



MIR: Material Info

The Material Information Affecting this Property

Monday 28th September 2026



WAND ROAD, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

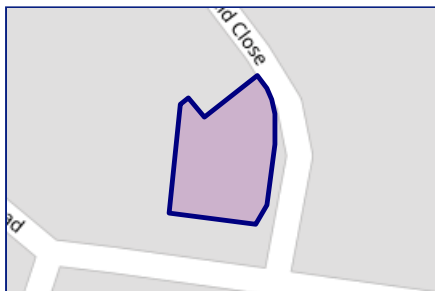
01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

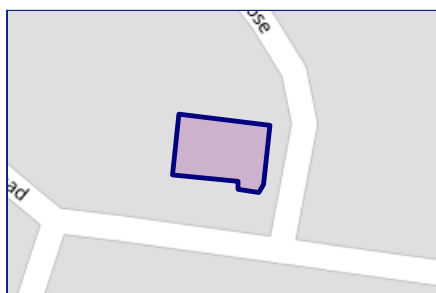


Freehold Title Plan



WS70962

Leasehold Title Plan



WS69002

Start Date: 12/05/2014
End Date: 01/01/2139
Lease Term: 125 years from 1 January 2014
Term Remaining: 112 years



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.03 acres
Council Tax :	Band C
Annual Estimate:	£2,276
Title Number:	WS69002

Tenure: Leasehold

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



1800
mb/s



Mobile Coverage:
(based on calls indoors)



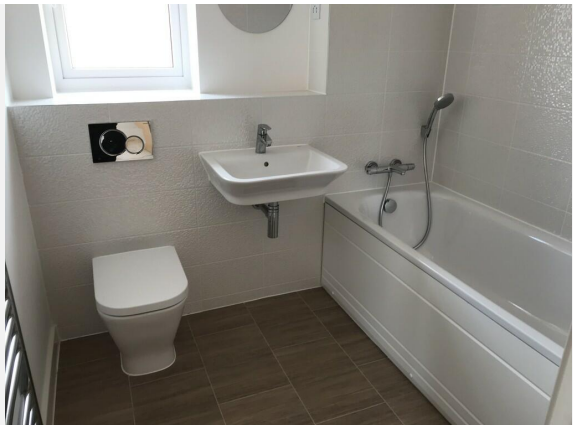
Satellite/Fibre TV Availability:

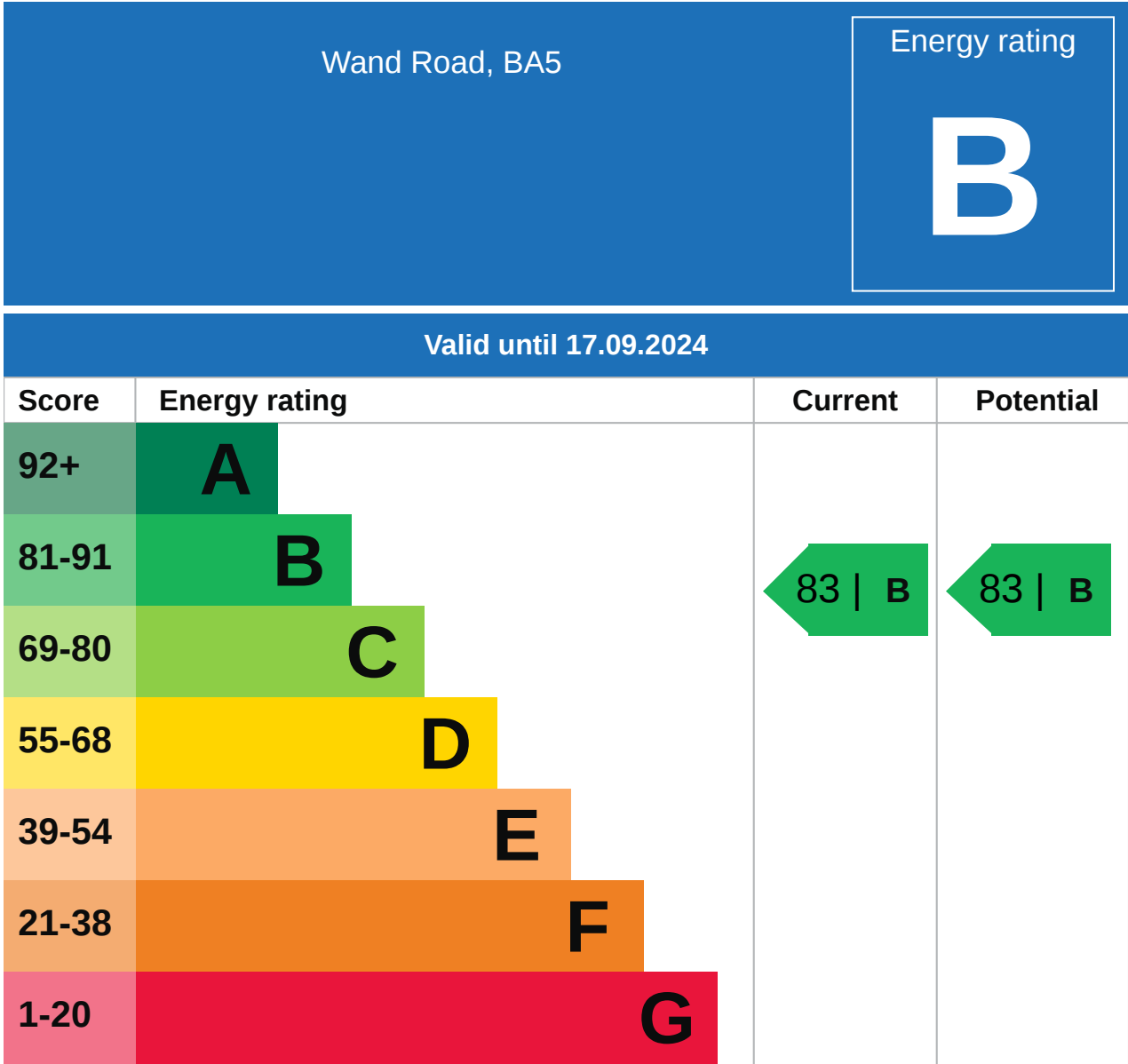


Planning records for: *65 Wand Road Wells Somerset BA5 1RN*

Reference - 2024/1663/CLP	
Decision:	Decided
Date:	19th September 2024
Description:	Clear and level area in rear garden to erect 2 metal framed modular units to be used as ancillary accommodation.

Reference - 2025/2043/HSE	
Decision:	Registered
Date:	11th November 2025
Description:	Single storey rear extension & part conversion of garage to storage space/hobby room.





Property

EPC - Additional Data

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Additional EPC Data

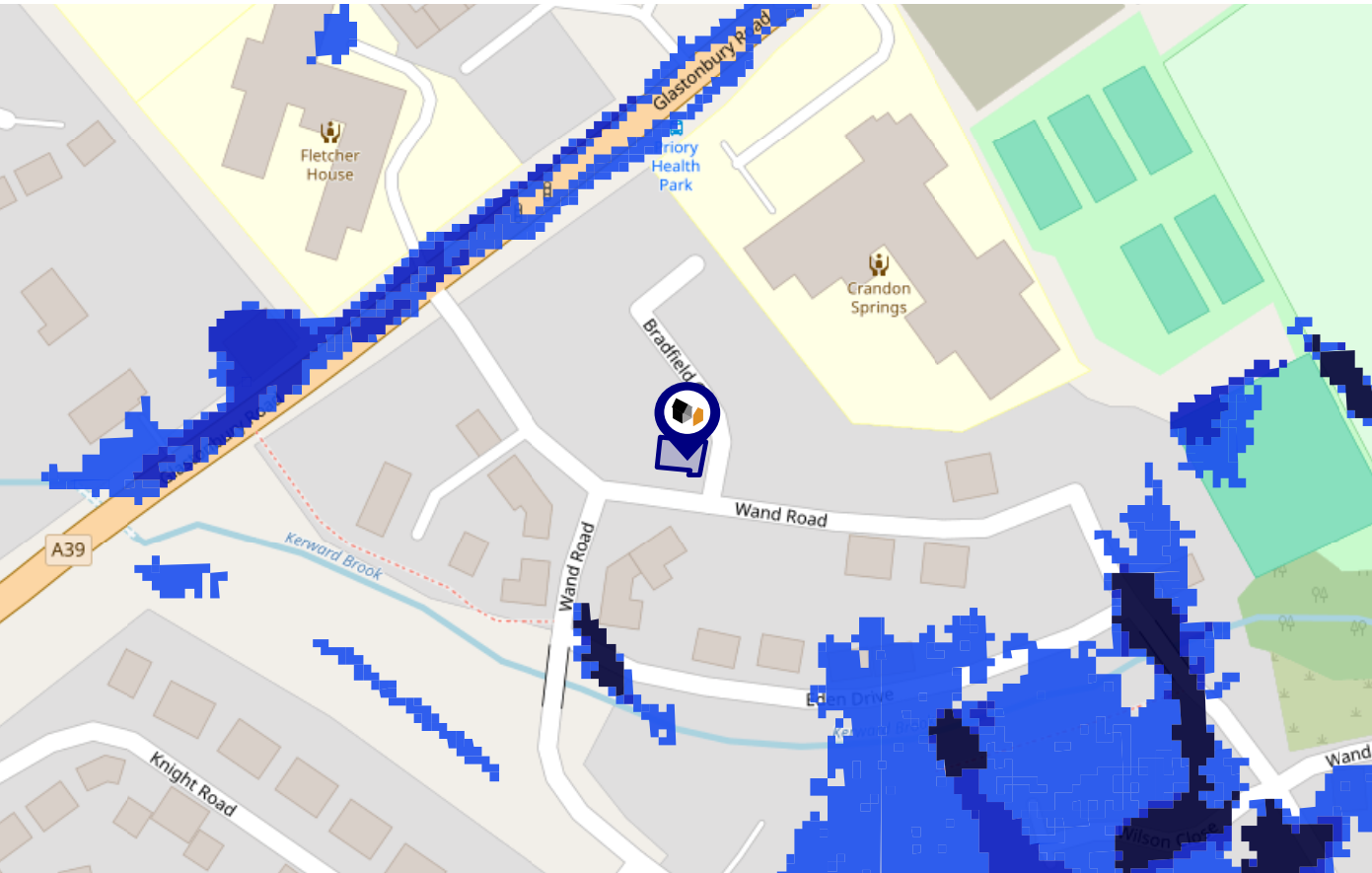
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	62 m ²

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.

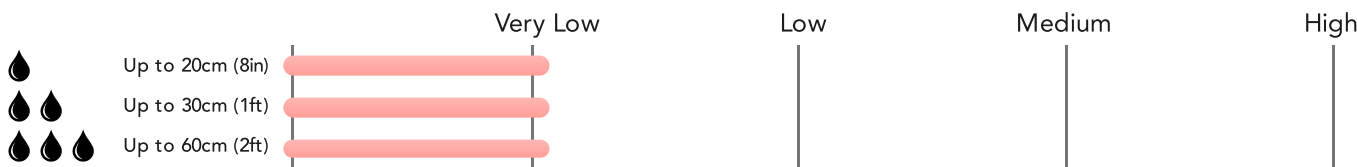


Risk Rating: Very low

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.

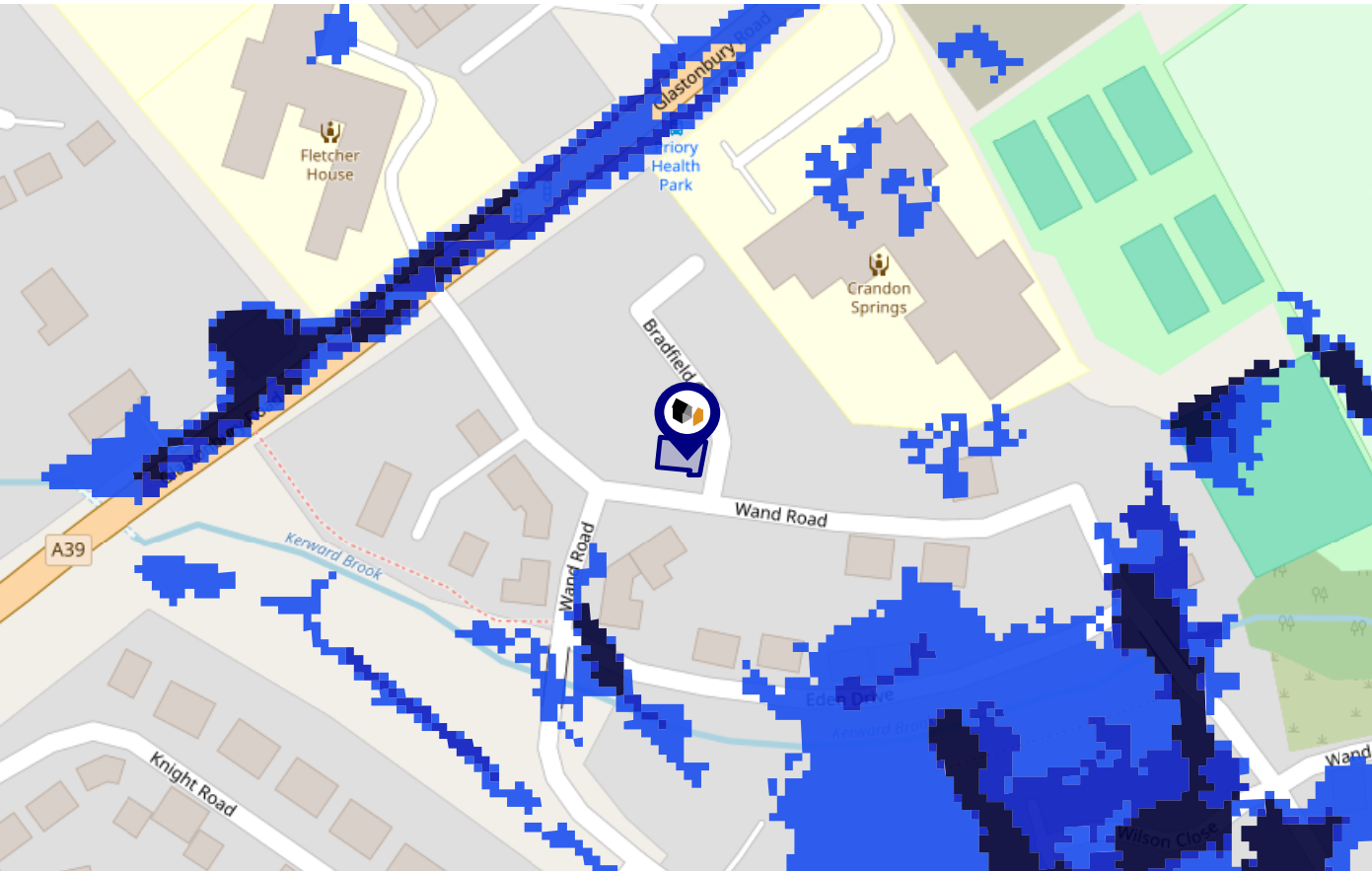
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

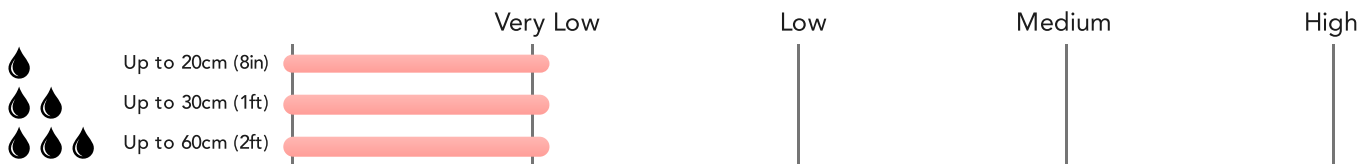


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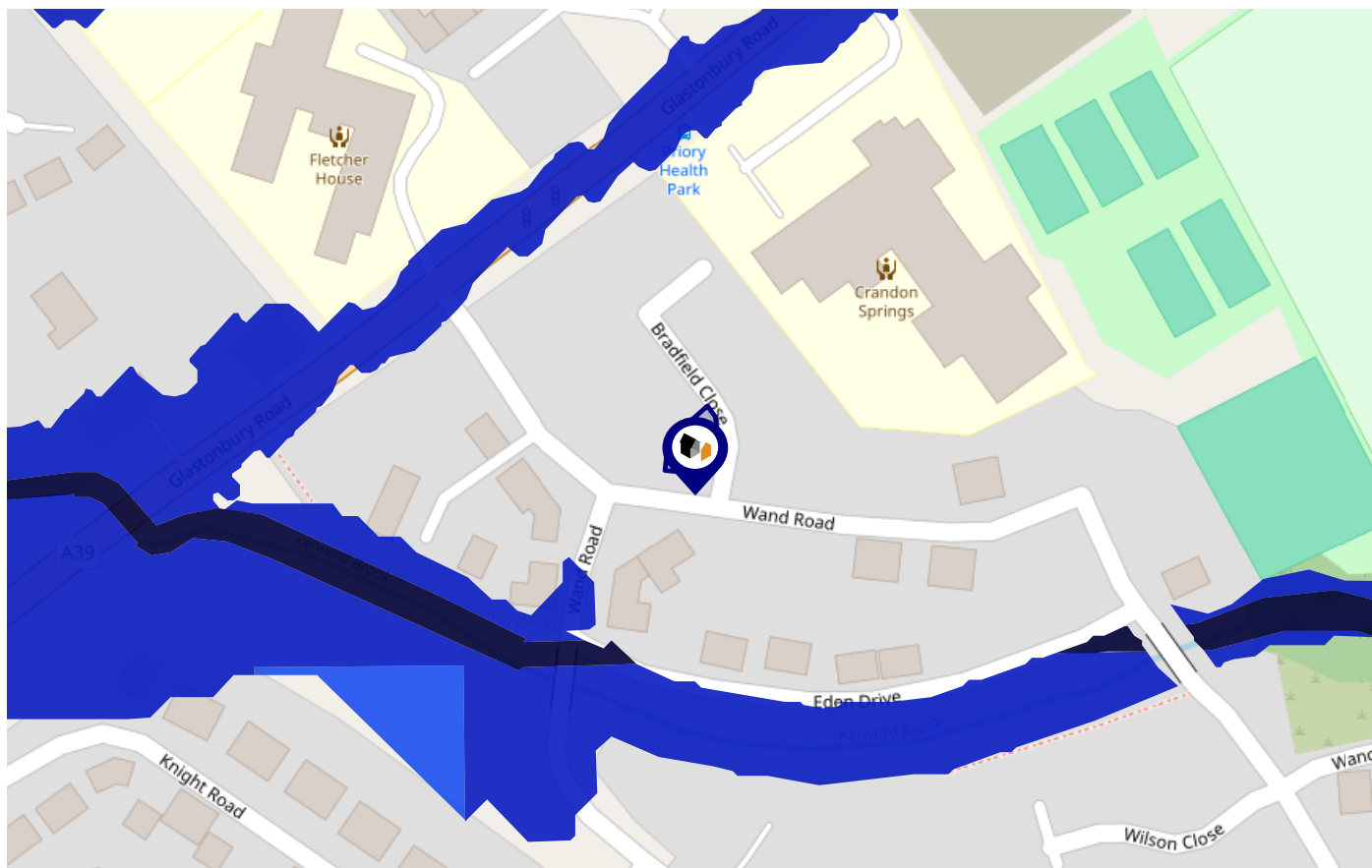


Flood Risk

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.

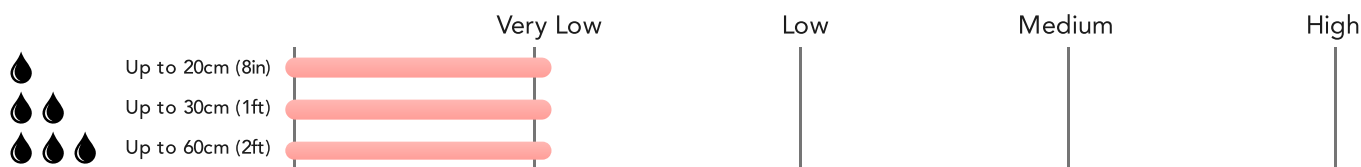


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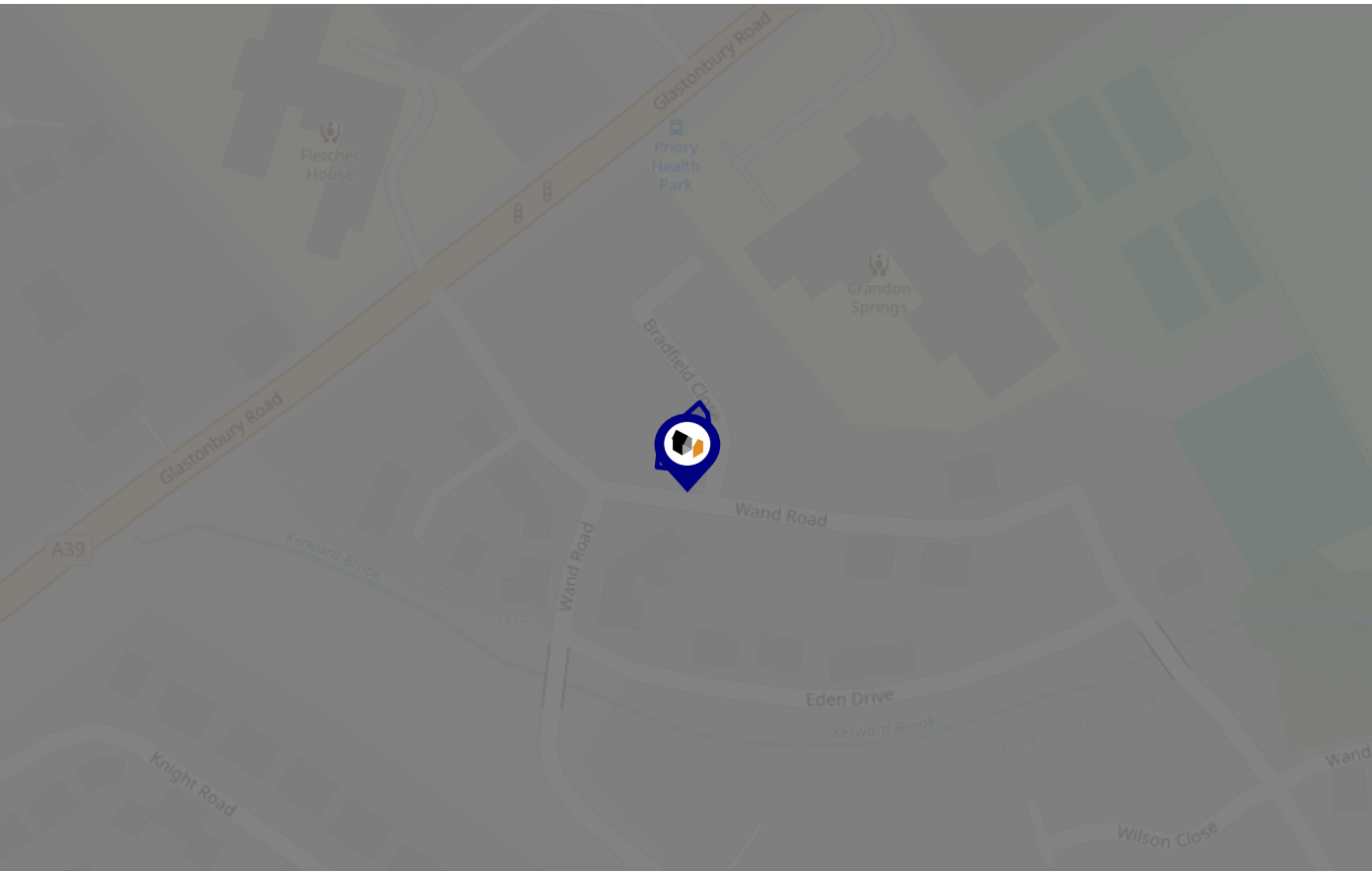
Chance of flooding to the following depths at this property:



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.

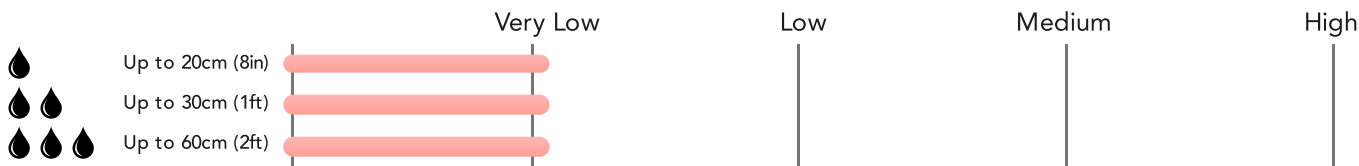


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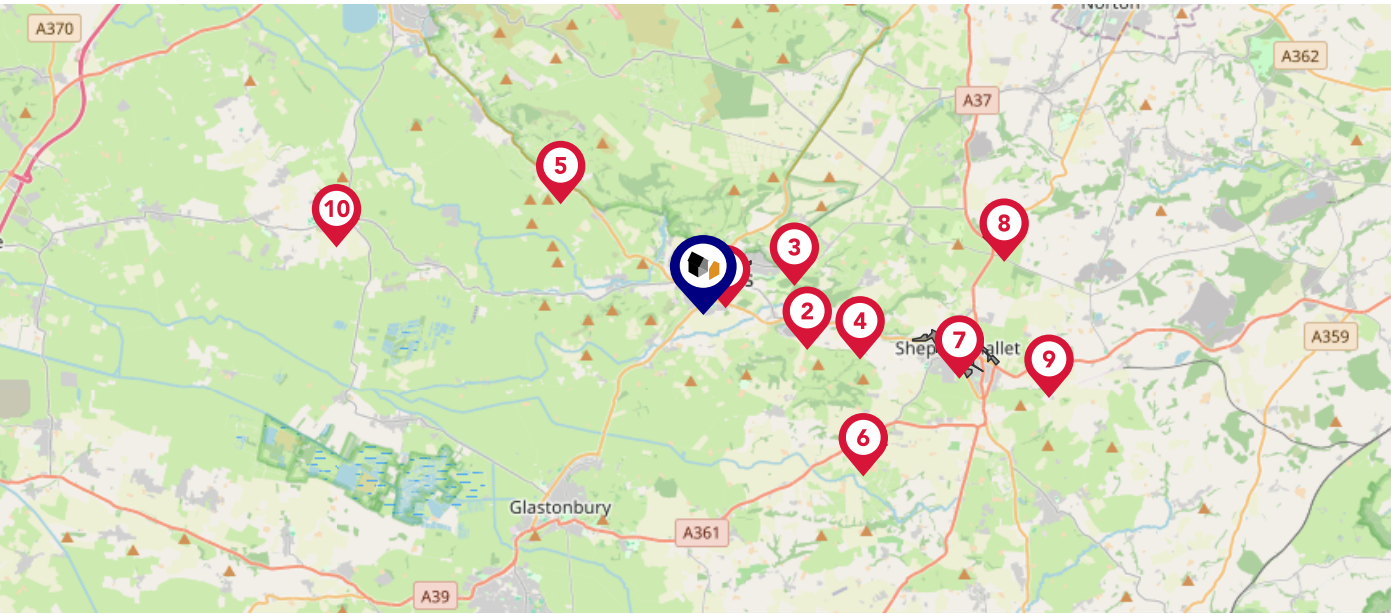
Chance of flooding to the following depths at this property:



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.



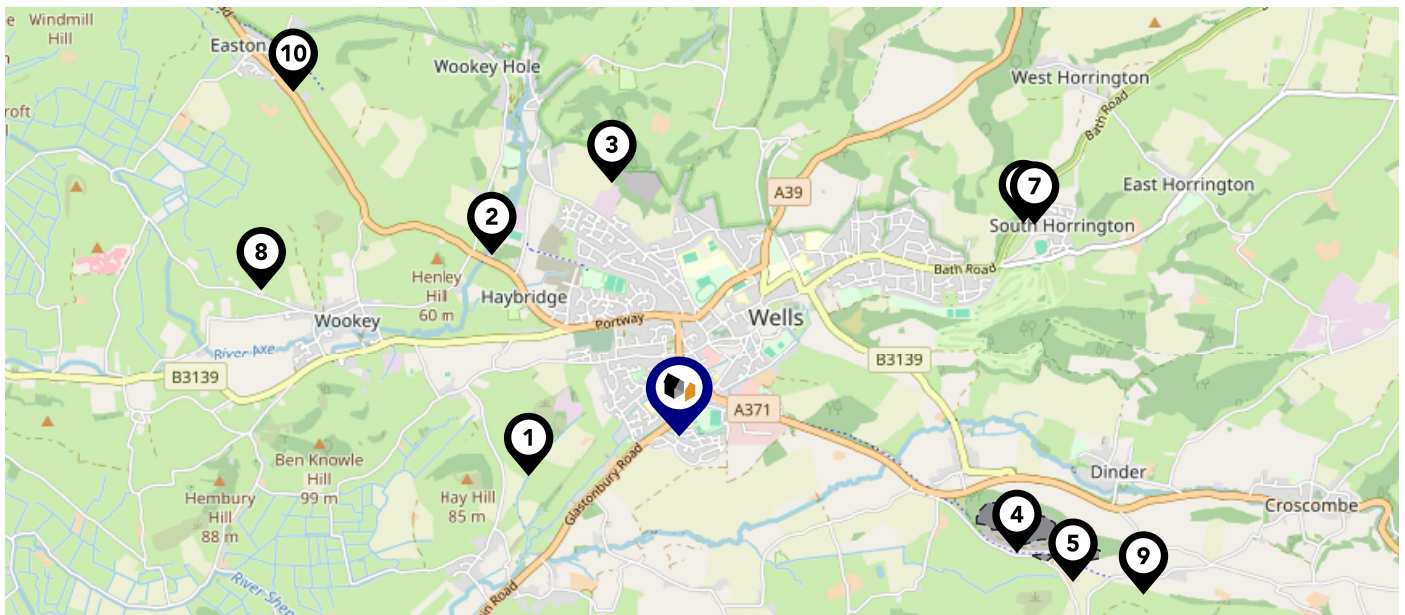
Nearby Conservation Areas	
1	Wells
2	Dinder
3	Mendip Hospital
4	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Doulting
10	Wedmore

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	Burcott Road-Wells, Norfolk	Historic Landfill	
2	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill	
3	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill	
4	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill	
5	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill	
6	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill	
7	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill	
8	Knowle Lane-Wookey	Historic Landfill	
9	Dark Lane-Dinder	Historic Landfill	
10	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



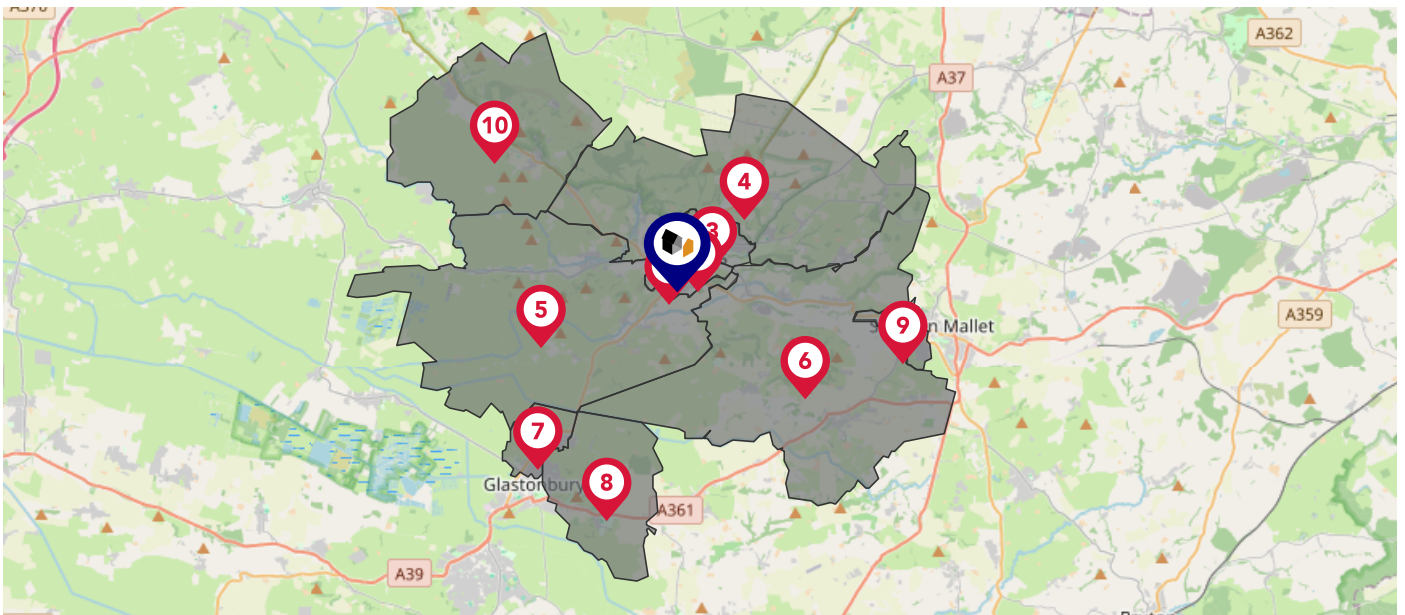
Mine Entry

- ✕ 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.

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

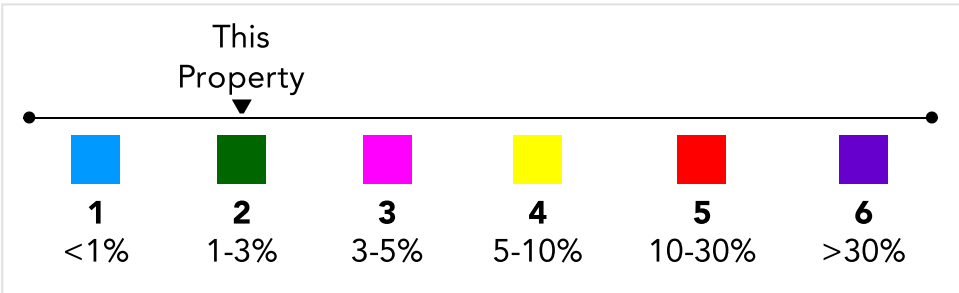
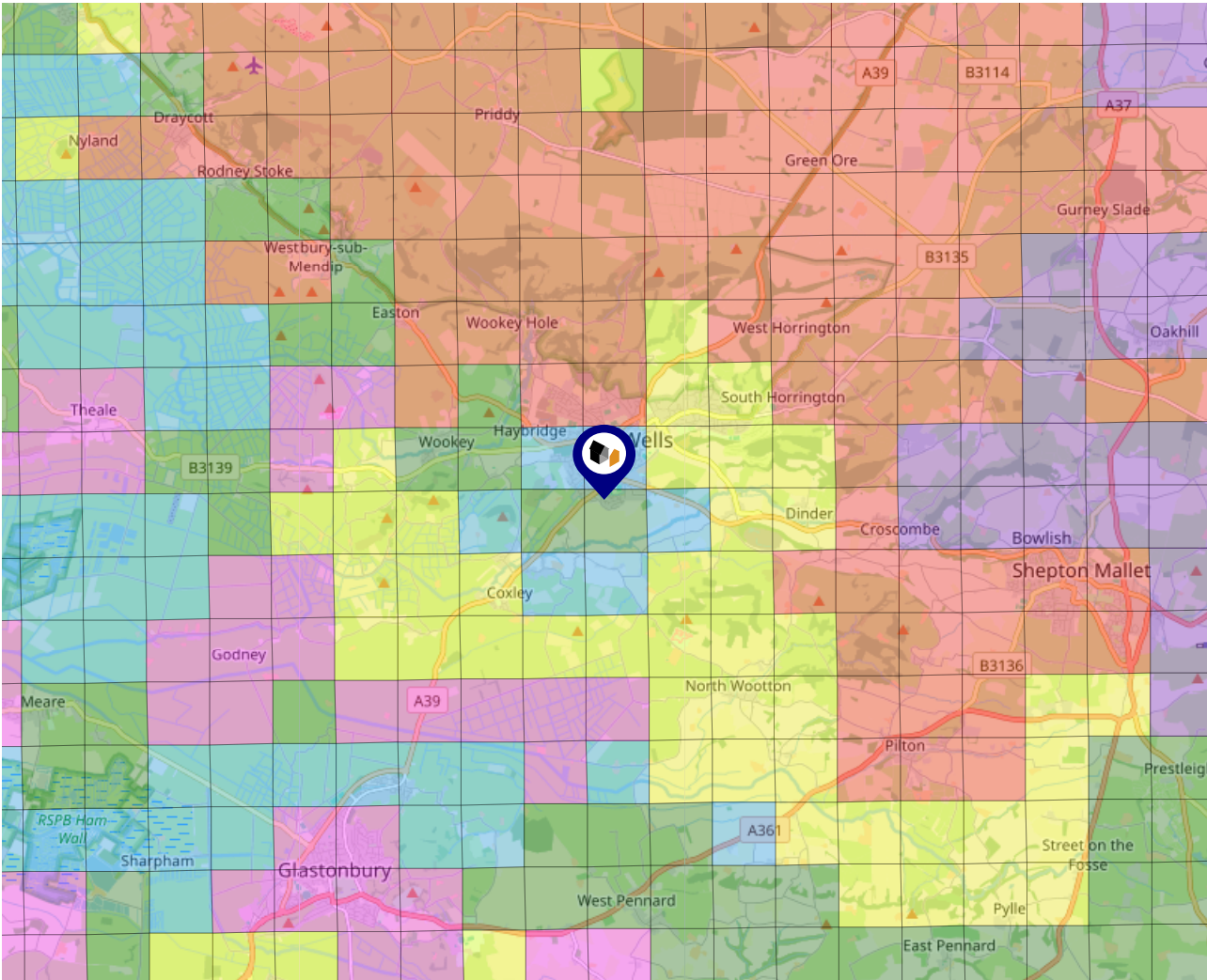


Nearby Council Wards

- 1 Wells St. Cuthbert's Ward
- 2 Wells Central Ward
- 3 Wells St. Thomas' Ward
- 4 St. Cuthbert Out North Ward
- 5 Wookey and St. Cuthbert Out West Ward
- 6 Croscombe and Pilton Ward
- 7 Glastonbury St. John's Ward
- 8 Glastonbury St. Edmund's Ward
- 9 Shepton West Ward
- 10 Rodney and Westbury Ward

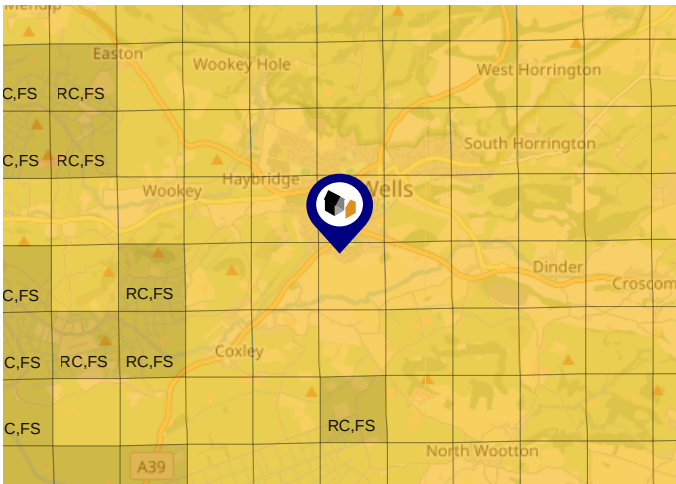
What is Radon?

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/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		

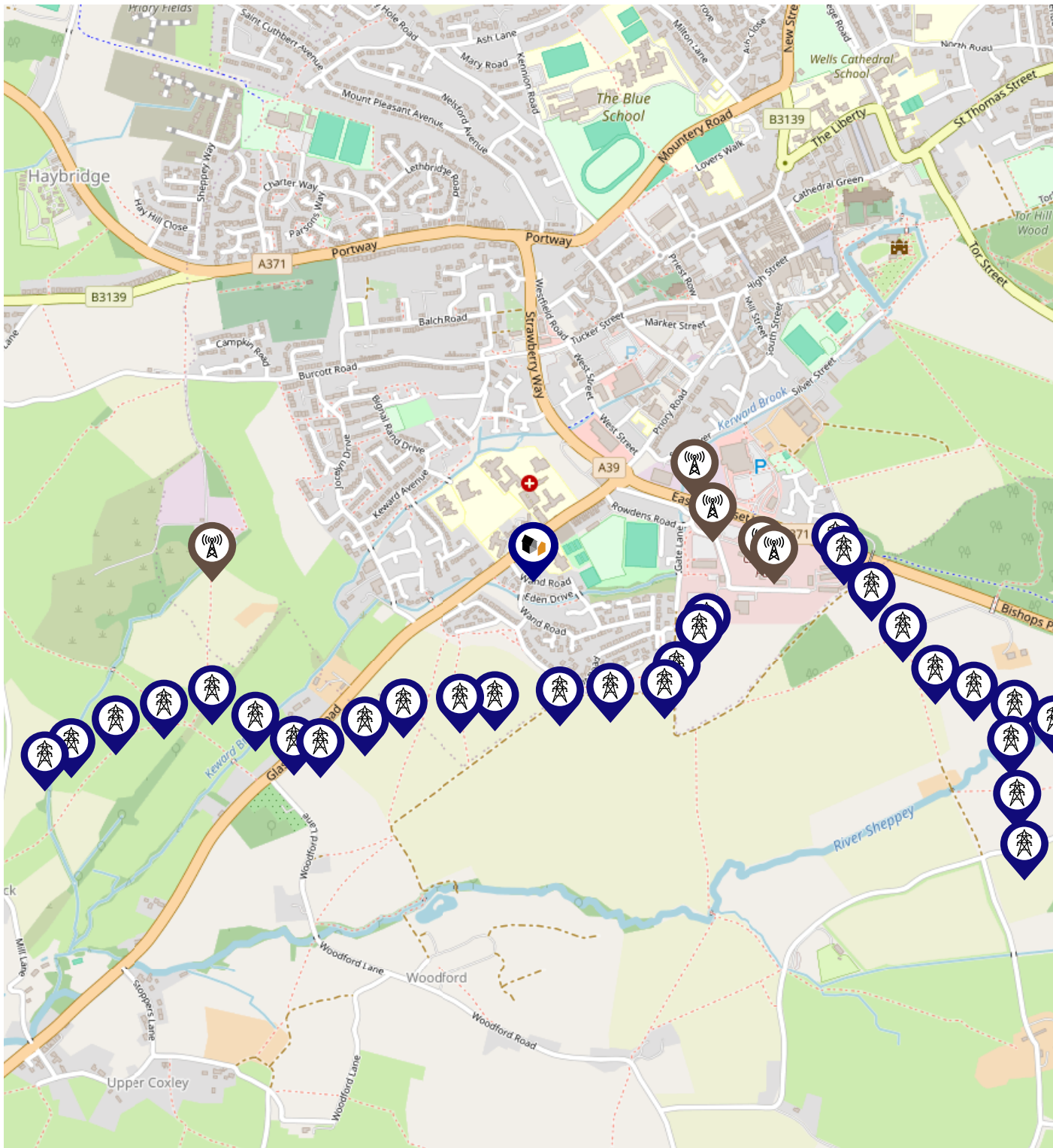


Primary Classifications (Most Common Clay Types)

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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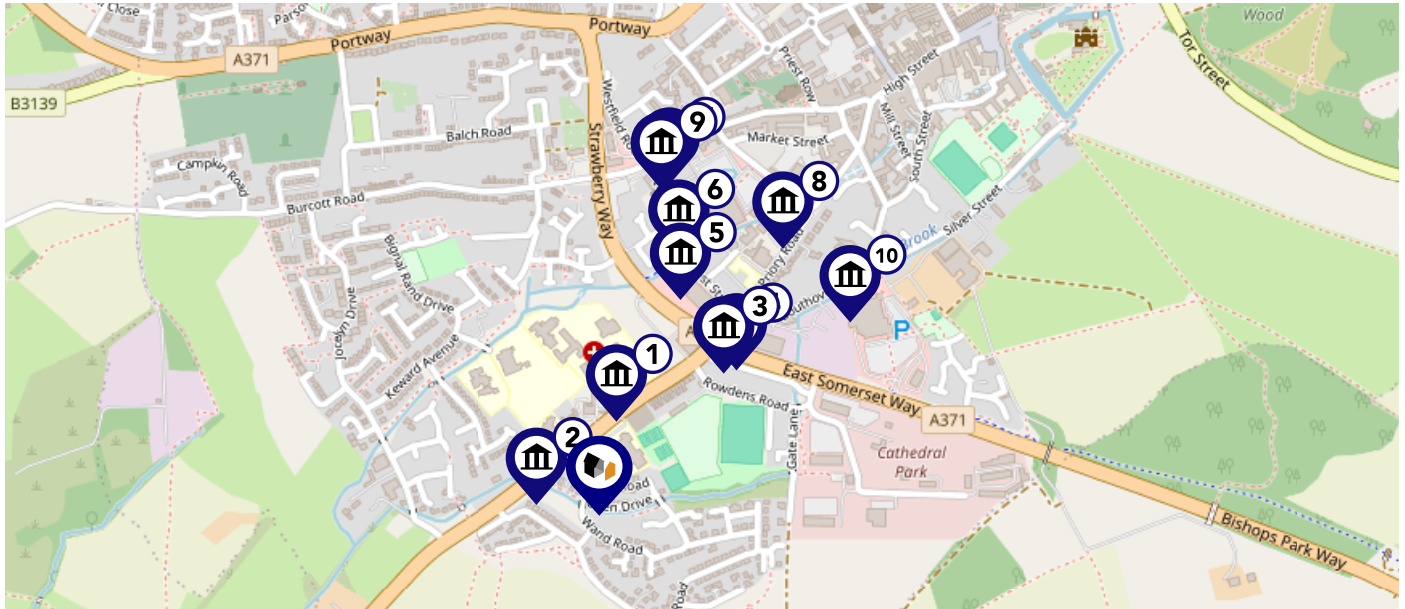
- Key:**
-  Power Pylons
 -  Communication Masts

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
 1382946 - Wells Infirmary Main Block (also Known As Priory Hospital)	Grade II	0.1 miles
 1382945 - The Gatehouse With Front Boundary Walling	Grade II	0.1 miles
 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.2 miles
 1383071 - The Sherston Inn	Grade II	0.2 miles
 1383203 - West Street House	Grade II	0.3 miles
 1272461 - Fire Hydrant	Grade II	0.3 miles
 1383188 - 14, Tucker Street	Grade II	0.4 miles
 1383073 - Regal Cinema	Grade II	0.4 miles
 1383190 - 16 And 17, Tucker Street	Grade II	0.4 miles
 1383161 - 33a, 33b And 33c, Southover	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

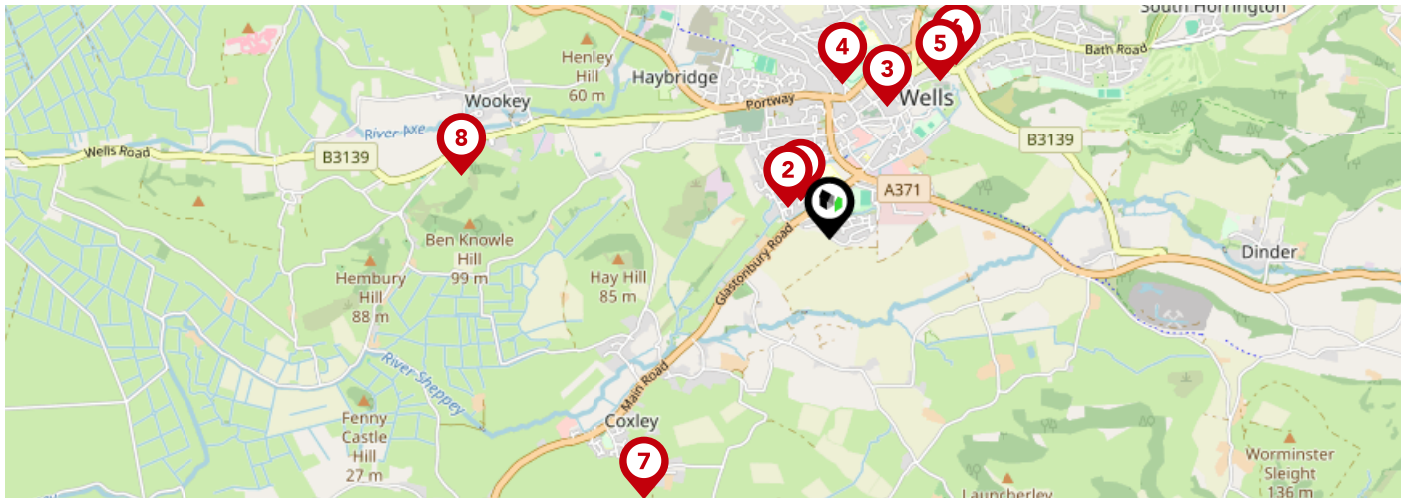
Gas Central Heating

Water Supply

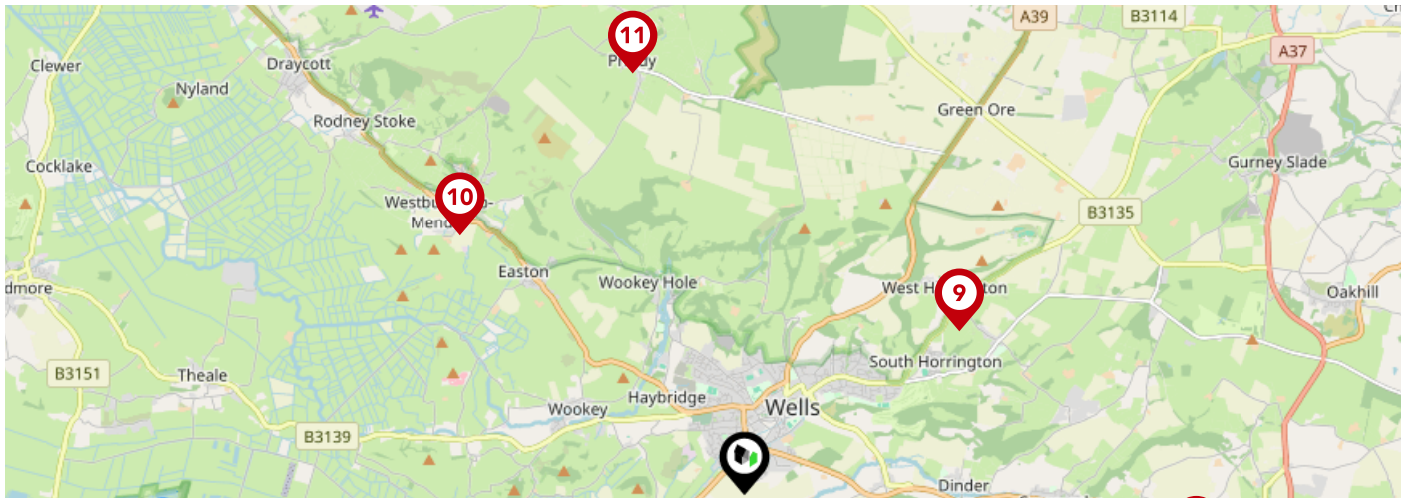
Mains

Drainage

Mains



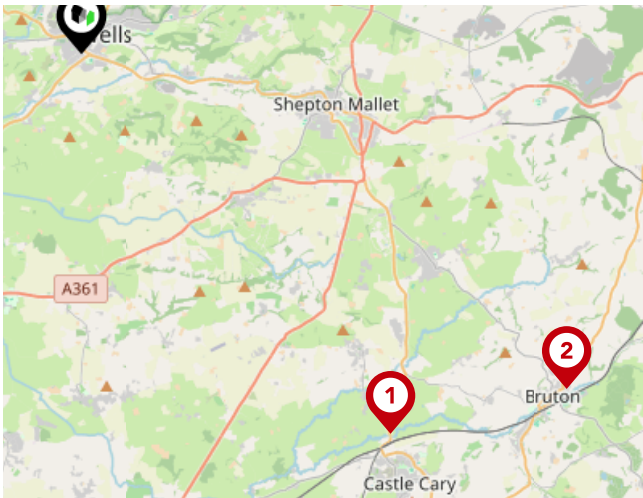
		Nursery	Primary	Secondary	College	Private
1	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.22	☐	☒	☐	☐	☐
2	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.24	☐	☒	☐	☐	☐
3	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.67	☐	☒	☐	☐	☐
4	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.73	☐	☐	☒	☐	☐
5	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.9	☐	☐	☒	☐	☐
6	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:1	☐	☒	☐	☐	☐
7	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:1.48	☐	☒	☐	☐	☐
8	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:2.51	☐	☒	☐	☐	☐
	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.58	☐	☒	☐	☐	☐
	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:4.05	☐	☒	☐	☐	☐
	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.23	☐	☒	☐	☐	☐
	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.24	☐	☒	☐	☐	☐
	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.28	☐	☐	☒	☐	☐
	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:4.55	☐	☒	☐	☐	☐
	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:4.58	☐	☐	☒	☐	☐

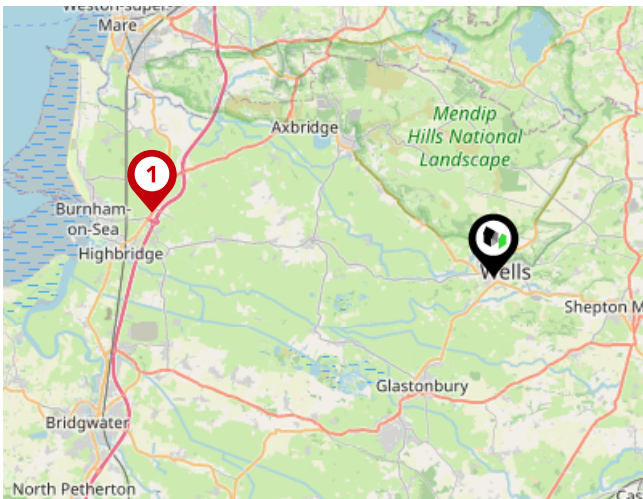
Area

Transport (National)



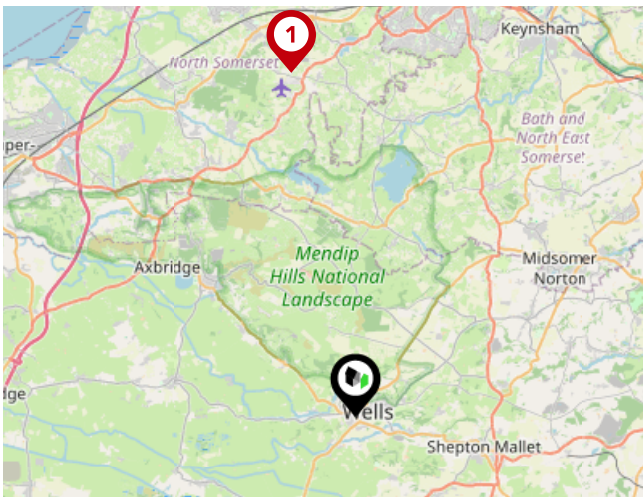
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.09 miles
2	Bruton Rail Station	10.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	12.89 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	12.98 miles

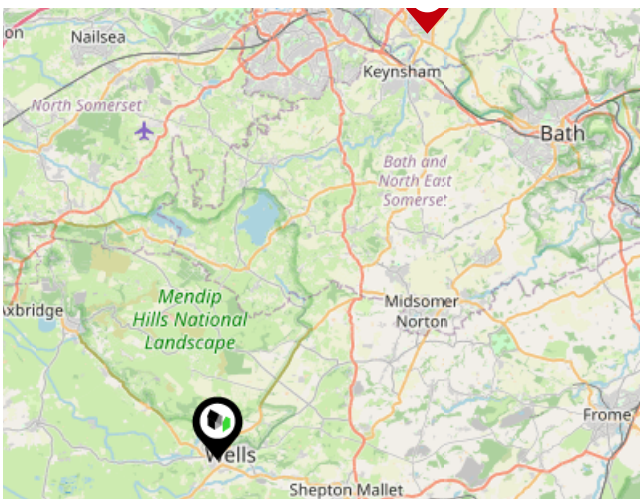
Area Transport (Local)

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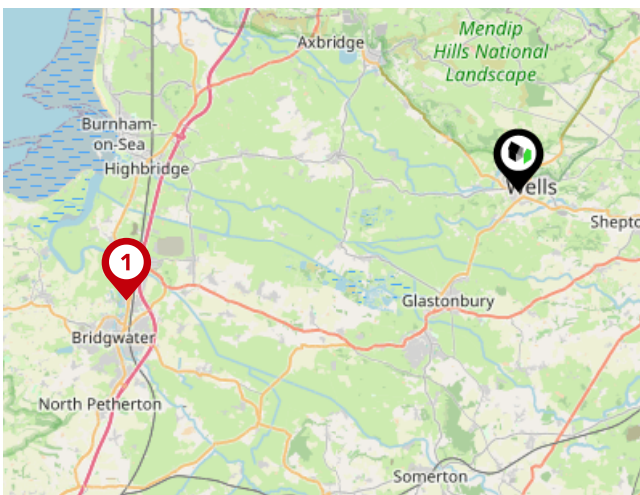
Bus Stops/Stations

Pin	Name	Distance
	Cow and Gate Factory	0.05 miles
	The Police Station	0.09 miles
	Jocelyn Drive Turn	0.17 miles
	Bishopslea Close	0.24 miles
	Kenward Mill Trading Estate	0.24 miles



Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	17.57 miles



Ferry Terminals

Pin	Name	Distance
	Bridgwater Ferry Terminal	15.14 miles

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

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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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