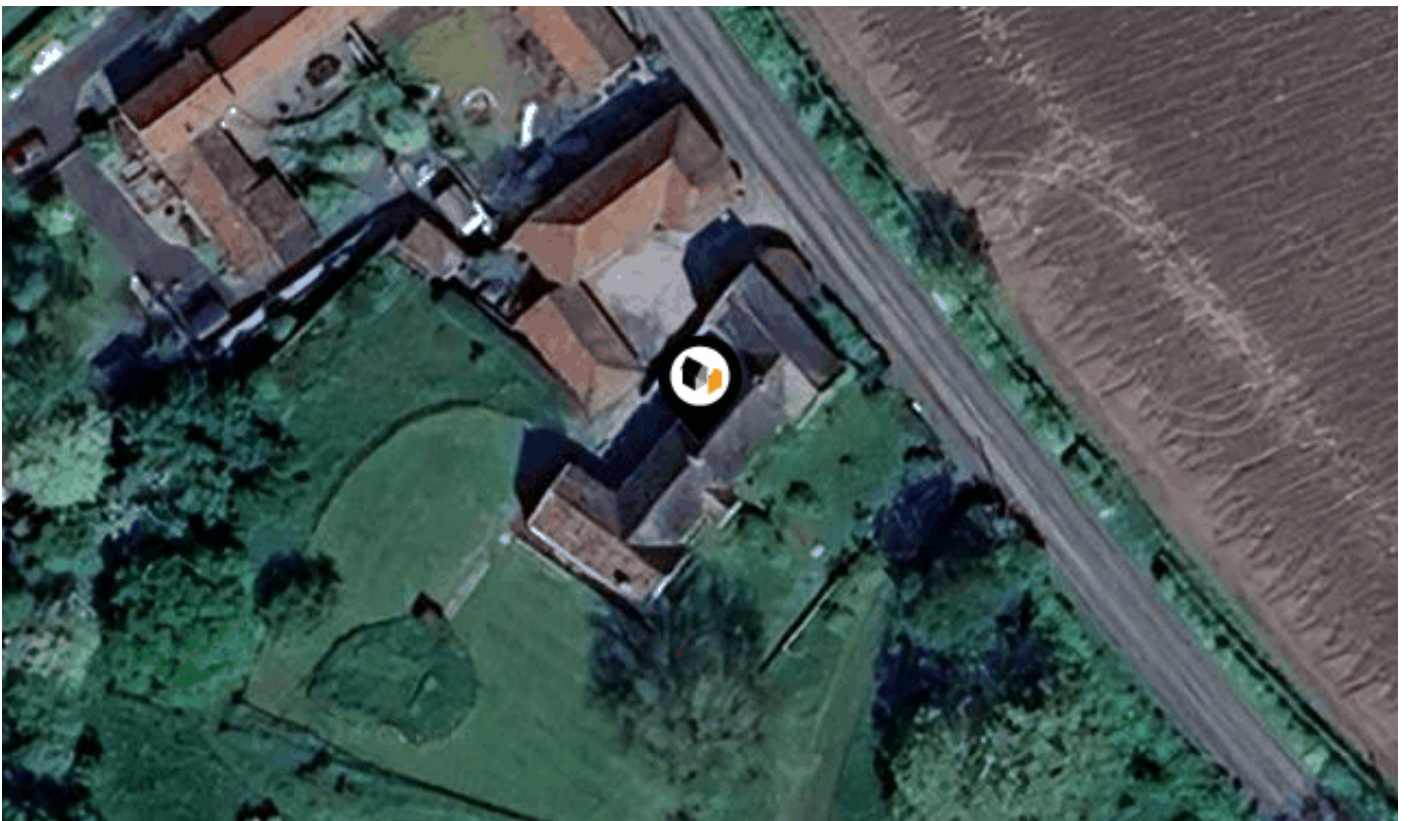




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 22nd May 2026



**WOOTTON HILL, BUTLEIGH WOOTTON, GLASTONBURY,
BA6**

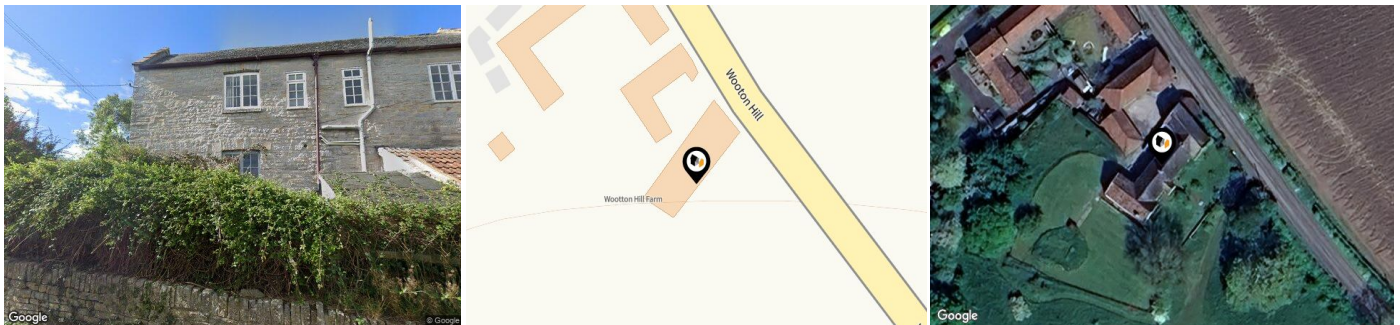
Cooper and Tanner

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



Property Overview

COOPER AND TANNER



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	2,368 ft ² / 220 m ²
Year Built :	Before 1900
Council Tax :	Band F
Annual Estimate:	£3,699

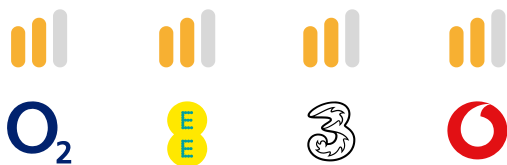
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	-
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Rowley Farm, Wootton Hill, Butleigh, BA6 8TU*

Reference - 2010/2157
Decision: Approval with Conditions
Date: 02nd September 2010
Description: Erection of Steel portal framed building to cover existng cattle yard
Reference - 2012/2220
Decision: Approval with Conditions
Date: 28th September 2012
Description: Internal alterations and insertion of new slit window.
Reference - 2011/0970
Decision: Approval with Conditions
Date: 26th May 2011
Description: Erection of a new livestock and grain store buildings with associated hardstanding/apron.
Reference - 2016/0358/FUL
Decision: Approval with Conditions
Date: 17th February 2016
Description: The erection of slurry lagoon for the storage of slurry and farm yard manure produced by cattle housed in a neighbouring livestock building.

Planning records for: *Rowley Farm, Wootton Hill, Butleigh Wootton, Glastonbury BA6 8TU*

Reference - 2012/0105
Decision: Approval with Conditions
Date: 20th January 2012
Description: Erection of a portal framed building (covered yard) to cover existing open feed area.

Reference - 2021/1979/AGB
Decision: Decided
Date: 31st August 2021
Description: Application to determine if prior approval is required for a proposed agricultural building

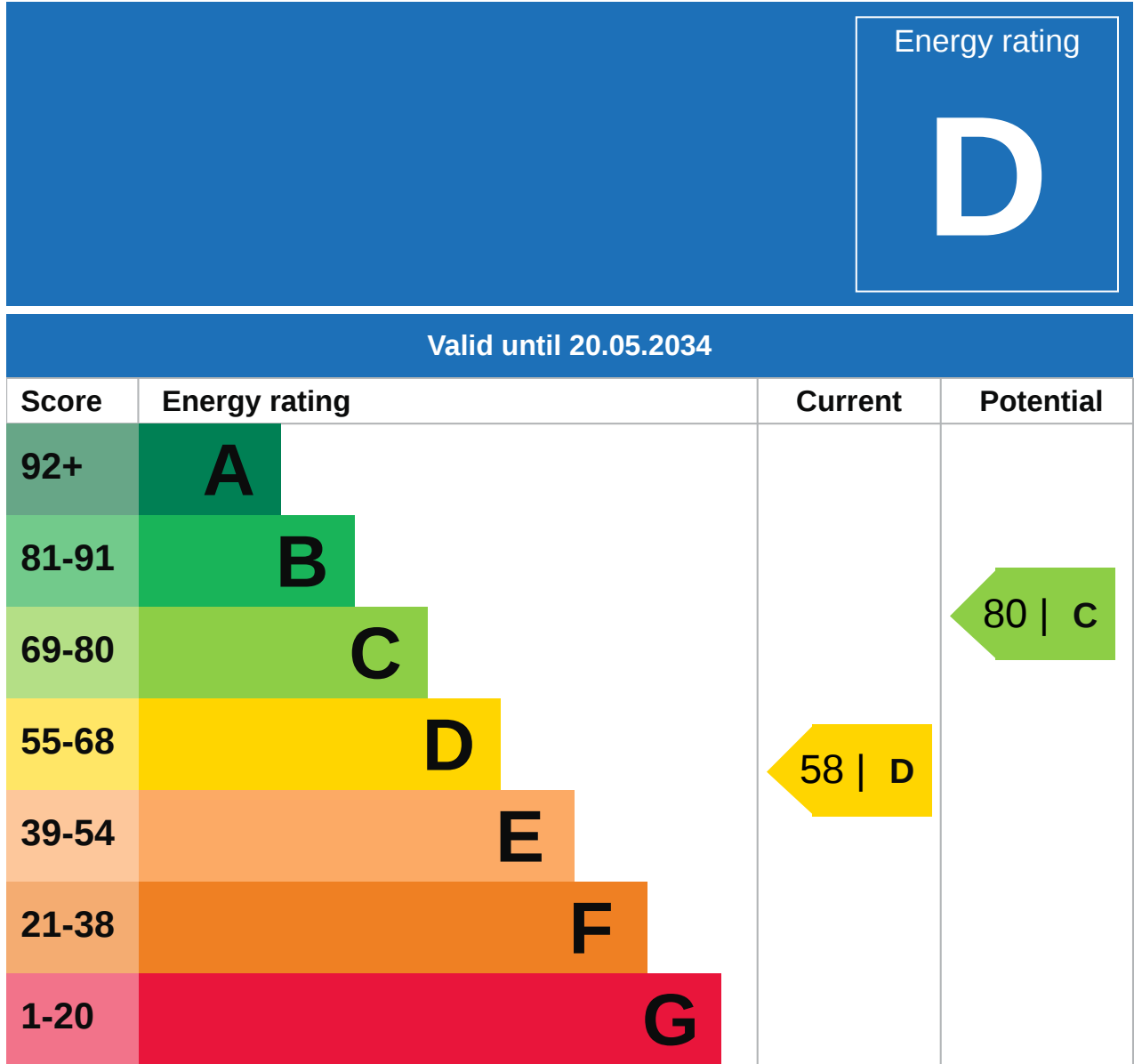
Planning records for: *Wood Lane Butleigh Street BA6 8TU*

Reference - 2017/0950/FUL
Decision: Approval with Conditions
Date: 07th April 2017
Description: Change of use of land from horticultural nursery to stationing of six static caravans for use as holiday lets with extended stone track; and replacement of existing buildings with two further static caravans for existing storage and office use for a landscape contracting business. (additional info received 11 and 18/1/18).

Reference - 2016/1633/FUL
Decision: Withdrawn
Date: 23rd September 2016
Description: Change of use of land from horticultural nursery to mixed use of nursery and stationing of six static caravans for use as holiday lets.

Property EPC - Certificate

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Property EPC - Additional Data

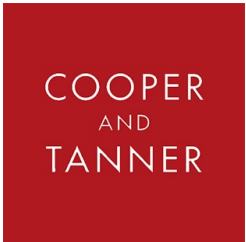
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Additional EPC Data

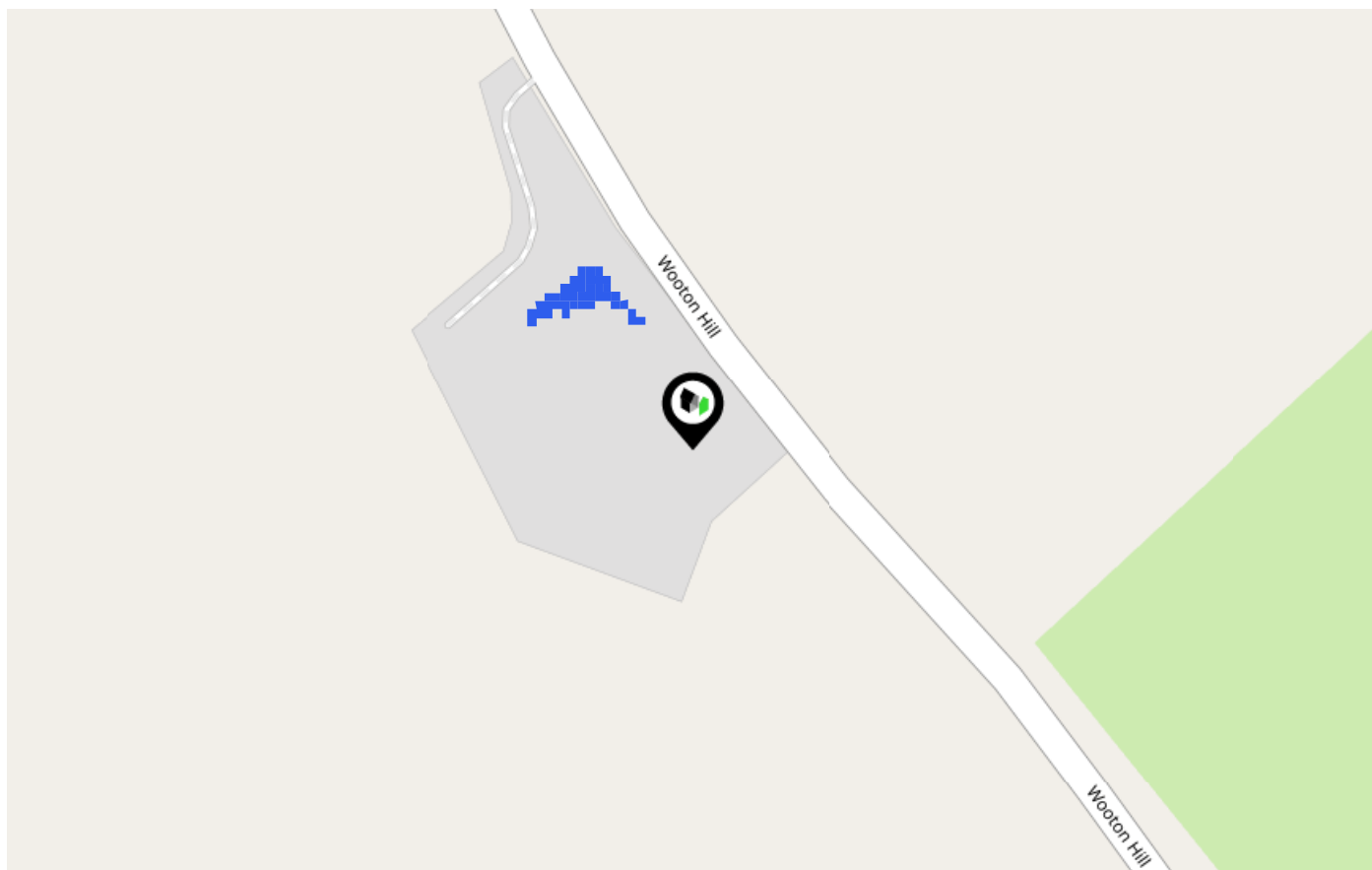
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone or limestone as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
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:	Solid no insulation (assumed)
Total Floor Area:	220 m ²

Flood Risk

Surface Water - Flood Risk



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

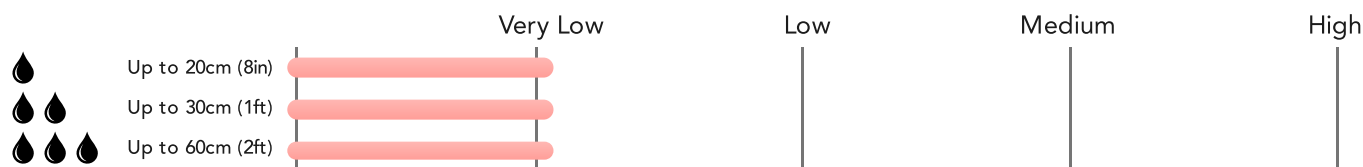


Risk Rating: Very low

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

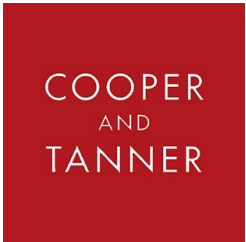
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

Chance of flooding to the following depths at this property:

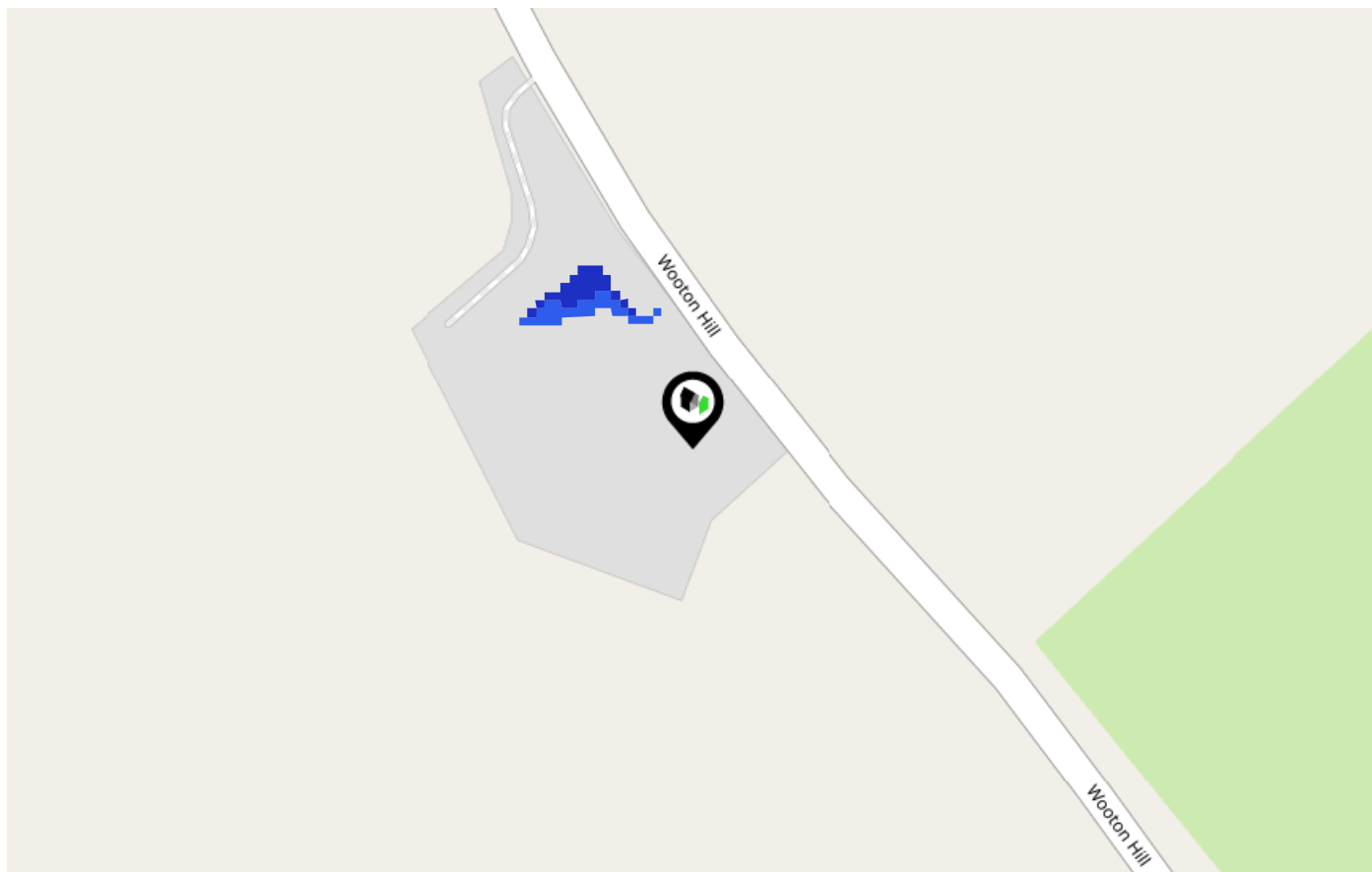


Flood Risk

Surface Water - Climate Change



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.

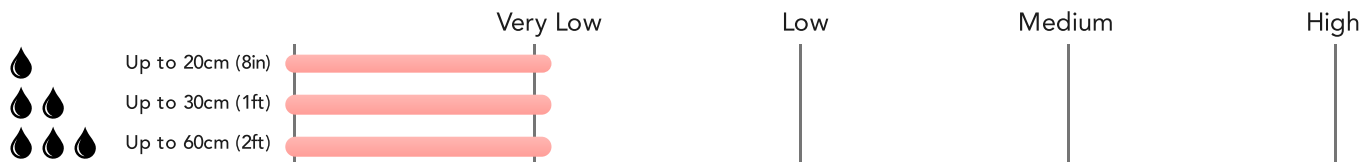


Risk Rating: **Very low**

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:

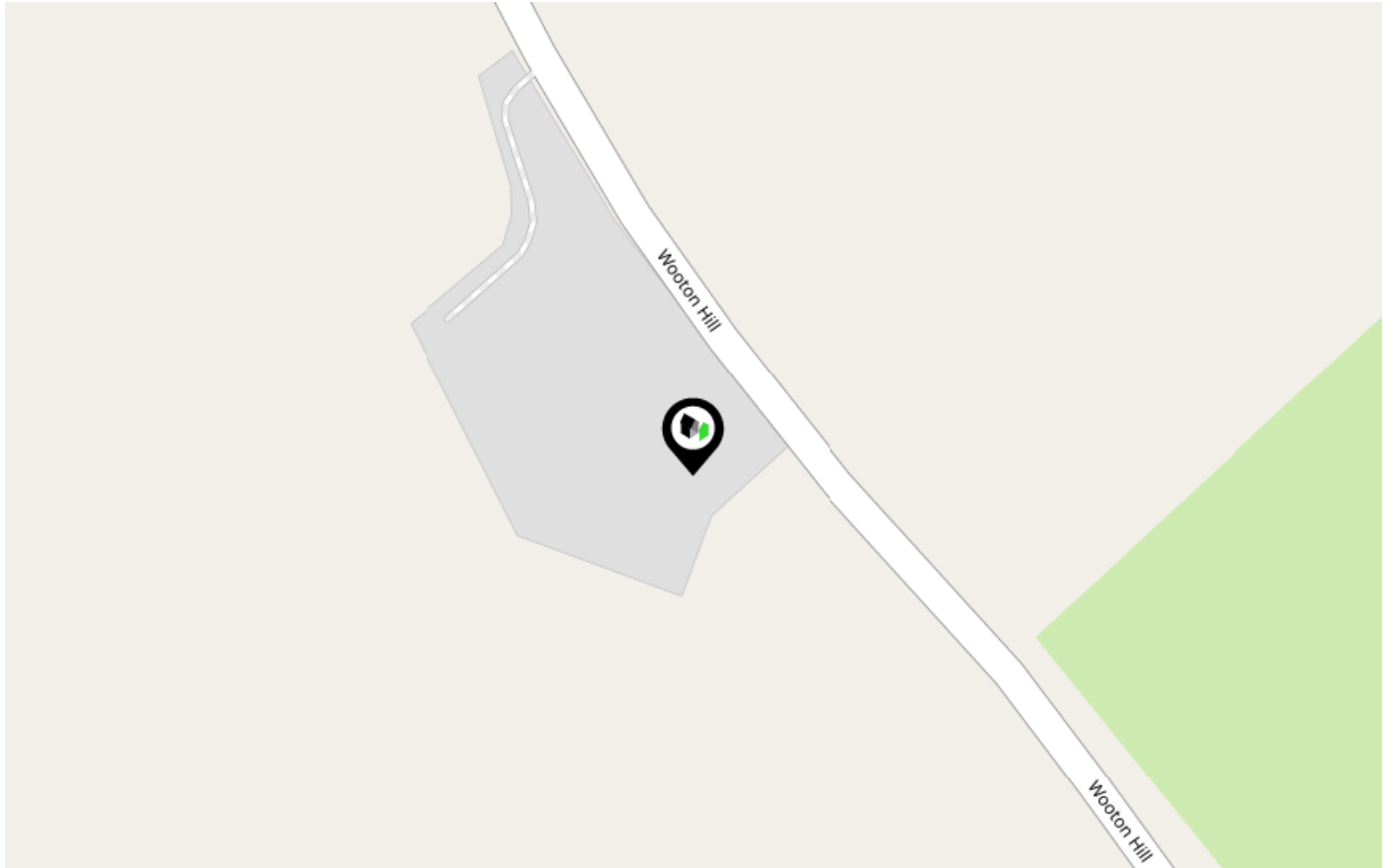


MIR - Material Info

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.

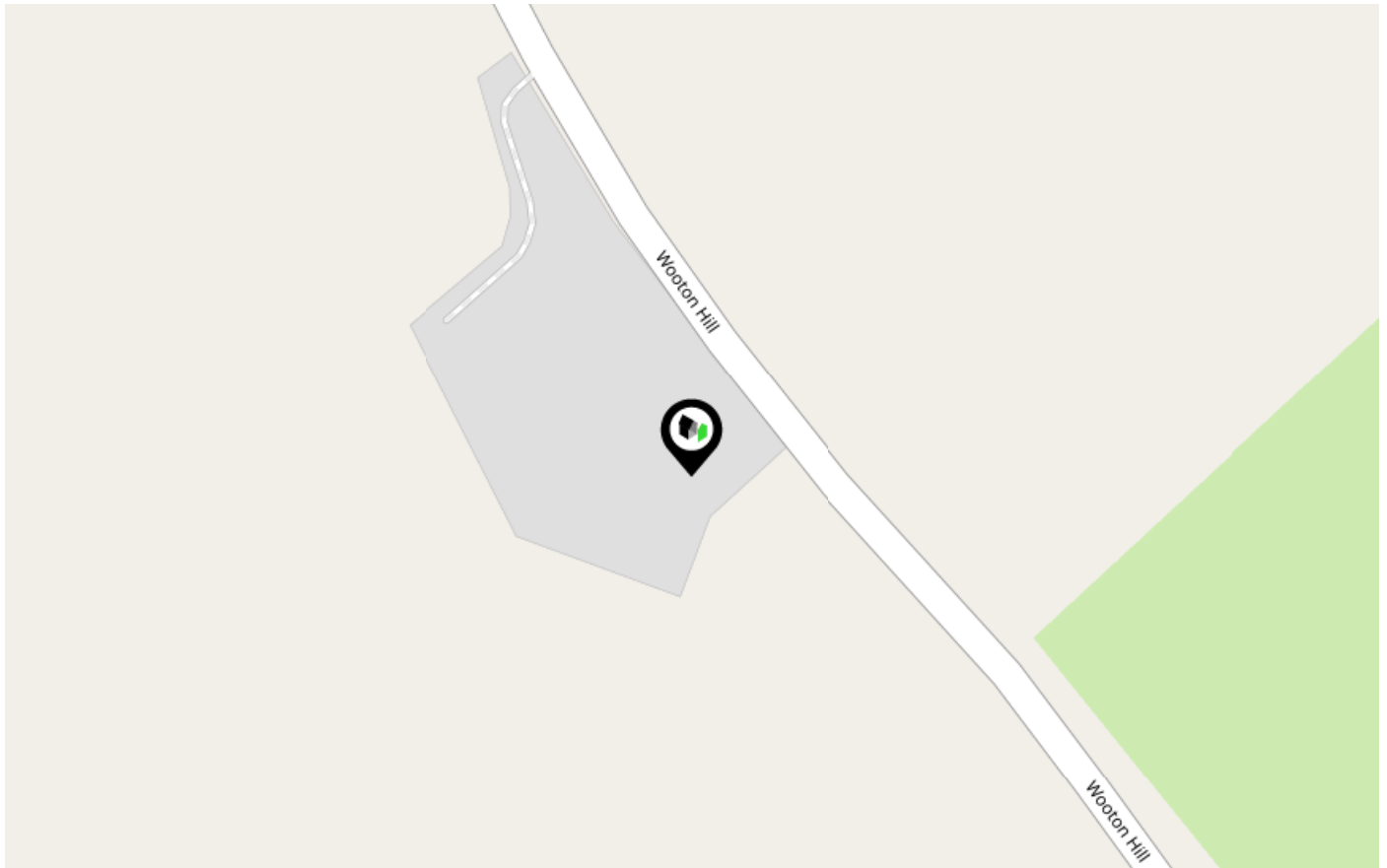
Chance of flooding to the following depths at this property:



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:

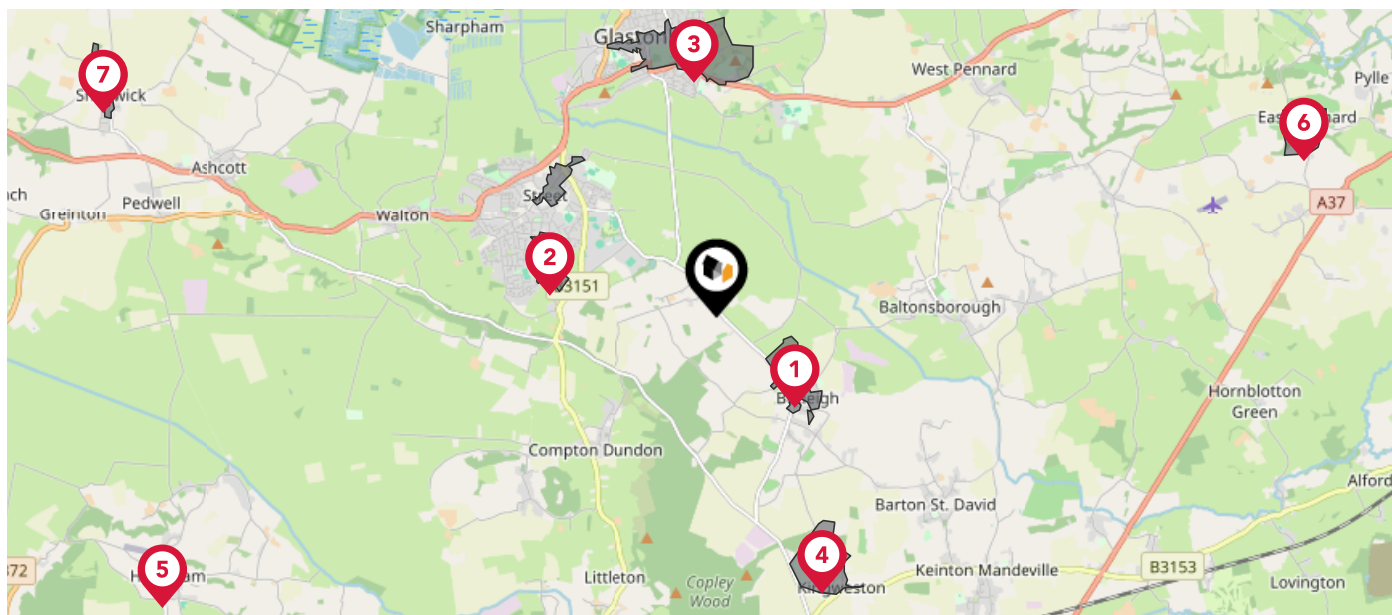


MIR - Material Info








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.



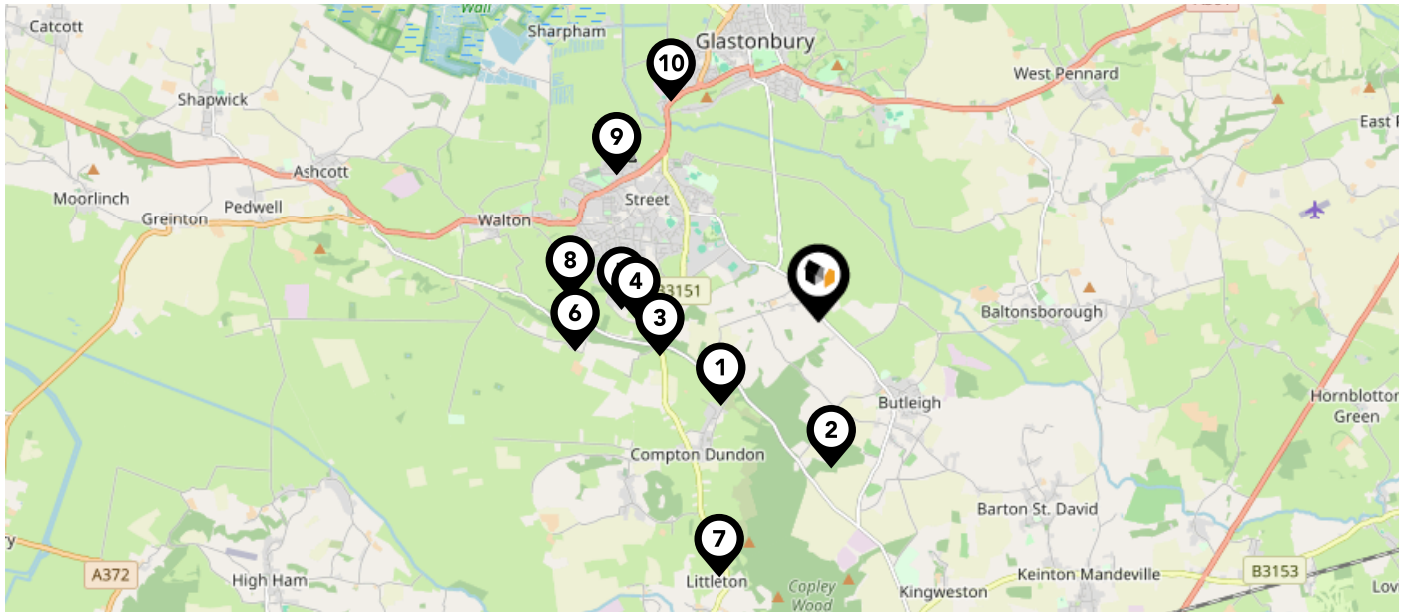
Nearby Conservation Areas

-  1 Butleigh
-  2 Street
-  3 Glastonbury
-  4 Kingweston
-  5 High Ham
-  6 East Pennard
-  7 Shapwick

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

	Collard Hill-Street, Somerset	Historic Landfill
	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill
	Marshalls Elm-Street, Somerset	Historic Landfill
	Overleigh-Street, Somerset	Historic Landfill
	Adjacent To Football Ground-Street, Somerset	Historic Landfill
	Walton Hill-Street, Somerset	Historic Landfill
	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
	East Mead Lane-Street, Somerset	Historic Landfill
	Corporation Yard-Street	Historic Landfill
	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

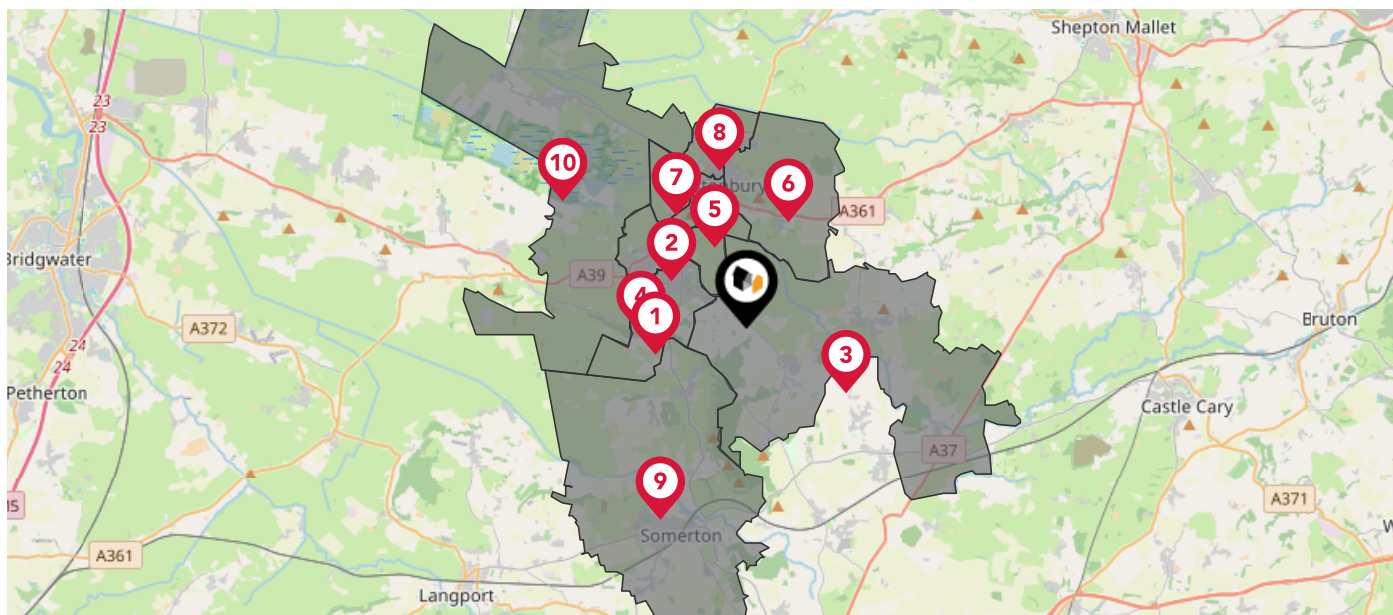
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

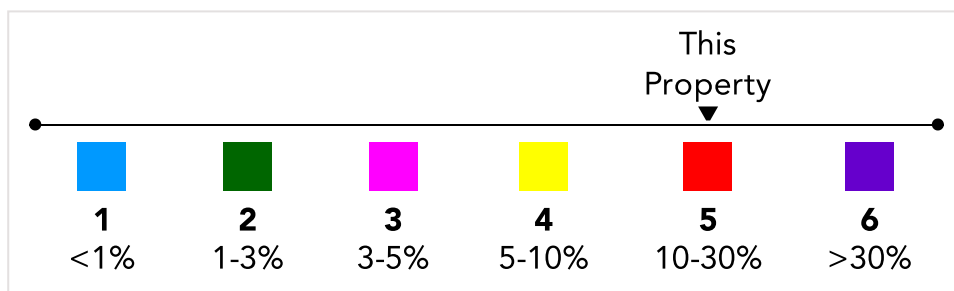
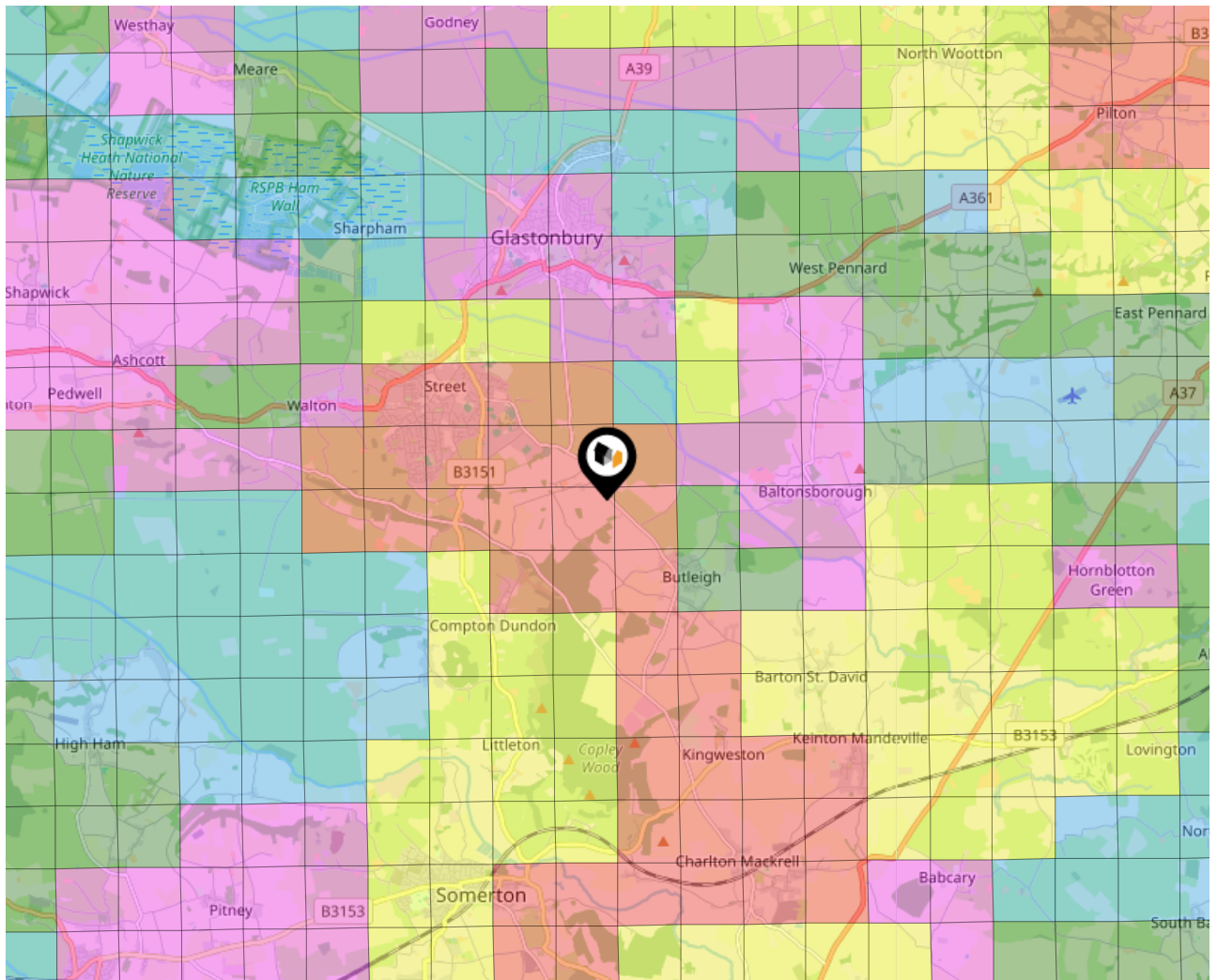


Nearby Council Wards

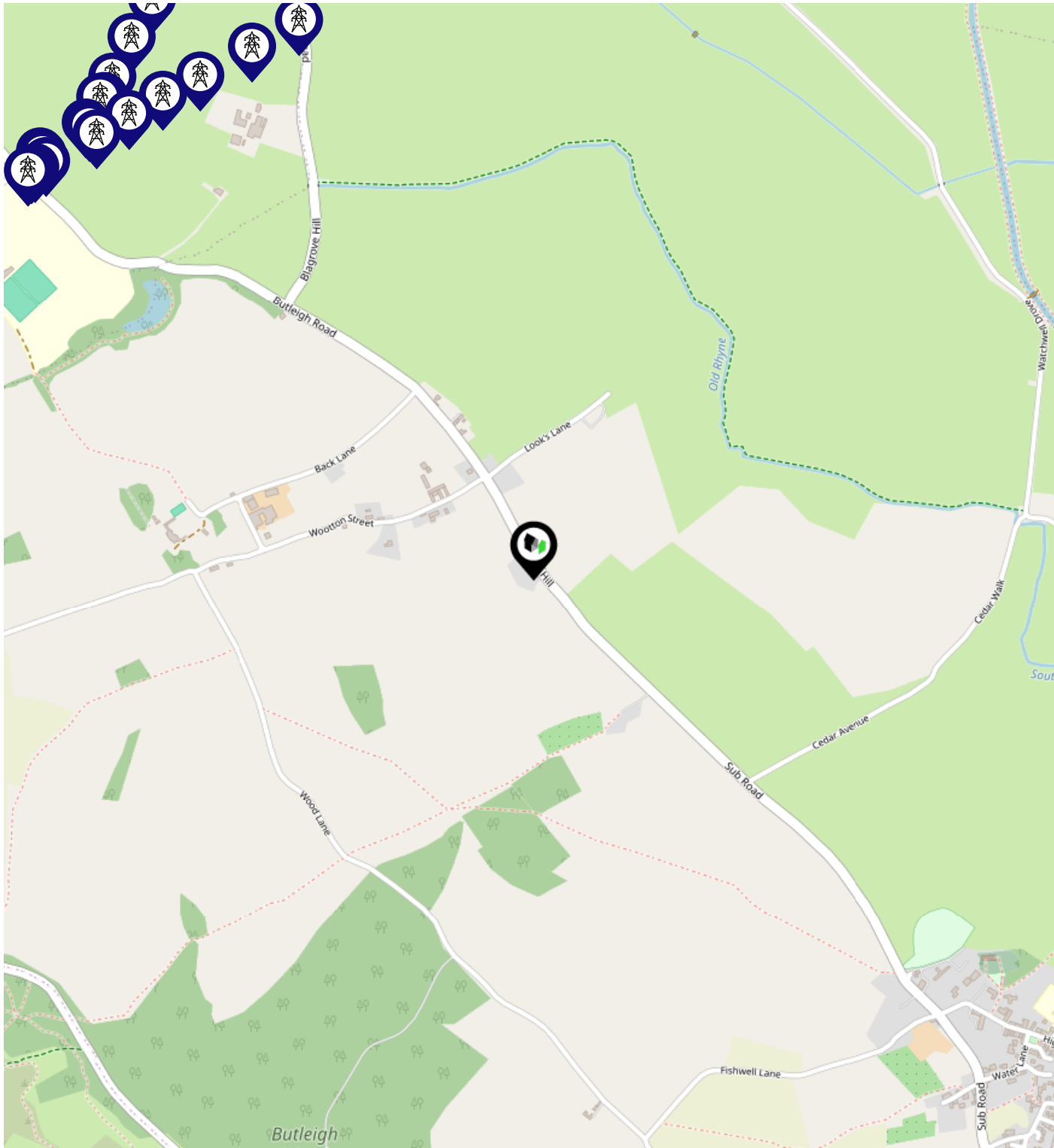
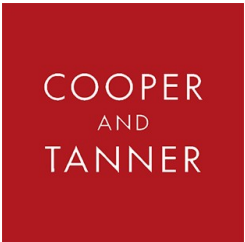
- 1 Street South Ward
- 2 Street North Ward
- 3 Butleigh and Baltonsborough Ward
- 4 Street West Ward
- 5 Glastonbury St. Mary's Ward
- 6 Glastonbury St. Edmund's Ward
- 7 Glastonbury St. Benedict's Ward
- 8 Glastonbury St. John's Ward
- 9 Wessex Ward
- 10 Moor Ward

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).



Local Area Masts & Pylons



Key:

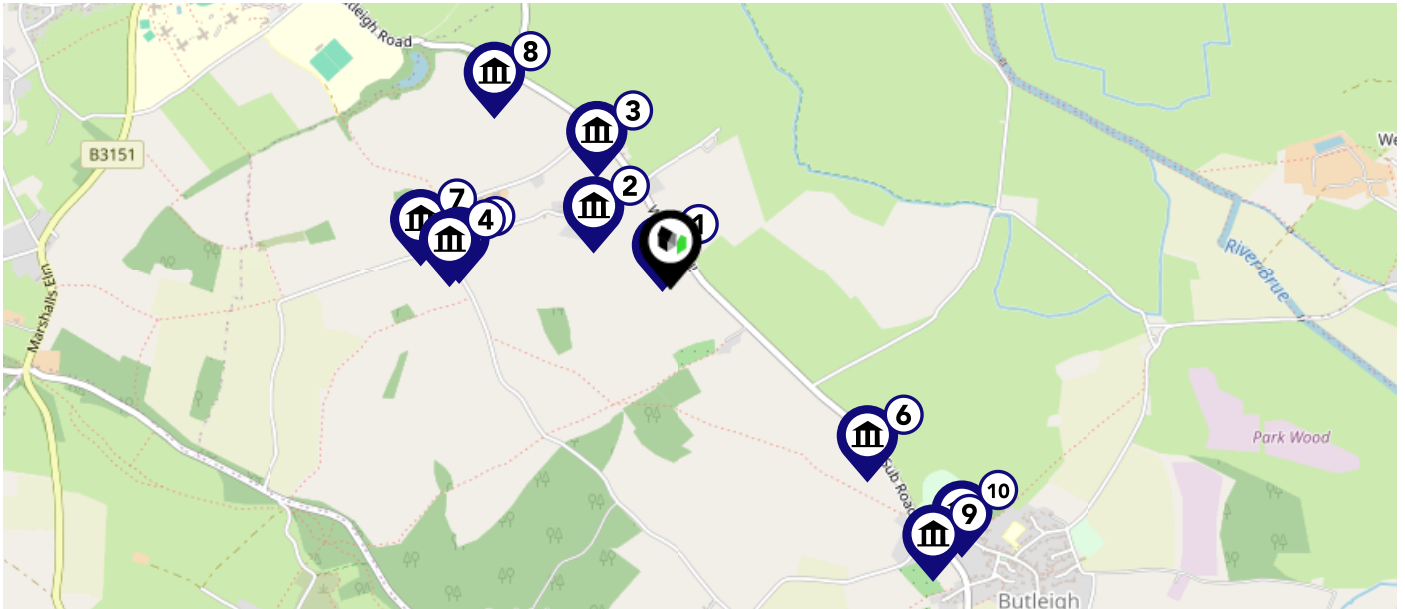
-  Power Pylons
-  Communication Masts











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
 1058737 - Wootton Hill Farmhouse	Grade II	0.0 miles
 1345064 - Broadway Farmhouse And Broadway Cottage	Grade II	0.2 miles
 1345076 - West View Farmhouse	Grade II	0.3 miles
 1058746 - Ovingdean	Grade II	0.5 miles
 1058739 - 21, Wootton Street	Grade II	0.5 miles
 1175826 - Pier At Entrance To Butleigh At Ngr St 5164 3417	Grade II	0.6 miles
 1058738 - Wootton House	Grade II	0.6 miles
 1058771 - Lodge To Wootton House	Grade II	0.6 miles
 1345077 - Wall Along West Side Of Church Path, North Side Of High Street And East Side Of Sub Road	Grade II	0.9 miles
 1345078 - Pope Monument, 25 Metres South Of Nave, Church Of St Leonard	Grade II	0.9 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

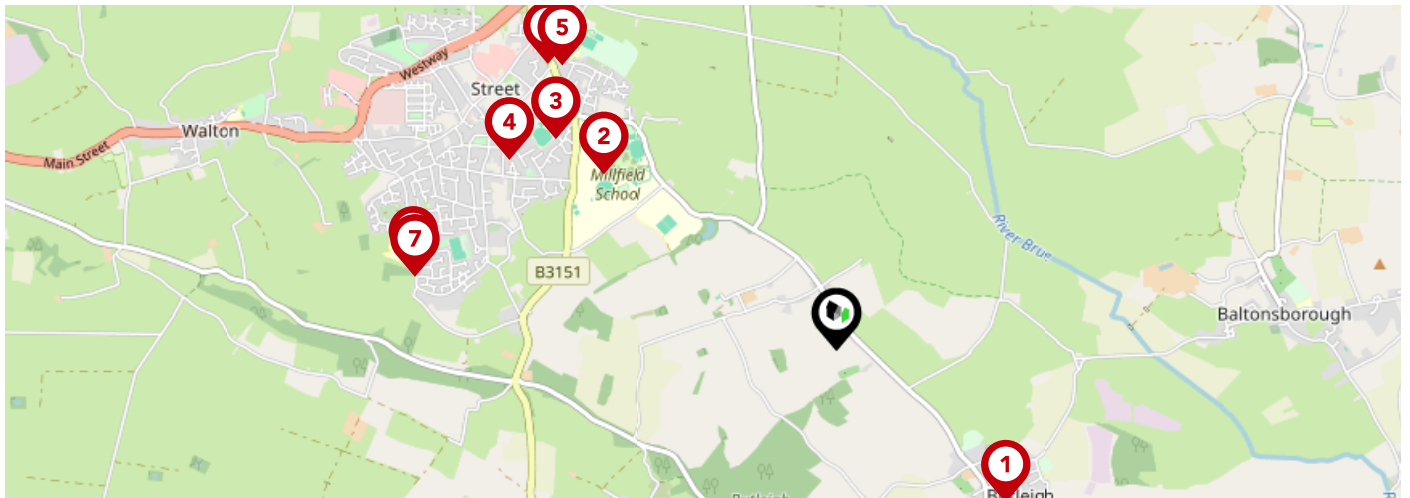
Gas Central Heating

Water Supply

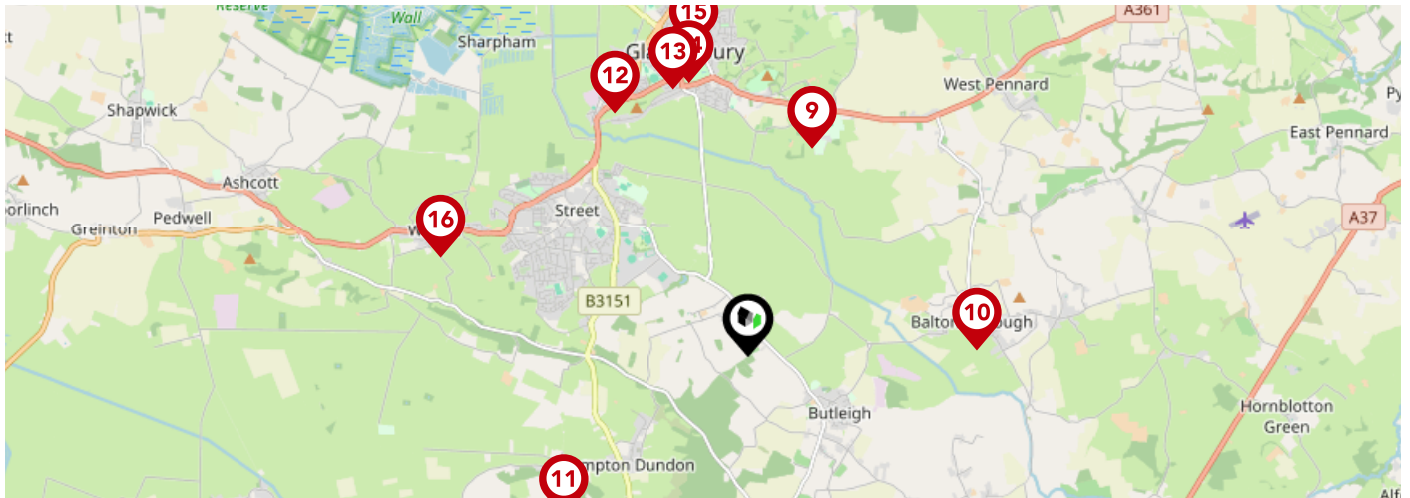
Mains









Drainage

Mains

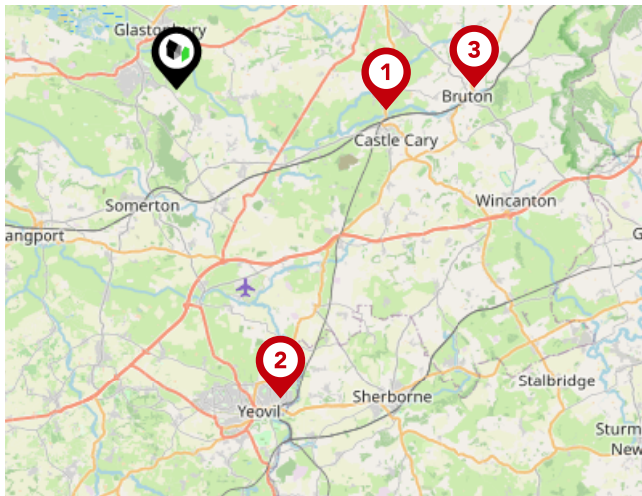


		Nursery	Primary	Secondary	College	Private
1	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Strode College Ofsted Rating: Good Pupils:0 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Avalon School Ofsted Rating: Good Pupils: 65 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



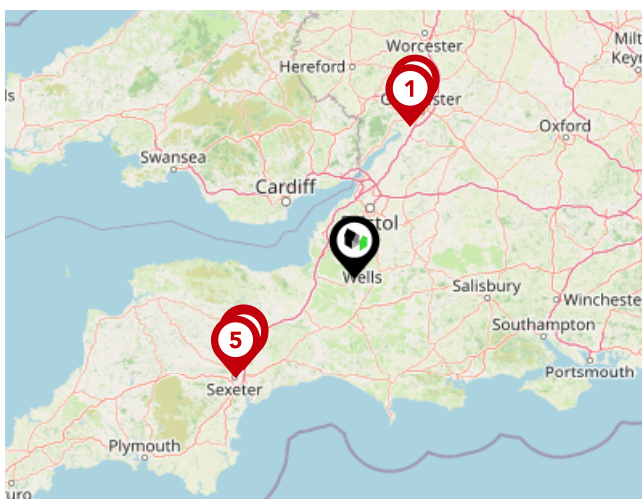
		Nursery	Primary	Secondary	College	Private
	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baltonborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor School Ofsted Rating: Good Pupils: 32 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	7.87 miles
2	Yeovil Pen Mill Rail Station	12.15 miles
3	Bruton Rail Station	11.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.72 miles
2	M5 J12	50.81 miles
3	M5 J29	42.36 miles
4	M5 J30	43.15 miles
5	M5 J31	46.3 miles

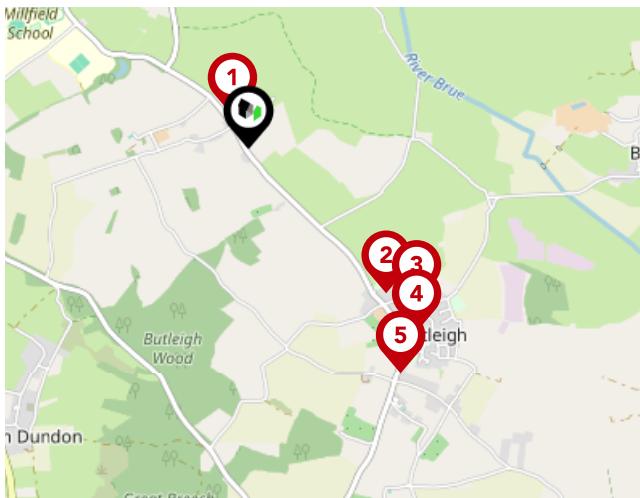


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.06 miles
2	Felton	19.06 miles
3	Cardiff Airport	33.95 miles
4	Exeter Airport	40.73 miles

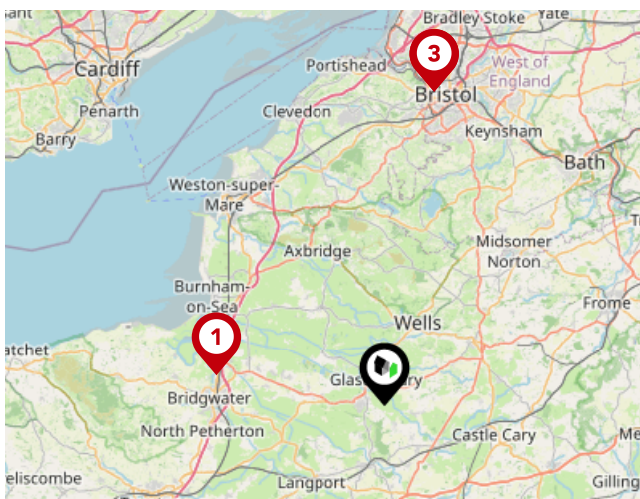
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wootton Hill Crossroads	0.18 miles
2	Court Farm	0.93 miles
3	High Street Post Office	1.06 miles
4	Hol Oaks	1.15 miles
5	Rose & Portcullis Inn	1.26 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	12.74 miles
2	The Cottage Ferry Landing	23.52 miles
3	Nova Scotia Ferry Landing	23.54 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

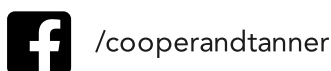


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure 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.



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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