

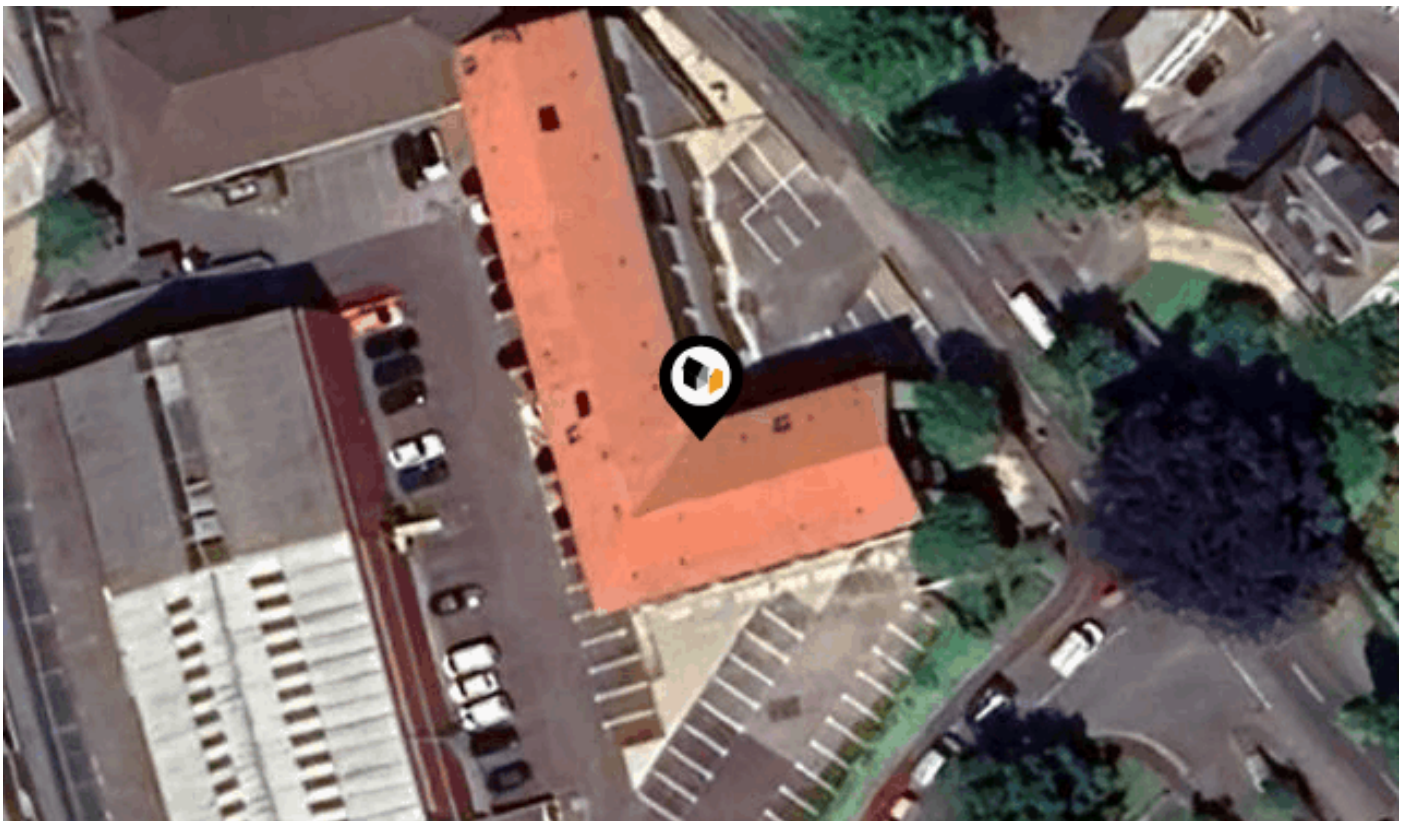


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Saturday 29<sup>th</sup> March 2025**



**VALLIS HOUSE, 57, VALLIS ROAD, FROME, BA11**

## Cooper and Tanner

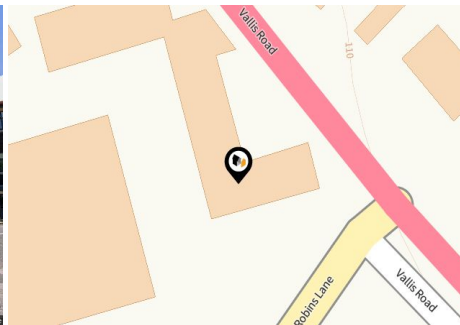
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

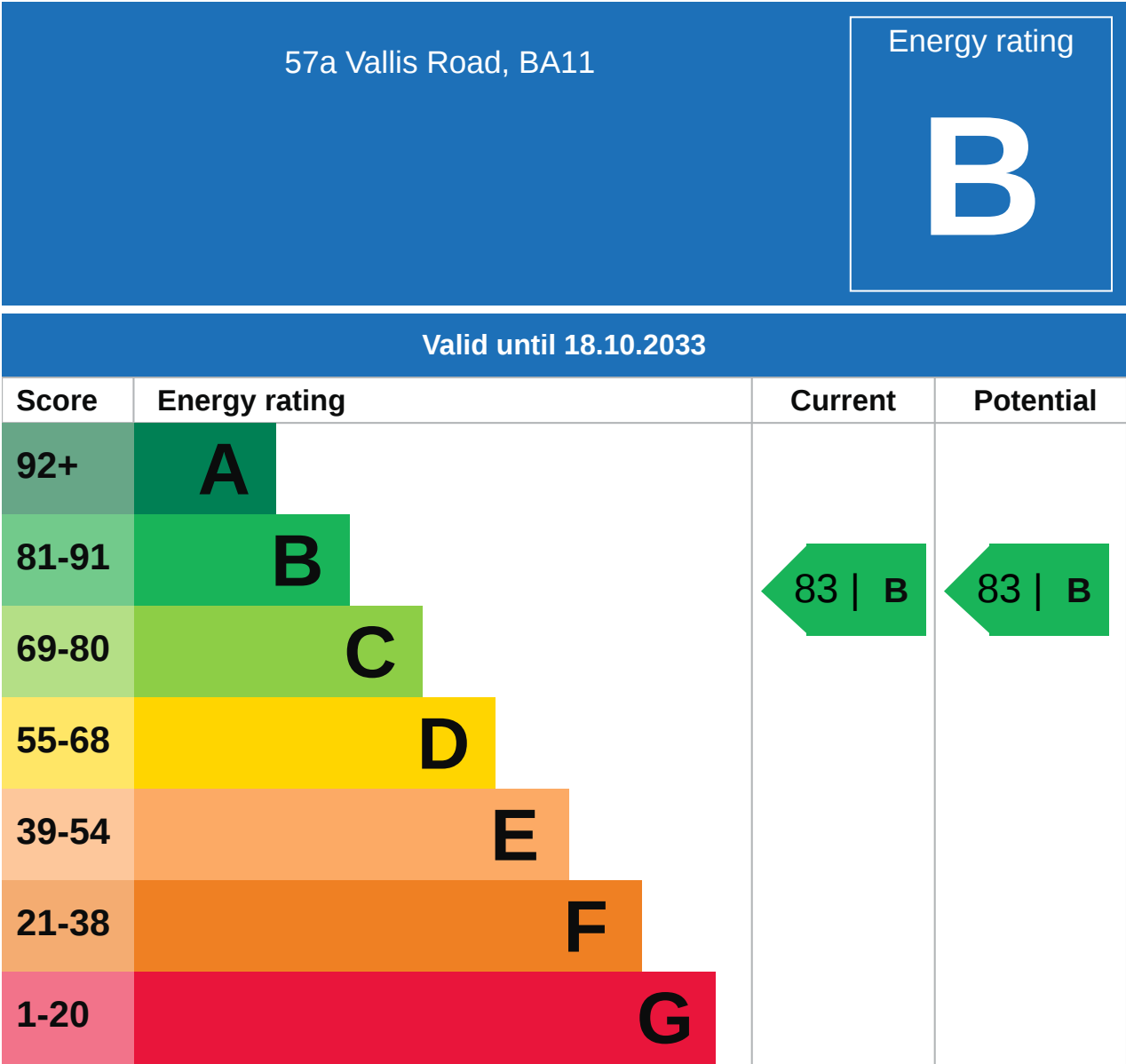
Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	398 ft <sup>2</sup> / 37 m <sup>2</sup>
Council Tax :	Band A
Annual Estimate:	£1,511

## Local Area

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

### Satellite/Fibre TV Availability:





# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Floor Level:</b>	2
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.26 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Controls for high heat retention storage heaters
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	37 m <sup>2</sup>

## Building Safety

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At the time of marketing we have not been made aware of any building safety issues.

## Restrictive Covenants

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At the time of marketing we have not been made aware of any restrictive covenants.

## Rights of Way (Public & Private)

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At the time of marketing we have not been made aware of any rights of way. All flats share communal hallways.

## Construction Type

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To our knowledge the build is standard construction.

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## Electricity Supply

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Mains

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## Gas Supply

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N/A

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## Central Heating

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Electric Heating

---

## Water Supply

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Mains

---

## Drainage

---

Mains

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### Cooper and Tanner

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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



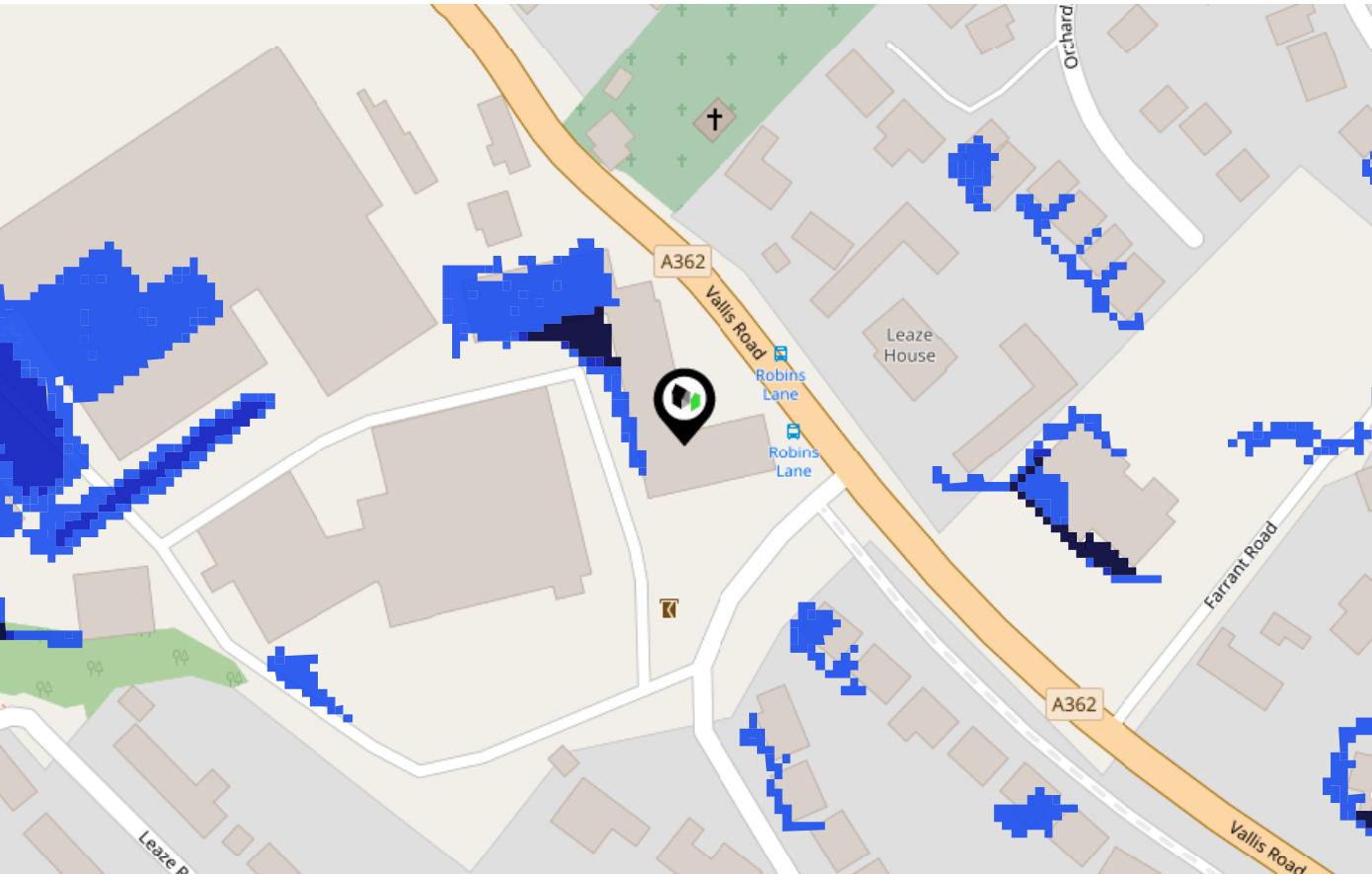
/cooper\_and\_tanner/



# 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.

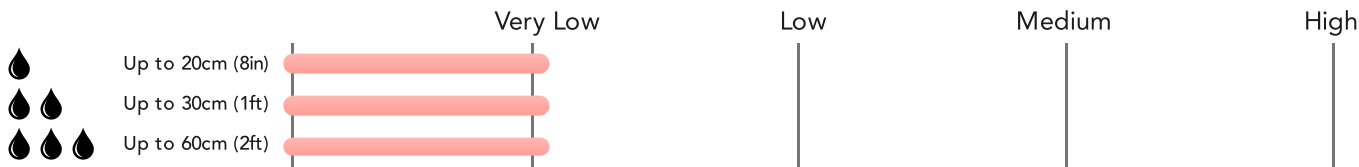


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

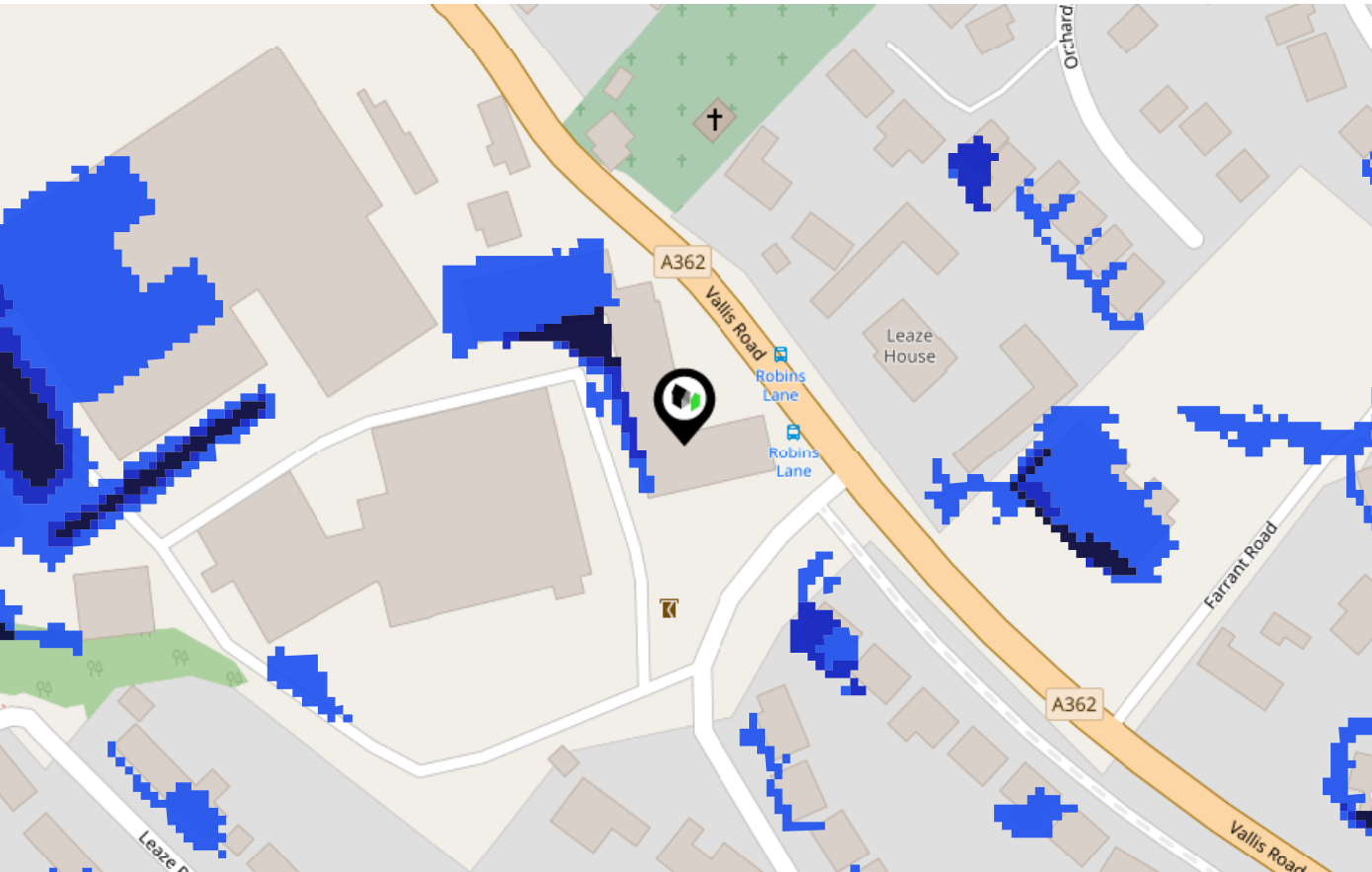
Chance of flooding to the following depths at this property:



# 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.

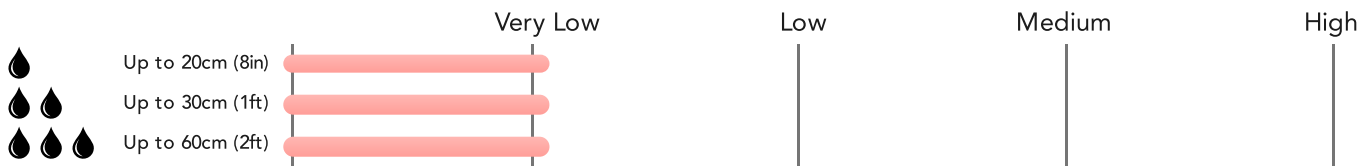


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

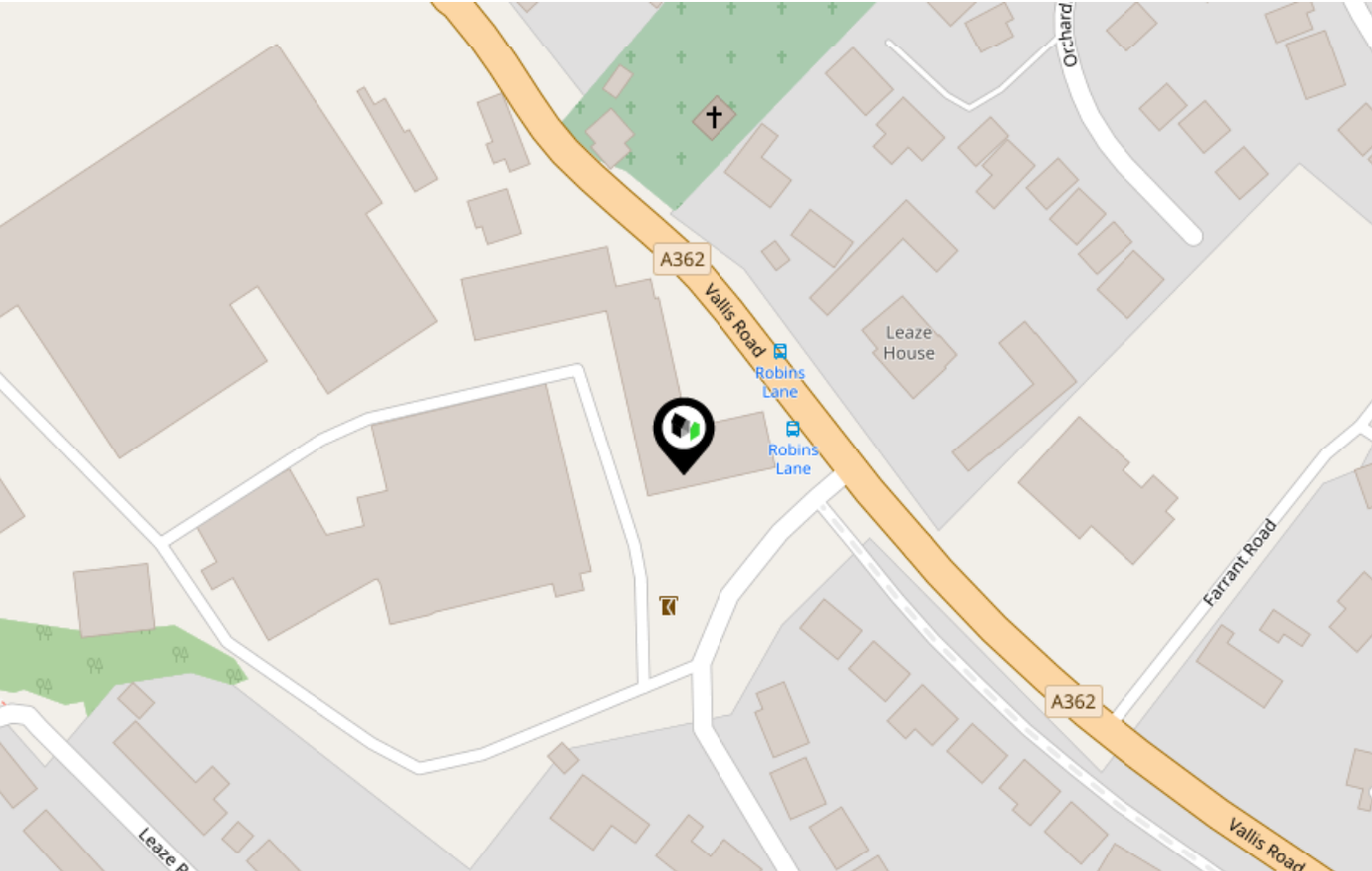


# Flood Risk

## 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.

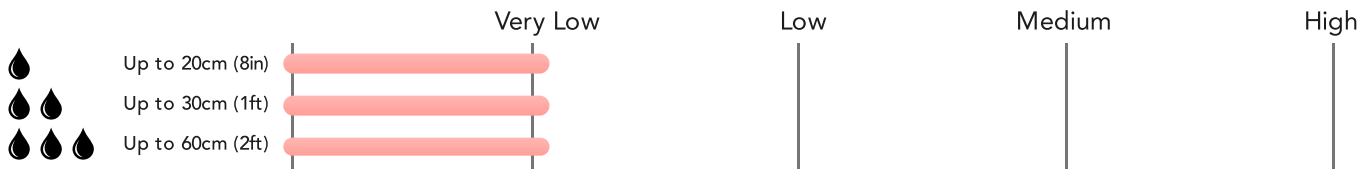


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

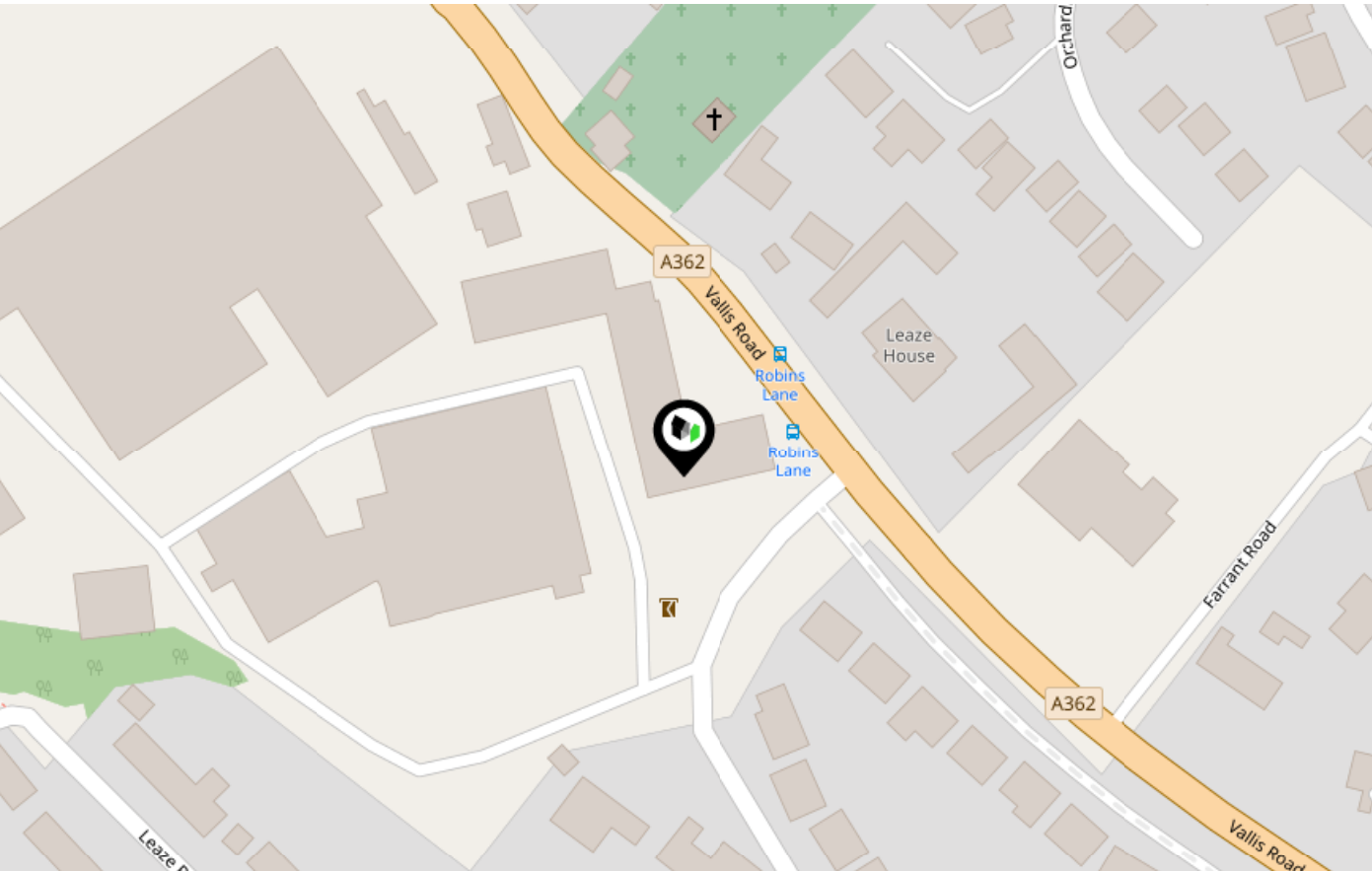


# Flood Risk

## 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.

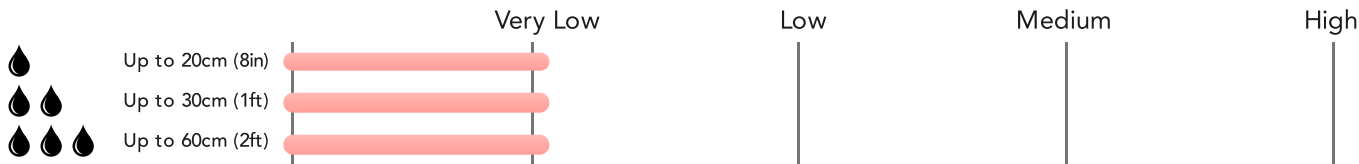


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



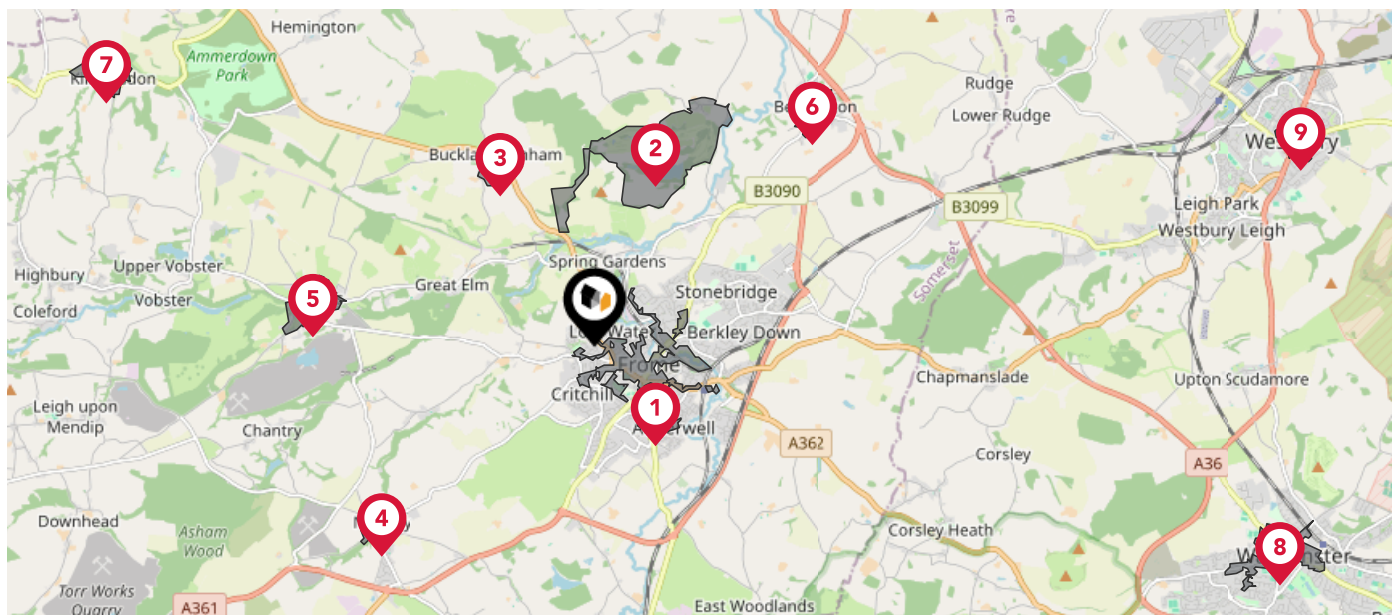
MIR - Material Info

# 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



Frome



Lullington and Orchardleigh



Buckland Dinham



Nunney



Mells



Beckington



Kilmersdon



Warminster



Westbury

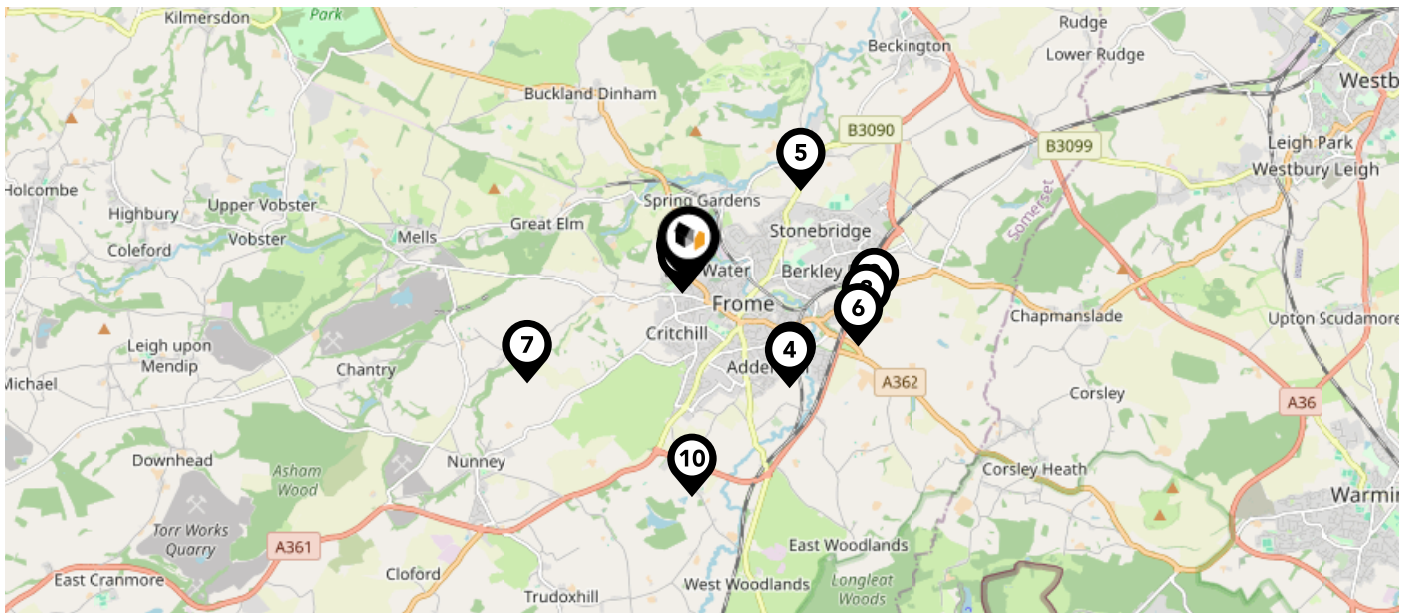


# Maps

## Landfill Sites

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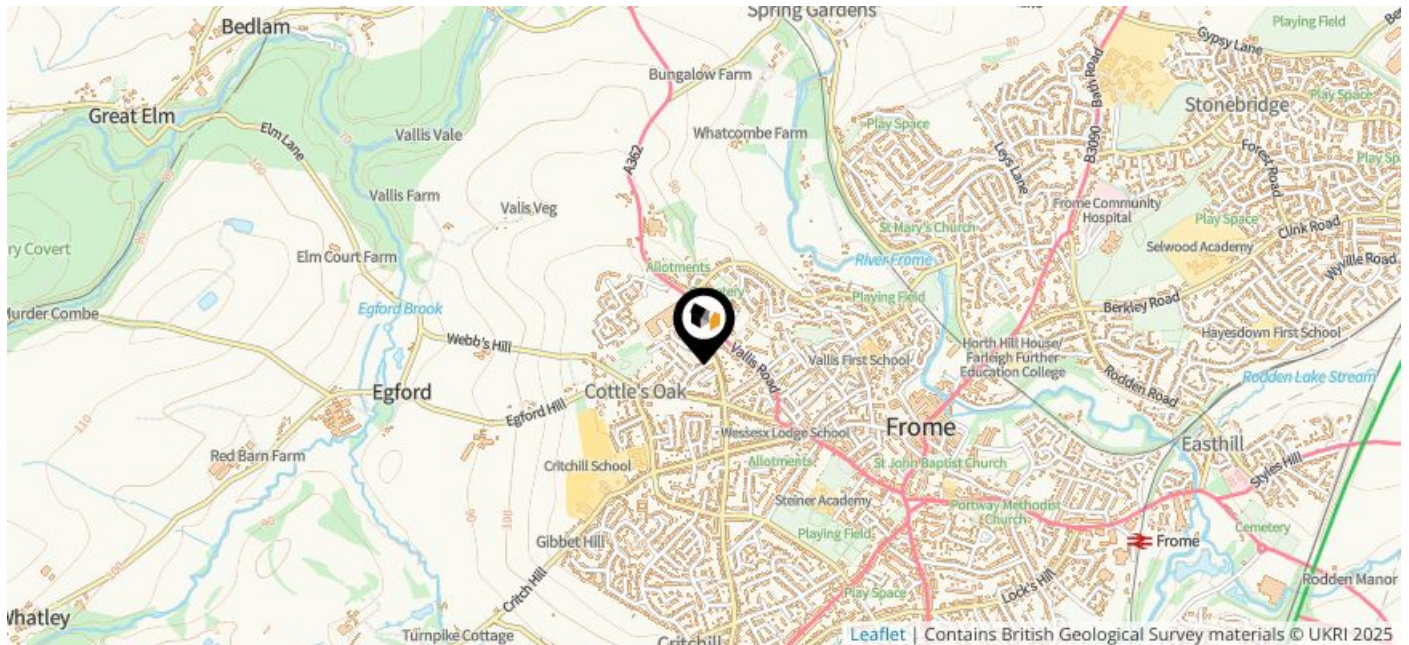
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Vallis Road-Frome	Historic Landfill	
2	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill	
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill	
4	Mells River Bank-Frome	Historic Landfill	
5	Iron Mills Lane-Oldford, Frome	Historic Landfill	
6	Styles Hill Site B-Styles Hill, Frome	Historic Landfill	
7	Coombe Farm-Whatley, Frome, Somerset	Historic Landfill	
8	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill	
9	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill	
10	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	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.

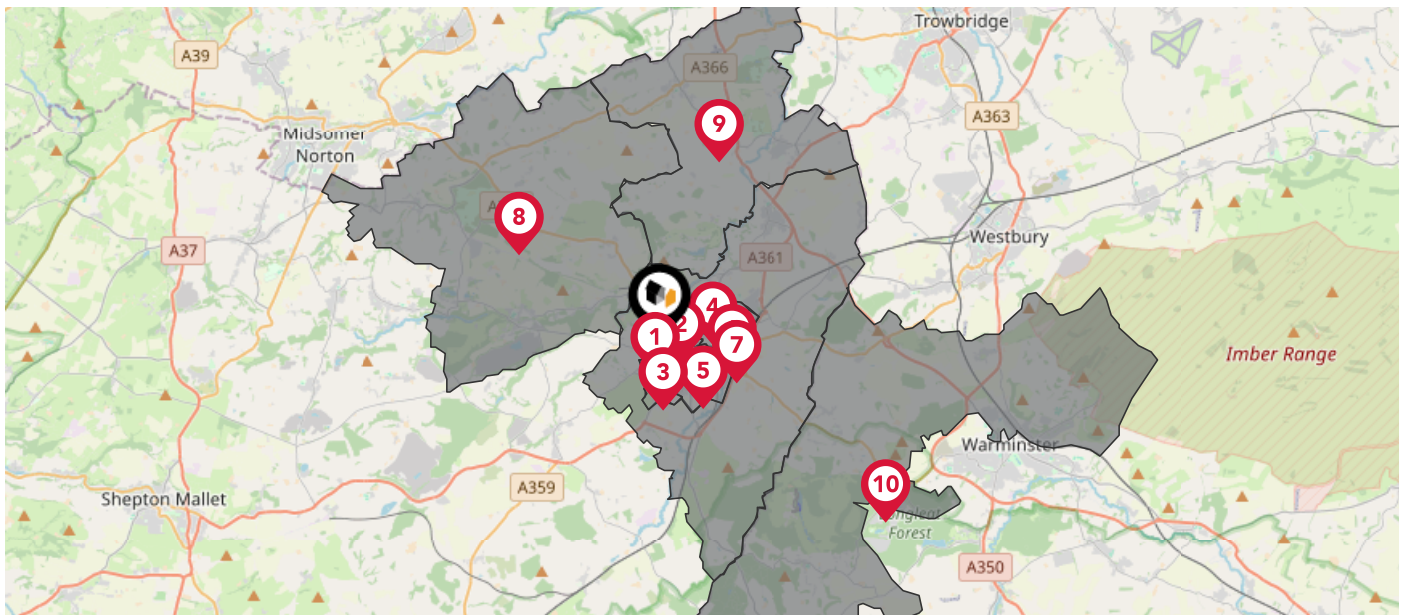
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



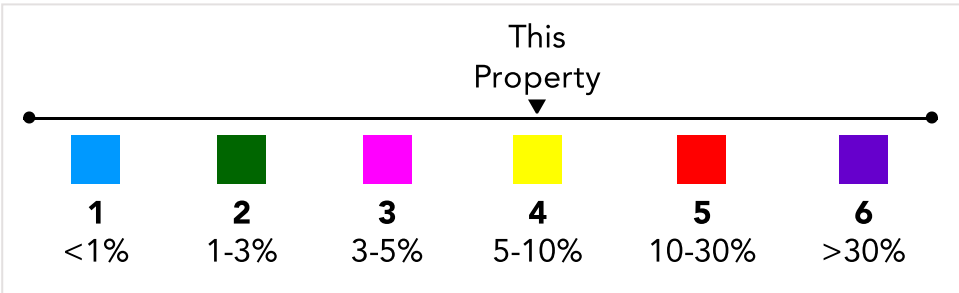
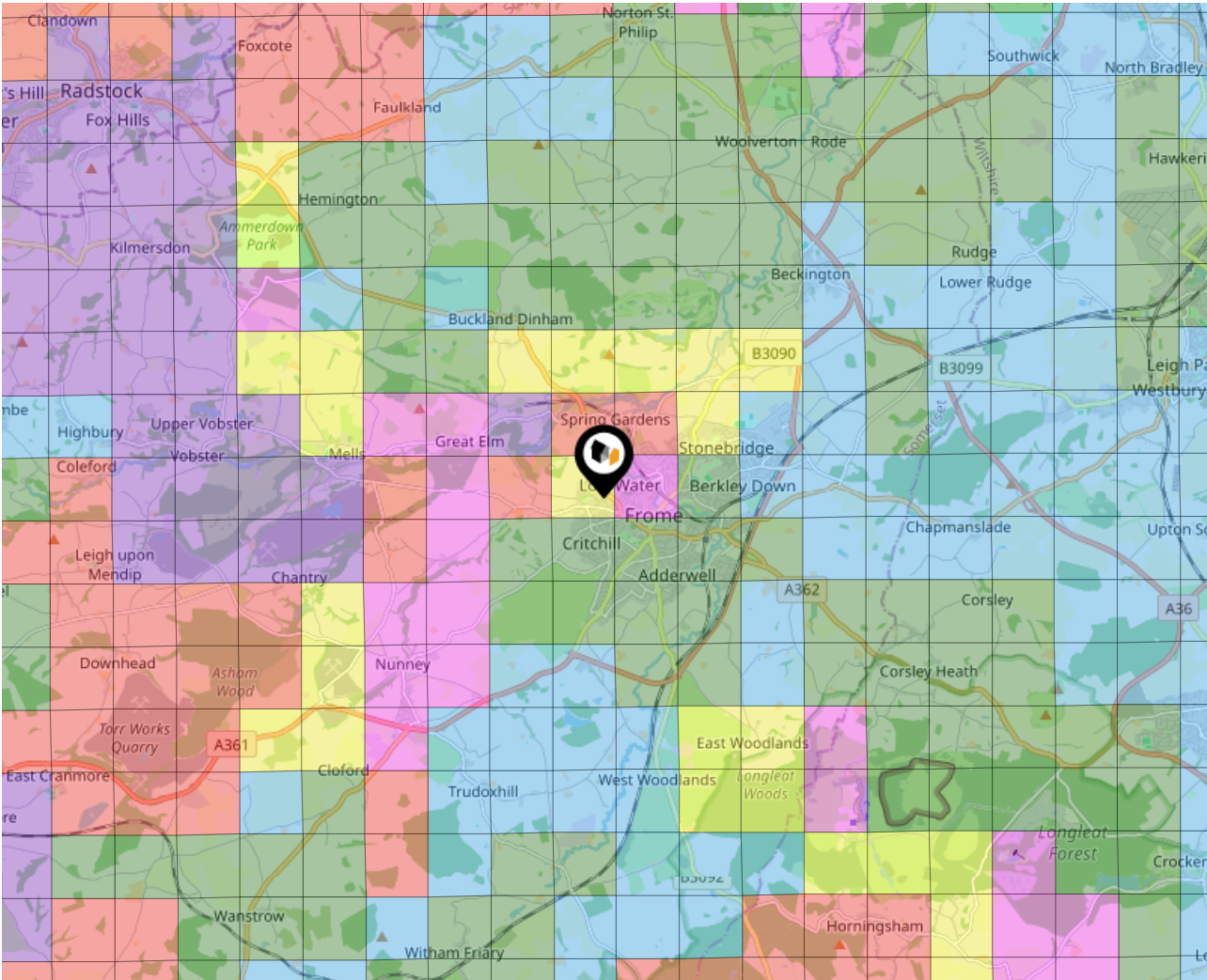
### Nearby Council Wards

- 1 Frome Oakfield Ward
- 2 Frome Market Ward
- 3 Frome Park Ward
- 4 Frome College Ward
- 5 Frome Keyford Ward
- 6 Frome Berkley Down Ward
- 7 Beckington and Selwood Ward
- 8 Ammerdown Ward
- 9 Rode and Norton St. Philip Ward
- 10 Warminster North & Rural ED



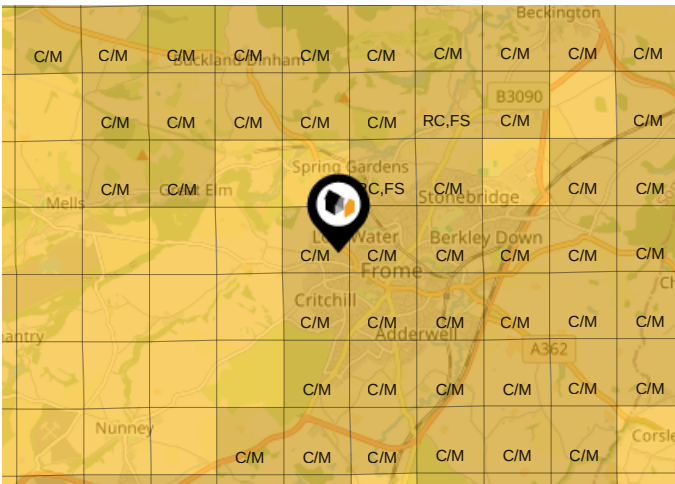
### What is Radon?

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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



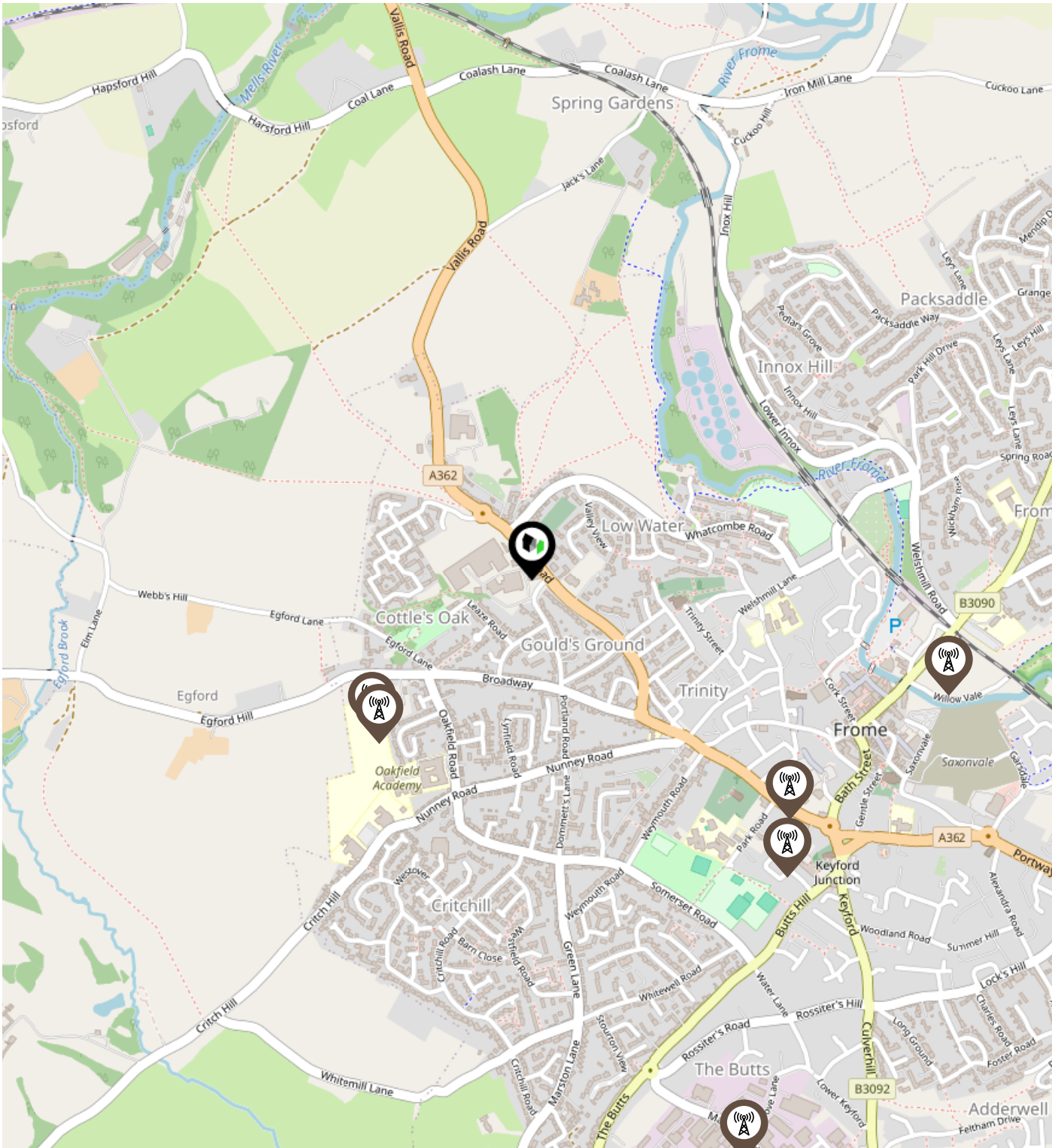
Primary Classifications (Most Common Clay Types)

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

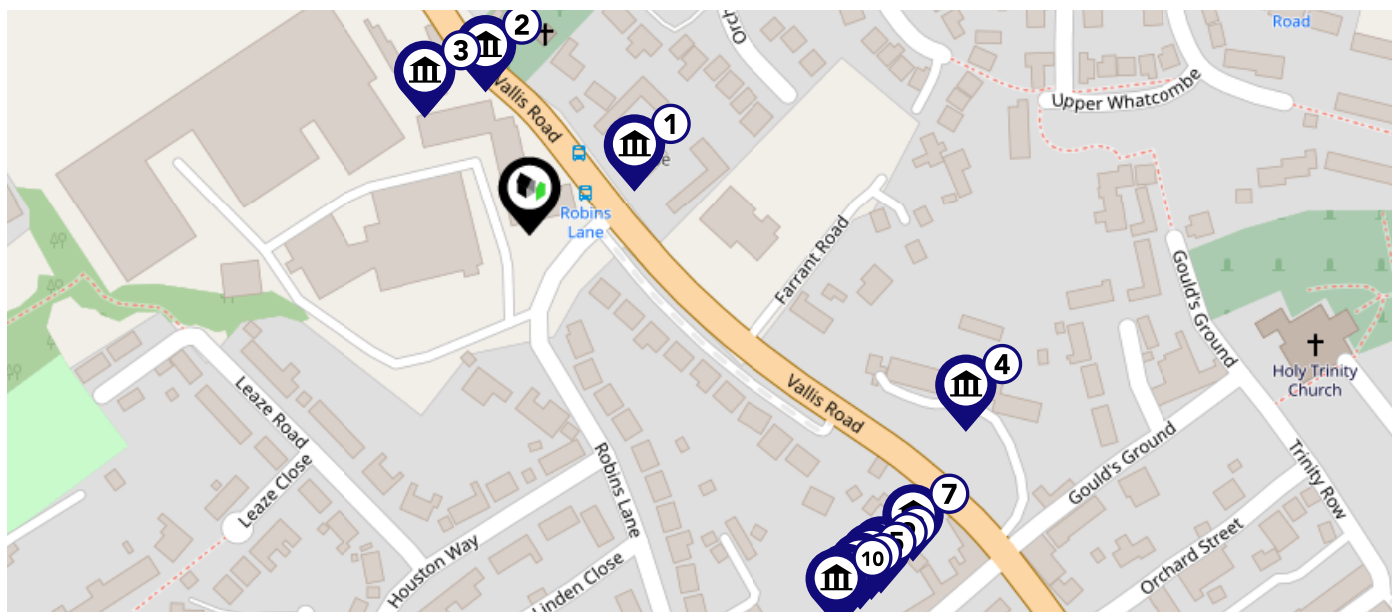












# Maps

## Listed Buildings

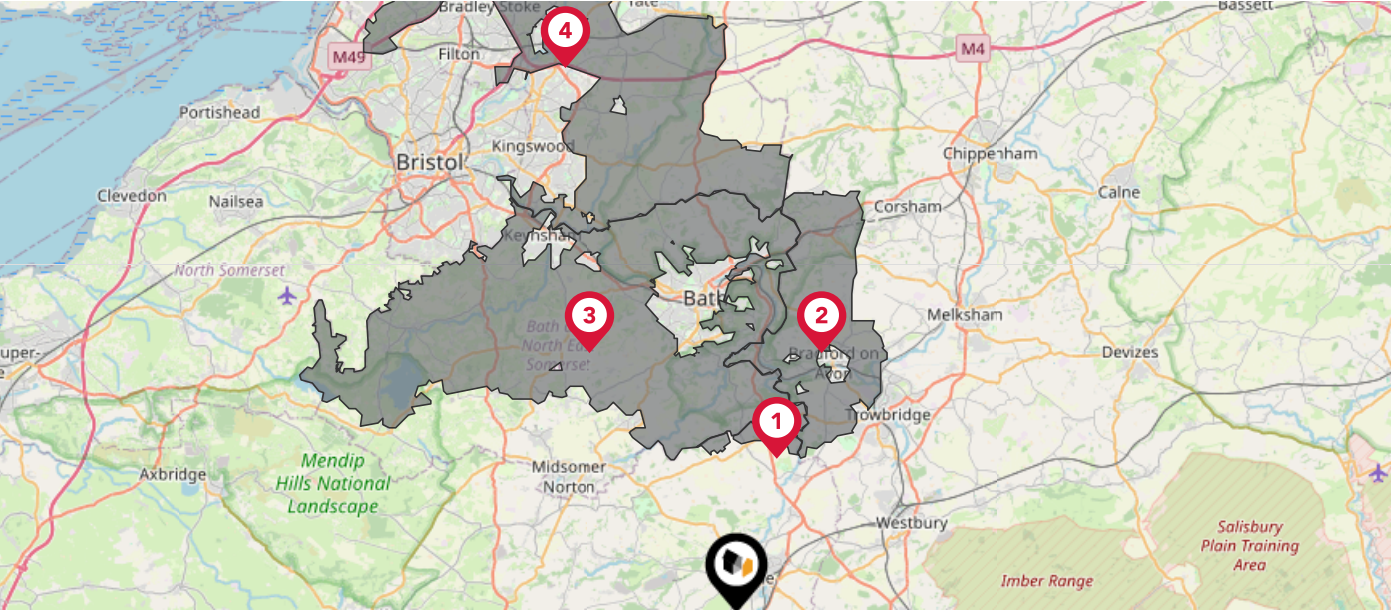
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

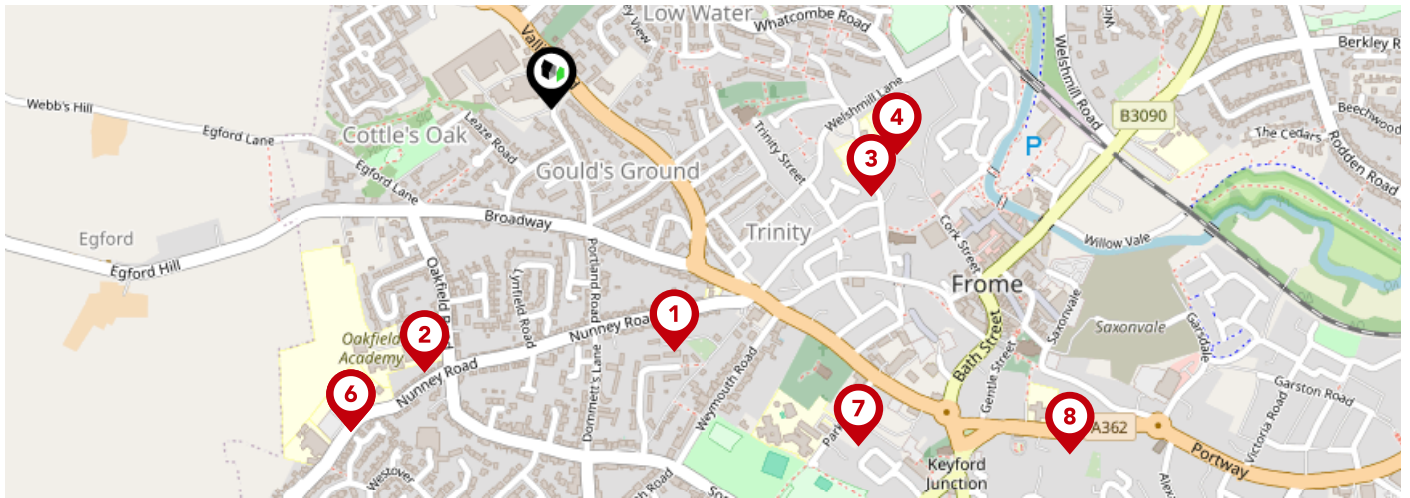


Listed Buildings in the local district		Grade	Distance
	1057729 - No 14 And Coach-house	Grade II	0.0 miles
	1409512 - Dissenters' Cemetery Chapel, Superintendent's Cottage, Gatepiers And Railings	Grade II	0.0 miles
	1345553 - 59 And 61, Vallis Road	Grade II	0.0 miles
	1057769 - Rowden House	Grade II	0.1 miles
	1057862 - 5, Button Street	Grade II	0.1 miles
	1345467 - 3 And 4, Button Street	Grade II	0.1 miles
	1345468 - 9, Button Street	Grade II	0.1 miles
	1057863 - 7 And 8, Button Street	Grade II	0.1 miles
	1167804 - 6, Button Street	Grade II	0.1 miles
	1057861 - 2, Button Street	Grade II	0.1 miles

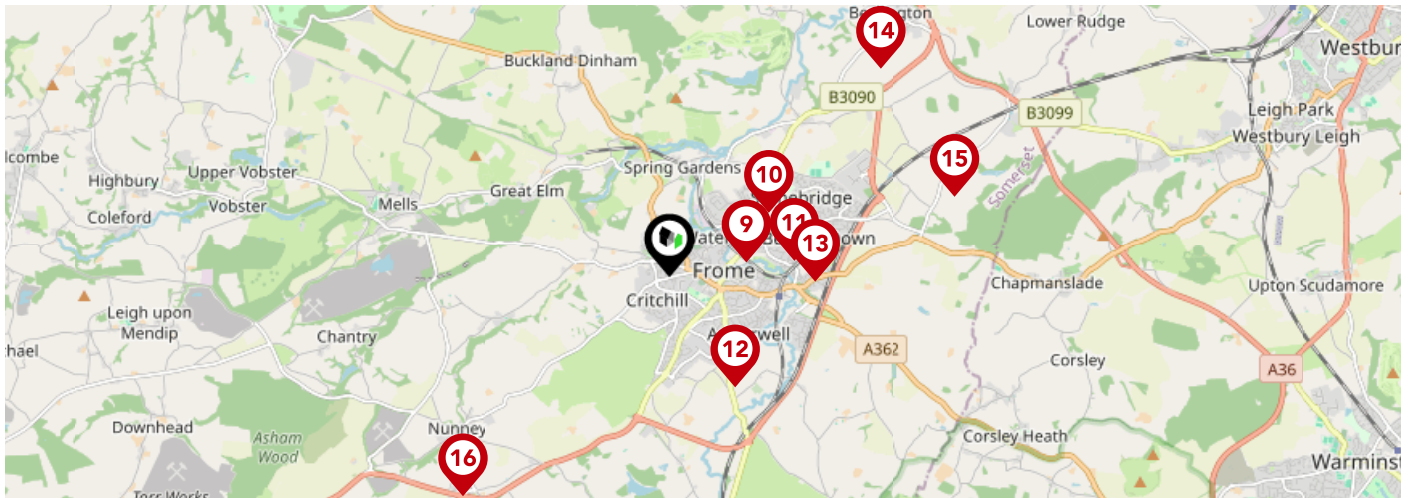
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Mendip
2	Bath and Bristol Green Belt - Wiltshire
3	Bath and Bristol Green Belt - Bath and North East Somerset
4	Bath and Bristol Green Belt - South Gloucestershire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wessex Lodge School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oakfield Academy</b> Ofsted Rating: Requires improvement   Pupils: 557   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Vallis First School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Louis Catholic Primary School, Frome</b> Ofsted Rating: Good   Pupils: 179   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trinity Church of England First School</b> Ofsted Rating: Good   Pupils: 295   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Critchill Special School</b> Ofsted Rating: Good   Pupils: 97   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Avanti Park School</b> Ofsted Rating: Good   Pupils: 488   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John's Church of England Voluntary Aided First School, Frome</b> Ofsted Rating: Requires improvement   Pupils: 232   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

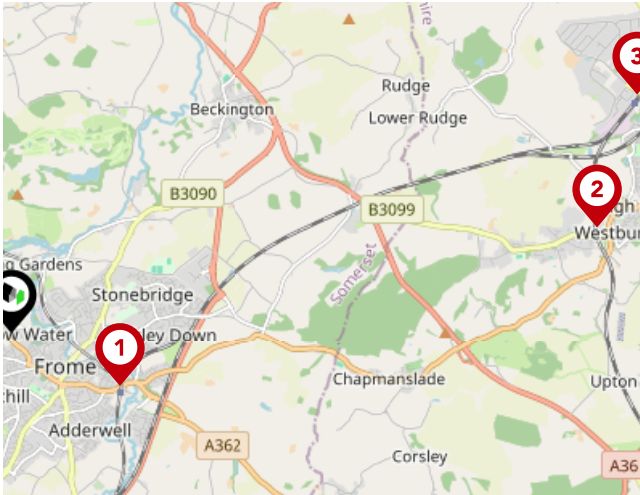


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>North Hill House</b> Ofsted Rating: Requires improvement   Pupils: 60   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Frome Community College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Selwood Academy</b> Ofsted Rating: Good   Pupils: 598   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Christ Church First School</b> Ofsted Rating: Not Rated   Pupils: 77   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Hayesdown First School</b> Ofsted Rating: Good   Pupils: 300   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Springmead Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 119   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Berkley Church of England First School</b> Ofsted Rating: Requires improvement   Pupils: 97   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Nunney First School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






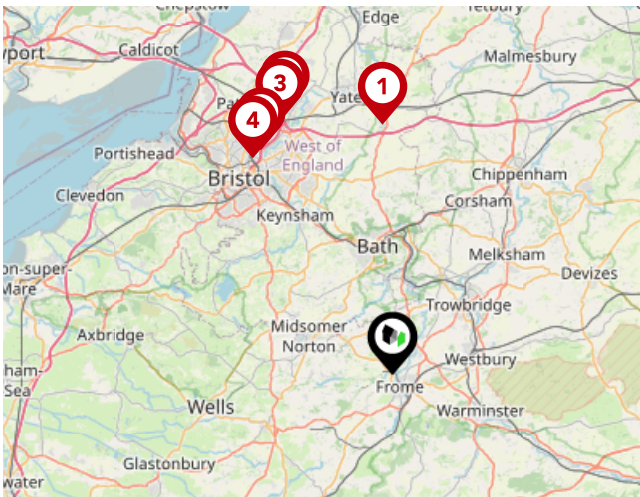
# Area Transport (National)

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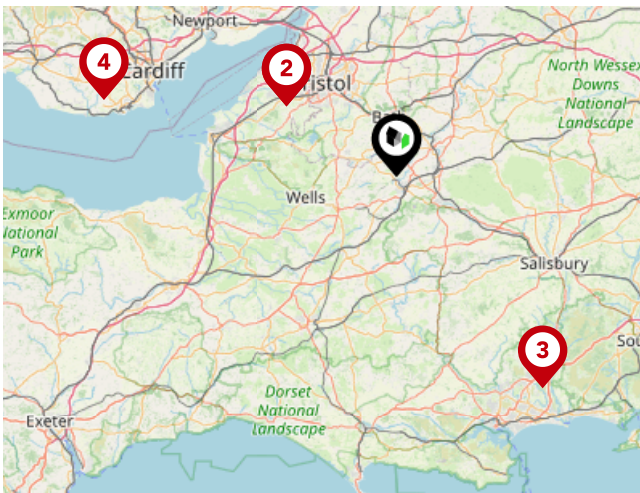
## National Rail Stations

Pin	Name	Distance
	Frome Rail Station	1.13 miles
	Dilton Marsh Rail Station	5.53 miles
	Westbury (Wilts) Rail Station	6.22 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	18.52 miles
	M32 J2	19.31 miles
	M32 J1	20.49 miles
	M32 J3	19.14 miles
	M4 J19	20.9 miles



## Airports/Helipads

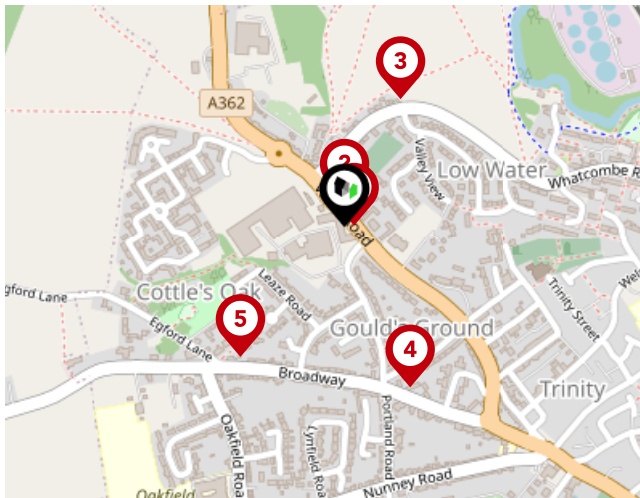
Pin	Name	Distance
	Bristol Airport	19.43 miles
	Felton	19.43 miles
	Bournemouth International Airport	38.38 miles
	Cardiff Airport	44.93 miles



# Area

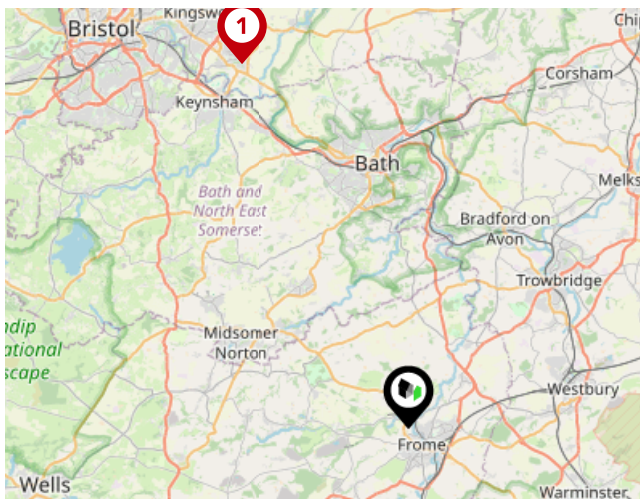
## Transport (Local)

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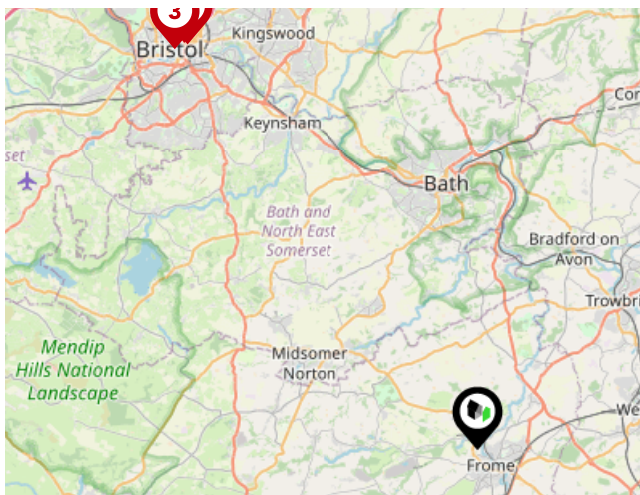
### Bus Stops/Stations

Pin	Name	Distance
1	Robins Lane	0.01 miles
2	Robins Lane	0.03 miles
3	Upper Whatcombe Road	0.16 miles
4	Portland Road	0.2 miles
5	Royal Oak	0.19 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.89 miles

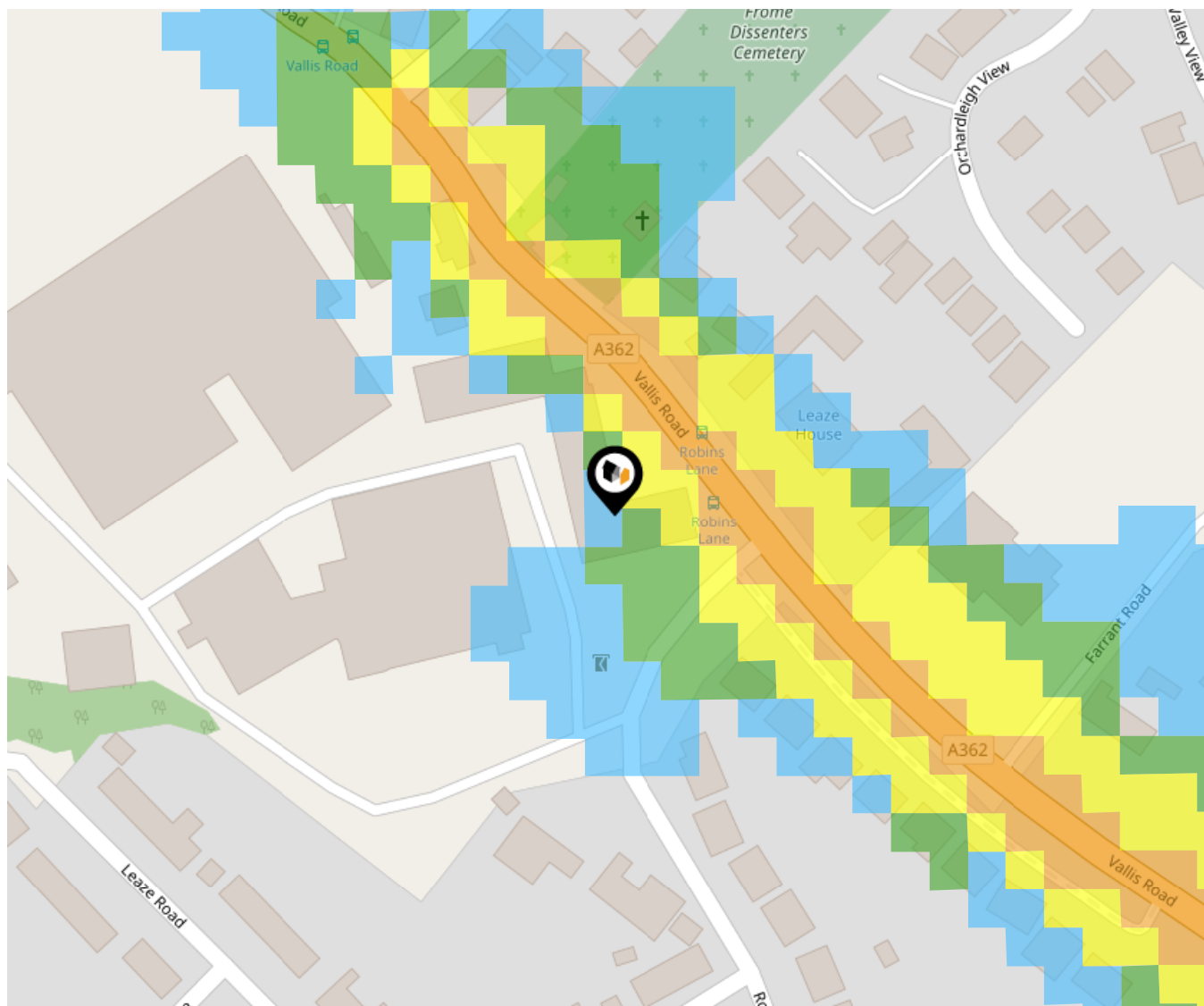


### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.45 miles
2	Temple Bridge (Bristol) Ferry Landing	18.57 miles
3	Bathurst Basin Ferry Landing	18.57 miles

# Local Area Road Noise

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AND  
TANNER



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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