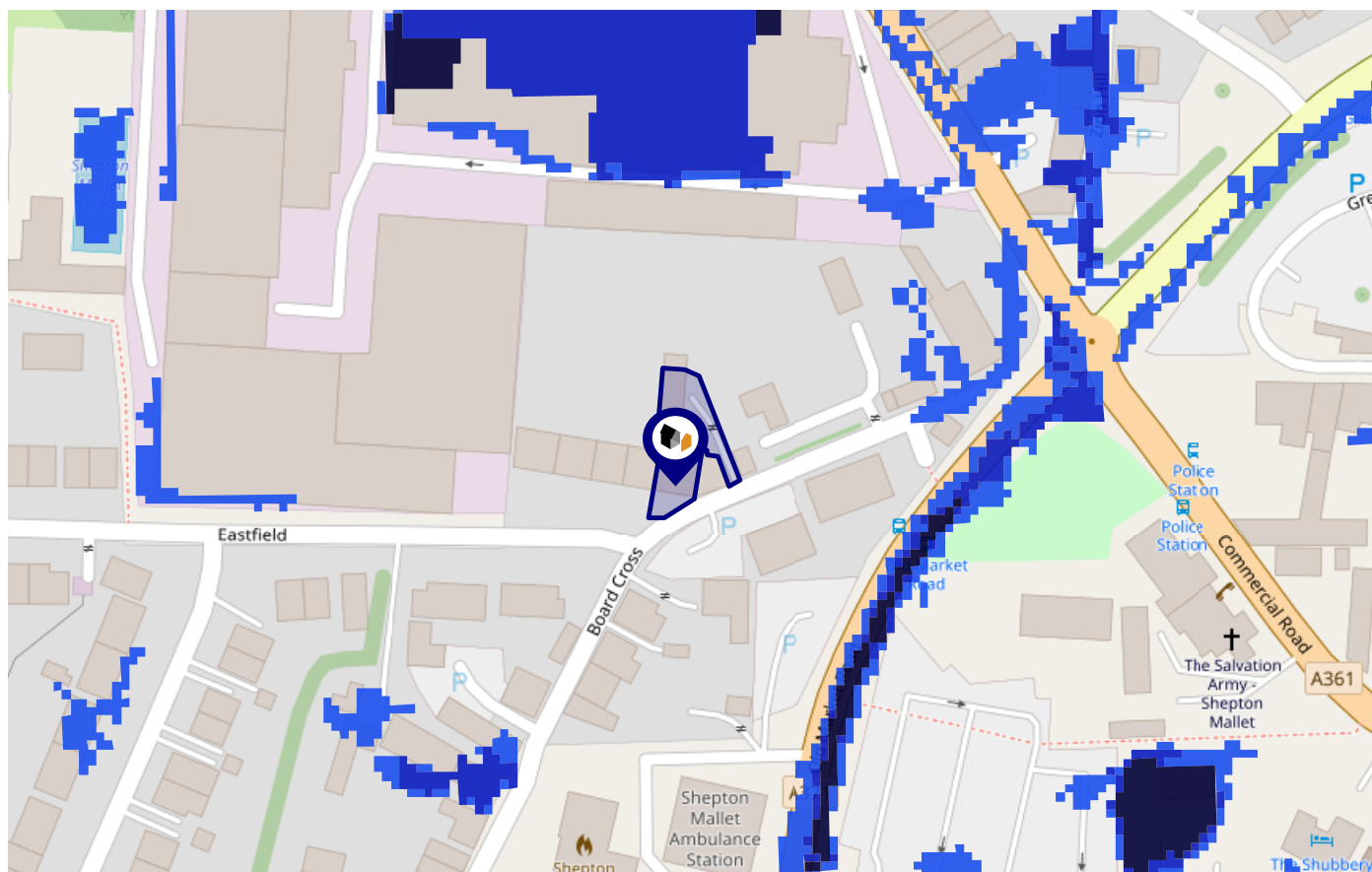


Flood Risk

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.

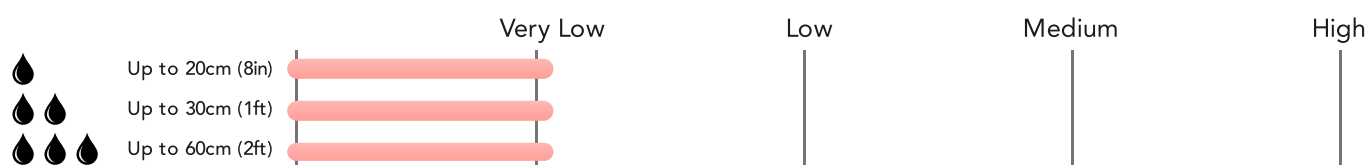


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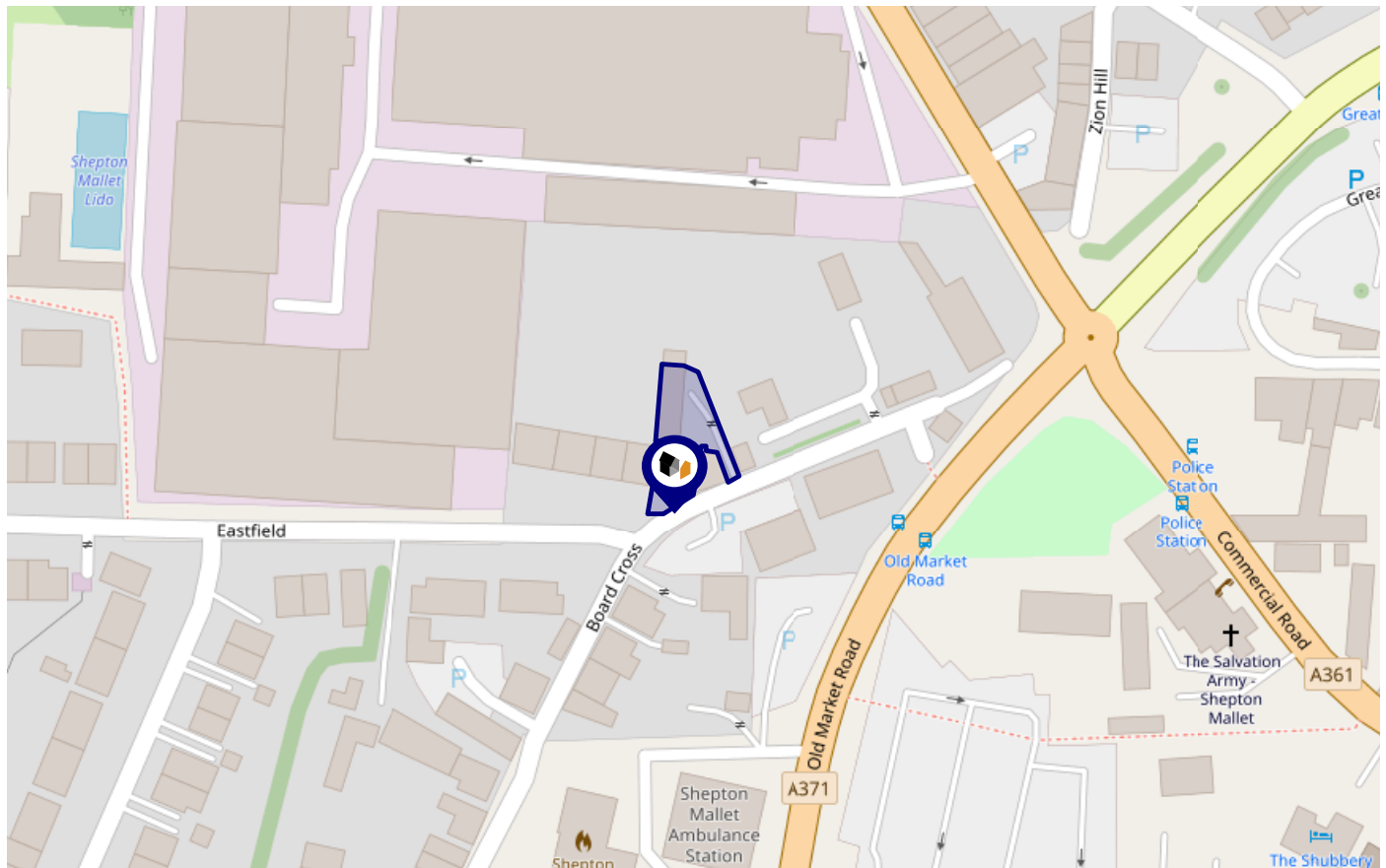
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Flood Risk

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.



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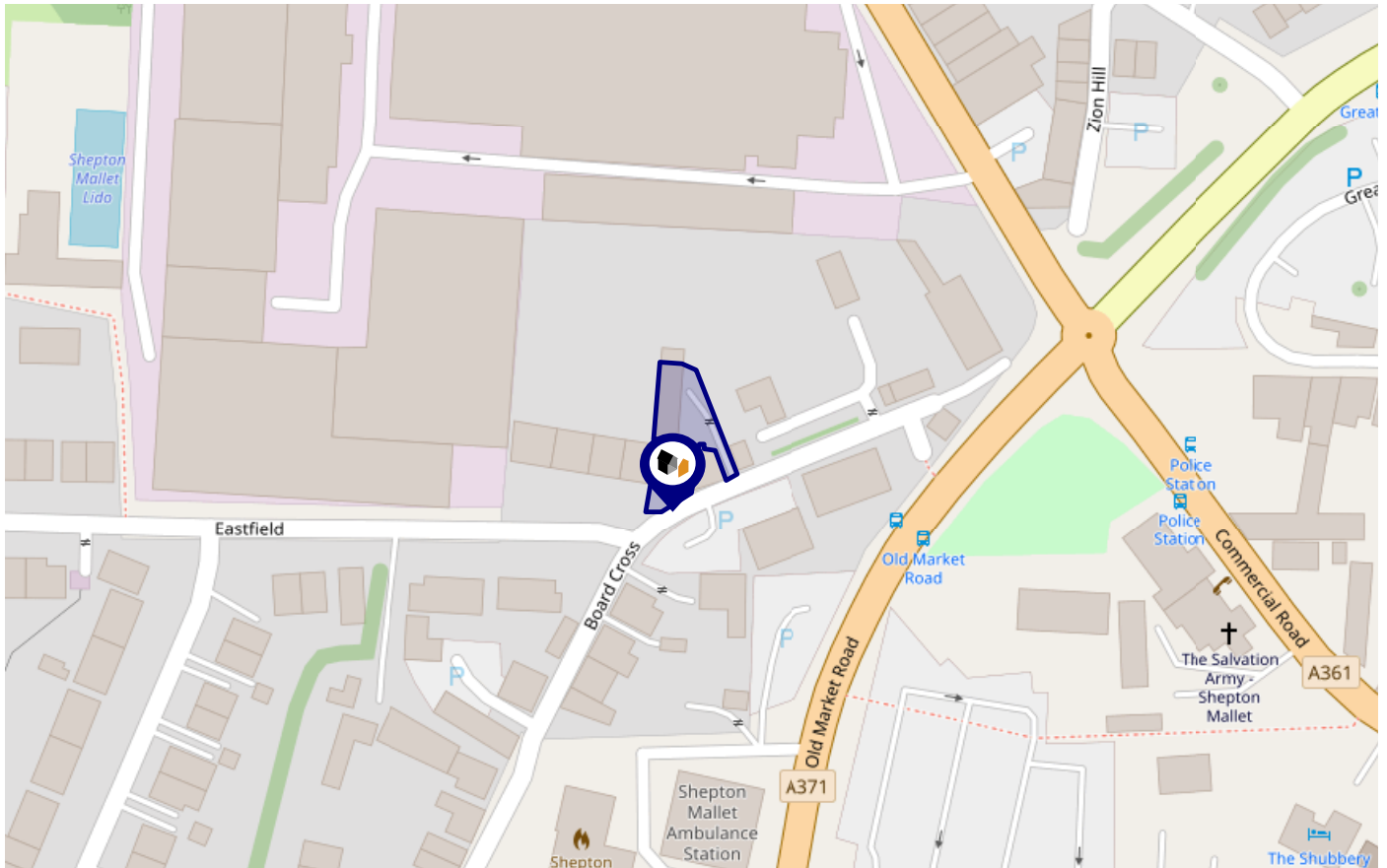


Flood Risk

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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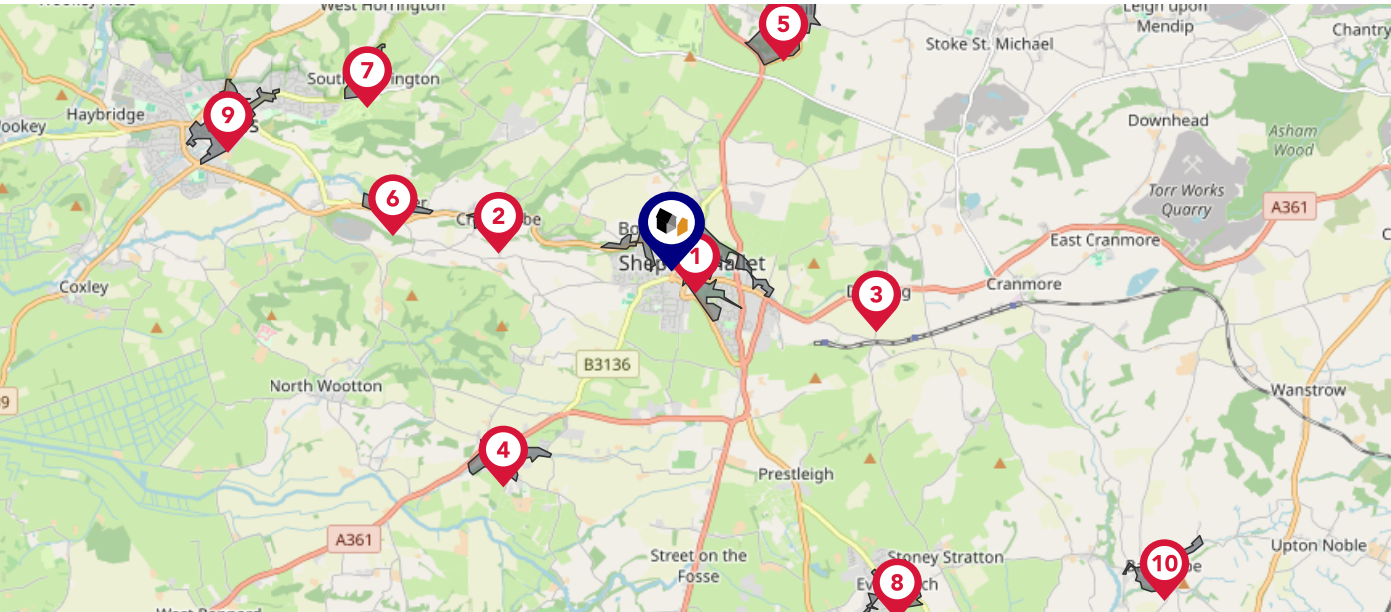


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Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



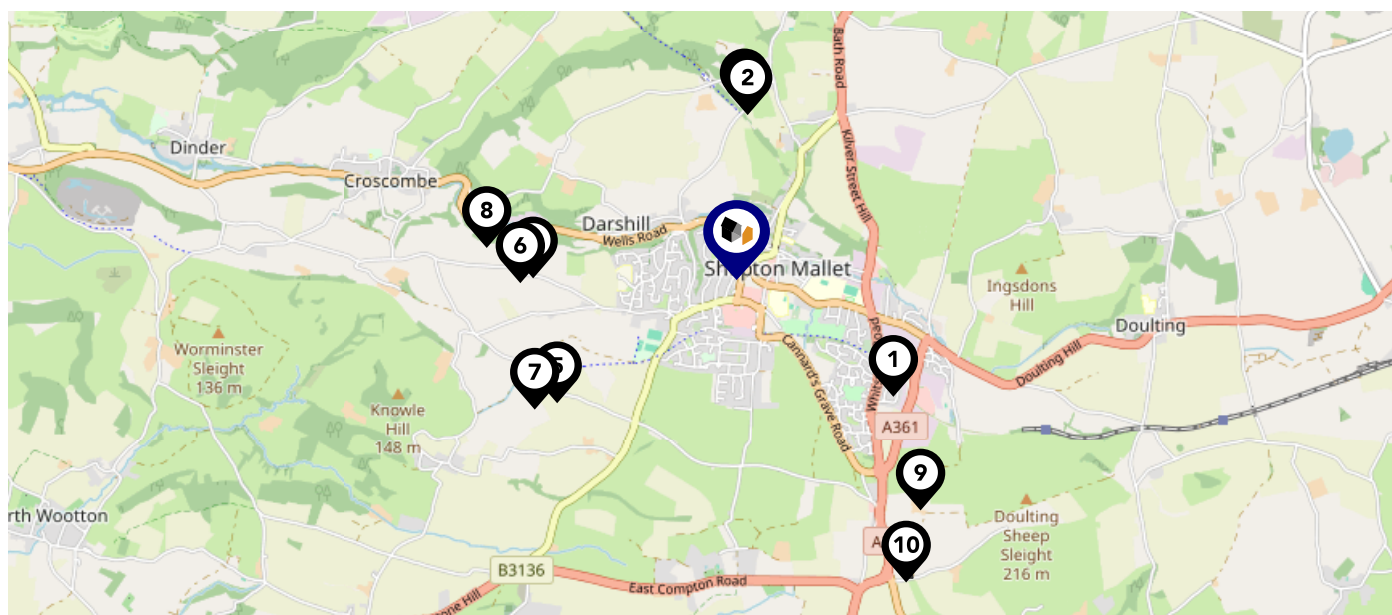
Nearby Conservation Areas	
1	Shepton Mallet
2	Croscombe
3	Doultong
4	Pilton
5	Oakhill
6	Dinder
7	Mendip Hospital
8	Evercreech
9	Wells
10	Batcombe

Maps

Landfill Sites

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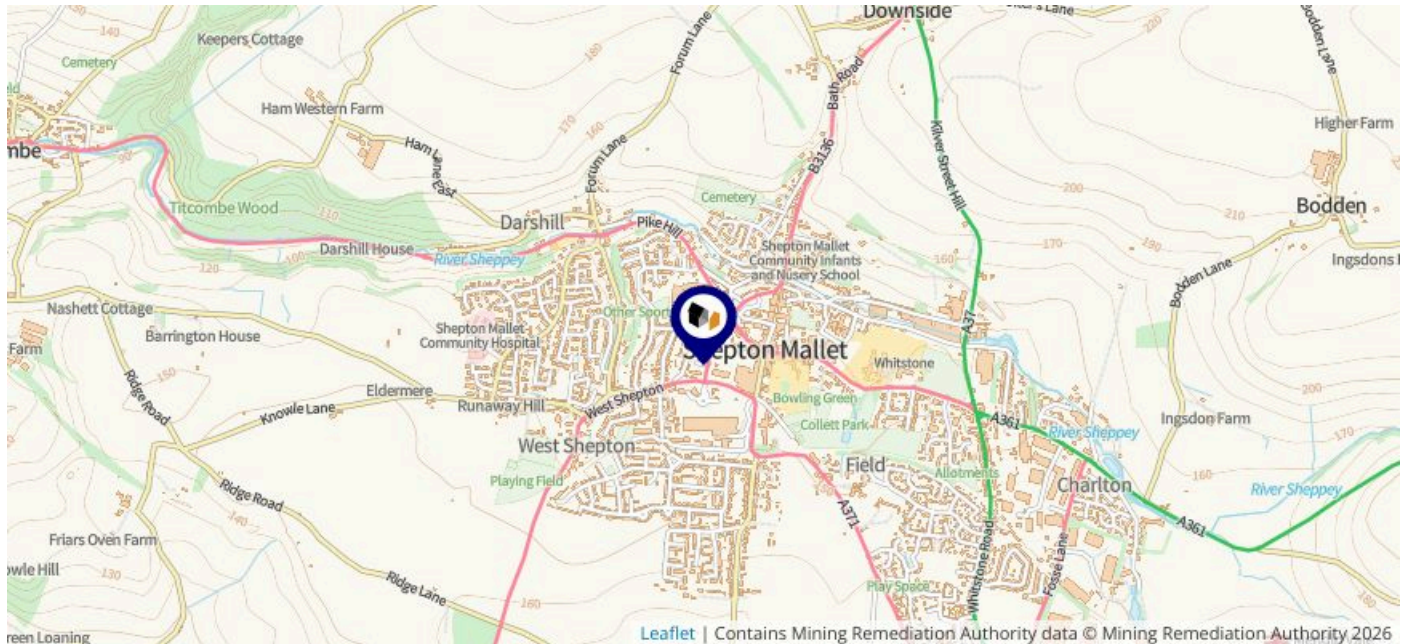
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

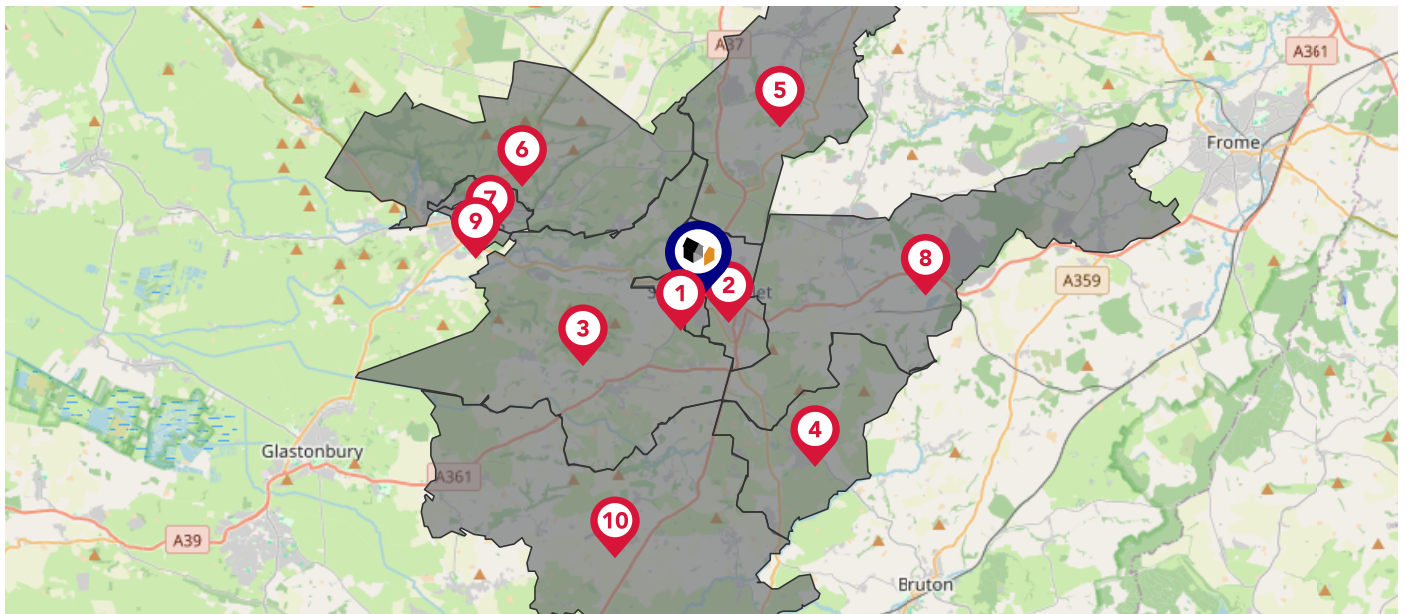
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

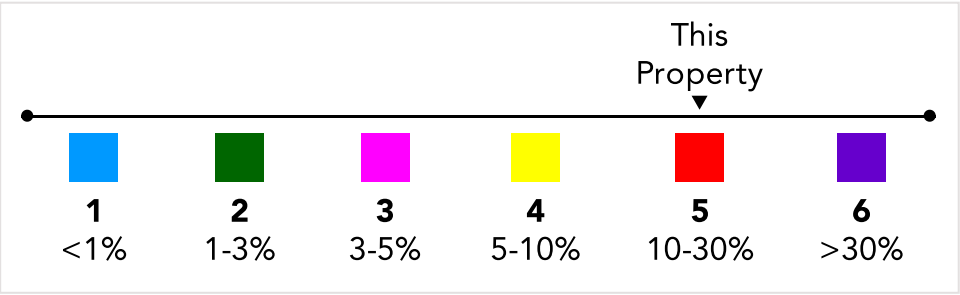
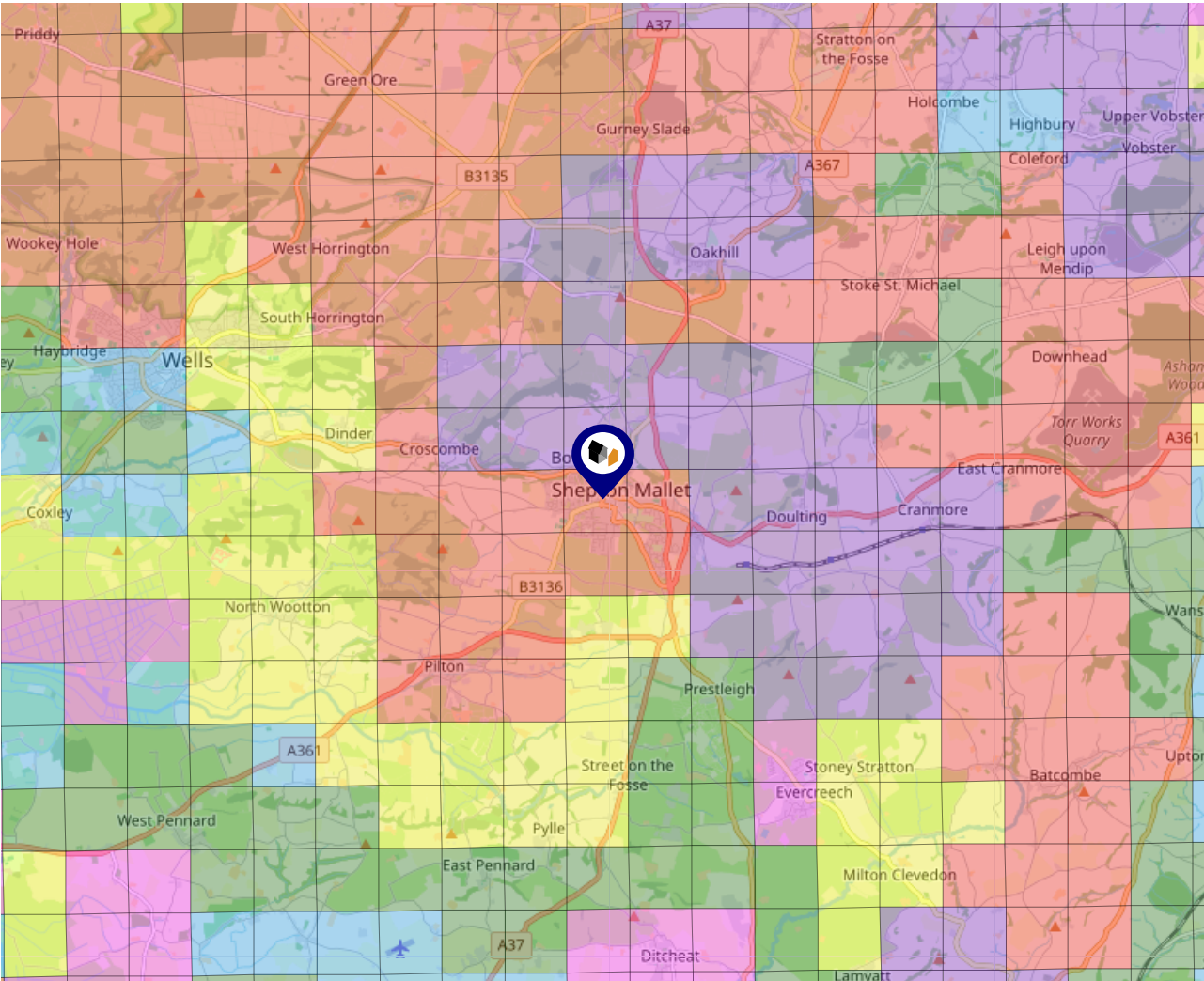


Nearby Council Wards

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

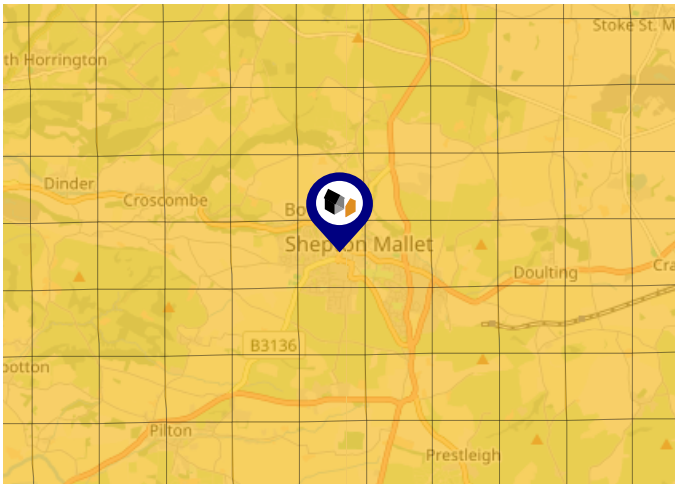
What is Radon?

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(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP

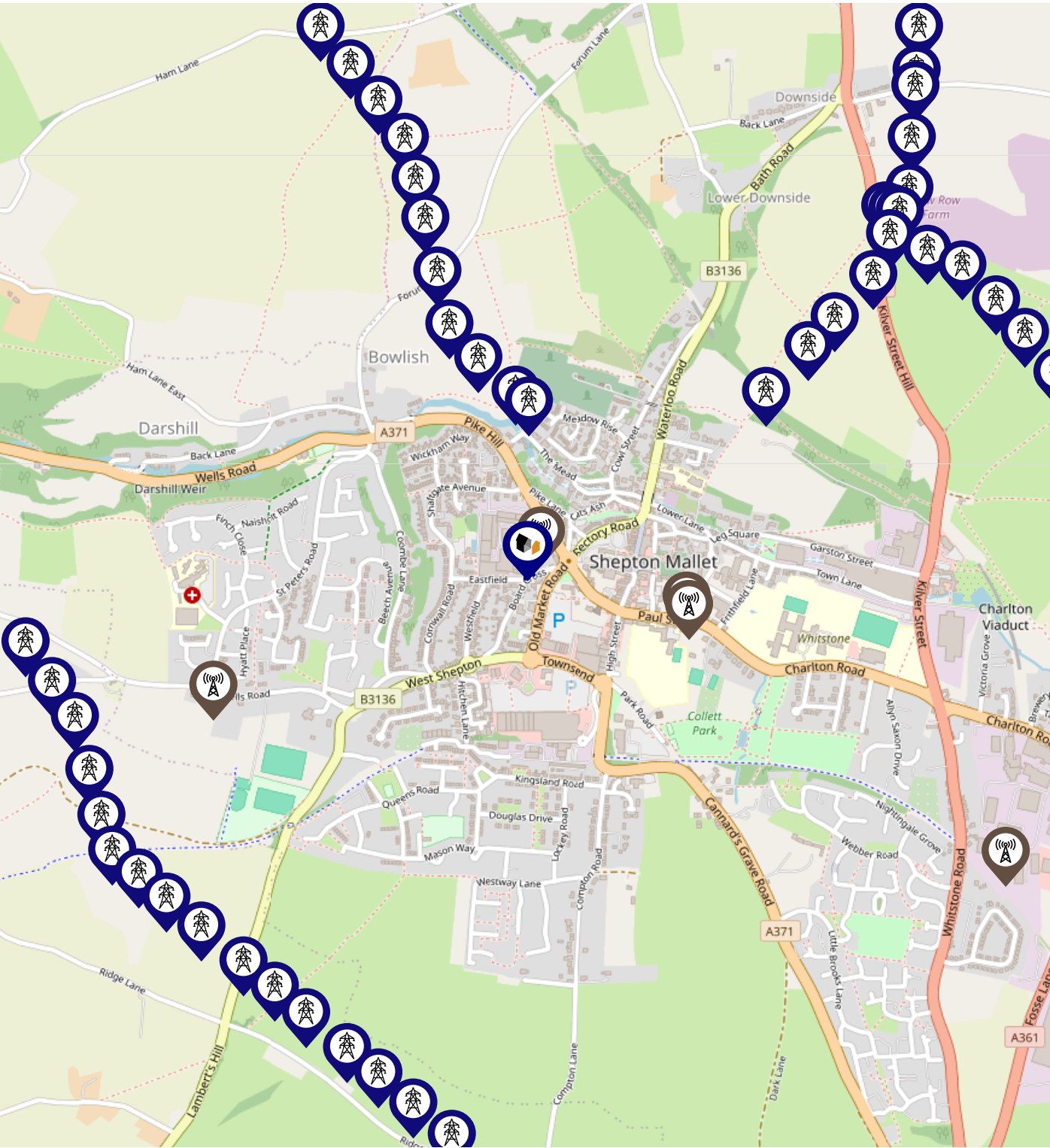


Primary Classifications (Most Common Clay Types)

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:

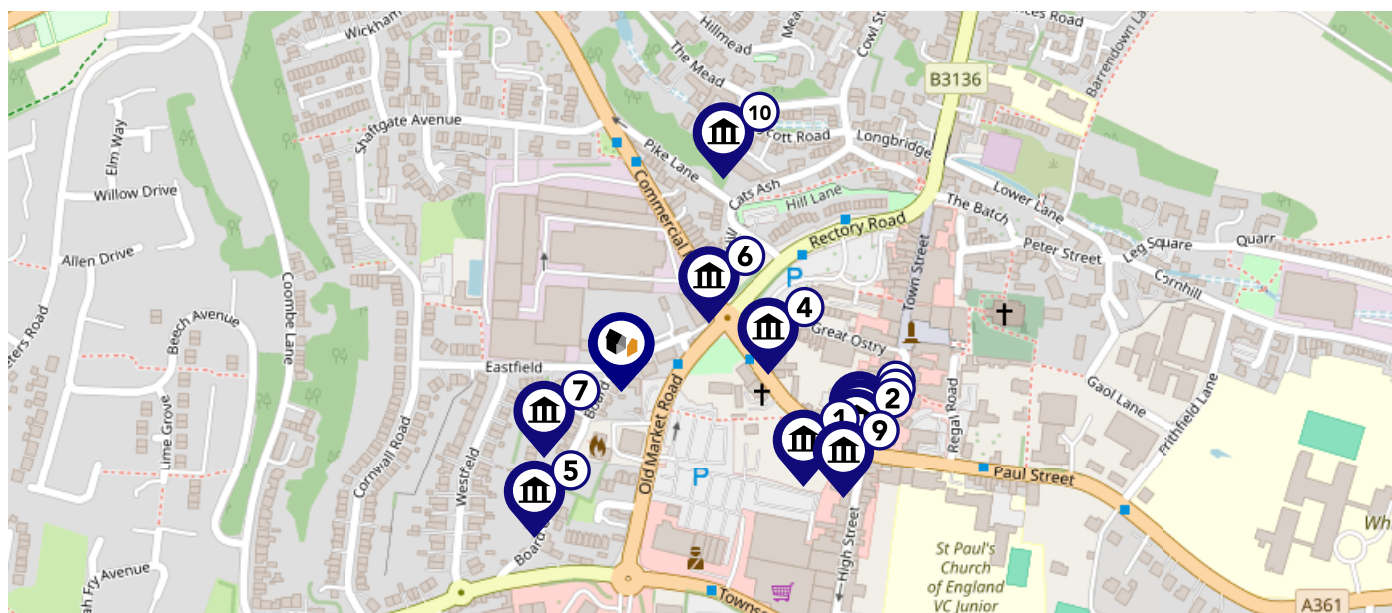
-  Power Pylons
-  Communication Masts

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
 1172722 - Baptist Chapel	Grade II	0.1 miles
 1345220 - 24, 26 And 28, High Street	Grade II	0.1 miles
 1058410 - 18, High Street	Grade II	0.1 miles
 1172960 - 9, Great Ostry	Grade II	0.1 miles
 1058452 - The Victoria	Grade II	0.1 miles
 1058460 - 24, Commercial Road	Grade II	0.1 miles
 1245458 - 40-41, Board Cross	Grade II	0.1 miles
 1296372 - 20 And 22, High Street	Grade II	0.1 miles
 1345204 - 1, Commercial Road	Grade II	0.1 miles
 1058428 - Masonic Hall	Grade II	0.1 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

NONE

Central Heating

Electric heating

Water Supply

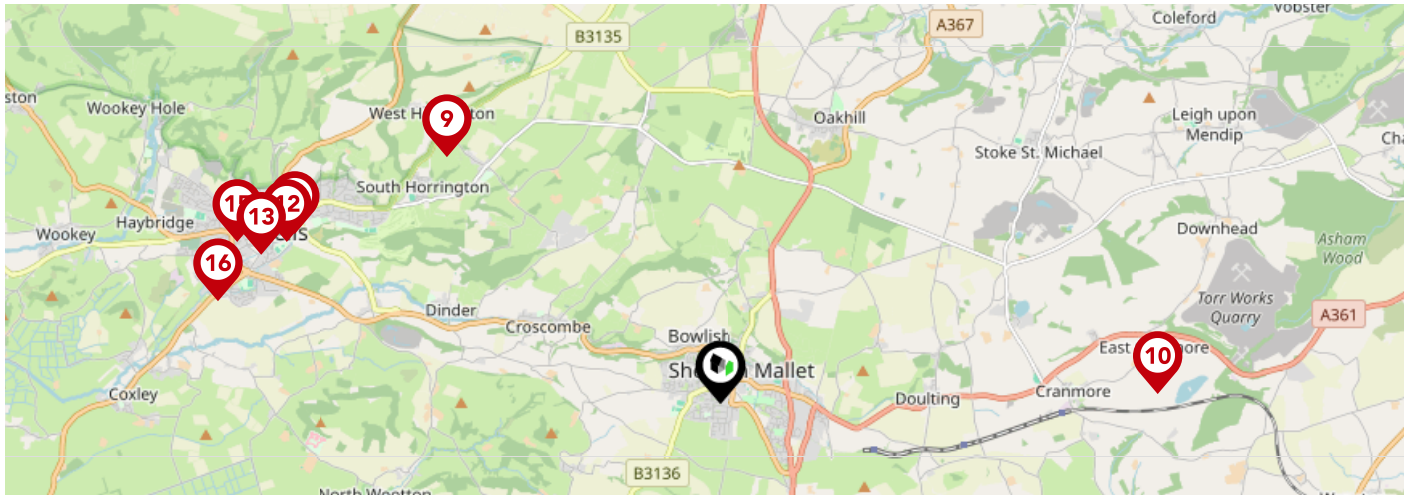
Mains

Drainage

Mains



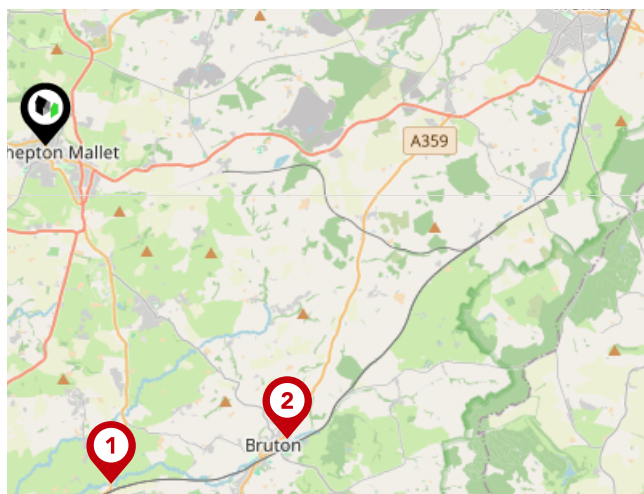
		Nursery	Primary	Secondary	College	Private
1	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.2	☐	☒	☐	☐	☐
2	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.22	☐	☒	☐	☐	☐
3	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.39	☐	☒	☐	☐	☐
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.43	☐	☐	☒	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.9	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.32	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.59	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.38	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.43	☐	☒	☐	☐	☐
	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.06	☐	☐	☒	☐	☐
	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.26	☐	☒	☐	☐	☐
	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.3	☐	☐	☒	☐	☐
	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.5	☐	☒	☐	☐	☐
	Ditchheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.58	☐	☒	☐	☐	☐
	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.73	☐	☐	☒	☐	☐
	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.77	☐	☒	☐	☐	☐

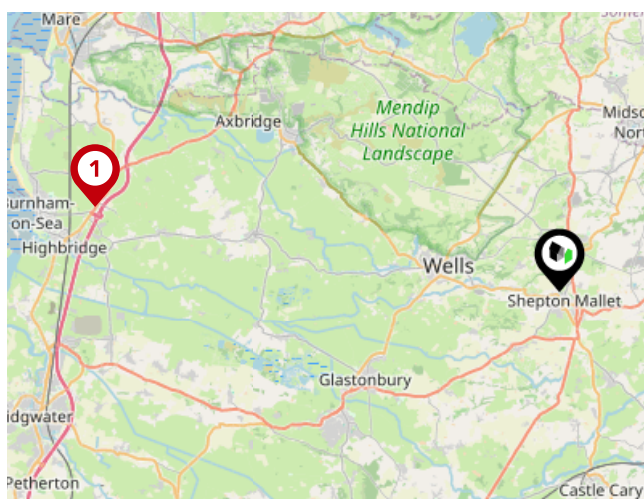
Area Transport (National)

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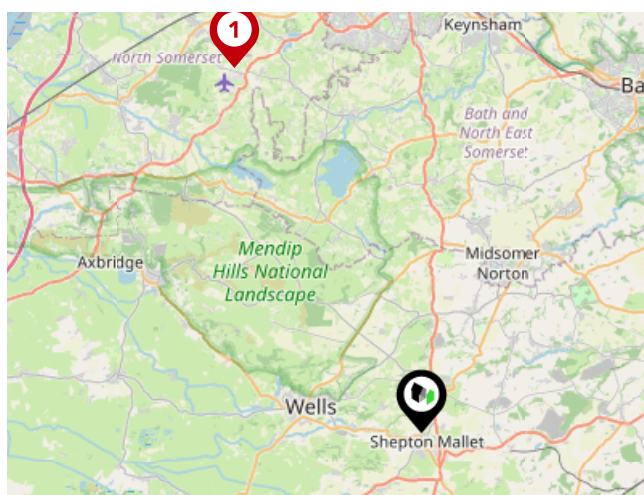
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.39 miles
2	Bruton Rail Station	7.06 miles
3	Frome Rail Station	10.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	17.49 miles



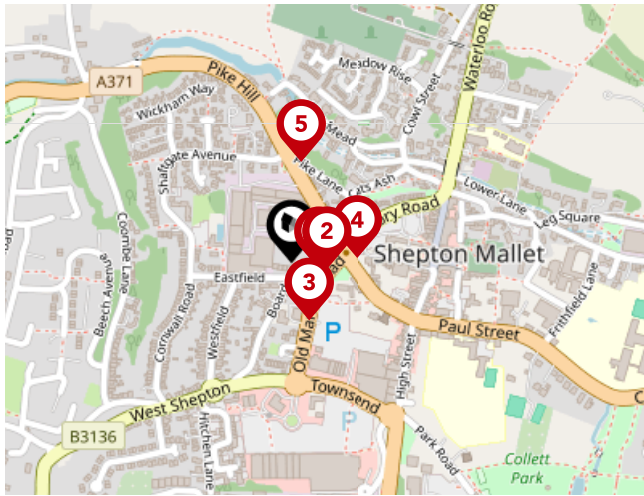
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.21 miles

Area

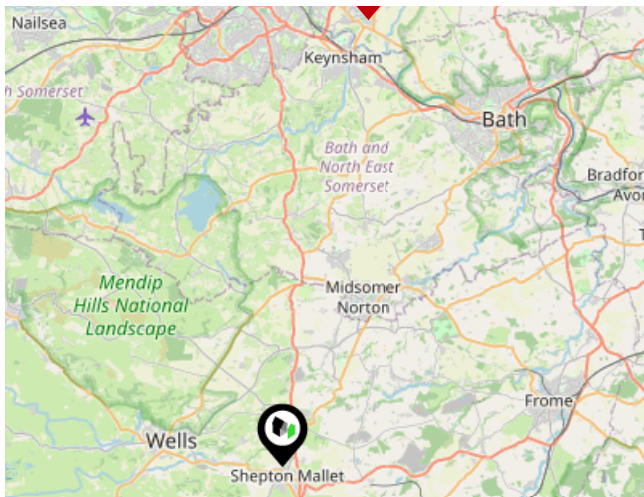
Transport (Local)

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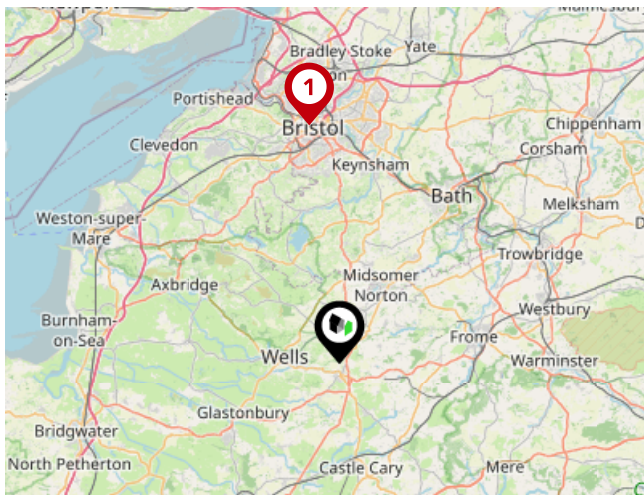
Bus Stops/Stations

Pin	Name	Distance
1	Rose Court	0.03 miles
2	Police Station	0.03 miles
3	Mendip West Slinky - Shepton Mallet DRT	0.06 miles
4	Police Station	0.07 miles
5	Pike Lane	0.11 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	16.87 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	17.87 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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