



MIR: Material Info

The Material Information Affecting this Property
Monday 24th August 2026



THE SIDINGS, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.04 acres		
Year Built :	2017		
Council Tax :	Band D		
Annual Estimate:	£2,561		
Title Number:	WS79048		

Local Area

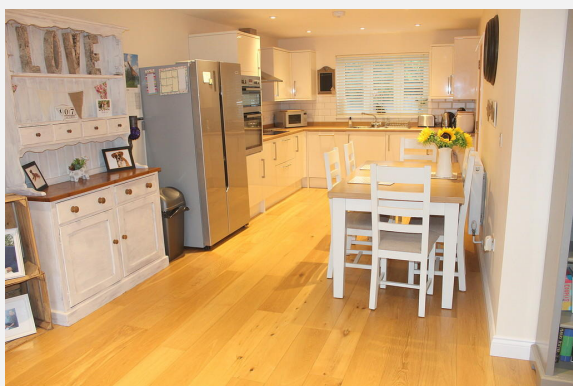
Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: *Land Adj. To 25 The Sidings Shepton Mallet BA4 5FJ*

Reference - 2016/3147/FUL	
Decision:	Approval with Conditions
Date:	29th December 2016
Description:	Erection of a dwelling attached no. 25 The Sidings and provision of revised parking arrangements for no. 25 and 23 The Sidings and revision to the multi-user path arrangement at the eastern end of the site (amended description).

Planning records for: *31 The Sidings Shepton Mallet Somerset BA4 5FJ*

Reference - 2022/2121/HSE	
Decision:	Decided
Date:	24th October 2022
Description:	Installation of PV solar panels to existing bungalow roof.

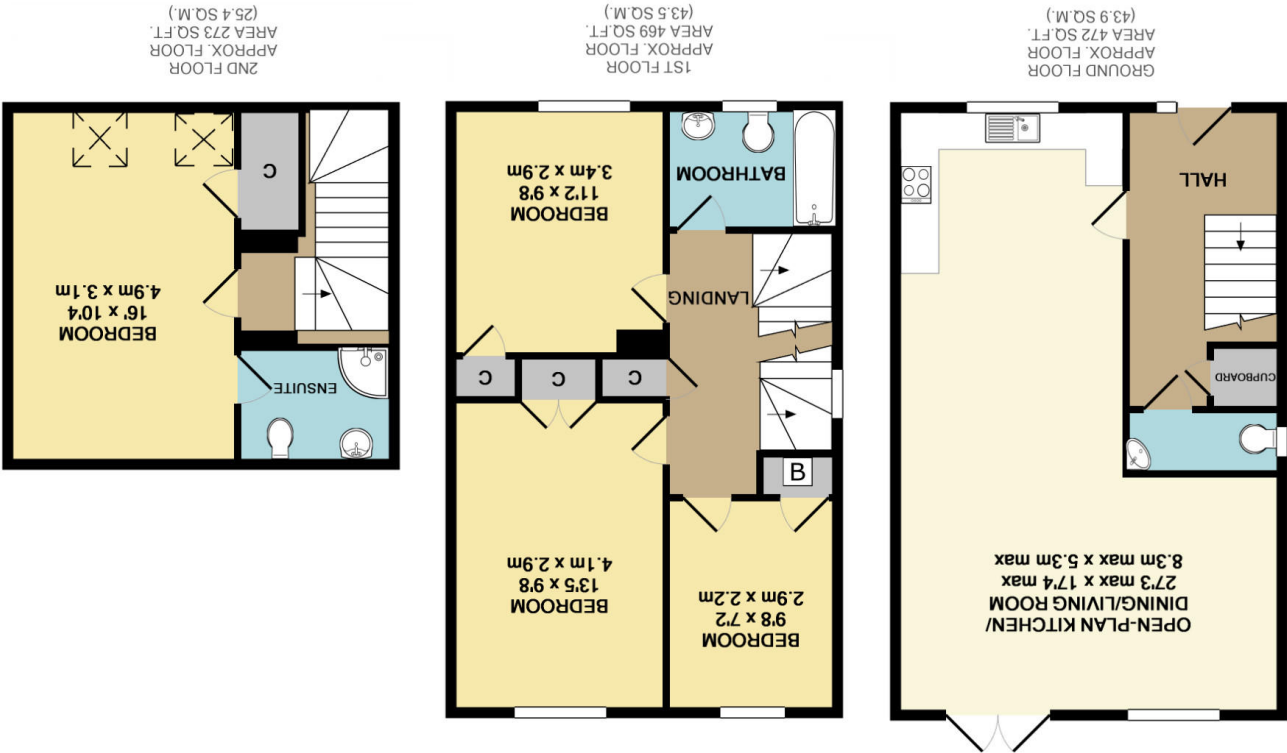


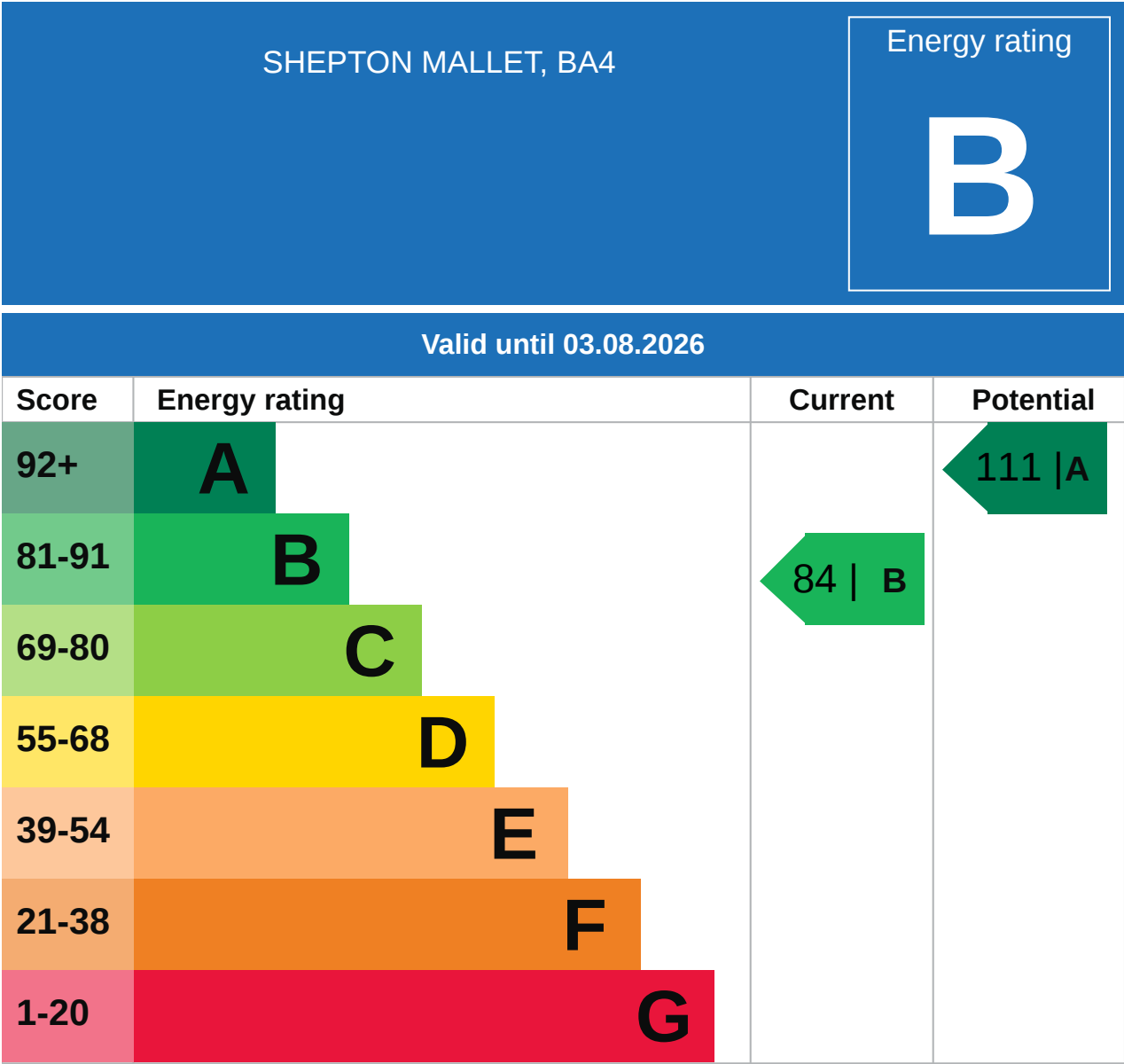




THE SIDINGS, SHEPTON MALLET, BA4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Additional EPC Data

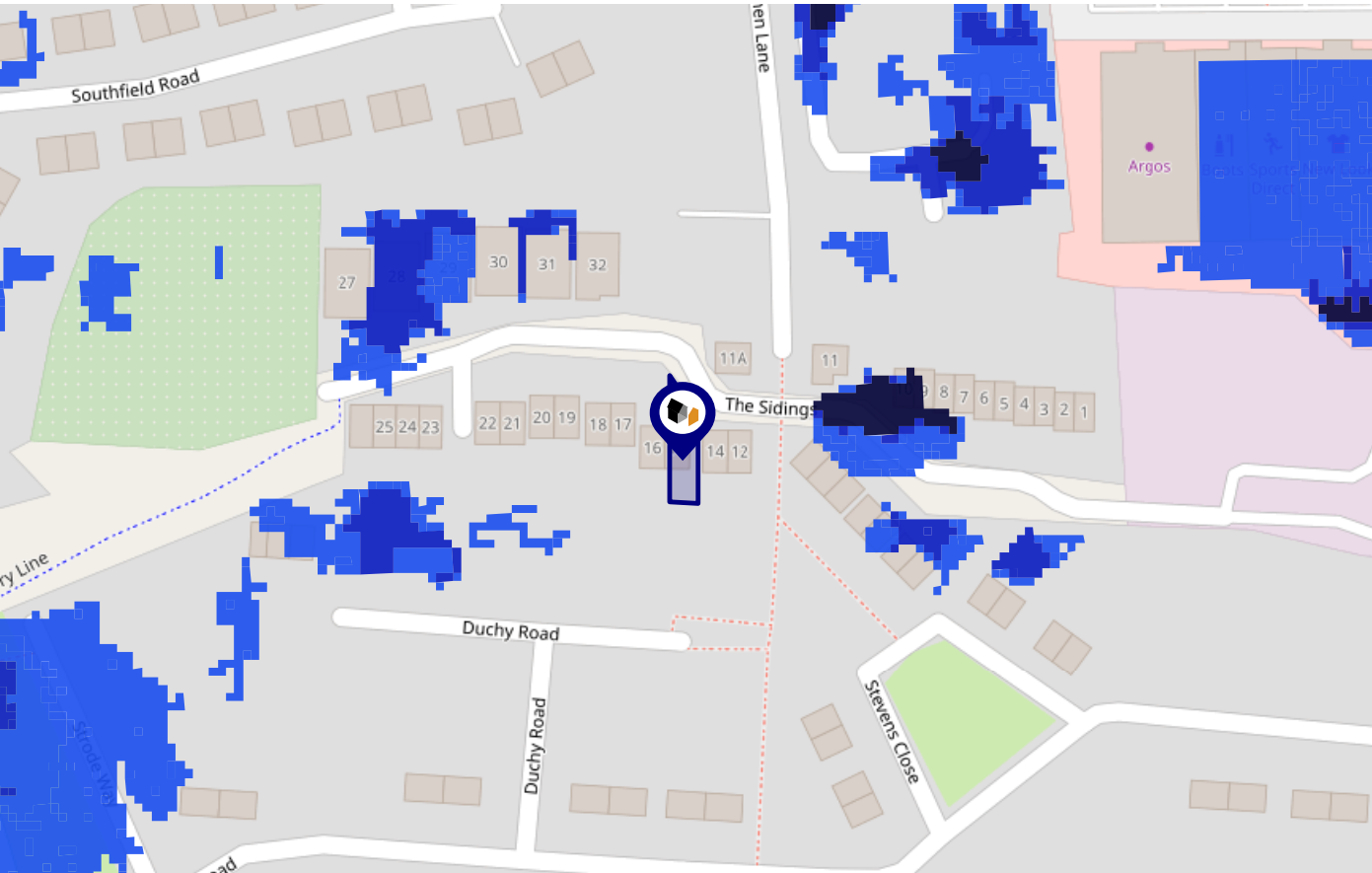
Property Type:	Semi-detached house
Walls:	Average thermal transmittance 0.17 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.12 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.10 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 7.2 m ³ /h.m ² (assessed average)
Air Tightness Energy:	Average
Total Floor Area:	116 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.

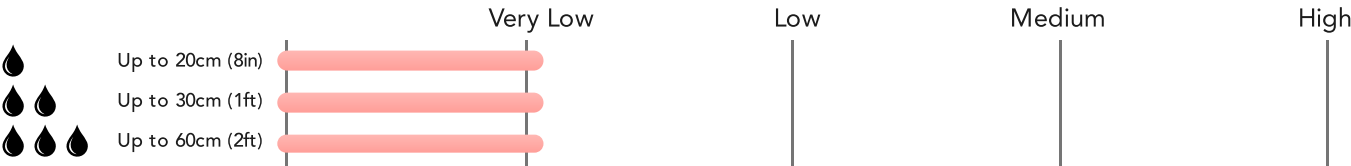


Risk Rating: Very low

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:

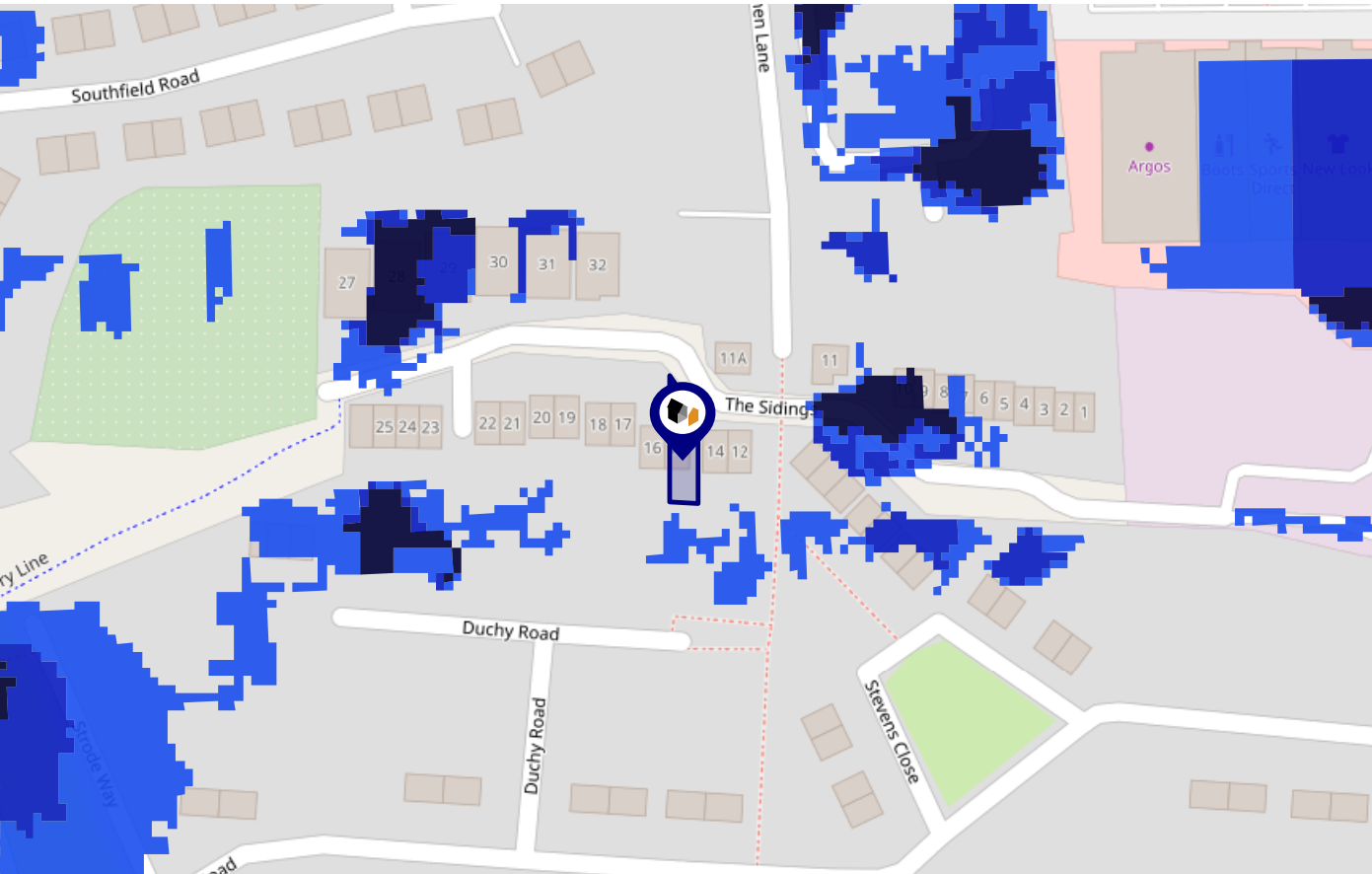


Flood Risk

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.

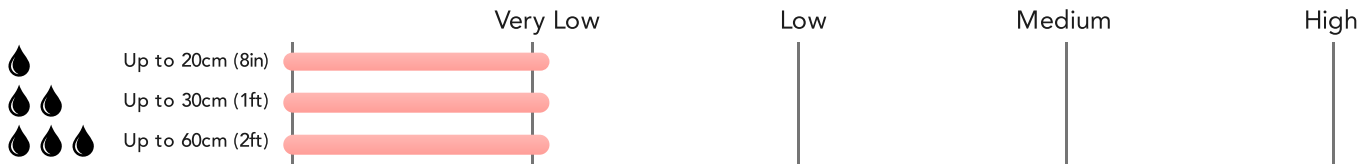


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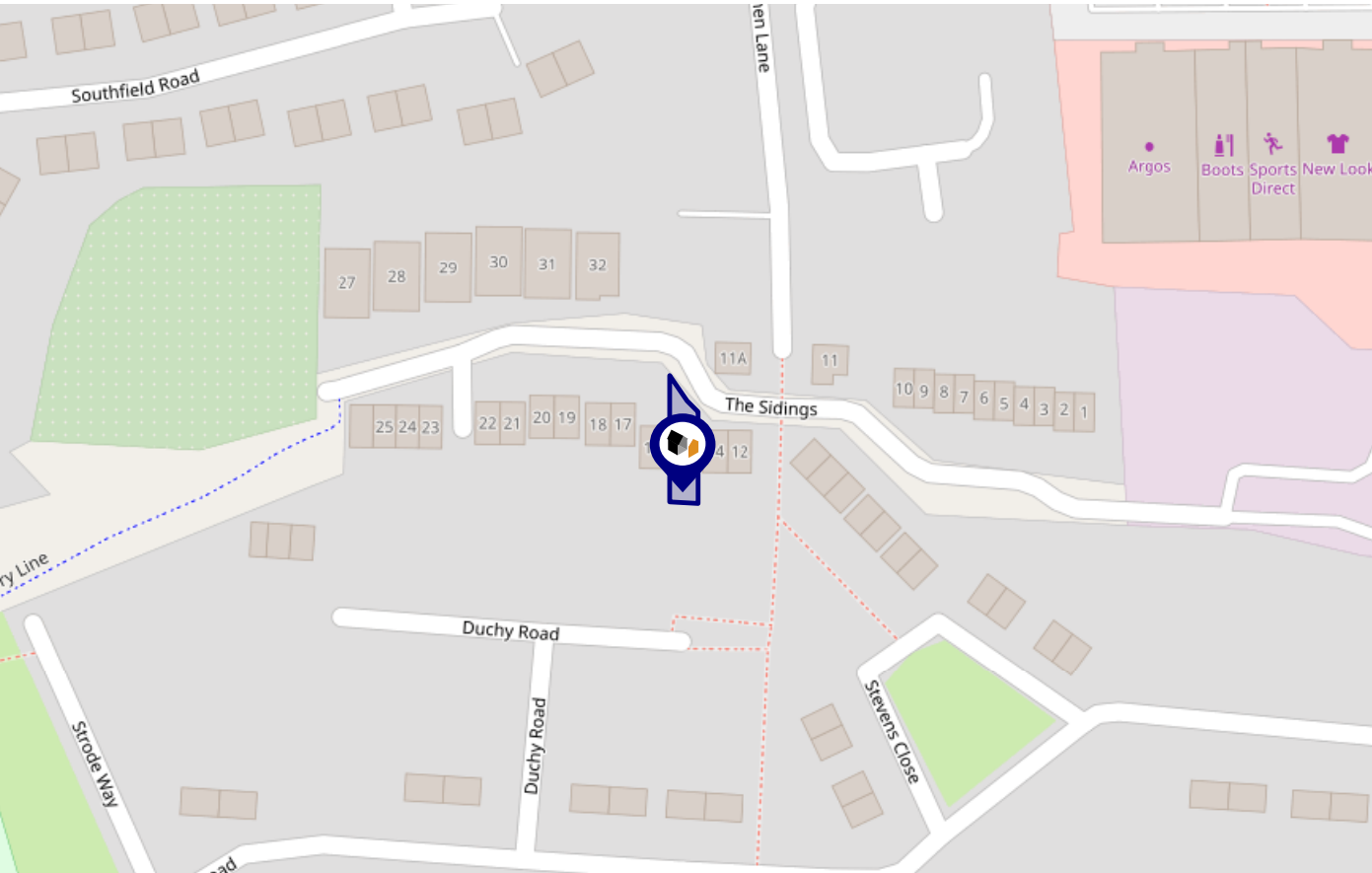
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Flood Risk

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.

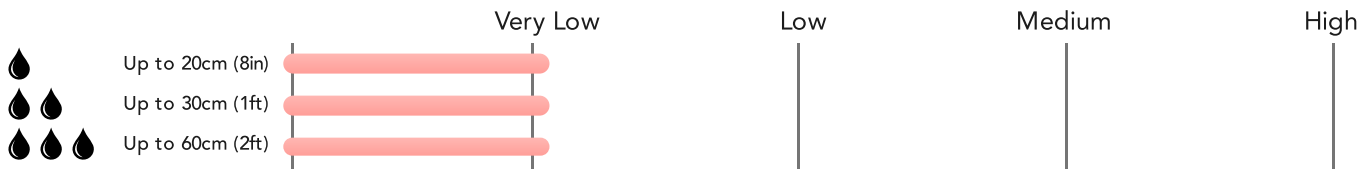


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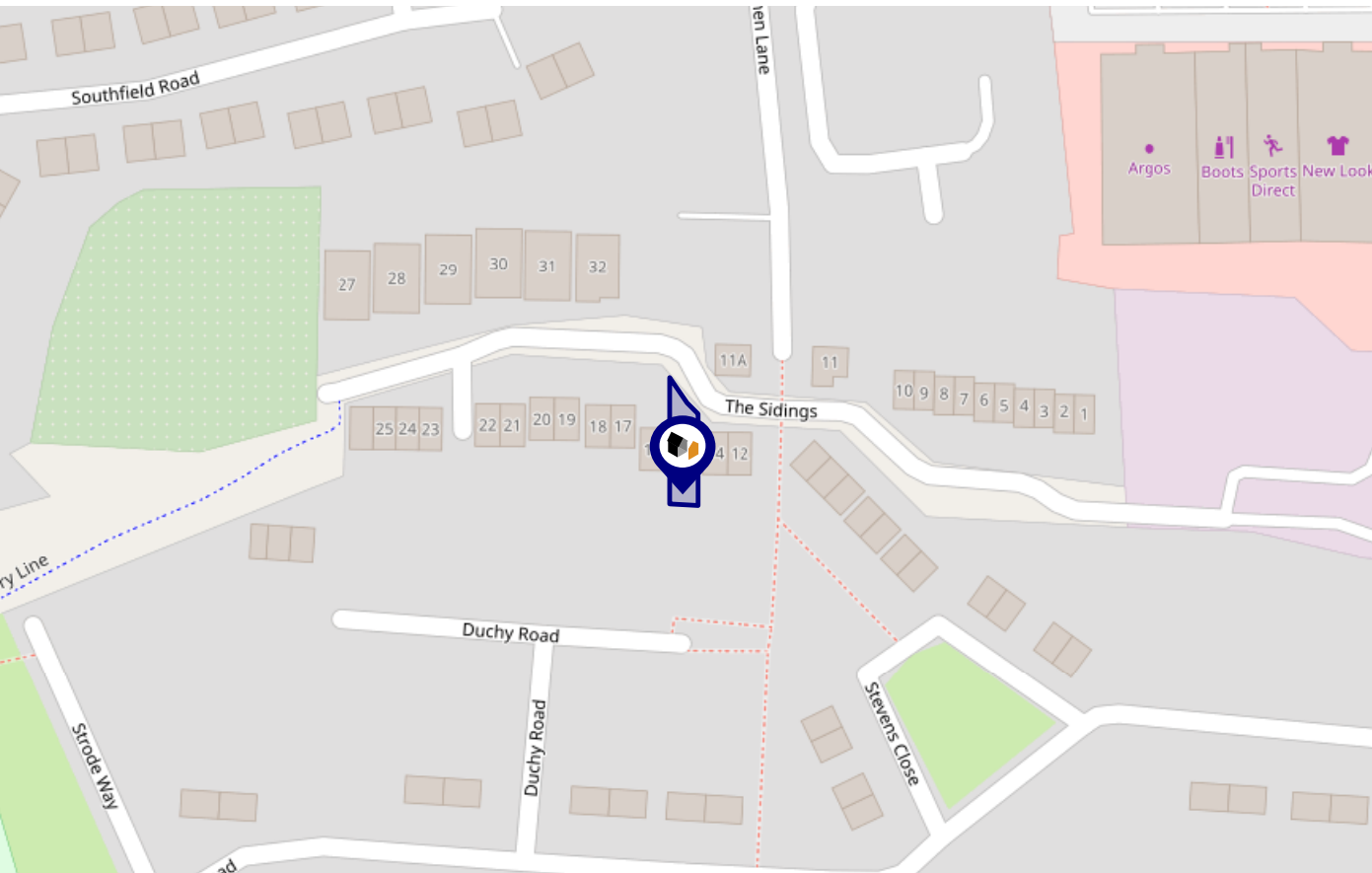


Flood Risk

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.

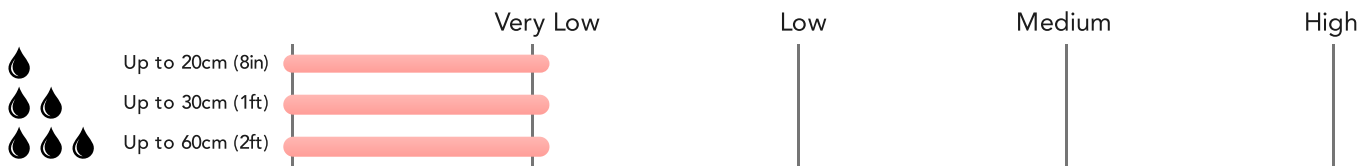


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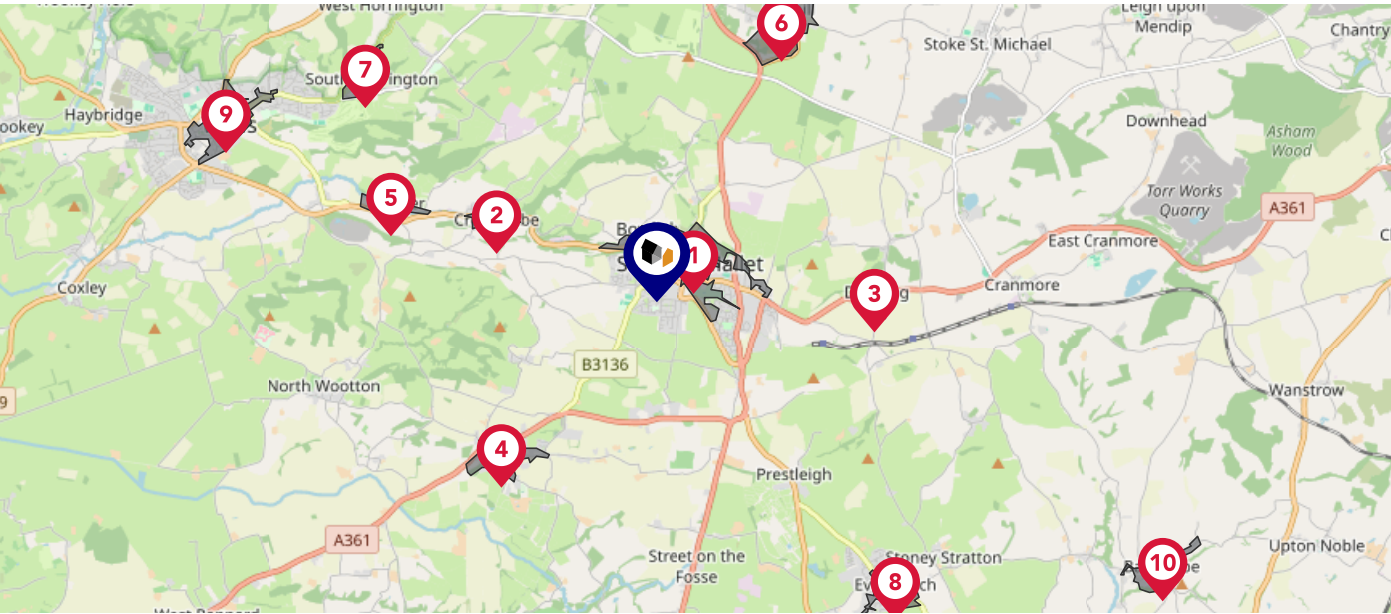
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Maps

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.



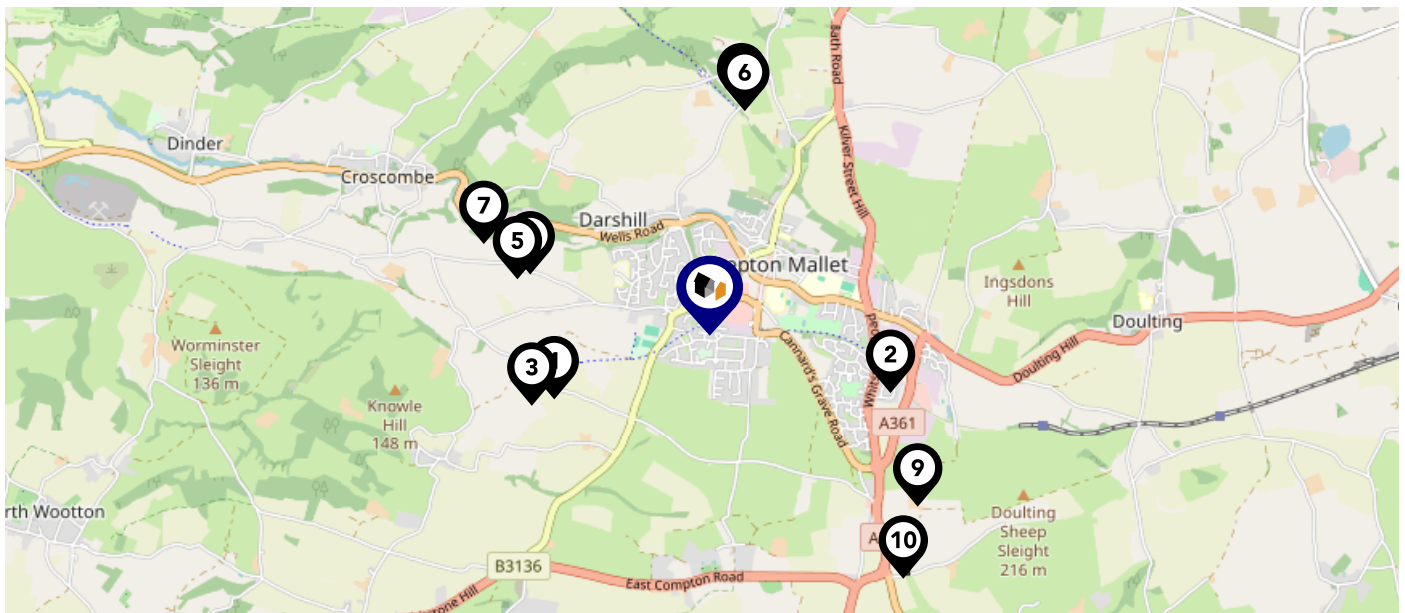
Nearby Conservation Areas	
1	Shepton Mallet
2	Croscombe
3	Doulting
4	Pilton
5	Dinder
6	Oakhill
7	Mendip Hospital
8	Evercreech
9	Wells
10	Batcombe

Maps

Landfill Sites

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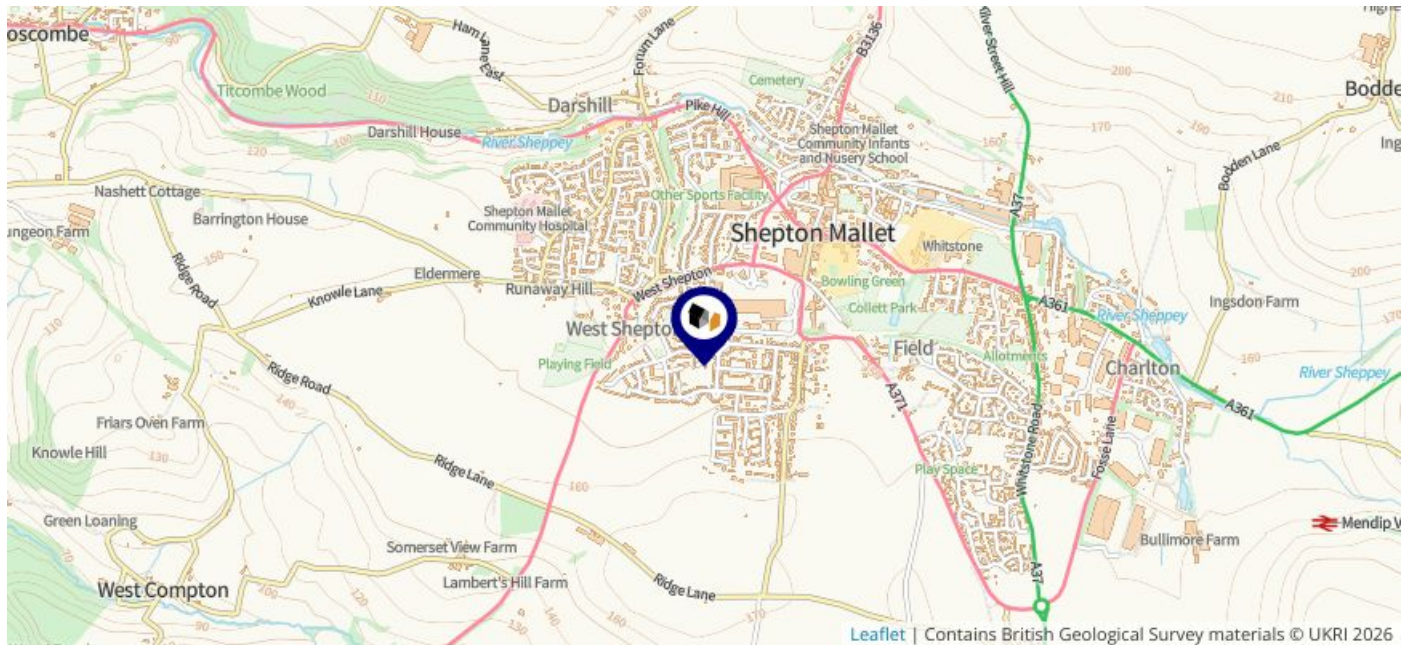
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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



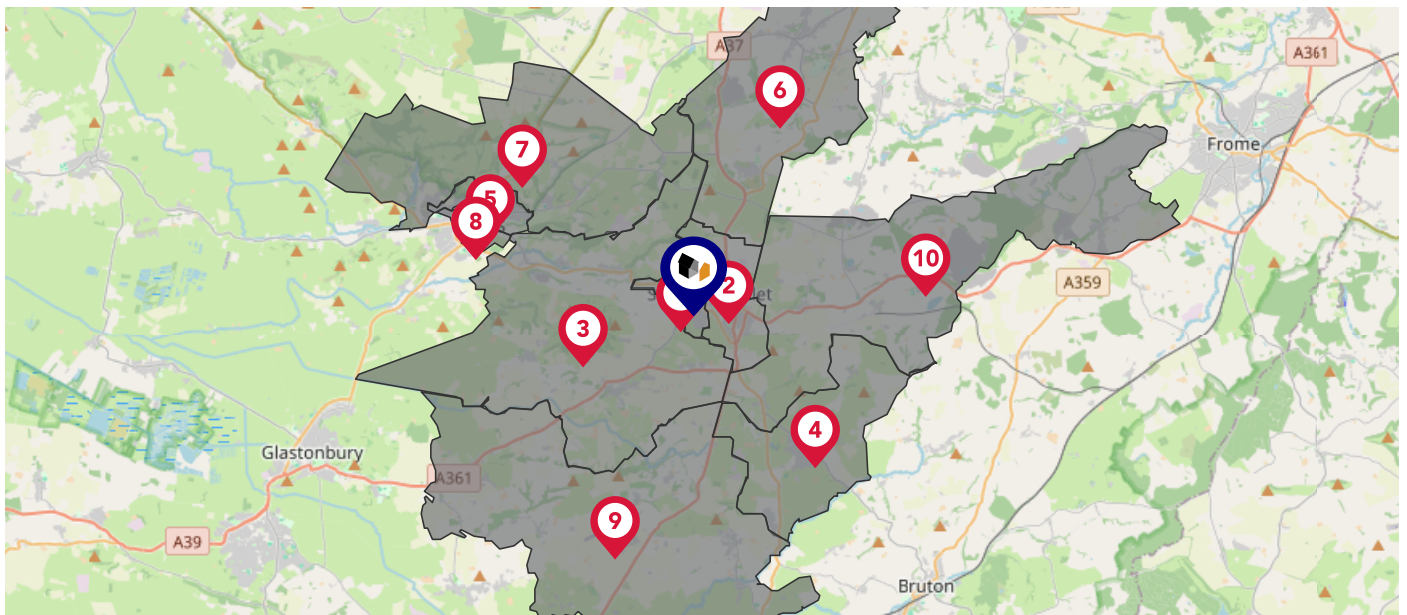
Mine Entry

- ✕ 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.

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

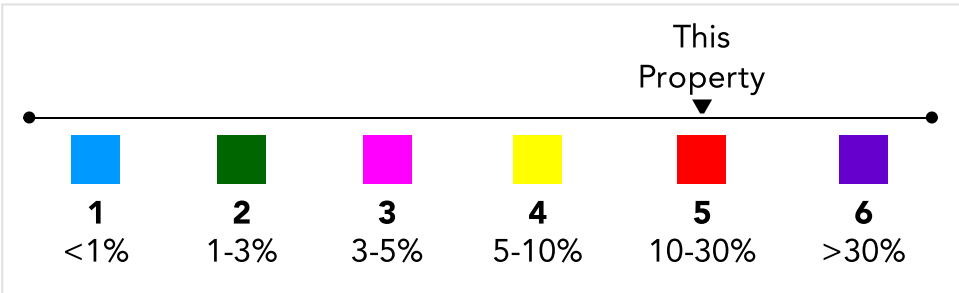
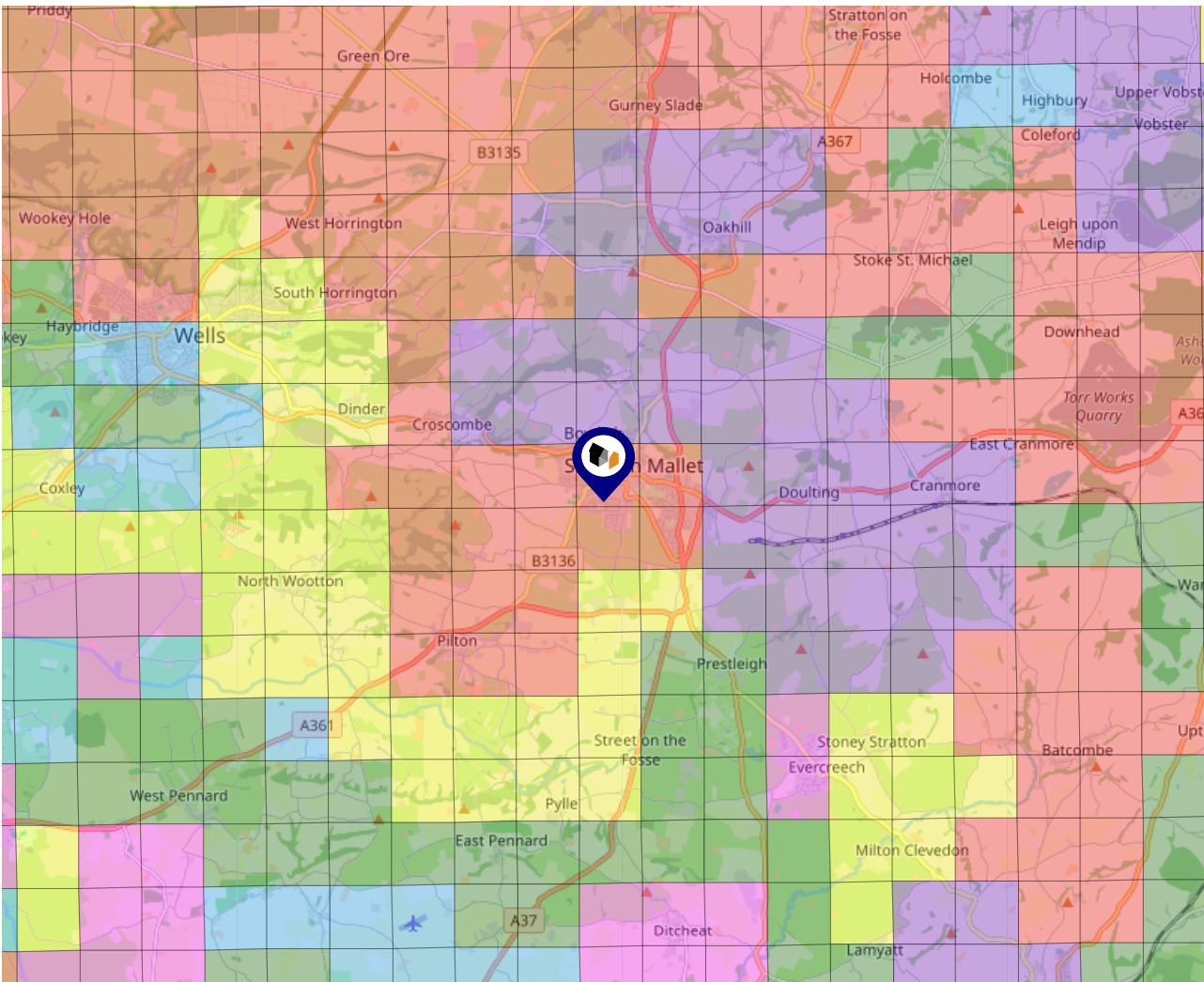


Nearby Council Wards

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

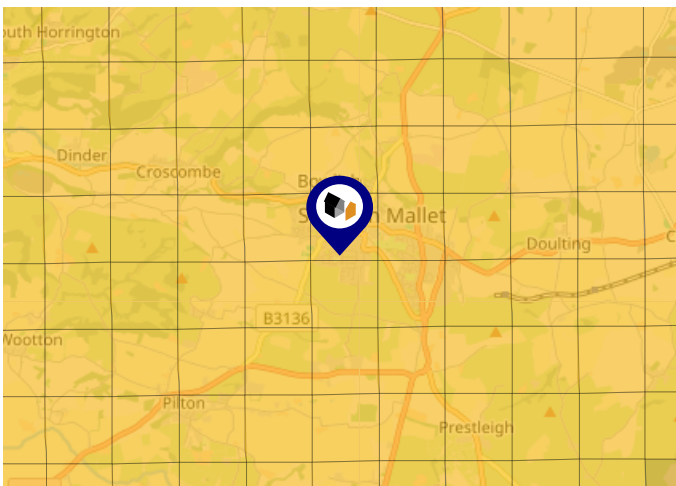
What is Radon?

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

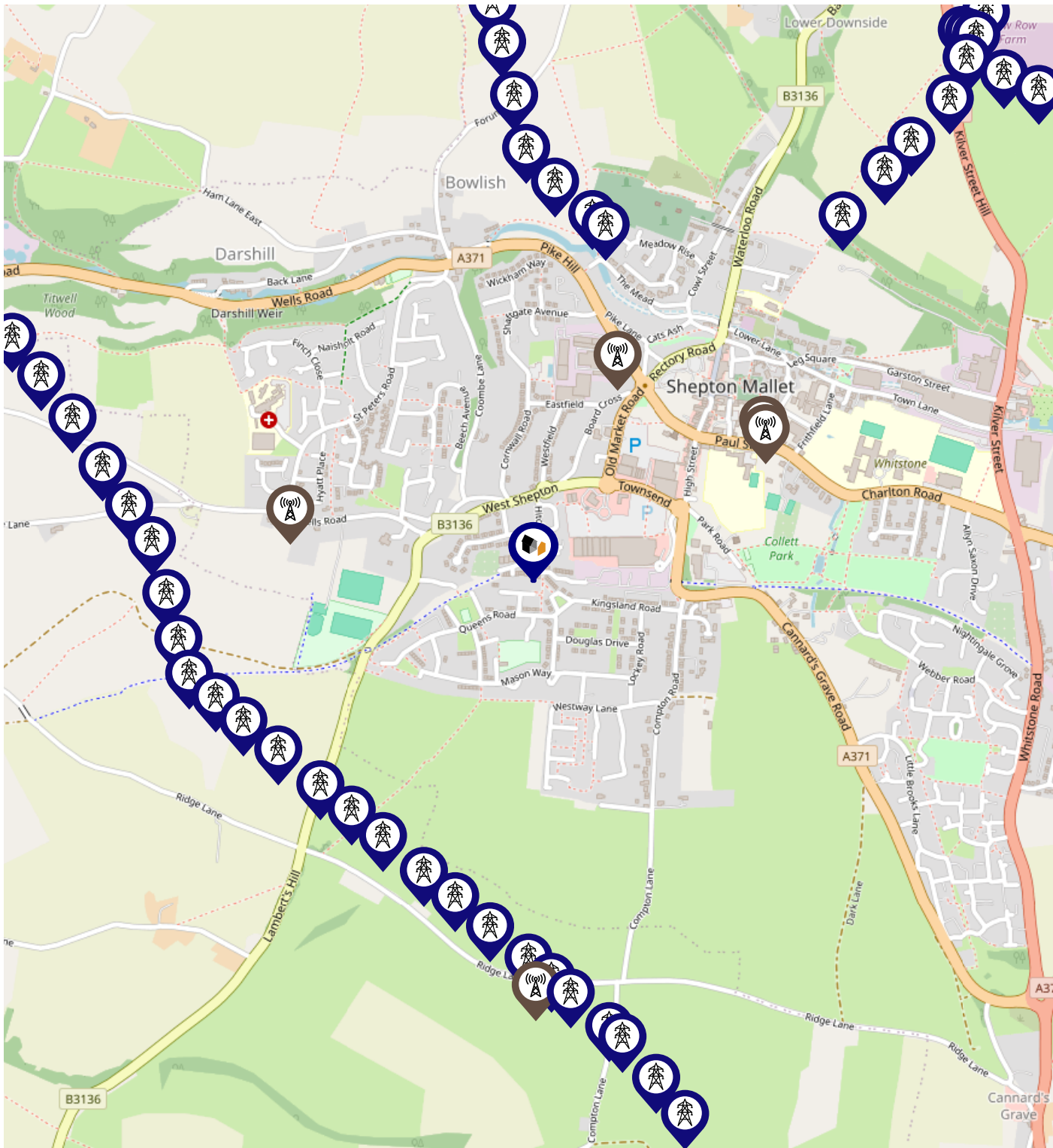


Primary Classifications (Most Common Clay Types)

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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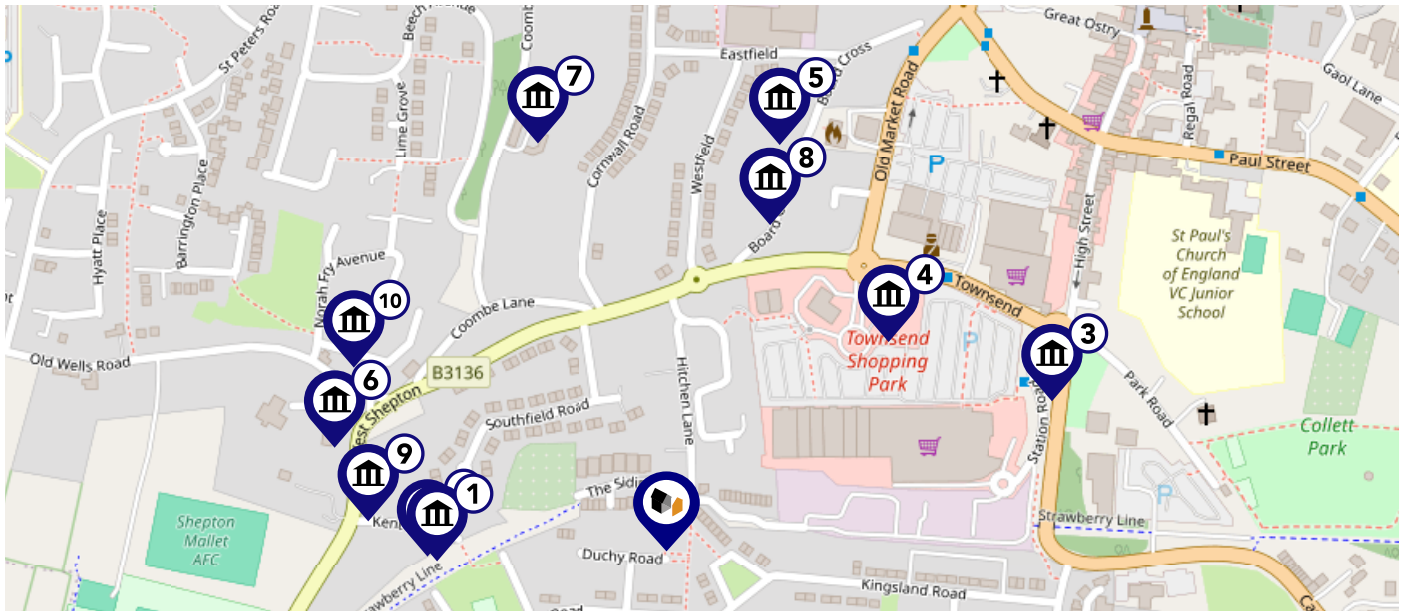
- Key:**
-  Power Pylons
 -  Communication Masts

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
	1173213 - 10, Kent	Grade II	0.1 miles
	1058413 - 13, Kent	Grade II	0.1 miles
	1391564 - Shepton Mallet War Memorial	Grade II	0.2 miles
	1345271 - Former St Michael's Roman Catholic Church	Grade II	0.2 miles
	1245458 - 40-41, Board Cross	Grade II	0.2 miles
	1296071 - Grove House	Grade II	0.2 miles
	1058424 - 30 And 31, Coombe Lane	Grade II	0.2 miles
	1058452 - The Victoria	Grade II	0.2 miles
	1476693 - Woodbourne House	Grade II	0.2 miles
	1345246 - Norah Fry Hospital	Grade II	0.2 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

Mains

Central Heating

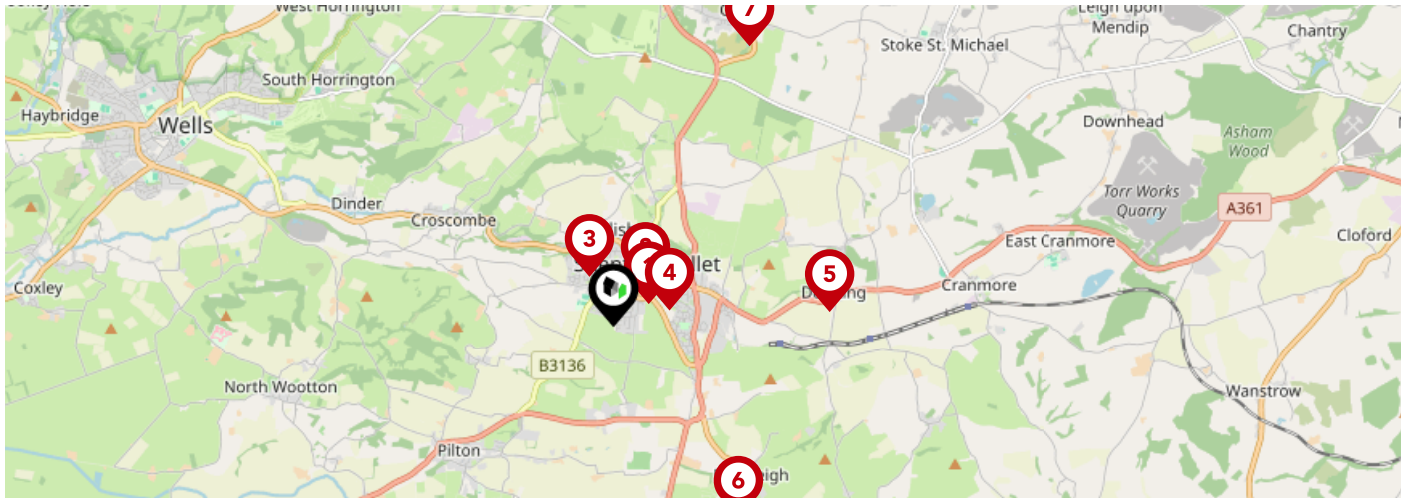
Gas Central Heating

Water Supply

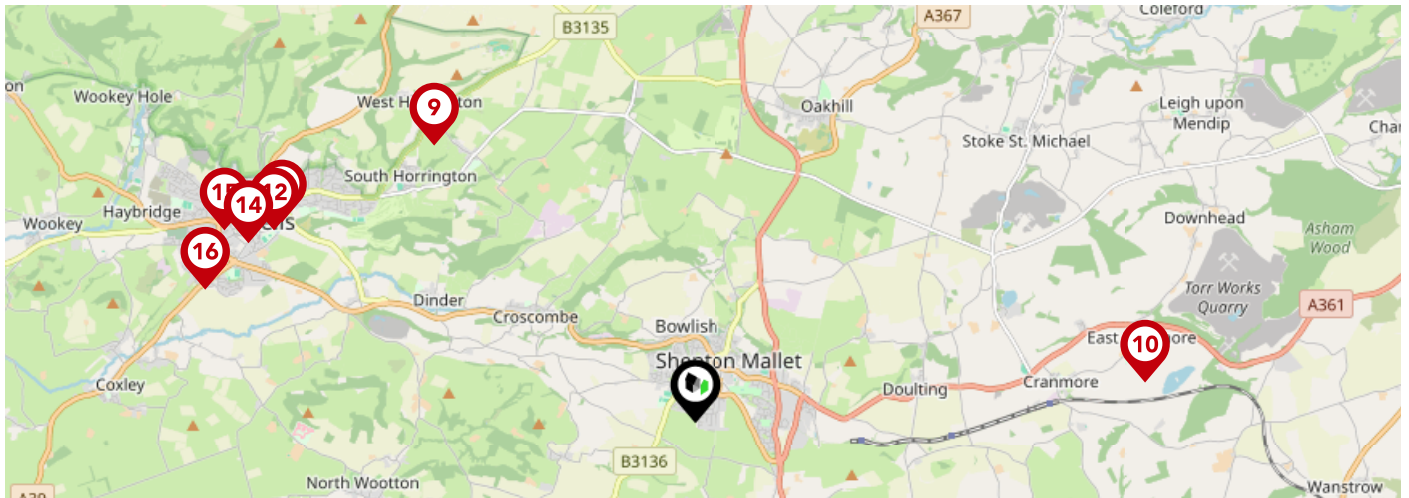
Mains

Drainage

Mains



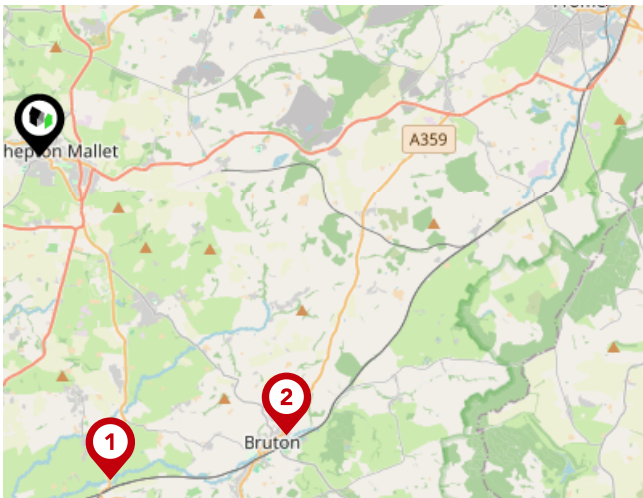
		Nursery	Primary	Secondary	College	Private
1	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.38	☐	☒	☐	☐	☐
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.47	☐	☒	☐	☐	☐
3	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.51	☐	☒	☐	☐	☐
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.53	☐	☐	☒	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.01	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.14	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.89	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.24	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.54	☐	☒	☐	☐	☐
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.19	☐	☐	☒	☐	☐
11	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.27	☐	☒	☐	☐	☐
12	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.31	☐	☐	☒	☐	☐
13	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.32	☐	☒	☐	☐	☐
14	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.49	☐	☒	☐	☐	☐
15	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.72	☐	☐	☒	☐	☐
16	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.73	☐	☒	☐	☐	☐

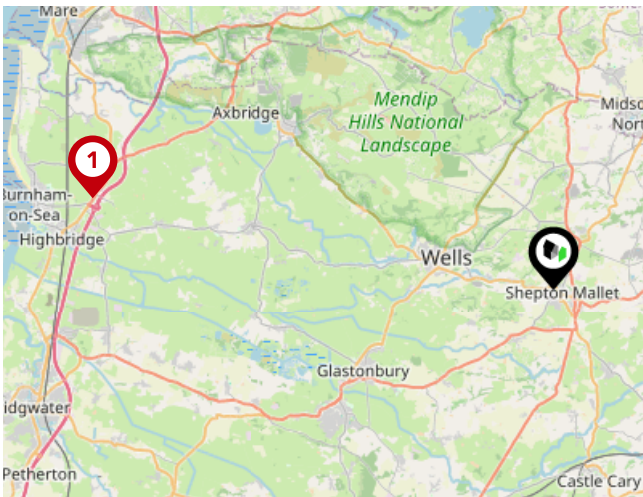
Area

Transport (National)



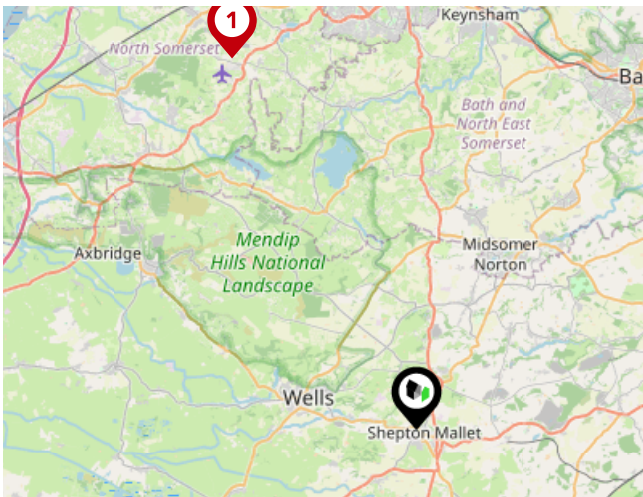
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.14 miles
2	Bruton Rail Station	6.93 miles
3	Frome Rail Station	10.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	17.44 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.4 miles

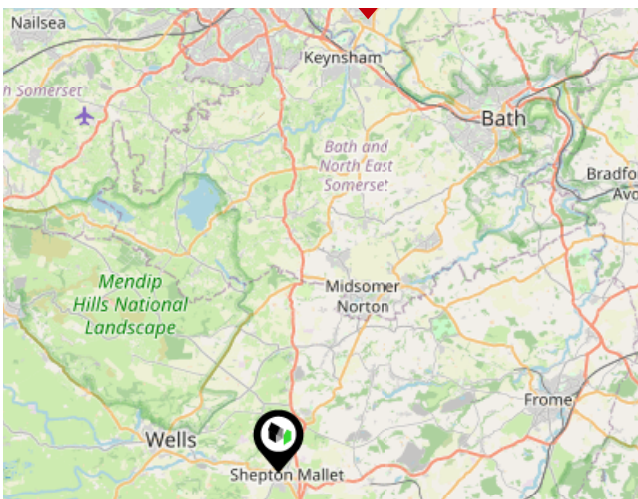
Area Transport (Local)

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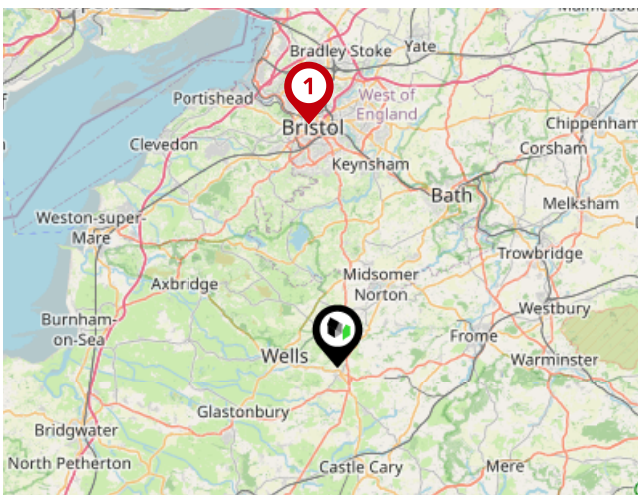
Bus Stops/Stations

Pin	Name	Distance
1	Duchy Road	0.07 miles
2	Stevens Close	0.07 miles
3	West Shepton Road	0.11 miles
4	West Shepton Road	0.12 miles
5	Ridgeway Estate Mason Way	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	17.15 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	18.13 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

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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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