



# MIR: Material Info

The Material Information Affecting this Property

**Thursday 29<sup>th</sup> October 2026**



**WEST BRADLEY, GLASTONBURY, BA6**

## 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:        | 3                                          |         |          |
| Floor Area:      | 1,593 ft <sup>2</sup> / 148 m <sup>2</sup> |         |          |
| Plot Area:       | 0.3 acres                                  |         |          |
| Year Built :     | 1983-1990                                  |         |          |
| Council Tax :    | Band C                                     |         |          |
| Annual Estimate: | £2,276                                     |         |          |
| Title Number:    | ST389989                                   |         |          |

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|      |      |
|------|------|
| 12   | -    |
| mb/s | mb/s |
|      |      |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History This Address

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Planning records for: *West Bradley, Glastonbury, BA6*

| Reference - 2022/1366/CLE |                                                             |
|---------------------------|-------------------------------------------------------------|
| Decision:                 | Decided                                                     |
| Date:                     | 05th July 2022                                              |
| Description:              | The use of The Owls as a separate independent dwellinghouse |

Planning records for: *Middle Green Court Barn Lane West Bradley Glastonbury Somerset BA6 8LR*

| Reference - 2021/1092/HSE |                                |
|---------------------------|--------------------------------|
| Decision:                 | Decided                        |
| Date:                     | 14th May 2021                  |
| Description:              | Replacement of existing garage |

Planning records for: *Farthings Farm, West Pennard, Glastonbury, Somerset, BA6 8LR*

| Reference - 2012/3024 |                                                                        |
|-----------------------|------------------------------------------------------------------------|
| Decision:             | Approval with Conditions                                               |
| Date:                 | 22nd January 2013                                                      |
| Description:          | Formation of menage and change of use from agricultural to equestrian. |

| Reference - 2011/2094 |                                                              |
|-----------------------|--------------------------------------------------------------|
| Decision:             | Approval with Conditions                                     |
| Date:                 | 30th August 2011                                             |
| Description:          | Replacement of the existing garage with a proposed playroom. |

| Reference - 2011/0128 |                                                                     |
|-----------------------|---------------------------------------------------------------------|
| Decision:             | Approval with Conditions                                            |
| Date:                 | 24th January 2011                                                   |
| Description:          | Conversion and extension of outbuildings to form stores and stable. |

Planning records for: *Court Barn Farm Court Barn Lane West Bradley Glastonbury BA6 8LR*

| Reference - 2016/1940/VRC                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Refusal                                                                                                                                                              |
| <b>Date:</b> 02nd August 2016                                                                                                                                                         |
| <b>Description:</b><br>Application for variation of condition 3 (landscape scheme - omission of new hedge along south elevation) following grant of planning permission 2014/1238/FUL |

| Reference - 2024/0801/FUL                                                                                      |
|----------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                       |
| <b>Date:</b> 01st May 2024                                                                                     |
| <b>Description:</b><br>Construction of agricultural building to cover an open silage clamp & associated works. |

| Reference - 2024/1122/FUL                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                     |
| <b>Date:</b> 26th June 2024                                                                                                  |
| <b>Description:</b><br>The construction of an agricultural building to cover an existing silage clamp with associated works. |

| Reference - 2014/1238/FUL                                                                                    |
|--------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Approval with Conditions                                                                    |
| <b>Date:</b> 16th July 2014                                                                                  |
| <b>Description:</b><br>Milking and cow accomodation building, above ground slurry store and attenuation pond |

Planning records for: *Court Barn Farm Scott's Lane West Bradley Glastonbury Somerset BA6 8LR*

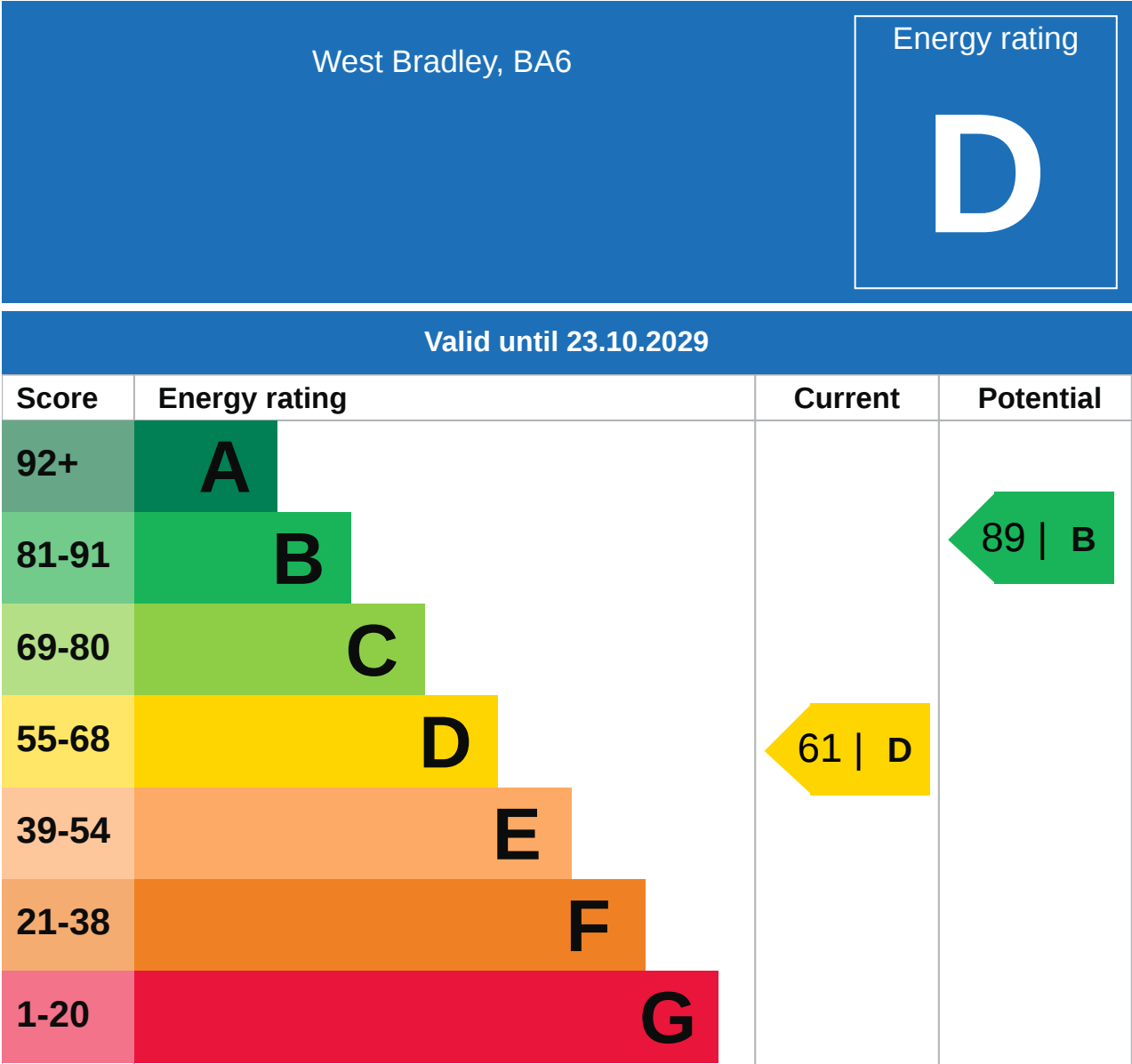
| Reference - 2014/2646/APP |                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Approval                                                                                                                          |
| Date:                     | 17th December 2014                                                                                                                |
| Description:              | Application for approval of matters reserved by conditions 3 (landscaping) and 4 (ecology) of planning application 2014/1238/FUL. |

Planning records for: *Tithe Cottage Court Barn Lane West Bradley Glastonbury BA6 8LR*

| Reference - 2015/0556/HSE |                                                                      |
|---------------------------|----------------------------------------------------------------------|
| Decision:                 | Approval with Conditions                                             |
| Date:                     | 11th March 2015                                                      |
| Description:              | Proposed conversion of single storey detached garage into an annexe. |

Property  
**EPC - Certificate**

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# Property

## EPC - Additional Data

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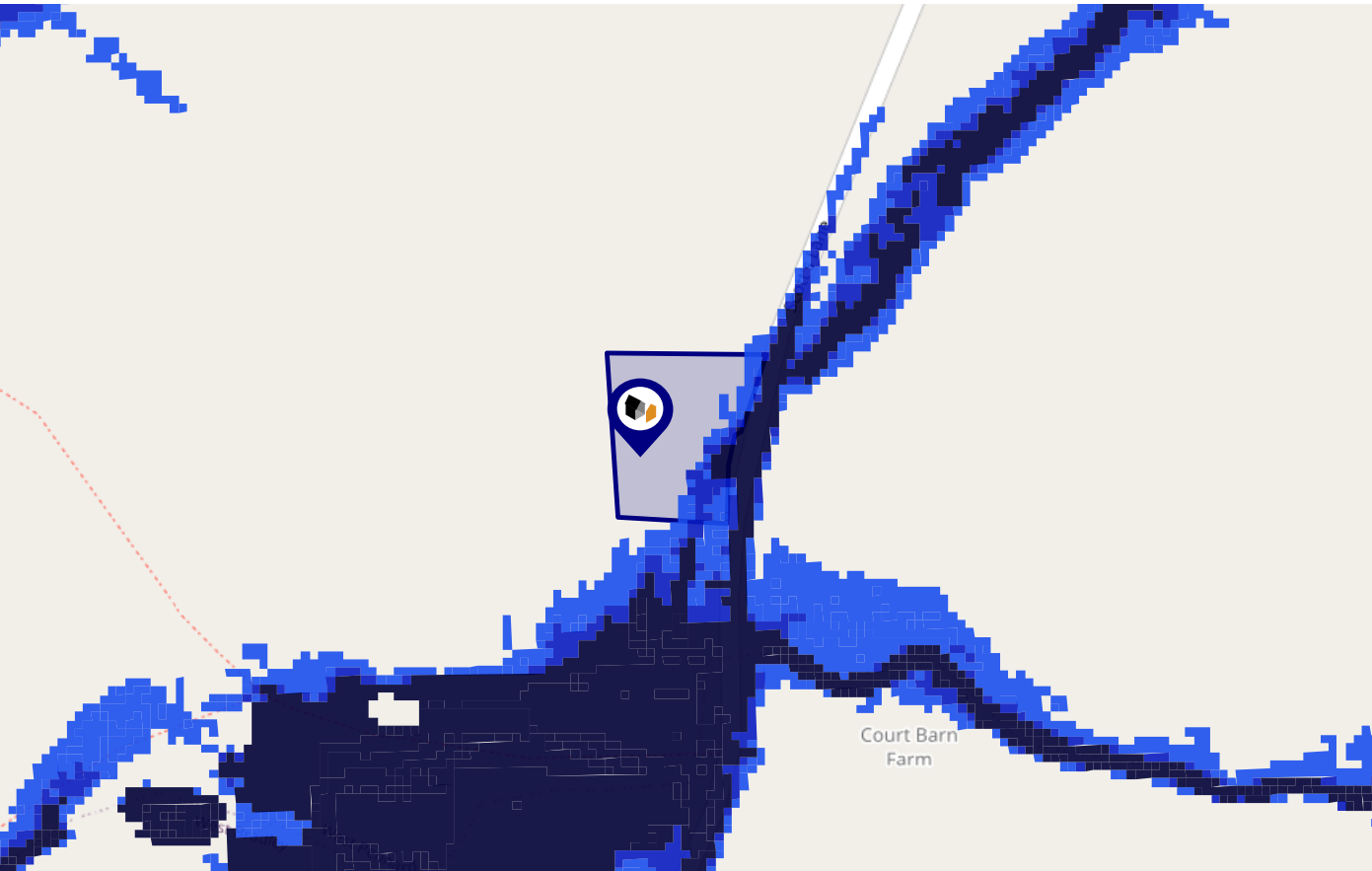
### Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | Bungalow                                   |
| <b>Build Form:</b>                  | Detached                                   |
| <b>Transaction Type:</b>            | Marketed sale                              |
| <b>Energy Tariff:</b>               | Single                                     |
| <b>Main Fuel:</b>                   | Oil (not community)                        |
| <b>Main Gas:</b>                    | No                                         |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Glazing Type:</b>                | Double glazing installed before 2002       |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Ventilation:</b>                 | Natural                                    |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation            |
| <b>Roof Energy:</b>                 | Good                                       |
| <b>Main Heating:</b>                | Boiler and radiators, oil                  |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs       |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | Average                                    |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | Solid, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 148 m <sup>2</sup>                         |

# 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

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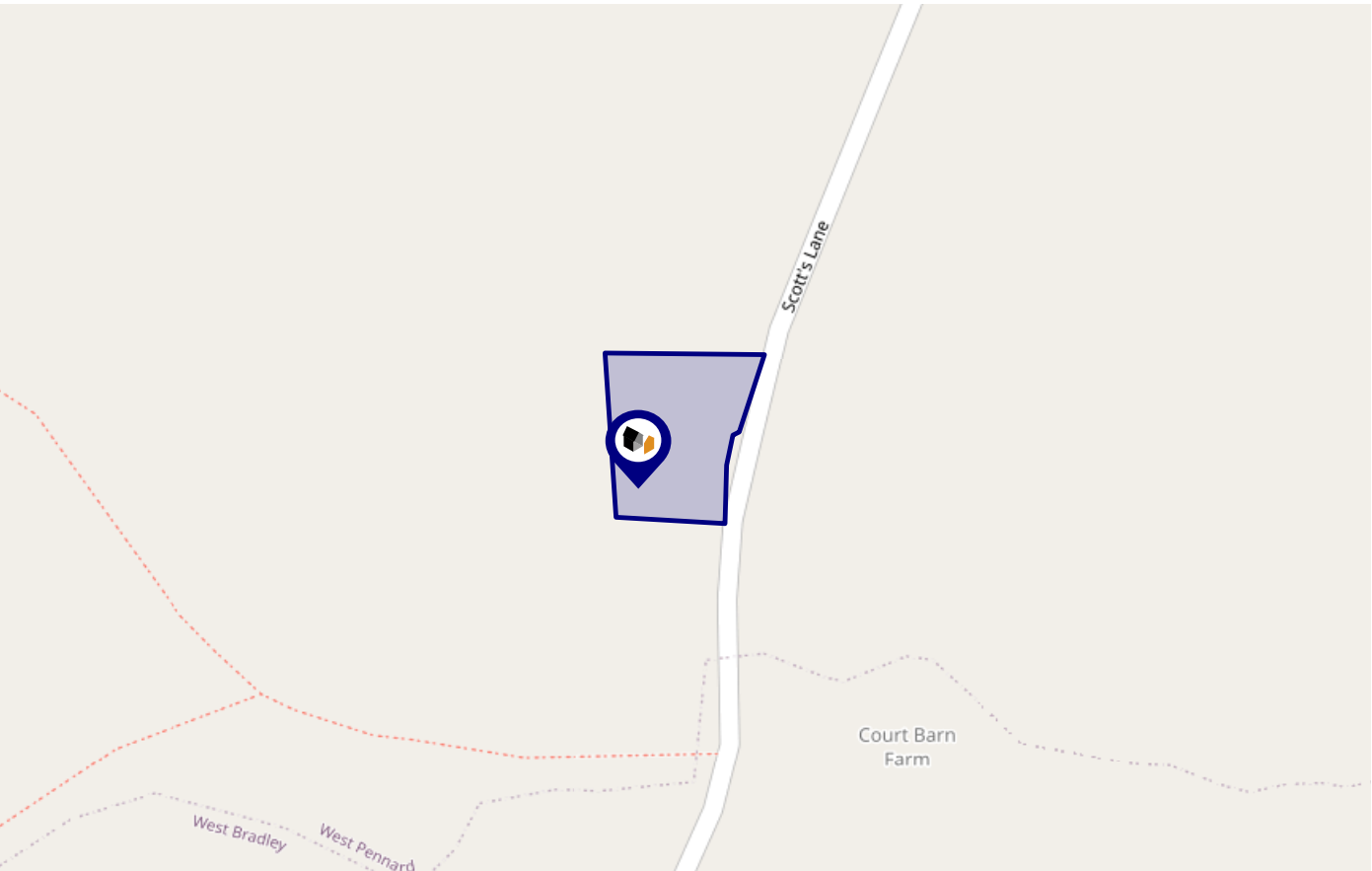
Chance of flooding to the following depths at this property:



# 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.

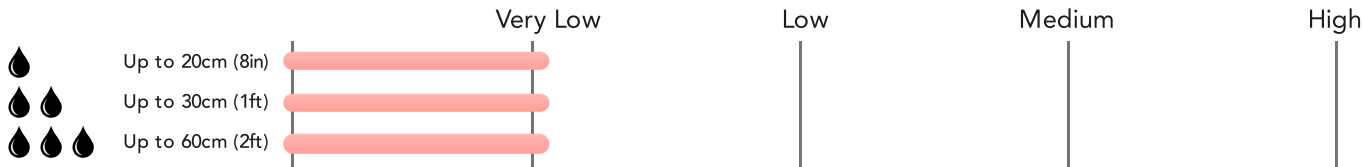


### Risk Rating: Very low

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Chance of flooding to the following depths at this property:

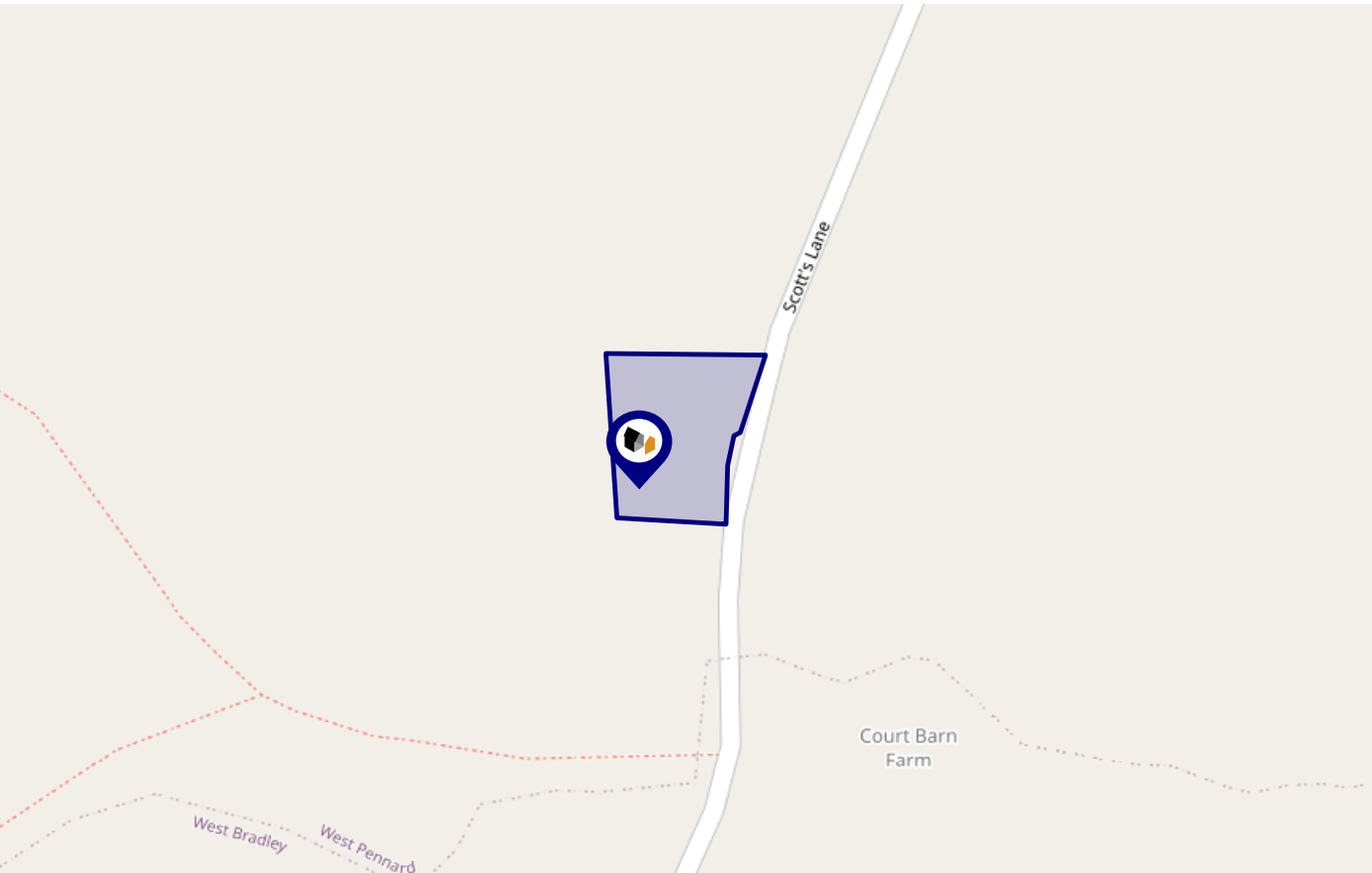


# Flood Risk

## 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.

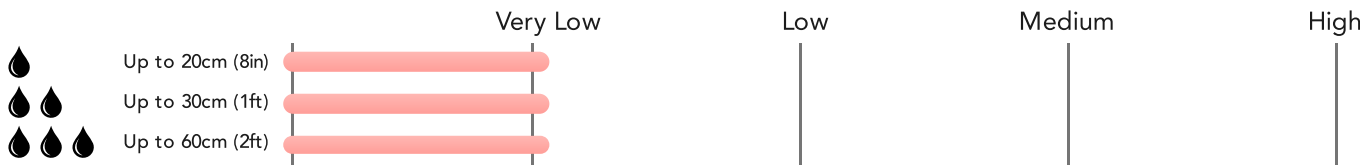


Risk Rating: Very low

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- 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:



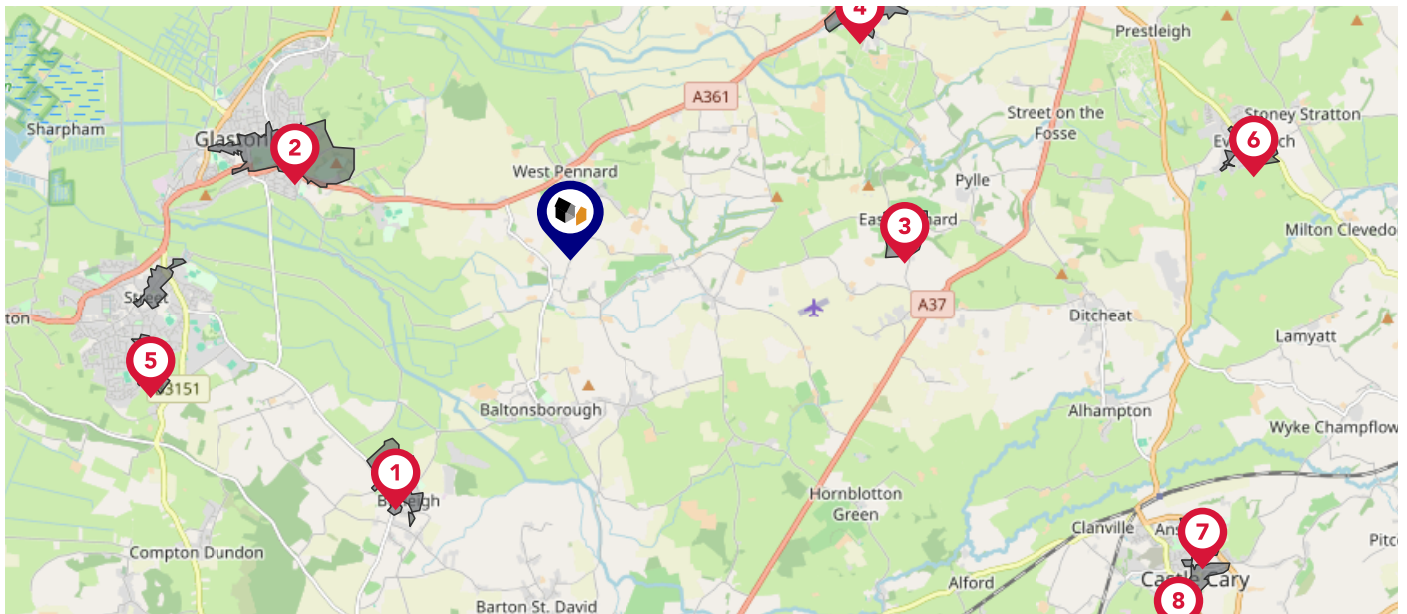
MIR - Material Info

# 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

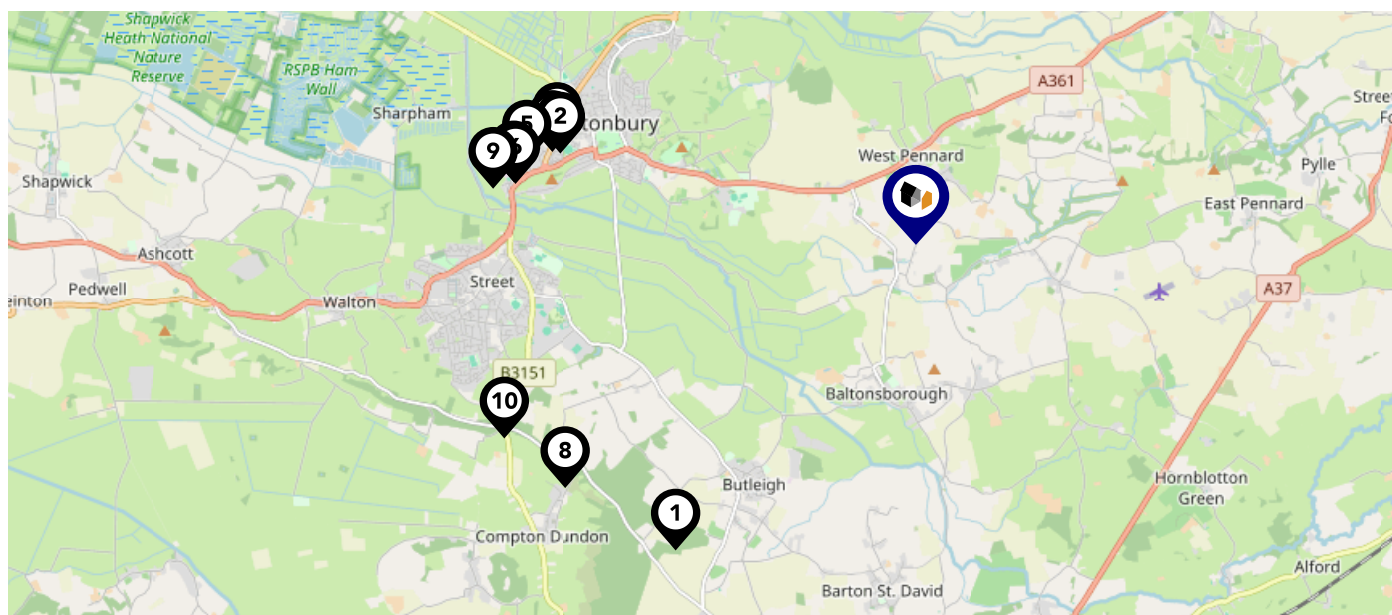
- |   |              |
|---|--------------|
| 1 | Butleigh     |
| 2 | Glastonbury  |
| 3 | East Pennard |
| 4 | Pilton       |
| 5 | Street       |
| 6 | Evercreech   |
| 7 | Ansford      |
| 8 | Castle Cary  |

# Maps

## Landfill Sites

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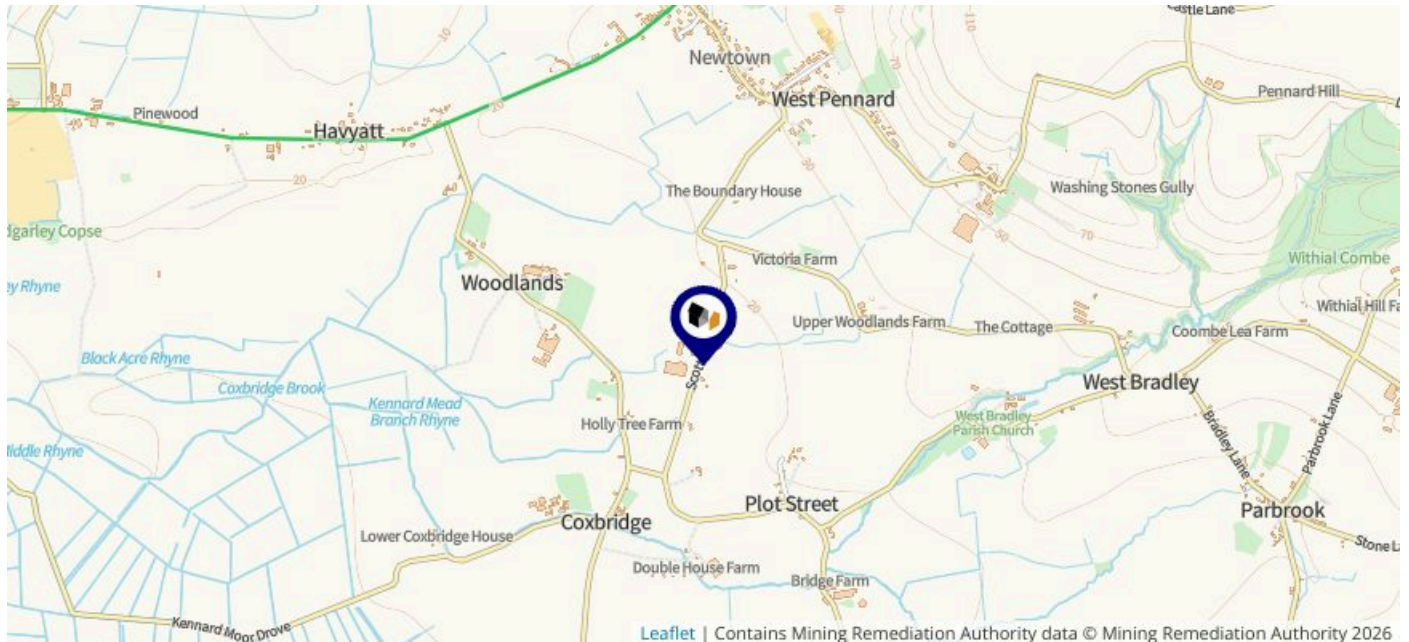
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |                                                                           |                   |
|----|---------------------------------------------------------------------------|-------------------|
| 1  | Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset                | Historic Landfill |
| 2  | Dyehouse Lane-Glastonbury                                                 | Historic Landfill |
| 3  | Dyehouse Lane-Glastonbury                                                 | Historic Landfill |
| 4  | Land at Paradise-Glastonbury, Somerset                                    | Historic Landfill |
| 5  | Porchestal Drove-Glastonbury, Somerset                                    | Historic Landfill |
| 6  | Field Adjoining Baily's Factory-Glastonbury, Somerset                     | Historic Landfill |
| 7  | Land at Bailys-The Beckery, Glastonbury, Somerset                         | Historic Landfill |
| 8  | Collard Hill-Street, Somerset                                             | Historic Landfill |
| 9  | EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works | Active Landfill   |
| 10 | Marshalls Elm-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.

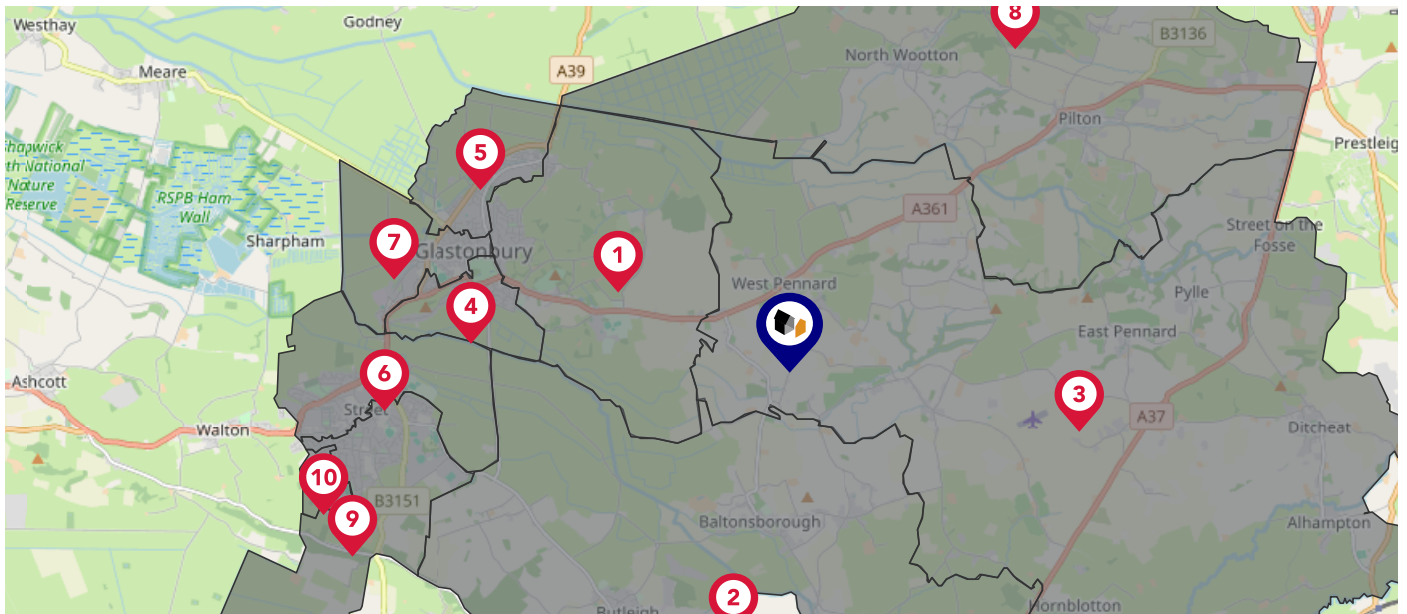
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

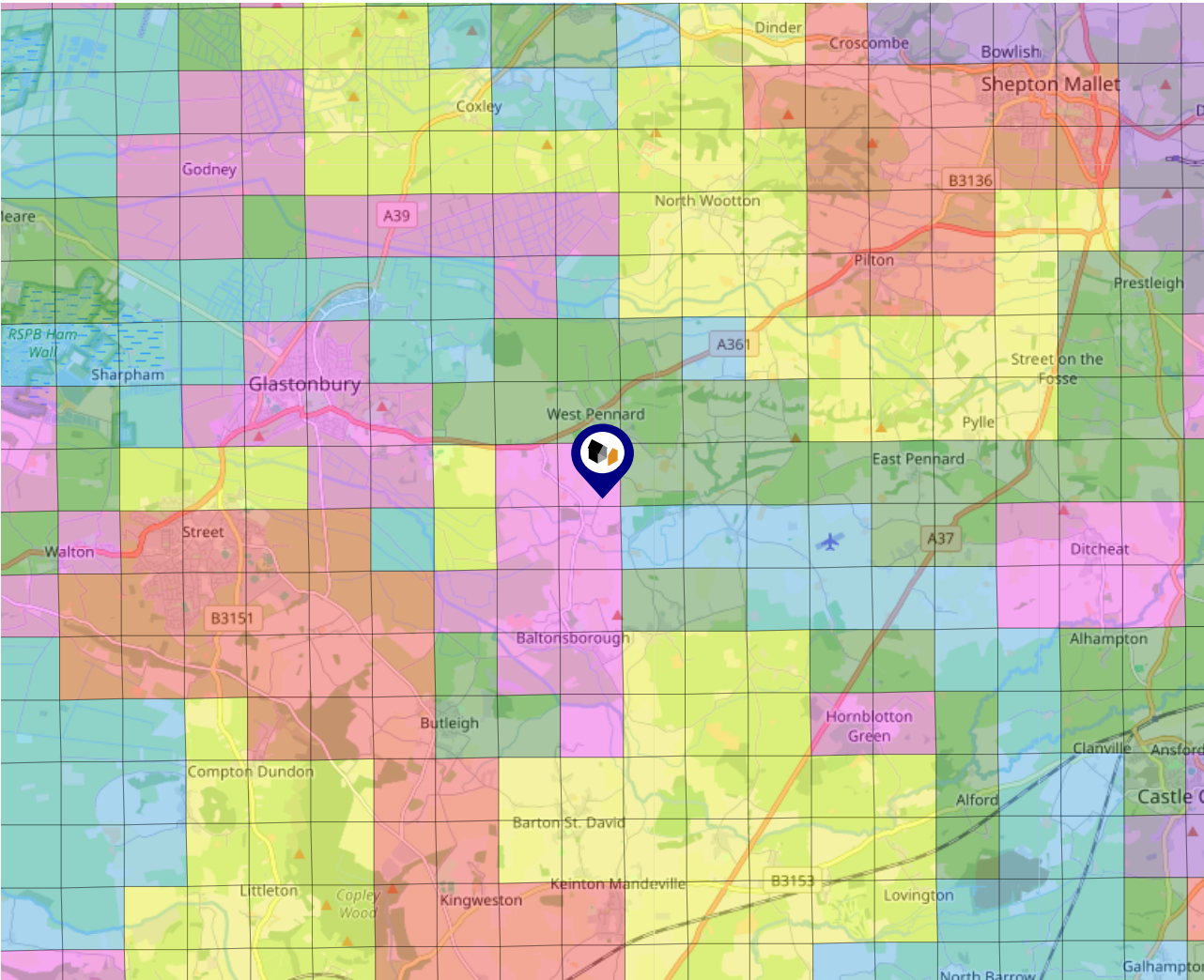
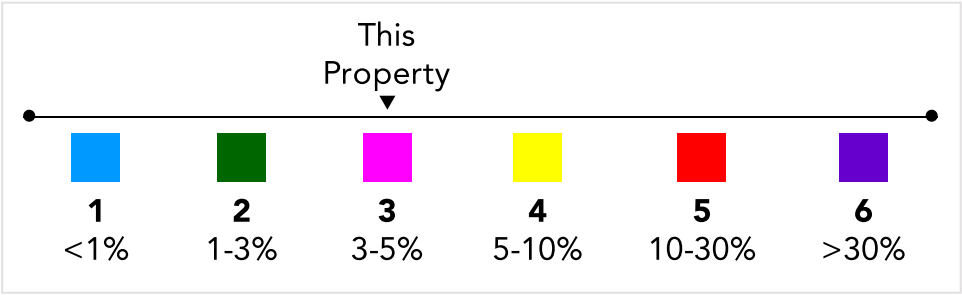


### Nearby Council Wards

-  Glastonbury St. Edmund's Ward
-  Butleigh and Baltonsborough Ward
-  The Pennards and Ditchat Ward
-  Glastonbury St. Mary's Ward
-  Glastonbury St. John's Ward
-  Street North Ward
-  Glastonbury St. Benedict's Ward
-  Croscombe and Pilton Ward
-  Street South Ward
-  Street West Ward

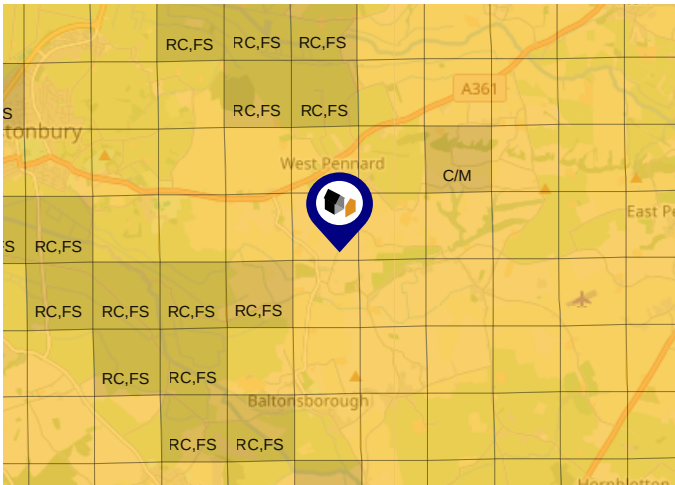
### What is Radon?

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>).



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

|                        |                          |               |                    |
|------------------------|--------------------------|---------------|--------------------|
| Carbon Content:        | NONE                     | Soil Texture: | CLAY TO SANDY LOAM |
| Parent Material Grain: | ARGILLIC -<br>ARENACEOUS | Soil Depth:   | DEEP               |
| Soil Group:            | ALL                      |               |                    |



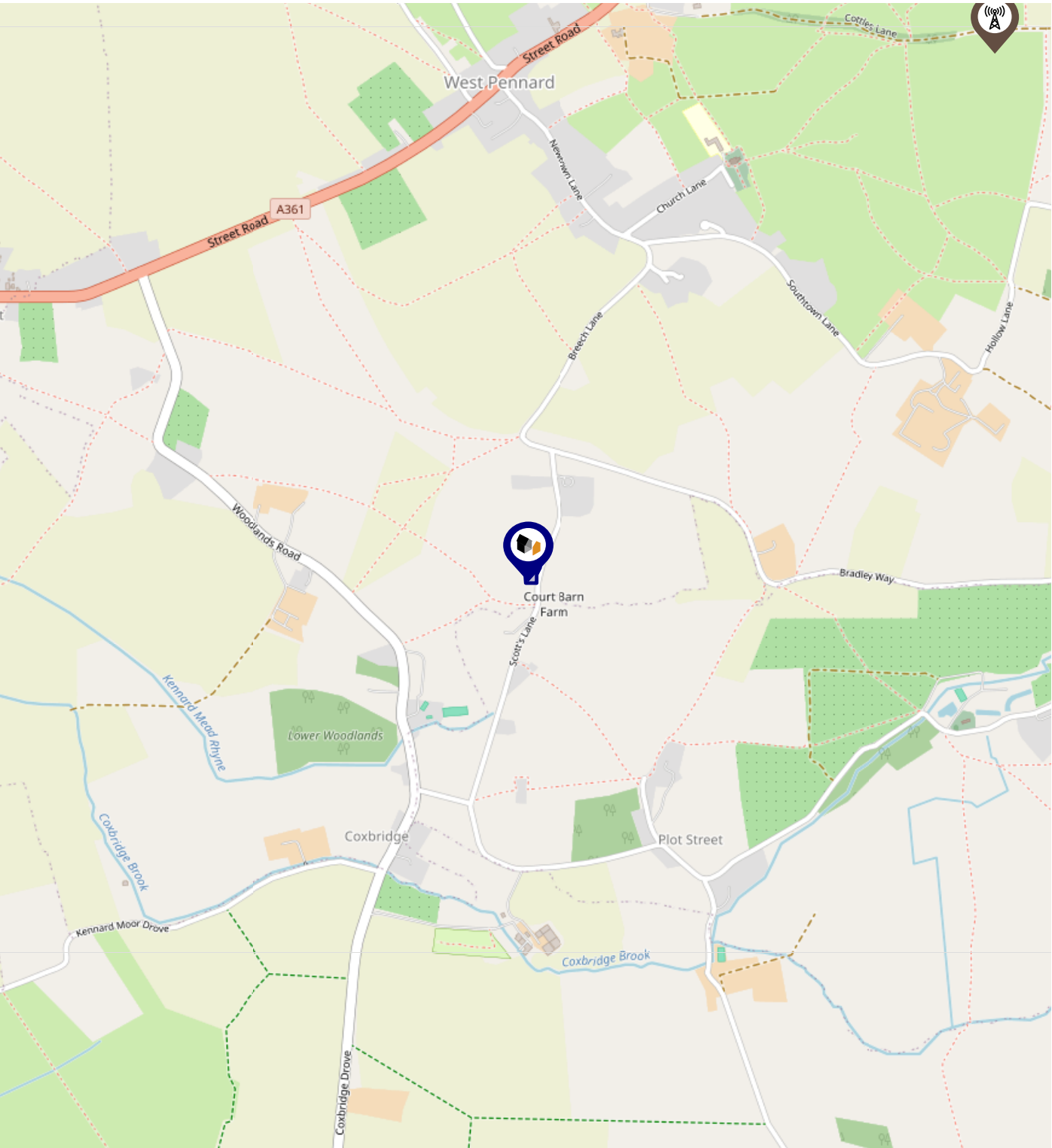
Primary Classifications (Most Common Clay Types)

|        |                                              |
|--------|----------------------------------------------|
| 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:**

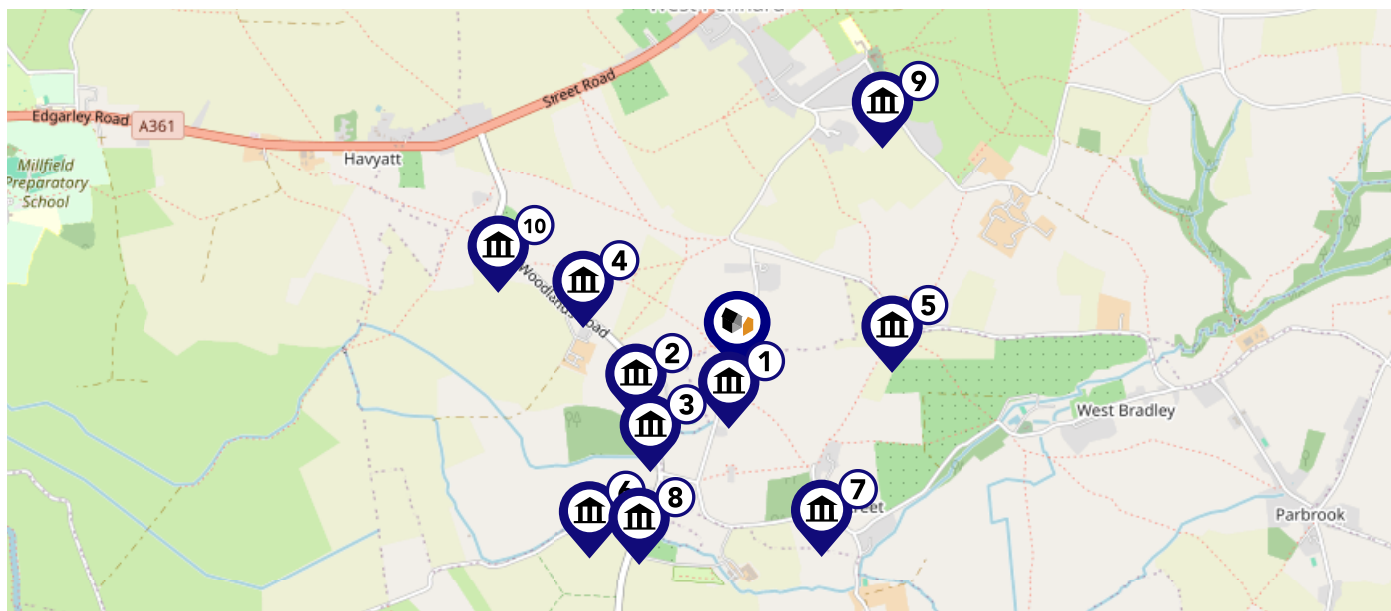
-  Power Pylons
-  Communication Masts

# 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  |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1175792 - Court Barn                                | Grade I  | 0.1 miles |
|  1175975 - Penwood Farmhouse                         | Grade II | 0.2 miles |
|  1058762 - Holly Tree Farmhouse                      | Grade II | 0.3 miles |
|  1175985 - Woodlands House And Attached Wall To East | Grade II | 0.4 miles |
|  1058796 - Upper Woodlands Farmhouse                 | Grade II | 0.4 miles |
|  1345050 - Manor Farmhouse                           | Grade II | 0.5 miles |
|  1345047 - Chapel Cottage                            | Grade II | 0.5 miles |
|  1175882 - Coxbridge Farmhouse                       | Grade II | 0.5 miles |
|  1345073 - Lower Southtown House                     | Grade II | 0.6 miles |
|  1058763 - Priory Cottage                            | Grade II | 0.6 miles |

**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**

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**Property Lease Information**

---

**Listed Building Information**

---

**Stamp Duty**

---

**Other**

---

**Other**

---

## Electricity Supply

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Mains

## Gas Supply

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NONE

## Central Heating

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Oil Central Heating

## Water Supply

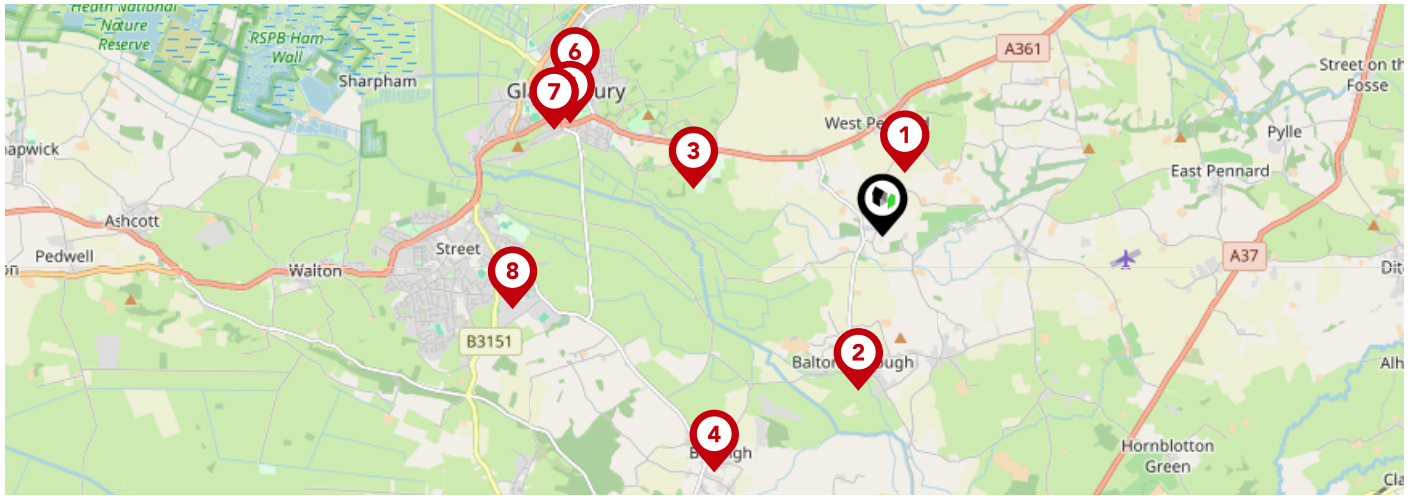
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Mains

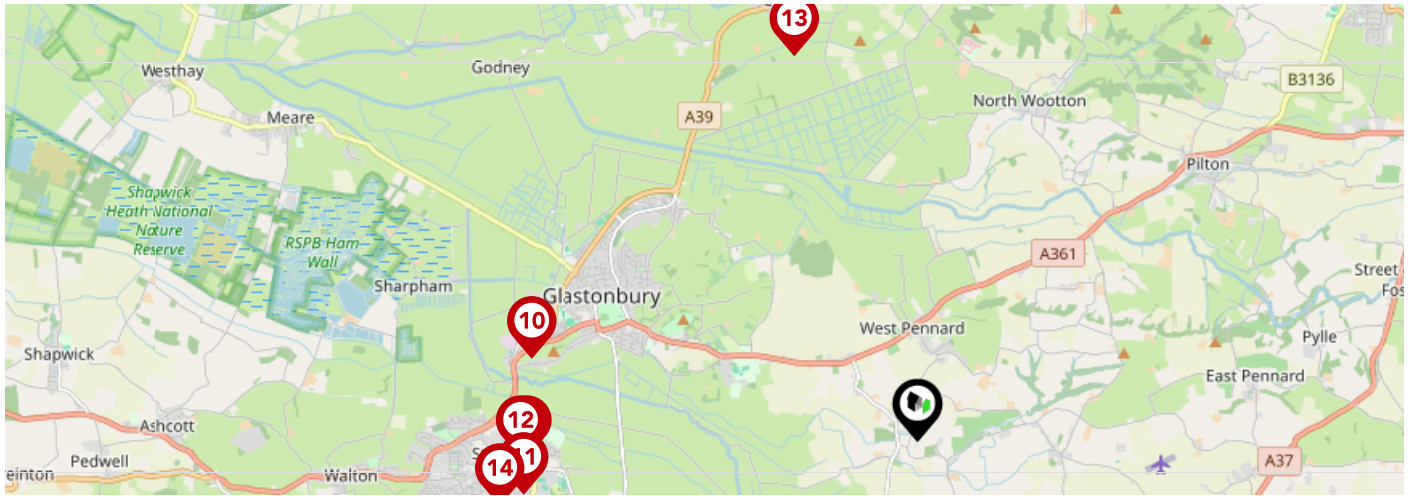
## Drainage

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Mains



|          |                                                                                                                                                 | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>West Pennard Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 219   Distance:0.63                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Baltonsborough Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 88   Distance:1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Millfield Preparatory School</b><br>Ofsted Rating: Not Rated   Pupils: 474   Distance:1.8                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Butleigh Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 65   Distance:2.69                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St John's Church of England Voluntary Controlled Infants School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:3.09                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Dunstan's School</b><br>Ofsted Rating: Good   Pupils: 459   Distance:3.16                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Benedict's Church of England Voluntary Aided Junior School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:3.21                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Millfield School</b><br>Ofsted Rating: Not Rated   Pupils: 1383   Distance:3.5                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

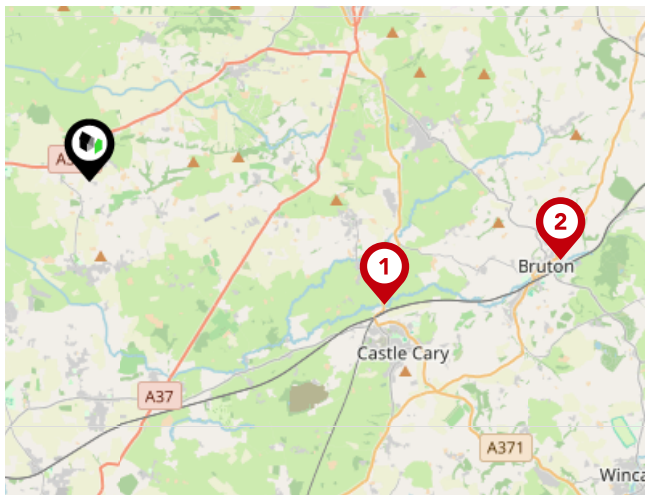


|           |                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Crispin School Academy</b><br>Ofsted Rating: Good   Pupils: 1052   Distance:3.63              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Tor School</b><br>Ofsted Rating: Good   Pupils: 32   Distance:3.67                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Elmhurst Junior School</b><br>Ofsted Rating: Good   Pupils: 266   Distance:3.7                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Strode College</b><br>Ofsted Rating: Good   Pupils:0   Distance:3.7                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Coxley Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 64   Distance:3.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Hindhayes Infant School</b><br>Ofsted Rating: Good   Pupils: 155   Distance:3.92              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Keinton Mandeville Primary School</b><br>Ofsted Rating: Good   Pupils: 166   Distance:4.15    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Brookside Community Primary School</b><br>Ofsted Rating: Good   Pupils: 550   Distance:4.46   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area

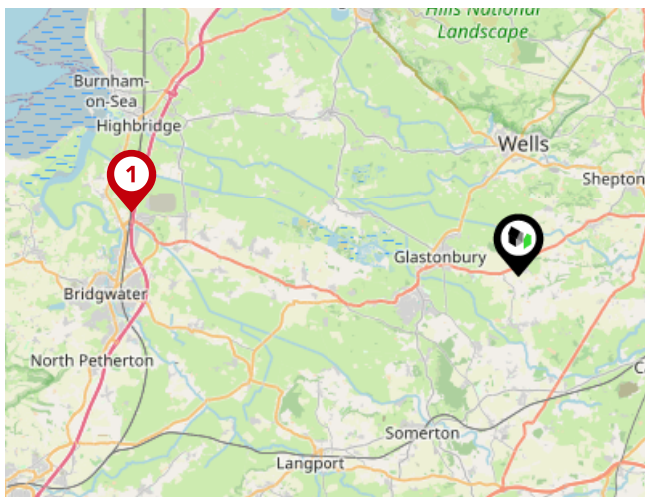
## Transport (National)

COOPER  
AND  
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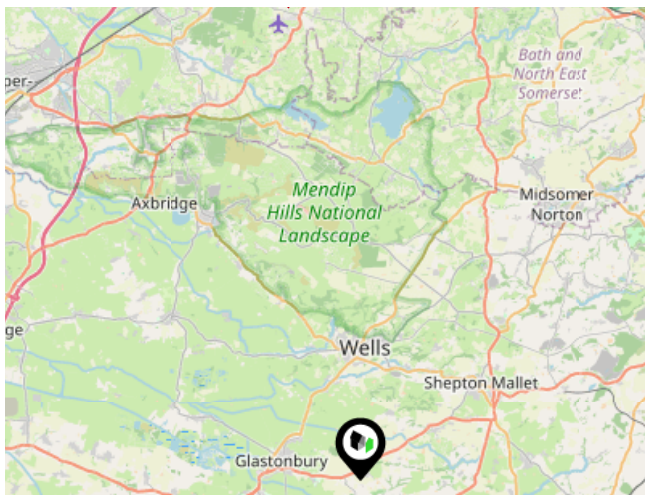
### National Rail Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Castle Cary Rail Station | 5.91 miles |
| 2   | Bruton Rail Station      | 8.87 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J23 | 14.58 miles |

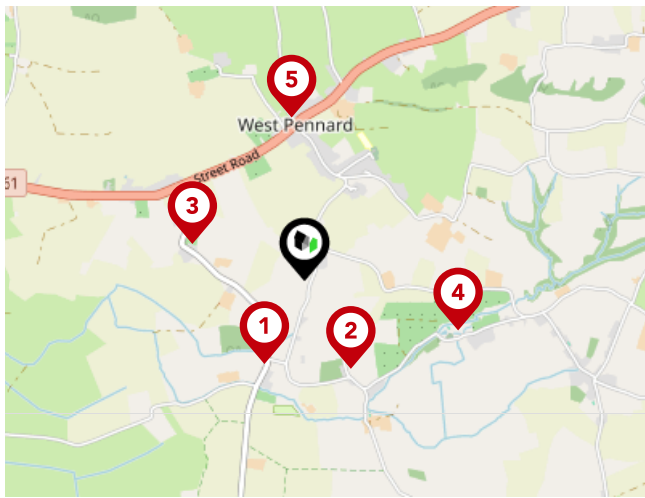


### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Bristol International Airport | 17.75 miles |

# Area

## Transport (Local)

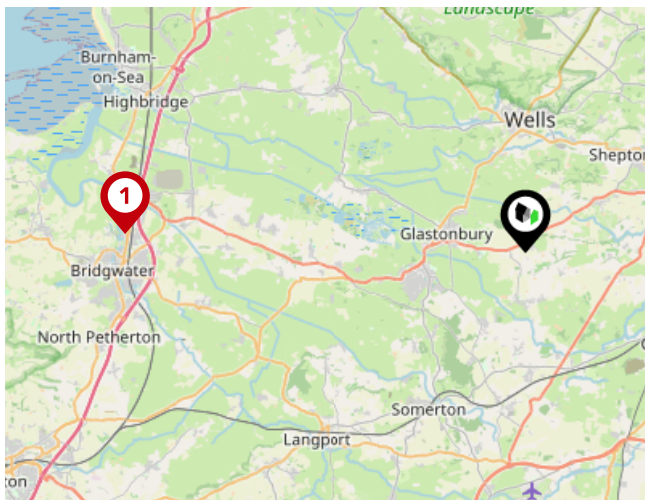


### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Manor Farm Cottages | 0.43 miles |
| 2   | Padfield House      | 0.46 miles |
| 3   | Priory Farm         | 0.55 miles |
| 4   | Church              | 0.75 miles |
| 5   | Sunnymead           | 0.75 miles |

### Local Connections

No Local Connections found within 30 km of this property.



### Ferry Terminals

| Pin | Name                      | Distance    |
|-----|---------------------------|-------------|
| 1   | Bridgwater Ferry Terminal | 14.89 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/

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**Important - Please read**

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# 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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