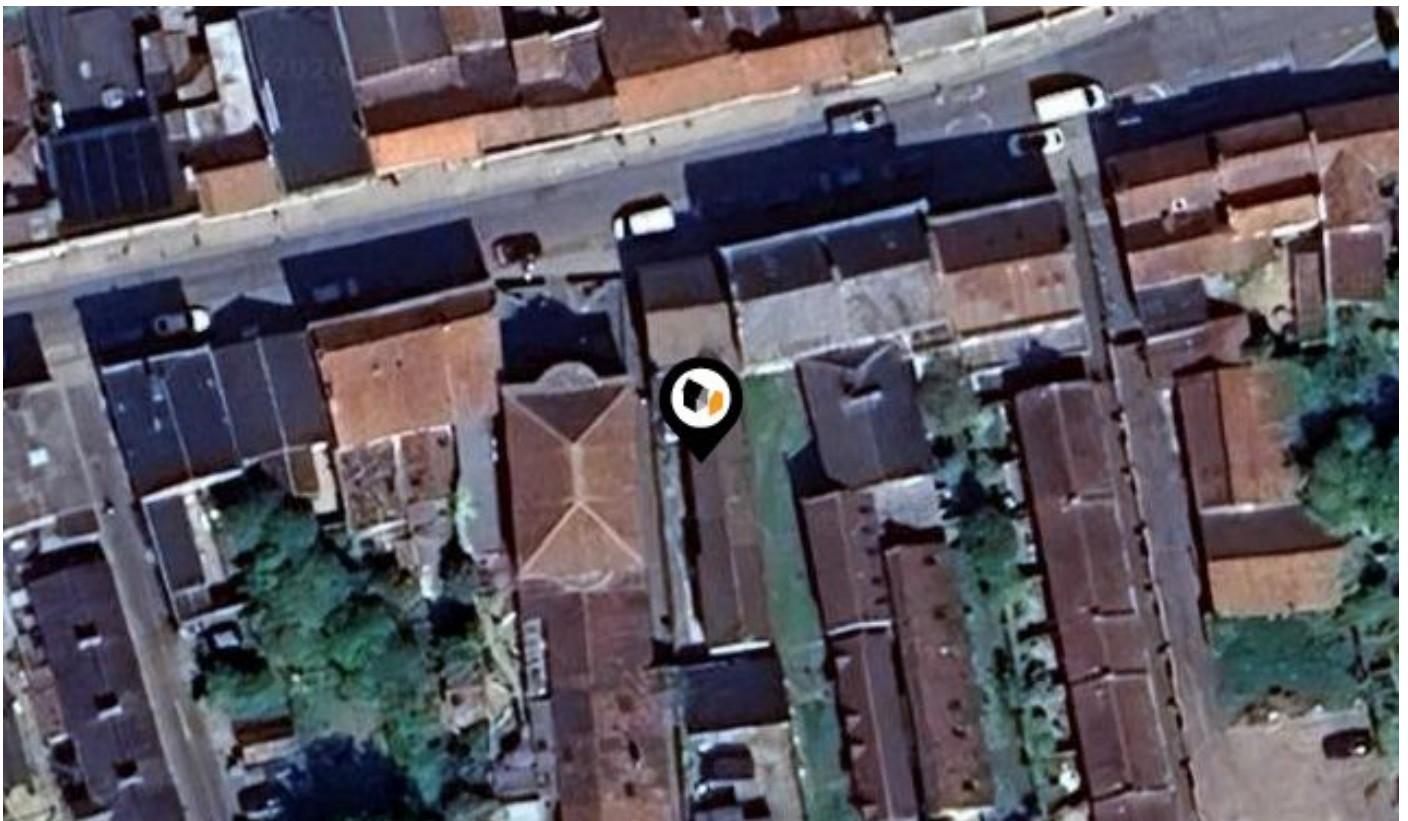




MIR: Material Info

The Material Information Affecting this Property
Wednesday 18th February 2026

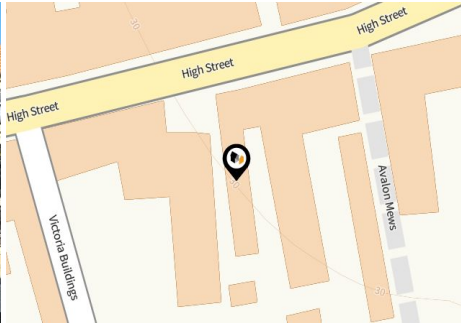


78, HIGH STREET, GLASTONBURY, BA6

Cooper and Tanner

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





Property

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

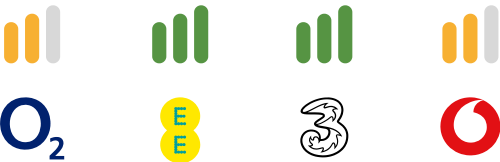
Local Area

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
<p>Decision: Approval with Conditions</p>
<p>Date: 27th September 2010</p>
<p>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).</p>
Reference - 2010/2414
<p>Decision: Approval with Conditions</p>
<p>Date: 27th September 2010</p>
<p>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).</p>
Reference - 042136/004
<p>Decision: Approval with Conditions</p>
<p>Date: 13th February 2004</p>
<p>Description: Internal alterations to ground floor (CAT A)</p>

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

Reference - 042097/013
<p>Decision: Approval with Conditions</p>
<p>Date: 28th July 2004</p>
<p>Description: Demolition of existing flats (DEL)</p>

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).

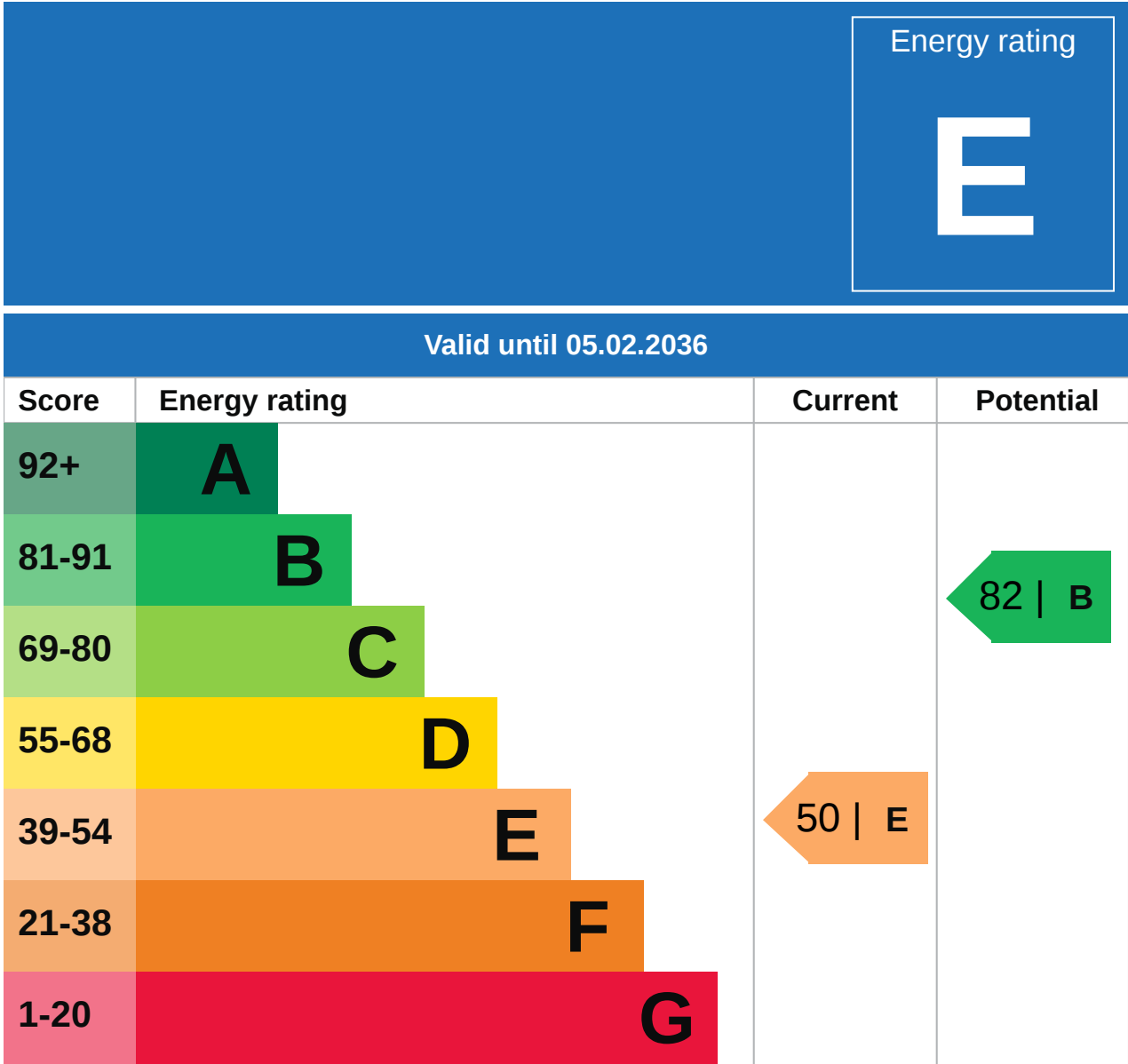
Planning records for: *82 High Street, Glastonbury, Somerset, BA6 9DZ*

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 - Additional Data

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Additional EPC Data

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

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

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/

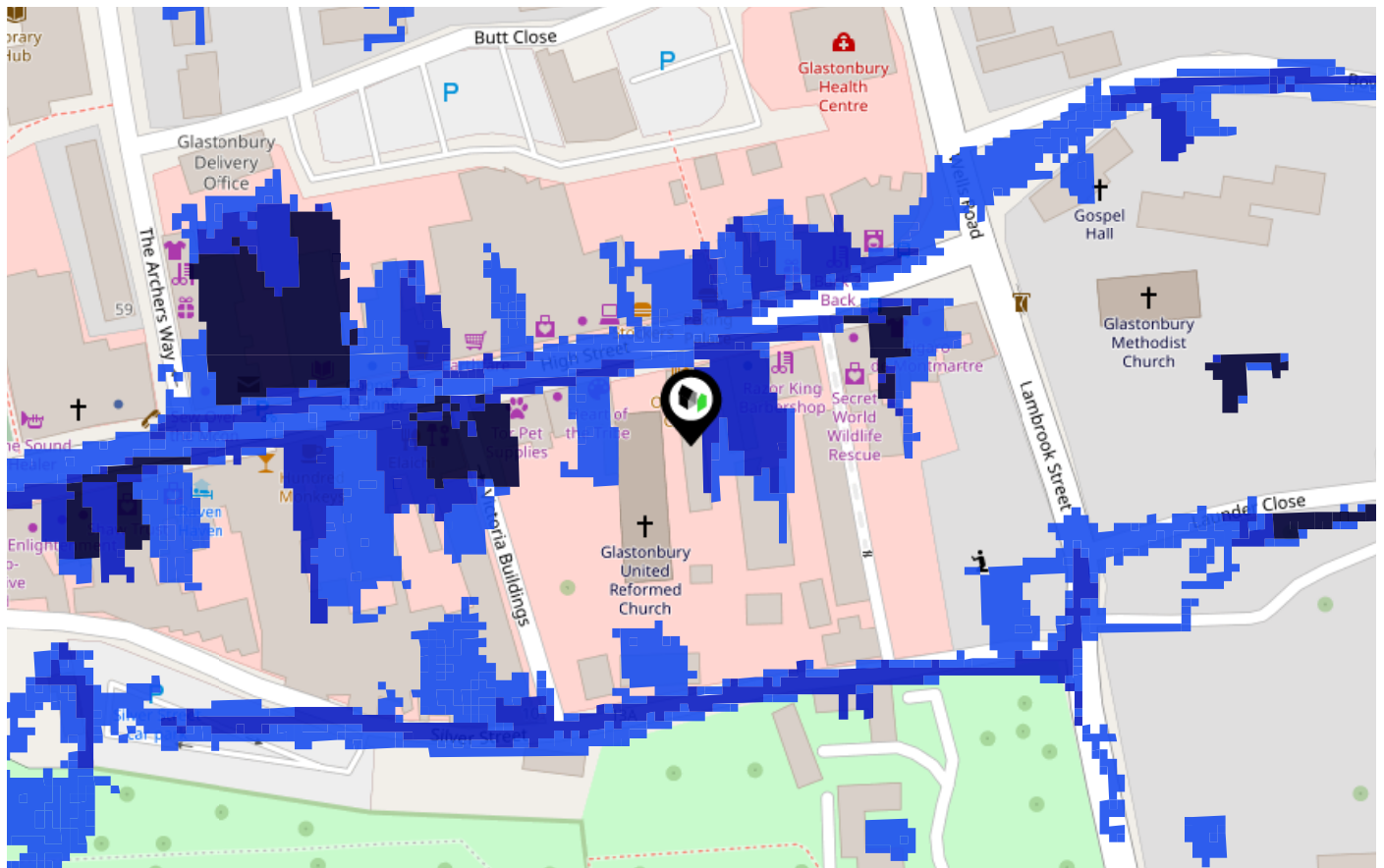
Important - Please read

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:

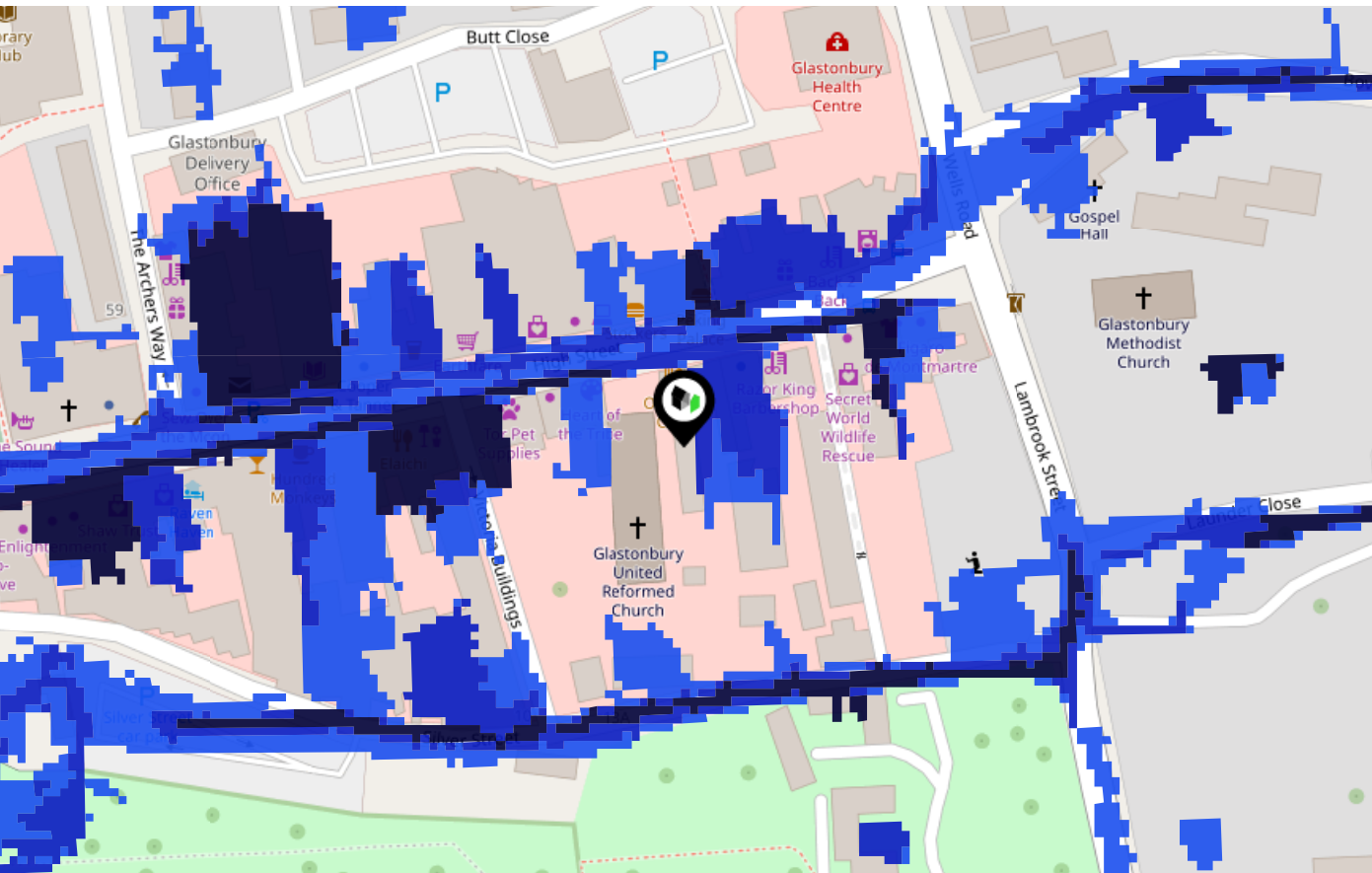


Flood Risk

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.

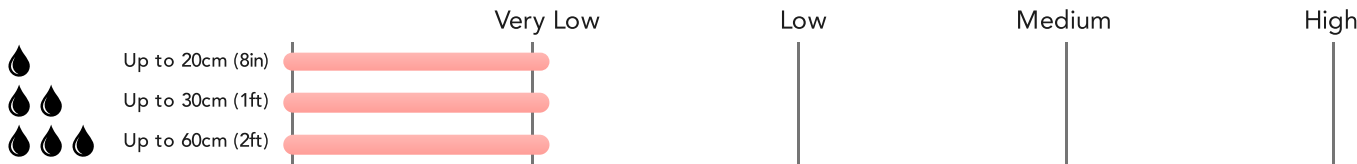


Risk Rating: Very low

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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- 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:



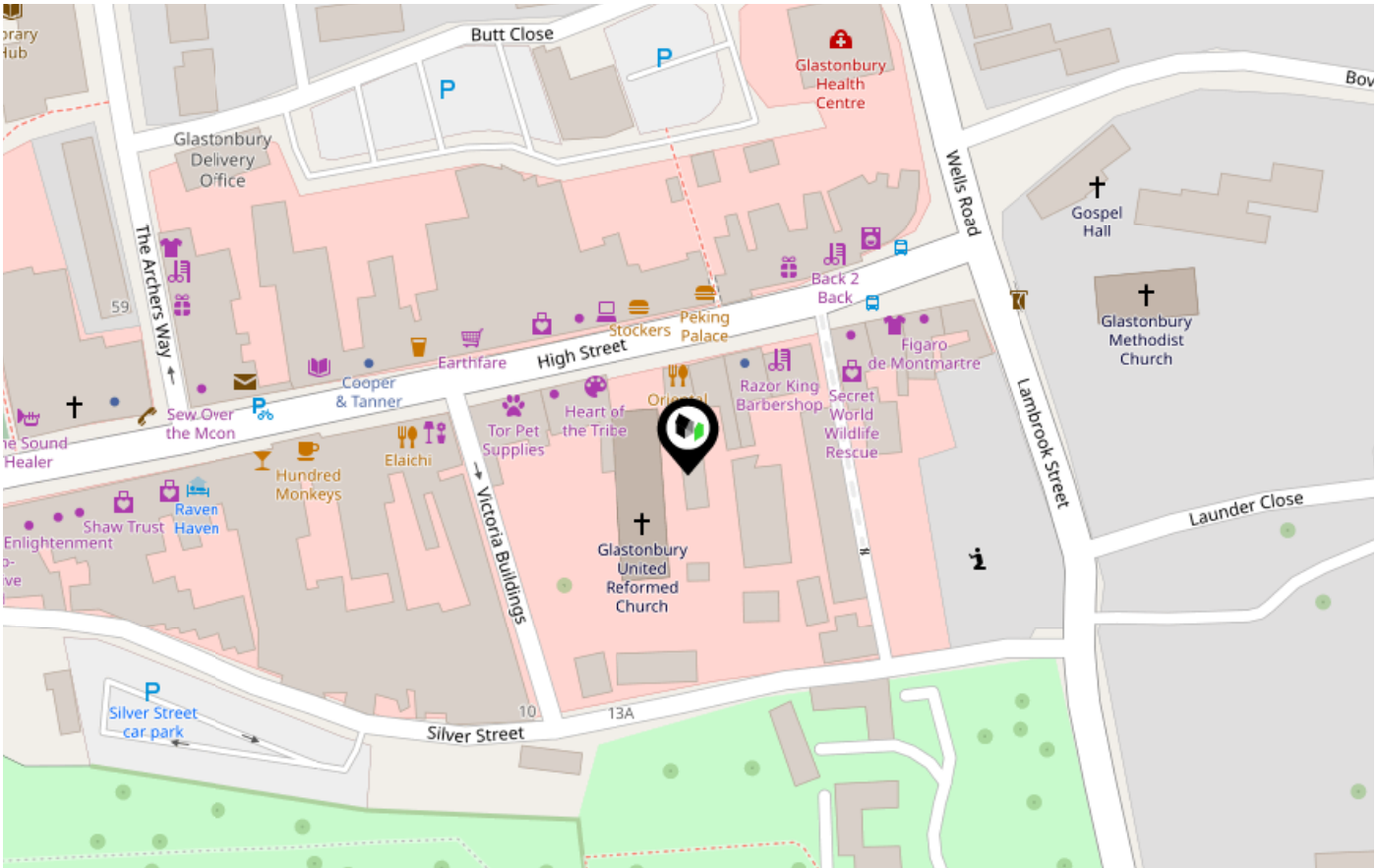
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

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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.

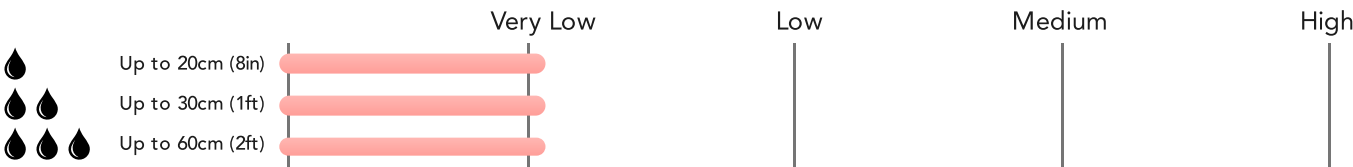


Risk Rating: Very low

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:

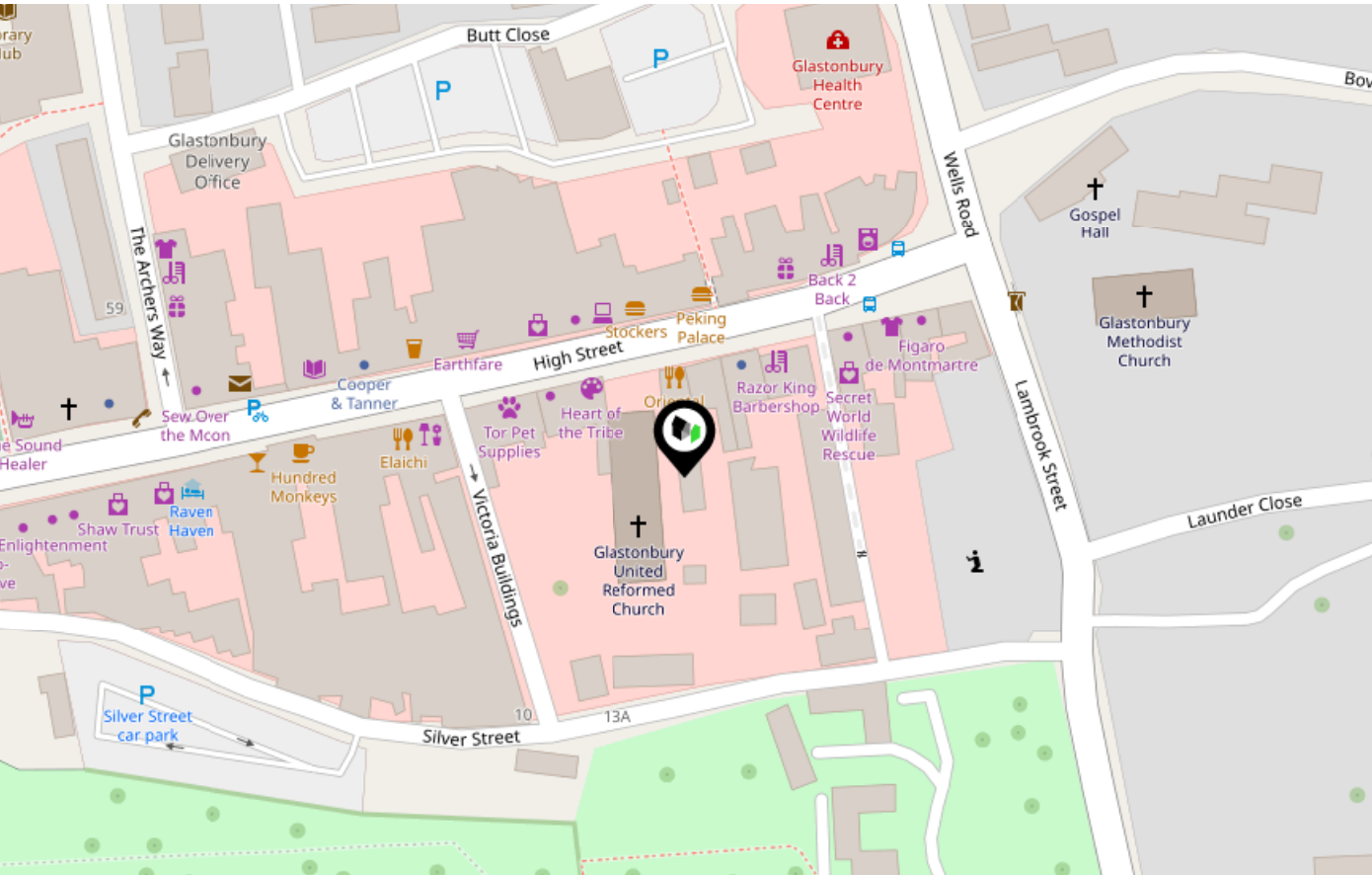


Flood Risk

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.

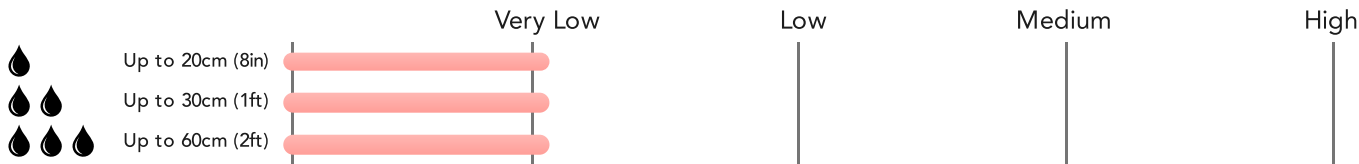


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



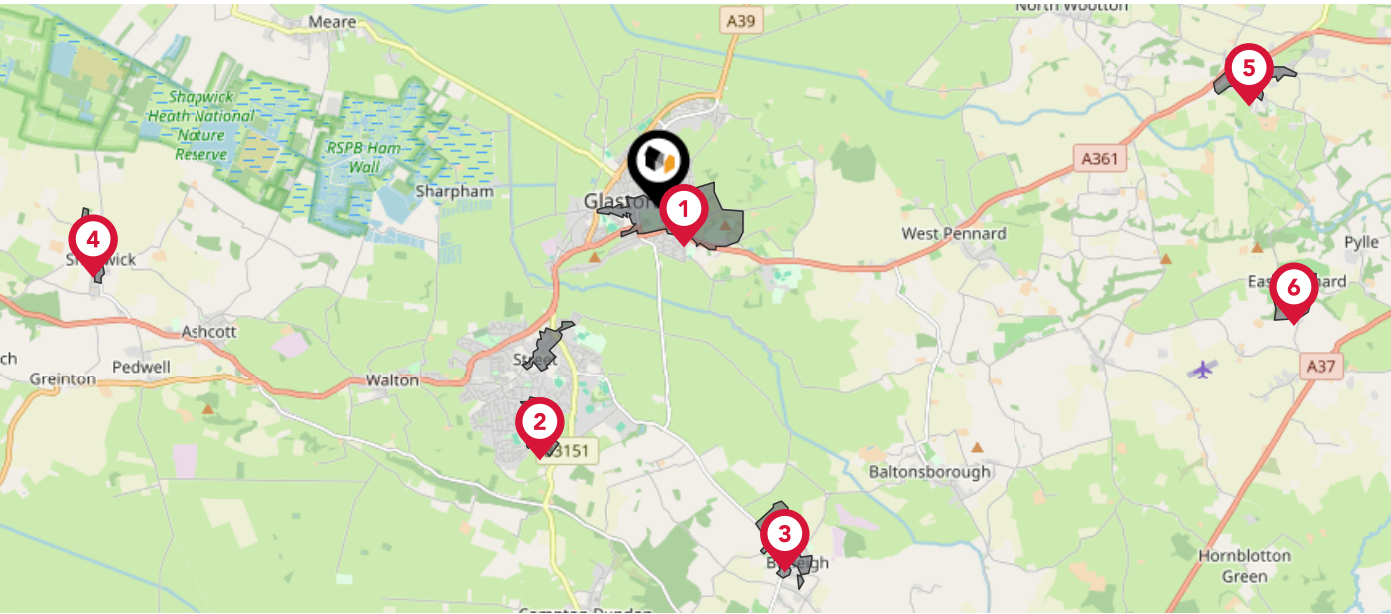
MIR - Material Info

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.



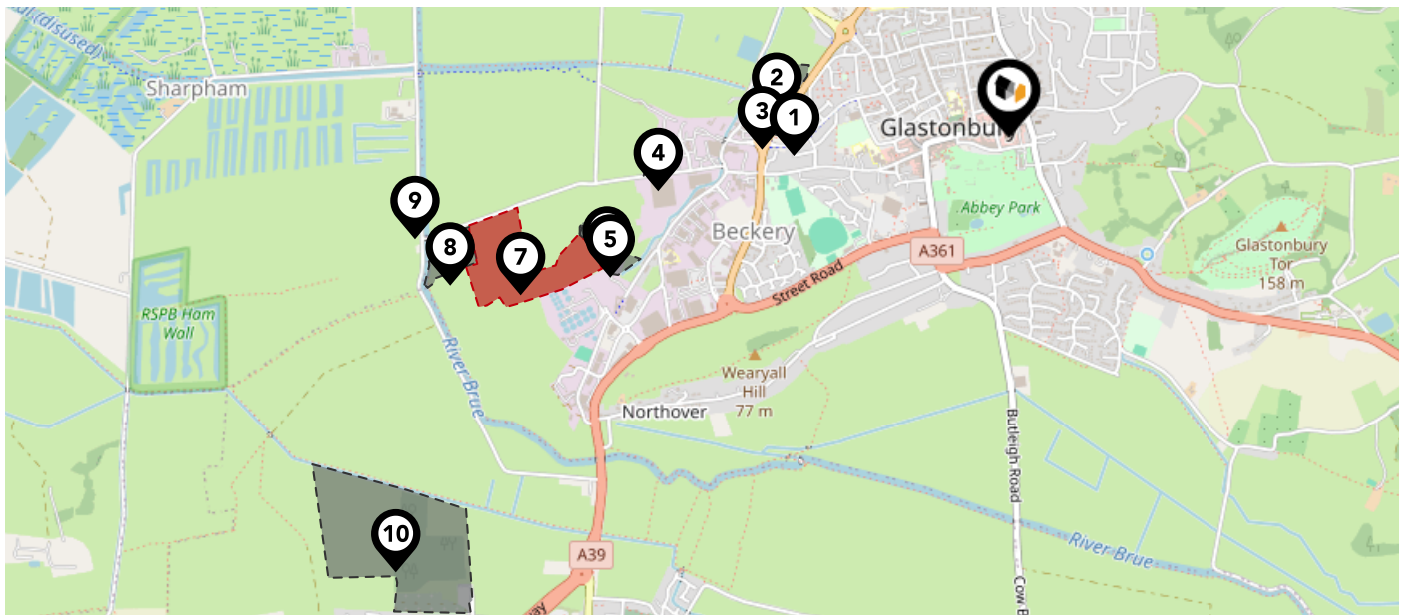
Nearby Conservation Areas	
1	Glastonbury
2	Street
3	Butleigh
4	Shapwick
5	Pilton
6	East Pennard

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	
2	Dyehouse Lane-Glastonbury	Historic Landfill	
3	Land at Paradise-Glastonbury, Somerset	Historic Landfill	
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill	
5	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
6	Land at Bails-The Beckery, 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	

This map displays nearby coal mine entrances and their classifications.



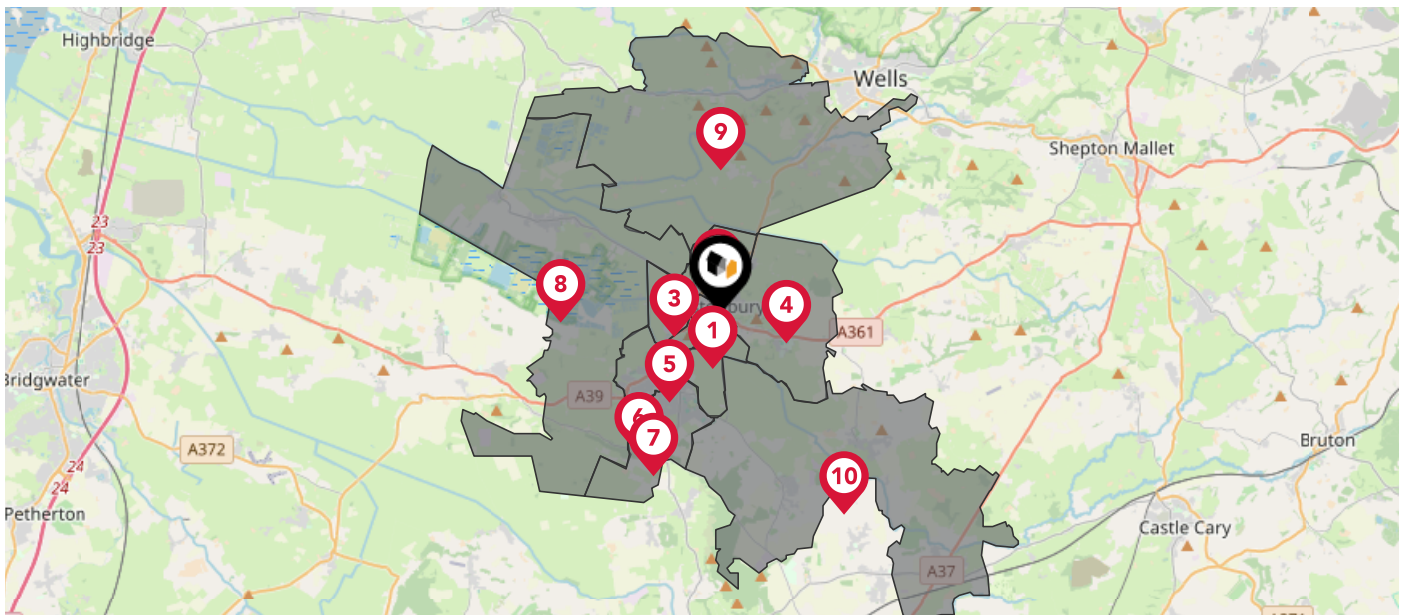
Mine Entry

- ✕ 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

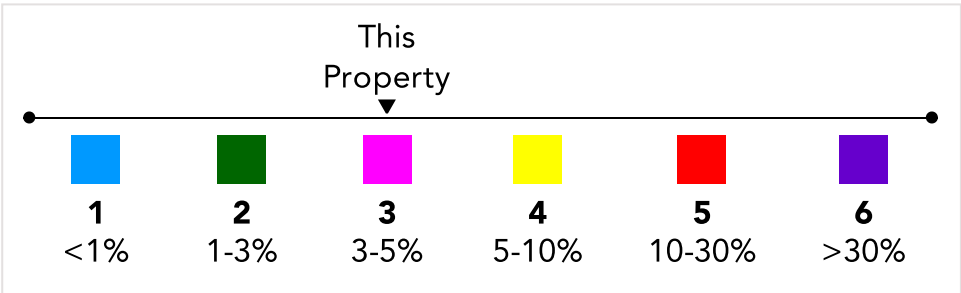
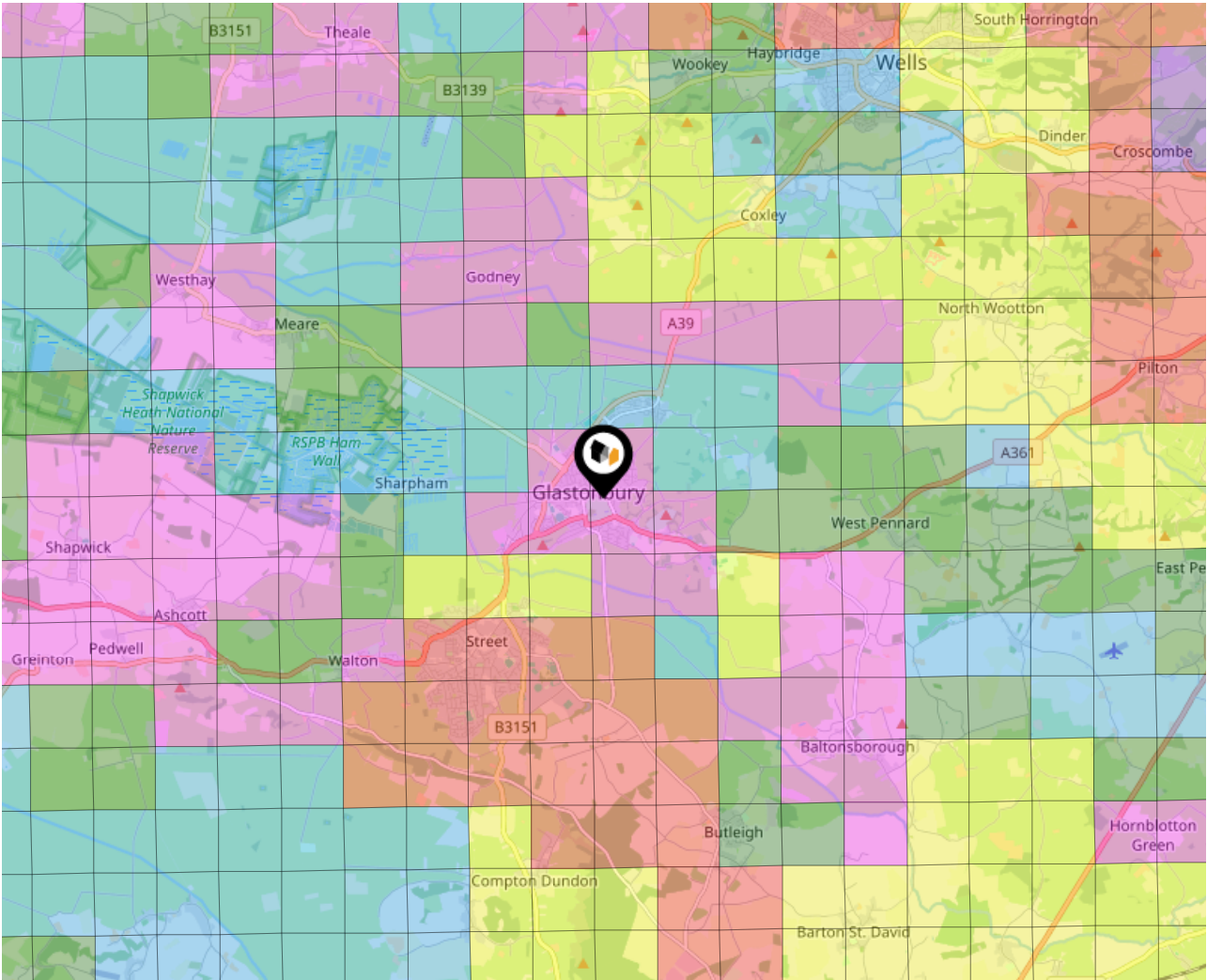


Nearby Council Wards

-  Glastonbury St. Mary's Ward
-  Glastonbury St. John's Ward
-  Glastonbury St. Benedict's Ward
-  Glastonbury St. Edmund's Ward
-  Street North Ward
-  Street West Ward
-  Street South Ward
-  Moor Ward
-  Wookey and St. Cuthbert Out West Ward
-  Butleigh and Baltonsborough Ward

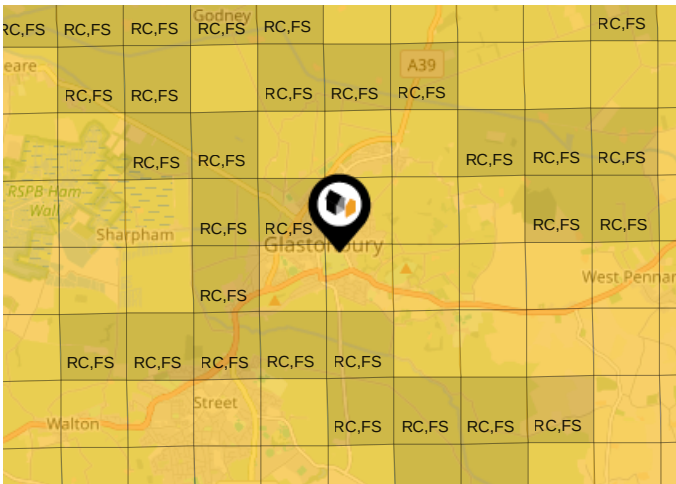
What is Radon?

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		



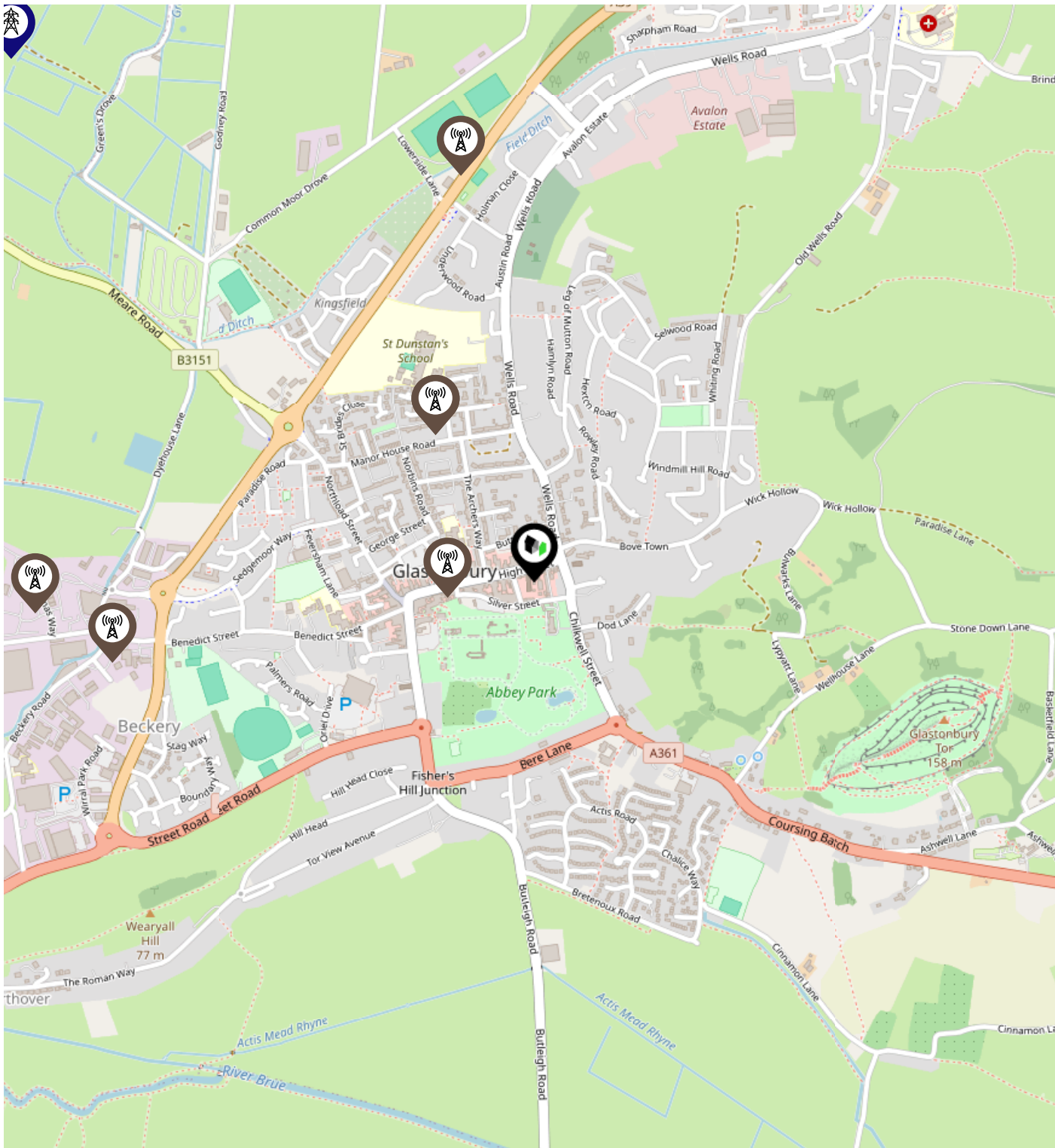
Primary Classifications (Most Common Clay Types)

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:

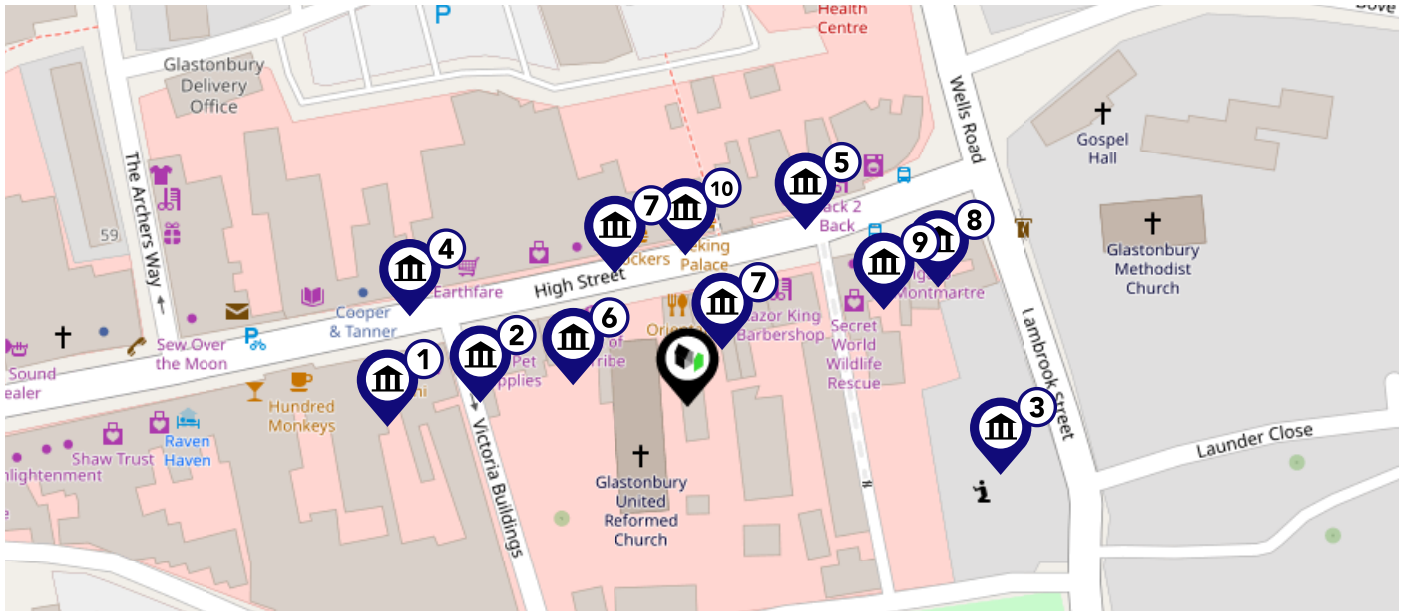
-  Power Pylons
-  Communication Masts












Maps

Listed Buildings

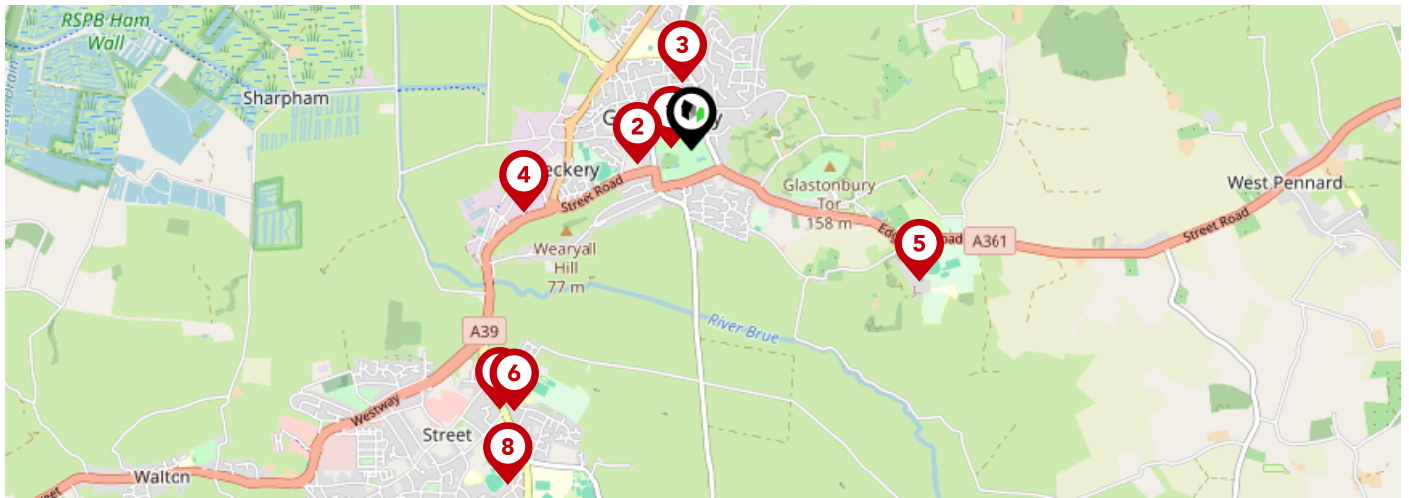
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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

MIR - Material Info



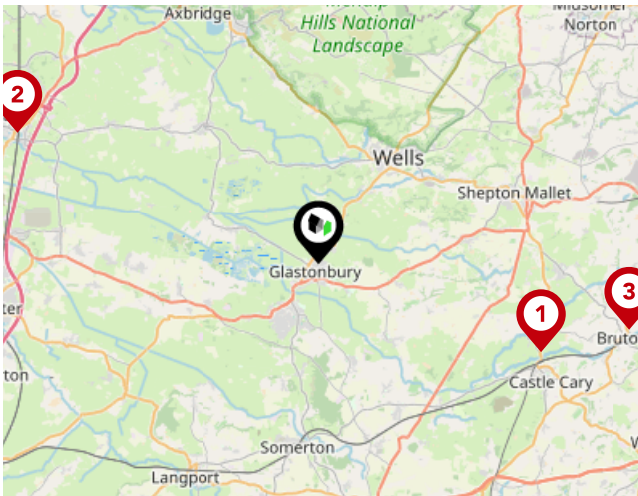
		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Benedict's 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"/>
3	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"/>
4	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"/>
5	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"/>
6	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"/>
7	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"/>
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.78	<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:1.97	<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:2.64	<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:2.67	<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:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

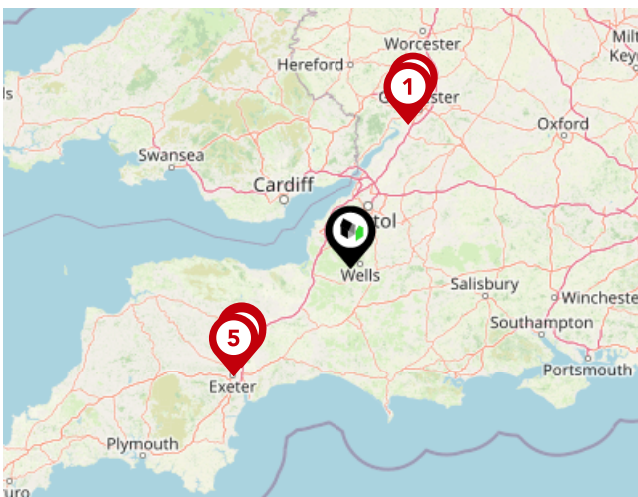
Area Transport (National)

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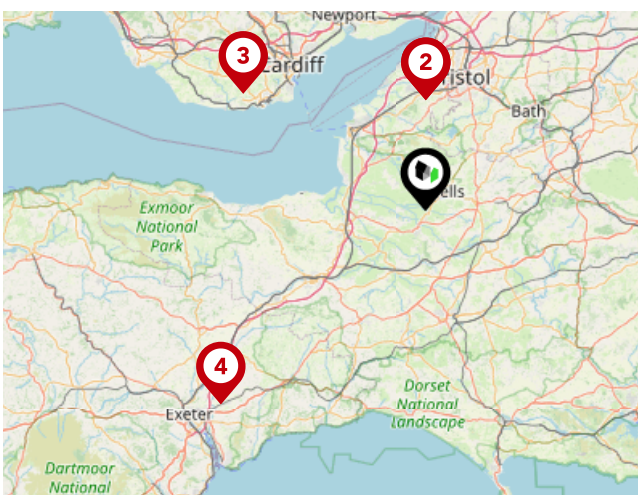
National Rail Stations

Pin	Name	Distance
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



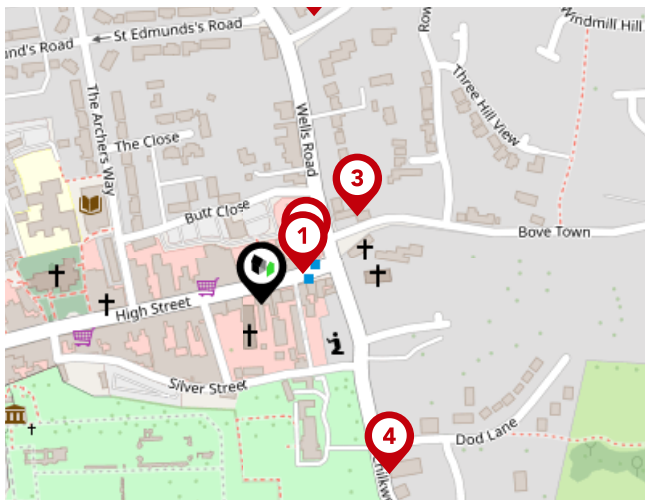
Airports/Helipads

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

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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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