

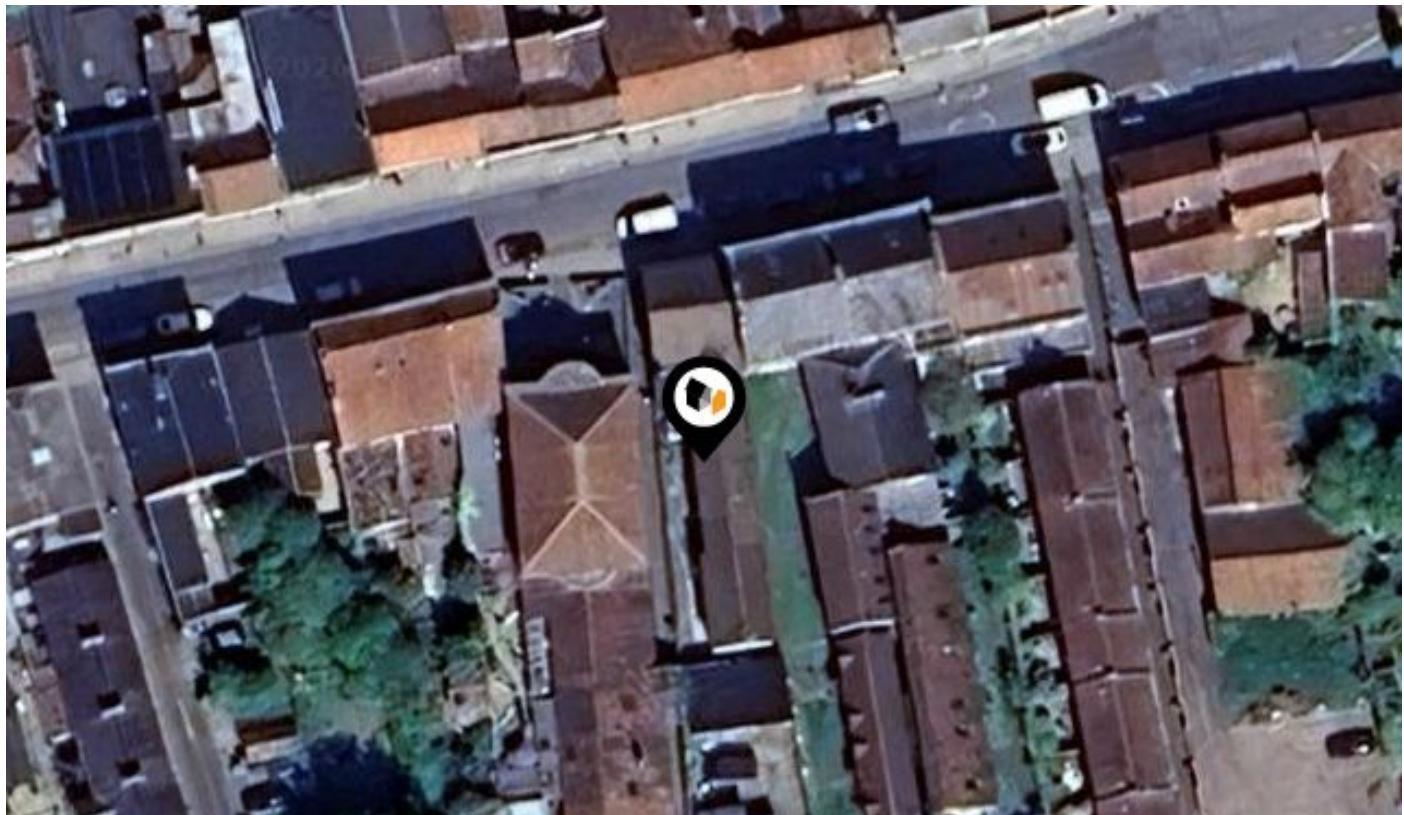


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 18th February 2026**



**78, HIGH STREET, GLASTONBURY, BA6**

**Cooper and Tanner**

32 High Street Shepton Mallet BA4 5AS

01749 372200

[sheptonmallet@cooperandtanner.co.uk](mailto:sheptonmallet@cooperandtanner.co.uk)

[cooperandtanner.co.uk](http://cooperandtanner.co.uk)



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# Property Overview

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## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	473 ft <sup>2</sup> / 44 m <sup>2</sup>
Council Tax :	Band A
Annual Estimate:	£1,626

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17  
mb/s



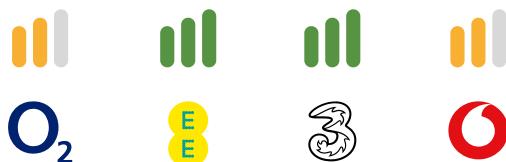
245  
mb/s



1000  
mb/s



Mobile Coverage:
(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **70 High Street, Glastonbury, Somerset, BA6 9DZ**

**Reference - 119655/001**

**Decision:** Approval with Conditions

**Date:** 17th April 2007

**Description:**

Internal alterations to extend existing shop unit and create new bathroom to flat above. (DEL)

**Reference - 119655/000**

**Decision:** Approval with Conditions

**Date:** 16th January 2007

**Description:**

Change of Use of part ground floor Residential unit to A1 Retail (DEL)

Planning records for: **Rear of 68 High Street, Glastonbury, Somerset, BA6 9DZ**

**Reference - 2013/0399**

**Decision:** Refusal

**Date:** 16th May 2013

**Description:**

Erection of three dwellings, parking and bin/bike store.

Planning records for: **74 High Street Glastonbury Somerset BA6 9DZ**

**Reference - 2016/1344/FUL**

**Decision:** Approval with Conditions

**Date:** 13th June 2016

**Description:**

Addition of 3 No. air conditioning units to the flat roof at the rear of the listed building

Planning records for: **74 High Street Glastonbury BA6 9DZ**

## Reference - 2018/1996/LBC

**Decision:** Decided

**Date:** 08th August 2018

**Description:**

Change of Use from retail/office to retail/office and accommodation, including internal alterations.

## Reference - 2016/1345/LBC

**Decision:** Approval with Conditions

**Date:** 25th May 2016

**Description:**

Addition of 3no. Air conditioning units to the flat roof at the rear of the listed building

## Reference - 2018/1995/FUL

**Decision:** Decided

**Date:** 08th August 2018

**Description:**

Change of Use from retail/office to retail/office and accommodation, including internal alterations.

## Reference - 2015/0641/LBC

**Decision:** Refusal

**Date:** 19th March 2015

**Description:**

Demolish existing stair and adjacent walls. Create new stairs to rear of building with associated partitions, upgrade modern doors and partitions in modern extension to meet current fire regulations.

Planning records for: ***80 High Street Glastonbury Somerset BA6 9DZ***

## Reference - 2010/2415

**Decision:** Approval with Conditions

**Date:** 27th September 2010

**Description:**

Works in association with the conversion of one flat above the shop into to 2 flats, conversion of the two storey rear wing into 2 flats, conversion of cottage at rear into one dwelling and demolition of existing structures adjoining Silver Street (part retrospective).

## Reference - 2010/2414

**Decision:** Approval with Conditions

**Date:** 27th September 2010

**Description:**

Conversion of one flat above the shop into to 2 flats, conversion of the two storey rear wing into 2 flats, conversion of cottage at rear into one dwelling, erection of a building for use as two flats and demolition of existing structures adjoining Silver Street (part retrospective).

## Reference - 042136/004

**Decision:** Approval with Conditions

**Date:** 13th February 2004

**Description:**

Internal alterations to ground floor (CAT A)

Planning records for: ***Rear of 78 High Street, Glastonbury, Somerset, BA6 9DZ***

## Reference - 042097/013

**Decision:** Approval with Conditions

**Date:** 28th July 2004

**Description:**

Demolition of existing flats (DEL)

Planning records for: ***Rear of 78 High Street, Glastonbury, Somerset, BA6 9DZ***

**Reference - 042097/014**

**Decision:** Approval with Conditions

**Date:** 28th July 2004

**Description:**

Demolition of existing flats and erection of 5 cottages (as amended by plans received on 11 January 2005) (DEL)

Planning records for: ***84 High Street, Glastonbury BA6 9DZ***

**Reference - 2012/0120**

**Decision:** WDT - Withdrawn

**Date:** 20th January 2012

**Description:**

Change of use of premises from Use Class A4 (Public House) and C3 (Residential Flat) to Use Class B1(a) offices and ancillary staff training and external alterations to premises including insert roof lights on west elevation and alterations to fenestration.

**Reference - 2021/1032/FUL**

**Decision:** Registered

**Date:** 10th May 2021

**Description:**

Erection of a Single Storey Office/ Reception Extension

**Reference - 2019/1703/APP**

**Decision:** Decided

**Date:** 12th July 2019

**Description:**

Application for approval of details reserved by conditions 5 (Arboricultural Method Statement) on planning consent 2016/2958/FUL.

Planning records for: ***Ye Queens Head 84 High Street Glastonbury Somerset BA6 9DZ***

**Reference - 2016/2958/FUL**

**Decision:** Approval with Conditions

**Date:** 23rd November 2016

**Description:**

Conversion of former public house to a motel and conversion of outbuilding to 2 holiday lets (amended plans received, amended description).

Planning records for: ***82 High Street, Glastonbury, Somerset, BA6 9DZ***

**Reference - 049260/010**

**Decision:** WDT - Withdrawn

**Date:** 16th February 2000

**Description:**

Glastonbury Visitor Centre/Retail

**Reference - 049260/016**

**Decision:** Approval with Conditions

**Date:** 23rd November 2004

**Description:**

Revision to boundary treatment along alley (amendment to permission 049260/015) (DEL)

Planning records for: ***Newtown Farm, West Pennard, Glastonbury, Somerset BA6 9DZ***

**Reference - 2012/2723**

**Decision:** Withdrawn

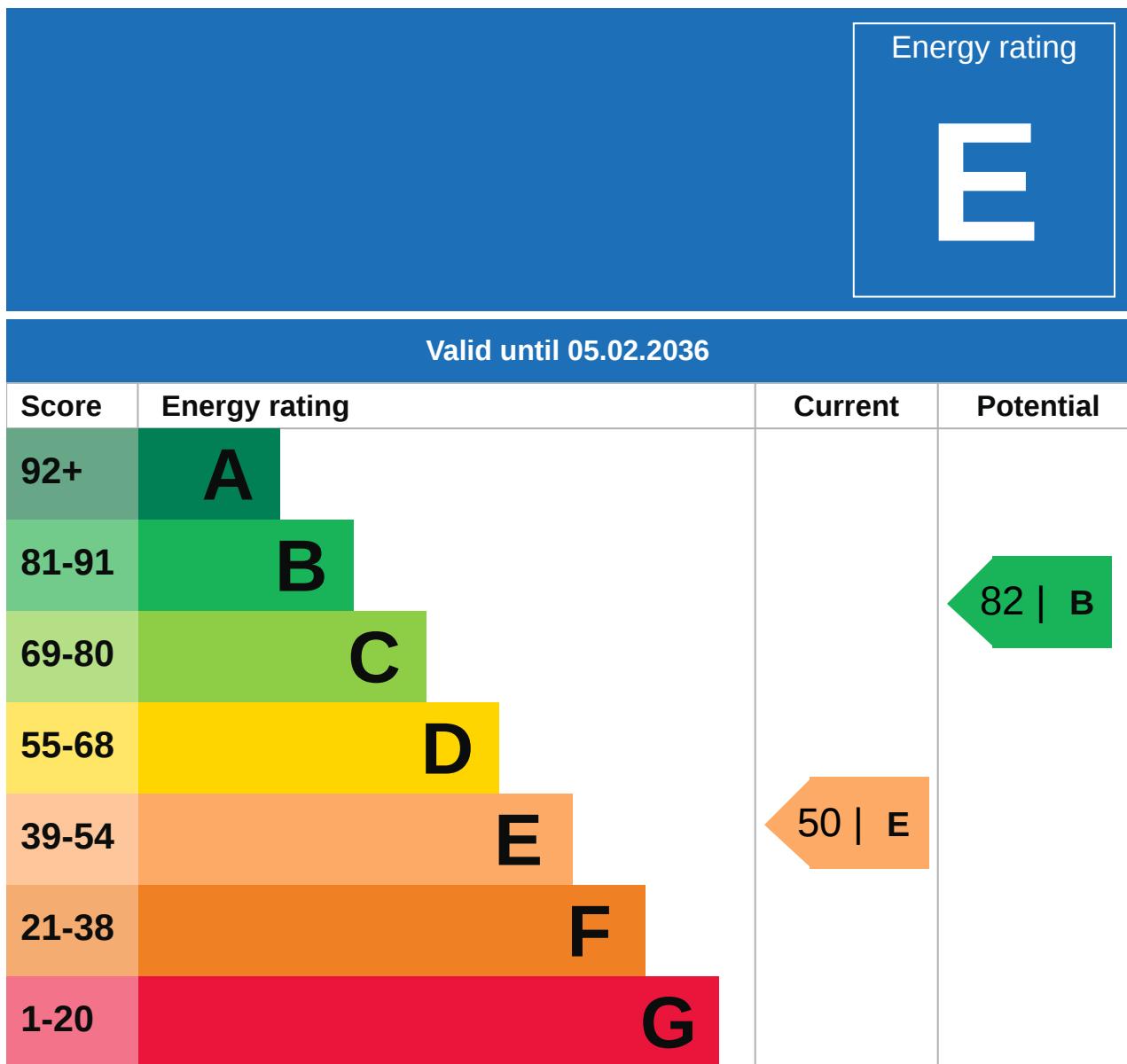
**Date:** 15th November 2012

**Description:**

Outline application for the erection of a new dwelling and garages.

# Property EPC - Certificate

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# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Granite or whin, as built, no insulation (assumed)
<b>Walls Energy:</b>	Granite or whin, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Electric immersion, standard tariff
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	44 m <sup>2</sup>

# Material Information

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## **Building Safety**

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## **Accessibility / Adaptations**

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## **Restrictive Covenants**

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## **Rights of Way (Public & Private)**

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## **Construction Type**

---

# Material Information

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## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

---

## Other

---

## Electricity Supply

---

This property is run off of main electricity supply.

## Gas Supply

---

This property does not have a mains gas supply.

## Central Heating

---

The heating is provided via electric heaters.

## Water Supply

---

The water supply is run off of the mains.

## Drainage

---

# 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/

# Disclaimer

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## **Important - Please read**

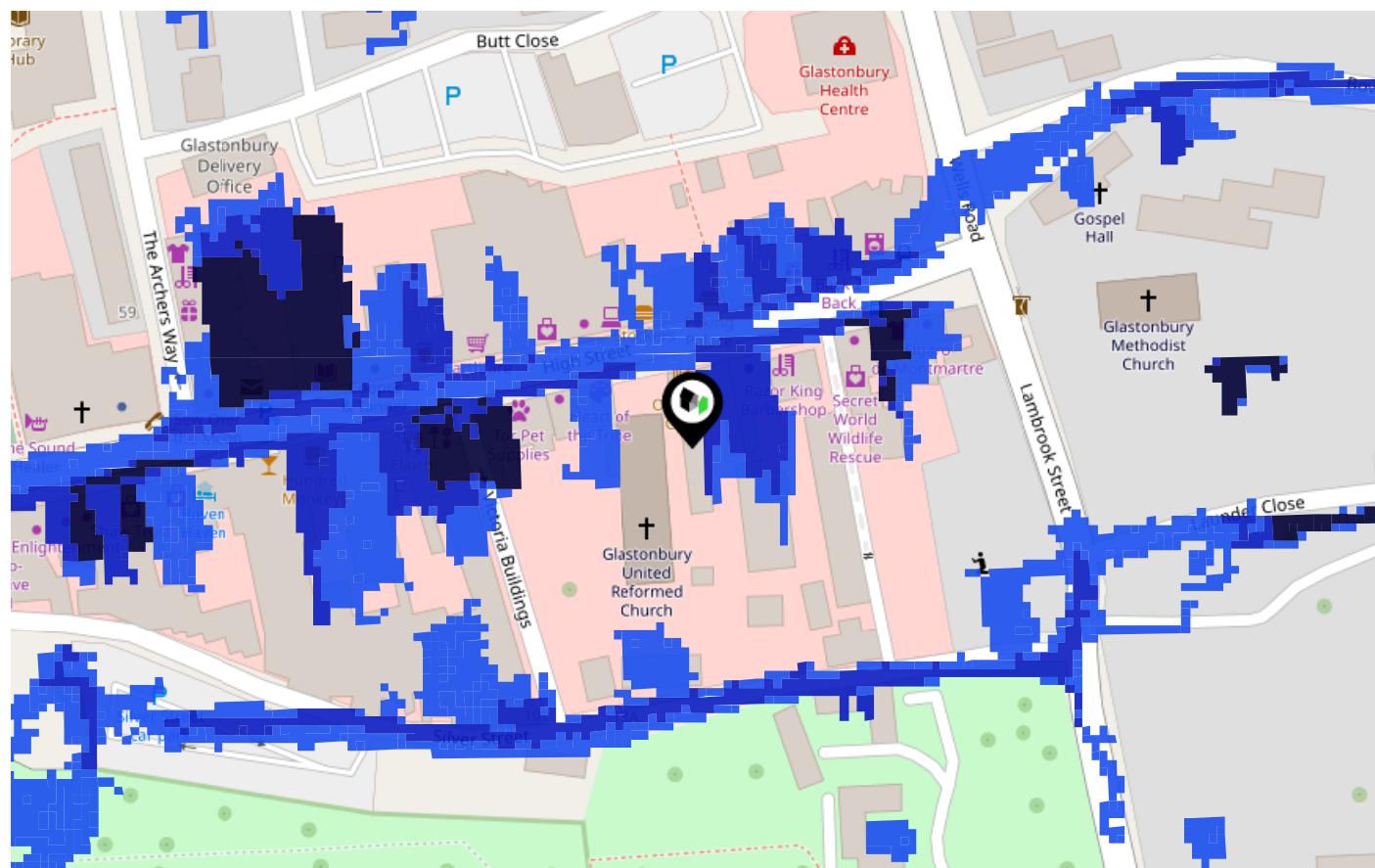
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# Flood Risk

## 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:

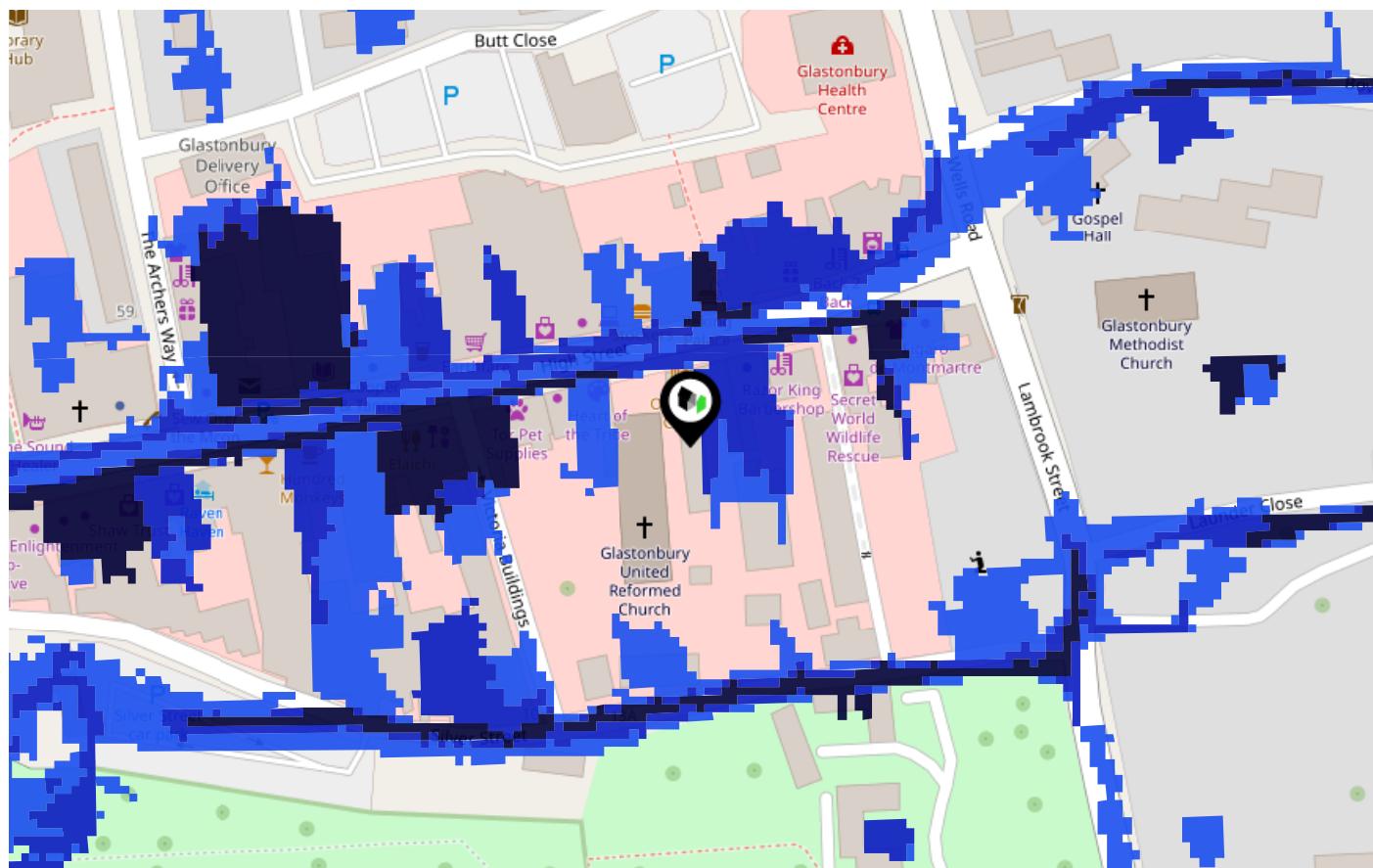


# Flood Risk

## 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.

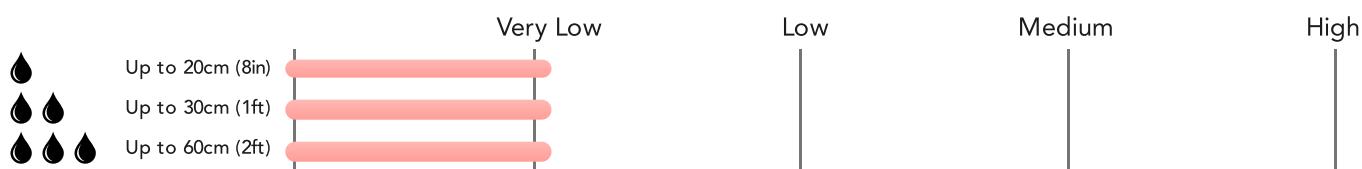


**Risk Rating: Very low**

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- 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.
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- 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:

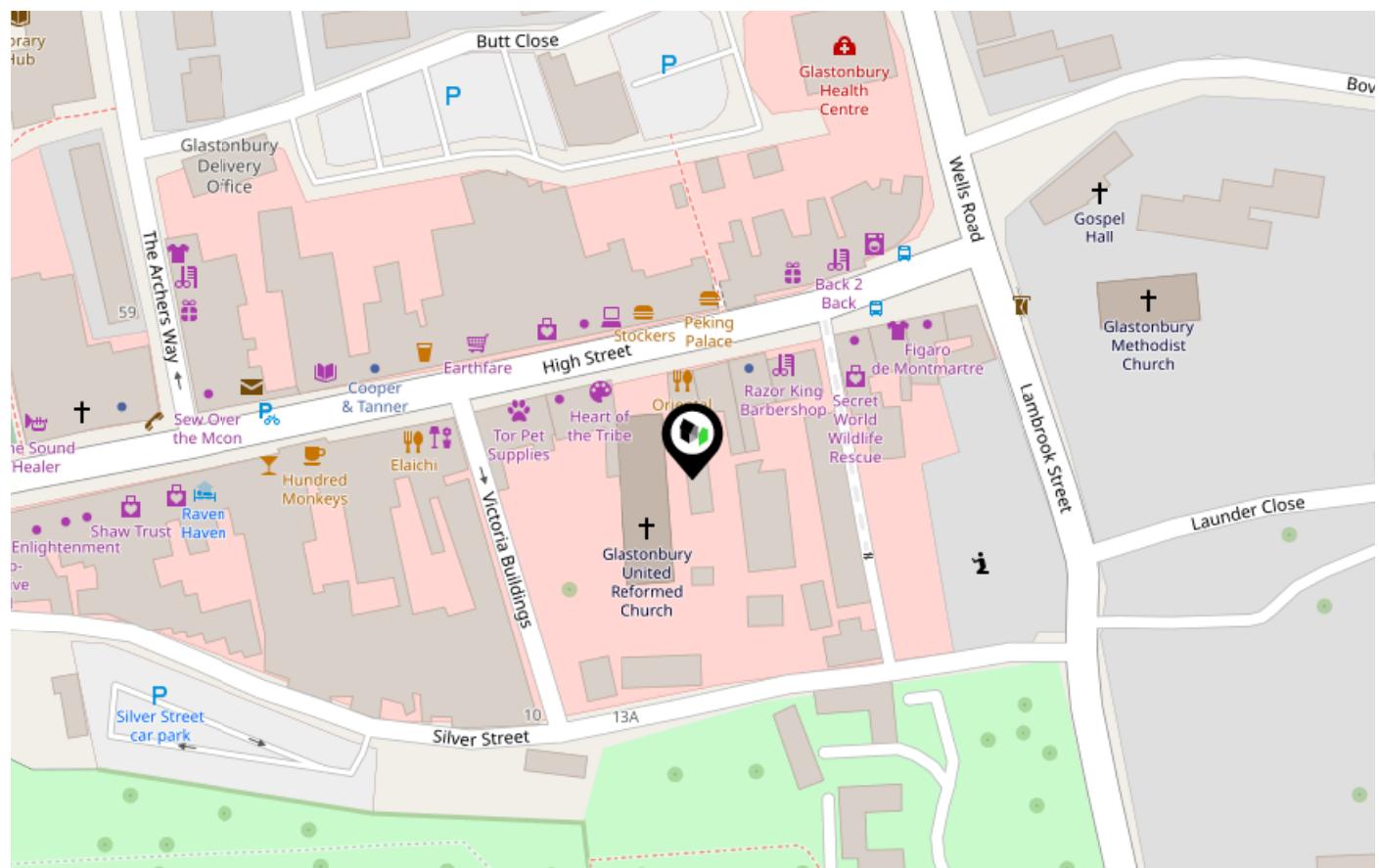


# Flood Risk

## Rivers & Seas - 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.

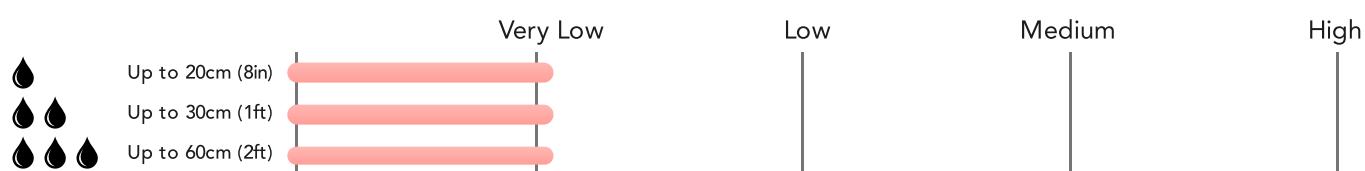


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

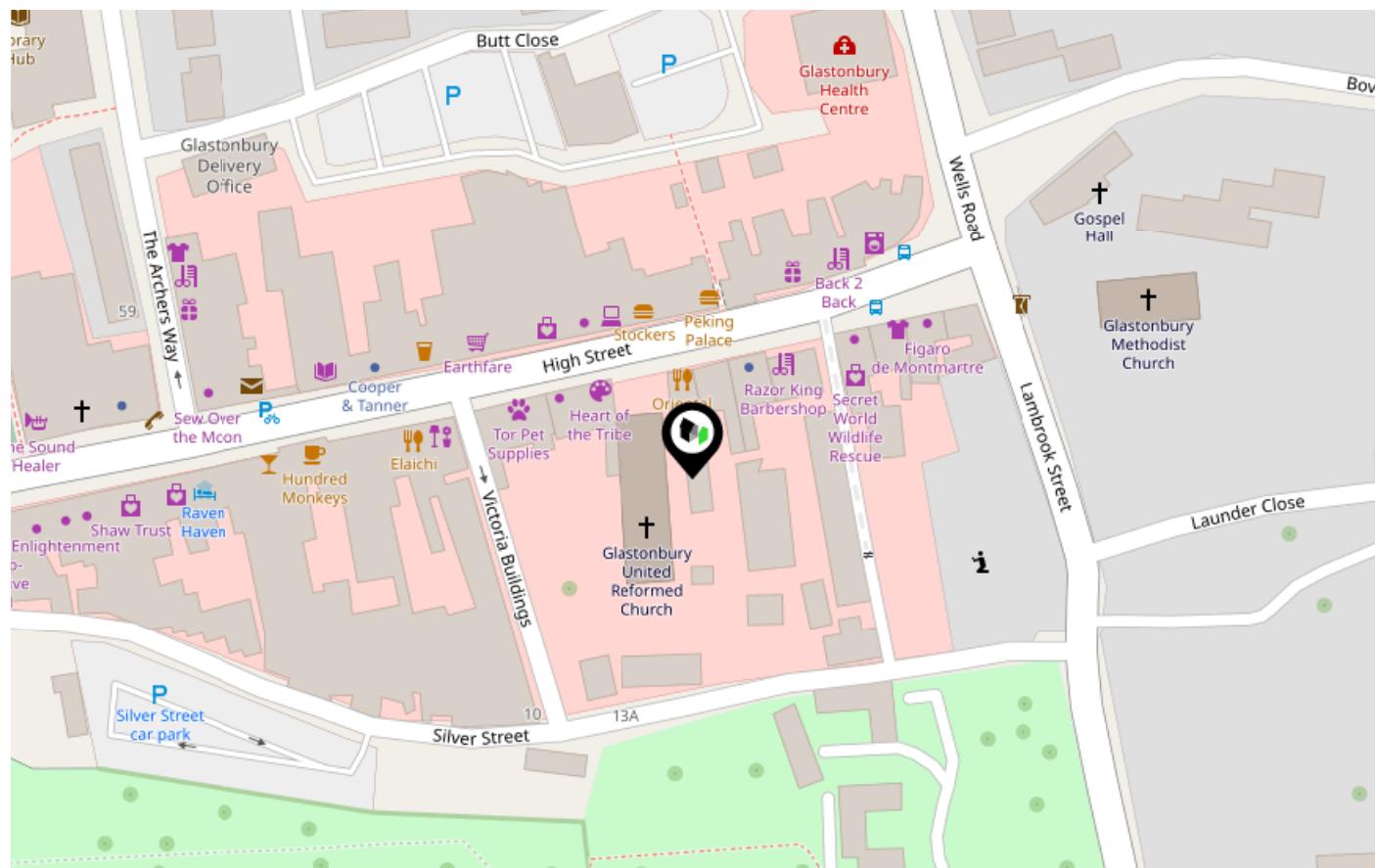


# Flood Risk

## 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.

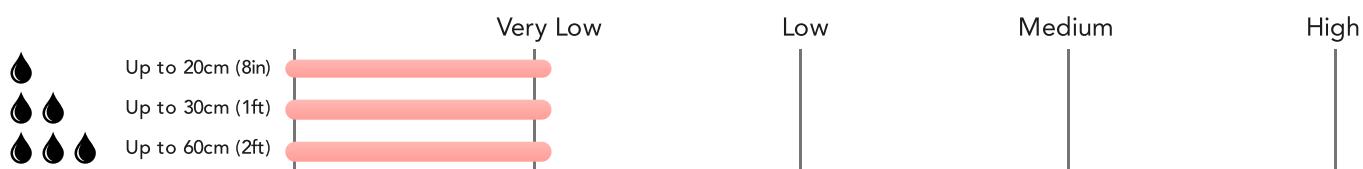


**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:

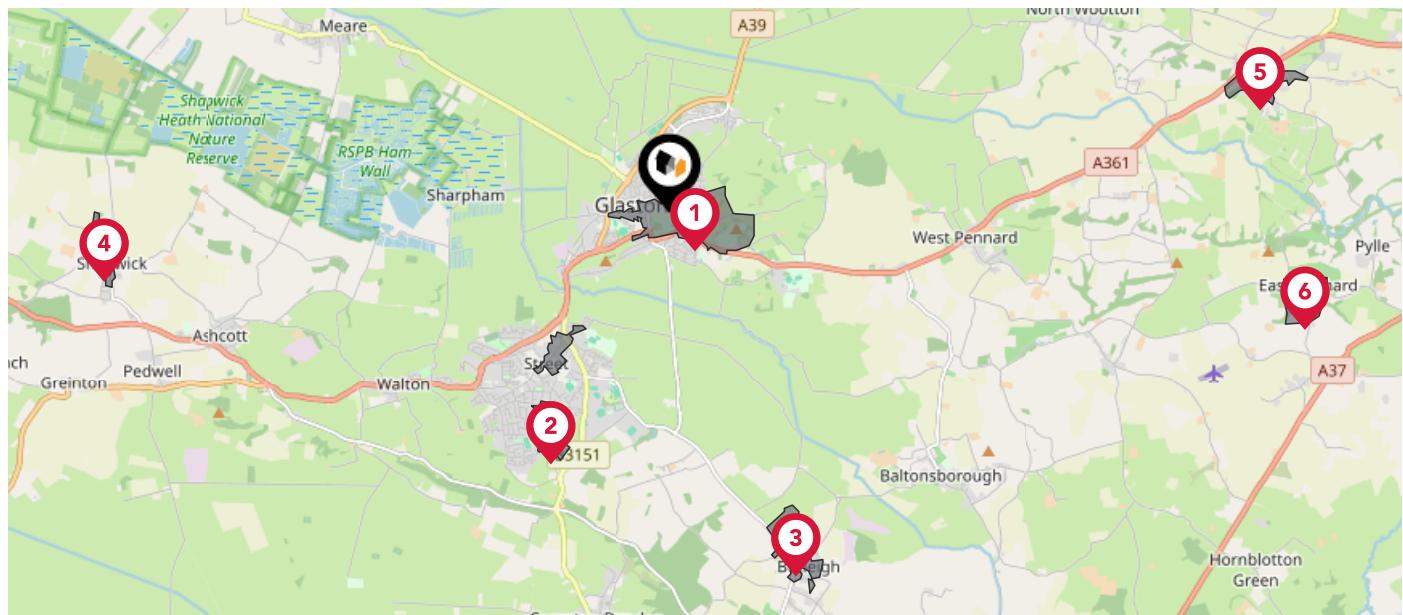


# Maps

## 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

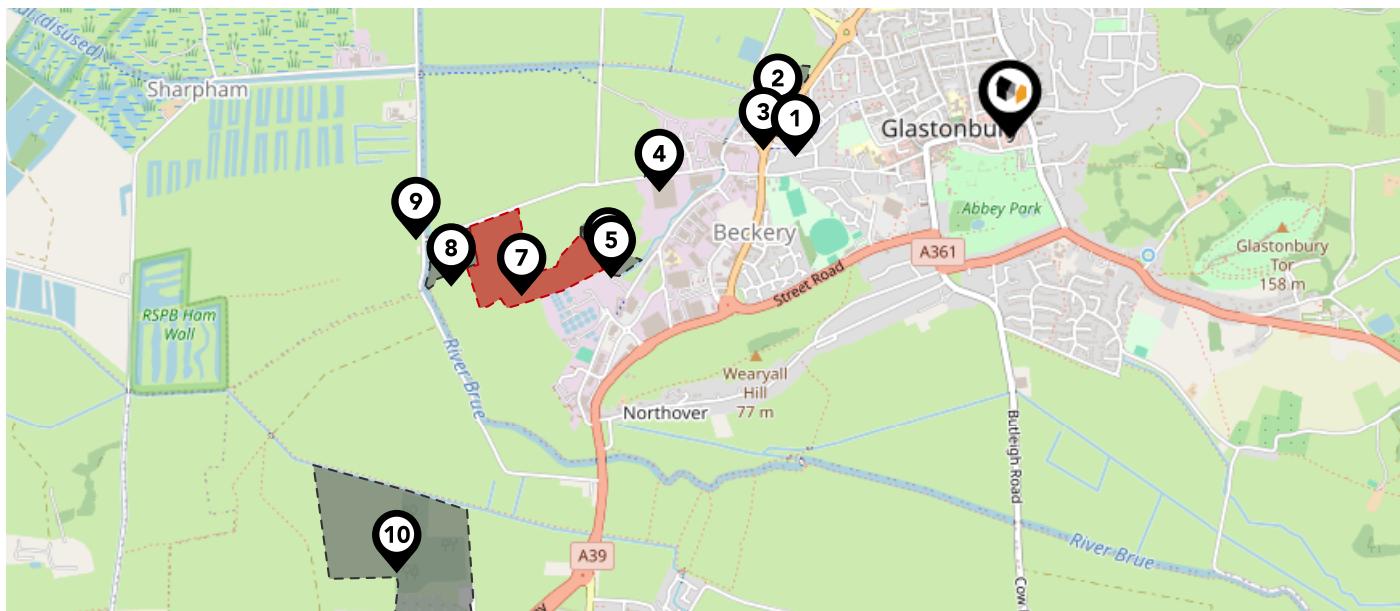
- 1 Glastonbury
- 2 Street
- 3 Butleigh
- 4 Shapwick
- 5 Pilton
- 6 East Pennard

# 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

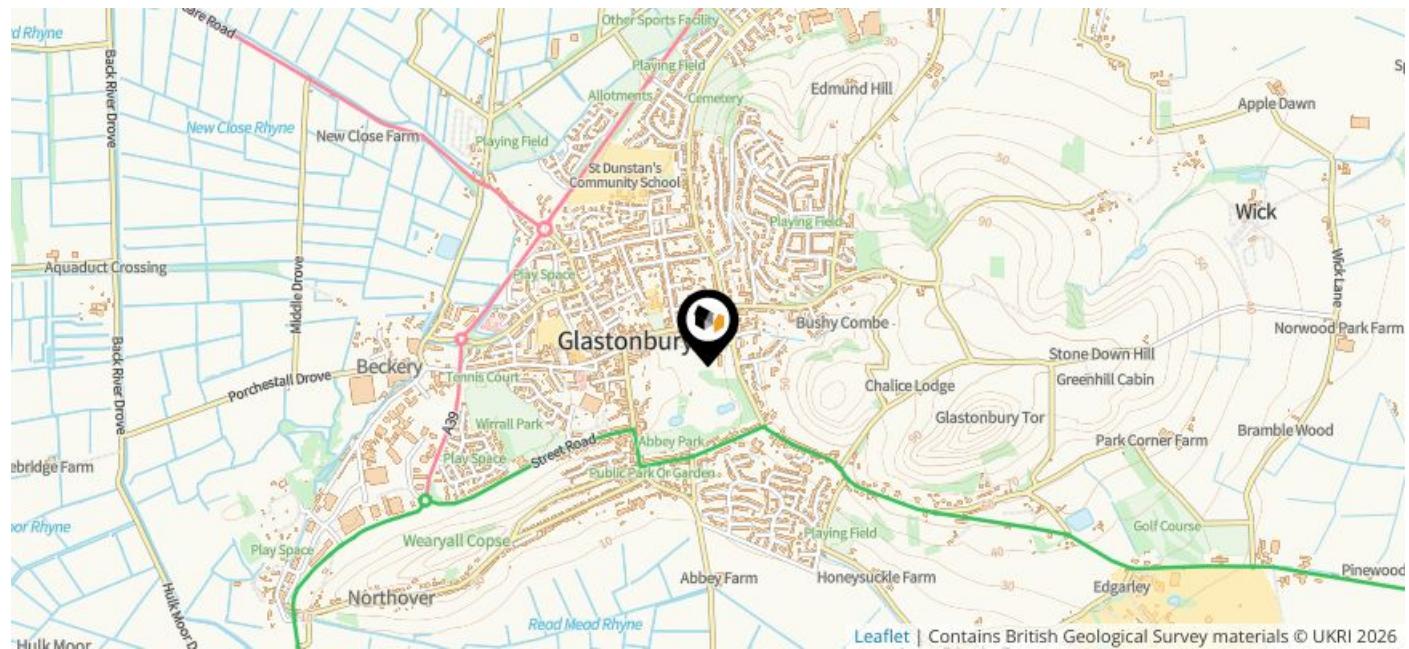
1	Dyehouse Lane-Glastonbury	Historic Landfill	<input type="checkbox"/>
2	Dyehouse Lane-Glastonbury	Historic Landfill	<input type="checkbox"/>
3	Land at Paradise-Glastonbury, Somerset	Historic Landfill	<input type="checkbox"/>
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill	<input type="checkbox"/>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

# Maps

## Coal Mining

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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.

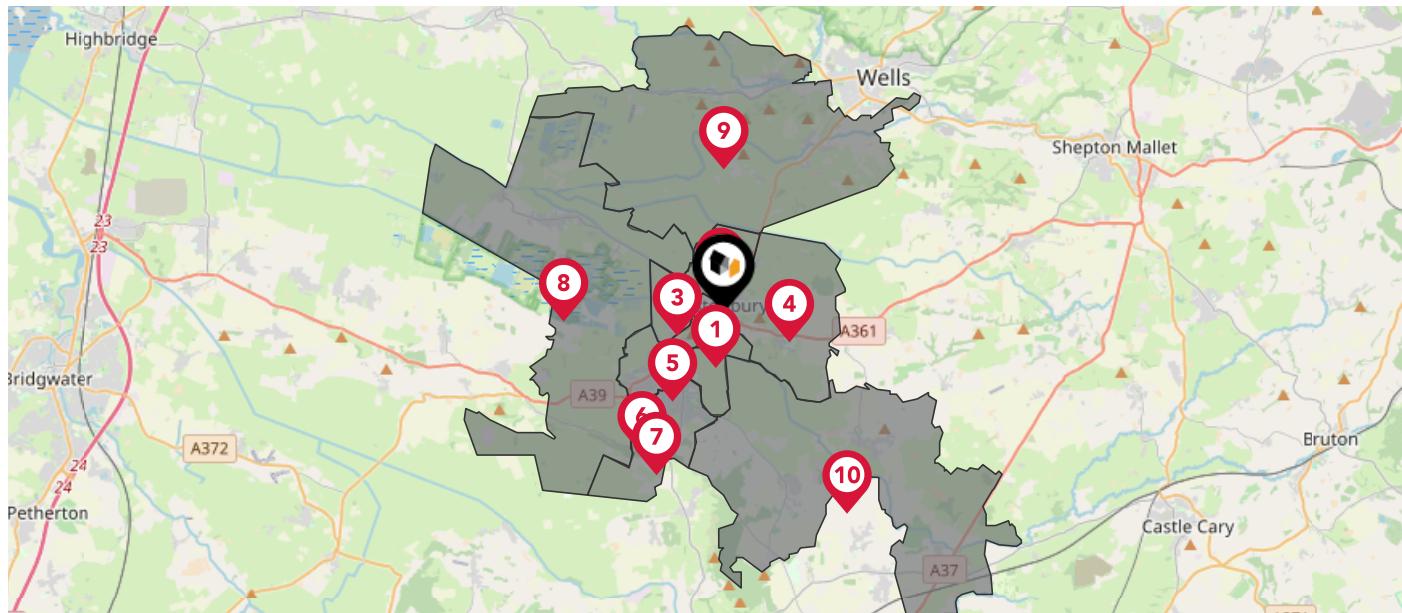
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

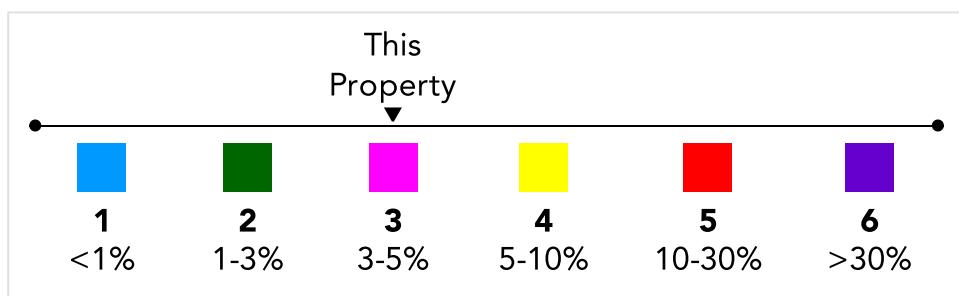
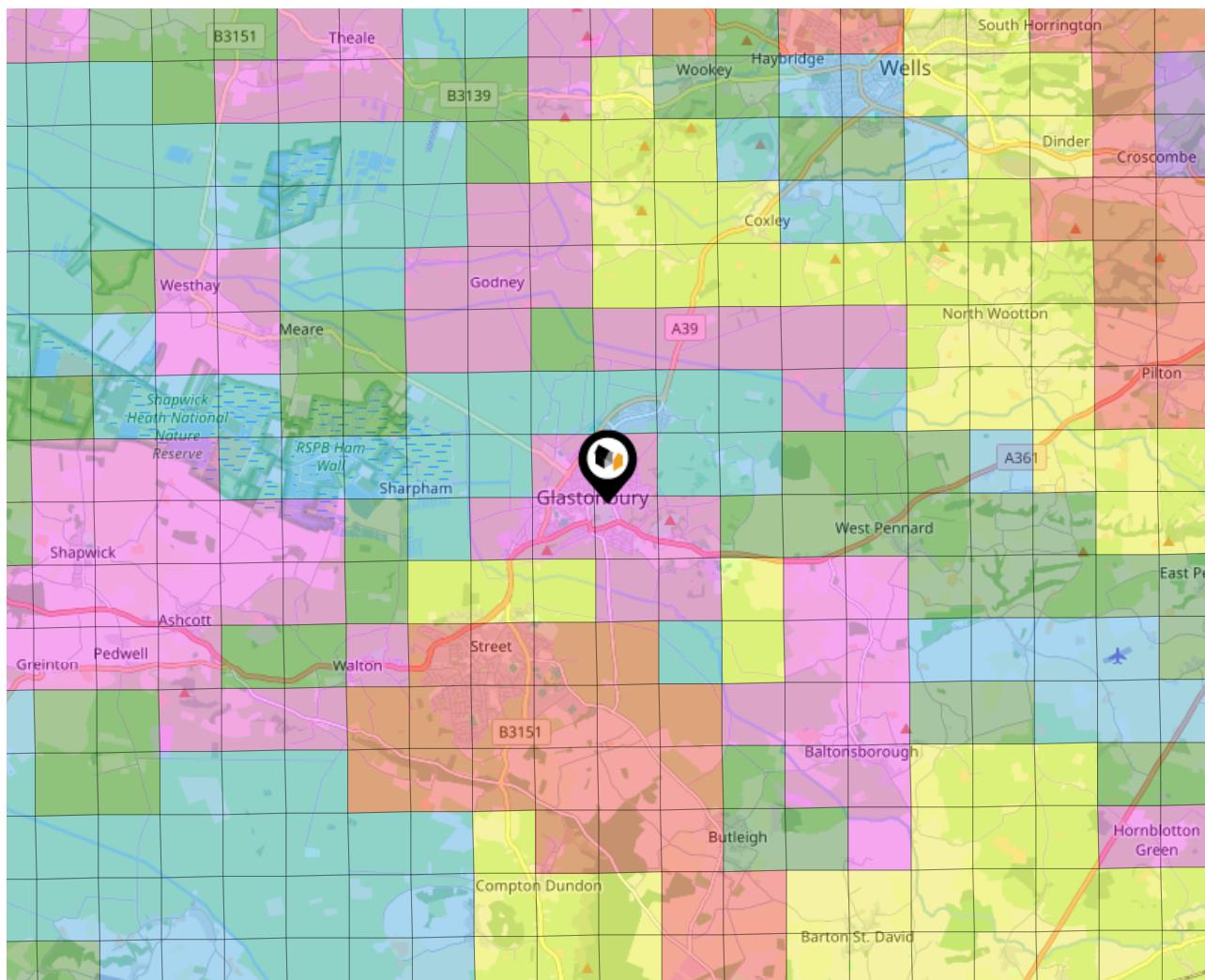


### Nearby Council Wards

- 1 Glastonbury St. Mary's Ward
- 2 Glastonbury St. John's Ward
- 3 Glastonbury St. Benedict's Ward
- 4 Glastonbury St. Edmund's Ward
- 5 Street North Ward
- 6 Street West Ward
- 7 Street South Ward
- 8 Moor 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/m<sup>3</sup>).



# Environment Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

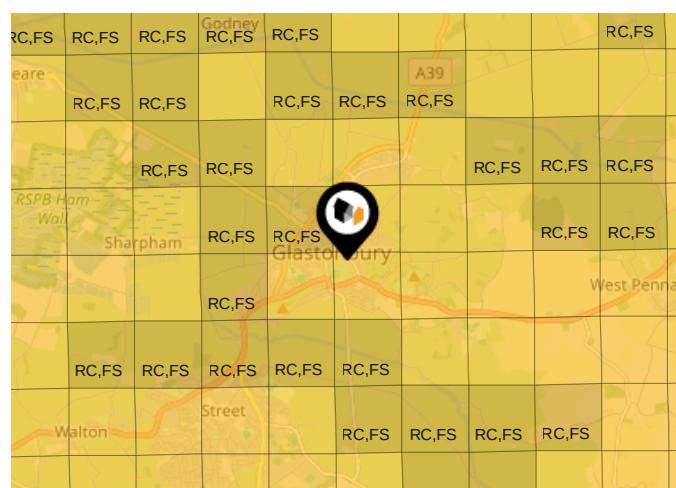
**Carbon Content:** NONE

**Parent Material Grain:** PEAT

**Soil Group:** ALL

**Soil Texture:** PEAT

**Soil Depth:** DEEP

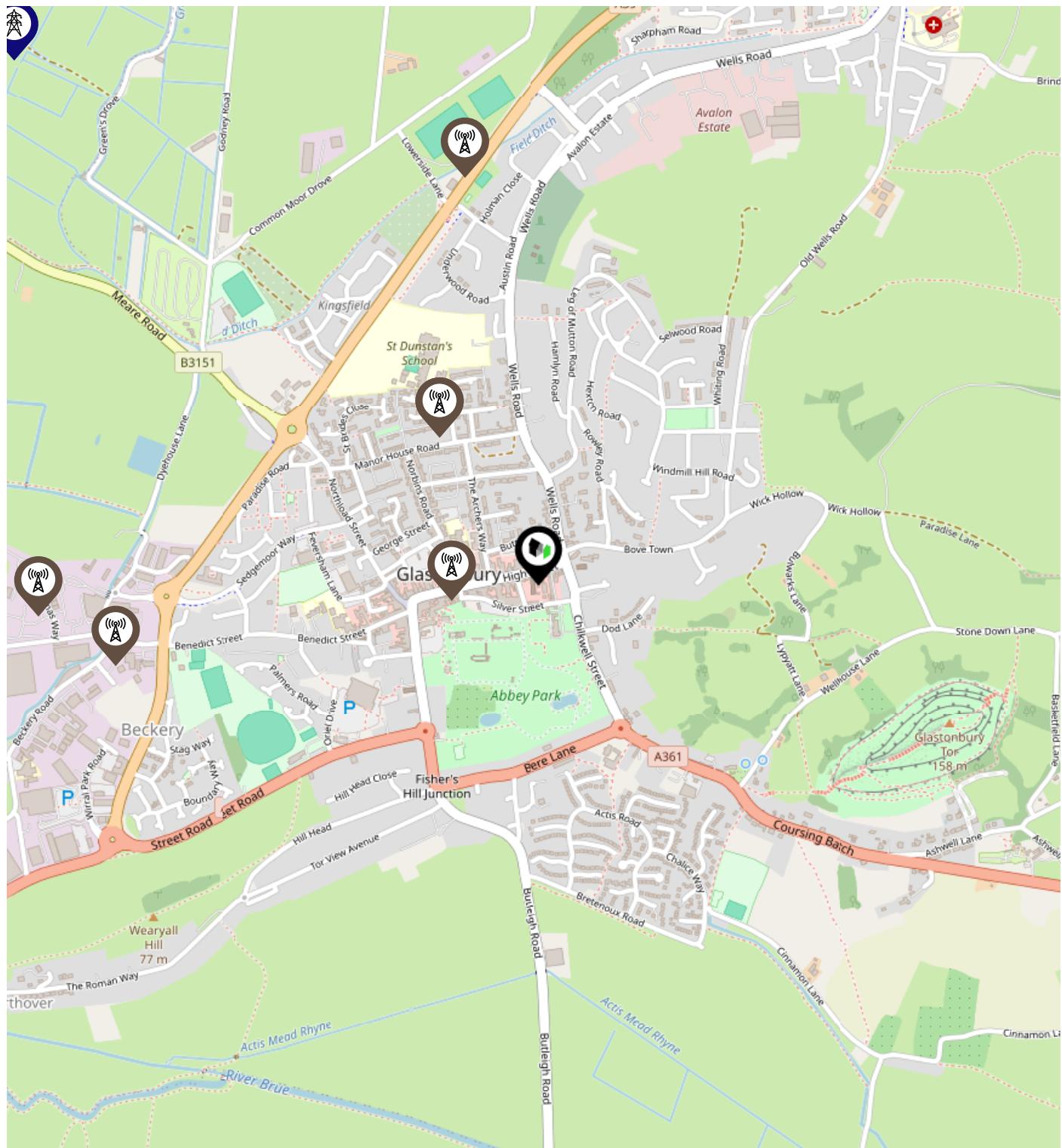


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons

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## Key:

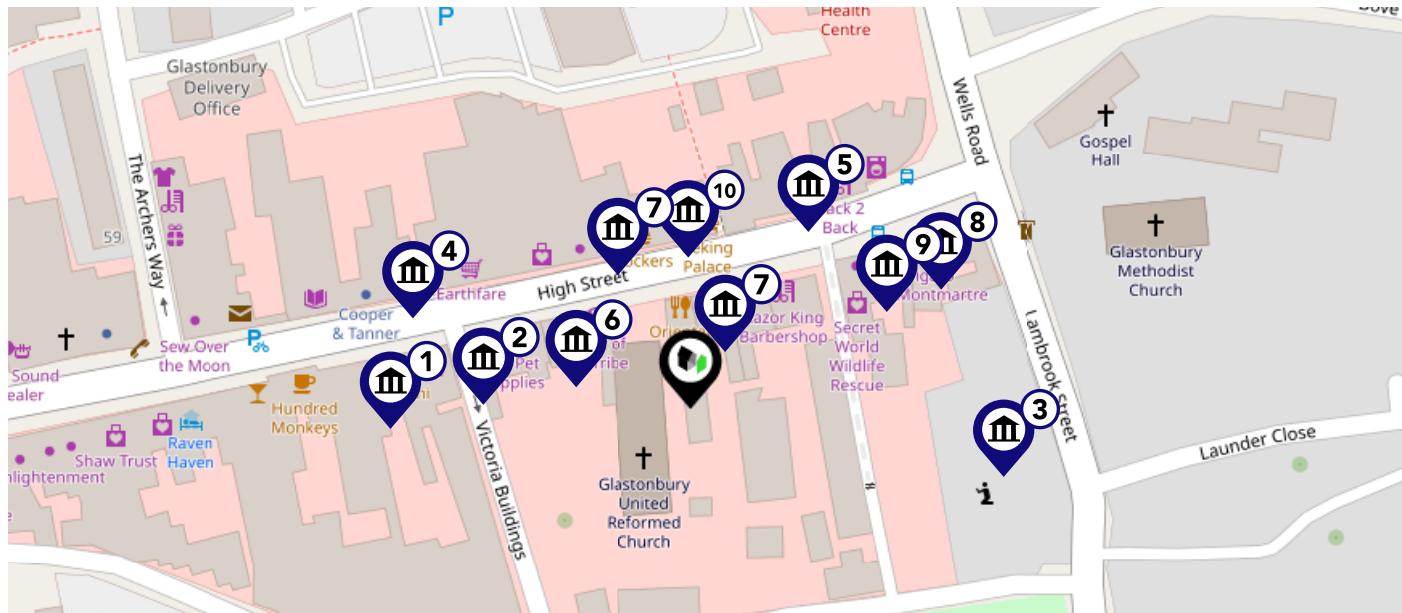
- Power Pylons
- Communication Masts

# 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
1167912 - 60 And 62, High Street	Grade II	0.0 miles
1167918 - 66, High Street	Grade II	0.0 miles
1057900 - 10, Lambrook Street	Grade II	0.0 miles
1167815 - 43, High Street	Grade II	0.0 miles
1167837 - 69, High Street	Grade II	0.0 miles
1057938 - 70-74, High Street	Grade II	0.0 miles
1167927 - 78 And 80, High Street	Grade II	0.0 miles
1345442 - 88 And 90, High Street	Grade II	0.0 miles
1345429 - 86, High Street	Grade II	0.0 miles
1296727 - 59-63, High Street	Grade II	0.0 miles
1345426 - 53-57, High Street	Grade II	0.0 miles



Nursery Primary Secondary College Private

	St John's Church of England Voluntary Controlled Infants School	Ofsted Rating: Good   Pupils: 201   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	St Benedict's Church of England Voluntary Aided Junior School	Ofsted Rating: Good   Pupils: 208   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Dunstan's School	Ofsted Rating: Good   Pupils: 459   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tor School	Ofsted Rating: Good   Pupils: 32   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millfield Preparatory School	Ofsted Rating: Not Rated   Pupils: 474   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crispin School Academy	Ofsted Rating: Good   Pupils: 1052   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Strode College	Ofsted Rating: Good   Pupils: 0   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Elmhurst Junior School	Ofsted Rating: Good   Pupils: 266   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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Nursery Primary Secondary College Private



## Millfield School

Ofsted Rating: Not Rated | Pupils: 1383 | Distance: 1.84



## Hindhayes Infant School

Ofsted Rating: Good | Pupils: 155 | Distance: 1.97



## Brookside Community Primary School

Ofsted Rating: Good | Pupils: 550 | Distance: 2.64



## Avalon School

Ofsted Rating: Good | Pupils: 65 | Distance: 2.67



## Walton Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 143 | Distance: 2.9



## Coxley Primary School

Ofsted Rating: Requires improvement | Pupils: 64 | Distance: 3.02



## West Pennard Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 219 | Distance: 3.06



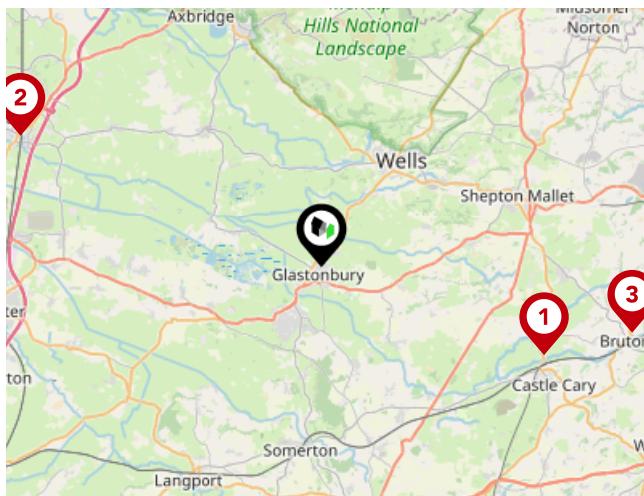
## Meare Village Primary School

Ofsted Rating: Outstanding | Pupils: 96 | Distance: 3.4



# Area Transport (National)

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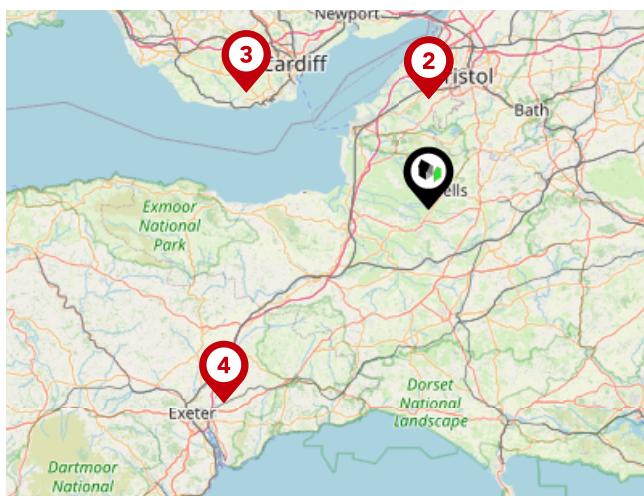
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	8.92 miles
2	Highbridge & Burnham-on-Sea Rail Station	12.23 miles
3	Bruton Rail Station	11.82 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.5 miles
2	M5 J12	48.6 miles
3	M5 J29	43.64 miles
4	M5 J30	44.47 miles
5	M5 J31	47.64 miles

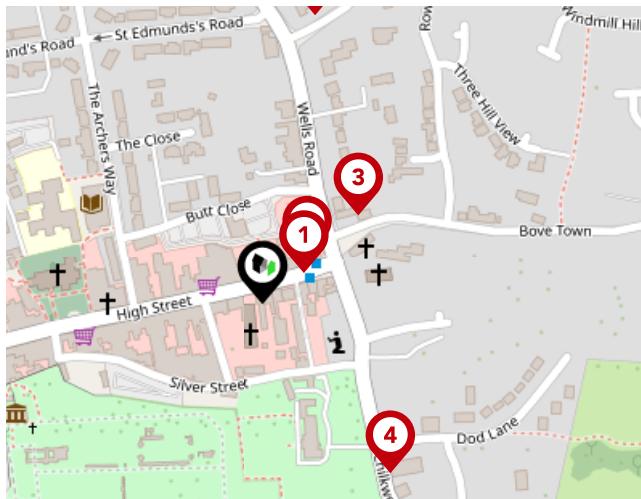


## Airports/Helpads

Pin	Name	Distance
1	Bristol Airport	16.52 miles
2	Felton	16.52 miles
3	Cardiff Airport	32.14 miles
4	Exeter Airport	42.08 miles

# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.03 miles
2	High Street	0.04 miles
3	Millfield School	0.08 miles
4	Mendip West Slinky - Glastonbury DRT	0.12 miles
5	Wells Road	0.17 miles



## Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	12.1 miles
2	Nova Scotia Ferry Landing	21.12 miles
3	The Cottage Ferry Landing	21.1 miles

# 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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