



MIR: Material Info

The Material Information Affecting this Property

Monday 26th October 2026



PEAK LANE, COMPTON DUNDON, SOMERTON, TA11

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

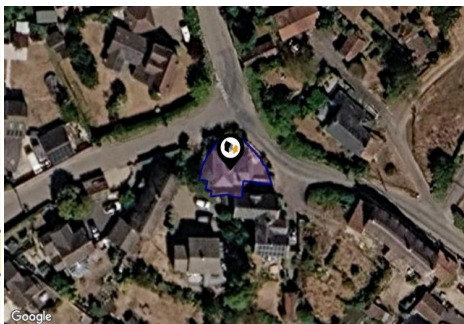
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS56154		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No					
Flood Risk:						
● Rivers & Seas	Very low	3	45	1000		
● Surface Water	Very low	mb/s	mb/s	mb/s		
						
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning records for: ***Cherry Plum Cottage Peak Lane Compton Dundon Somerton Somerset TA11 6NZ***

Reference - 92/00614/FUL
Decision: Approved
Date: 13th January 1992
Description: USE OF LAND AS EXTENSION TO RESIDENTIAL CURTILAGE (GR 480/321)

Reference - 90/00727/EUC
Decision: Approved
Date: 26th November 1990
Description: THE USE OF LAND AS AN EXTENSION OF RESIDENTIAL CURTILAGE (ESTABLISHED USE CERTIFICATE) (GR 480/320)

Reference - 99/02627/FUL
Decision: Approved
Date: 10th November 1999
Description: Erection of an entrance porch/conservatory (GR 480/320)

Planning records for: ***Whitestones Peak Lane Compton Dundon Somerton TA11 6NZ***

Reference - 20/03645/HOU
Decision: Approved
Date: 17th December 2020
Description: demolition of existing rear conservatory, side porch and existing rear extension. construction of new ground floor rear side return extension. the replacement of wall cladding and erection of Front porch.

Planning records for: *Chantry House Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 99/02320/FUL	
Decision:	Approved
Date:	06th October 1999
Description:	Erection of field shelter stable (GR 481/319)

Reference - 89/00535/FUL	
Decision:	Refused
Date:	26th October 1989
Description:	ALTERATIONS & TWO STOREY EXTENSION TO DWELLINGHOUSE (INCLUDING INDOOR SWIMMING POOL) AND THE CONSTRUCTION OF A TENNIS COURT WITH 10 FT HIGH CHAIN LINK FENCE SURROUND

Planning records for: *1 Burts Cottages Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 25/00765/HOU	
Decision:	Approved
Date:	26th March 2025
Description:	Demolition of existing rear extension, construction of new single storey rear extension, addition of first floor extension to side of building.

Planning records for: *Furlongs Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 22/02399/CPO	
Decision:	Approved
Date:	19th August 2022
Description:	Process improvements to the Water Recycling Centre (WRC) to include a proposed Motor Control Centre Kiosk.

Planning records for: *Furlongs Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 22/02409/FUL	
Decision:	Approved
Date:	19th August 2022
Description:	Proposed change of use of existing domestic outbuilding/annexe to a dual use as a residential annexe and holiday let with minor external alterations.

Planning records for: *The Shop Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 16/03834/FUL	
Decision:	Approved
Date:	30th August 2016
Description:	Erection of a first floor extension over existing ground floor extension and new two storey rear extension

Planning records for: *Decoy Farm Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 17/03068/FUL	
Decision:	Approved
Date:	11th July 2017
Description:	Erection of single storey extension and raised decking to rear

Reference - 97/01477/AGN	
Decision:	Decided
Date:	01st July 1997
Description:	Notification to erect an agricultural lean-to building (GR 485/316)

Planning records for: *Decoy Farm Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 18/02289/S73
Decision: Approved
Date: 23rd July 2018
Description: Section 73 application to amend condition 7 of planning application 17/03501/FUL to allow demolition prior to discharge of pre commencement conditions.
Reference - 13/05053/FUL
Decision: Withdrawn
Date: 17th December 2013
Description: Demolition of existing property and attached buildings and the erection of a replacement dwelling and detached garage (GR:348437/131795)
Reference - 14/02639/FUL
Decision: Approved
Date: 19th June 2014
Description: Demolition of existing property and attached buildings and the erection of a replacement dwelling, car port and garage (GR:348437/131795)
Reference - 17/03501/FUL
Decision: Approved
Date: 18th September 2017
Description: Partial demolition of farmyard and the erection of 4 No. dwellings associated access, turning, parking, gardens, orchards and visibility splay improvements at Decoy Lane/Peak Lane junction.

Planning records for: *Decoy Farm Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 15/02262/FUL	
Decision:	Approved
Date:	28th May 2015
Description:	Partial demolition of dwelling, erection of a single storey and a two storey extension. Change of use of land and erection of a double garage (GR 348436/131794).

Planning records for: *The Beacon Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 16/03592/S73A	
Decision:	Approved
Date:	19th August 2016
Description:	S73 application to amend condition 2 of approval 13/04759/FUL to allow the substitution of plans for a proposed bio mass boiler.

Reference - 13/04759/FUL	
Decision:	Approved
Date:	27th January 2014
Description:	Erection of a porch and a conservatory to house, new replacement detached garage and garden store together with modifications to landscaping and driveway retaining walls (GR: 348623/131855)

Reference - 17/03558/FUL	
Decision:	Approved
Date:	01st September 2017
Description:	Replacement of detached garage and annexe and modification to entrance.

Planning records for: *Beacon View Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 11/03987/S73	
Decision:	Approved
Date:	10th October 2011
Description:	Variation of condition 9 of planning approval 11/00814/FUL to make minor alterations to the approved plans listed in condition 9 and to substitute approved plans with amended plans (GR: 348342/131845)

Reference - 11/00814/FUL	
Decision:	Approved
Date:	24th February 2011
Description:	Demolition of existing dwelling and construction of replacement dwelling. (GR 348341/131845)

Planning records for: *Old Decoy Farmhouse Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 21/01287/HOU	
Decision:	Approved
Date:	16th April 2021
Description:	Erection of a single storey extension

Planning records for: *Lollover Mile House Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 97/00674/FUL	
Decision:	Approved
Date:	19th March 1997
Description:	Conversion of existing outbuilding to form ground floor store and first floor games room (GR 482/319)

Planning records for: *Lollover Mile House Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 94/00642/FUL	
Decision:	Approved
Date:	18th March 1994
Description:	THE PROVISION OF TWO ADDITIONAL SLIT WINDOWS IN SOUTH EAST ELEVATION OF BARN CONVERSION (GR 482/319)

Reference - 15/02983/FUL	
Decision:	Approved
Date:	07th July 2015
Description:	Erection of a garden room extension to dwellinghouse (GR348235/131941)

Reference - 21/00813/FUL	
Decision:	Approved
Date:	10th March 2021
Description:	Application for change of use from an existing Annexe to Holiday let. Including alterations to the windows and rooflights.

Planning records for: *Beaconscroft Peak Lane Compton Dundon Somerton TA11 6NZ*

Reference - 21/01754/HOU	
Decision:	Approved
Date:	27th May 2021
Description:	To construct a new pitched and tiled roof with glazed canopy over existing patio with minor adjustments to the ground floor fenestration pattern to rear of dwelling

Planning records for: *Meadowbank Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 95/02705/FUL	
Decision:	Approved
Date:	11th December 1995
Description:	Alterations and the conversion of half of existing double garage into additional living accommodation (ie non compliance with condition 2 of decision notice No 841416 dated 12 October 1984)(GR 481/319)

Planning records for: *Cooks Farmhouse Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 89/00536/FUL	
Decision:	Approved
Date:	03rd July 1989
Description:	THE CONTINUED USE OF LAND AS A SITE FOR A MOBILE HOME

Reference - 91/00683/FUL	
Decision:	Unknown
Date:	15th February 1991
Description:	THE CONTINUED USE OF LAND AS A SITE FOR A MOBILE HOME (GR 482/319)

Reference - 89/00523/FUL	
Decision:	Approved
Date:	22nd November 1989
Description:	FORMATION OF VEHICULAR ACCESS & THE CONVERSION OF BARNs INTO 2 NO DWELLINGHOUSES

Planning records for: *The Mallards Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 22/03541/FUL	
Decision:	Approved
Date:	20th December 2022
Description:	Change of use of land for the Installation of tennis court, associated groundworks and landscaping

Planning records for: *Land At Decoy Farm Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 15/03900/FUL	
Decision:	Refused
Date:	26th August 2015
Description:	Demolition of two no. agricultural buildings and conversion of remaining buildings to form five dwellings with associated access, turning, parking and gardens. (GR 348540/131622)

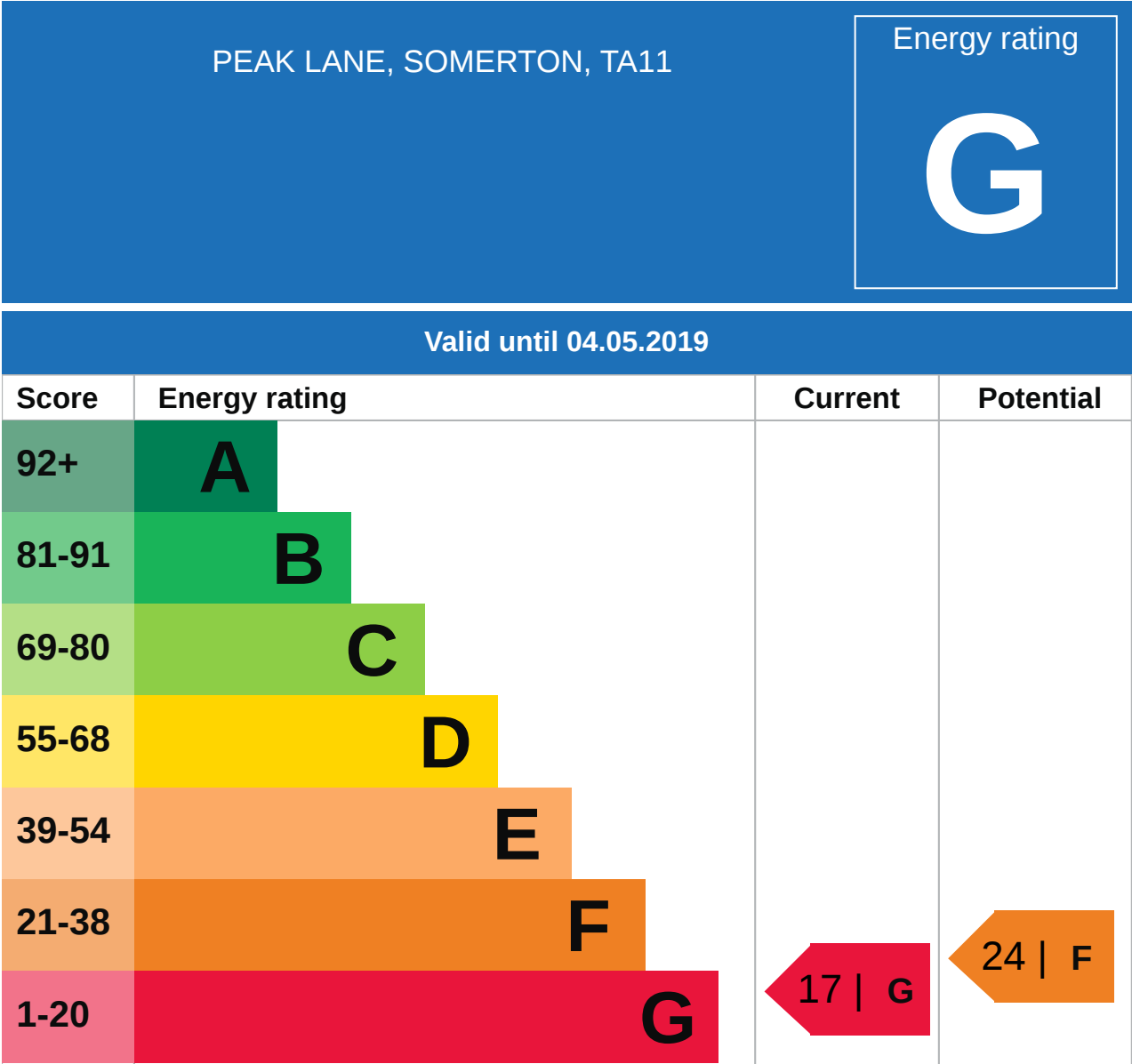
Planning records for: *Land For New Dwelling Peak Lane Compton Dundon Somerton Somerset TA11 6NZ*

Reference - 26/00065/DOC1	
Decision:	Awaiting decision
Date:	13th January 2026
Description:	Discharge of Conditions No.03 (materials), No.16 (BEMP) and No.18 (Allocation Certificate) of planning application 25/02829/S73

Reference - 24/00729/FUL	
Decision:	Approved
Date:	20th March 2024
Description:	Erection of dwelling and garage and formation of vehicular access

Property
EPC - Certificate

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Property

EPC - Additional Data

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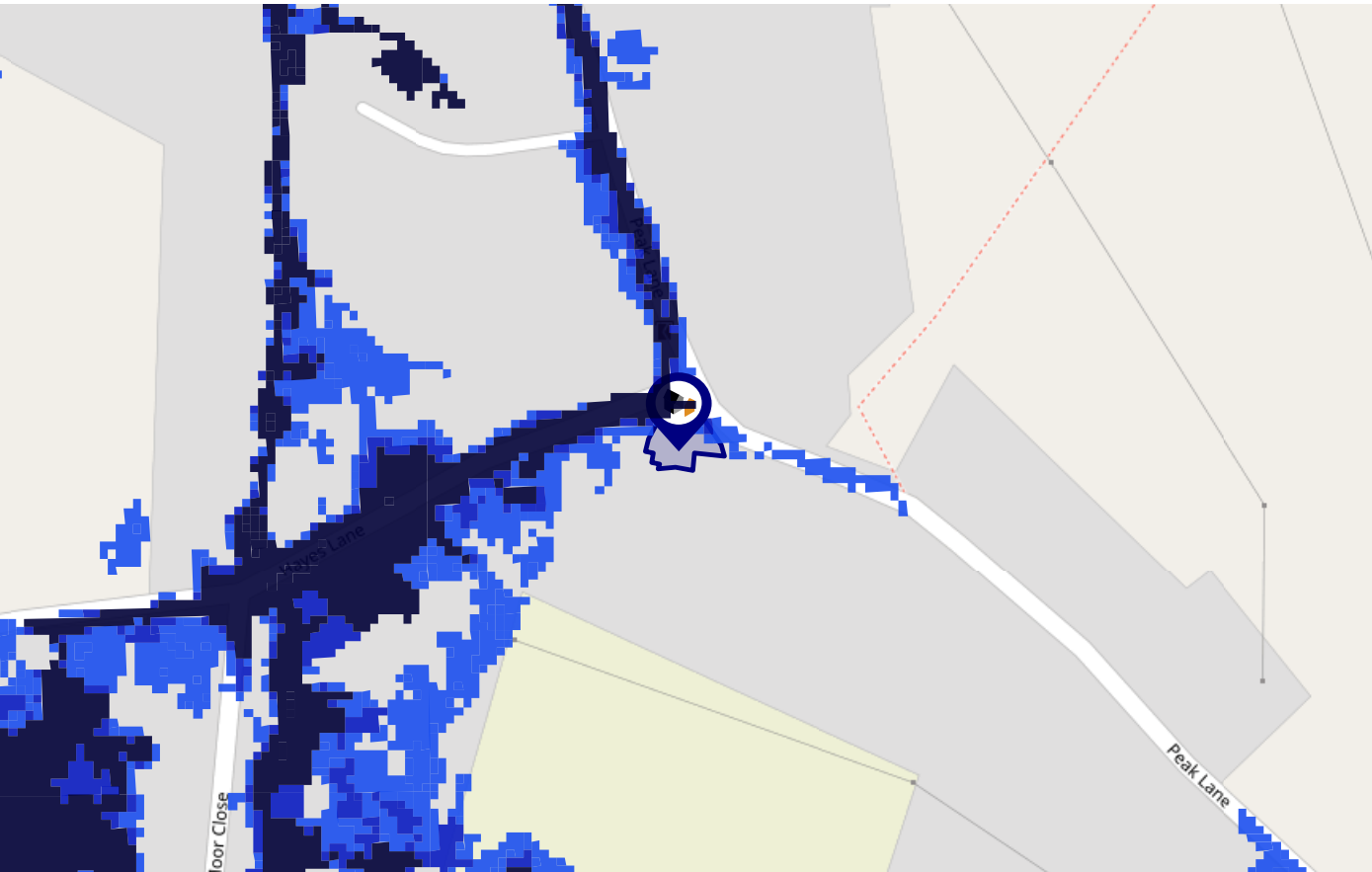
Additional EPC Data

Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very poor
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Poor
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	From secondary system, no cylinderstat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 10% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Total Floor Area:	90 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.

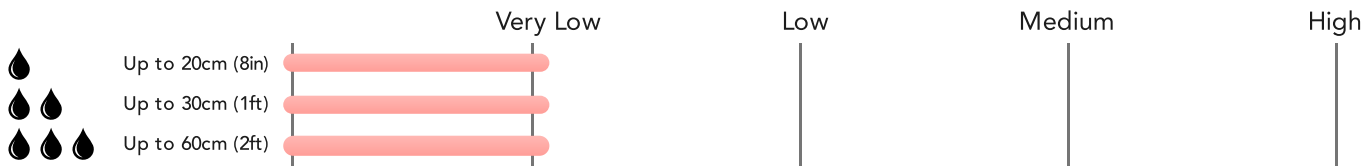


Risk Rating: Very low

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:

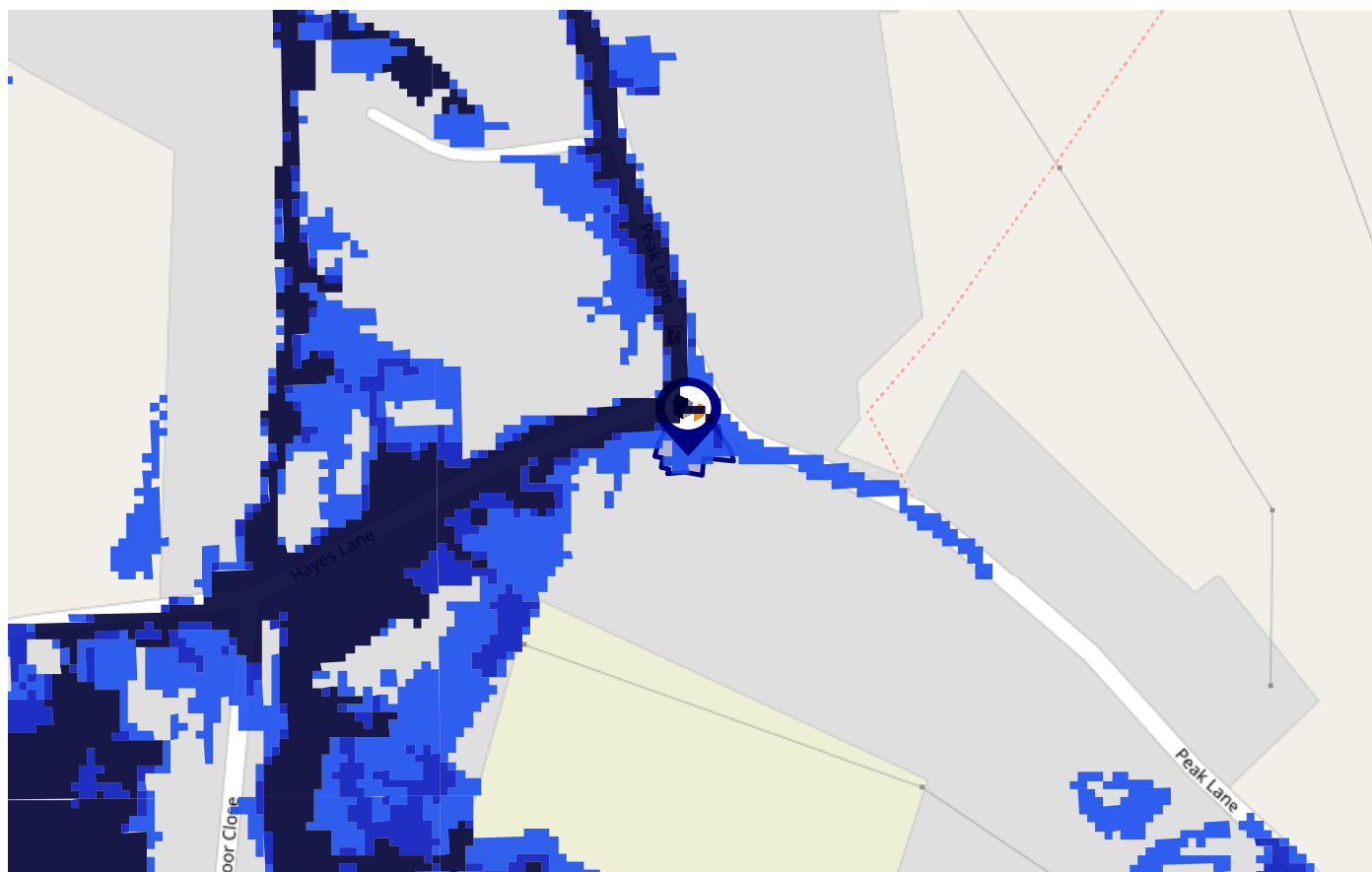


Flood Risk

Surface Water - Climate Change

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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.

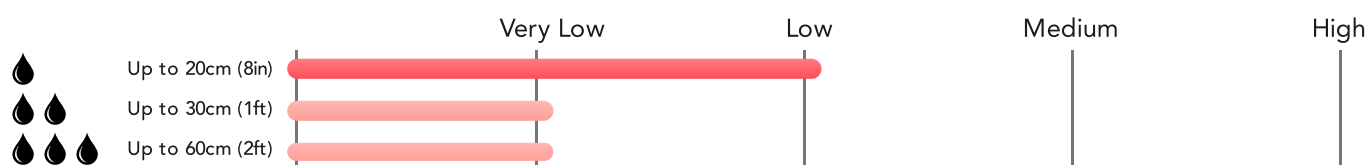


Risk Rating: Low

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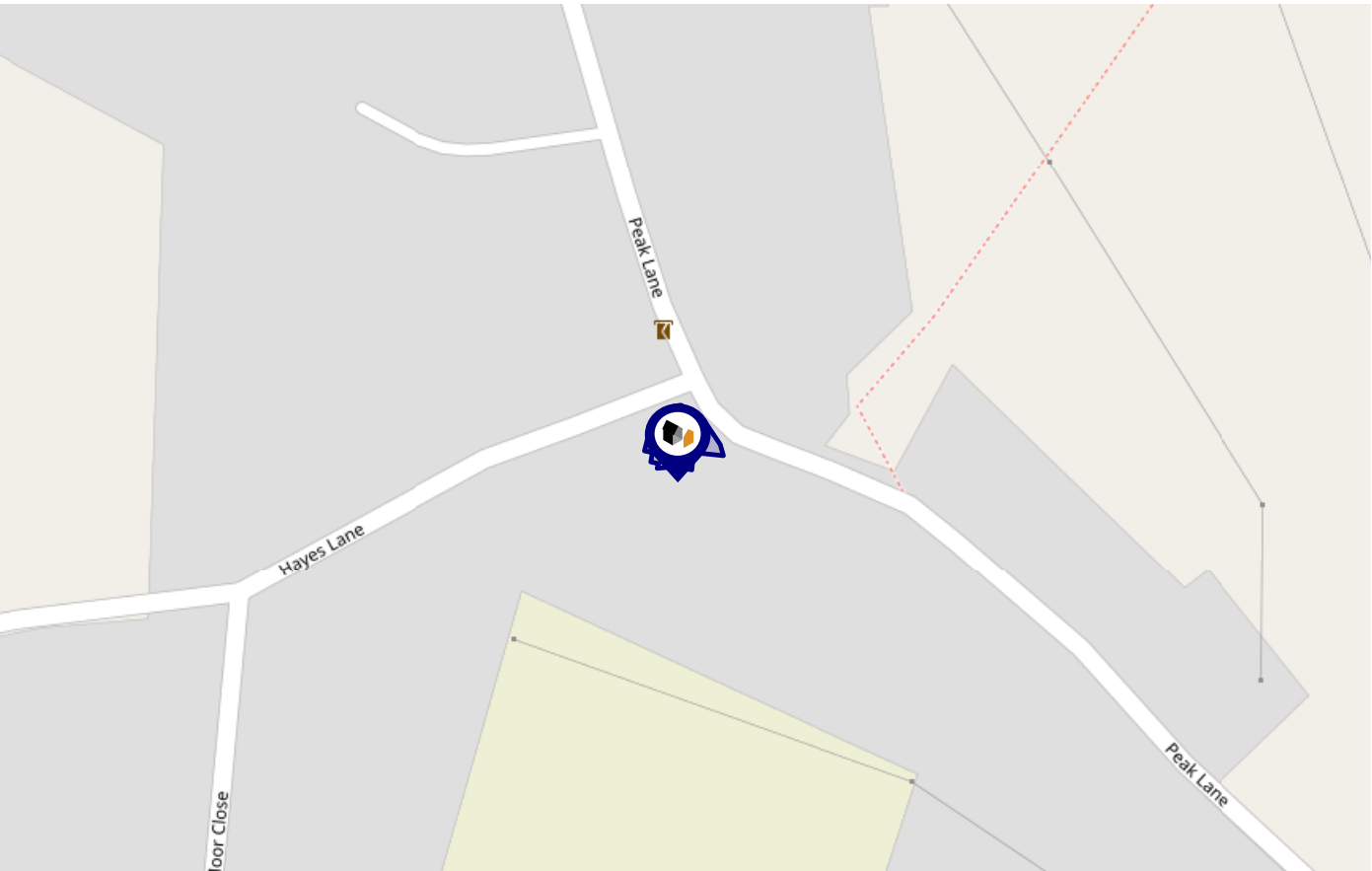
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Powered by
aprift
Know any property instantly

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.

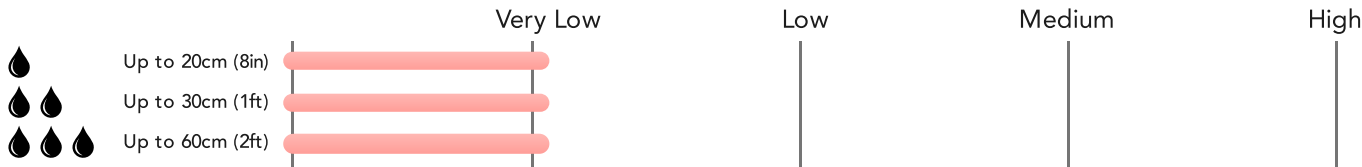


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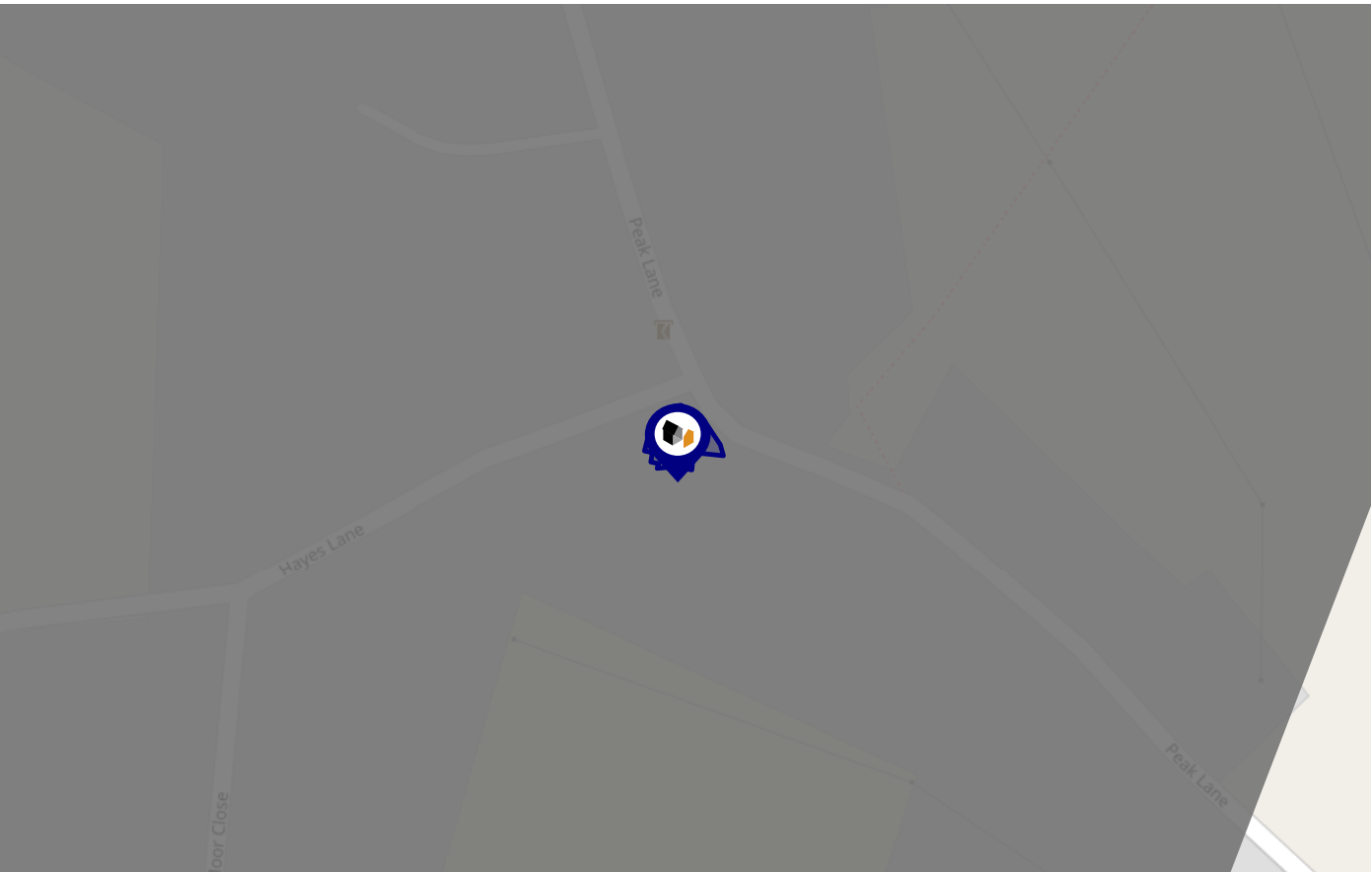


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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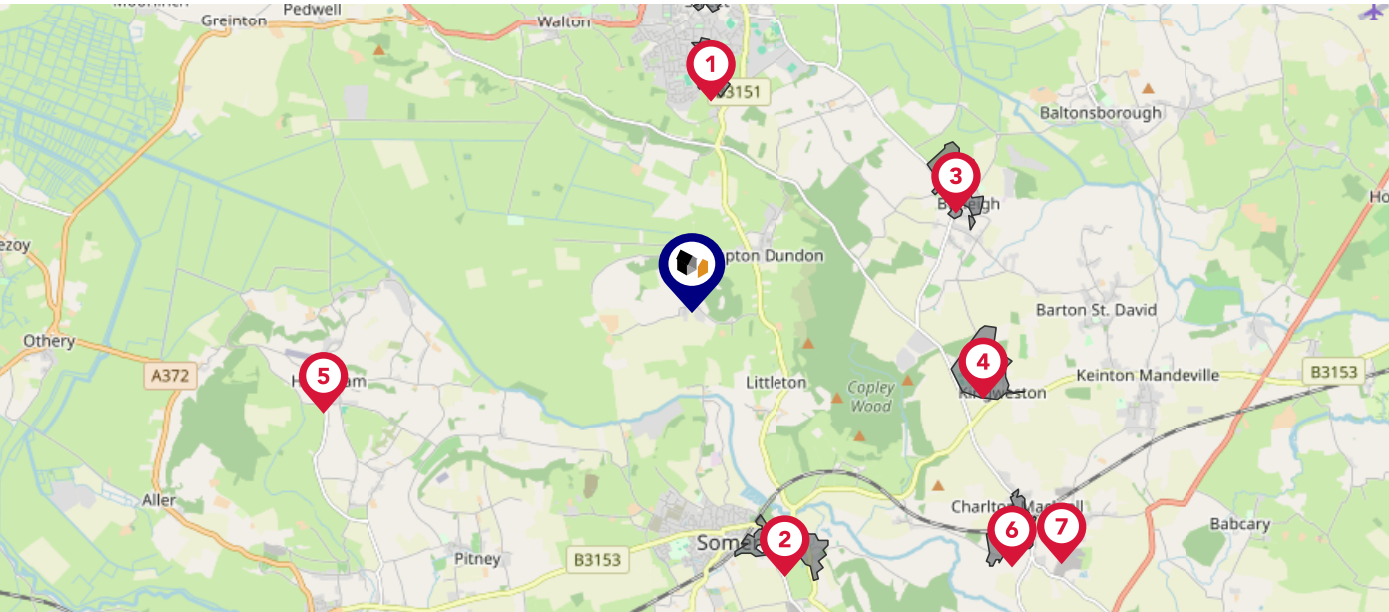
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Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



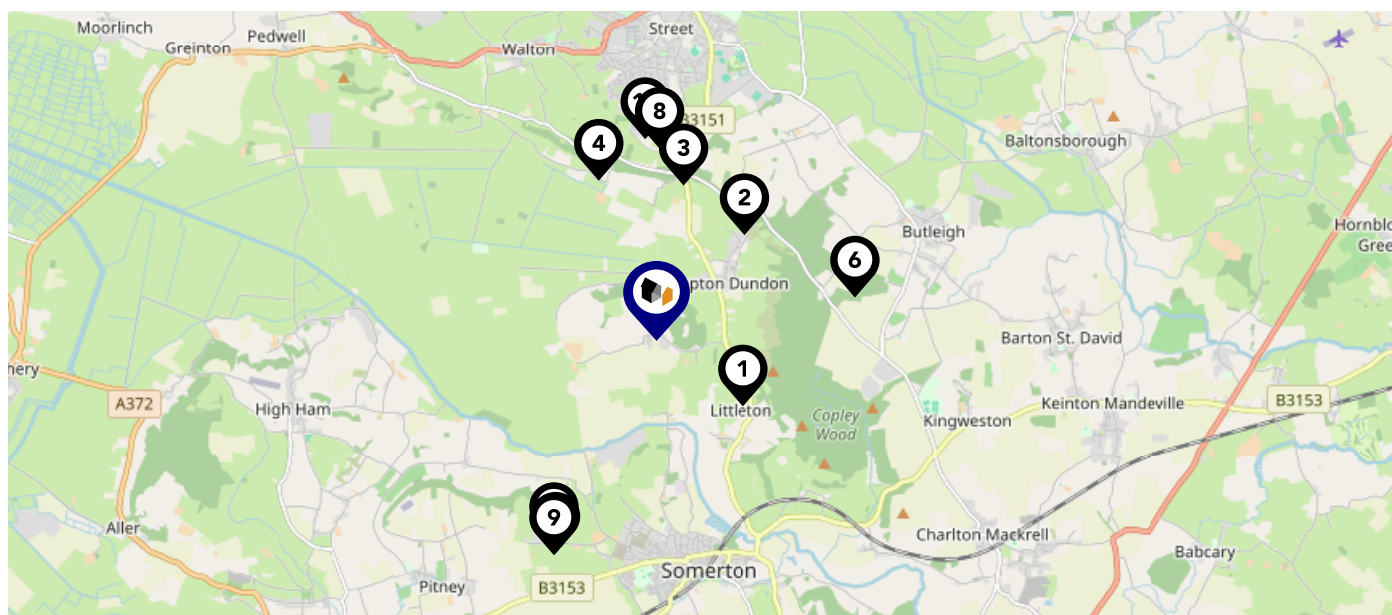
Nearby Conservation Areas	
1	Street
2	Somerton
3	Butleigh
4	Kingweston
5	High Ham
6	West Charlton and Charlton Mackrell
7	Charlton Adam

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	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
2	Collard Hill-Street, Somerset	Historic Landfill
3	Marshalls Elm-Street, Somerset	Historic Landfill
4	Walton Hill-Street, Somerset	Historic Landfill
5	Whiscombe Hill Landfill Site-Somertonfield Road, Somerton, Somerset	Historic Landfill
6	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill
7	Whiscombe Hill Landfill Site-Whiscombe Hill, Somerton, Somerset	Historic Landfill
8	Overleigh-Street, Somerset	Historic Landfill
9	No name provided by source	Active Landfill
10	Adjacent To Football Ground-Street, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

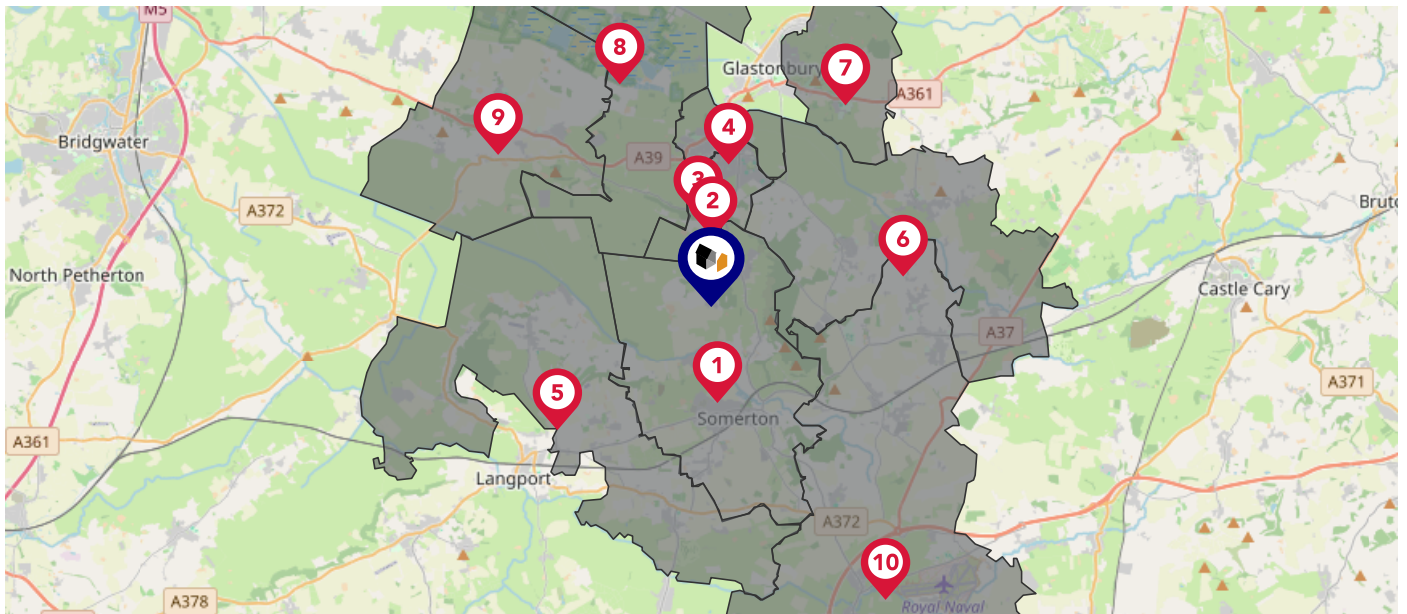
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

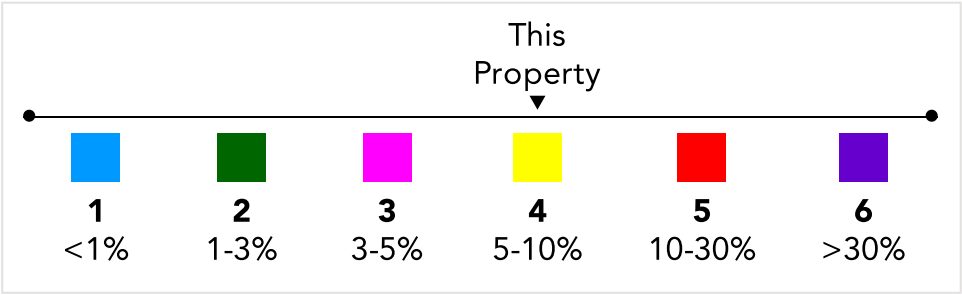
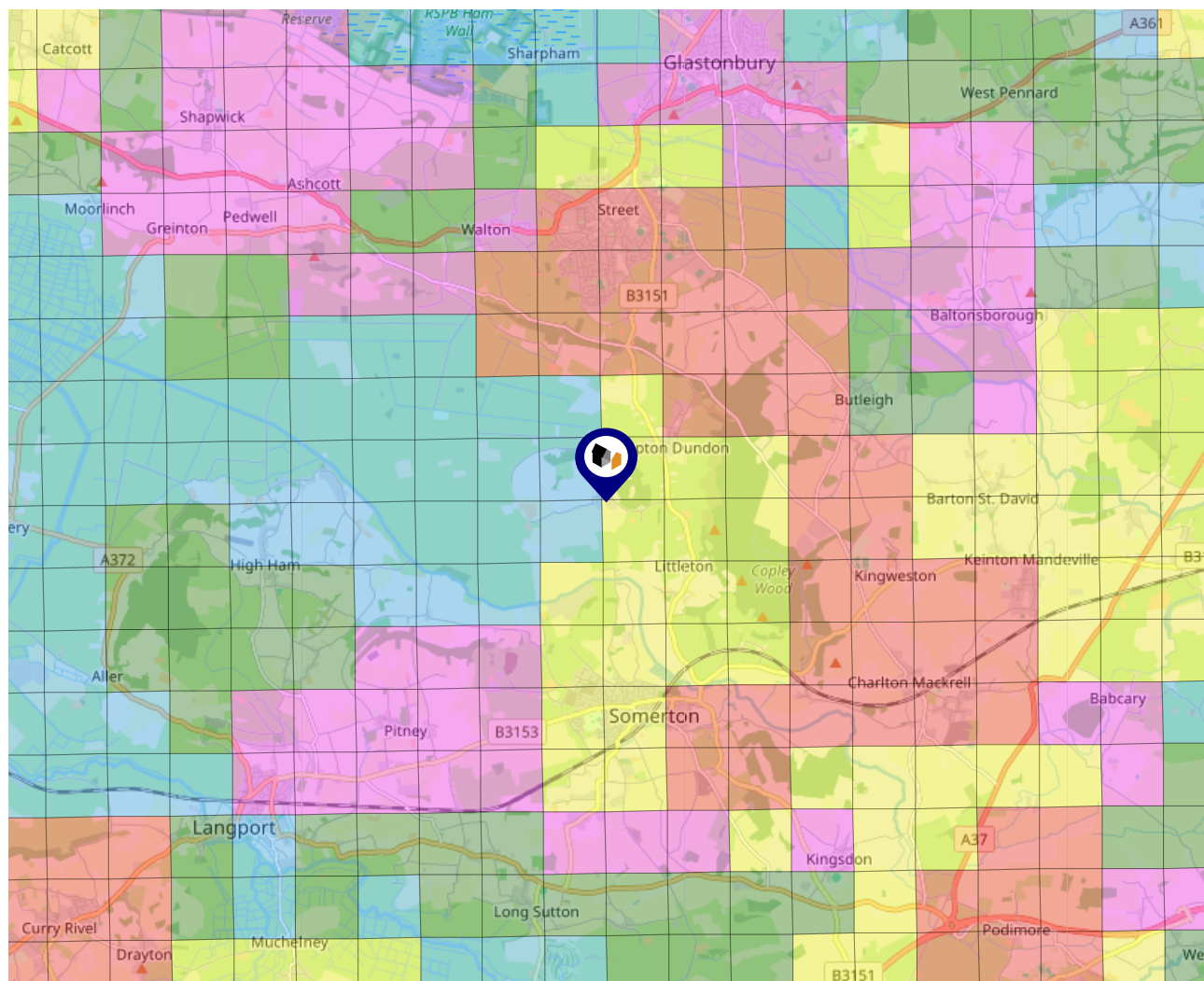


Nearby Council Wards

- 1 Wessex Ward
- 2 Street South Ward
- 3 Street West Ward
- 4 Street North Ward
- 5 Turn Hill Ward
- 6 Butleigh and Baltonsborough Ward
- 7 Glastonbury St. Edmund's Ward
- 8 Moor Ward
- 9 East Polden Ward
- 10 Northstone, Ivelchester & St. Michael's Ward

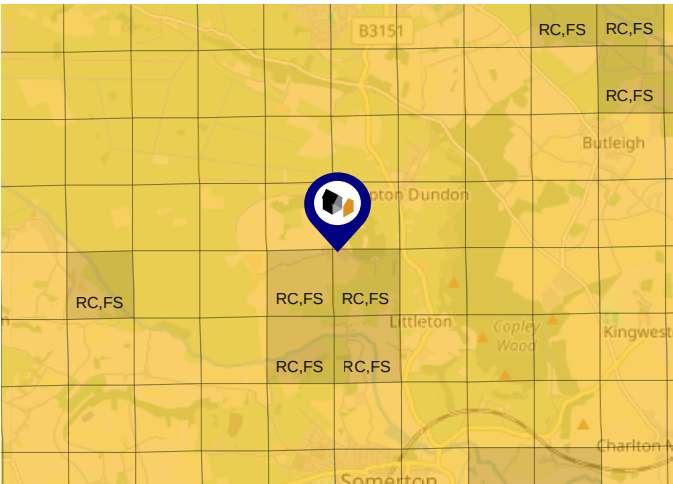
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

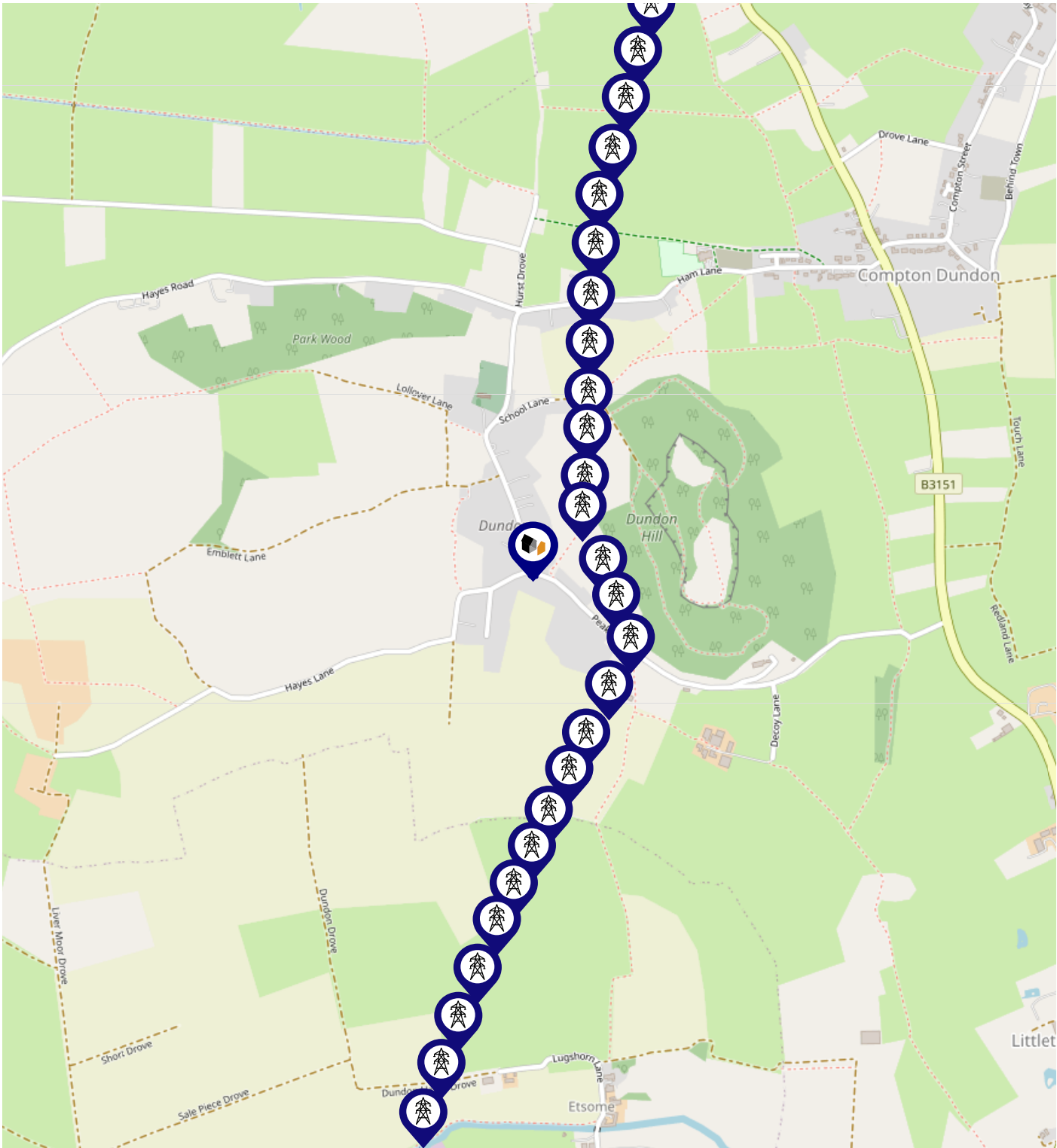


Primary Classifications (Most Common Clay Types)

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:

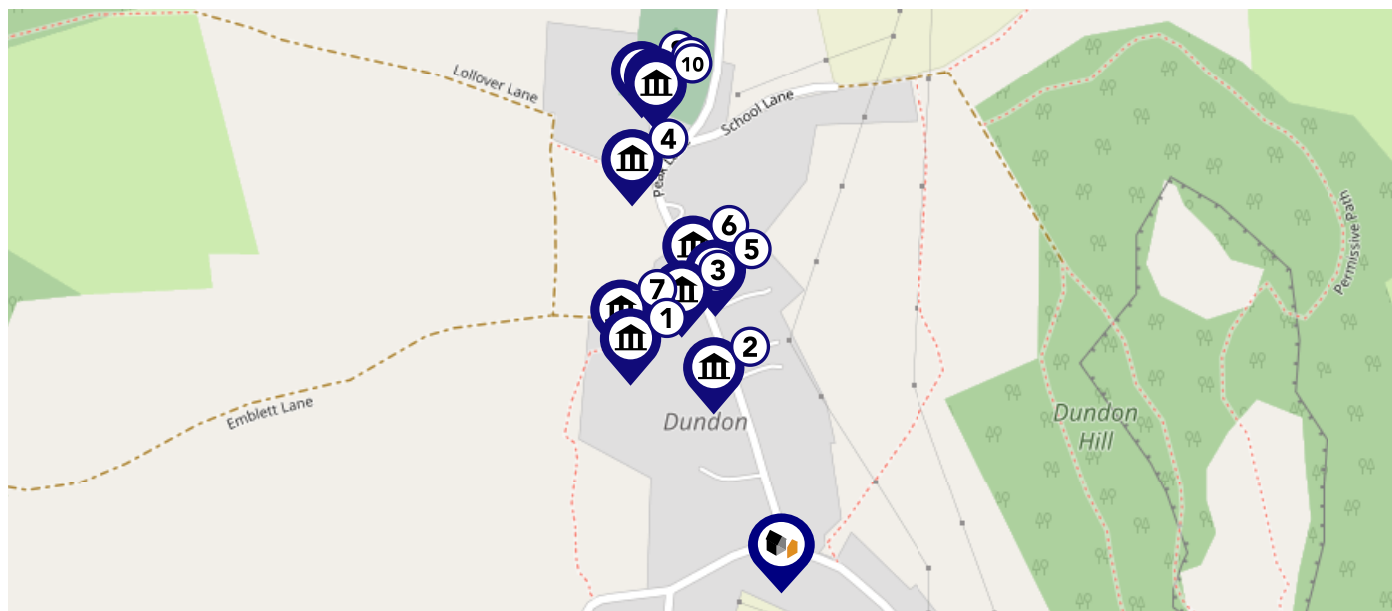
-  Power Pylons
-  Communication Masts

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
 1056737 - Barn About 10 Metres South Of Lockyer's Farmhouse	Grade II	0.1 miles
 1056741 - Badgers Cottage And Attached Outbuildings	Grade II	0.1 miles
 1307714 - Middle Farmhouse, With Front Boundary Railings And Gate	Grade II	0.2 miles
 1307823 - The Cottage	Grade II	0.2 miles
 1176768 - The Old Rectory	Grade II	0.2 miles
 1056740 - Lollover Cottage	Grade II	0.2 miles
 1307775 - Lockyer's Farmhouse	Grade II	0.2 miles
 1176782 - Church Of St Andrew	Grade II	0.3 miles
 1176796 - Limbery Monument In The Churchyard 5 Metres South East Of Porch, Church Of St Andrew	Grade II	0.3 miles
 1056742 - Merrett Monument In Churchyard, 10 Metres South East Of Porch, Church Of St Andrew	Grade II	0.3 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 supply

Central Heating

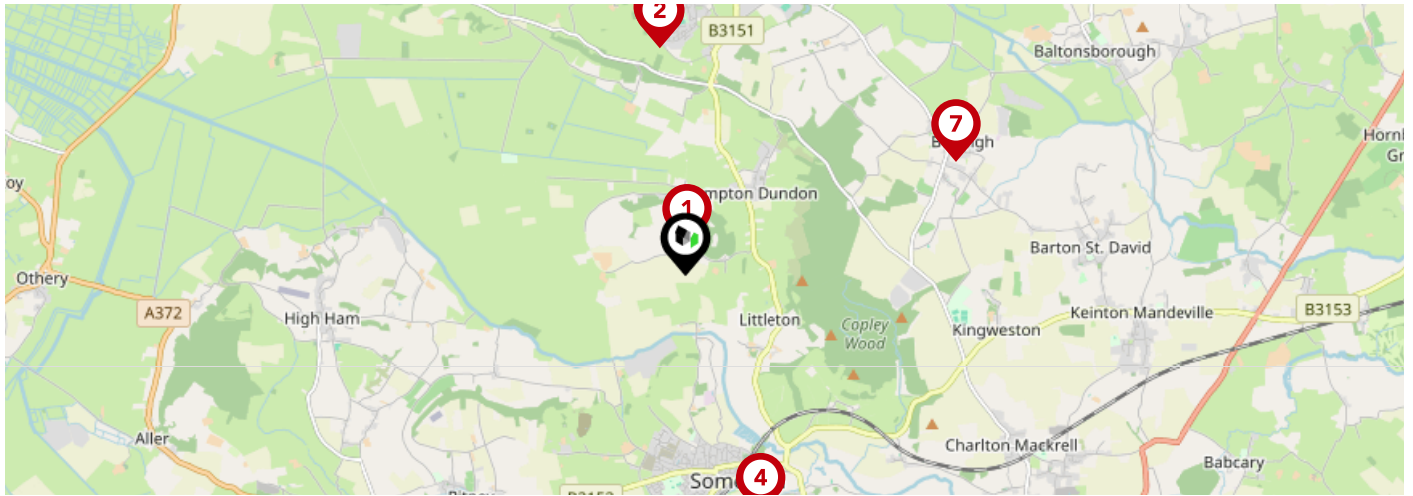
Electric heating

Water Supply

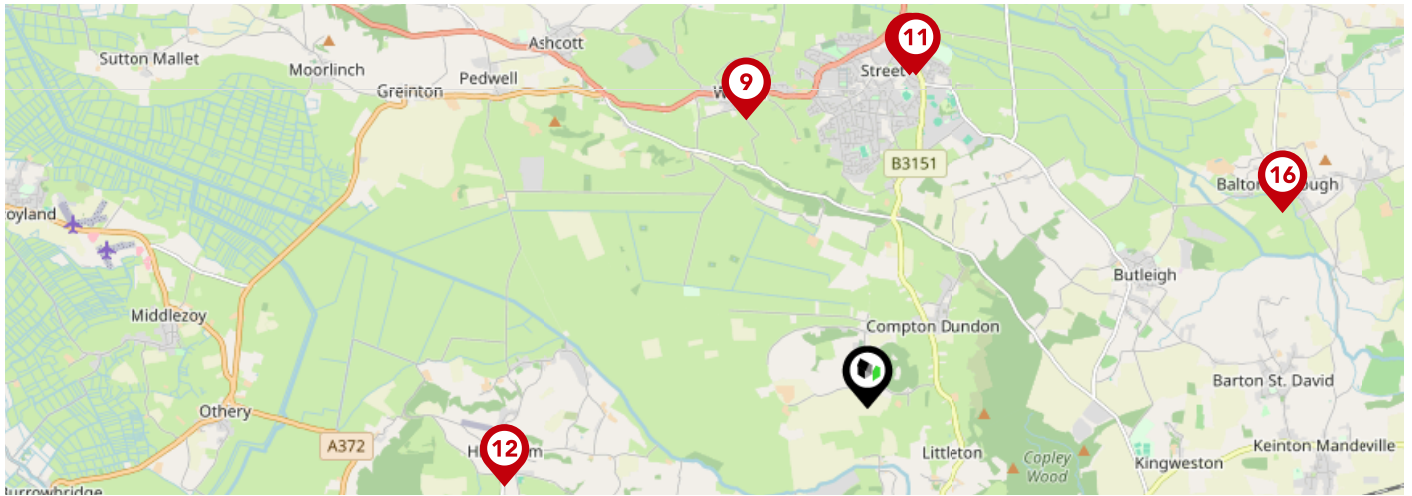
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:0.26	☐	☐	☒	☐	☐
2	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.12	☐	☐	☒	☐	☐
3	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.16	☐	☒	☐	☐	☐
4	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:2.35	☐	☒	☐	☐	☐
5	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:2.66	☐	☒	☐	☐	☐
6	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:2.66	☐	☐	☒	☐	☐
7	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:2.73	☐	☒	☐	☐	☐
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:2.78	☐	☒	☐	☐	☐

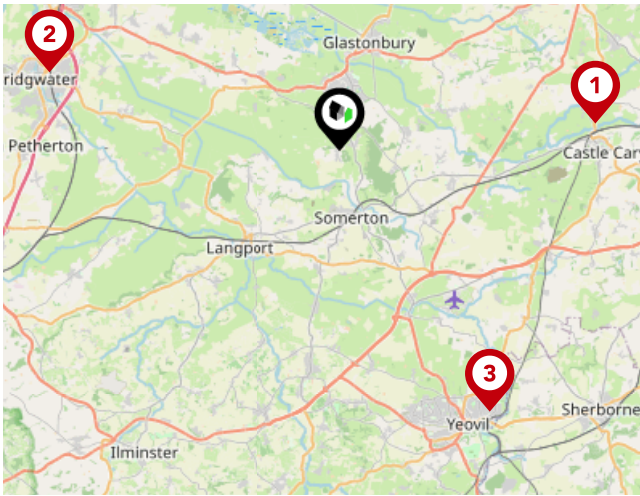


		Nursery	Primary	Secondary	College	Private
9	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.91	☐	☒	☐	☐	☐
10	Strode College Ofsted Rating: Good Pupils:0 Distance:3.12	☐	☐	☒	☐	☐
11	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:3.12	☐	☐	☒	☐	☐
12	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:3.47	☐	☒	☐	☐	☐
13	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:3.82	☐	☒	☐	☐	☐
14	Tor School Ofsted Rating: Good Pupils: 32 Distance:4.05	☐	☐	☒	☐	☐
15	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:4.13	☐	☒	☐	☐	☐
16	Baltonsbrough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:4.28	☐	☒	☐	☐	☐

Area

Transport (National)

COOPER
AND
TANNER



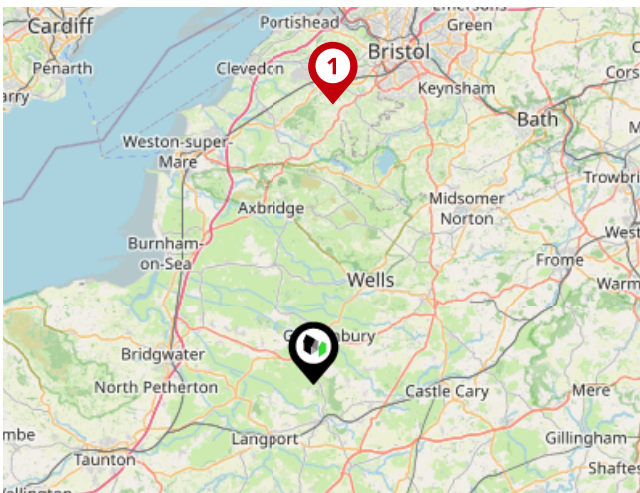
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.6 miles
2	Bridgwater Rail Station	11.12 miles
3	Yeovil Pen Mill Rail Station	11.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	10.93 miles
2	M5 J23	11.75 miles

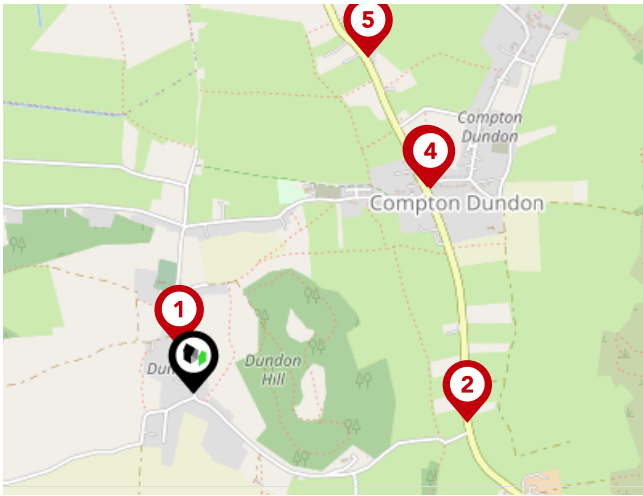


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dundon Village	0.11 miles
2	Peak Lane	0.63 miles
3	Ham Lane	0.72 miles
4	War Memorial	0.72 miles
5	Shepards Close	0.87 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.51 miles

Cooper and Tanner Testimonials

COOPER
AND
TANNER

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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