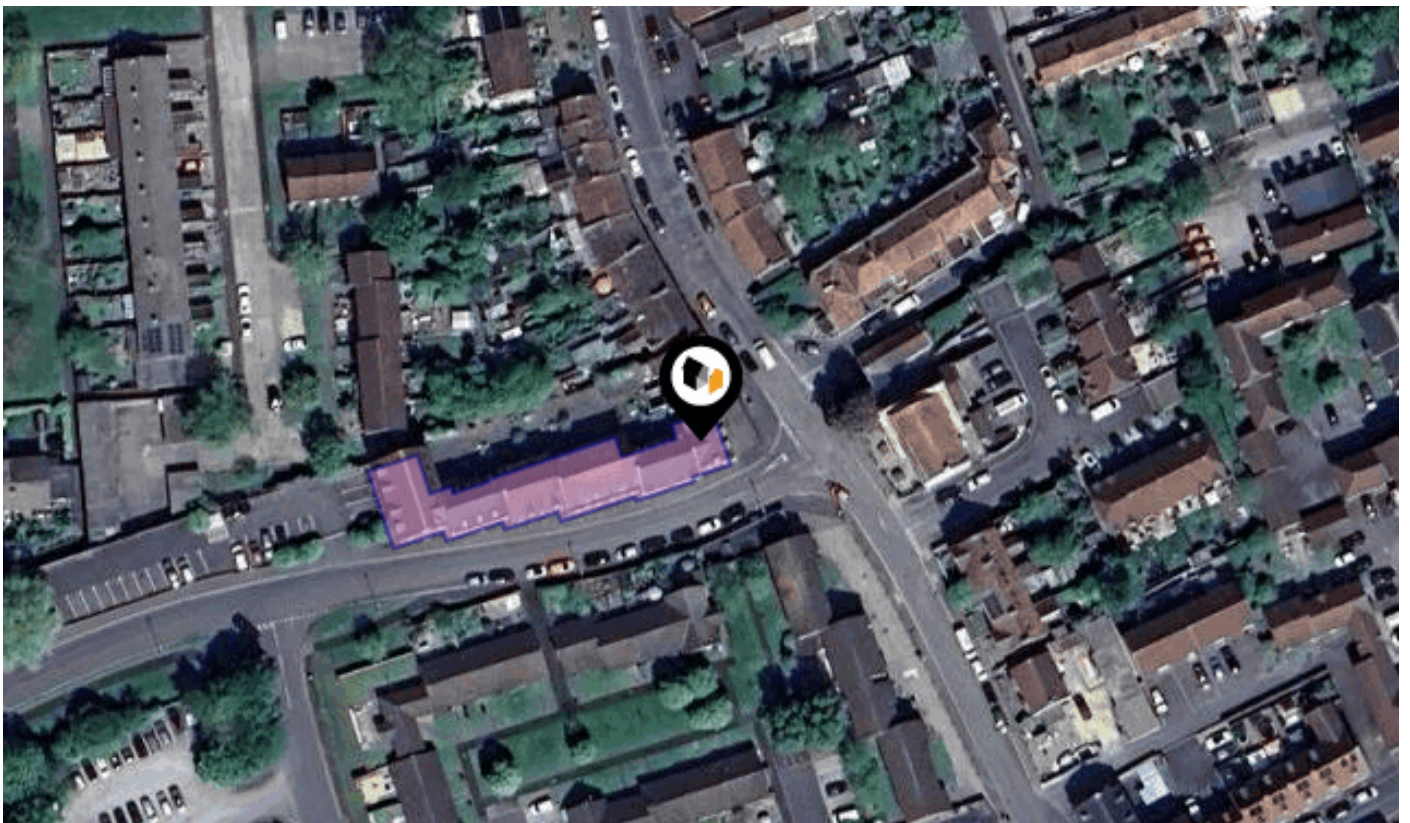




MIR: Material Info

The Material Information Affecting this Property
Friday 22nd May 2026



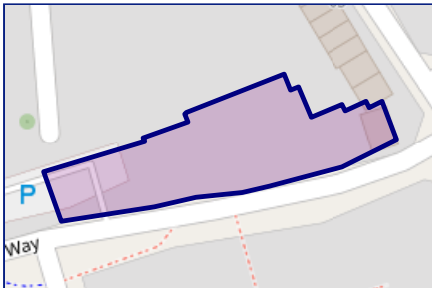
THE TANNERIES, SEDGEMOOR WAY, GLASTONBURY, BA6

Cooper and Tanner

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

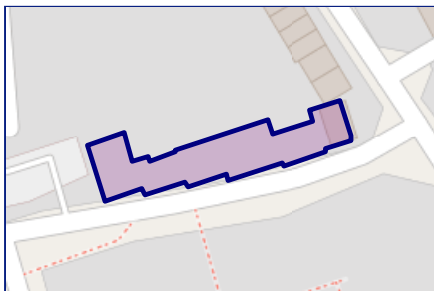


Freehold Title Plan



WS13327

Leasehold Title Plan



WS49883

Start Date: 16/12/2008
End Date: 01/04/3005
Lease Term: 999 years form 1 April 2006
Term Remaining: 979 years

Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	5,973 ft ² / 555 m ²		
Plot Area:	0.14 acres		
Year Built :	After 2007		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS49883		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



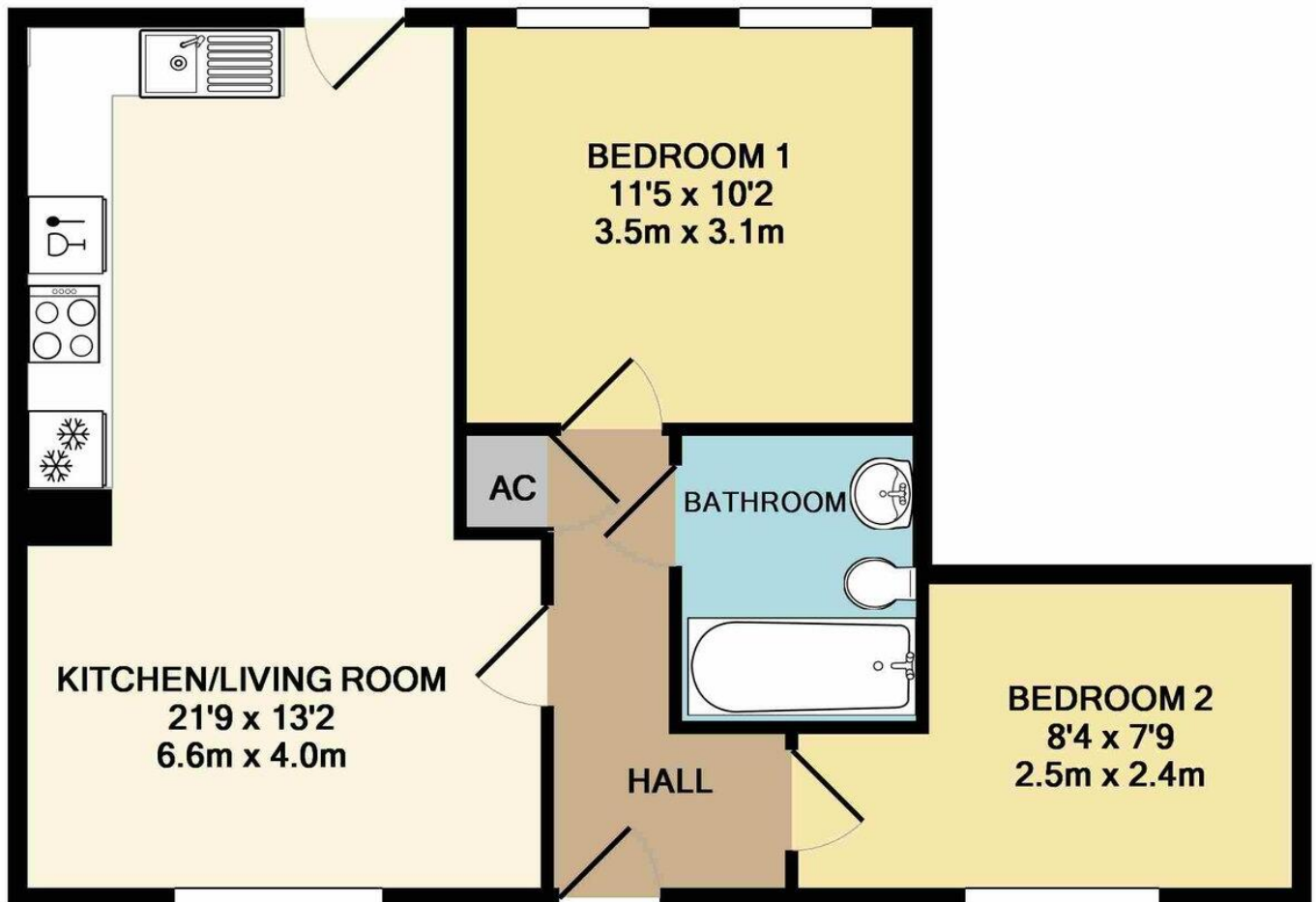
Satellite/Fibre TV Availability:







THE TANNERIES, SEDGEMOOR WAY, GLASTONBURY, BA6



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
Made with Metropix ©2019

Property EPC - Certificate

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The Tanneries, Sedgemoor Way, GLASTONBURY, BA6

Energy rating

C

Valid until 13.08.2035

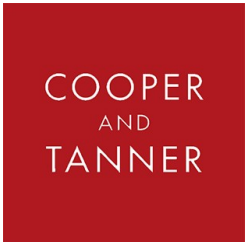
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

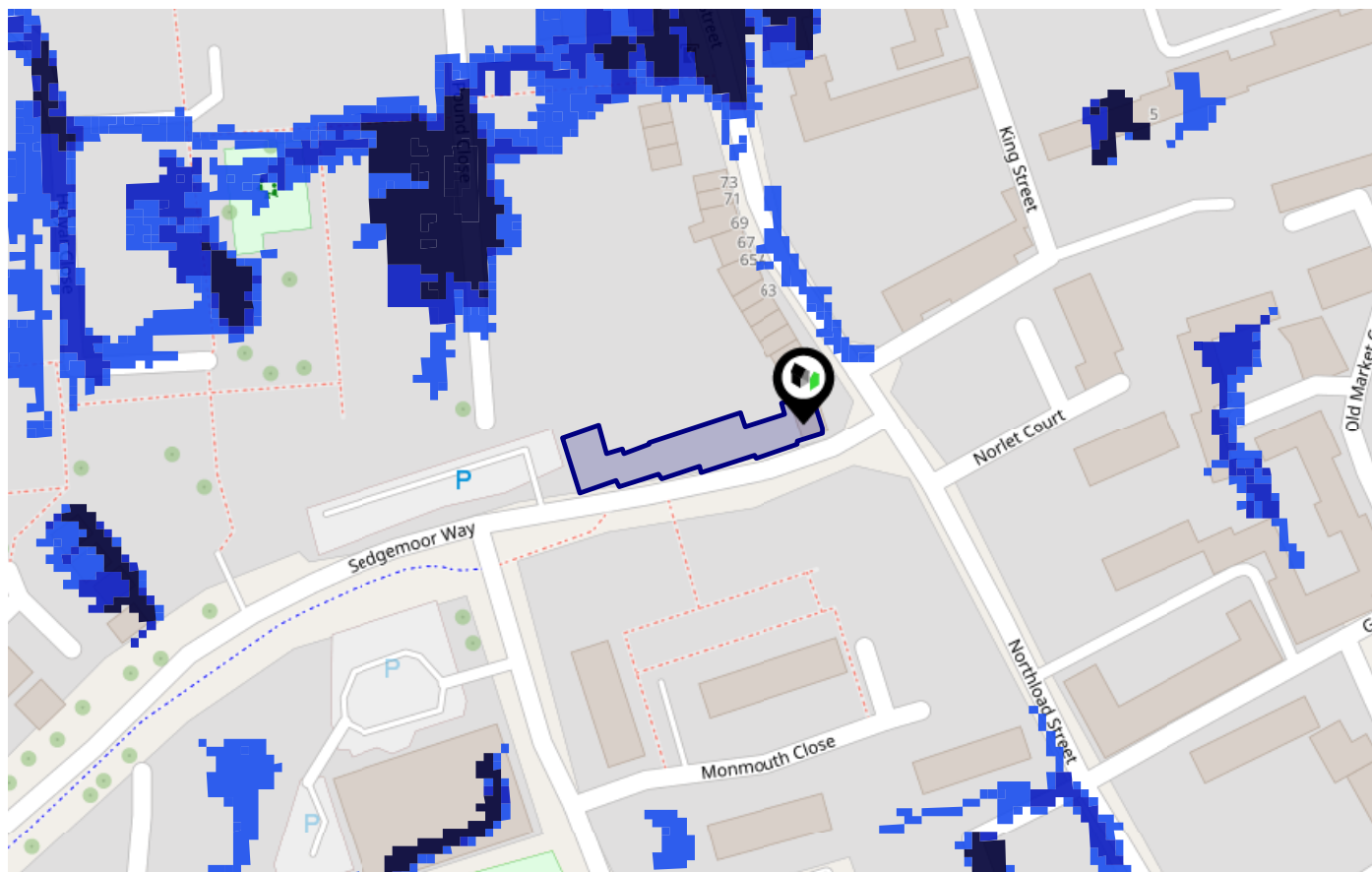
Property Type:	Top-floor flat
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Automatic charge control
Main Heating Controls Energy:	Average
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	555 m ²

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.

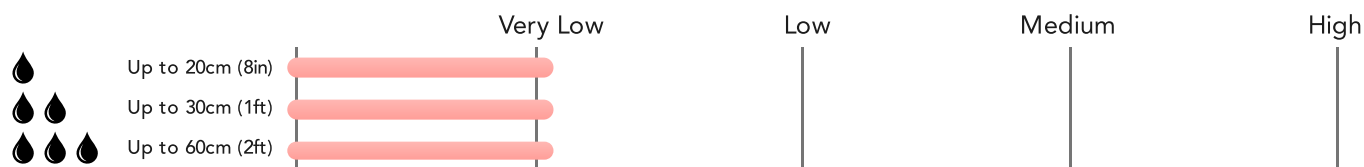


Risk Rating: Very low

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.

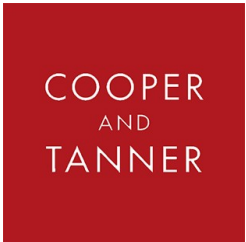
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:

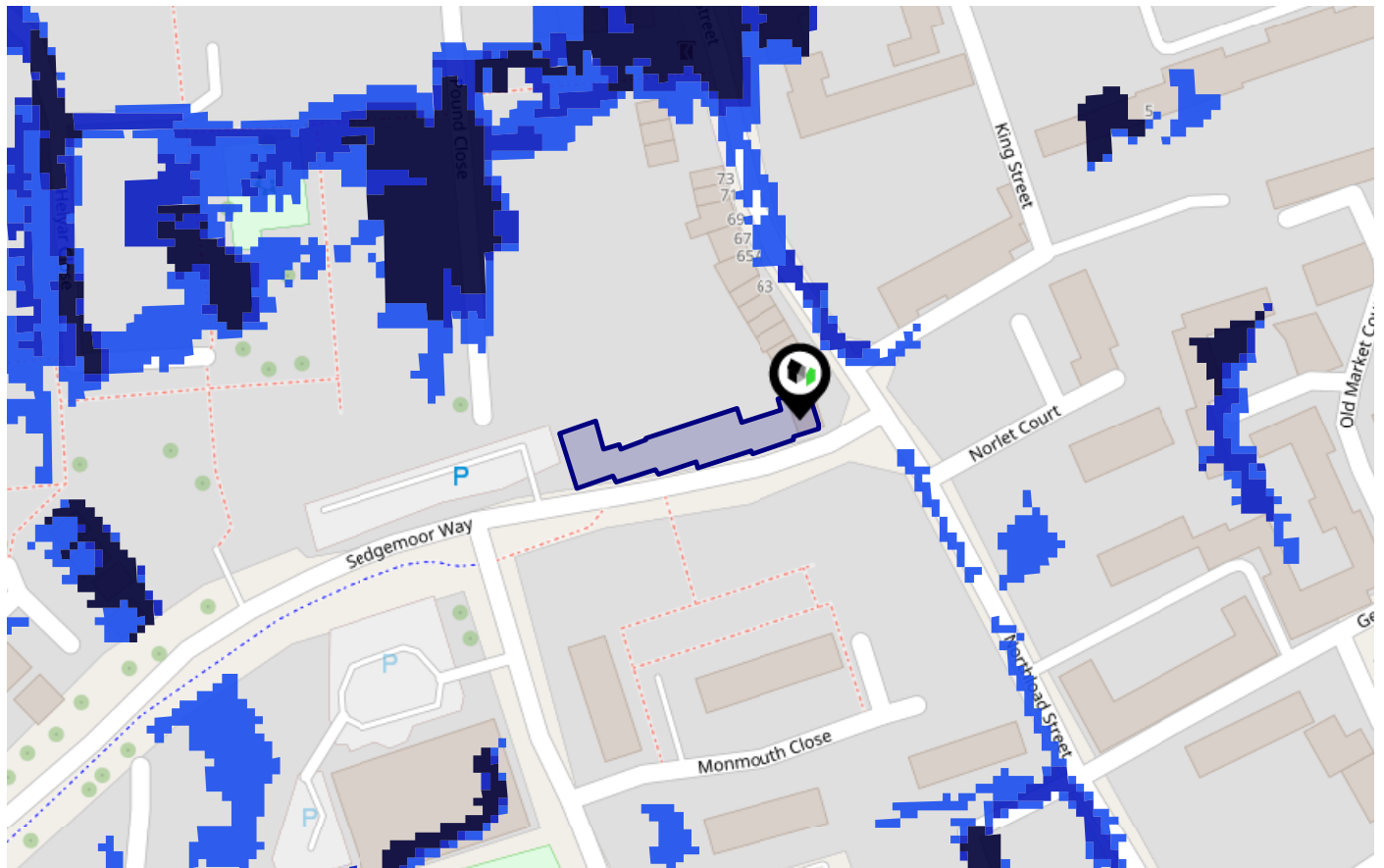


Flood Risk

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.



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:

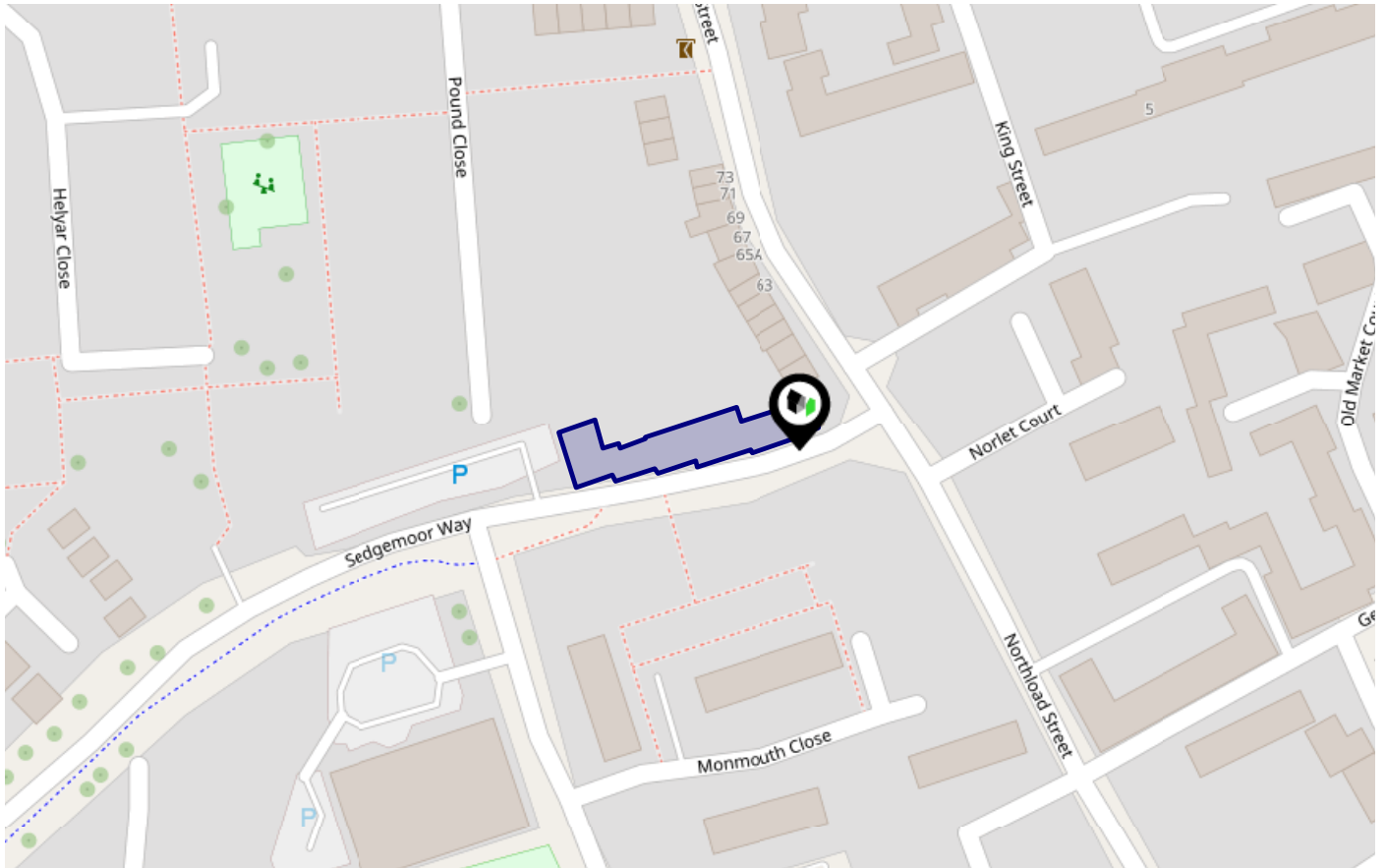


MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

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

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.

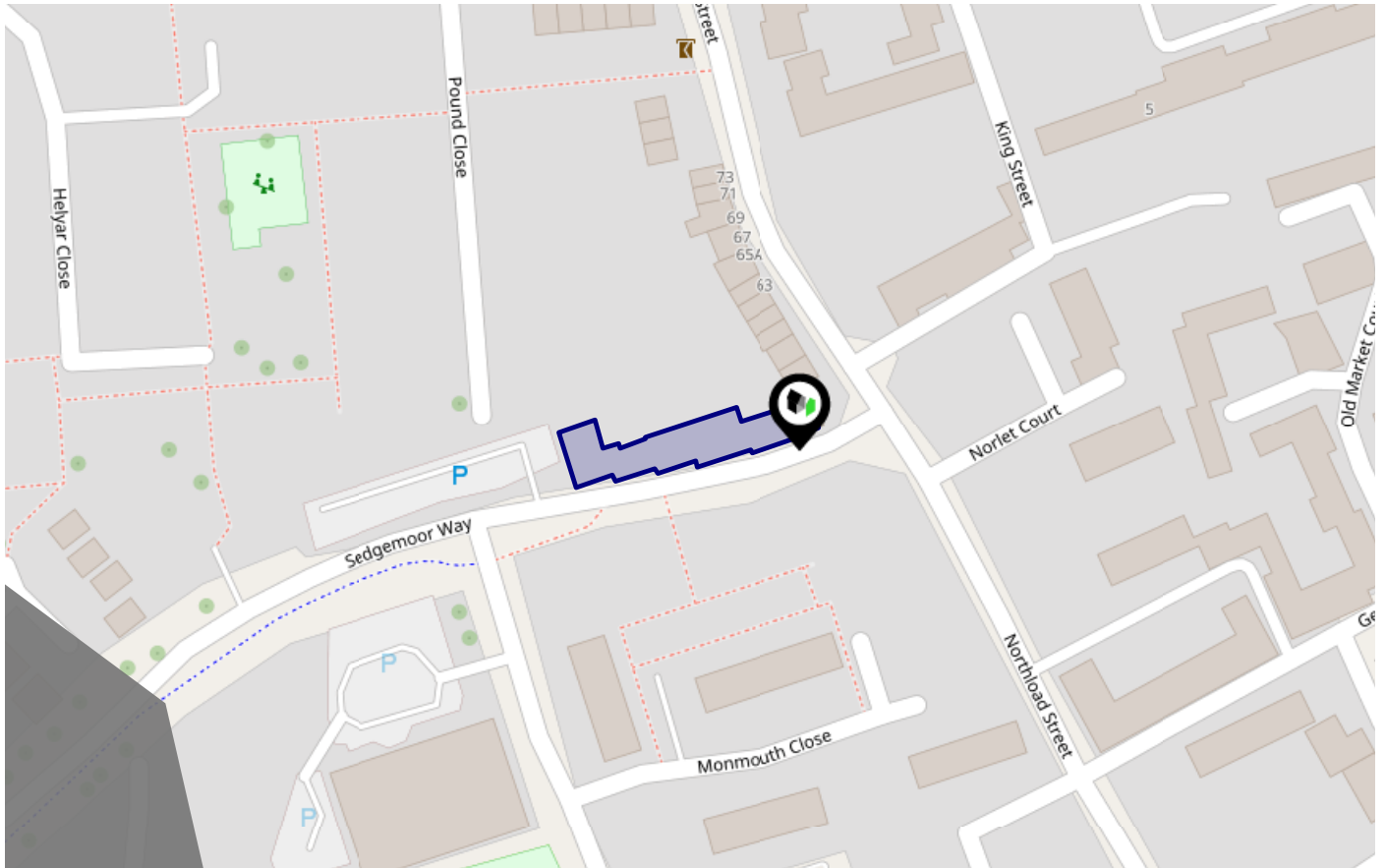
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

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.

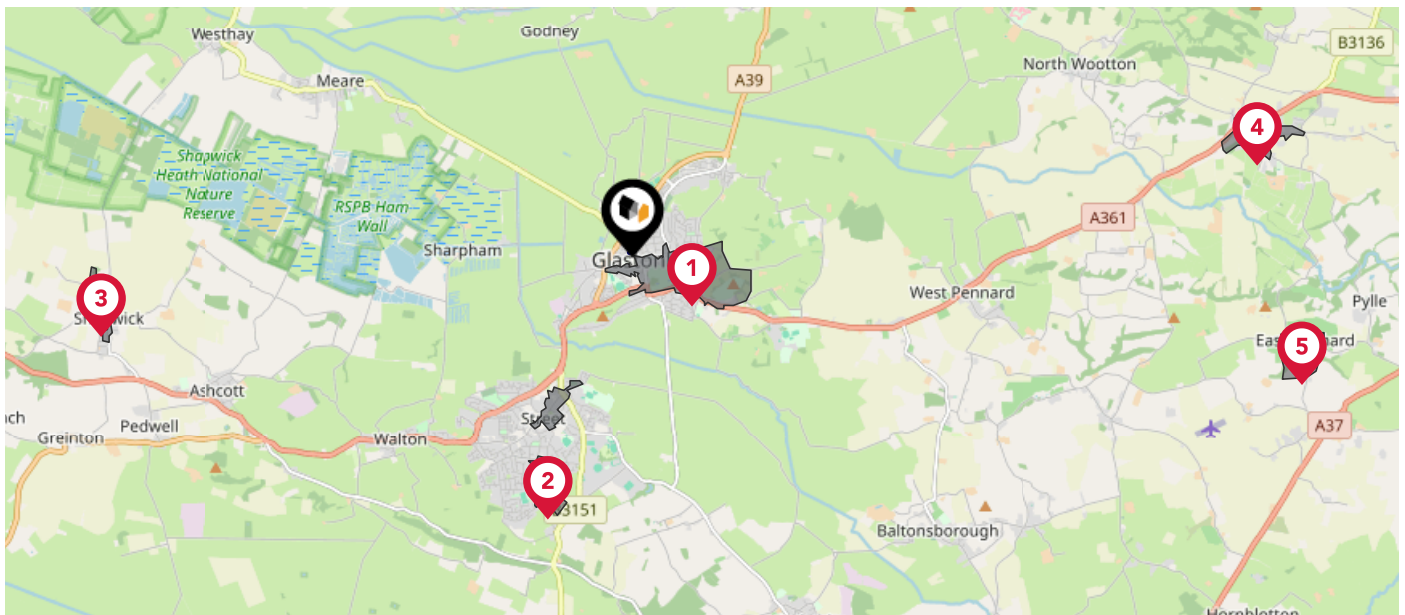
Chance of flooding to the following depths at this property:








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.



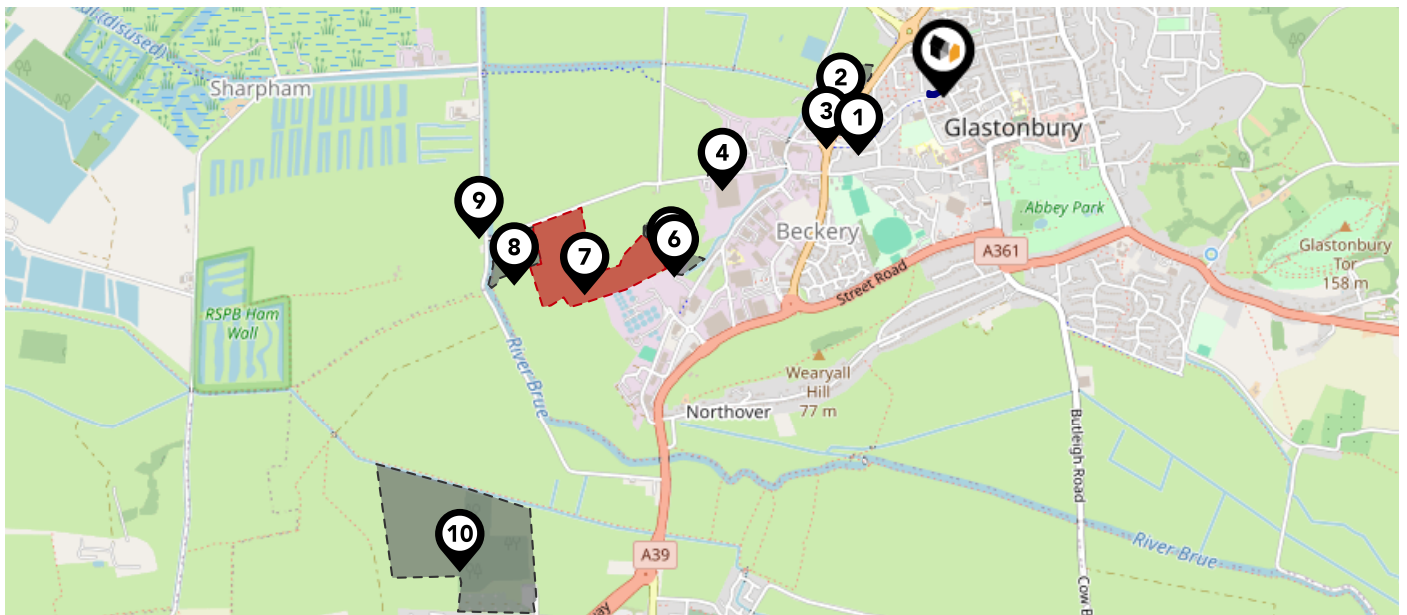
Nearby Conservation Areas

-  1 Glastonbury
-  2 Street
-  3 Shapwick
-  4 Pilton
-  5 East Pennard

Maps

Landfill Sites

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	Dyehouse Lane-Glastonbury	Historic Landfill
2	Dyehouse Lane-Glastonbury	Historic Landfill
3	Land at Paradise-Glastonbury, Somerset	Historic Landfill
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill
5	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill
6	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill
7	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill
8	Porchestall Drove-Glastonbury, Somerset	Historic Landfill
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill
10	Corporation Yard-Street	Historic Landfill

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

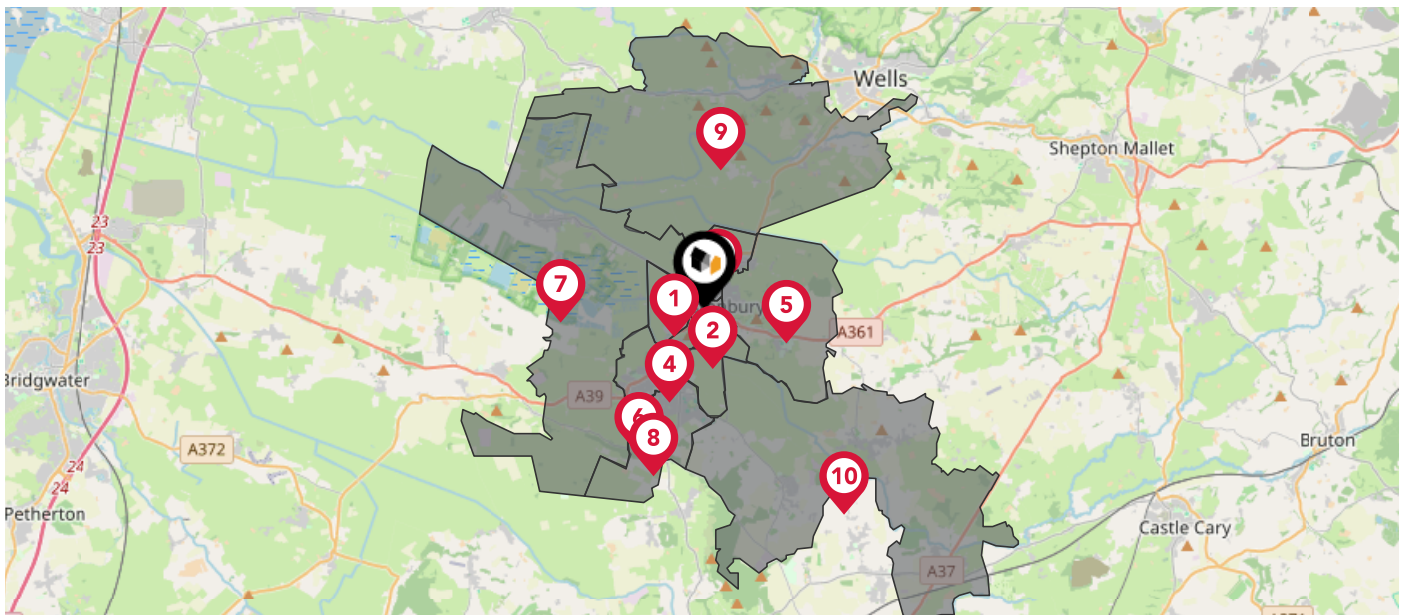
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

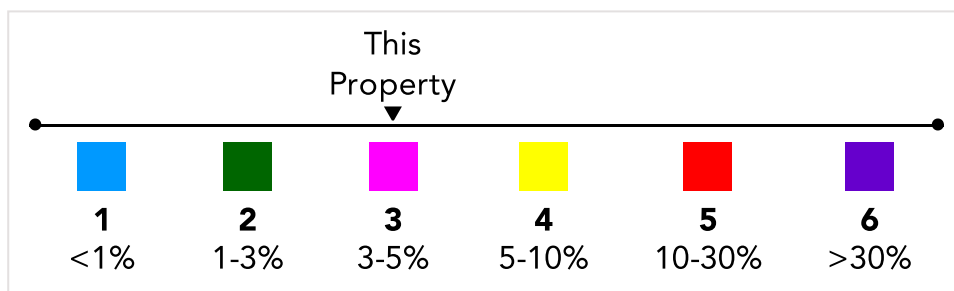
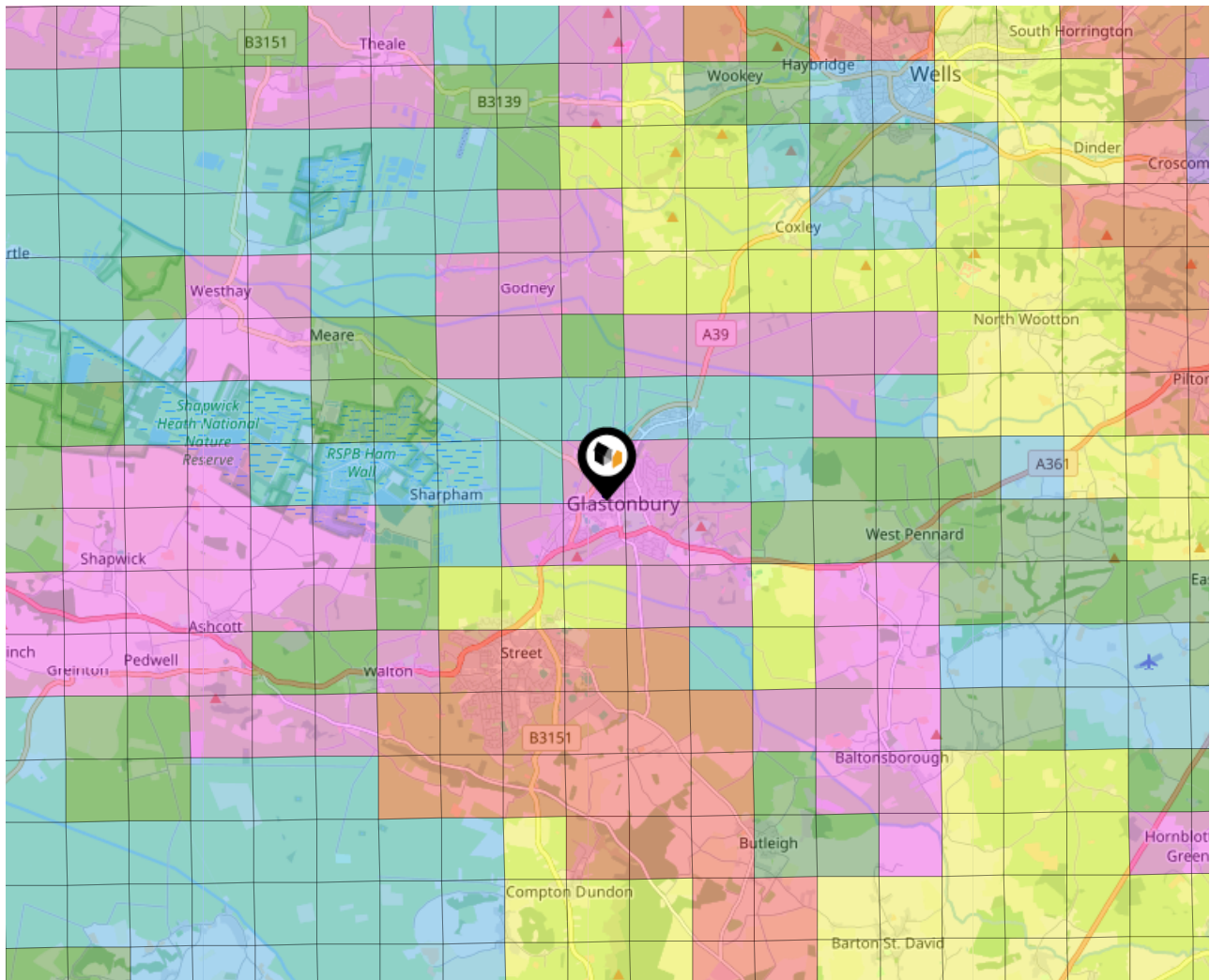


Nearby Council Wards

- 1 Glastonbury St. Benedict's Ward
- 2 Glastonbury St. Mary's Ward
- 3 Glastonbury St. John's Ward
- 4 Street North Ward
- 5 Glastonbury St. Edmund's Ward
- 6 Street West Ward
- 7 Moor Ward
- 8 Street South Ward
- 9 Wookey and St. Cuthbert Out West Ward
- 10 Butleigh and Baltonsborough Ward

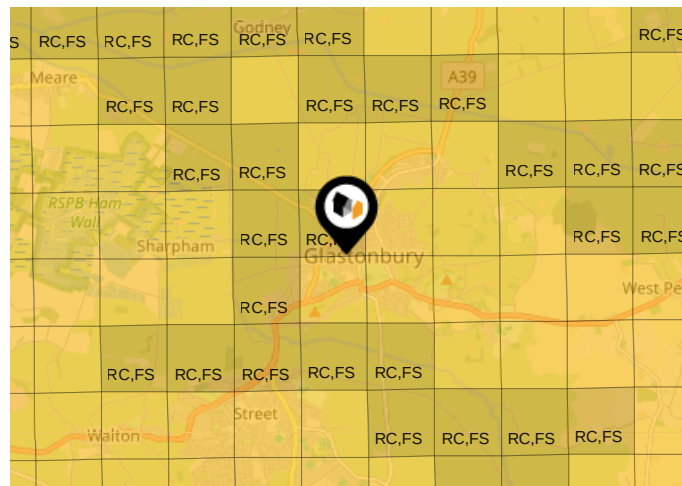
What is Radon?

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:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



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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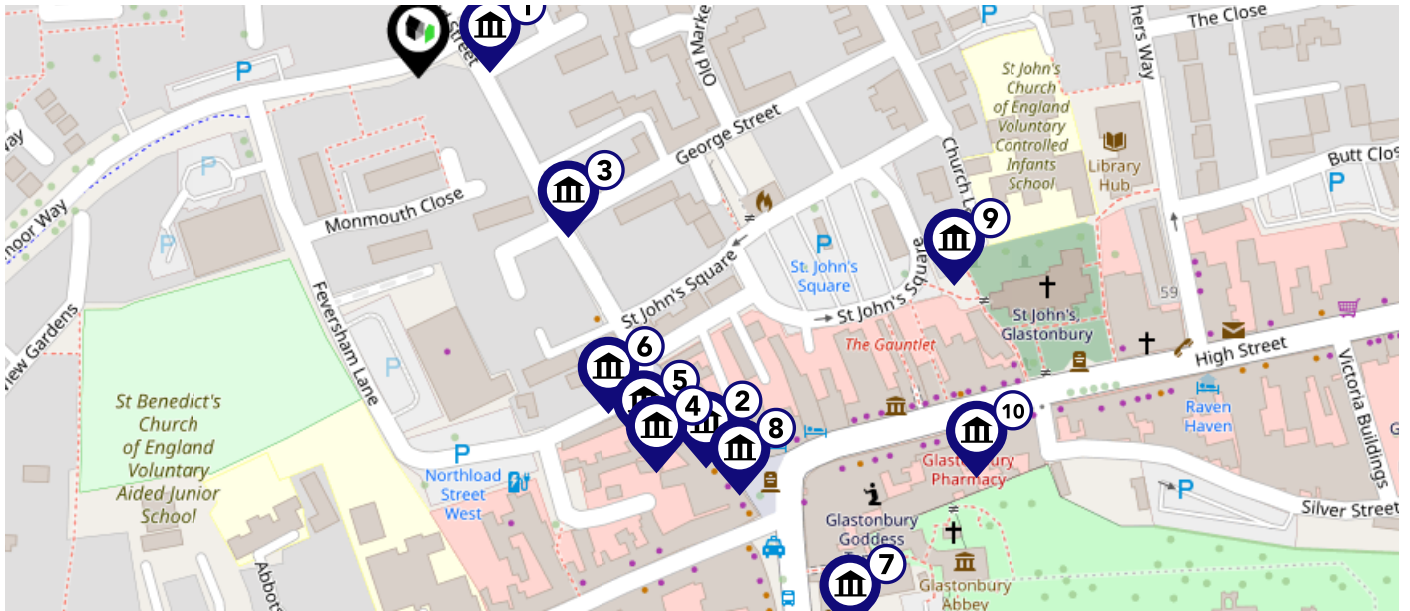
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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



1057878 - Northload Hall

Grade II

0.0 miles



1345474 - 1, Market Place (see Details For Further Address Information)

Grade II

0.1 miles



1173001 - 42, Northload Street

Grade II

0.1 miles



1172992 - 5, Northload Street

Grade II

0.1 miles



1057917 - Nos 7 And 9 Including Long Row Of Cottages To Rear Known As Marchants Buildings

Grade II

0.1 miles



1057877 - Lamb Inn

Grade II

0.1 miles



1057904 - Town Hall, Including Wall With Steps To Street

Grade II

0.2 miles



1345452 - 2, Market Place

Grade II

0.2 miles



1057958 - Hawkins House

Grade II

0.2 miles



1057932 - 18, High Street

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

No gas

Central Heating

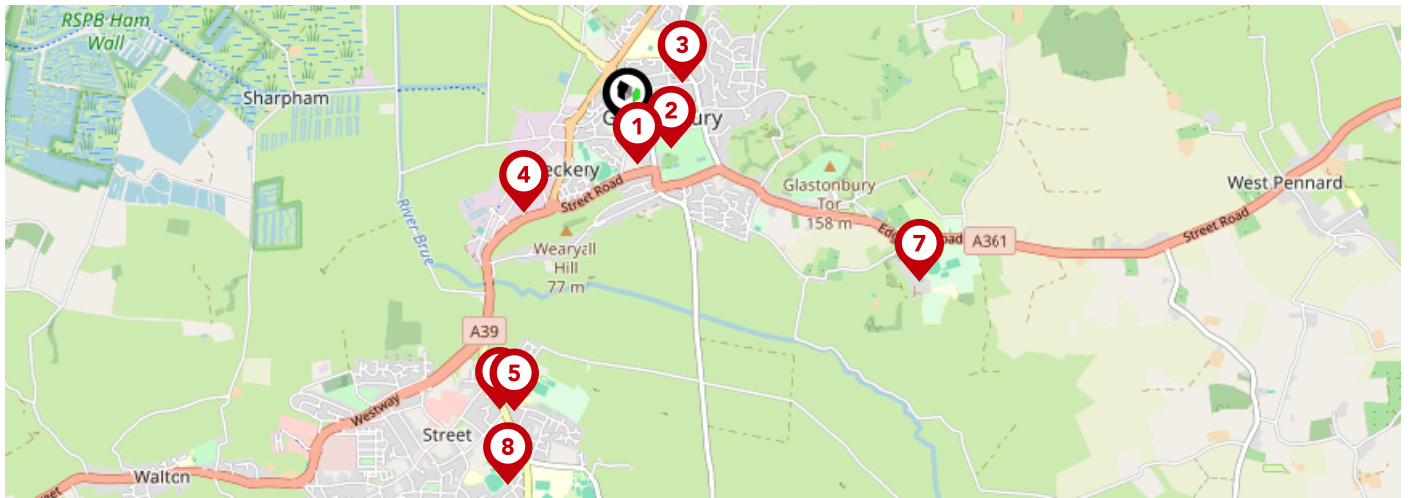
Electric Storage Heating

Water Supply

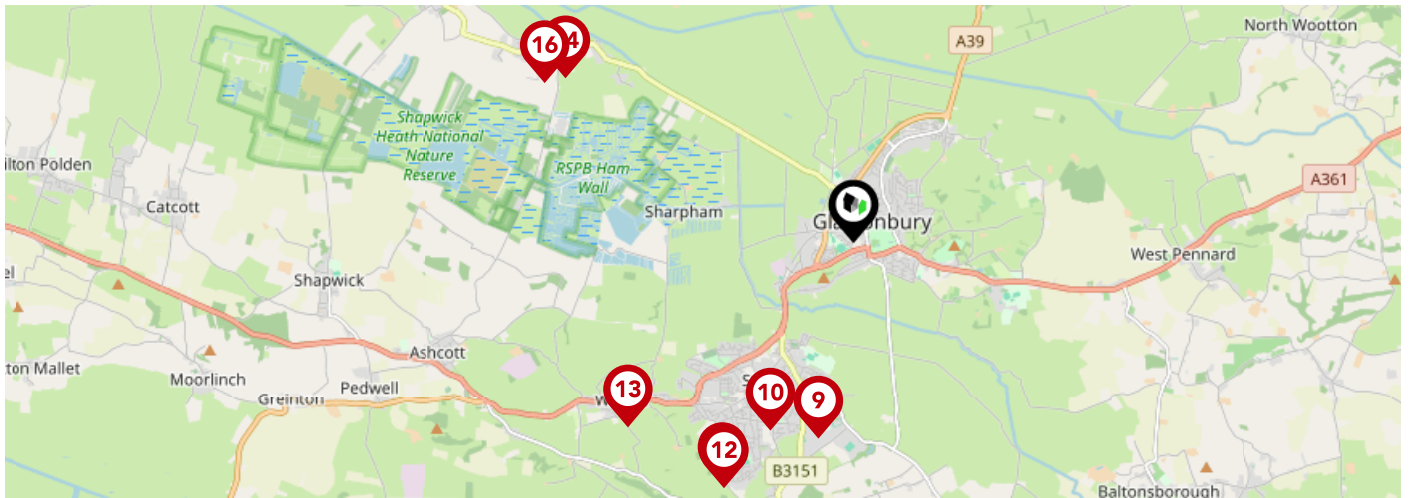
Mains

Drainage

Mains

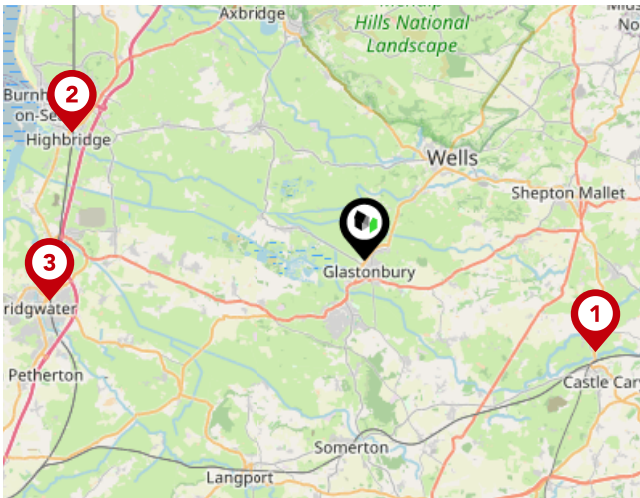


		Nursery	Primary	Secondary	College	Private
1	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tor School Ofsted Rating: Good Pupils: 32 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Strode College Ofsted Rating: Good Pupils:0 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



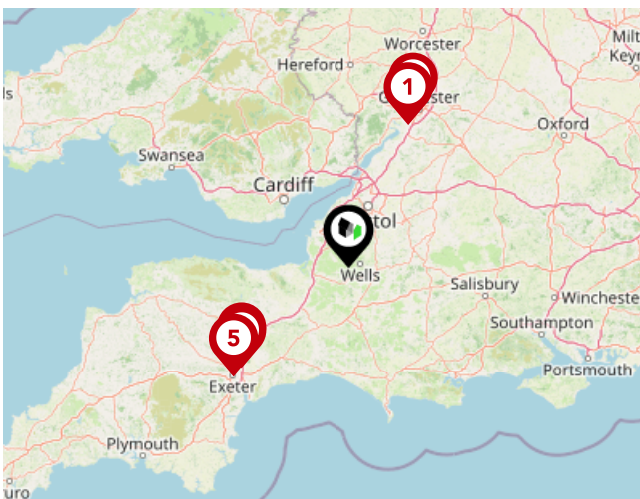
		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:3.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



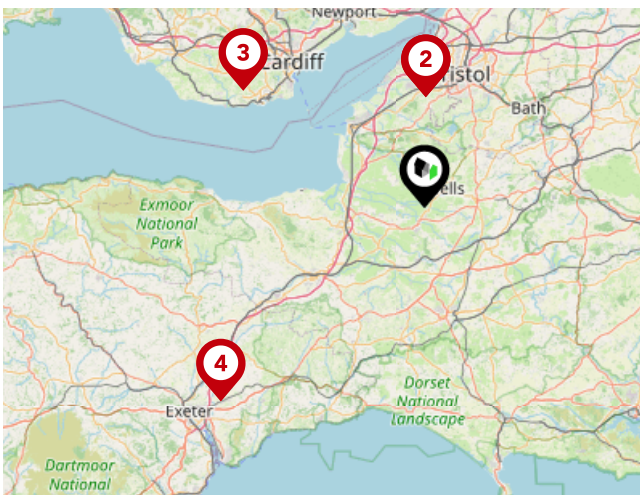
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.23 miles
2	Highbridge & Burnham-on-Sea Rail Station	11.91 miles
3	Bridgwater Rail Station	11.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.52 miles
2	M5 J12	48.63 miles
3	M5 J29	43.47 miles
4	M5 J30	44.31 miles
5	M5 J31	47.48 miles



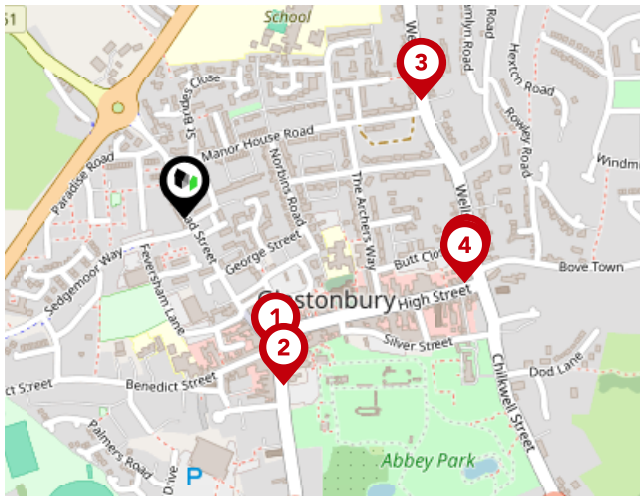
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.43 miles
2	Felton	16.43 miles
3	Cardiff Airport	31.84 miles
4	Exeter Airport	41.92 miles

Area

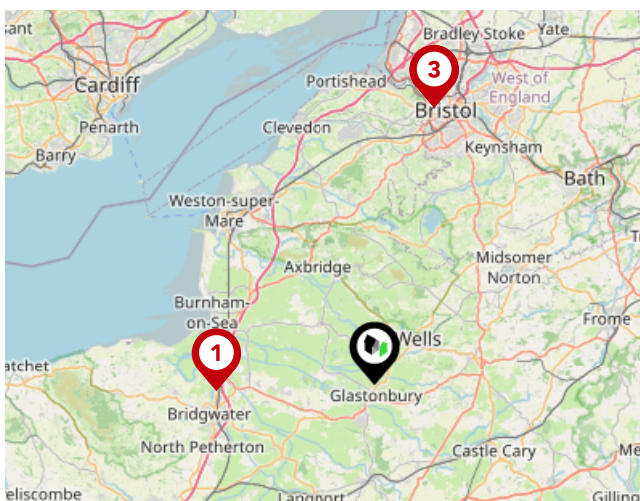
Transport (Local)

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TANNER



Bus Stops/Stations

Pin	Name	Distance
1	Town Hall	0.19 miles
2	Town Hall	0.22 miles
3	Manor House Road	0.31 miles
4	High Street	0.33 miles
5	High Street	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.8 miles
2	Nova Scotia Ferry Landing	21.09 miles
3	The Cottage Ferry Landing	21.07 miles

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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Cooper and Tanner

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

