



MIR: Material Info

The Material Information Affecting this Property

Wednesday 01st July 2026



VALLIS HOUSE, 58, ROBINS LANE, FROME, BA11

Cooper and Tanner

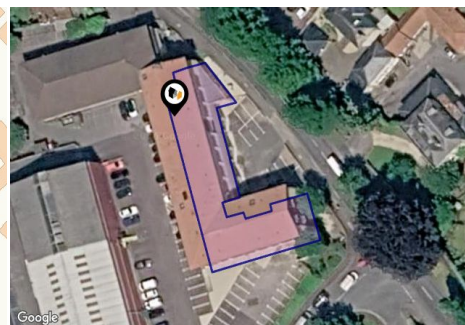
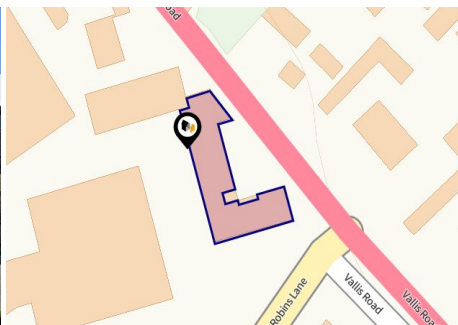
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	398 ft ² / 37 m ²
Plot Area:	0.19 acres
Council Tax :	Band A
Annual Estimate:	£1,707
Title Number:	ST387324

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)

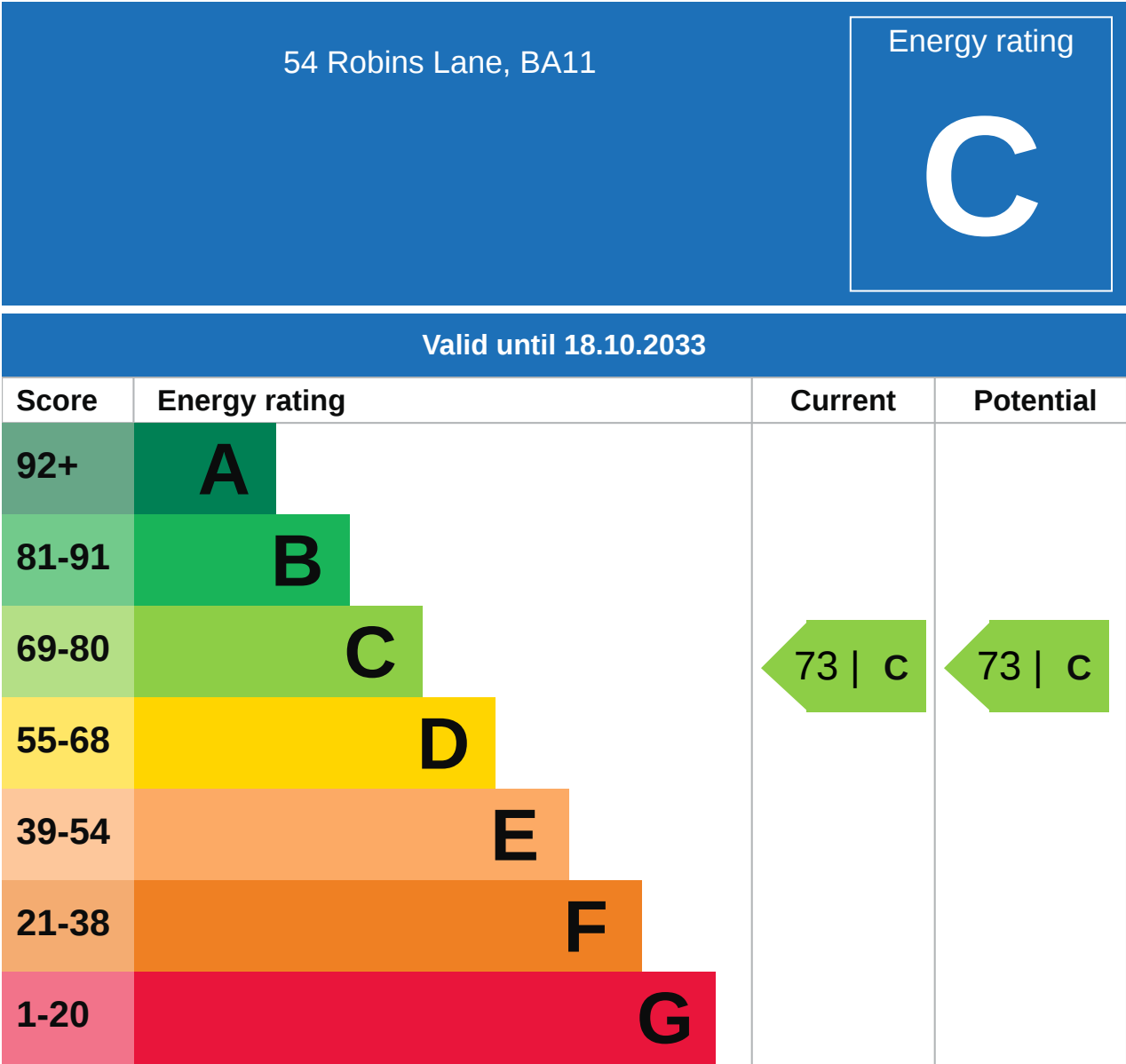
14 mb/s	40 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Property EPC - Additional Data

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Additional EPC Data

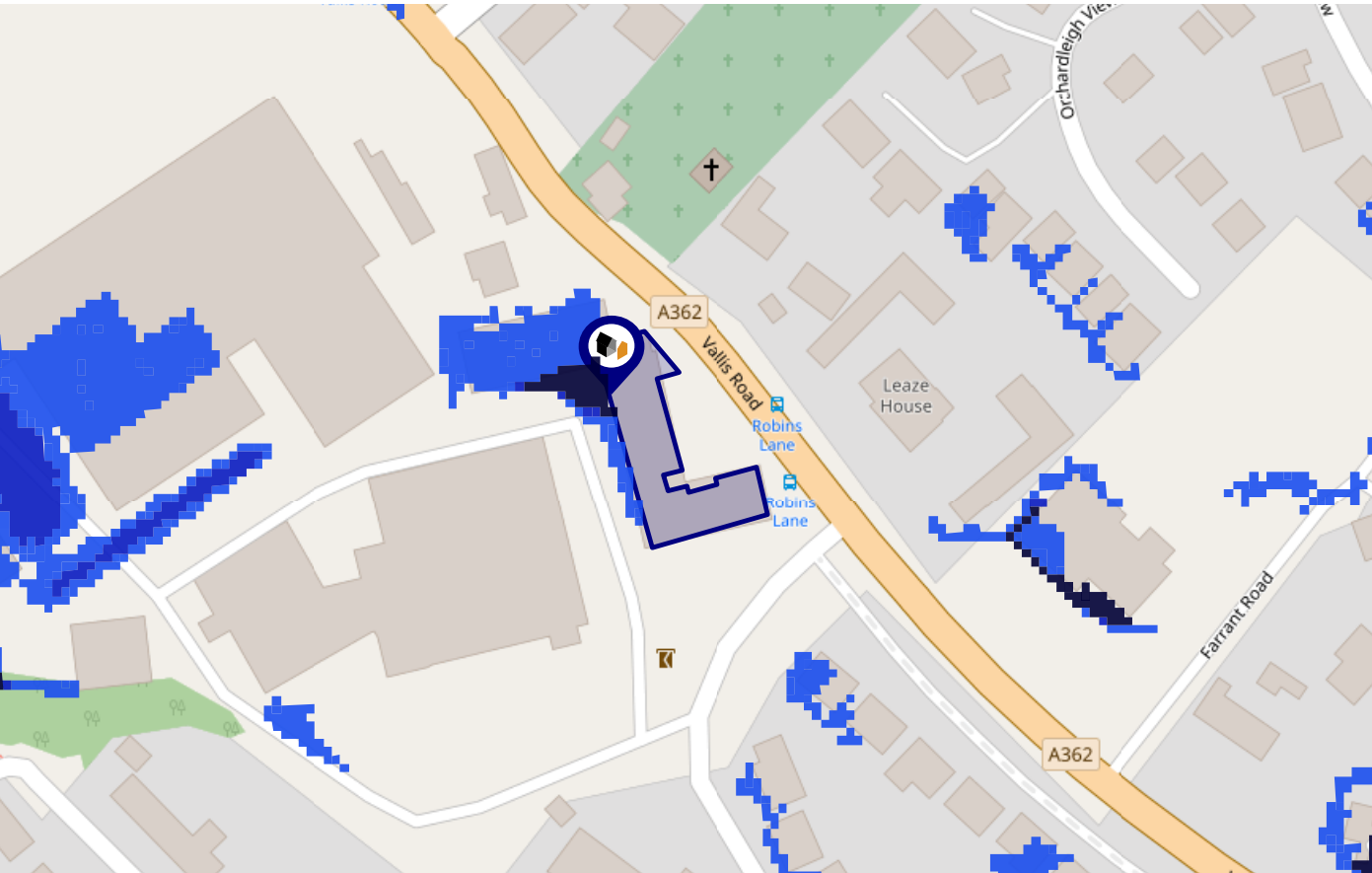
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	3
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.76 W/m-Â°K
Total Floor Area:	37 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.

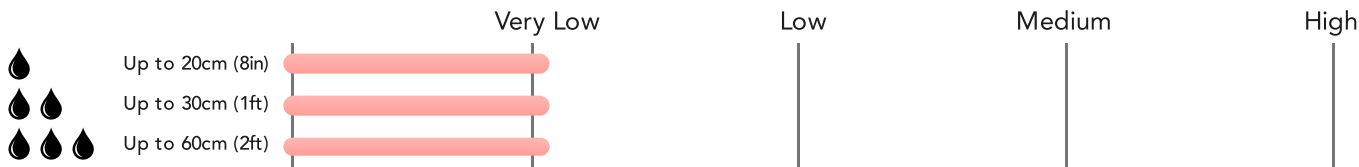


Risk Rating: Very low

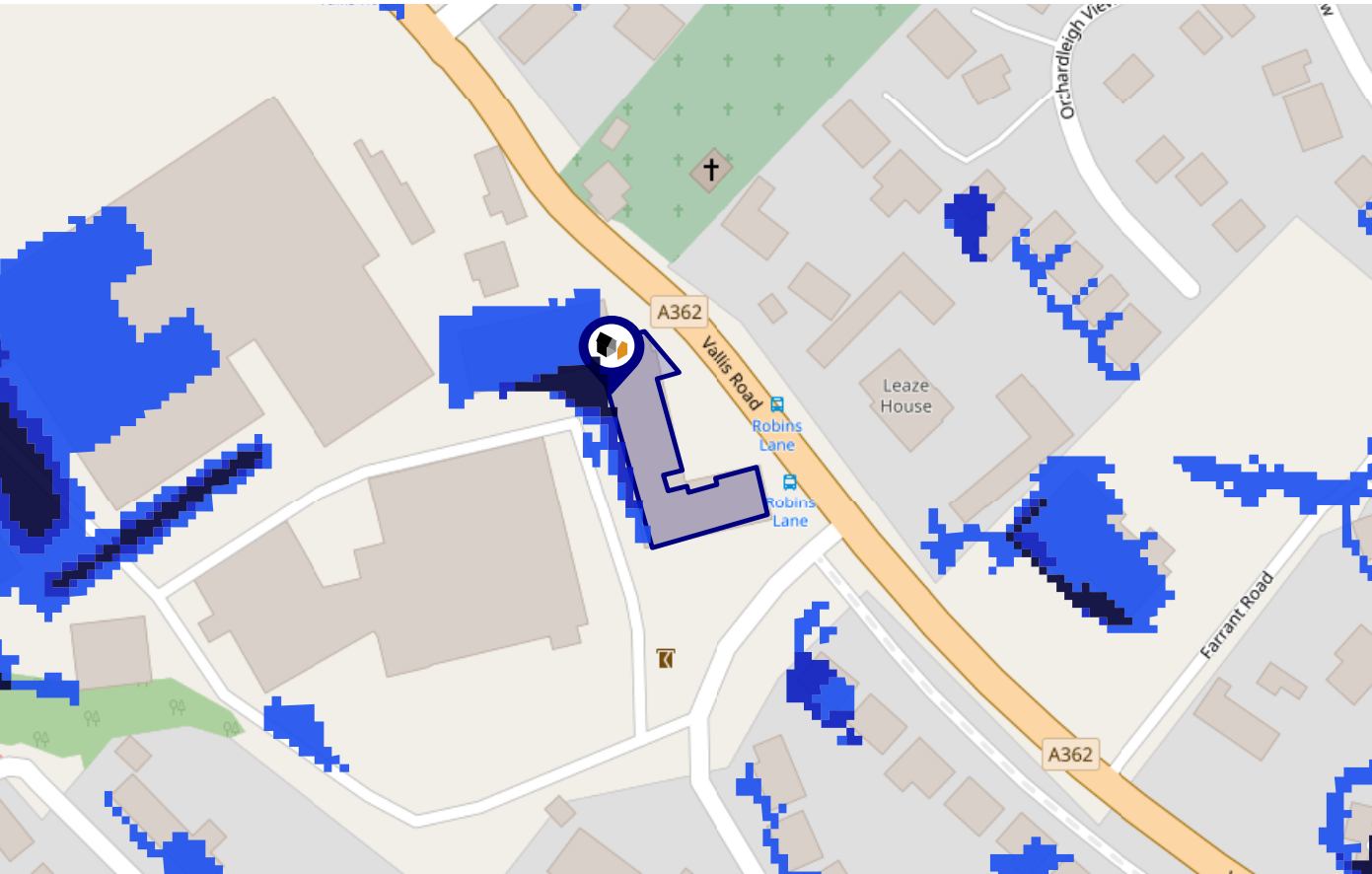
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

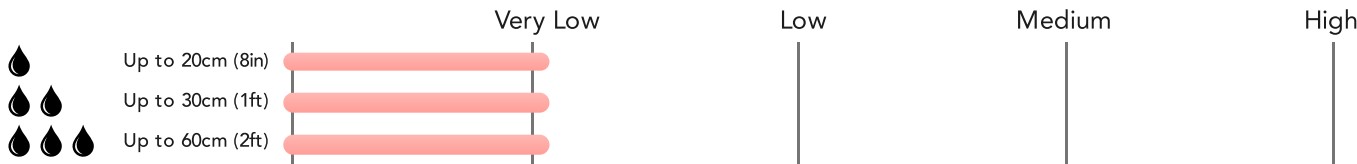


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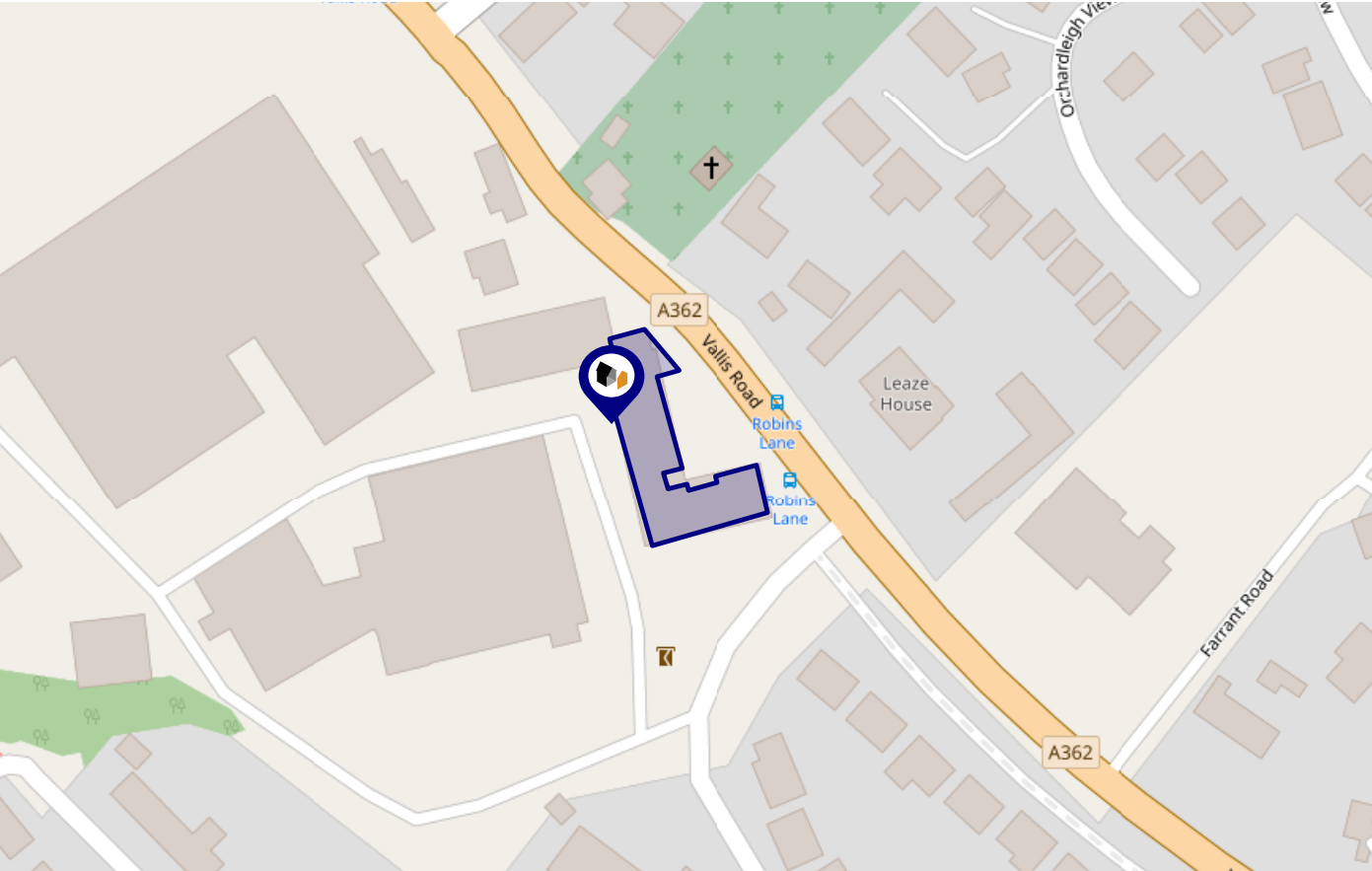


Flood Risk

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.

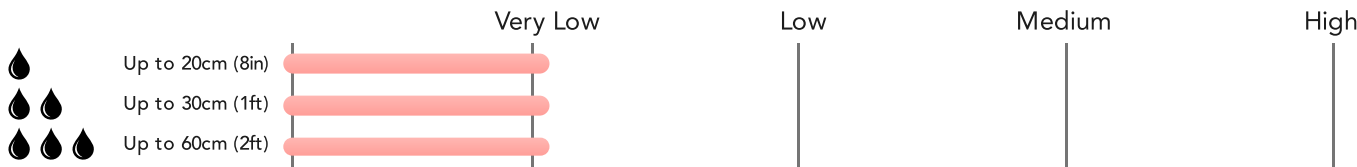


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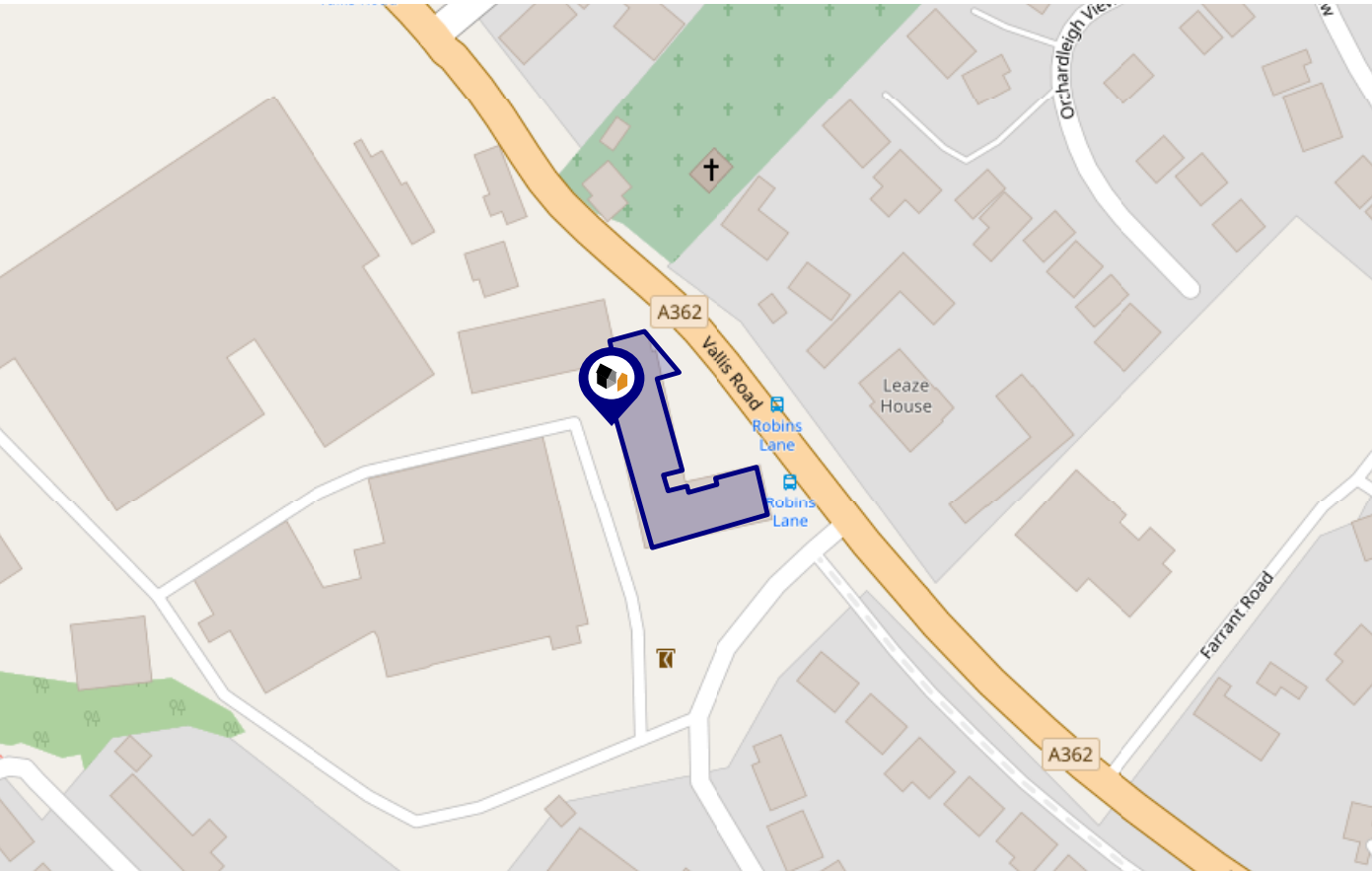


Flood Risk

Rivers & Seas - Climate Change

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

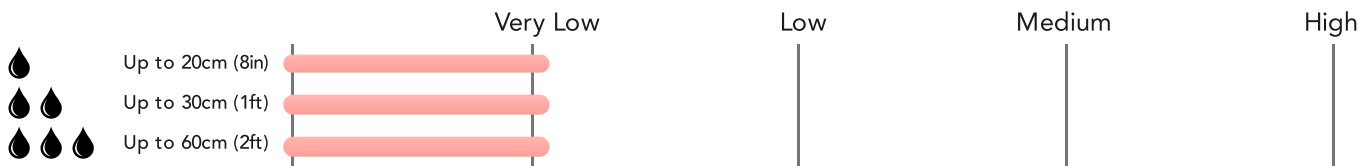


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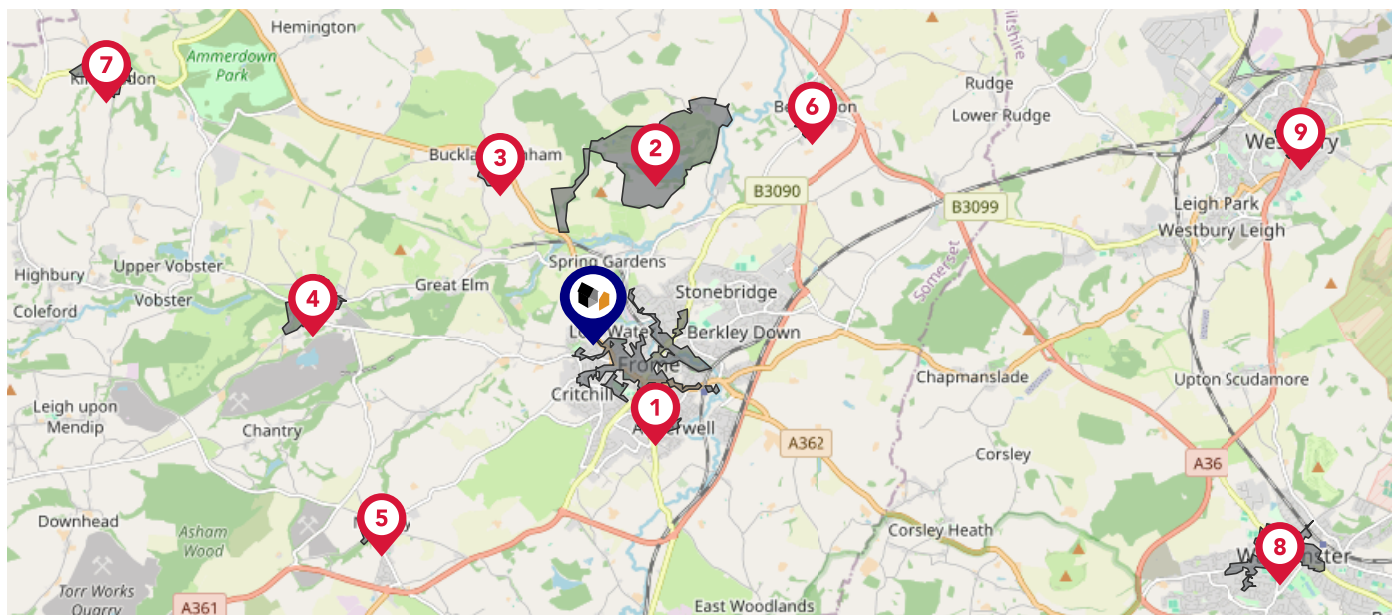
MIR - Material Info

Maps

Conservation Areas

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



Nearby Conservation Areas



Frome



Lullington and Orchardleigh



Buckland Dinham



Mells



Nunney



Beckington



Kilmersdon



Warminster



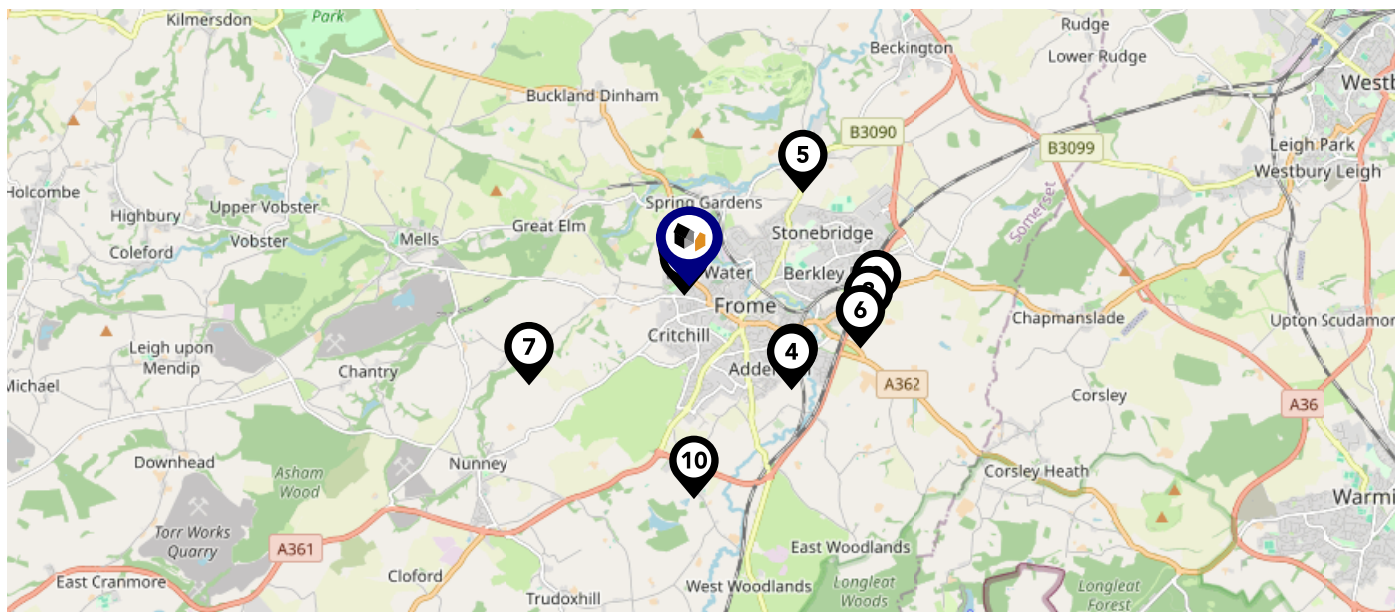
Westbury

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	Vallis Road-Frome	Historic Landfill	
2	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill	
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill	
4	Mells River Bank-Frome	Historic Landfill	
5	Iron Mills Lane-Oldford, Frome	Historic Landfill	
6	Styles Hill Site B-Styles Hill, Frome	Historic Landfill	
7	Coombe Farm-Whatley, Frome, Somerset	Historic Landfill	
8	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill	
9	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill	
10	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	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.

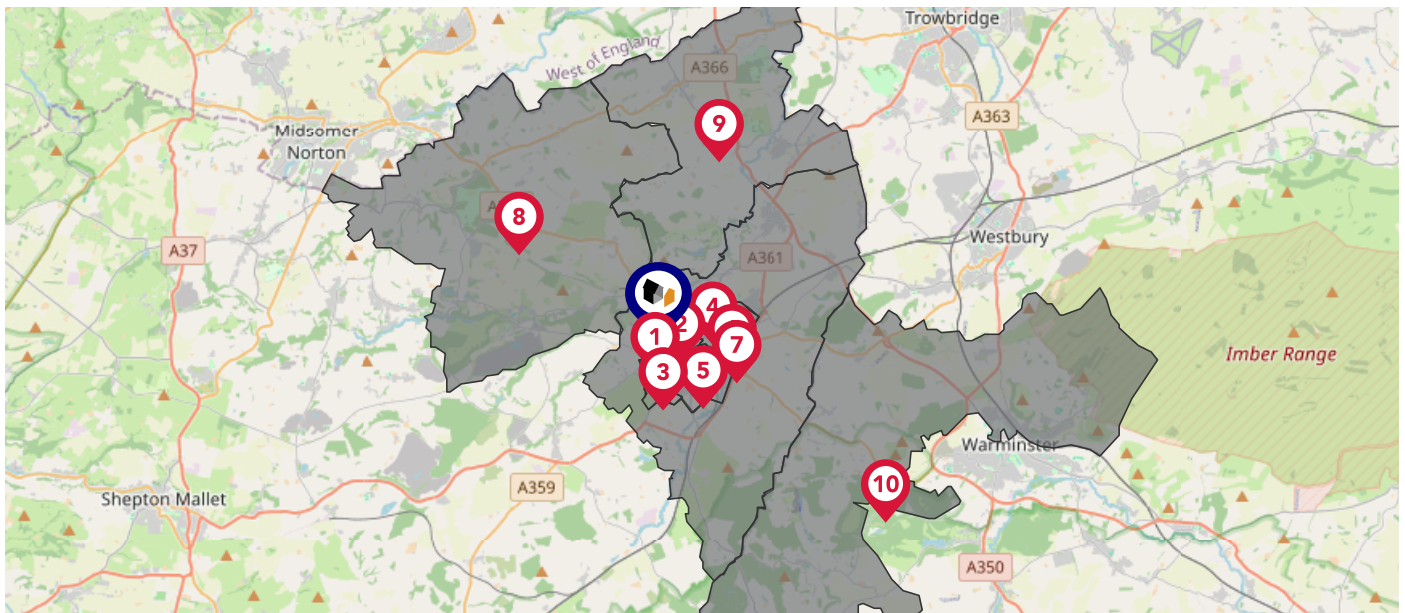
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

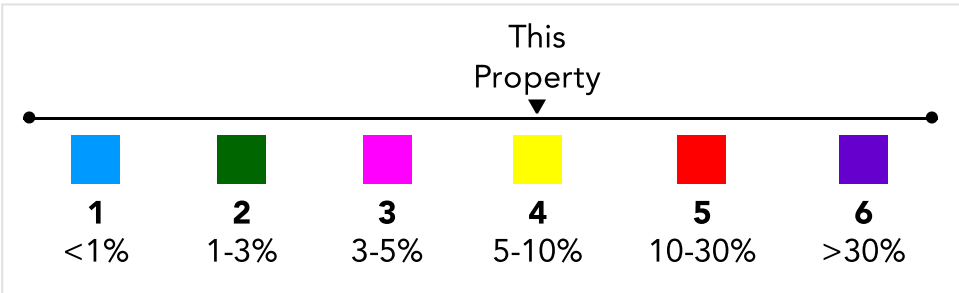
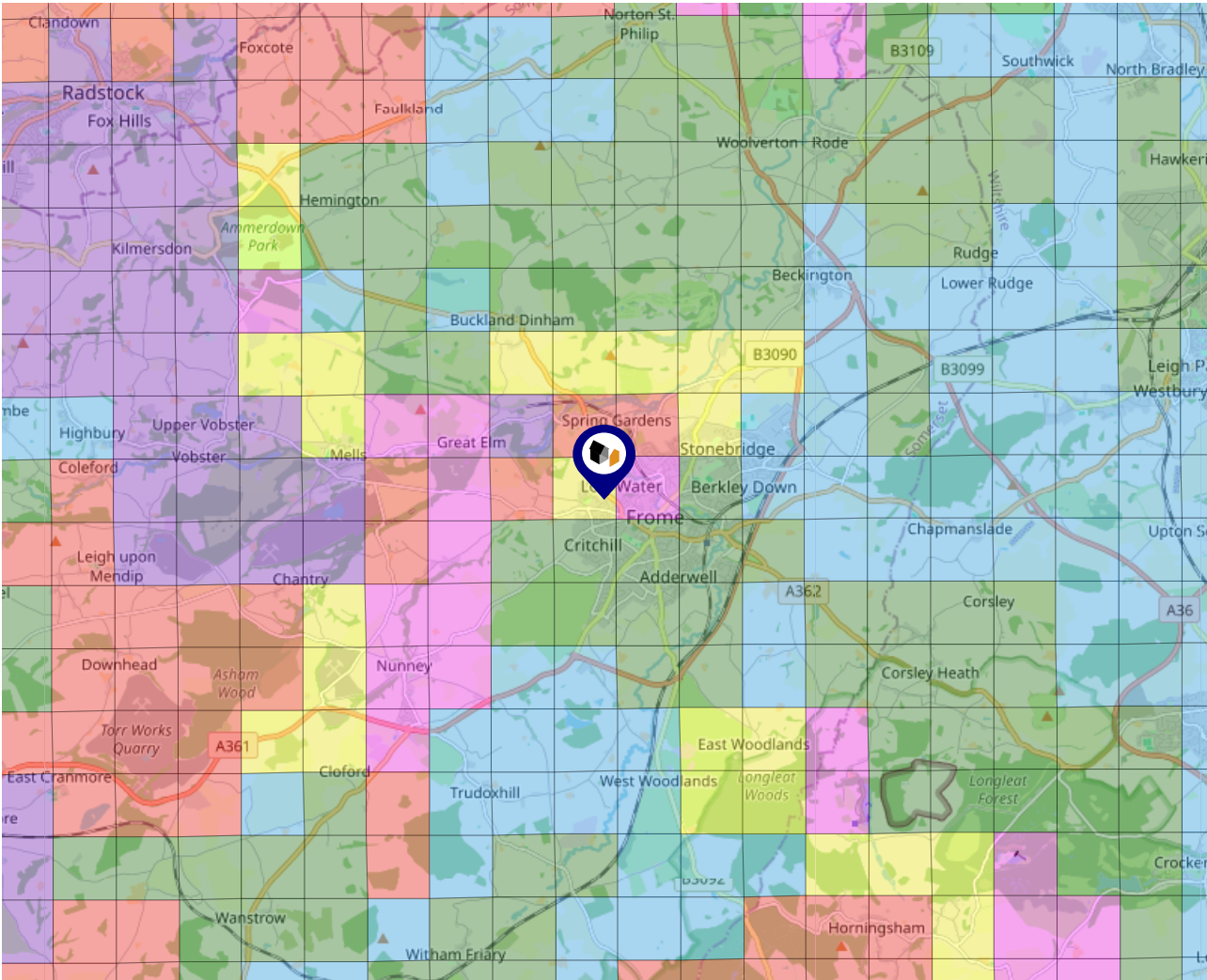


Nearby Council Wards

- 1 Frome Oakfield Ward
- 2 Frome Market Ward
- 3 Frome Park Ward
- 4 Frome College Ward
- 5 Frome Keyford Ward
- 6 Frome Berkley Down Ward
- 7 Beckington and Selwood Ward
- 8 Ammerdown Ward
- 9 Rode and Norton St. Philip Ward
- 10 Warminster North & Rural ED

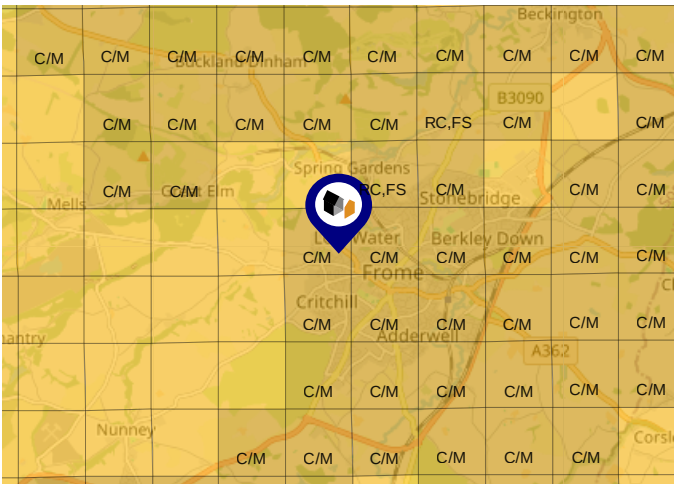
What is Radon?

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:	NONE	Soil Texture:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



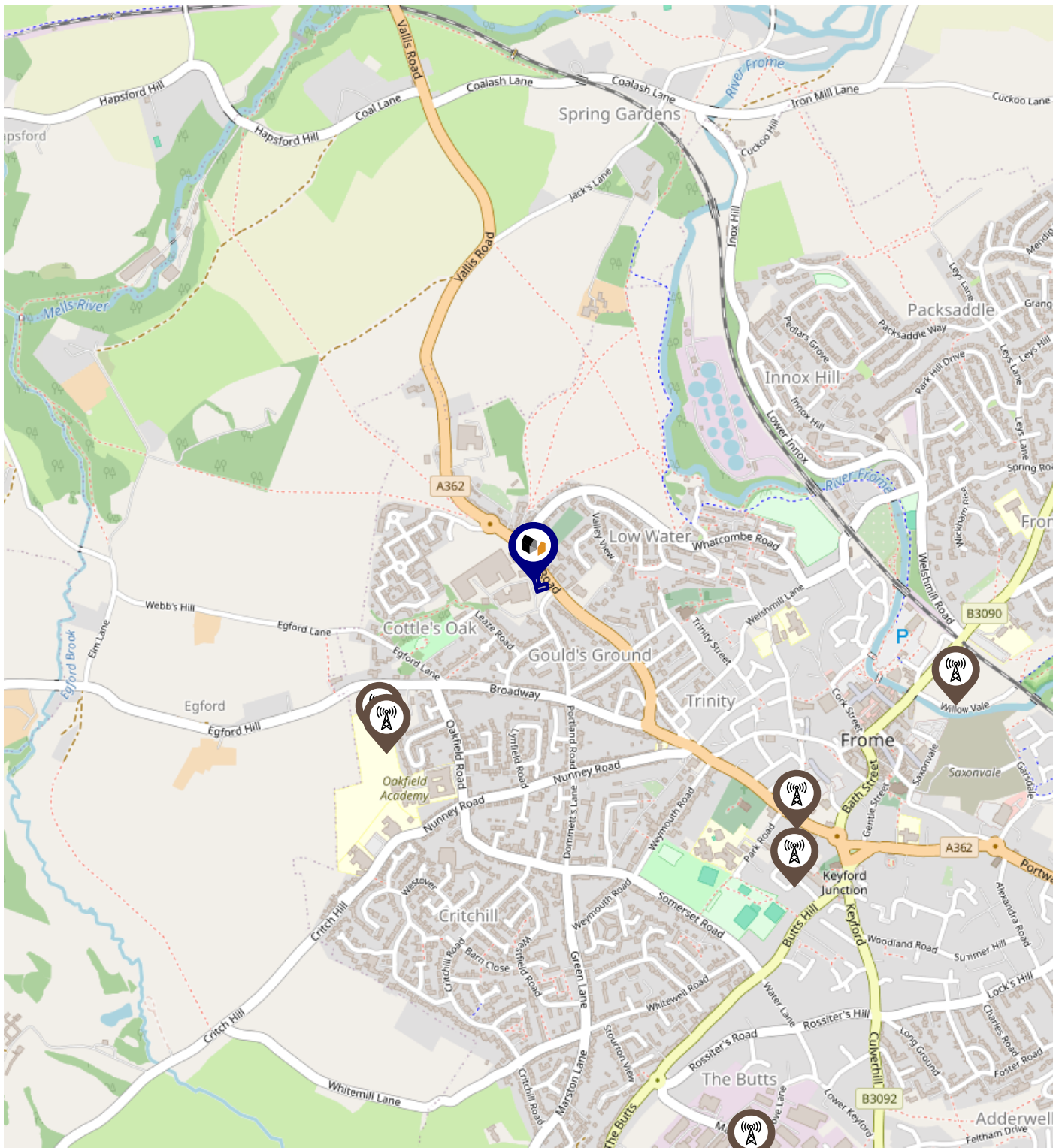
Primary Classifications (Most Common Clay Types)

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:

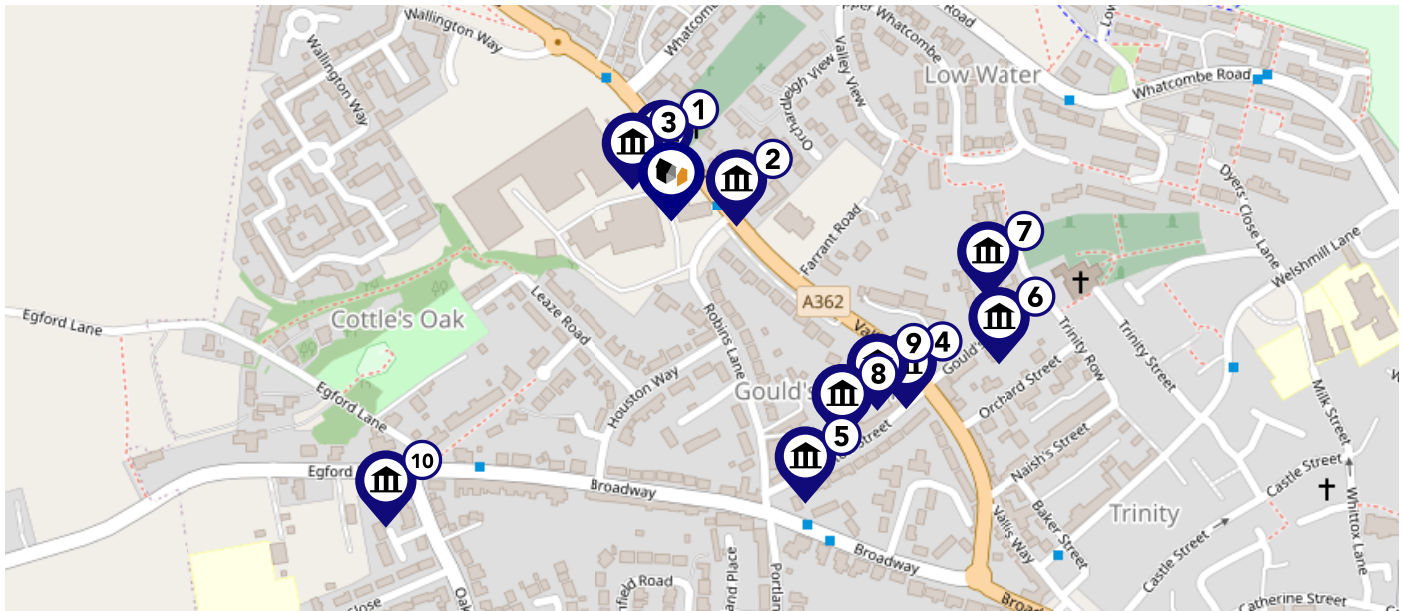
-  Power Pylons
-  Communication Masts

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
	1409512 - Dissenters' Cemetery Chapel, Superintendent's Cottage, Gatepiers And Railings	Grade II	0.0 miles
	1057729 - No 14 And Coach-house	Grade II	0.0 miles
	1345553 - 59 And 61, Vallis Road	Grade II	0.0 miles
	1057770 - Street Wall To Grounds Of Rowden House	Grade II	0.2 miles
	1296266 - 13 And 14, Horton Street	Grade II	0.2 miles
	1057830 - Lamp Post At South-east Boundary Of No 5 Trinity Parade	Grade II	0.2 miles
	1057831 - 14-16, Goulds Ground	Grade II	0.2 miles
	1345467 - 3 And 4, Button Street	Grade II	0.2 miles
	1345468 - 9, Button Street	Grade II	0.2 miles
	1345466 - The Royal Oak Public House	Grade II	0.2 miles

Building Safety

The landlord has made us aware that, to the best of their knowledge:-There is no asbestos present at the property;There is no unsafe cladding present at the property;There is no invasive plants at the property.The property is not at risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does not contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

At the time of marketing we have not been made aware of any rights of way.

Construction Type

The landlord has made us aware that the build is of standard, traditional construction.

Electricity Supply

MAINS

Gas Supply

N/A

Central Heating

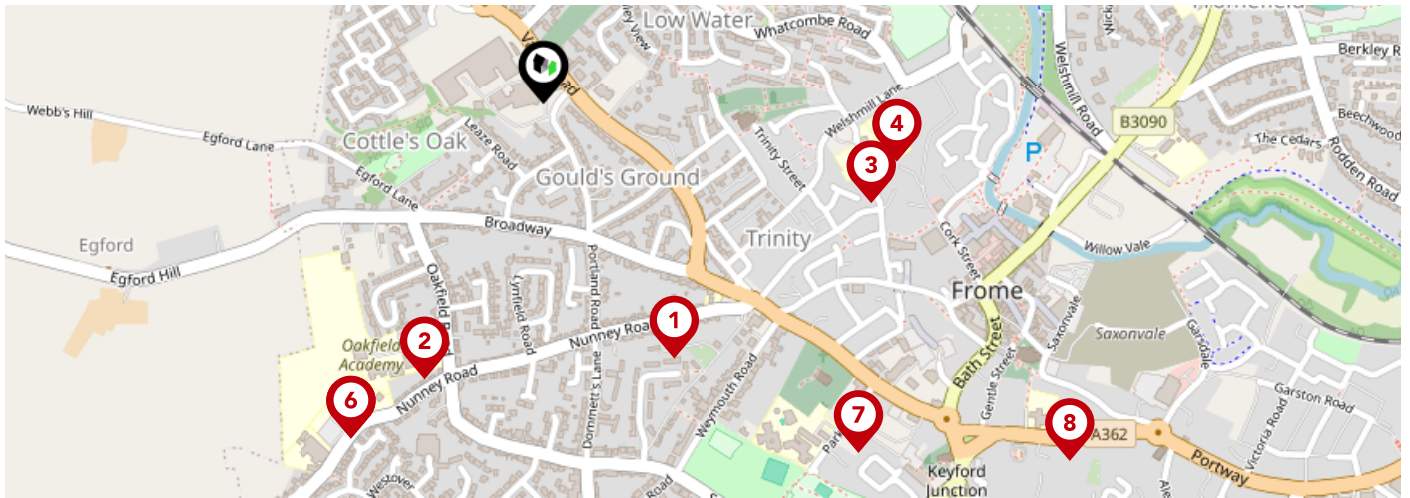
ELECTRIC HEATING

Water Supply

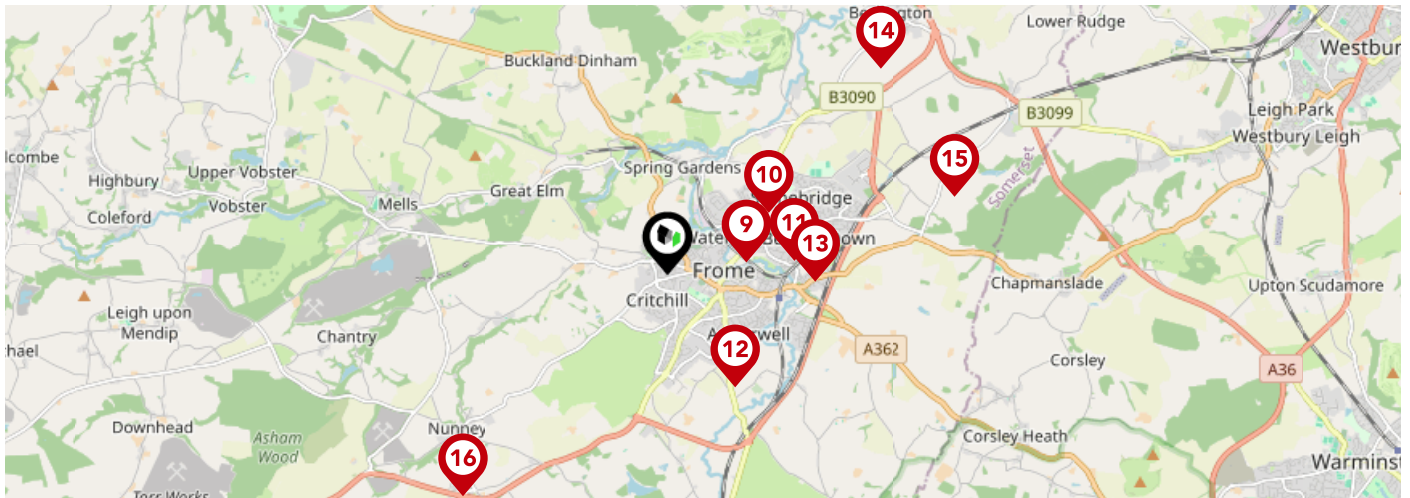
MAINS

Drainage

MAINS



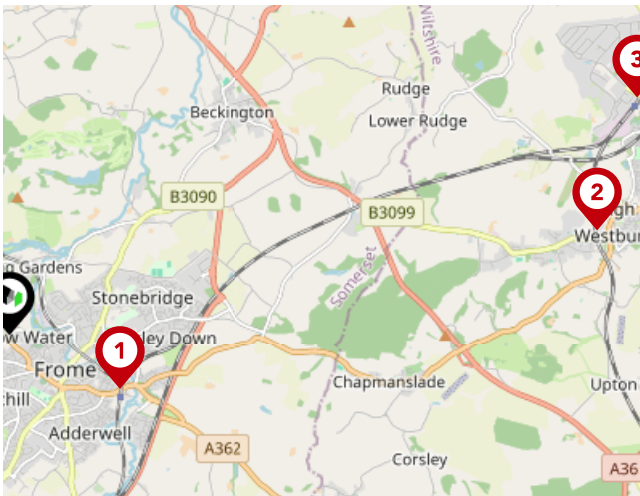
		Nursery	Primary	Secondary	College	Private
1	Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:0.33	☐	☐	☒	☐	☐
2	Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:0.35	☐	☐	☒	☐	☐
3	Vallis First School Ofsted Rating: Good Pupils: 229 Distance:0.4	☐	☒	☐	☐	☐
4	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:0.42	☐	☒	☐	☐	☐
5	Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:0.45	☐	☒	☐	☐	☐
6	Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:0.45	☐	☐	☒	☐	☐
7	Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:0.55	☐	☒	☒	☐	☐
8	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:0.74	☐	☐	☒	☐	☐
10	Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.1	☐	☐	☒	☐	☐
11	Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:1.18	☐	☐	☒	☐	☐
12	Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:1.21	☐	☒	☐	☐	☐
13	Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:1.37	☐	☒	☐	☐	☐
14	Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:2.75	☐	☒	☐	☐	☐
15	Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:2.76	☐	☒	☐	☐	☐
16	Nurney First School Ofsted Rating: Good Pupils: 72 Distance:2.8	☐	☒	☐	☐	☐

Area Transport (National)

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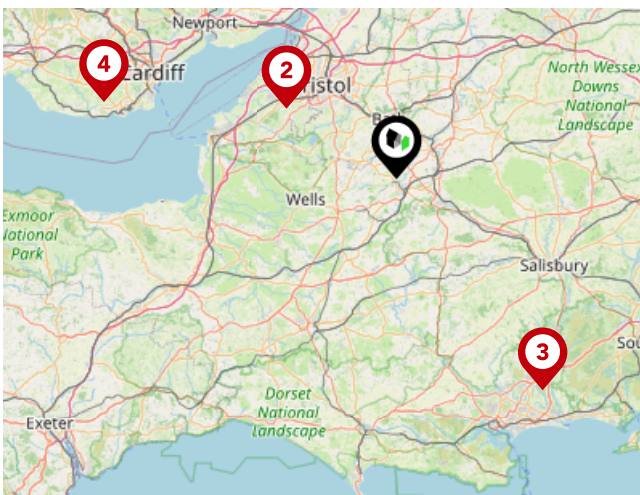
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	1.14 miles
2	Dilton Marsh Rail Station	5.54 miles
3	Westbury (Wilts) Rail Station	6.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.28 miles
2	M5 J12	39.06 miles
3	M4 J16	29.85 miles
4	M4 J15	33.13 miles
5	M27 J1	38.96 miles



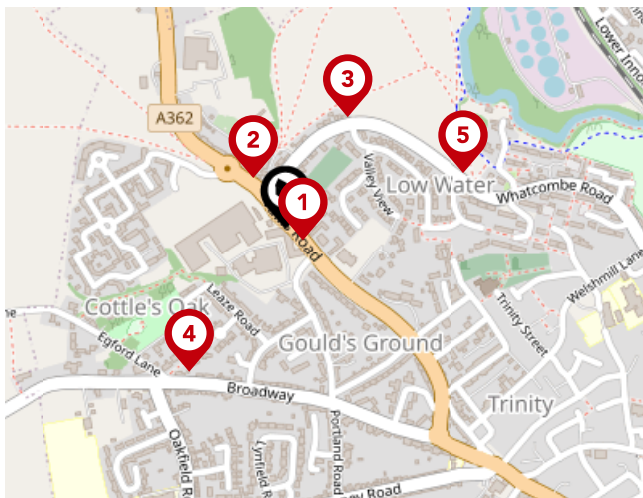
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.41 miles
2	Felton	19.41 miles
3	Bournemouth International Airport	38.4 miles
4	Cardiff Airport	44.92 miles

Area

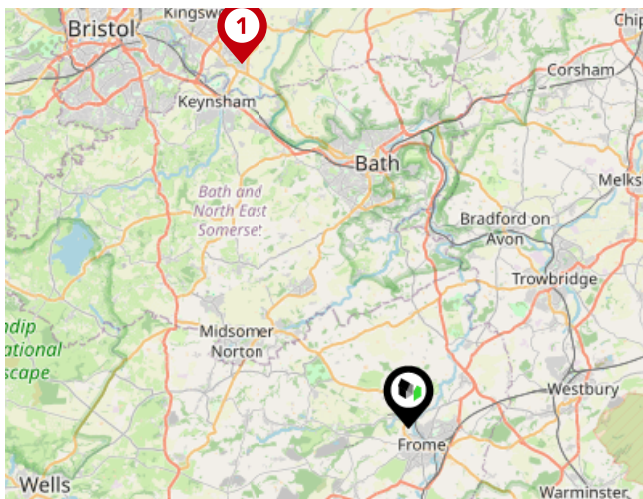
Transport (Local)

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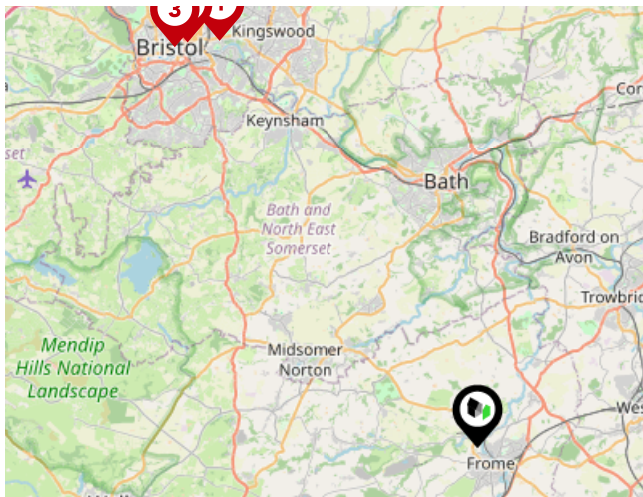
Bus Stops/Stations

Pin	Name	Distance
1	Robins Lane	0.02 miles
2	Vallis Road	0.07 miles
3	Upper Whatcombe	0.15 miles
4	Royal Oak	0.2 miles
5	Whatcombe Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.87 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	17.82 miles
2	Temple Meads Station Ferry Landing	18.43 miles
3	Bathurst Basin Ferry Landing	18.55 miles

Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/cooperandtanner



/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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