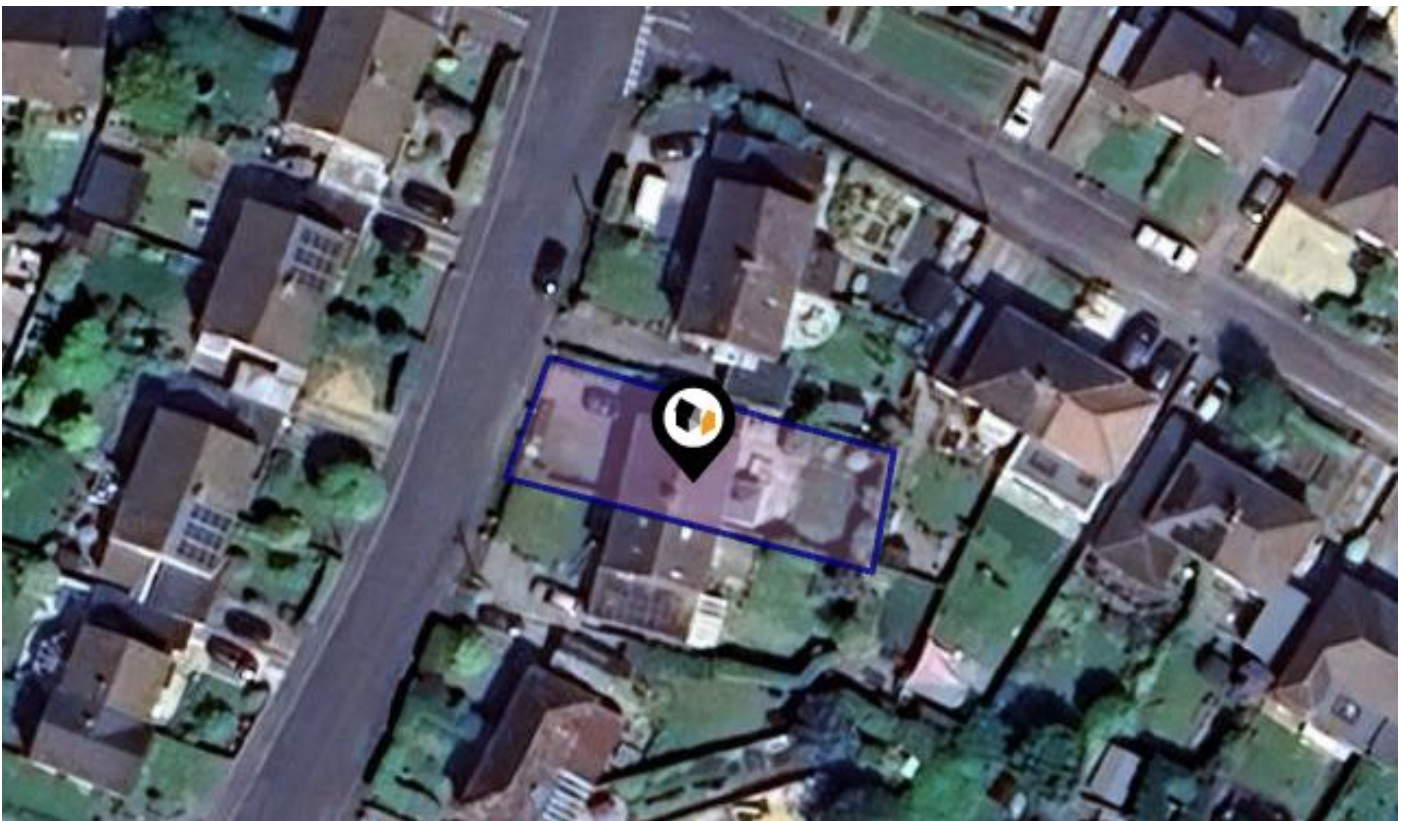




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Tuesday 28th April 2026**



**HAWKERS LANE, WELLS, BA5**

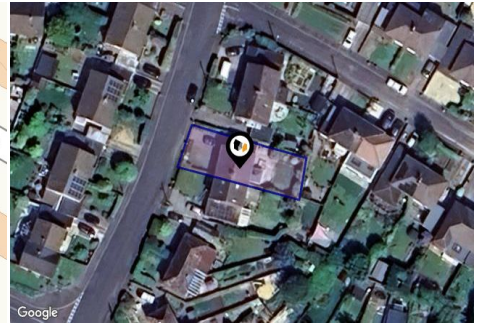
## Cooper and Tanner

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



# Property Overview

COOPER  
AND  
TANNER



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,561		
<b>Title Number:</b>	WS17022		

## Local Area

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

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

<b>15</b> mb/s	<b>256</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *28 Hawkers Lane Wells BA5 3JW*

Reference - 2018/3099/CLP	
Decision:	Decided
Date:	20th December 2018
Description:	Certificate of lawful proposed development for a loft conversion with Velux roof lights

Planning records for: *34 Hawkers Lane, Wells BA5 3JW*

Reference - 2011/0183	
Decision:	Approval
Date:	28th January 2011
Description:	First floor extension over existing garage.

Planning records for: *40 Hawkers Lane Wells Somerset BA5 3JW*

Reference - 49/23/00015	
Decision:	Decided
Date:	20th November 2023
Description:	Certificate of Lawfulness for the proposed siting of incidental caravan in garden on a hardstanding measuring 8.5x4m.

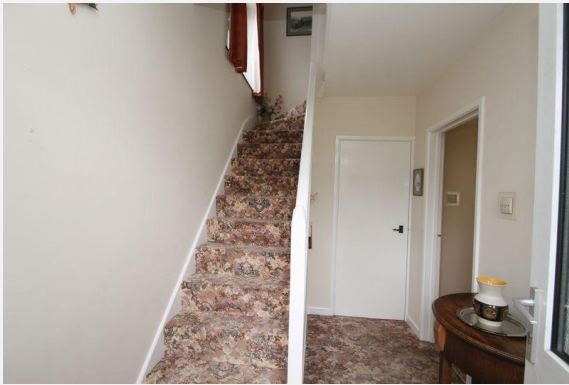
Reference - 2011/0495	
Decision:	Approval with Conditions
Date:	04th March 2011
Description:	Erection of a single storey rear extension.

Planning records for: *40 Hawkers Lane Wells Somerset BA5 3JW*

Reference - 2023/2244/HSE	
Decision:	Decided
Date:	20th November 2023
Description:	Loft conversion with rear dormer. Alterations to existing garage. New outbuilding structure.

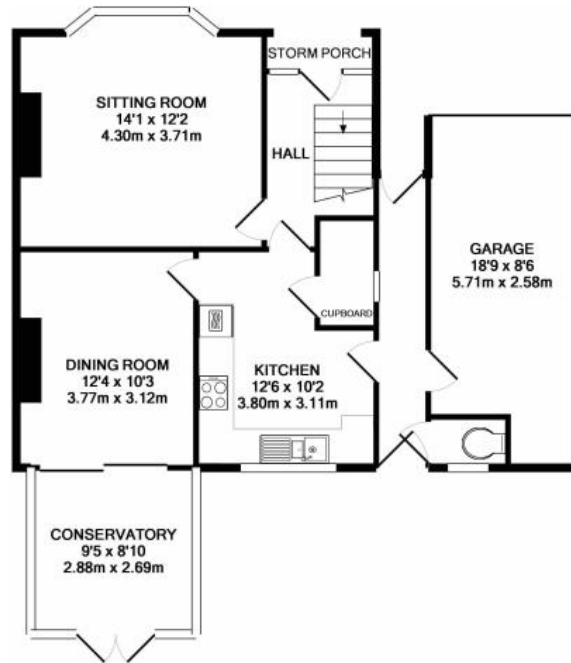
Planning records for: *42 Hawkers Lane Wells Somerset BA5 3JW*

Reference - 2014/1978/HSE	
Decision:	Approval with Conditions
Date:	25th September 2014
Description:	Two storey side extension, front extension and internal alterations .

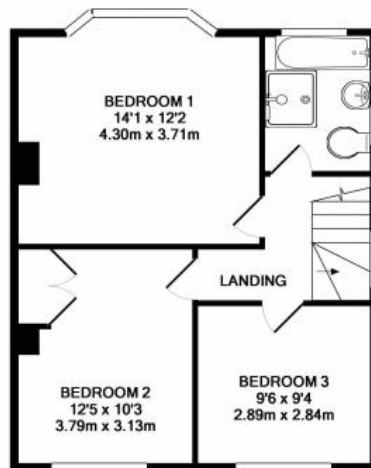




## HAWKERS LANE, WELLS, BA5



GROUND FLOOR  
APPROX. FLOOR  
AREA 807 SQ.FT.  
(75.0 SQ.M.)

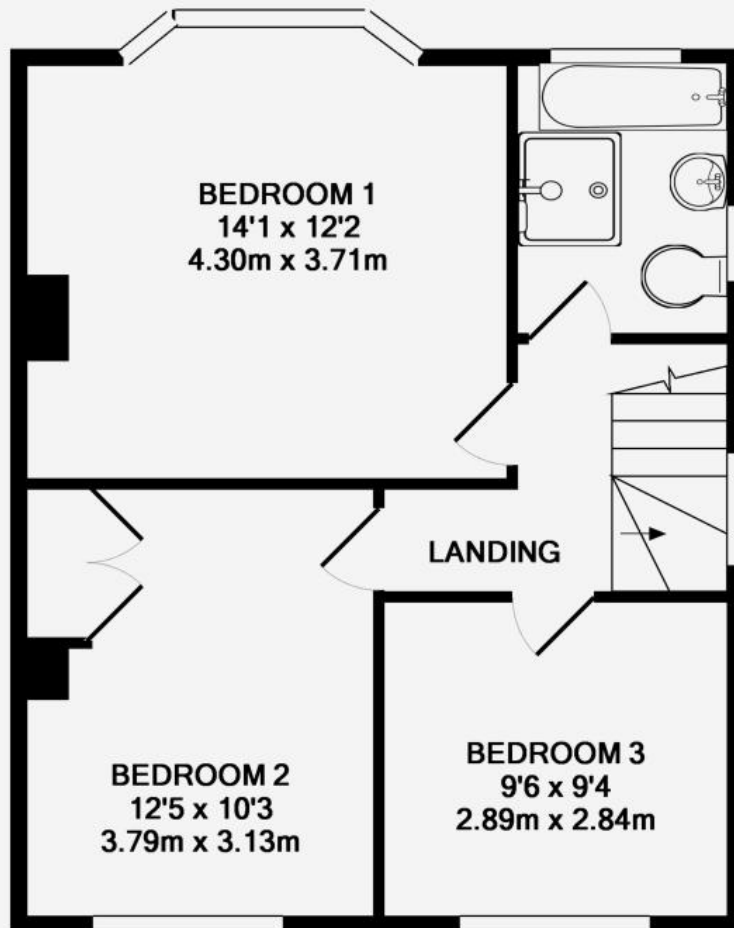


1ST FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2017

**HAWKERS LANE, WELLS, BA5**



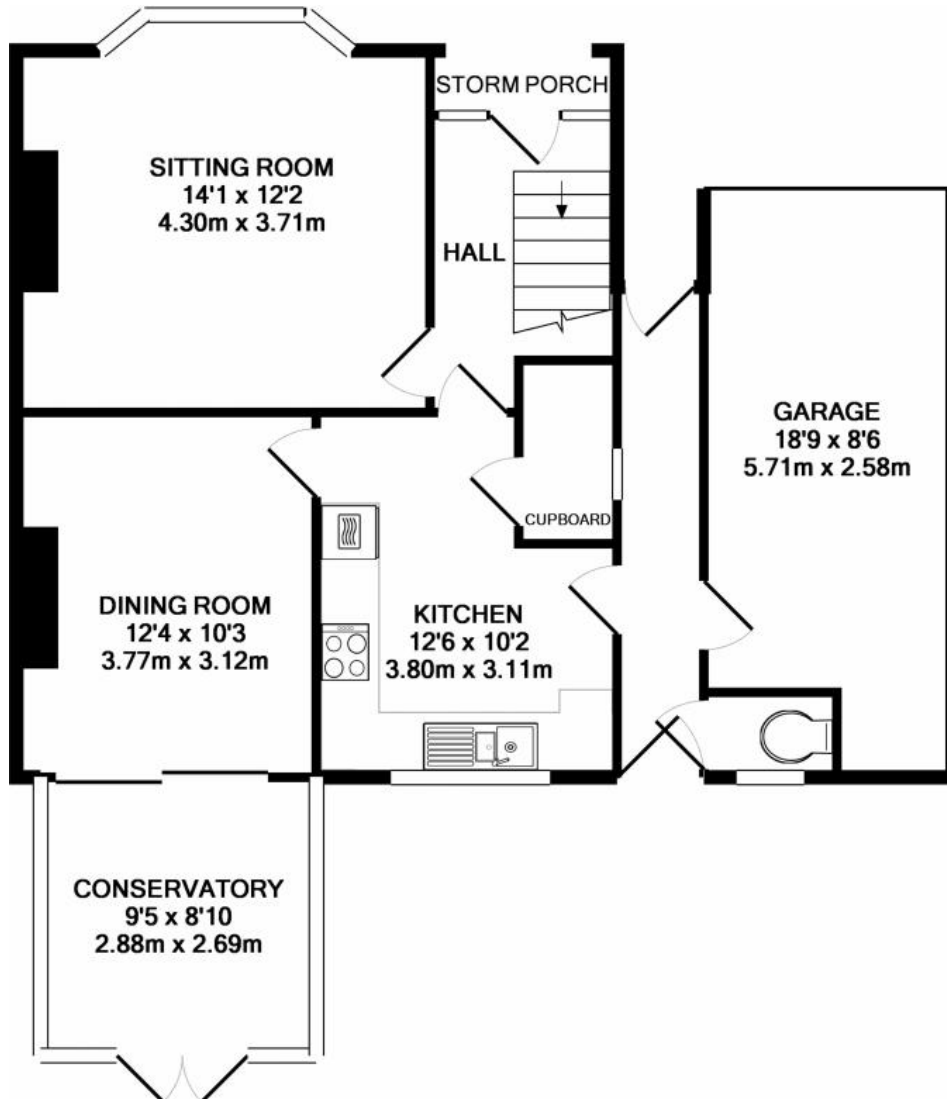
1ST FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 SQ.M.)

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Made with Metropix ©2017

## HAWKERS LANE, WELLS, BA5



GROUND FLOOR  
APPROX. FLOOR  
AREA 807 SQ.FT.  
(75.0 SQ.M.)

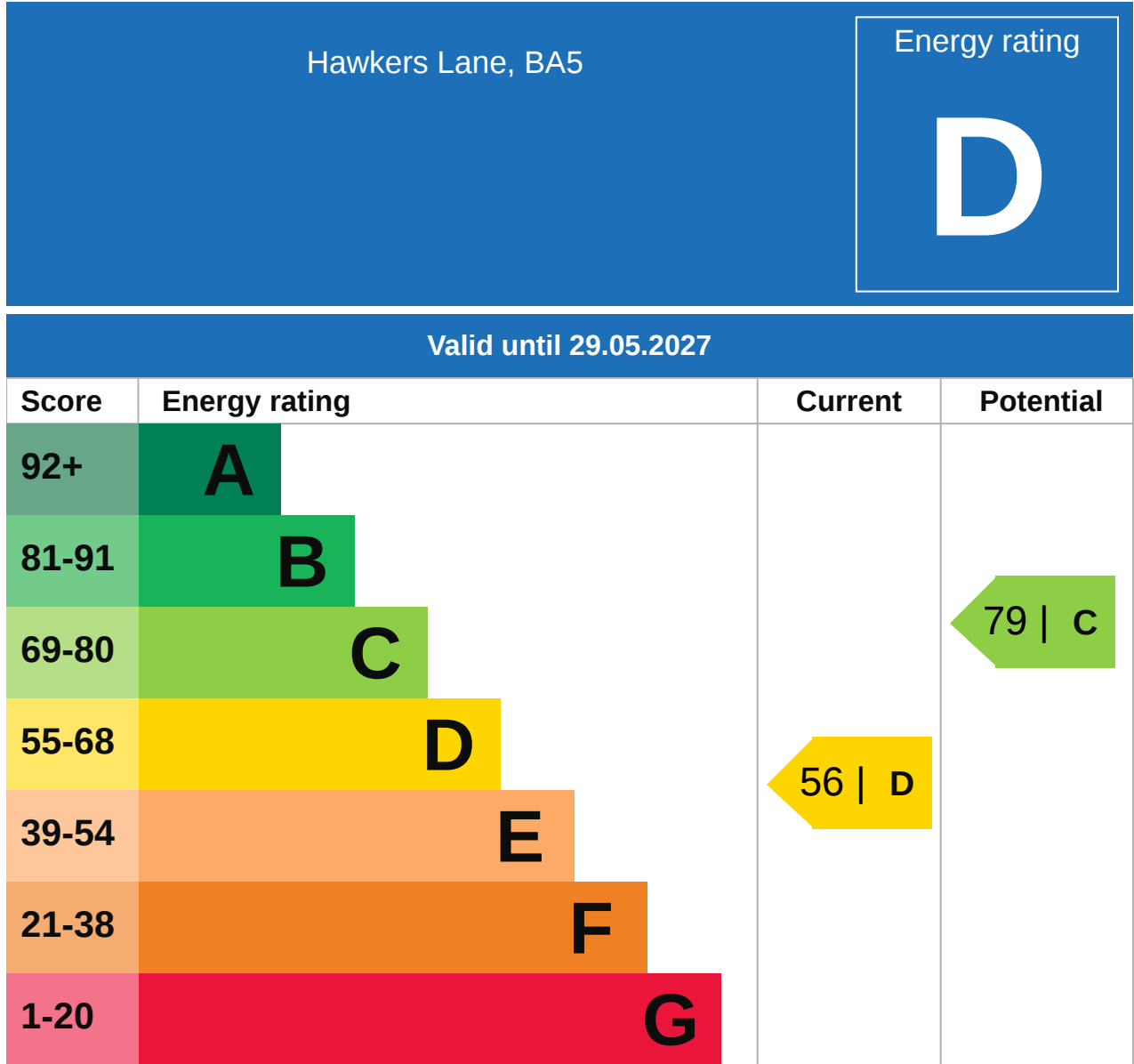
TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

# Property EPC - Certificate

COOPER  
AND  
TANNER



# Property

## EPC - Additional Data

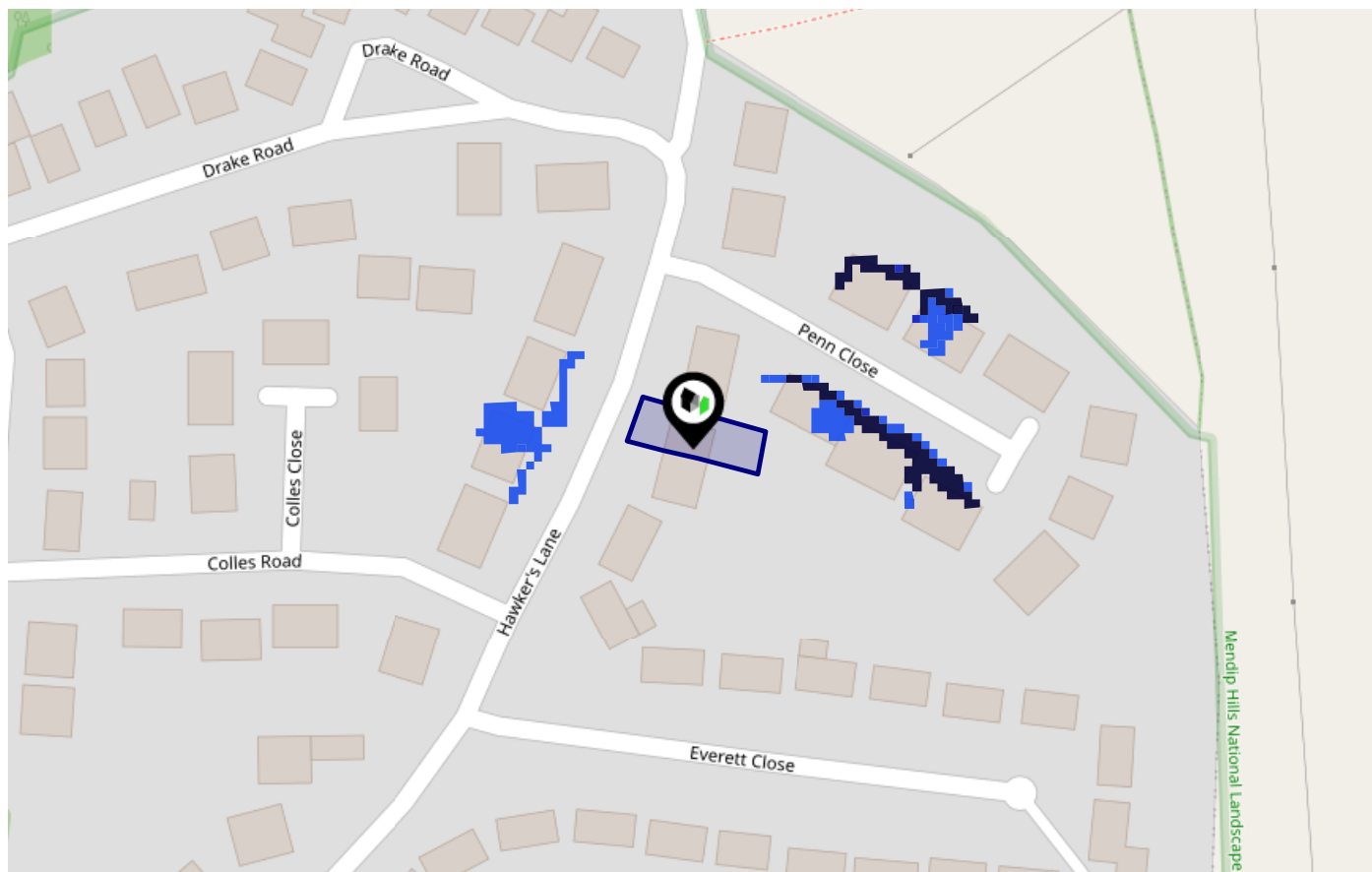
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	100 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.

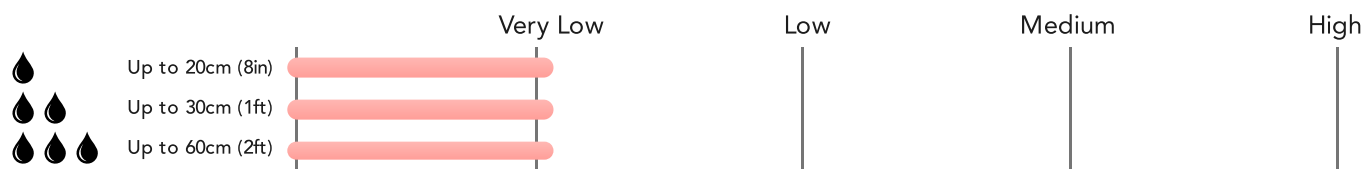


Risk Rating: Very low

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.

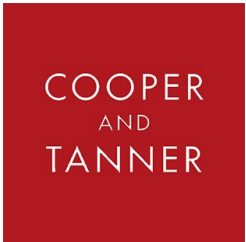
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

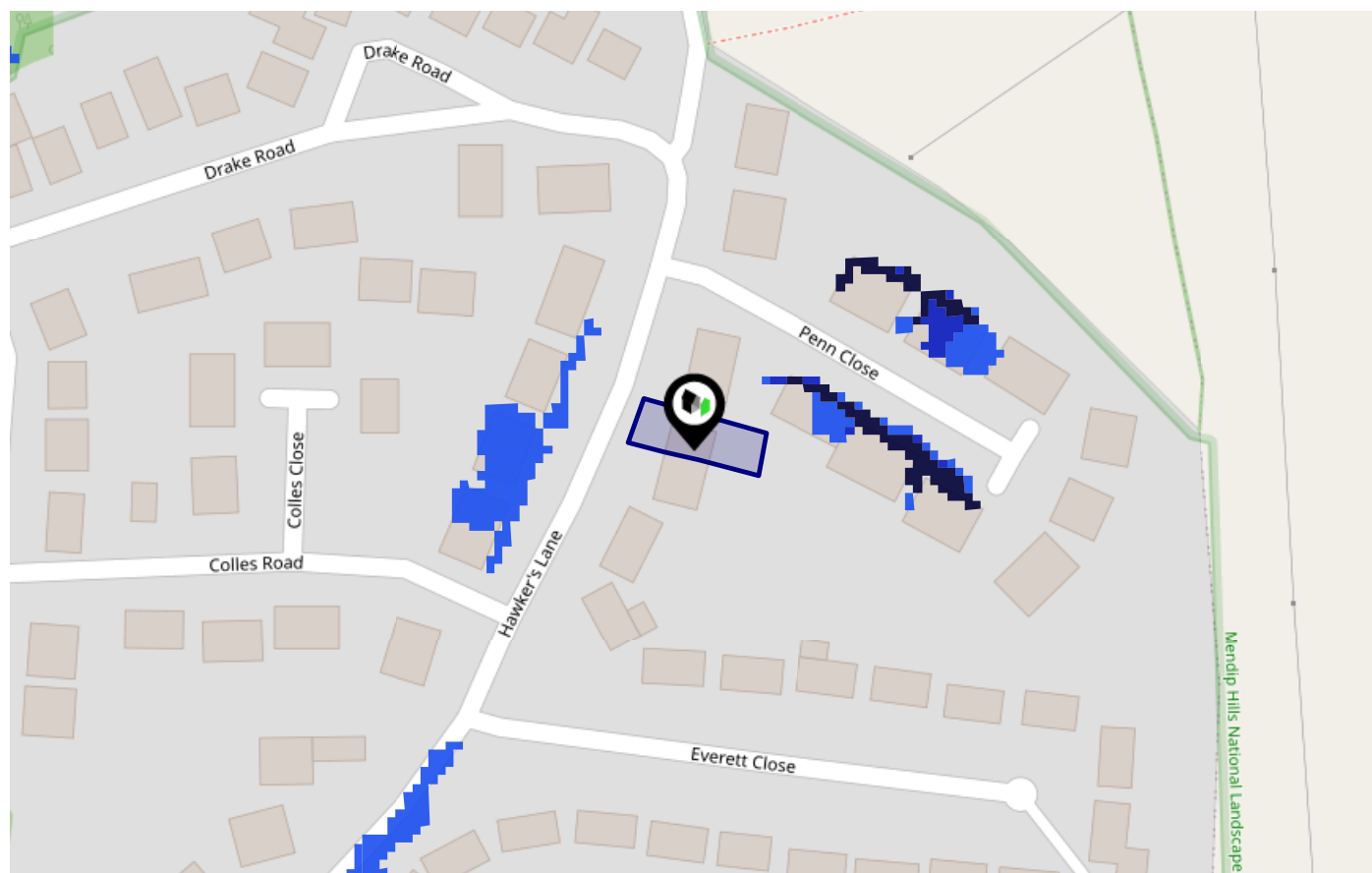


# Flood Risk

## 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.

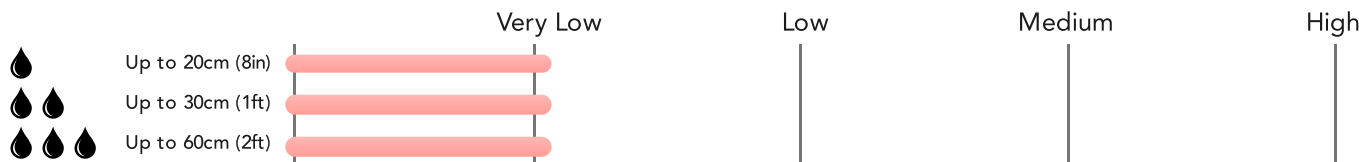


Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

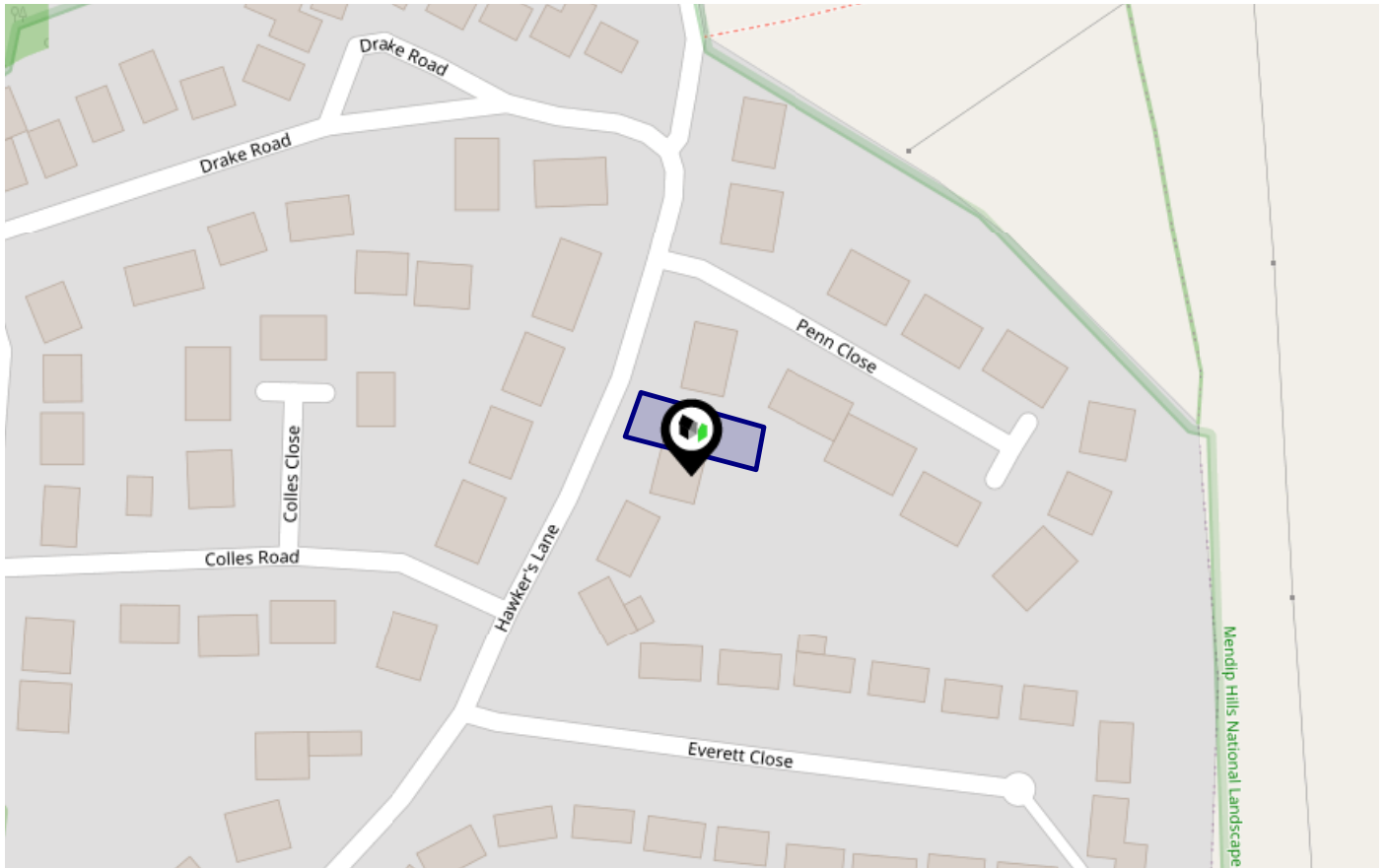
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

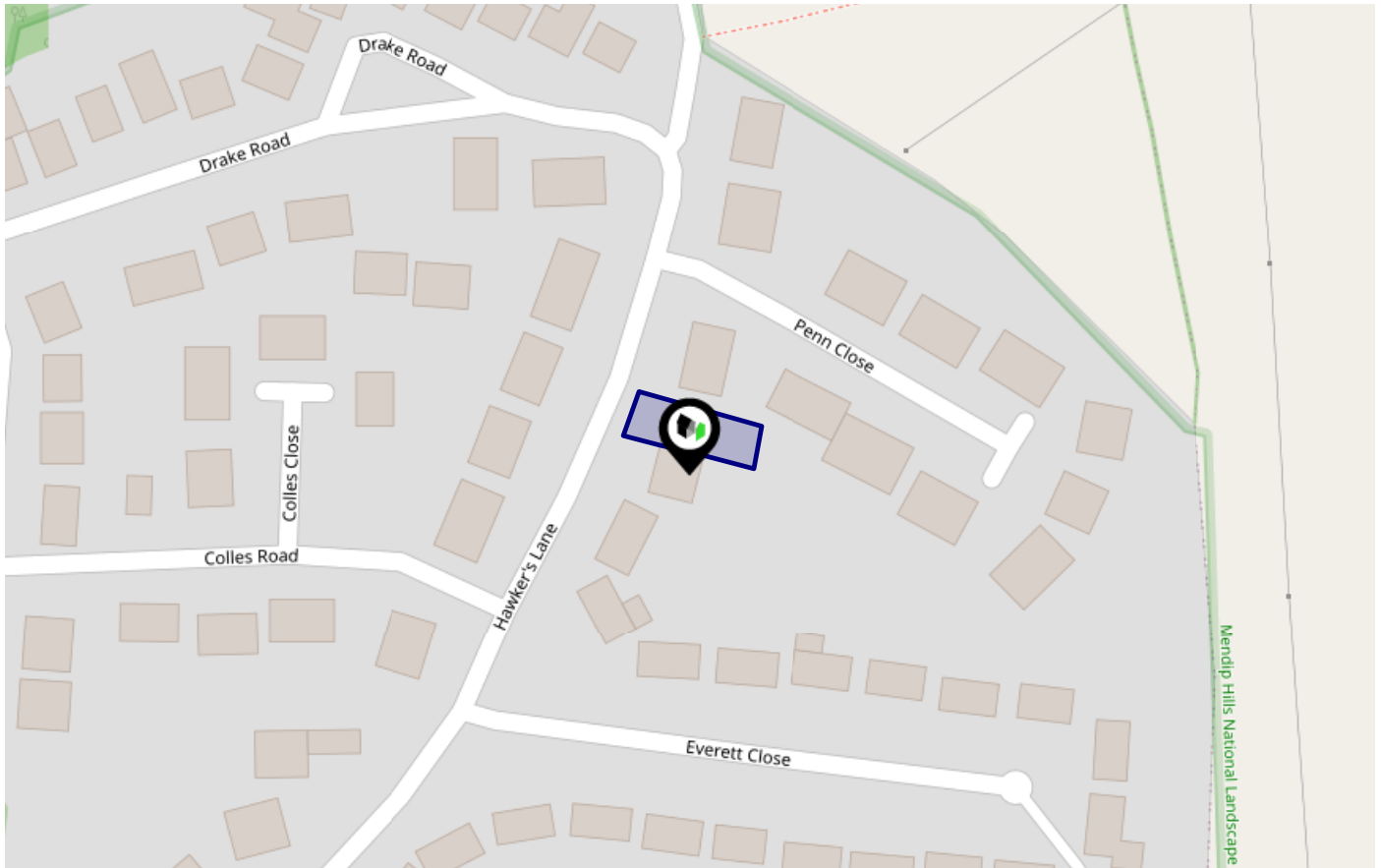
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

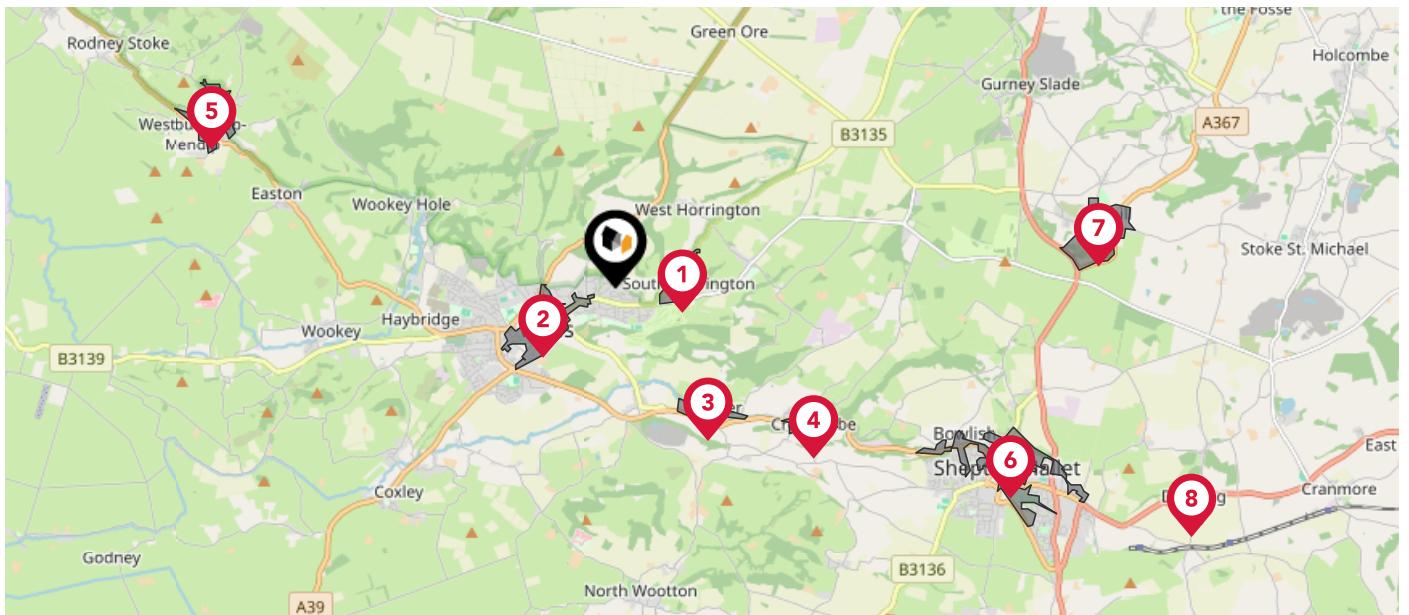
Chance of flooding to the following depths at this property:











# Maps

## Conservation Areas

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



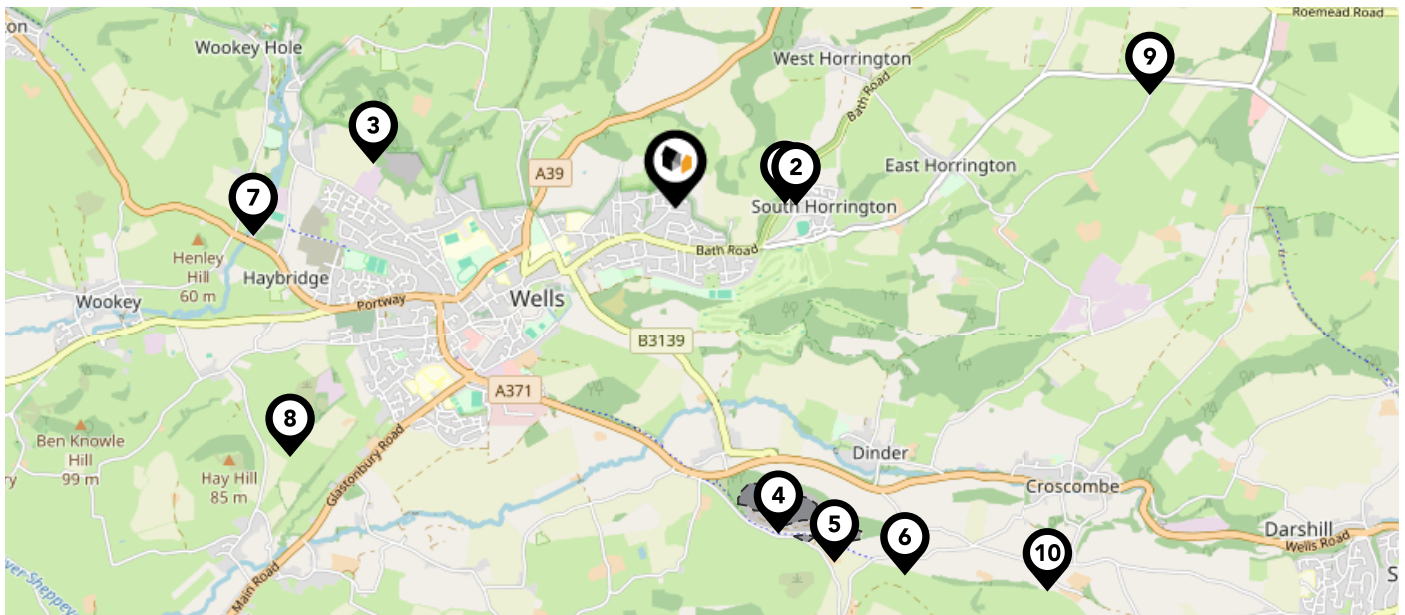
### Nearby Conservation Areas

-  Mendip Hospital
-  Wells
-  Dinder
-  Croscombe
-  Westbury sub Mendip
-  Shepton Mallet
-  Oakhill
-  Doultong

# Maps

## Landfill Sites

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



### Nearby Landfill Sites

<b>1</b>	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
<b>2</b>	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
<b>3</b>	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
<b>4</b>	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
<b>5</b>	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
<b>6</b>	Dark Lane-Dinder	Historic Landfill
<b>7</b>	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
<b>8</b>	Burcott Road-Wells, Norfolk	Historic Landfill
<b>9</b>	Maesbury Landfill-The Old Quarry, Maesbury, Wells, Somerset	Historic Landfill
<b>10</b>	EA/EPR/EP3593FE/A001	Active Landfill

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

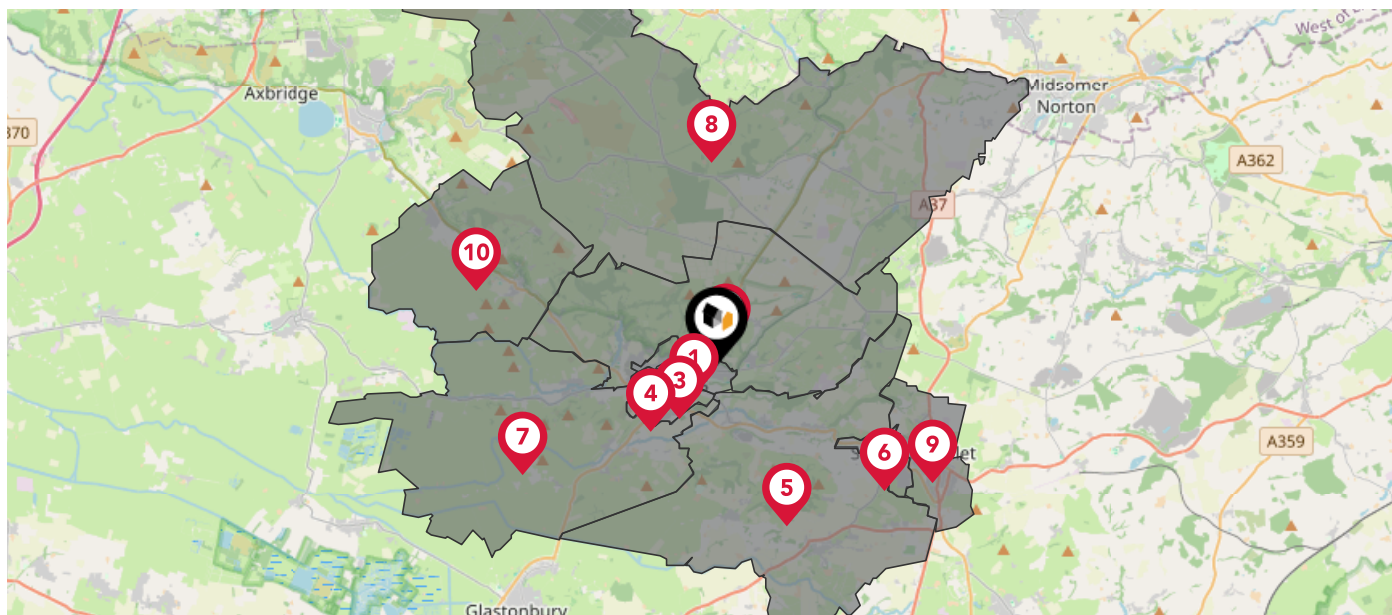
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

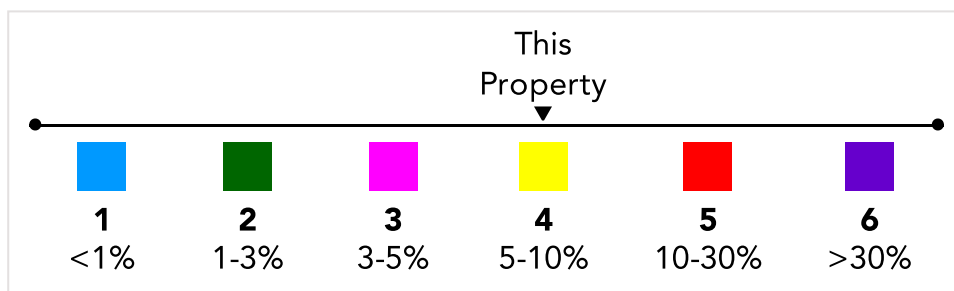
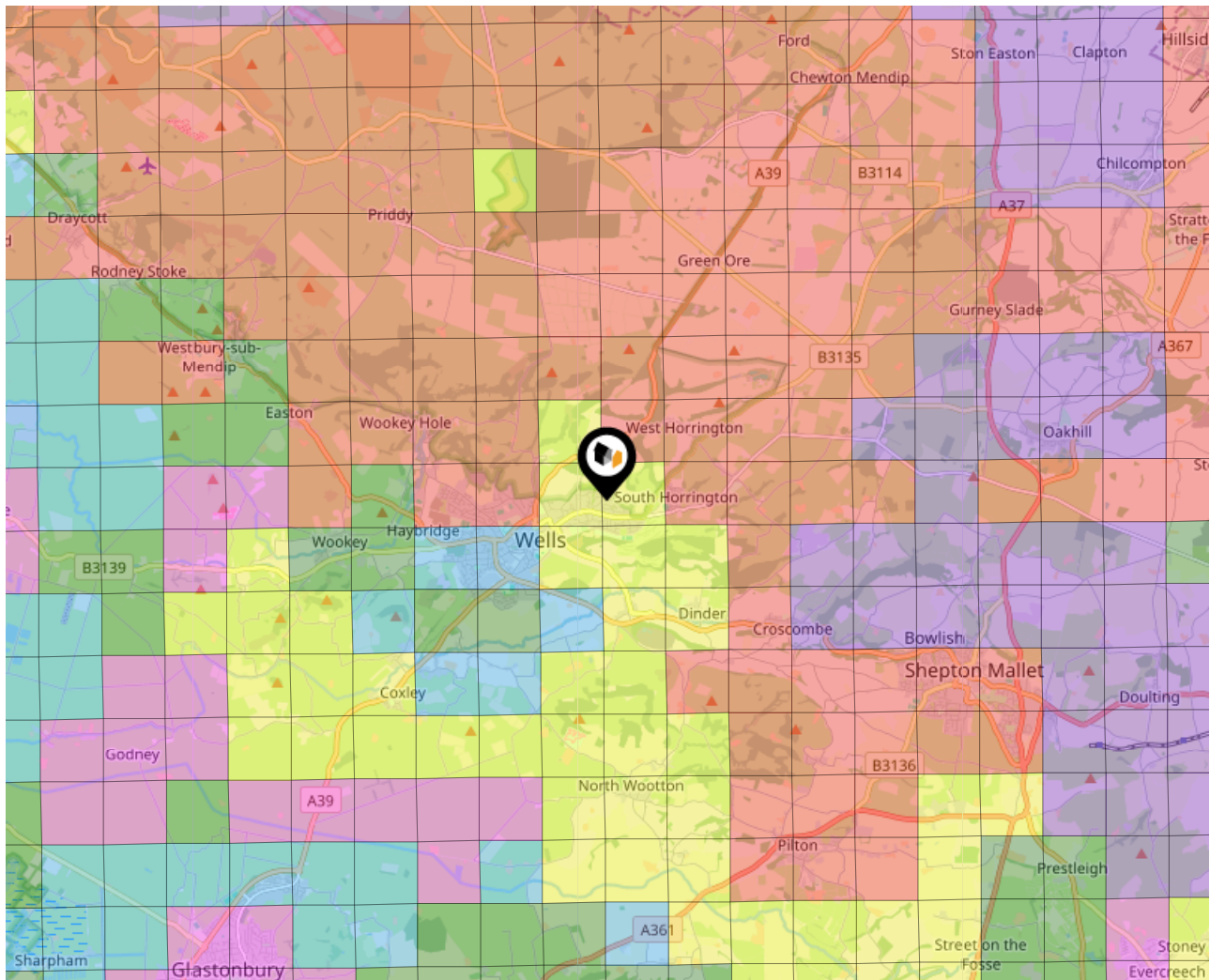


### Nearby Council Wards

- 1 Wells St. Thomas' Ward
- 2 St. Cuthbert Out North Ward
- 3 Wells Central Ward
- 4 Wells St. Cuthbert's Ward
- 5 Croscombe and Pilton Ward
- 6 Shepton West Ward
- 7 Wookey and St. Cuthbert Out West Ward
- 8 Chewton Mendip and Ston Easton Ward
- 9 Shepton East Ward
- 10 Rodney and Westbury Ward

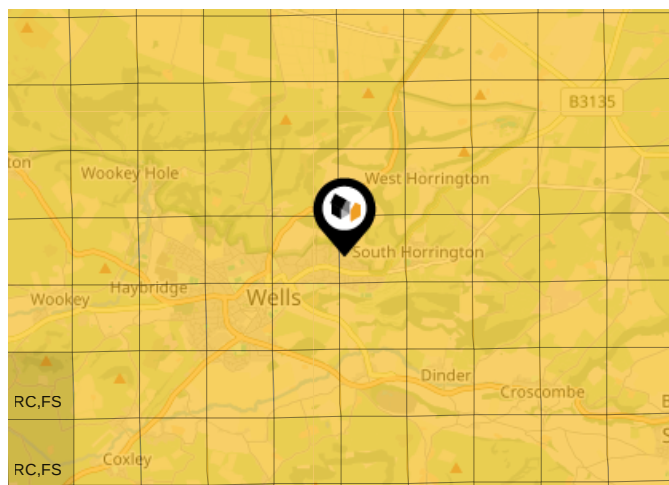
## What is Radon?

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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

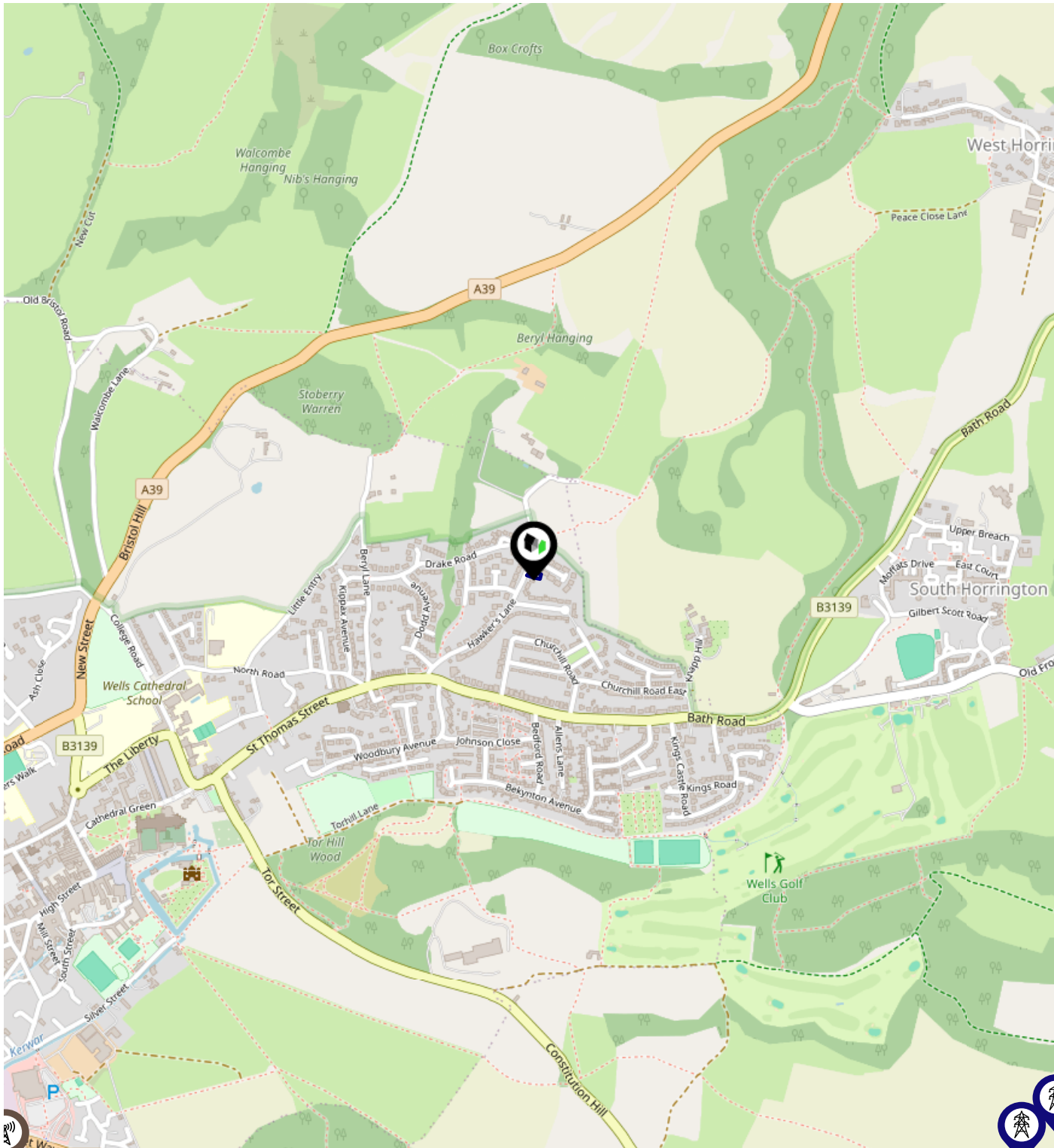


## Primary Classifications (Most Common Clay Types)



<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

COOPER  
AND  
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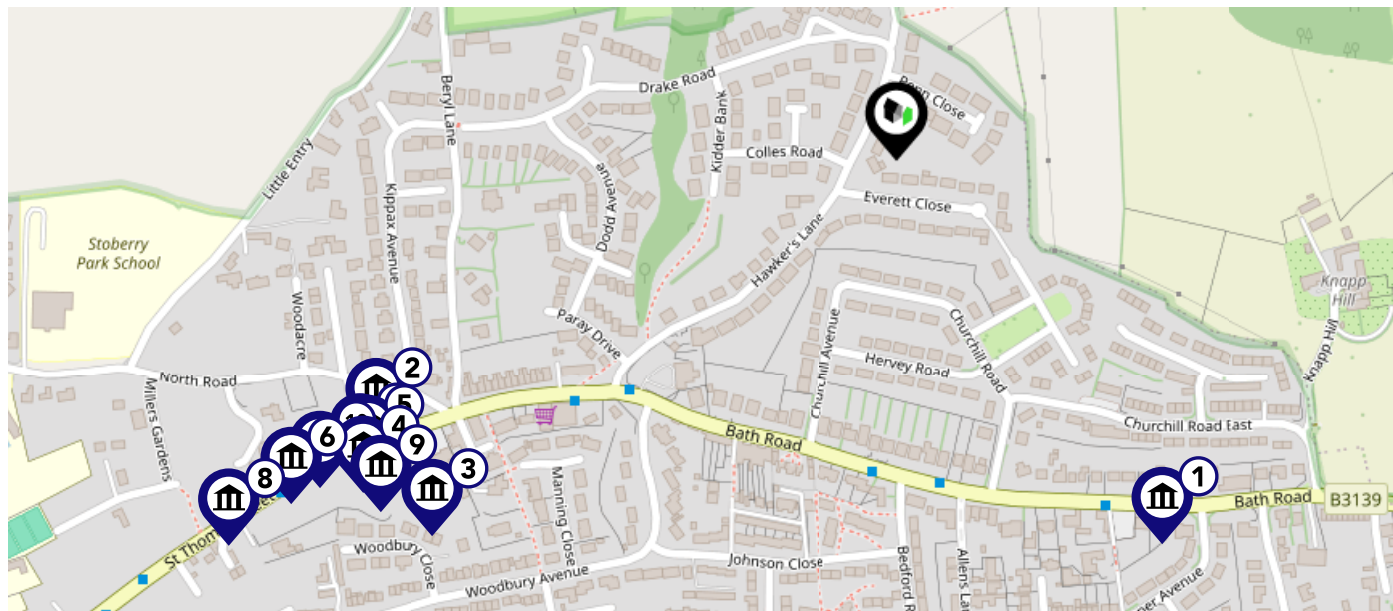
**Key:**

-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings








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



### Listed Buildings in the local district

Grade

Distance

	1382872 - Milepost Approximately 160 Metres East Of Churchill Road Corner	Grade II	0.3 miles
	1383156 - St Thomas's Terrace And Front Boundary Walls	Grade II	0.3 miles
	1383157 - The Old Vicarage And East Vicarage	Grade II	0.3 miles
	1383154 - Churchyard Boundary Wall To Church Of St Thomas	Grade II	0.4 miles
	1383150 - Post Office Store	Grade II	0.4 miles
	1383142 - Number 61 And Front Boundary Wall	Grade II	0.4 miles
	1383149 - 75, St Thomas Street	Grade II	0.4 miles
	1383140 - 53 And 53a-d St Thomas Street	Grade II	0.4 miles
	1383153 - Church Of St Thomas	Grade II	0.4 miles
	1383146 - Number 71 And Front Boundary Wall	Grade II	0.4 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

---

Mains

## Central Heating

---

Gas Central Heating

## Water Supply

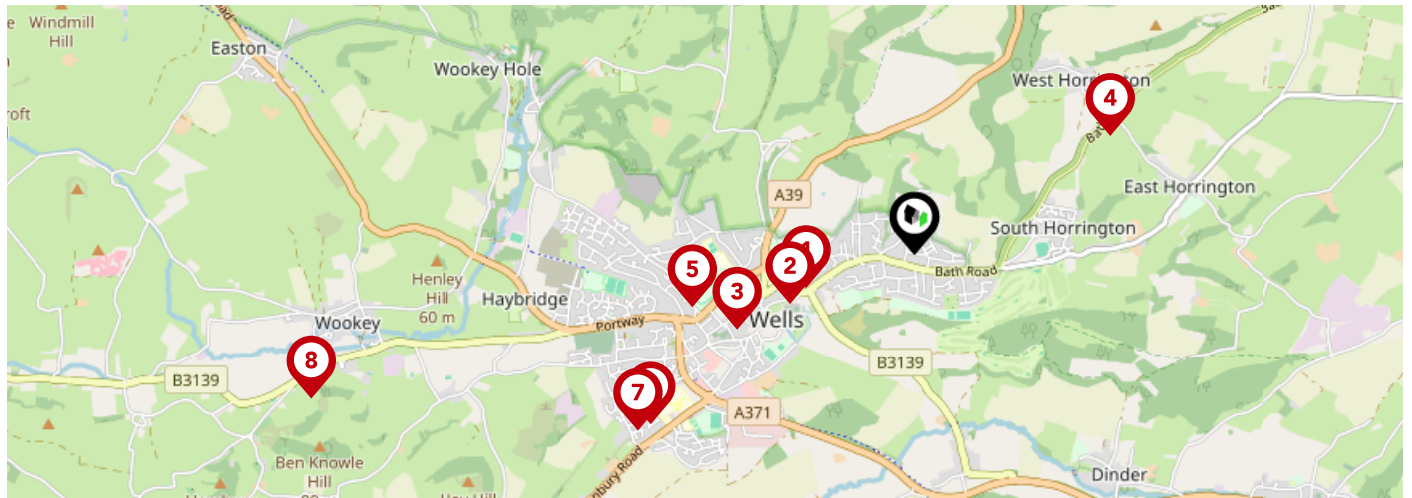
---

Mains

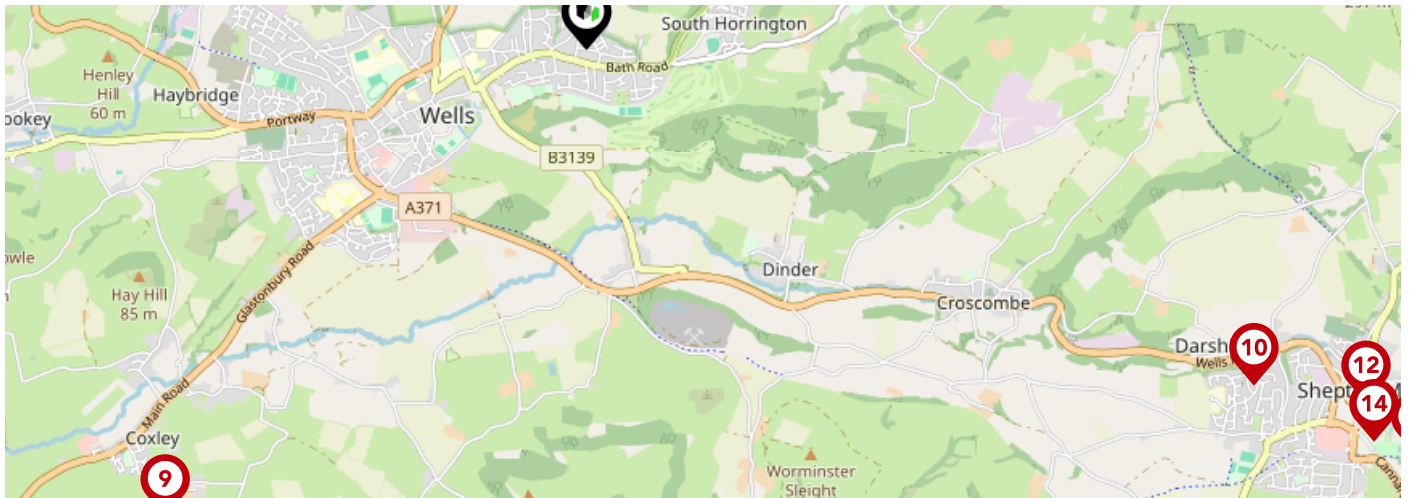
## Drainage

---

Mains



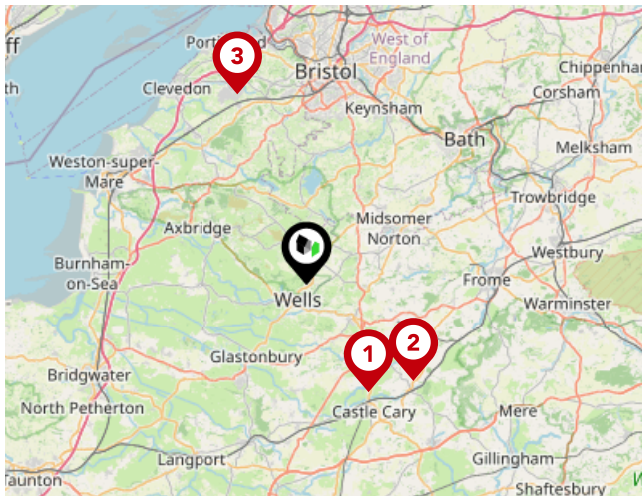
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Stoberry Park School</b></p> <p>Ofsted Rating: Good   Pupils: 318   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Wells Cathedral School</b></p> <p>Ofsted Rating: Not Rated   Pupils: 780   Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Joseph and St Teresa Catholic Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 149   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Horrington Primary School</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 102   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>The Blue School</b></p> <p>Ofsted Rating: Good   Pupils: 1434   Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Cuthbert's Church of England Academy Infants and Pre-School</b></p> <p>Ofsted Rating: Good   Pupils: 172   Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Cuthbert's CofE Junior School</b></p> <p>Ofsted Rating: Good   Pupils: 174   Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Wookey Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 97   Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Coxley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 64   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Bowlsh Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Priddy Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Lawrence's CofE Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Oakhill Church School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

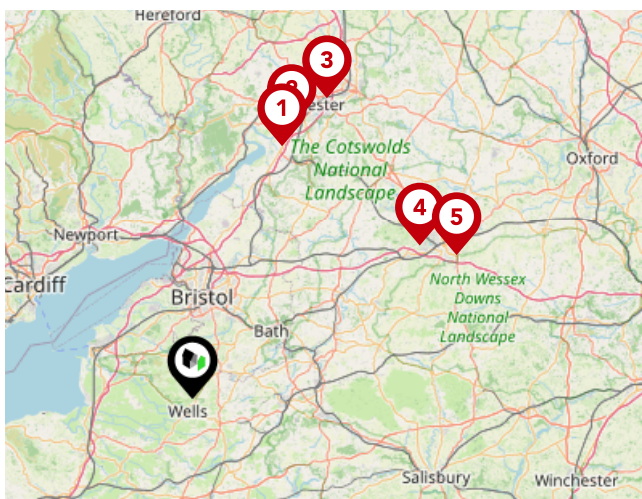
# Area Transport (National)

COOPER  
AND  
TANNER



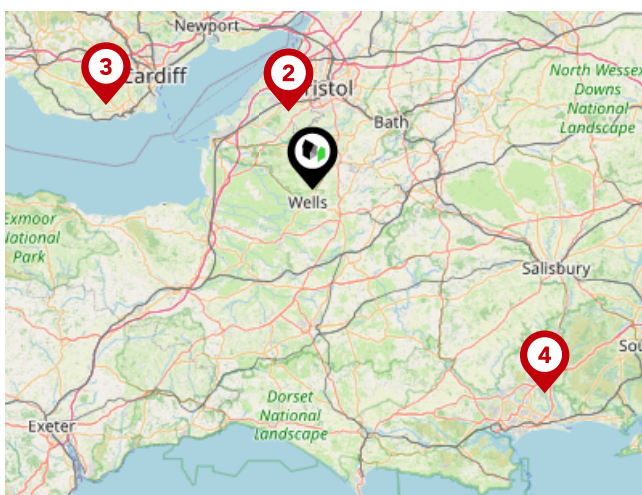
## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.28 miles
2	Bruton Rail Station	10.72 miles
3	Nailsea & Backwell Rail Station	15.01 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	39.83 miles
2	M5 J12	42.91 miles
3	M5 J11A	48.67 miles
4	M4 J16	40.54 miles
5	M4 J15	44.6 miles



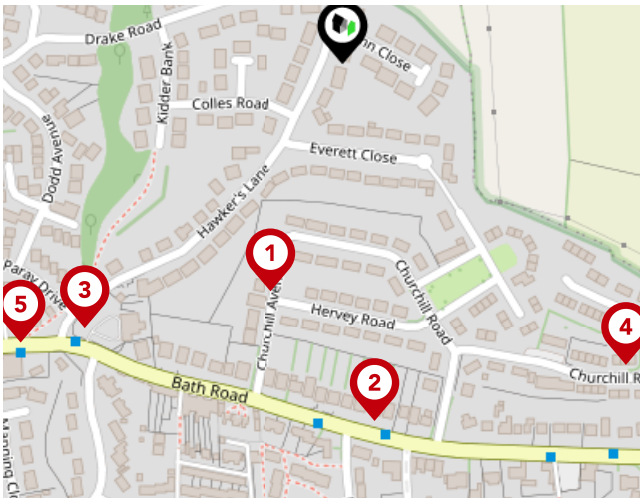
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.32 miles
2	Felton	12.32 miles
3	Cardiff Airport	33.15 miles
4	Bournemouth International Airport	46.08 miles

# Area

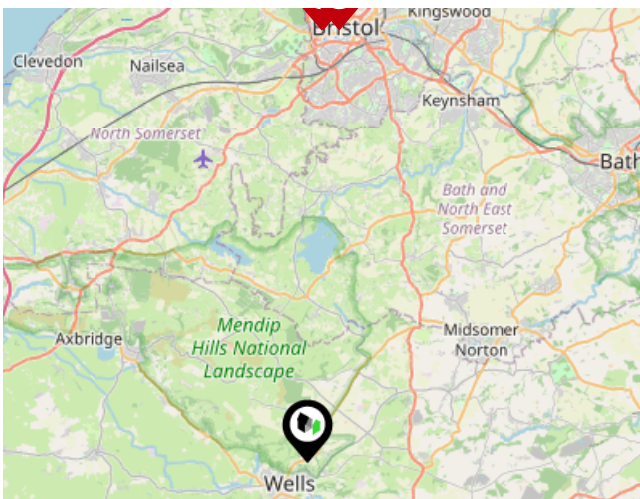
## Transport (Local)

COOPER  
AND  
TANNER



### Bus Stops/Stations

Pin	Name	Distance
1	Hervey Road	0.14 miles
2	Bedford Road Bus Shelter	0.21 miles
3	Bath Road	0.21 miles
4	Churchill Close	0.24 miles
5	Hawkley Lane Bus Shelter	0.25 miles



### Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	15.99 miles
2	Nova Scotia Ferry Landing	16.02 miles
3	Wapping Wharf	16.04 miles

## Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

## Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

## Testimonial 3

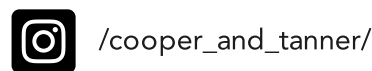
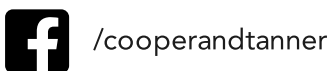


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

## Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well,keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



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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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