



MIR: Material Info

The Material Information Affecting this Property
Saturday 12th September 2026



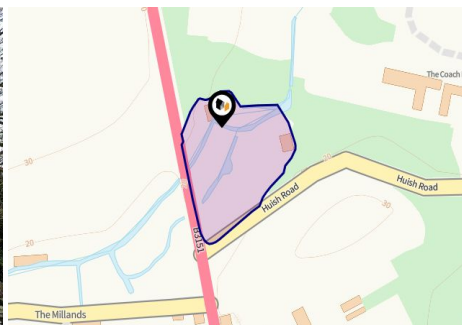
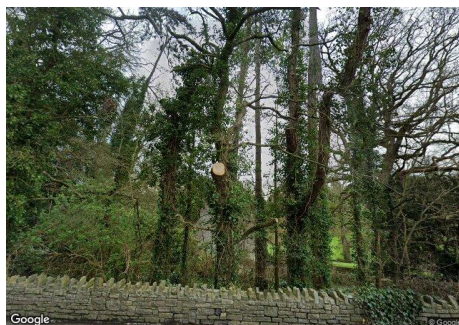
SOMERTON, TA11

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:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,658 ft ² / 247 m ²		
Plot Area:	1.99 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	ST168625		

Local Area

Local Authority:	Somerset
Conservation Area:	Somerton
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



O₂



EE



3



O₂



BT



sky



Virgin media

Planning History This Address

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Planning records for: **Somerton, TA11**

Reference - 18/01422/LBC

Decision: Approved

Date: 17th April 2018

Description:

The carrying out of alterations to external door.

Reference - 19/01356/LBC

Decision: Withdrawn

Date: 13th May 2019

Description:

Alteration and extension of outbuilding to form painting studio.

Reference - 19/01355/HOU

Decision: Approved

Date: 13th May 2019

Description:

Alteration and extension of outbuilding to form painting studio.

Planning records for: *Paddock Lodge The Grange Somerton Somerset TA11 7HP*

Reference - 06/00949/LBC	
Decision:	Approved
Date:	29th March 2006
Description:	Erection of a garden store. GR (349901/128077)

Planning records for: *Stable Cottage The Grange Somerton Somerset TA11 7HP*

Reference - 06/02112/LBC	
Decision:	Approved
Date:	27th June 2006
Description:	Remove existing window and replace with french doors (GR 349851 / 128089)

Planning records for: *East Wing The Grange Somerton Somerset TA11 7HP*

Reference - 04/02762/FUL	
Decision:	Approved
Date:	21st September 2004
Description:	Erection of kitchen extension and new roof to replace conservatory & alterations to extend walls (GR 349884/128099)

Planning records for: *Somerton Court Farm Somerton Somerset TA11 7HP*

Reference - 94/01889/LBC	
Decision:	Decided
Date:	04th March 1994
Description:	FORMATION OF VEHICULAR ACCESS, ALTERATIONS AND THE CONVERSION OF BARN INTO A DWELLINGHOUSE (LISTED BUILDING CONSENT) (GR 498/280)

Planning records for: ***Somerton Court Farm Somerton Somerset TA11 7HP***

Reference - 10/00489/FUL

Decision: Approved

Date: 01st February 2010

Description:

The erection of a covered link, external and internal alterations and the use of outbuilding as ancillary residential accommodation (GR 349872/127984)

Reference - 94/01888/FUL

Decision: Approved

Date: 04th March 1994

Description:

FORMATION OF VEHICULAR ACCESS, ALTERATIONS AND THE CONVERSION OF BARN INTO A DWELLINGHOUSE (GR 498/297)

Reference - 18/00235/FUL

Decision: Approved

Date: 23rd January 2018

Description:

The erection of a single storey car port attached to existing garden room.

Reference - 18/00236/LBC

Decision: Approved

Date: 22nd January 2018

Description:

The erection of a single storey car port attached to existing garden room.

Planning records for: ***Somerton Court Farm Somerton Somerset TA11 7HP***

Reference - 10/00490/LBC

Decision: Approved

Date: 01st February 2010

Description:

The erection of a covered link, external and internal alterations and the use of outbuilding as ancillary residential accommodation (GR 349872/127984)

Reference - 17/04348/FUL

Decision: Approved

Date: 07th November 2017

Description:

The erection of a greenhouse.

Reference - 16/03234/LBC

Decision: Approved

Date: 25th July 2016

Description:

Internal alterations to existing building, landscaping to courtyard and installation of new gates.

Reference - 25/00664/LBC

Decision: Approved

Date: 18th March 2025

Description:

Regularisation of clay tiles on outbuilding, removal of external stair and replacement windows to former outbuilding (implemented).

Planning records for: *The Grange Somerton Somerset TA11 7HP*

Reference - 92/01768/LBC

Decision: Decided

Date: 09th January 1992

Description:

ALTERATIONS, ERECTION OF EXTENSIONS AND CONVERSION OF OUTBUILDINGS INTO DORMITORY ACCOMMODATION AND HOUSEPARENTS FLAT (GR 498/280)

Reference - 92/01769/LBC

Decision: Decided

Date: 24th April 1992

Description:

DEMOLITION AND REBUILDING SECTIONS OF WALLS, ALTERATIONS, ERECTION OF EXTENSIONS AND CONVERSION OF OUTBUILDINGS INTO DORMITORY ACCOMMODATION & HOUSEPARENTS FLAT (LISTED BUILDING CONSENT)

Reference - 92/01767/FUL

Decision: Approved

Date: 09th January 1992

Description:

ALTERATIONS, ERECTION OF EXTENSIONS AND CONVERSION OF OUTBUILDINGS INTO DORMITORY ACCOMMODATION AND HOUSEPARENTS FLAT (GR 498/280)

Reference - 23/01026/TCA

Decision: Decided

Date: 17th April 2023

Description:

Notification of intent to Fell No. 1 Tree within a Conservation Area.

Planning records for: *The Grange Somerton Somerset TA11 7HP*

Reference - 04/00046/FUL

Decision: Approved

Date: 06th January 2004

Description:

Permission to sub divide the paddock os plot 8915 into two parcels (Variation of condition 04 of planning permission 02/02943/FUL) (GR 349856/128066)

Reference - 92/01770/FUL

Decision: Approved

Date: 24th April 1992

Description:

DEMOLITION AND REBUILDING SECTION OF WALLS, ALTERATIONS, ERECTION OF EXTENSIONS AND CONVERSION OF OUTBUILDINGS INTO DORMITORY ACCOMMODATION & HOUSEPARENTS FLAT

Reference - 03/02653/FUL

Decision: Approved

Date: 08th September 2003

Description:

Demolition of existing wall and construction of new 1.2m high wall (GR349856/128066)

Reference - 02/02943/FUL

Decision: Approved

Date: 22nd October 2002

Description:

Conversion of existing building to form 6 dwellings (GR 498/280)

Planning records for: *The Grange Somerton Somerset TA11 7HP*

Reference - 02/02946/LBC	
Decision:	Approved
Date:	22nd October 2002
Description:	Conversion of existing buildings to form 6 dwellings (GR 498/280)

Reference - 03/02655/LBC	
Decision:	Approved
Date:	12th September 2003
Description:	Demolition of existing wall and construction of new 1.2m high wall (GR 349856/128066)

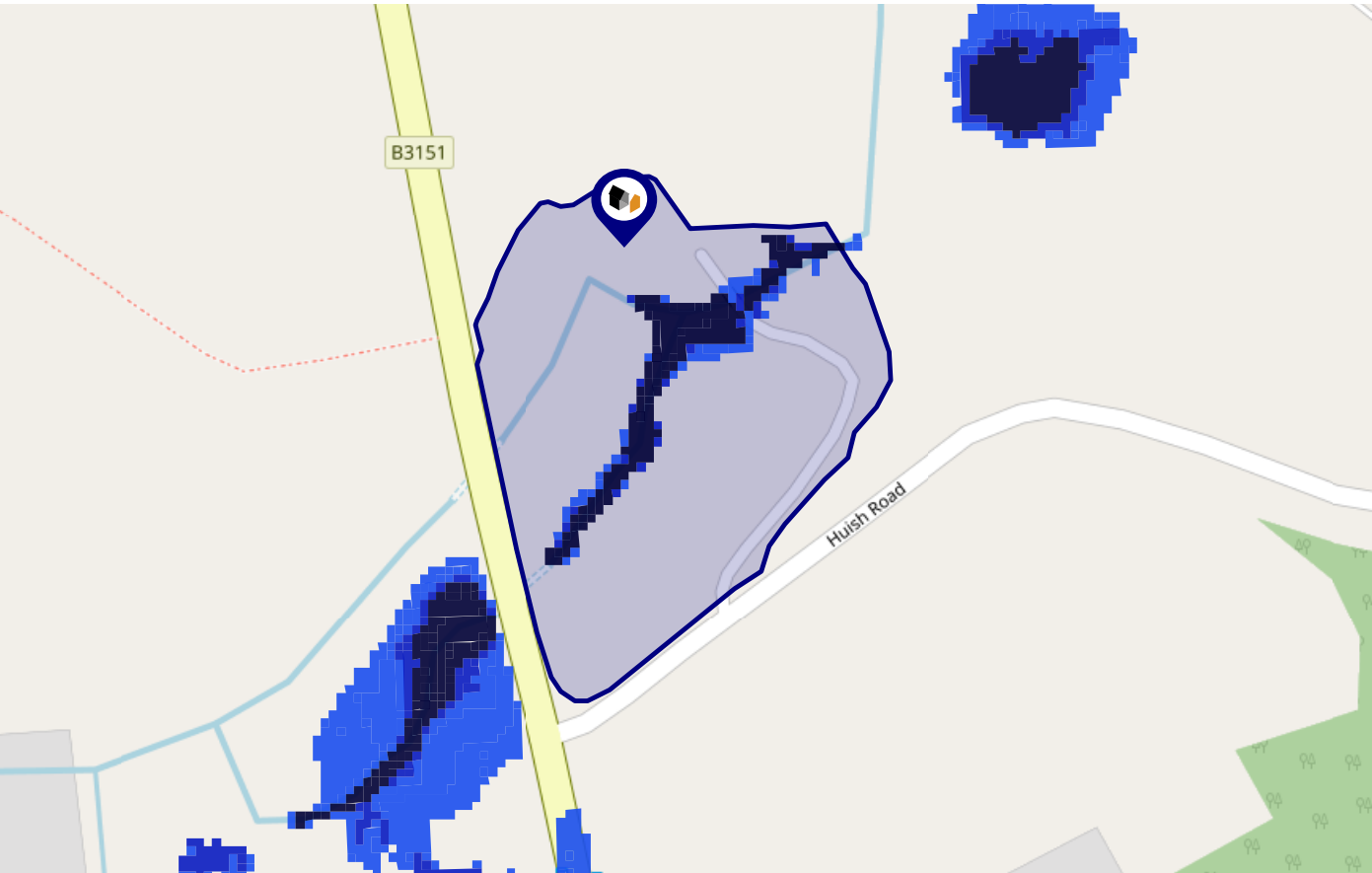
Planning records for: *Erleigh Garden House Somerton Somerset TA11 7HP*

Reference - 02/01931/FUL	
Decision:	Approved
Date:	16th July 2002
Description:	Erection of extension to rear of dwelling (GR 498/283)

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

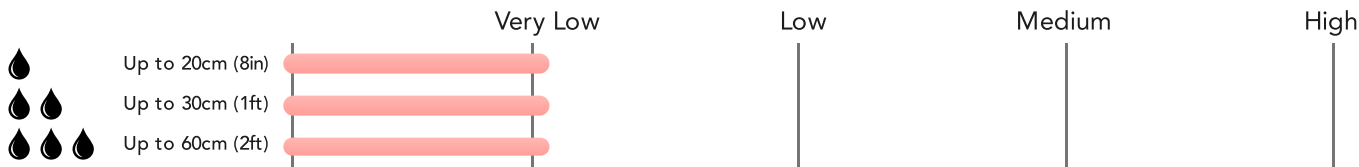


Risk Rating: Very low

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.

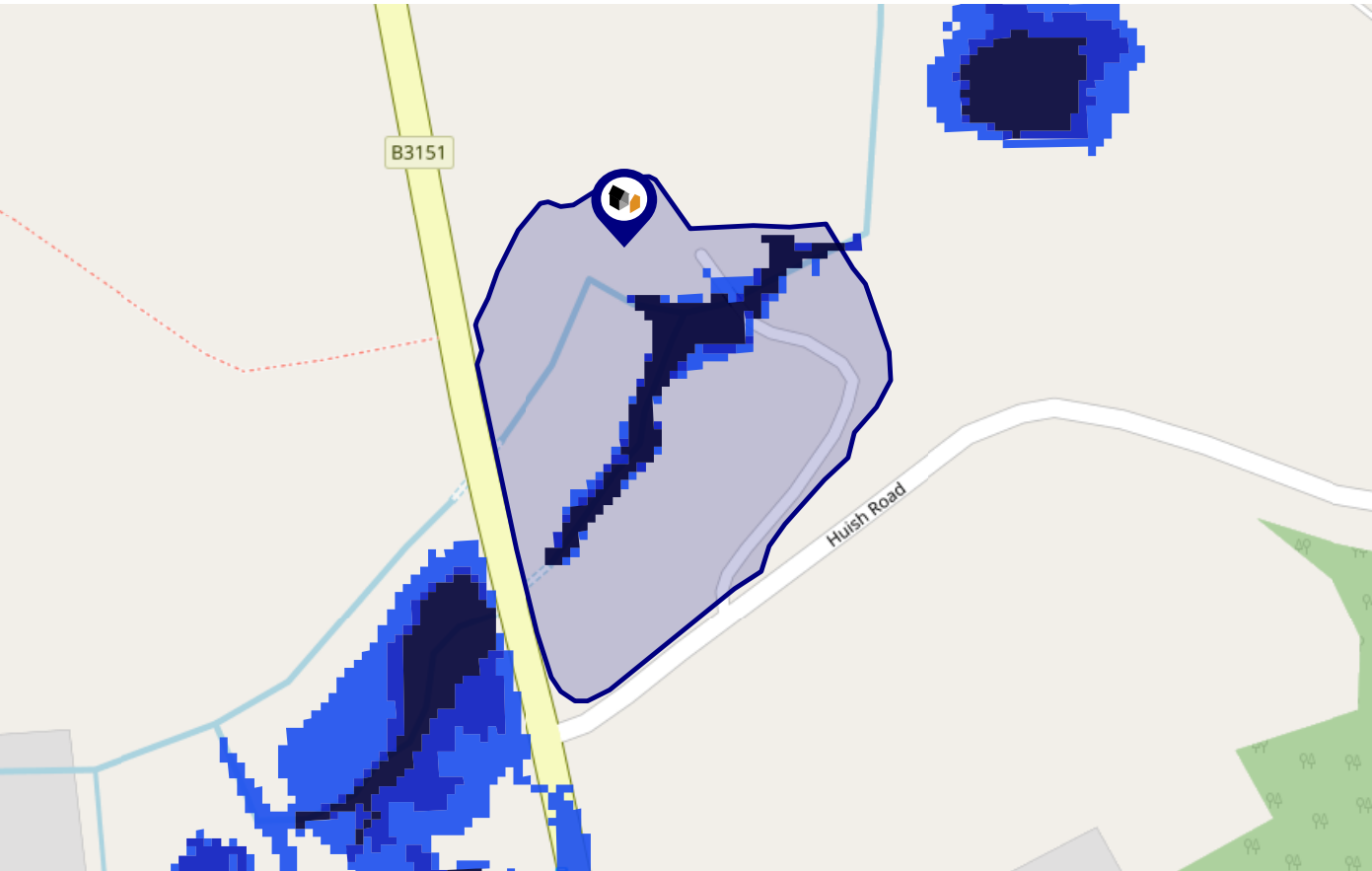
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

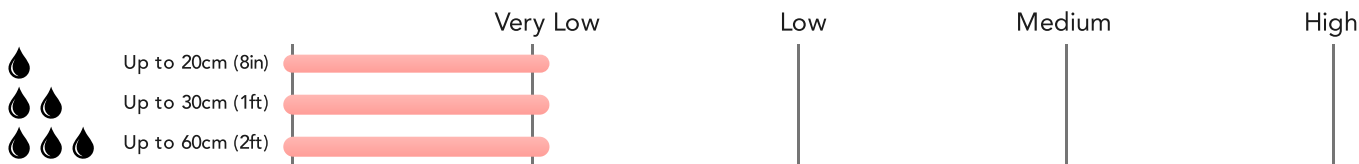


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Chance of flooding to the following depths at this property:

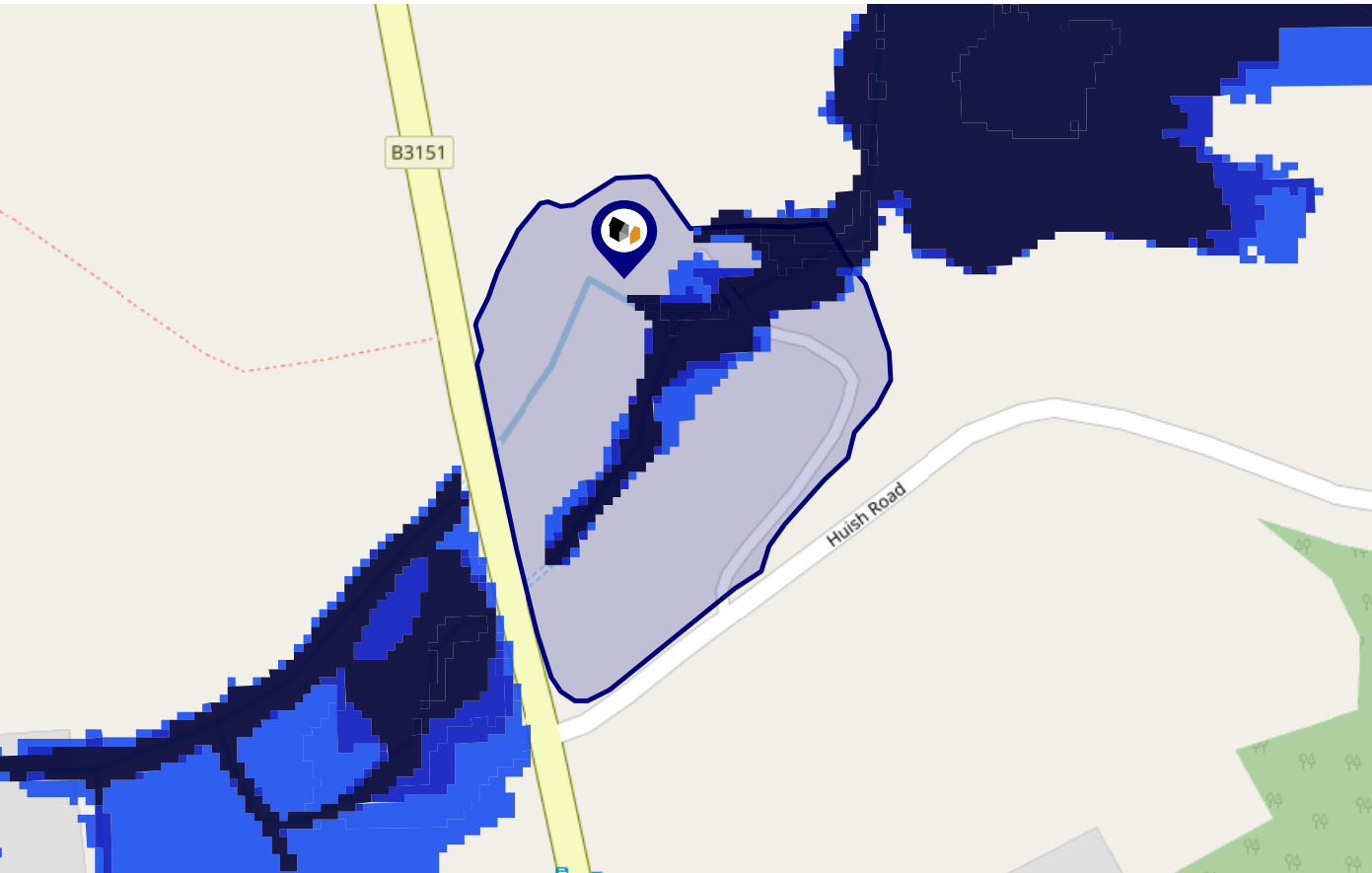


Flood Risk

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.

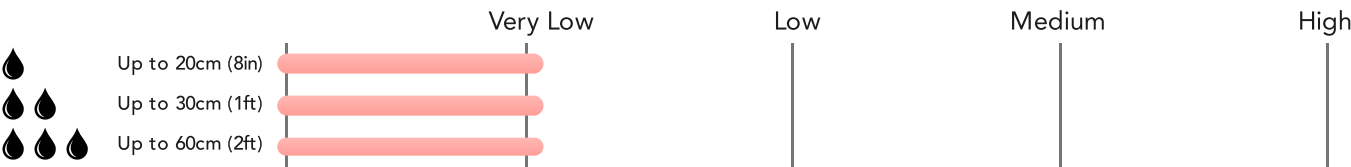


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Chance of flooding to the following depths at this property:

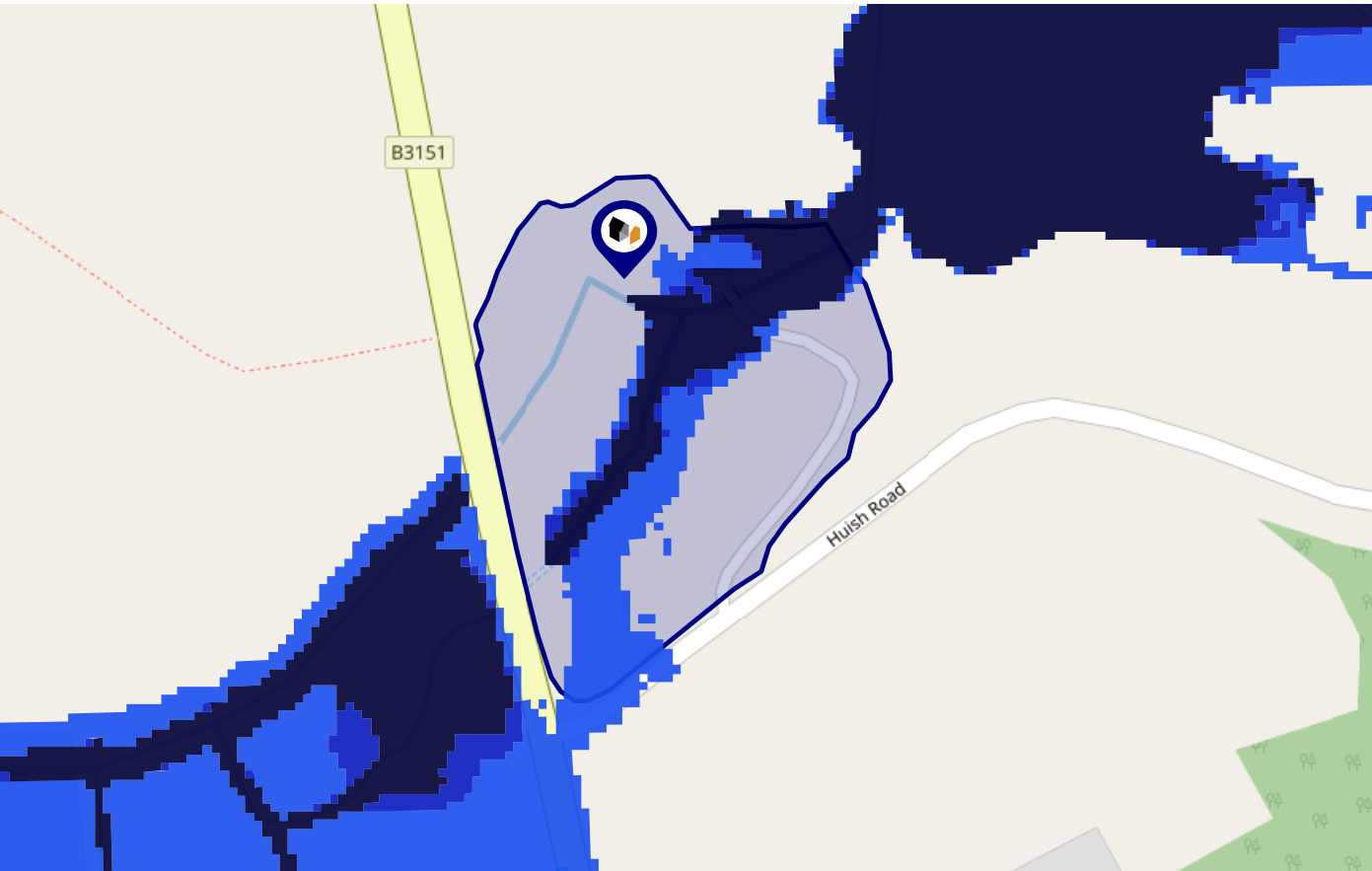


Flood Risk

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.

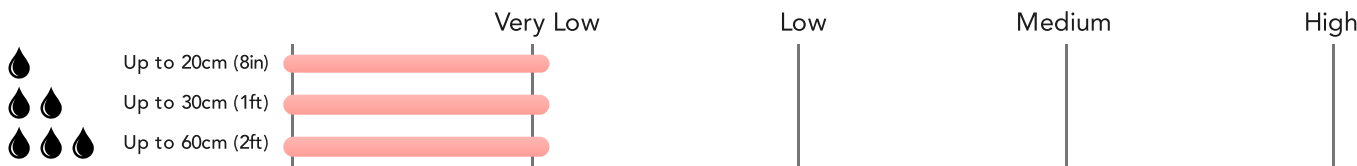


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Chance of flooding to the following depths at this property:



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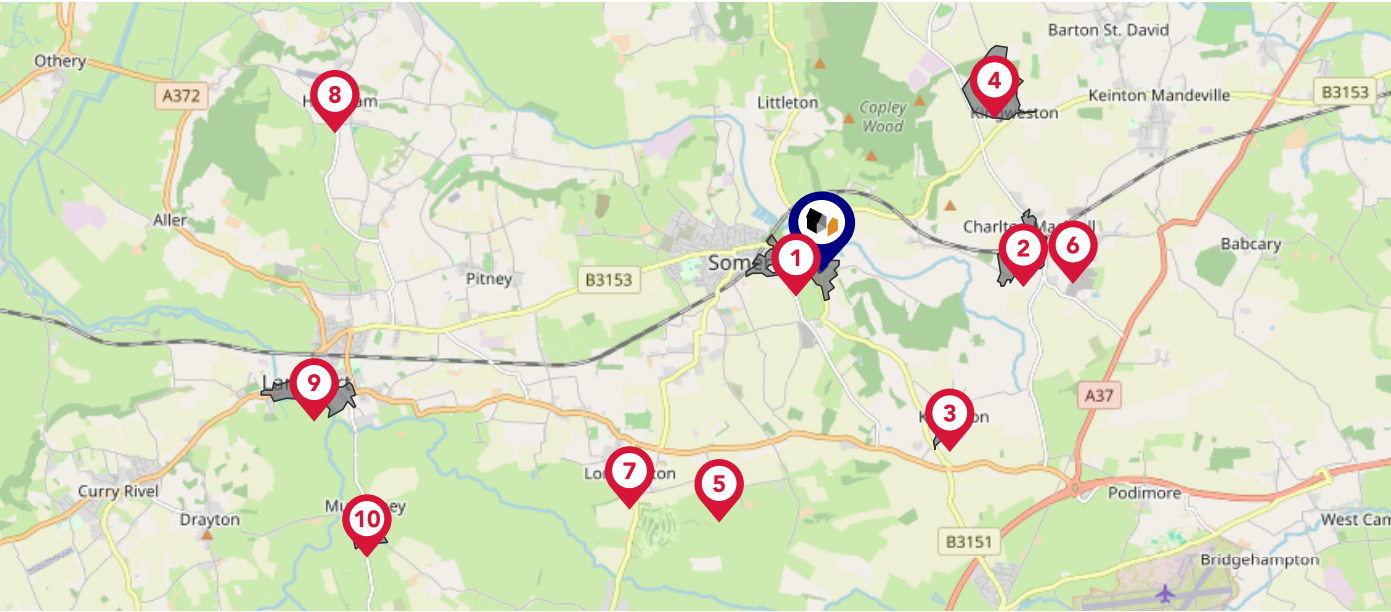
Powered by
aprift
Know any property instantly

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	Somerton
2	West Charlton and Charlton Mackrell
3	Kingsdon
4	Kingweston
5	Knole
6	Charlton Adam
7	Long Sutton
8	High Ham
9	Langport and Huish Episcopi
10	Muchelney

Maps

Landfill Sites

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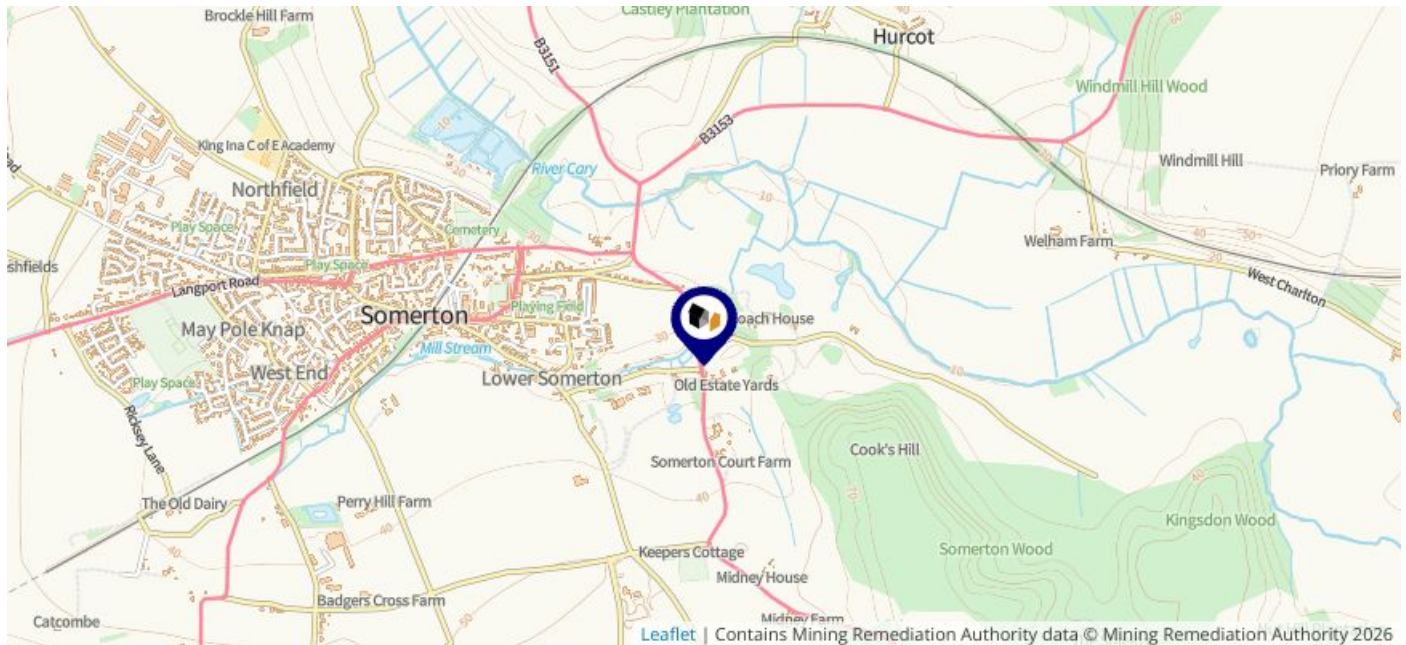
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Catsgore Road-Ashen Cross	Historic Landfill
2	Highbrooks Road-Ashen Cross	Historic Landfill
3	Higher Hurcott-Taunton,Somerton,Somerset	Historic Landfill
4	Badgers Cross-Somerton, Somerset	Historic Landfill
5	Melbury-Somerton	Historic Landfill
6	Badgers Cross-Somerton, Somerset	Historic Landfill
7	Highbrooks Quarries-Watts Quarry Lane, Somerton, Somerset	Historic Landfill
8	Highbrooks Quarry-Watts Quarry Lane, Catsgore, Somerton, Somerset	Historic Landfill
9	Long Sutton Waste Disposal Site-Long Sutton, Somerton, Somerset	Historic Landfill
10	Wineberry Cottage-Littleton, Compton Dundon, 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.

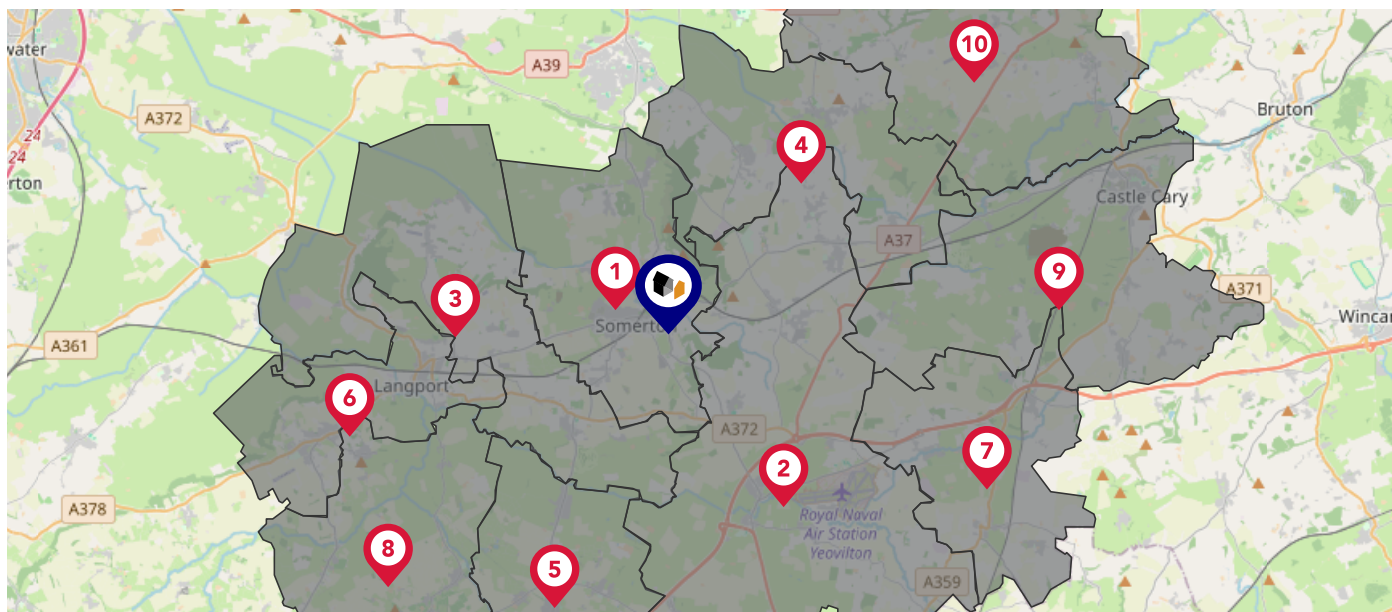
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Wessex Ward

2

Northstone, Ivelchester & St. Michael's Ward

3

Turn Hill Ward

4

Butleigh and Baltonsborough Ward

5

Martock Ward

6

Curry Rivel, Huish & Langport Ward

7

Camelot Ward

8

Burrow Hill Ward

9

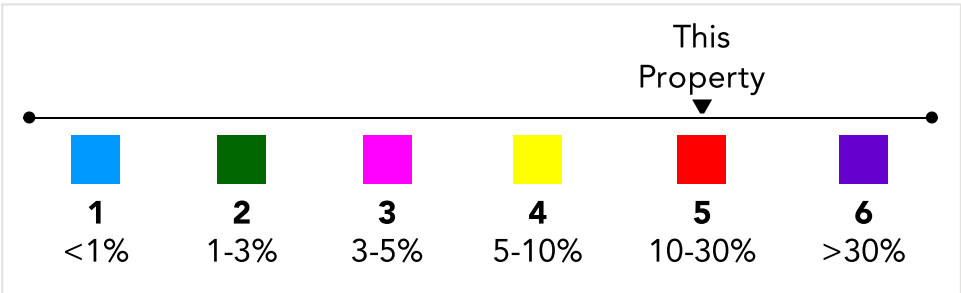
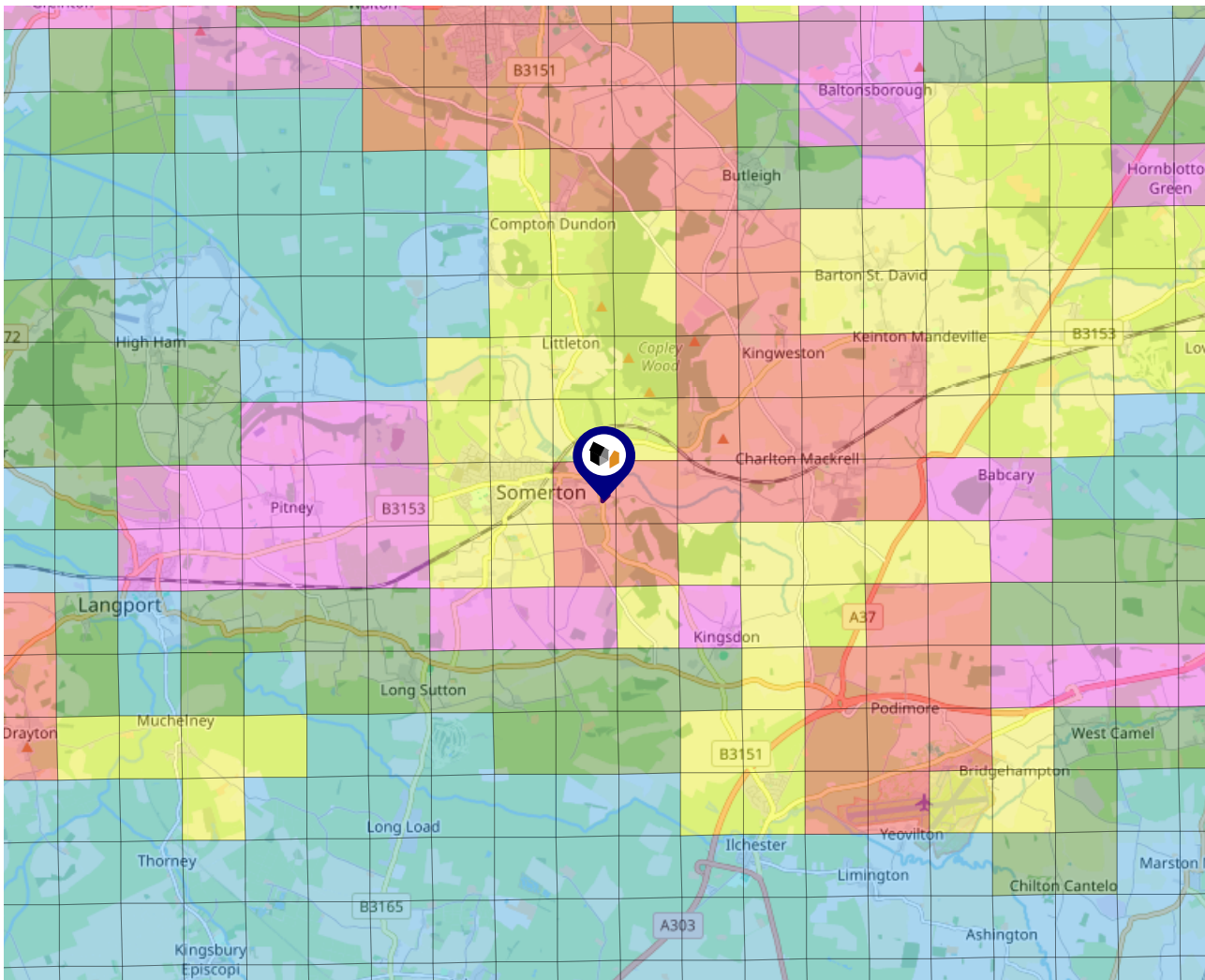
Cary Ward

10

The Pennards and Ditchheat Ward

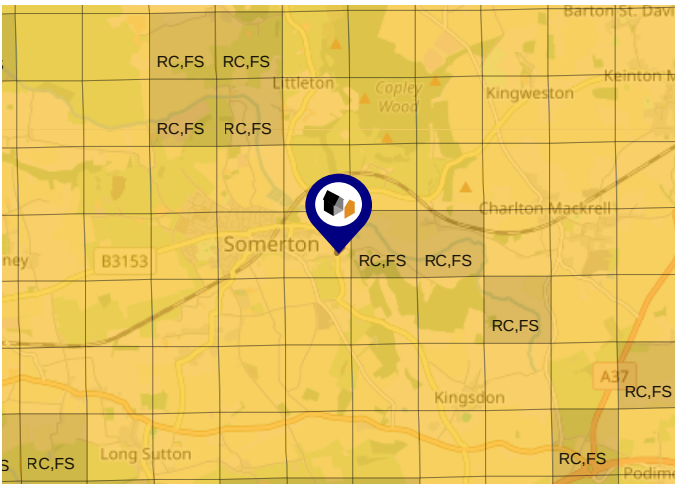
What is Radon?

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		



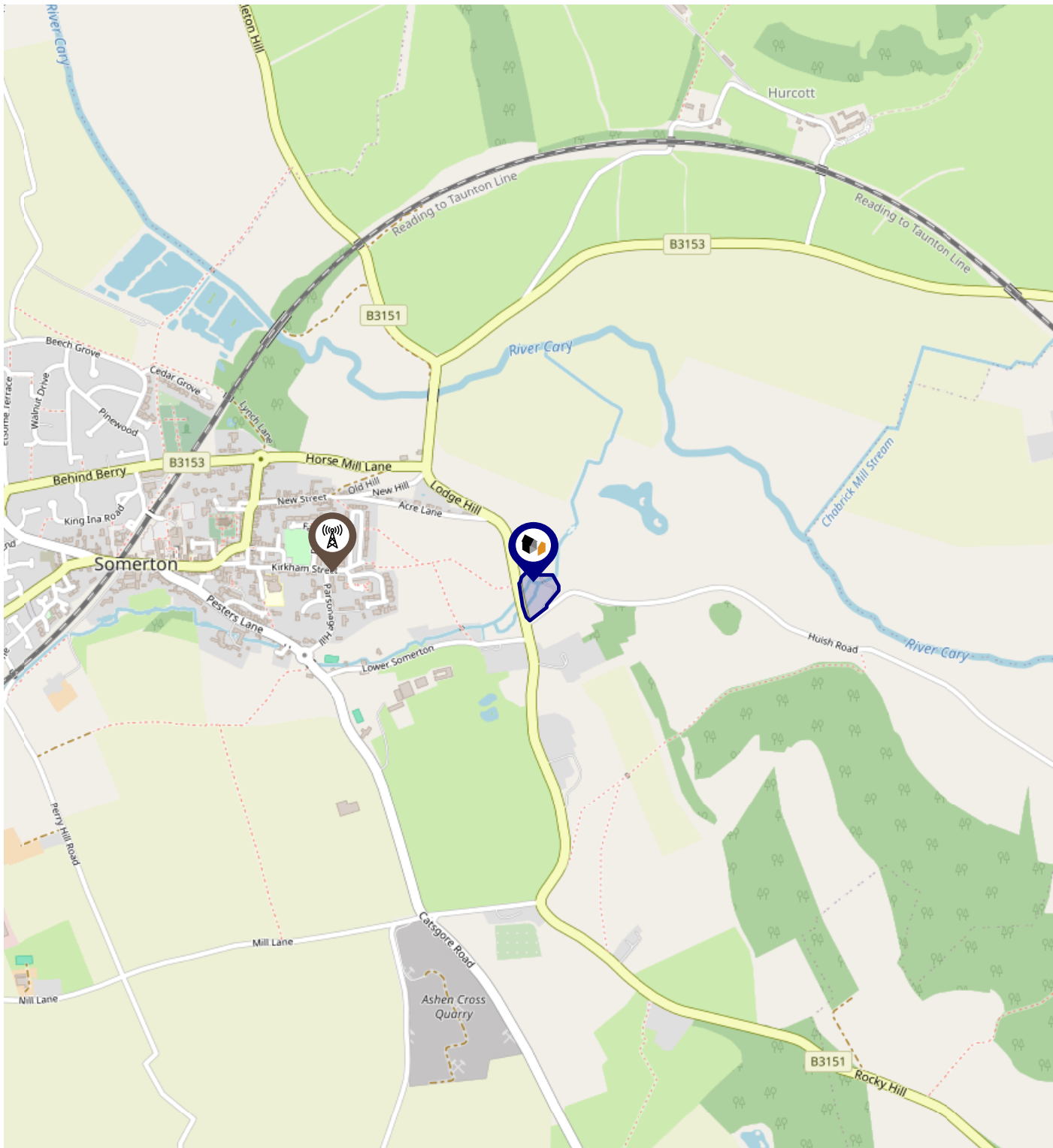
Primary Classifications (Most Common Clay Types)

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:

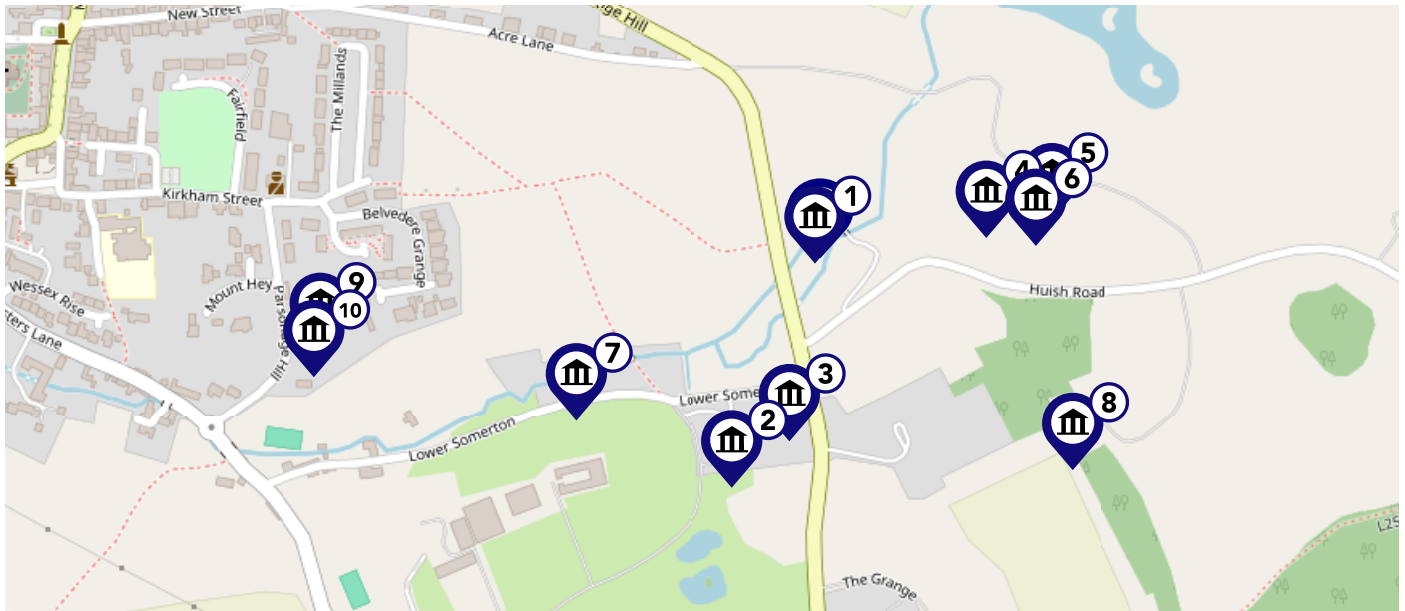
-  Power Pylons
-  Communication Masts

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
	1346032 - Old Somerton Mill	Grade II	0.0 miles
	1177689 - Somerton Court	Grade II	0.1 miles
	1056720 - The Dower House And Attached Gateway (blocked), North East Of Somerton Court	Grade II	0.1 miles
	1307500 - Somerton Randle	Grade II	0.1 miles
	1177313 - Stable Block And Other Linked Outbuildings East Of Somerton Randle And Attached Second House	Grade II	0.1 miles
	1056692 - House Attached On East Side To Somerton Randle	Grade II	0.1 miles
	1307482 - Court Hay Cottage And Court Cottage	Grade II	0.2 miles
	1406542 - Somerton Erleigh	Grade II	0.2 miles
	1056675 - The Old Barn, 10 Metres North Of The Old Parsonage	Grade II	0.3 miles
	1177683 - The Old Parsonage	Grade II	0.3 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

No gas

Central Heating

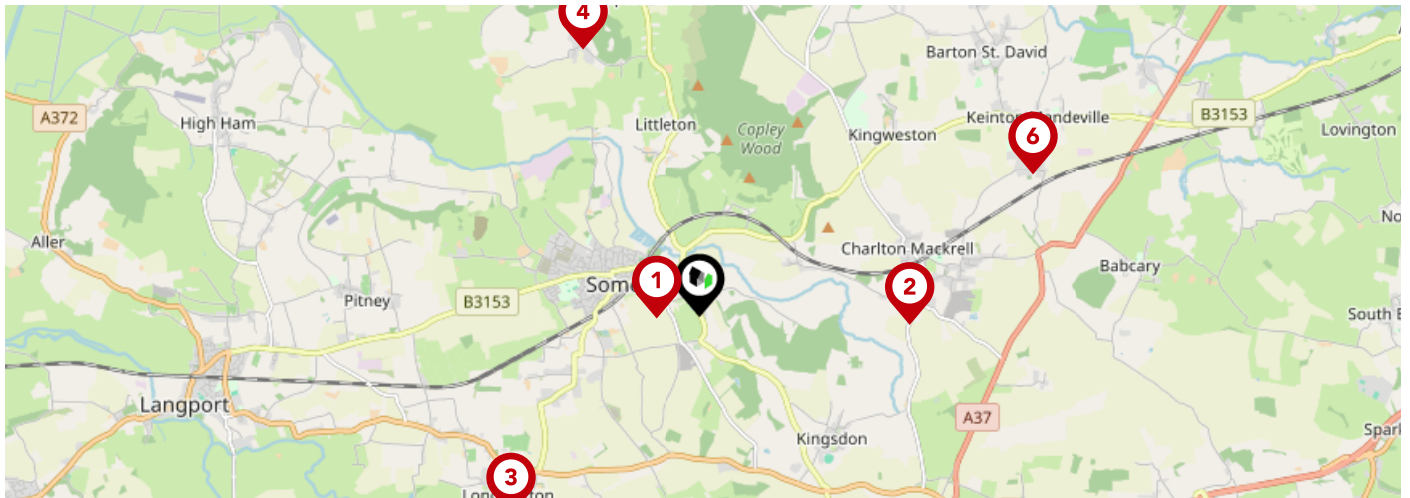
Oil Central Heating

Water Supply

Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:0.4	☐	☒	☐	☐	☐
2	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:1.95	☐	☒	☐	☐	☐
3	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:2.56	☐	☒	☐	☐	☐
4	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.71	☐	☐	☒	☐	☐
5	Ilchester Community School Ofsted Rating: Good Pupils: 301 Distance:3.25	☐	☒	☐	☐	☐
6	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:3.38	☐	☒	☐	☐	☐
7	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.58	☐	☒	☐	☐	☐
8	Chilton Bridge School Ofsted Rating: Good Pupils: 42 Distance:3.62	☐	☐	☒	☐	☐

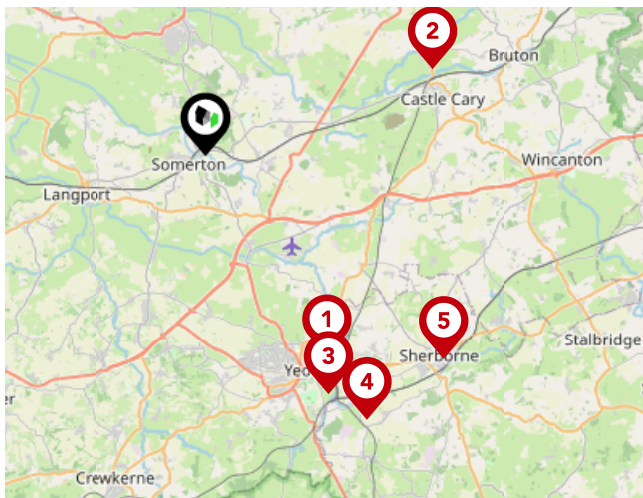


		Nursery	Primary	Secondary	College	Private
9	Huish Episcopi Academy Ofsted Rating: Not Rated Pupils: 1345 Distance:4.49	☐	☐	☒	☐	☐
10	Avalon School Ofsted Rating: Good Pupils: 65 Distance:4.54	☐	☐	☒	☐	☐
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:4.58	☐	☒	☐	☐	☐
12	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:4.74	☐	☒	☐	☐	☐
13	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:4.84	☐	☐	☒	☐	☐
14	Huish Episcopi Primary School Ofsted Rating: Good Pupils: 194 Distance:4.84	☐	☒	☐	☐	☐
15	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:4.9	☐	☒	☐	☐	☐
16	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:4.97	☐	☒	☐	☐	☐

Area

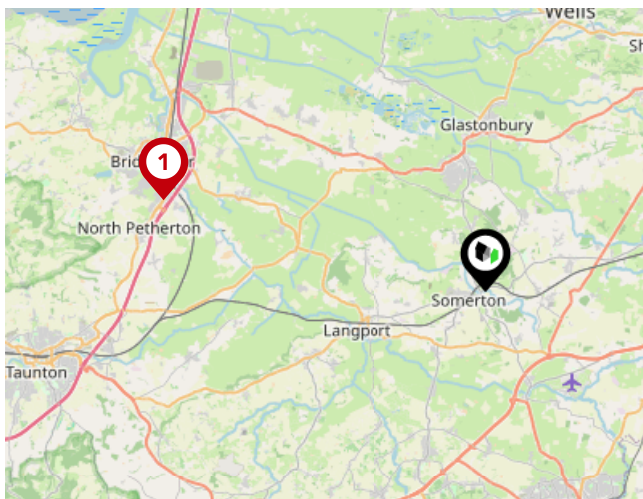
Transport (National)

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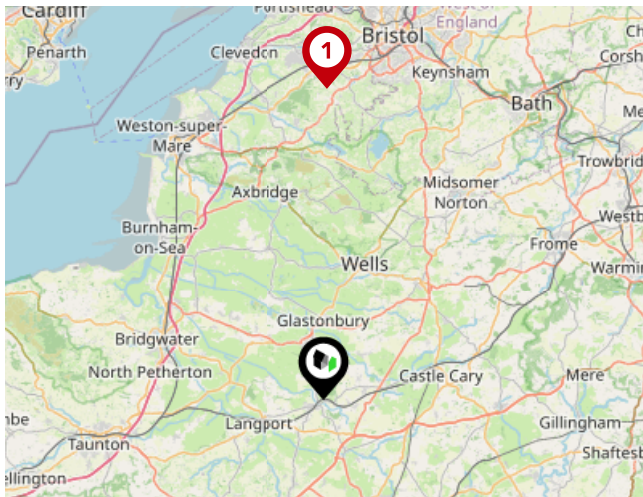
National Rail Stations

Pin	Name	Distance
1	Yeovil Pen Mill Rail Station	8.77 miles
2	Castle Cary Rail Station	9.03 miles
3	Yeovil Junction Rail Station	9.99 miles
4	Thornford Rail Station	11.56 miles
5	Sherborne Rail Station	11.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	12.45 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	23.02 miles

Area

Transport (Local)

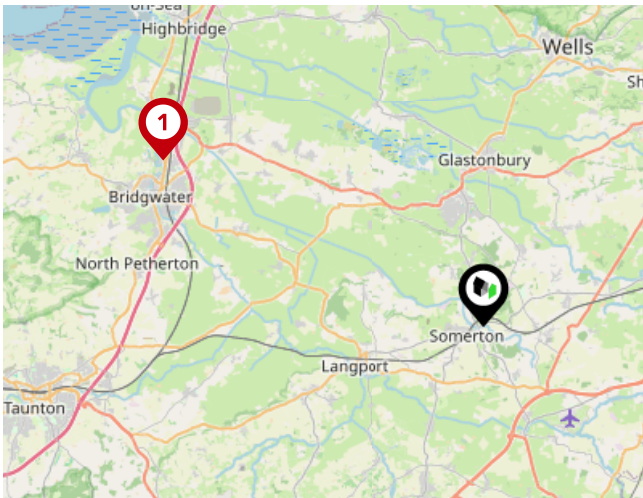


Bus Stops/Stations

Pin	Name	Distance
1	Dower House	0.09 miles
2	Somerton Hotel	0.35 miles
3	White Hart	0.47 miles
4	Lynch House	0.48 miles
5	Opp Half Moon	0.74 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	13.43 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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