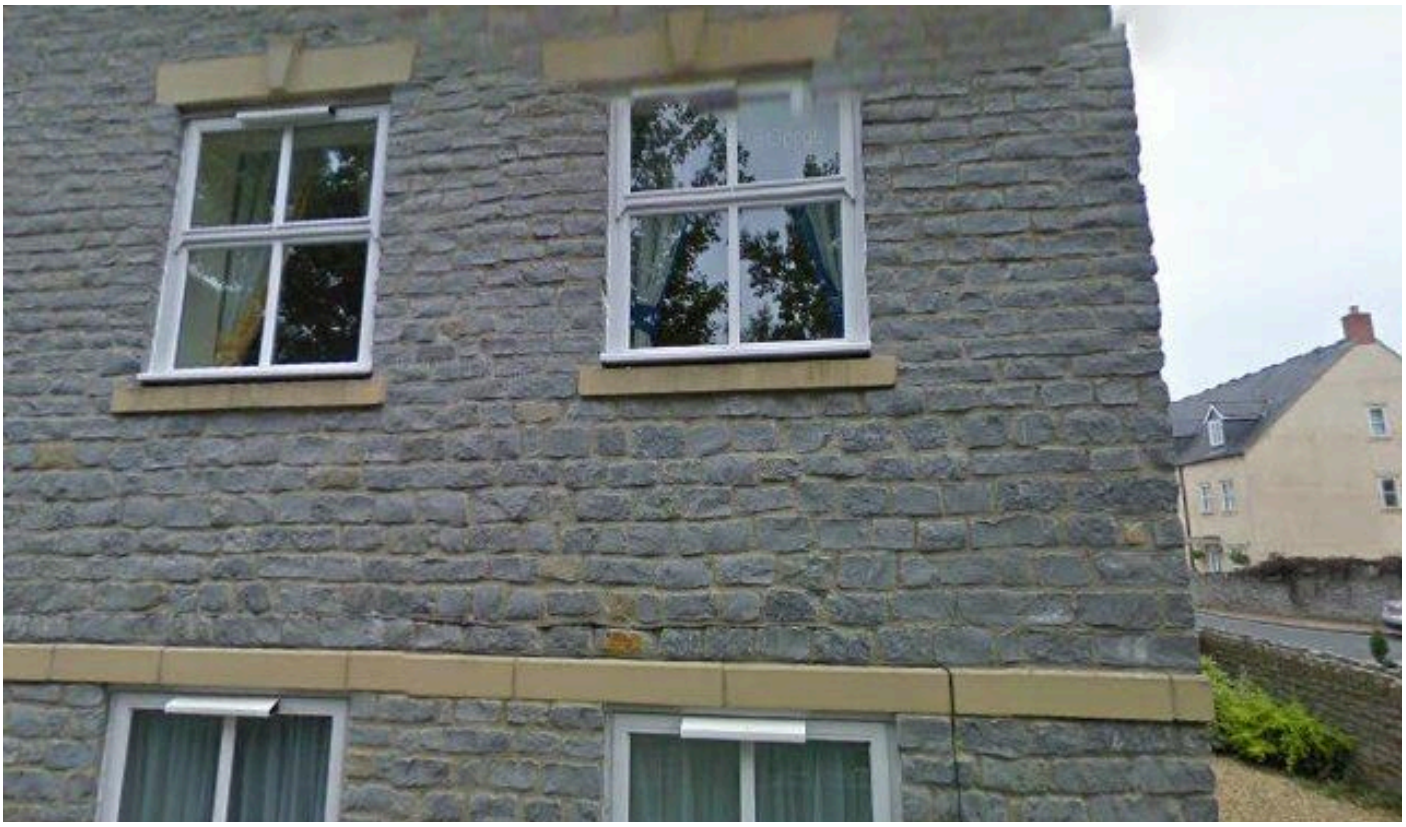
COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 18th November 2026



SHELDON MILL, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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Property
Multiple Title Plans

COOPER AND TANNER

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



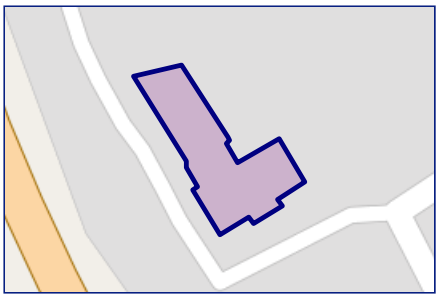
WS34659

Leasehold Title Plans



WS34658

Start Date:	24/07/2003
End Date:	25/07/3002
Lease Term:	999 years from 25 July 2003
Term Remaining:	976 years

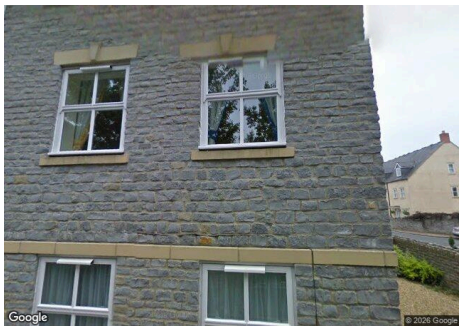


WS23403

Start Date:	01/12/2005
End Date:	01/01/3000
Lease Term:	999 years from 1 January 2001
Term Remaining:	973 years

Property
Overview

COOPER AND TANNER







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	710 ft^2 / 66 m^2		
Plot Area:	0.72 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS34658		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	75 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Gallery
Photos

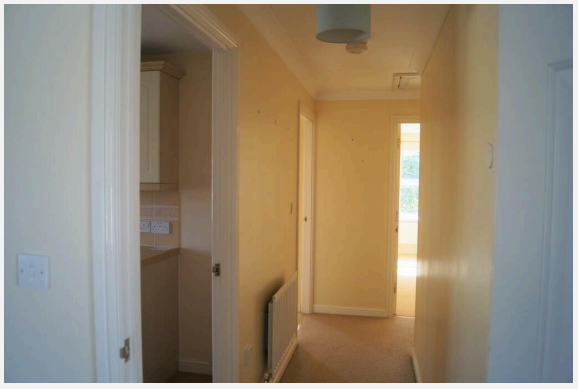
COOPER AND TANNER



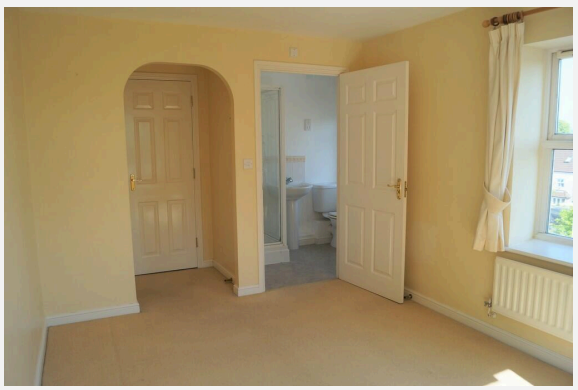














Gallery
Photos

COOPER AND TANNER







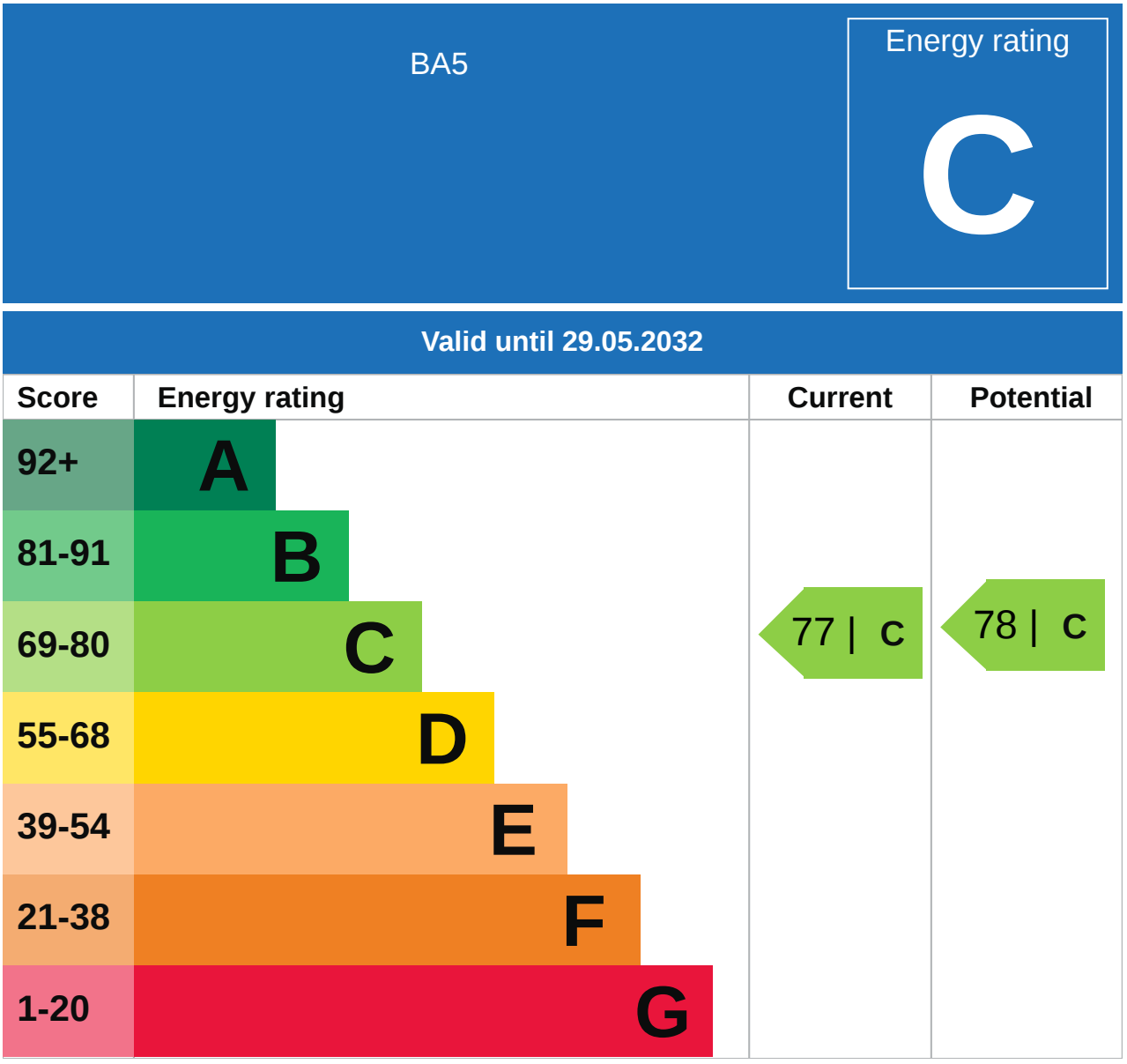




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Property
EPC - Certificate

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Property

EPC - Additional Data

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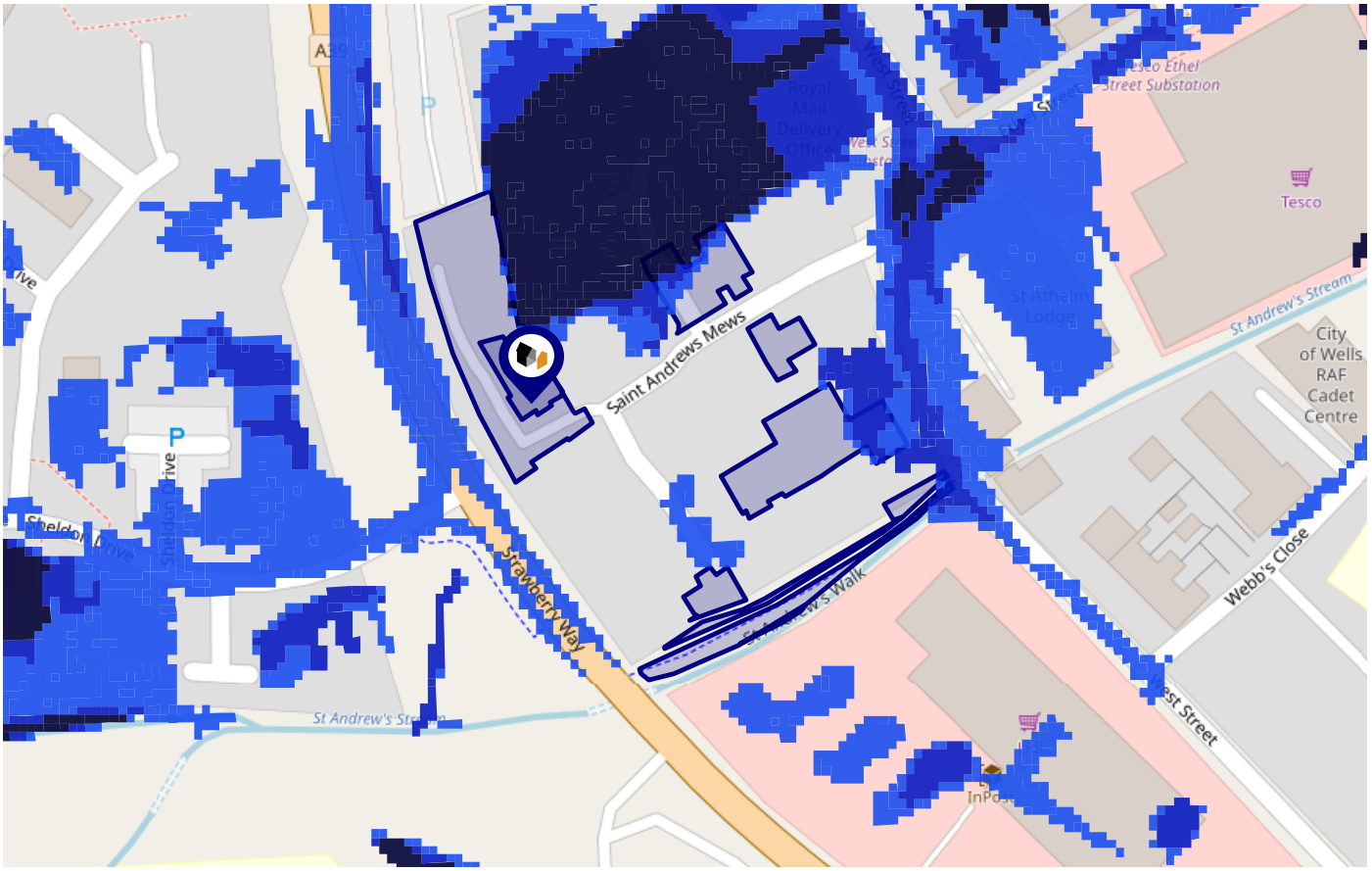
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	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 38% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	66 m^2

Flood Risk
Surface Water - Flood Risk

COOPER AND TANNER

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

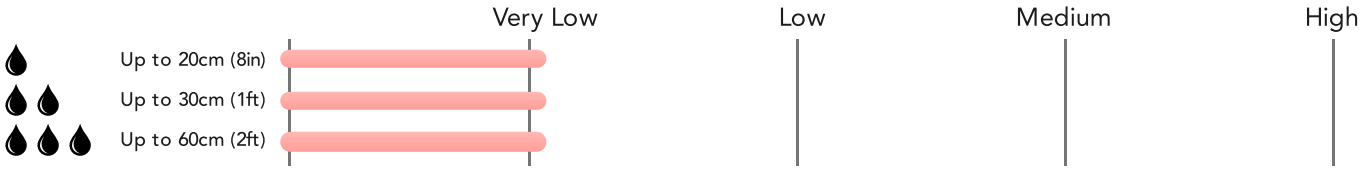


Risk Rating: Very low

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:

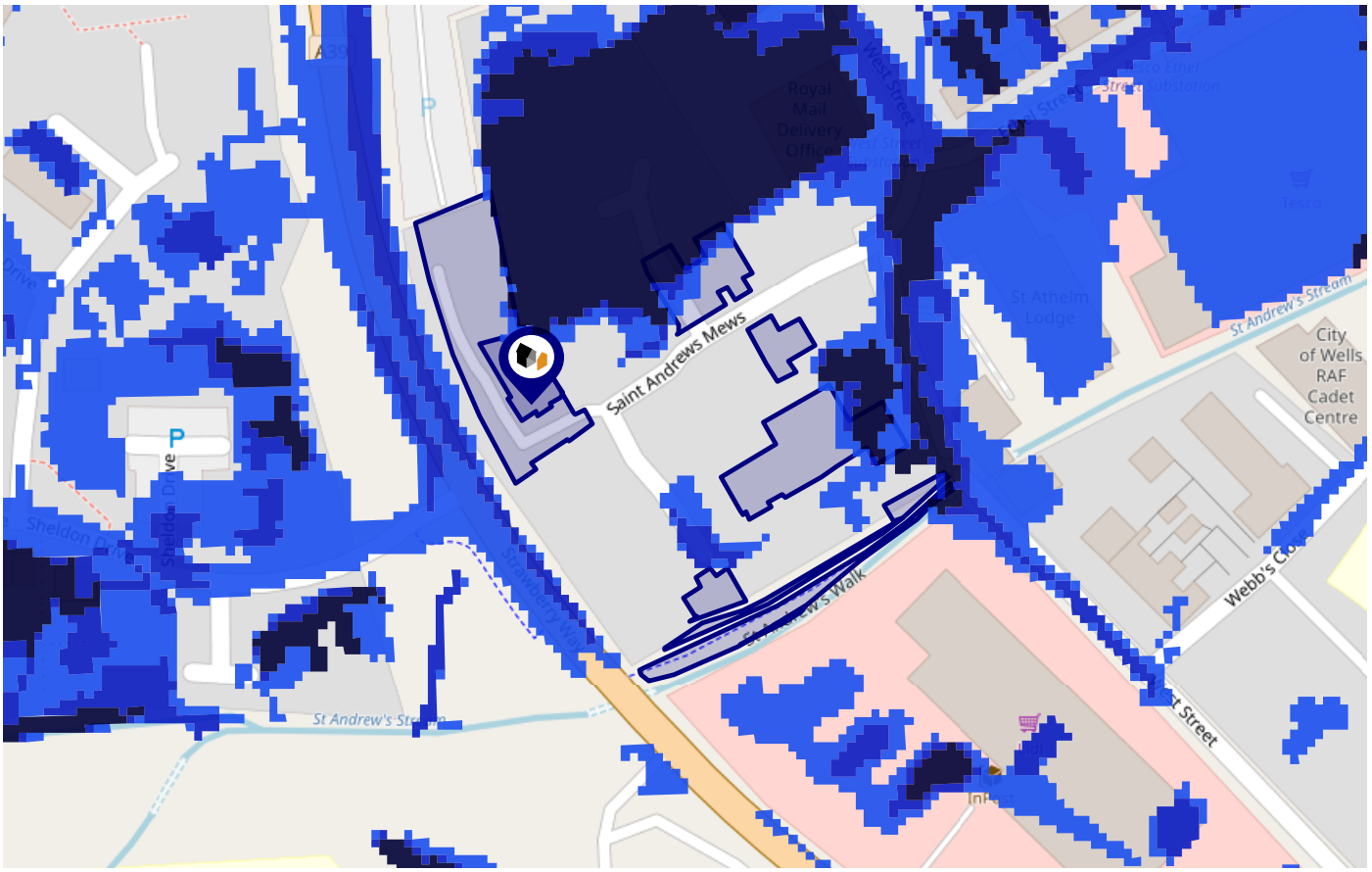


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Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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.

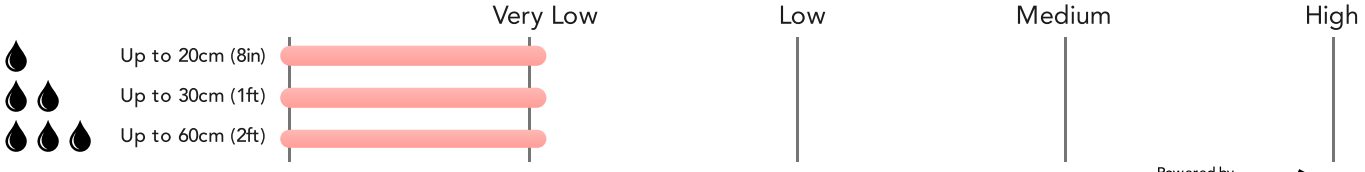


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



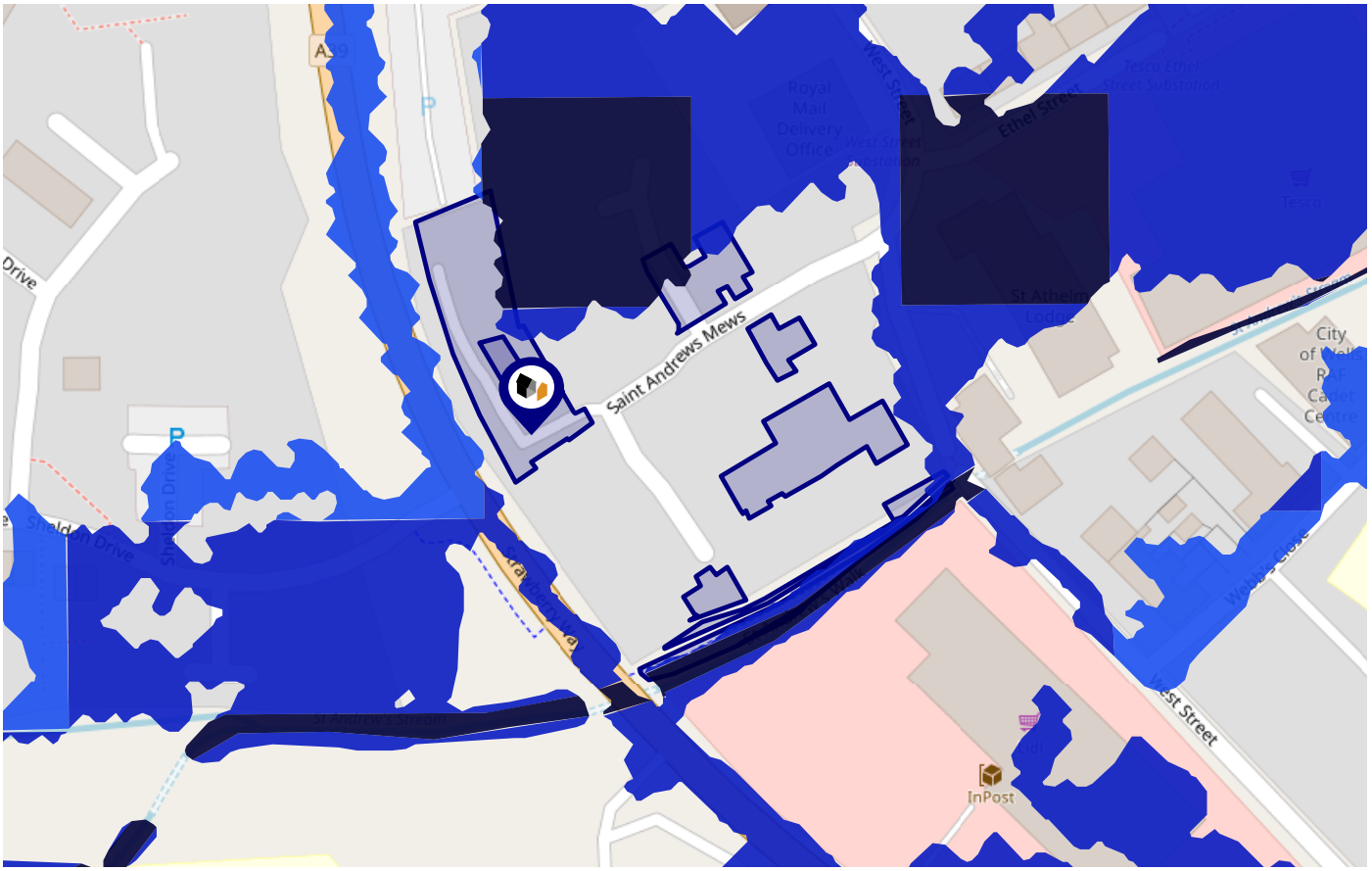
MIR - Material Info

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Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

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

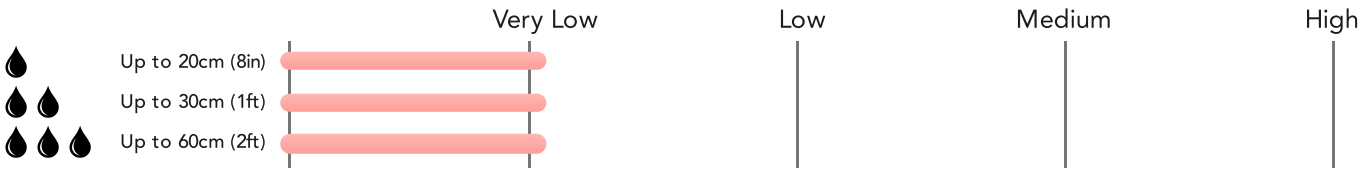


Risk Rating: Very low

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- **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:

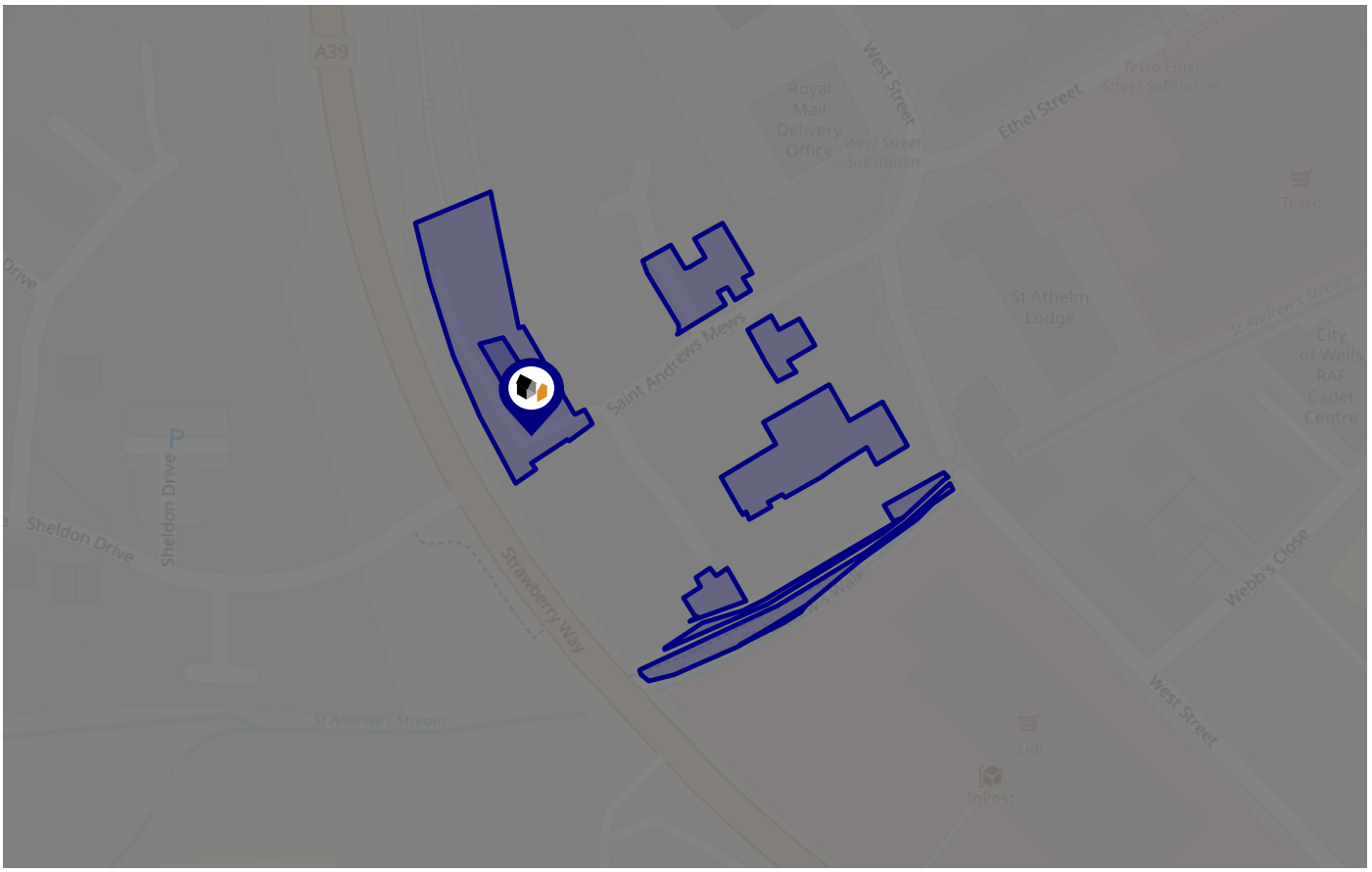


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Flood Risk
Rivers & Seas - Climate Change

COOPER AND TANNER

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.

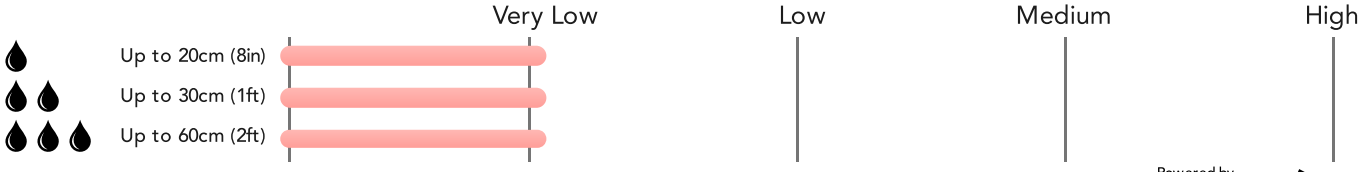


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



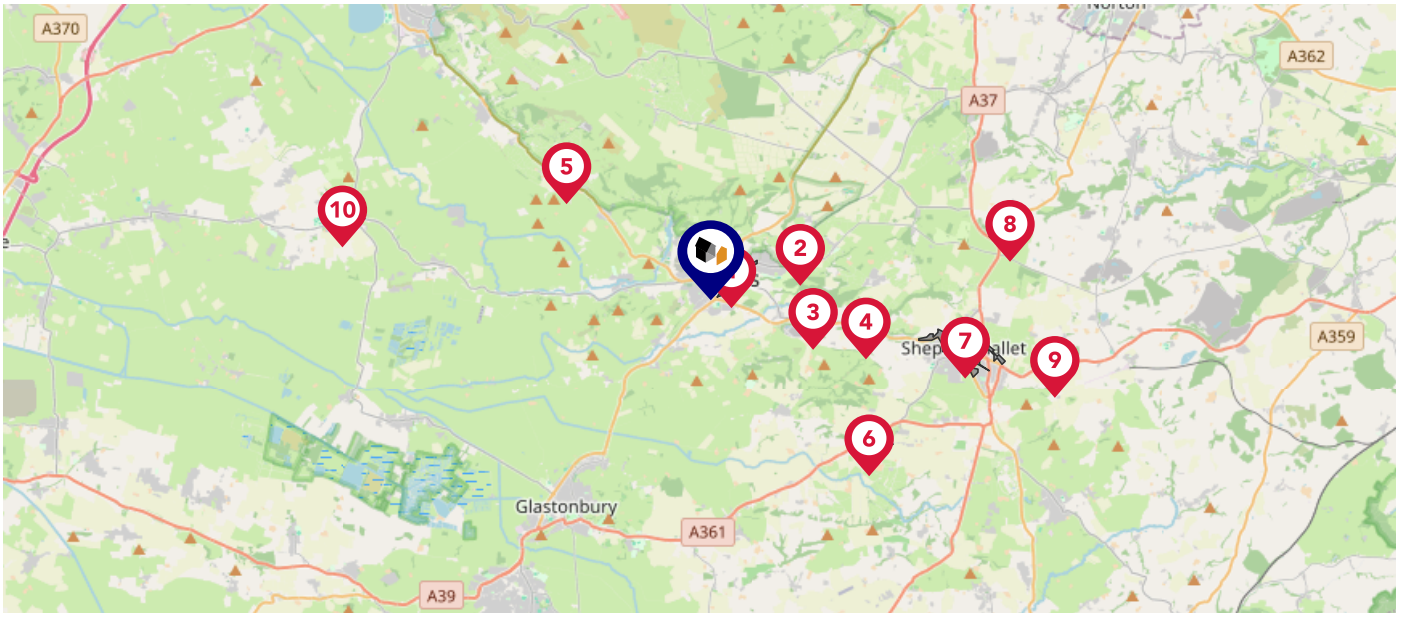
MIR - Material Info

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Maps
Conservation Areas

COOPER AND TANNER

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	Mendip Hospital
3	Dinder
4	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Doulting
10	Wedmore

Maps
Landfill Sites

COOPER AND TANNER

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	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
4	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
5	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
6	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
7	Dulcote Tip-Dulcote, Near 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

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Maps
Coal Mining

COOPER AND TANNER

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.

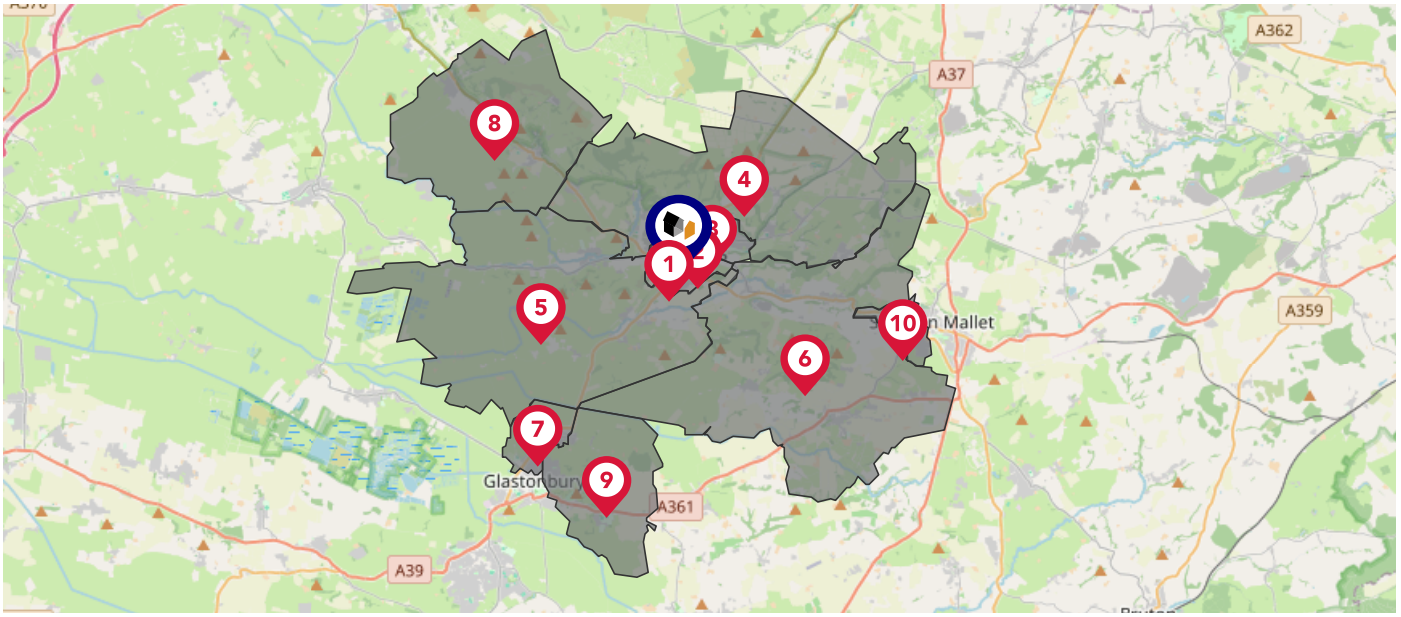
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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Maps
Council Wards

COOPER AND TANNER

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

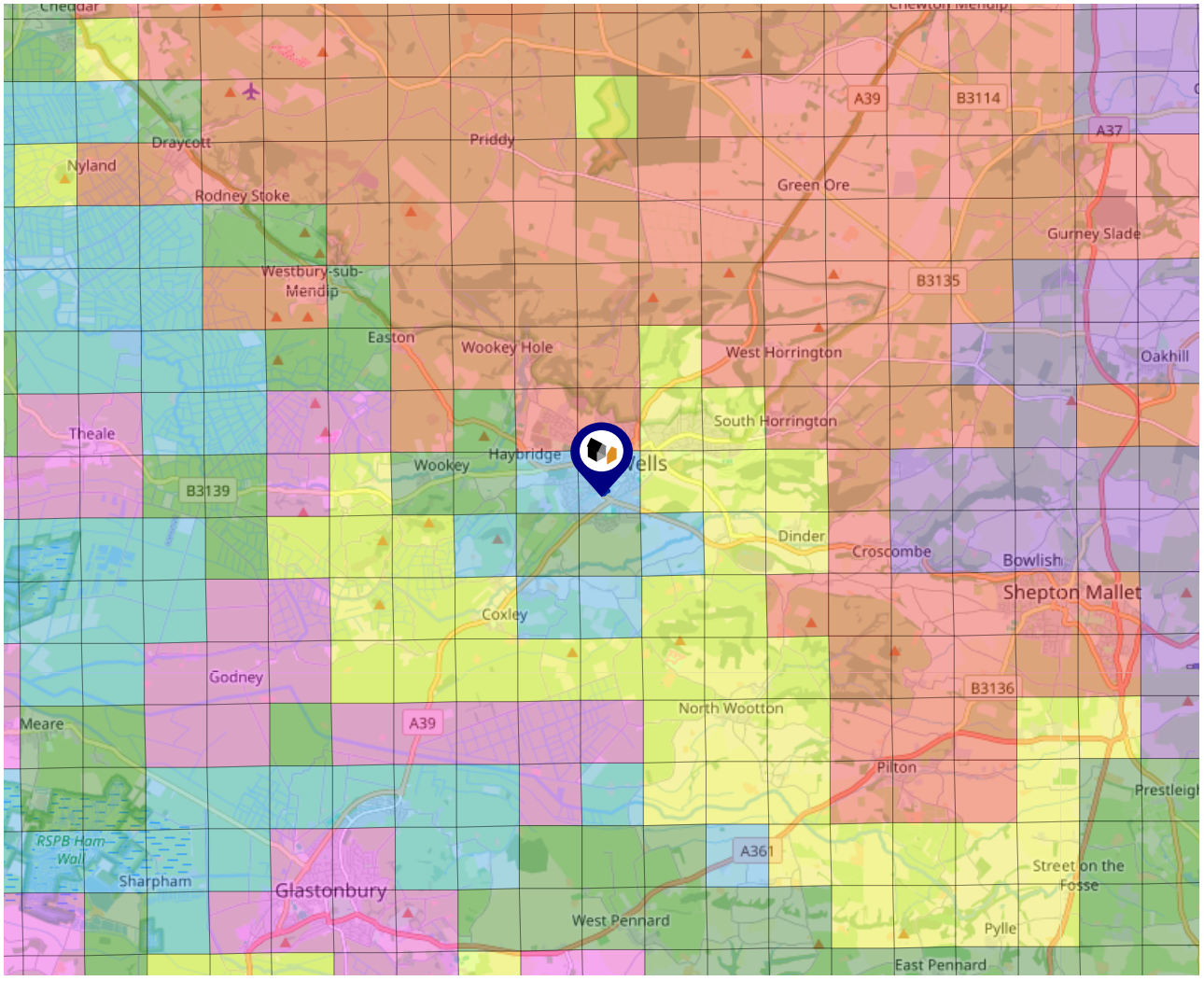
1	Wells St. Cuthbert's Ward
2	Wells Central Ward
3	Wells St. Thomas' Ward
4	St. Cuthbert Out North Ward
5	Wookey and St. Cuthbert Out West Ward
6	Croscombe and Pilton Ward
7	Glastonbury St. John's Ward
8	Rodney and Westbury Ward
9	Glastonbury St. Edmund's Ward
10	Shepton West Ward

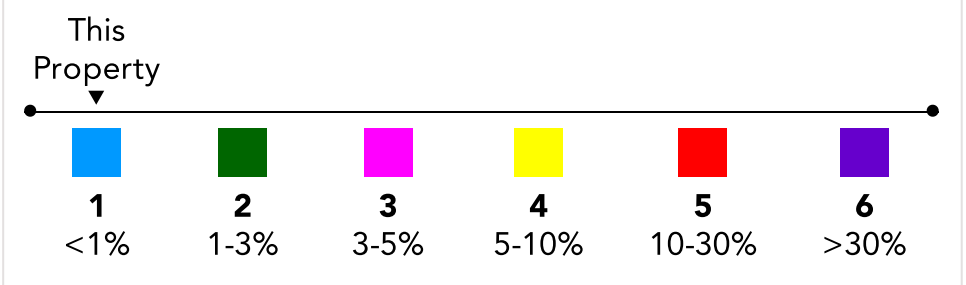
Environment
Radon Gas

COOPER AND TANNER

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).





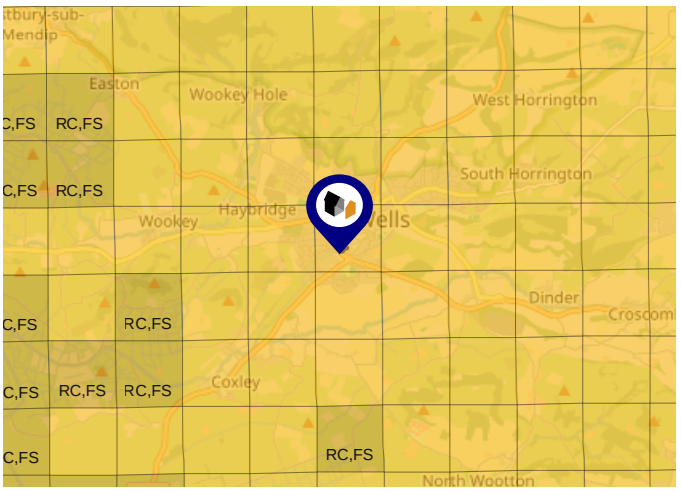
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Environment
Soils & Clay

COOPER AND TANNER

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		



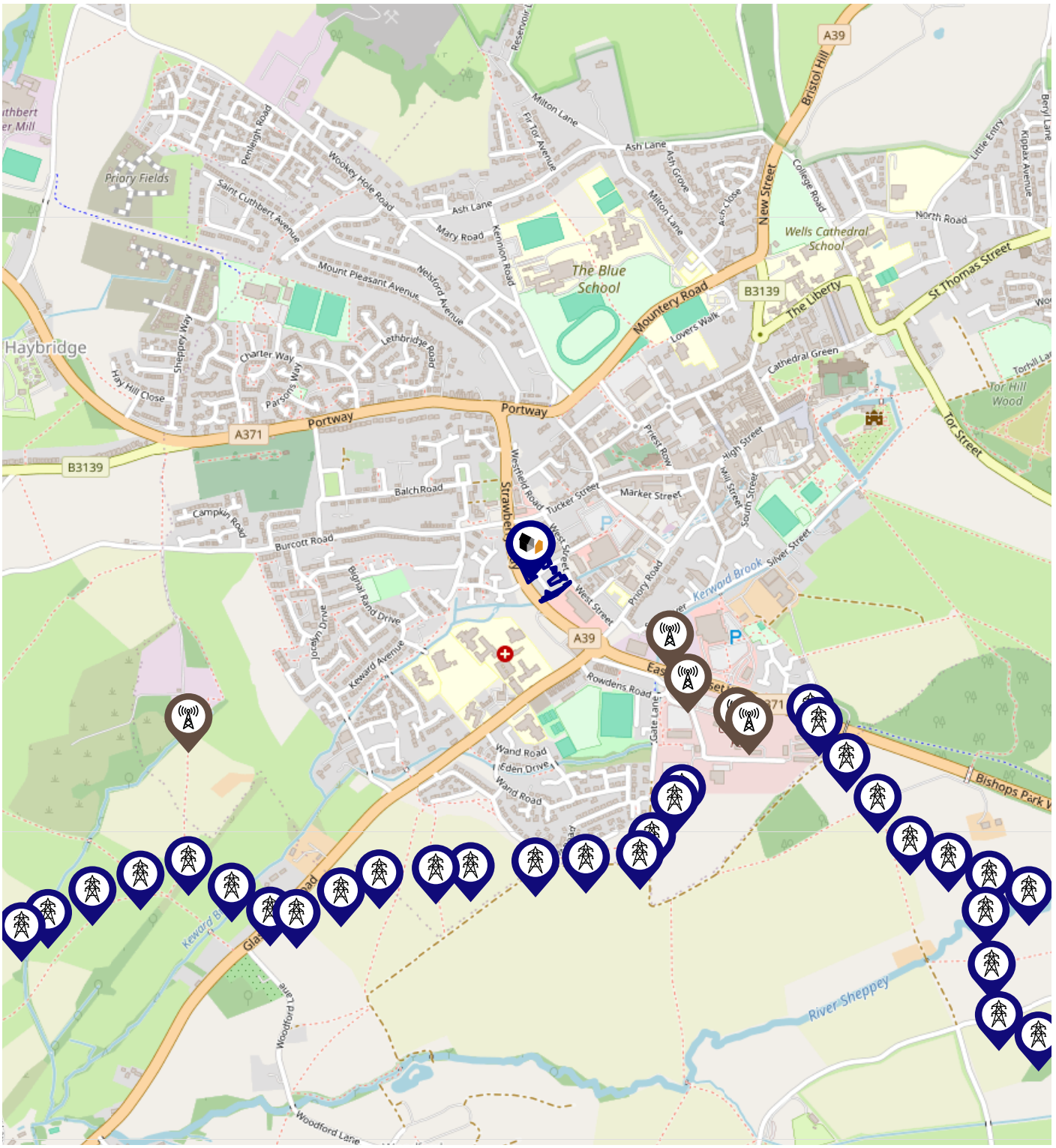
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

COOPER AND TANNER



Key:

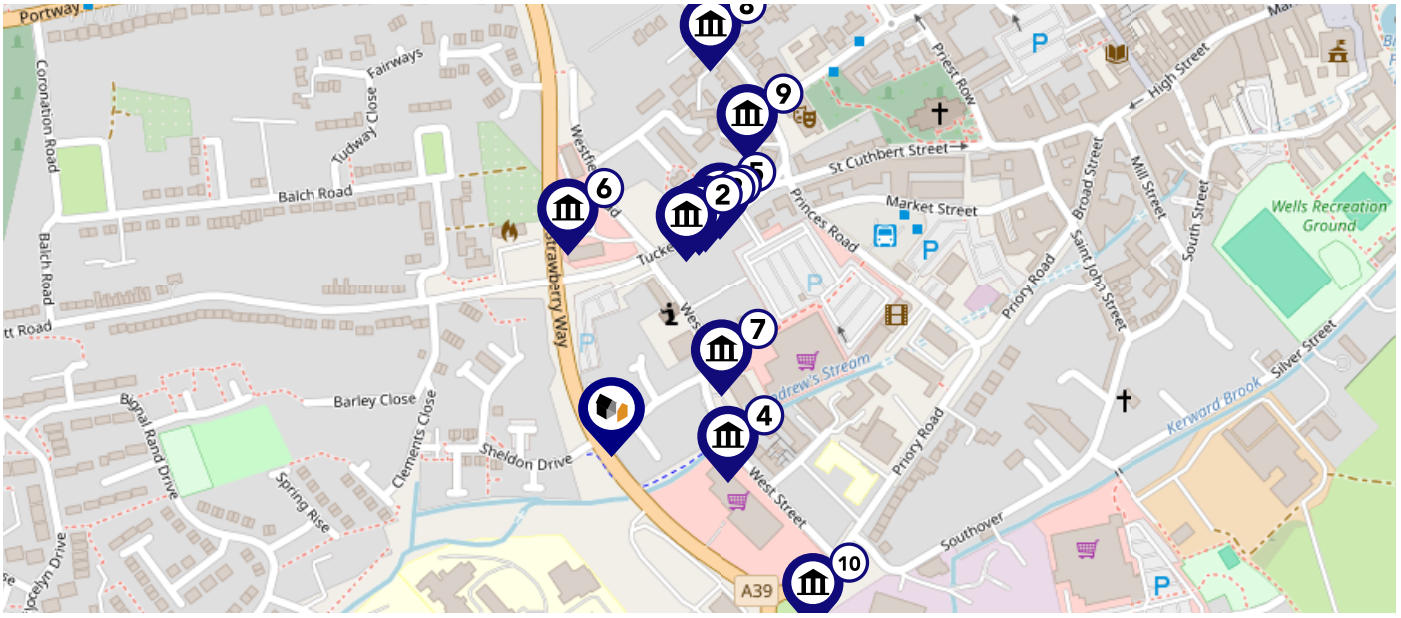
- Power Pylons
- Communication Masts

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Maps
Listed Buildings

COOPER AND TANNER

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
1 1383188 - 14, Tucker Street	Grade II	0.1 miles
2 1383190 - 16 And 17, Tucker Street	Grade II	0.1 miles
3 1383189 - 15a And 15b, Tucker Street	Grade II	0.1 miles
4 1383203 - West Street House	Grade II	0.1 miles
5 1383187 - 12 And 13, Tucker Street	Grade II	0.1 miles
6 1383204 - Former Railway Goods Shed	Grade II	0.1 miles
7 1272461 - Fire Hydrant	Grade II	0.1 miles
8 1383059 - Boundary Walls To South And West Of The Blue School	Grade II	0.2 miles
9 1383056 - Portway House	Grade II	0.2 miles
10 1383072 - Water Hydrant 10 Metres West Of Number 39 (the Sherston Inn)	Grade II	0.2 miles

Material Information

COOPER AND TANNER

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

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Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas Central Heating

Water Supply

Mains

Drainage

Mains

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Area
Schools

COOPER AND TANNER

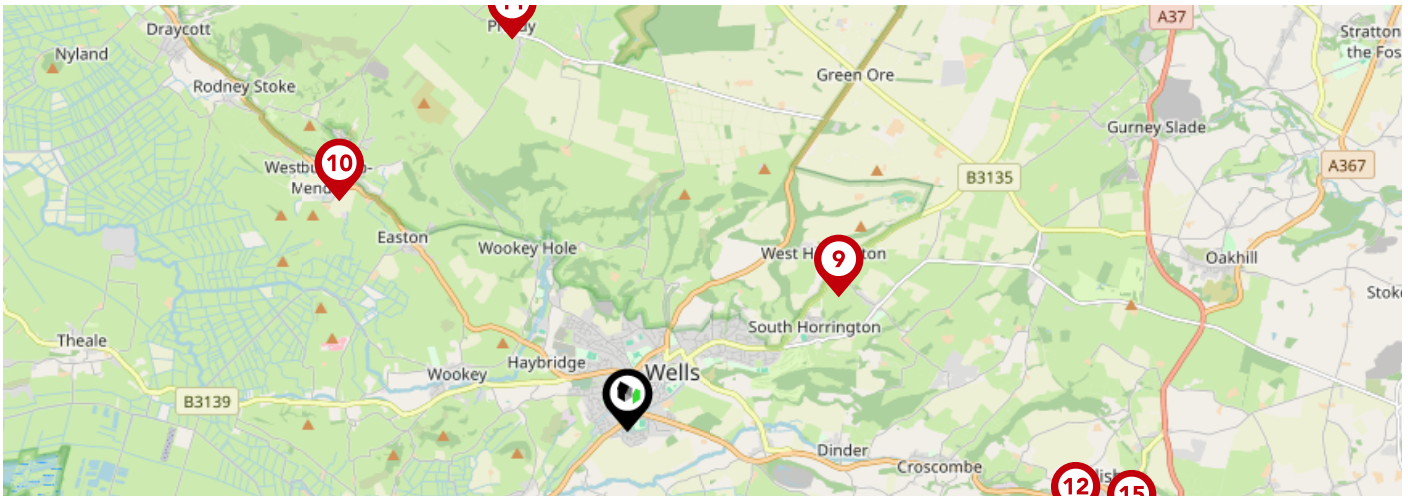


	Nursery	Primary	Secondary	College	Private
1 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good | Pupils: 172 | Distance:0.19	☐	☑	☐	☐	☐
2 St Cuthbert's CofE Junior School Ofsted Rating: Good | Pupils: 174 | Distance:0.25	☐	☑	☐	☐	☐
3 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good | Pupils: 149 | Distance:0.42	☐	☑	☐	☐	☐
4 The Blue School Ofsted Rating: Good | Pupils: 1434 | Distance:0.46	☐	☐	☑	☐	☐
5 Wells Cathedral School Ofsted Rating: Not Rated | Pupils: 780 | Distance:0.67	☐	☐	☑	☐	☐
6 Stoberry Park School Ofsted Rating: Good | Pupils: 318 | Distance:0.78	☐	☑	☐	☐	☐
7 Coxley Primary School Ofsted Rating: Requires improvement | Pupils: 64 | Distance:1.72	☐	☑	☐	☐	☐
8 Wookey Primary School Ofsted Rating: Good | Pupils: 97 | Distance:1.74	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

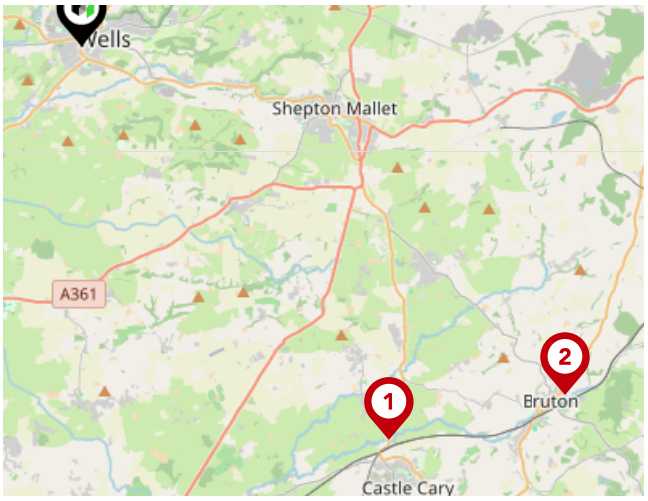


	Nursery	Primary	Secondary	College	Private
9 Horrington Primary School Ofsted Rating: Requires improvement | Pupils: 102 | Distance:2.33	☐	☑	☐	☐	☐
10 St Lawrence's CofE Primary School Ofsted Rating: Good | Pupils: 49 | Distance:3.43	☐	☑	☐	☐	☐
11 Priddy Primary School Ofsted Rating: Good | Pupils: 40 | Distance:3.8	☐	☑	☐	☐	☐
12 Bowlish Infant School Ofsted Rating: Good | Pupils: 107 | Distance:4.25	☐	☑	☐	☐	☐
13 West Pennard Church of England Primary School Ofsted Rating: Outstanding | Pupils: 219 | Distance:4.49	☐	☑	☐	☐	☐
14 St Dunstan's School Ofsted Rating: Good | Pupils: 459 | Distance:4.51	☐	☐	☑	☐	☐
15 Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good | Pupils: 220 | Distance:4.78	☐	☑	☐	☐	☐
16 St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good | Pupils: 201 | Distance:4.79	☐	☑	☐	☐	☐

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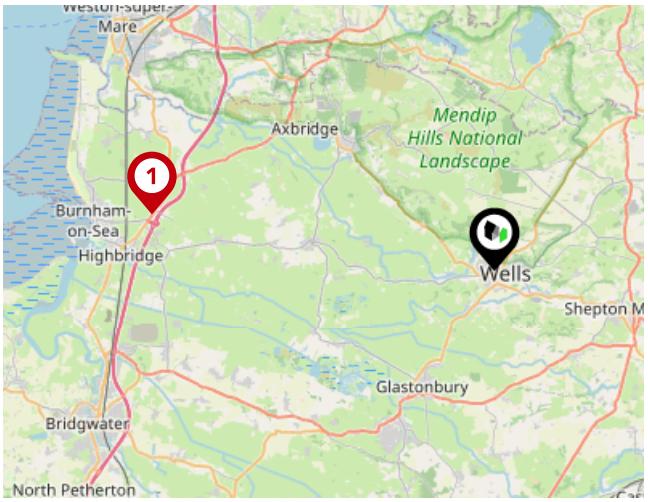
Area
Transport (National)

COOPER AND TANNER



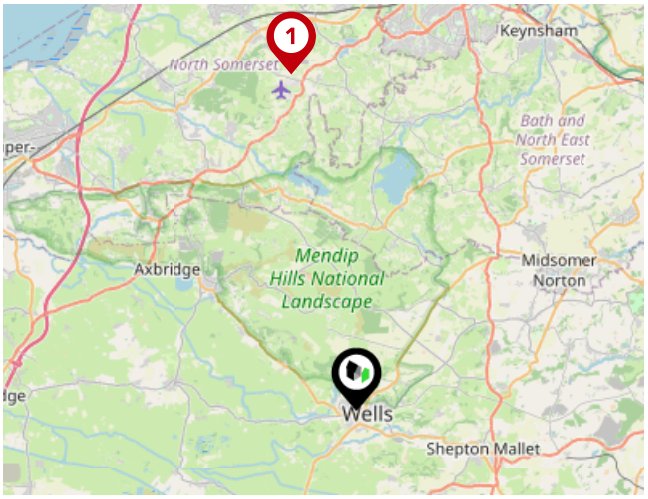
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.28 miles
2	Bruton Rail Station	11.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	12.87 miles



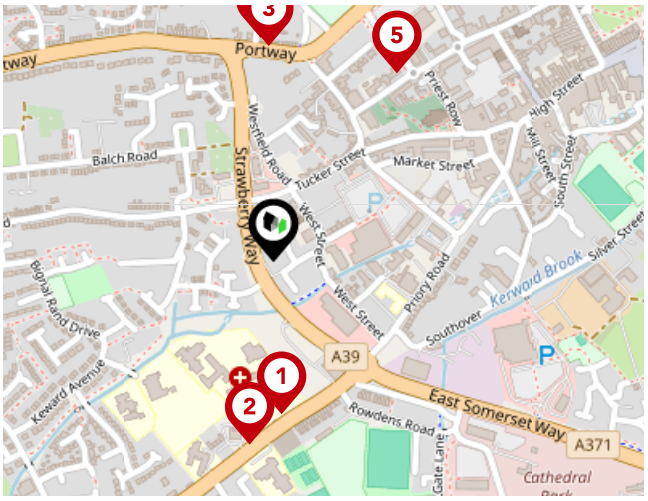
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	12.73 miles

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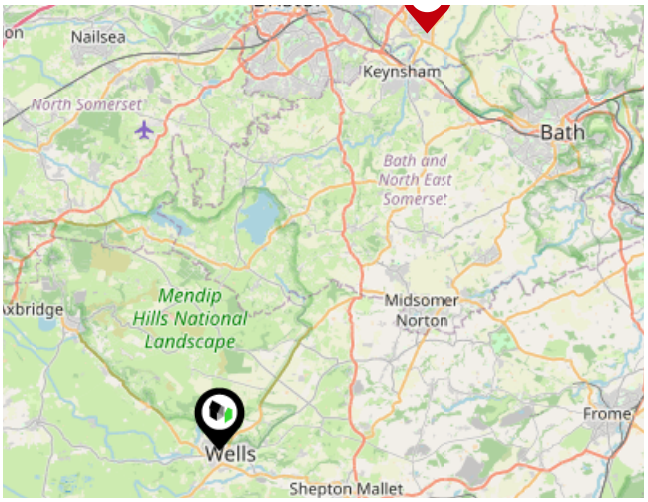
Area
Transport (Local)

COOPER AND TANNER



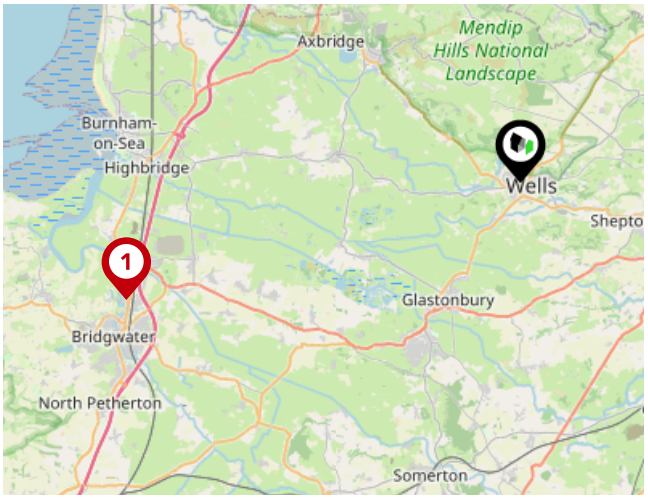
Bus Stops/Stations

Pin	Name	Distance
1	The Police Station	0.17 miles
2	Cow and Gate Factory	0.21 miles
3	The Old Wheelwright Cottages	0.25 miles
4	The Portway	0.25 miles
5	Chamberlain Street	0.26 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	17.32 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	15.24 miles

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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

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Disclaimer

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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COOPER AND TANNER

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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail