COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 27th November 2026



QUANTOCK COURT, STREET, BA16

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

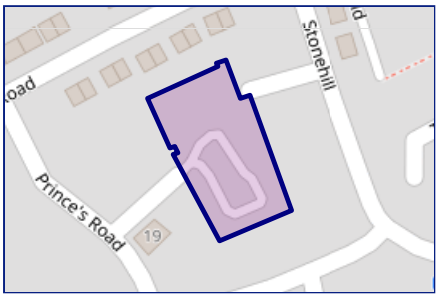
The Property Ombudsman

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Property
Multiple Title Plans

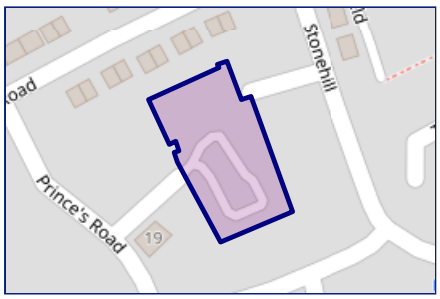
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Freehold Title Plan



ST116245

Leasehold Title Plan



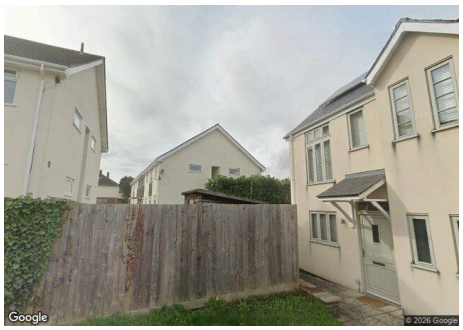
ST21731

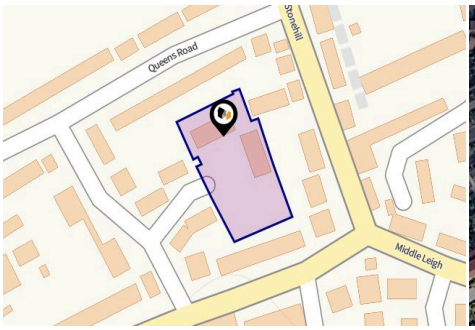
Start Date:	10/12/1972
End Date:	24/06/2971
Lease Term:	999 years from 24 June 1972
Term Remaining:	945 years

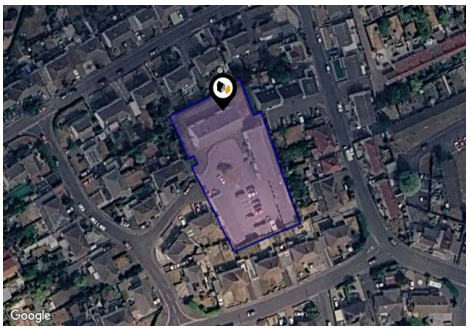
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Property
Overview

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Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	0		
Floor Area:	226 ft^2 / 21 m^2		
Plot Area:	0.75 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	ST21731		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	322 mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

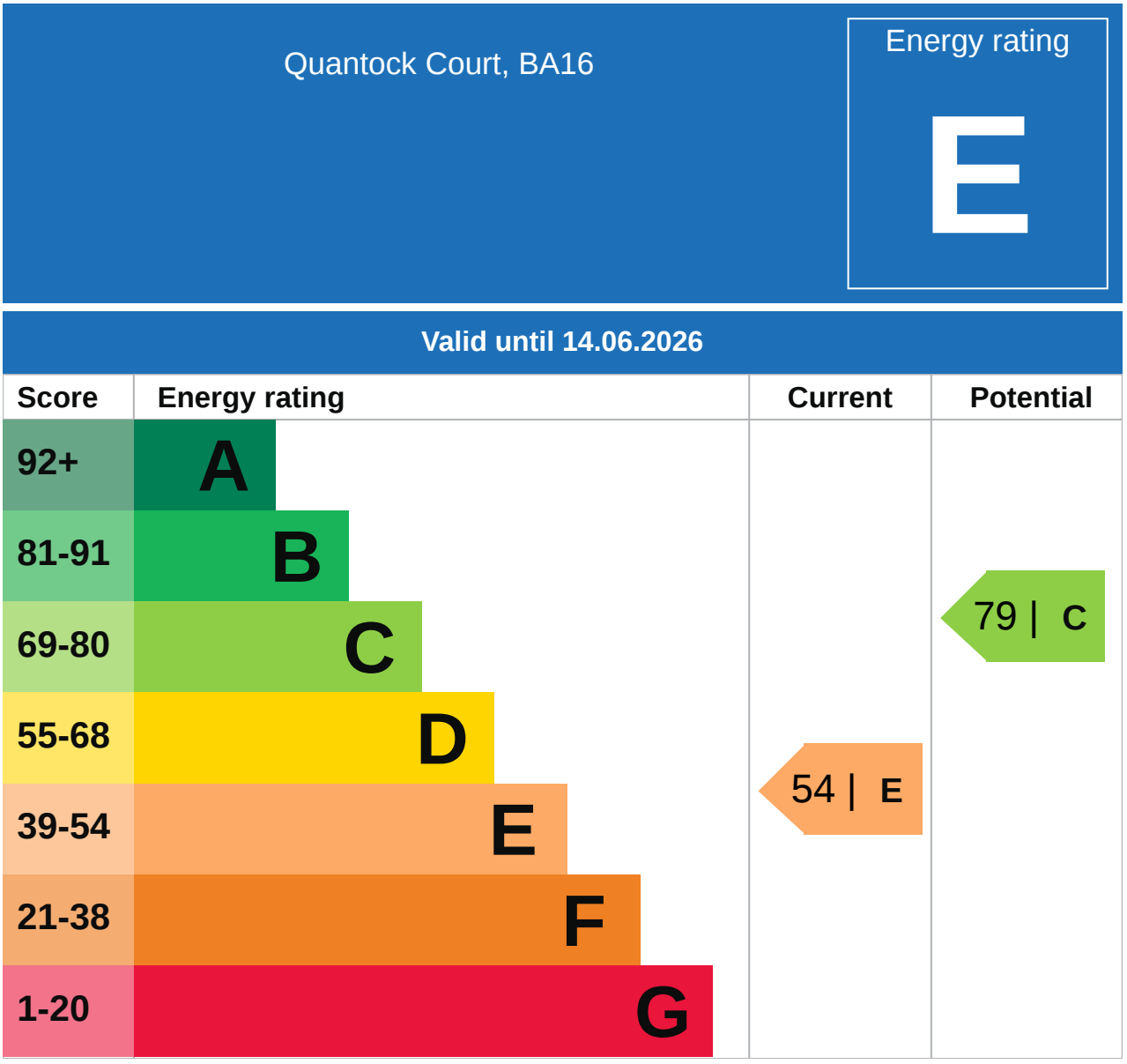
Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

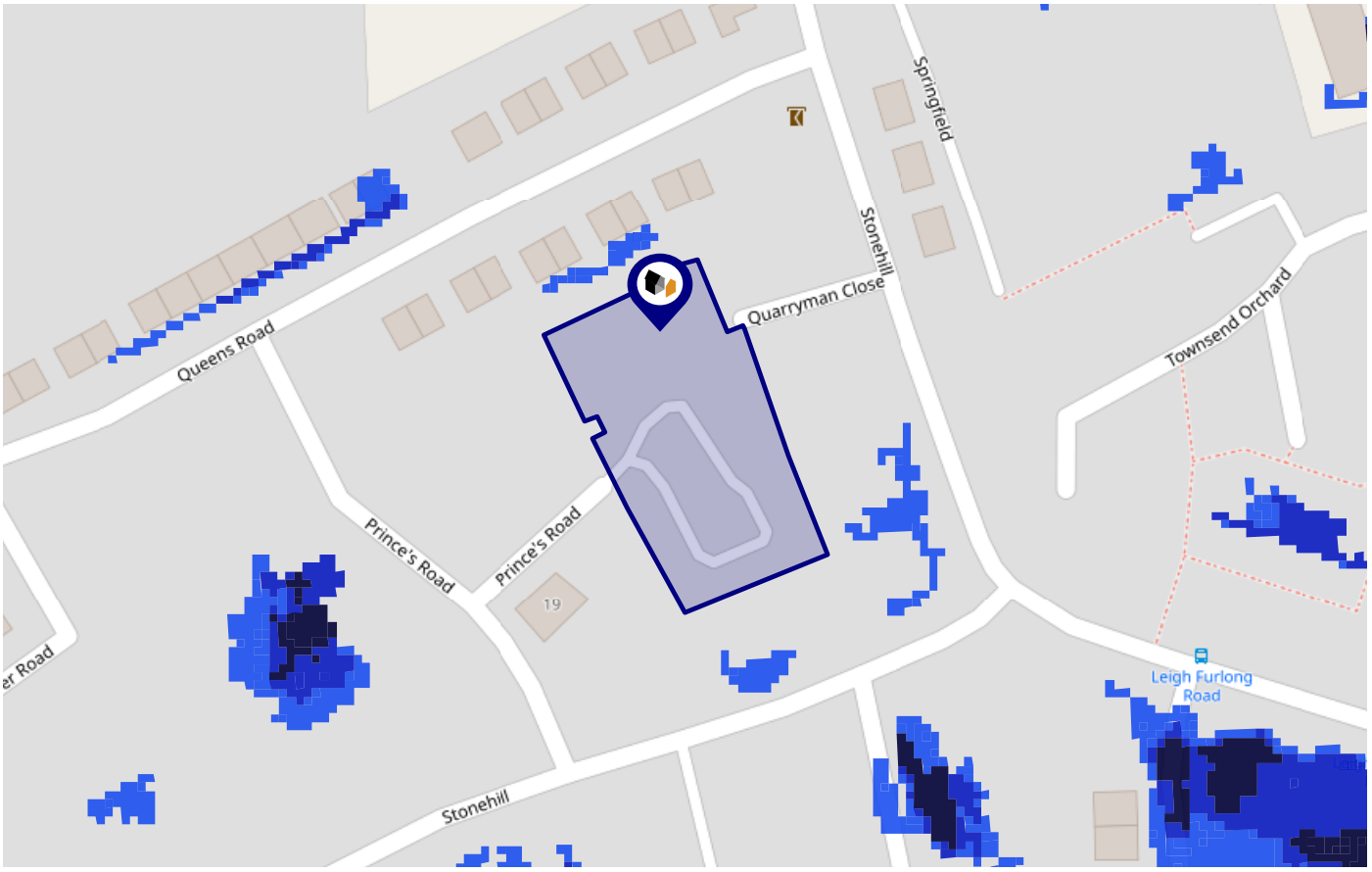
Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	22 m^2

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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.

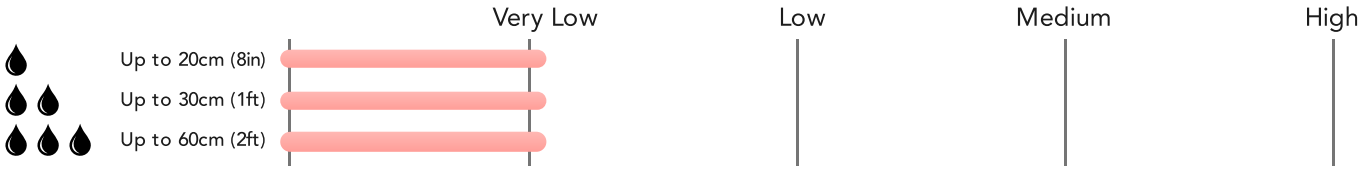


Risk Rating: Very low

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:

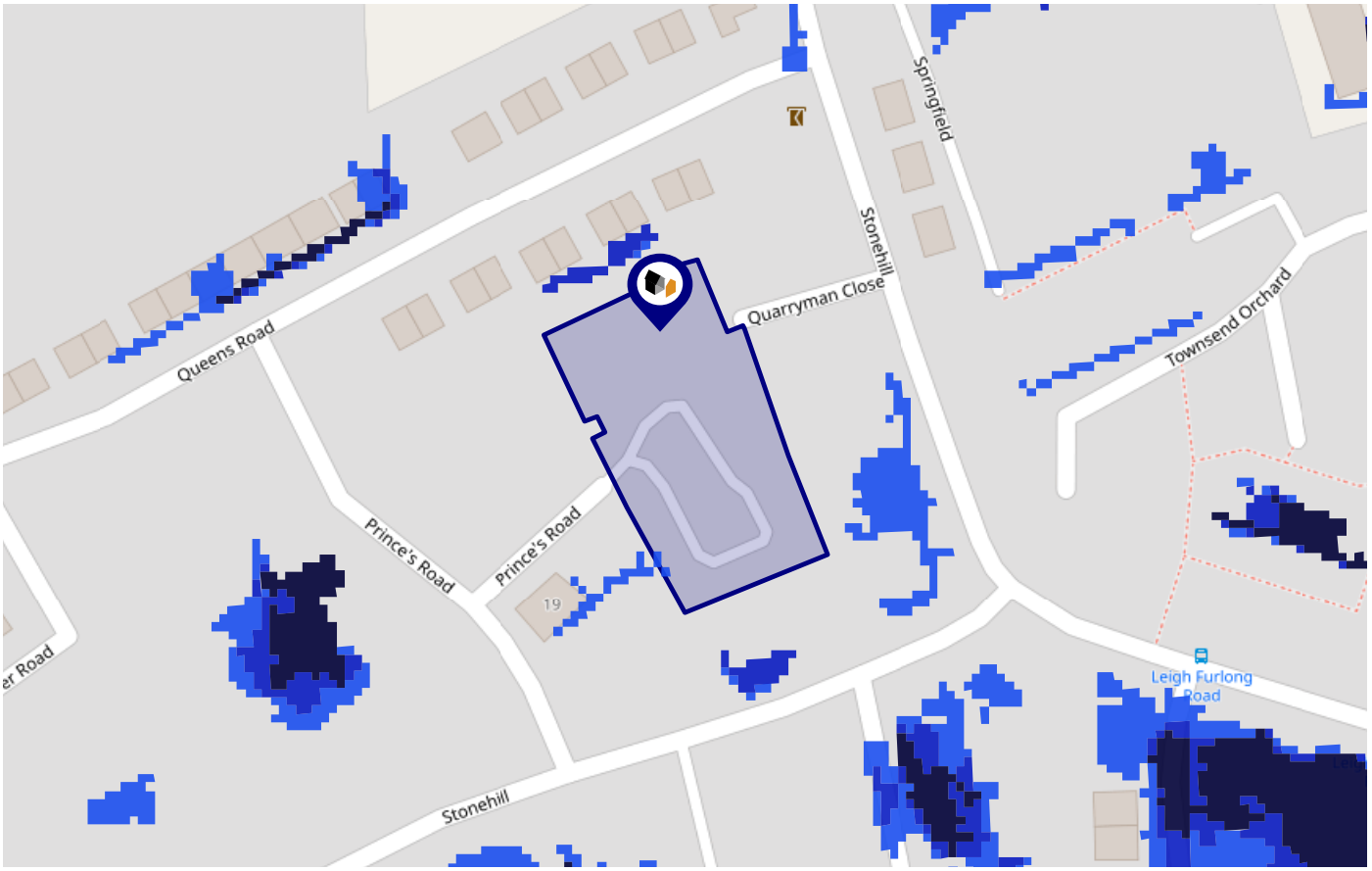


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Flood Risk
Surface Water - Climate Change

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.

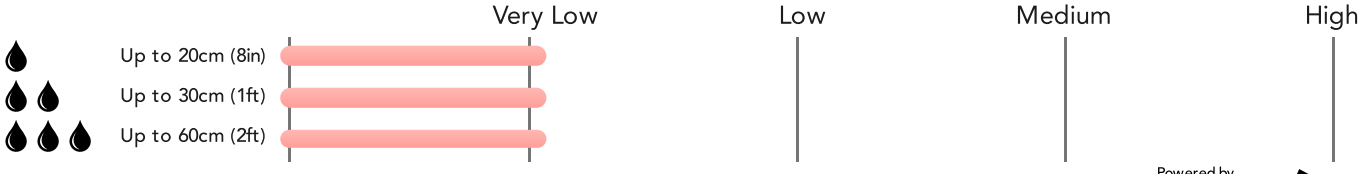


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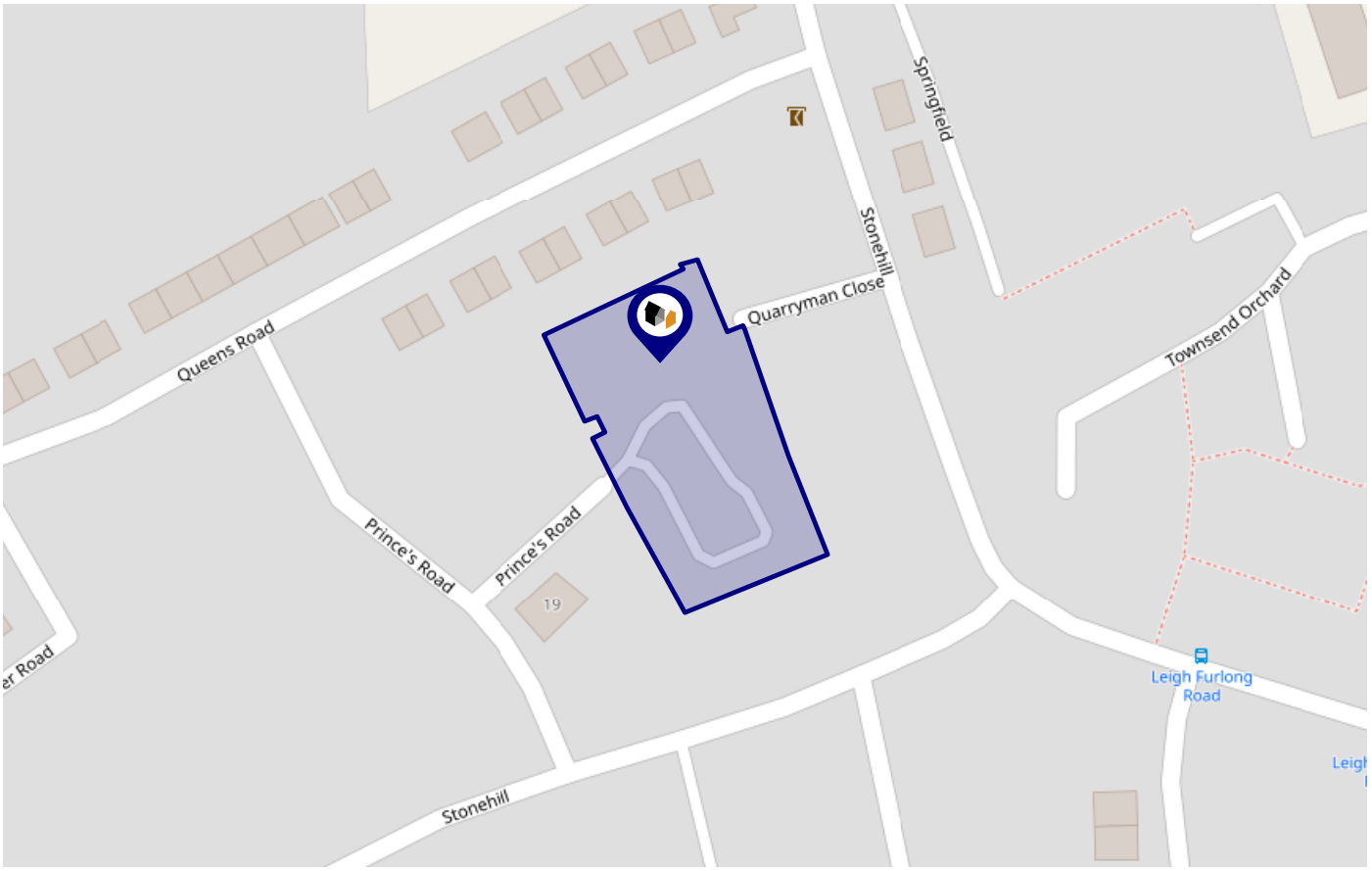
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Flood Risk
Rivers & Seas - Flood Risk

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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.

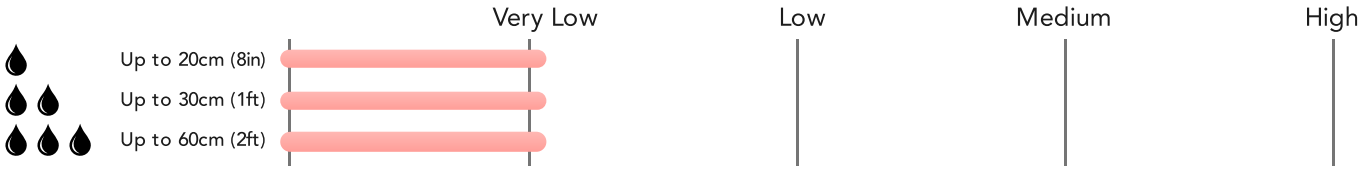


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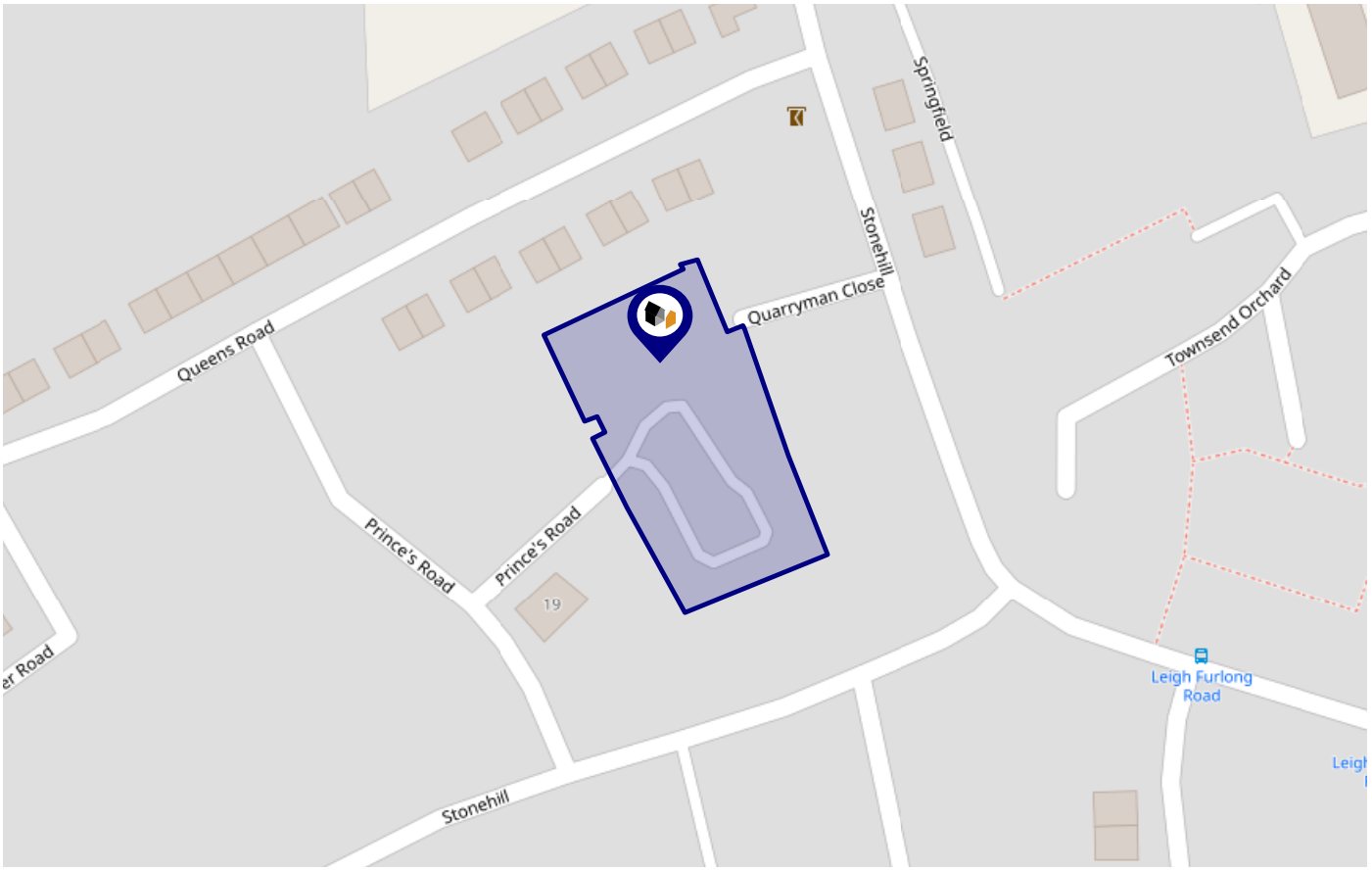


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Flood Risk
Rivers & Seas - Climate Change

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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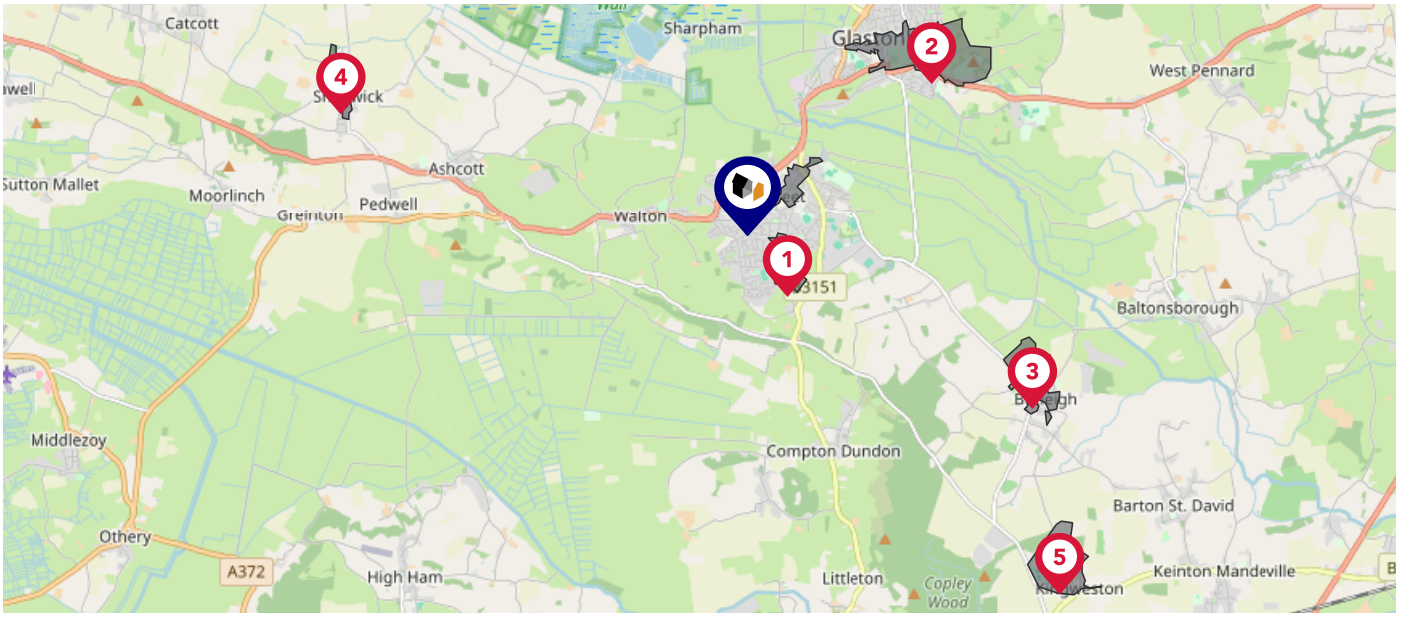
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Maps
Conservation Areas

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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

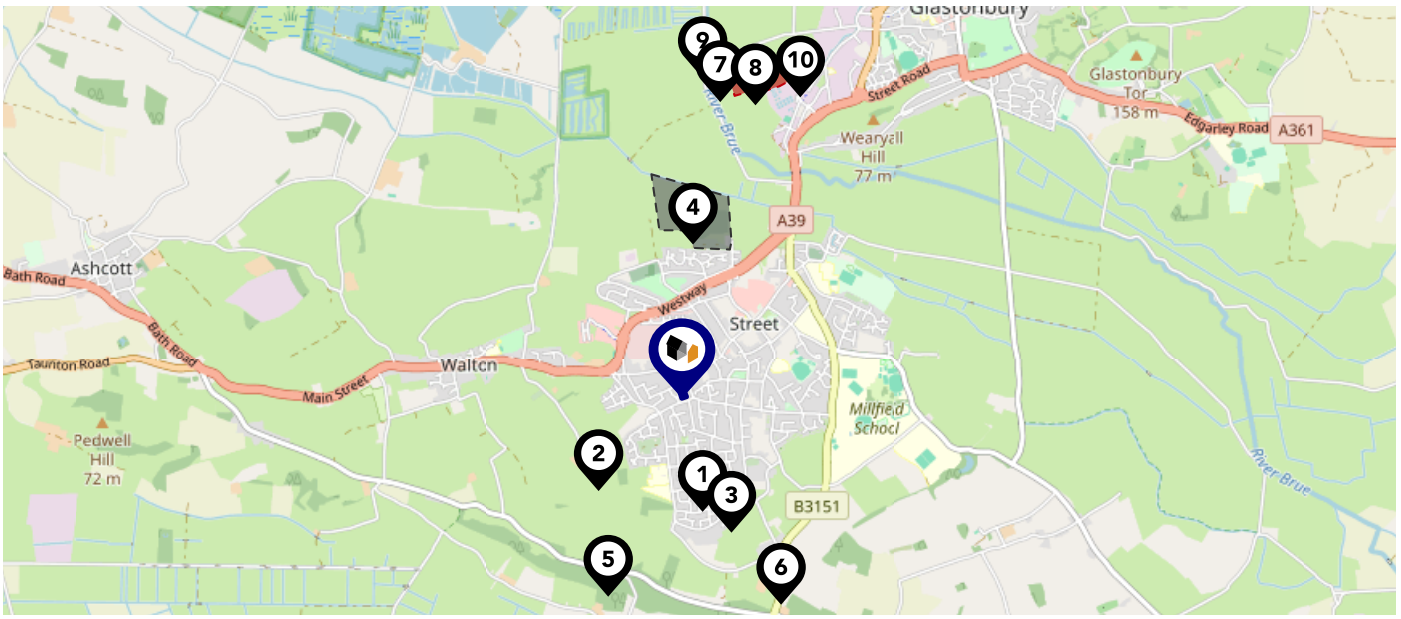
1	Street
2	Glastonbury
3	Butleigh
4	Shapwick
5	Kingweston

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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

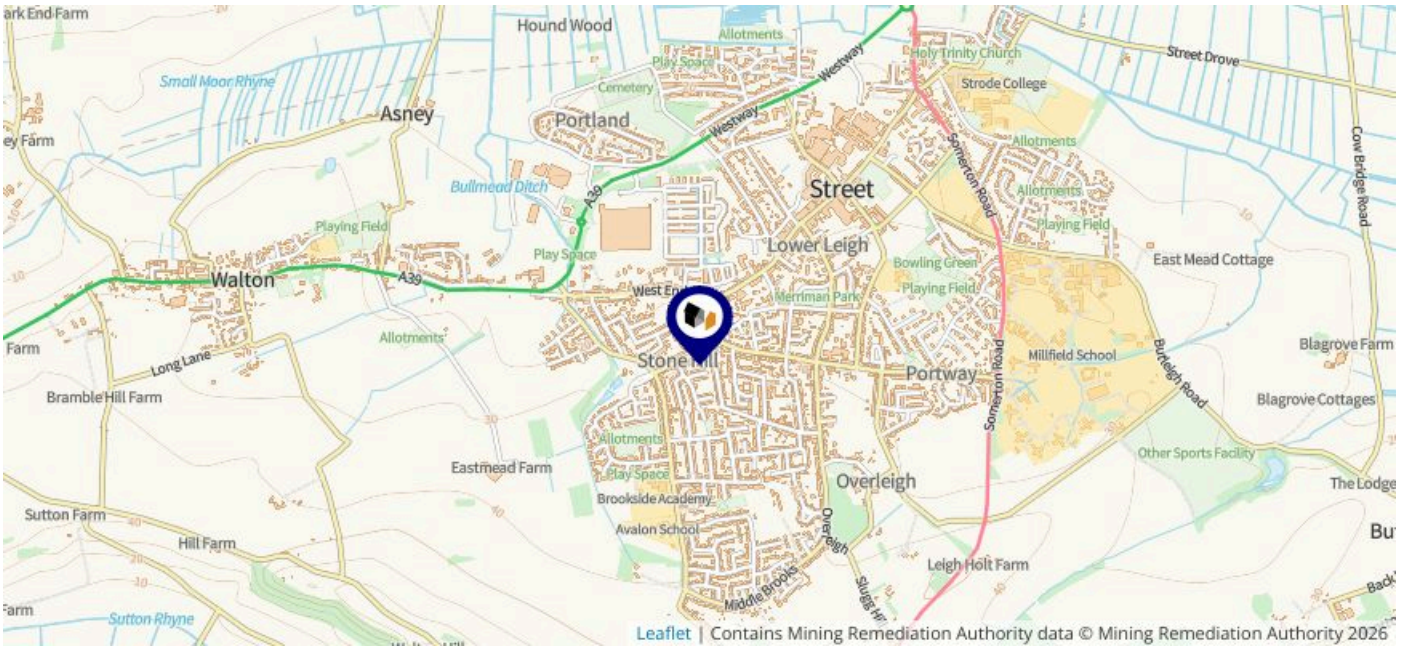
1	Adjacent To Football Ground-Street, Somerset	Historic Landfill
2	East Mead Lane-Street, Somerset	Historic Landfill
3	Overleigh-Street, Somerset	Historic Landfill
4	Corporation Yard-Street	Historic Landfill
5	Walton Hill-Street, Somerset	Historic Landfill
6	Marshalls Elm-Street, Somerset	Historic Landfill
7	Porchestall Drove-Glastonbury, Somerset	Historic Landfill
8	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill
10	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill

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Maps
Coal Mining

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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.

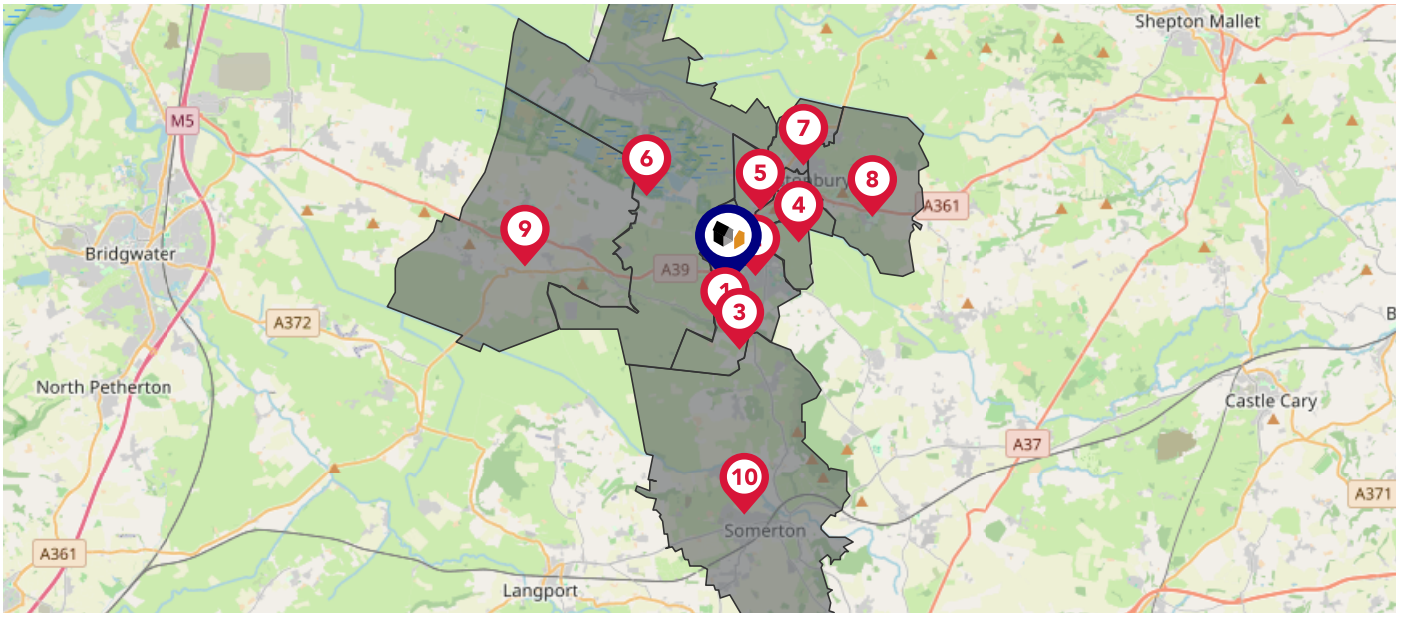
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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Maps
Council Wards

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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

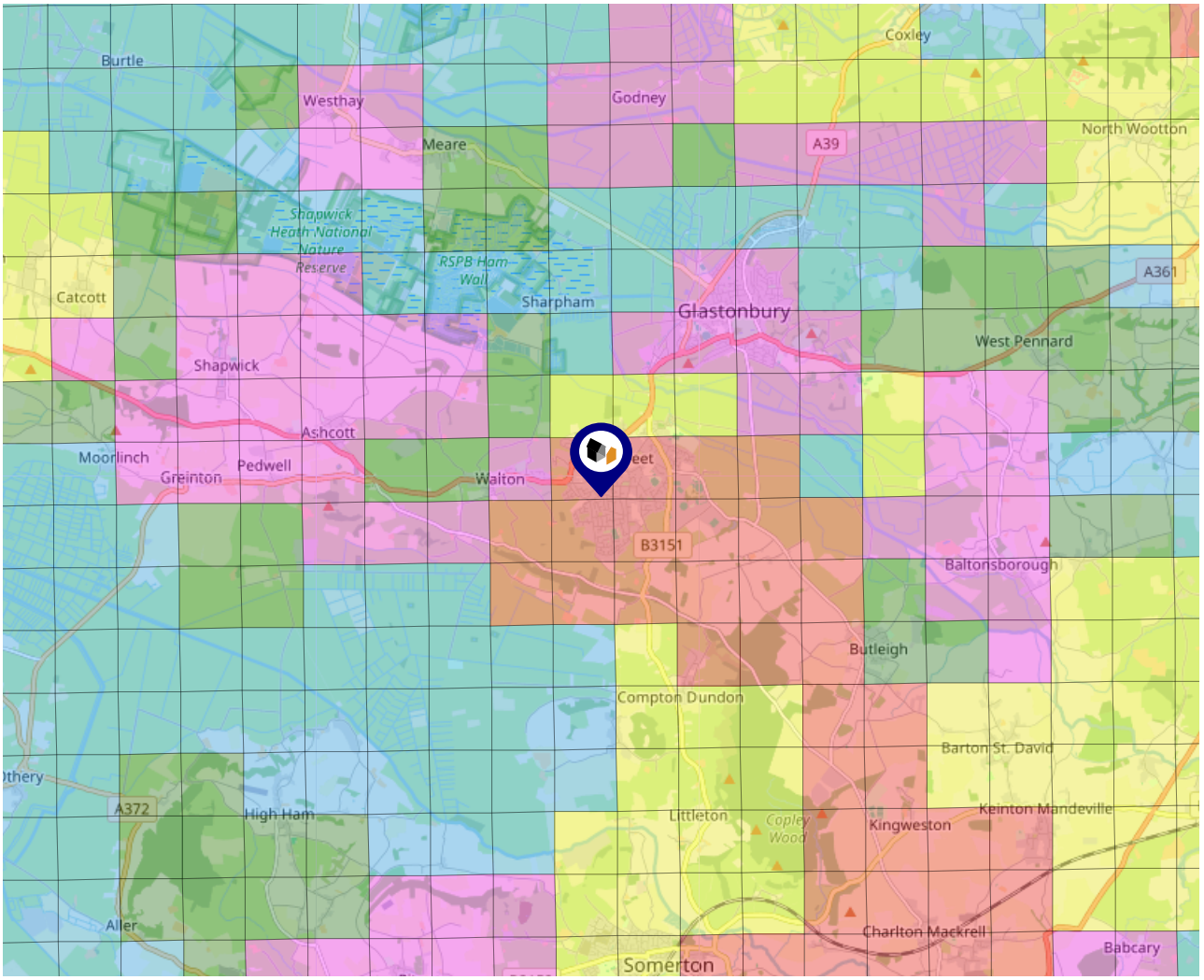
1	Street West Ward
2	Street North Ward
3	Street South Ward
4	Glastonbury St. Mary's Ward
5	Glastonbury St. Benedict's Ward
6	Moor Ward
7	Glastonbury St. John's Ward
8	Glastonbury St. Edmund's Ward
9	East Polden Ward
10	Wessex Ward

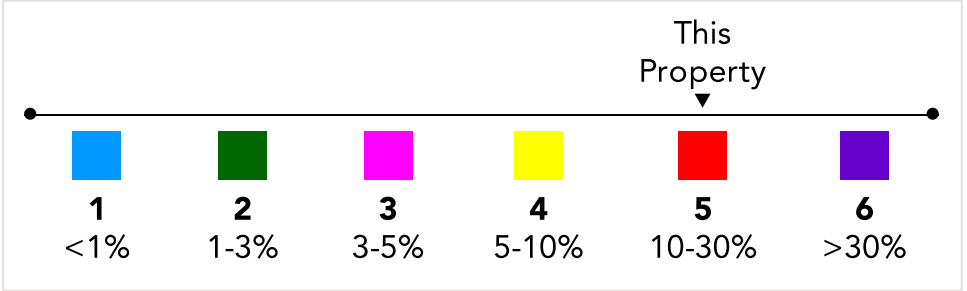
Environment
Radon Gas

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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).





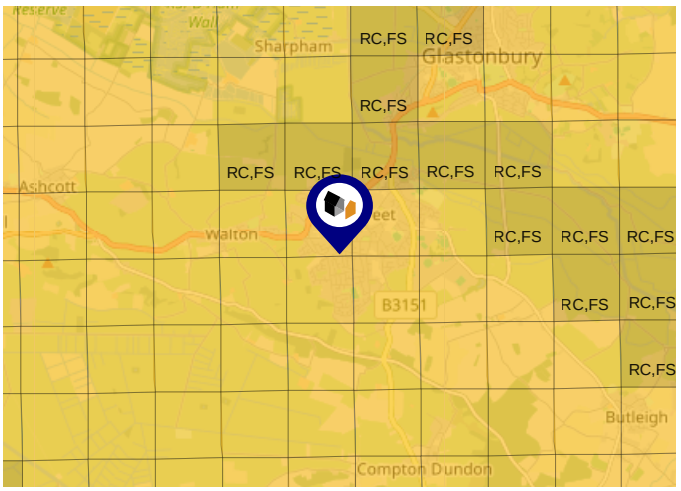
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Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(HIGH)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	HEAVY TO MEDIUM	**Soil Depth:**	DEEP



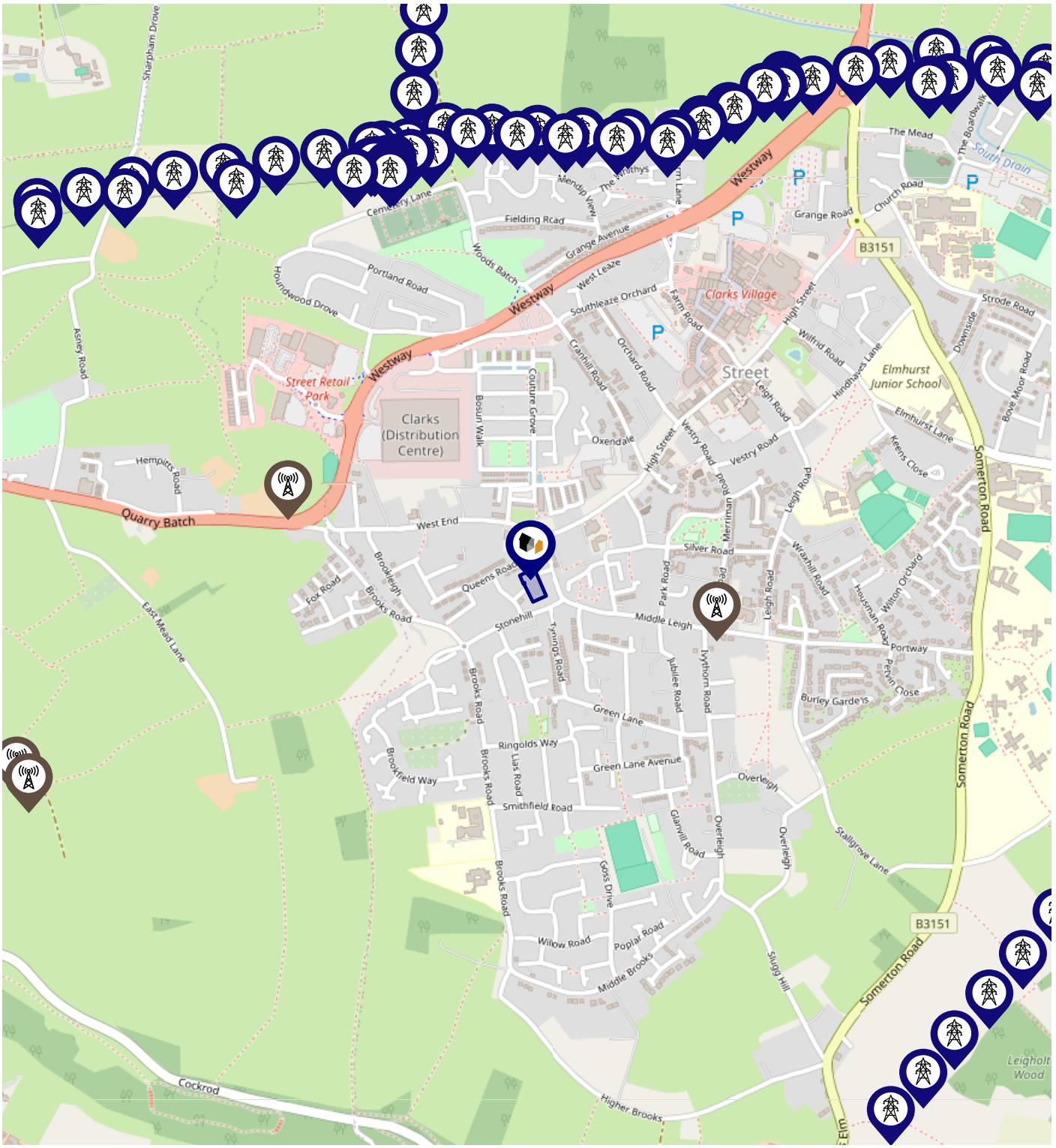
Primary Classifications (Most Common Clay Types)

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

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Key:

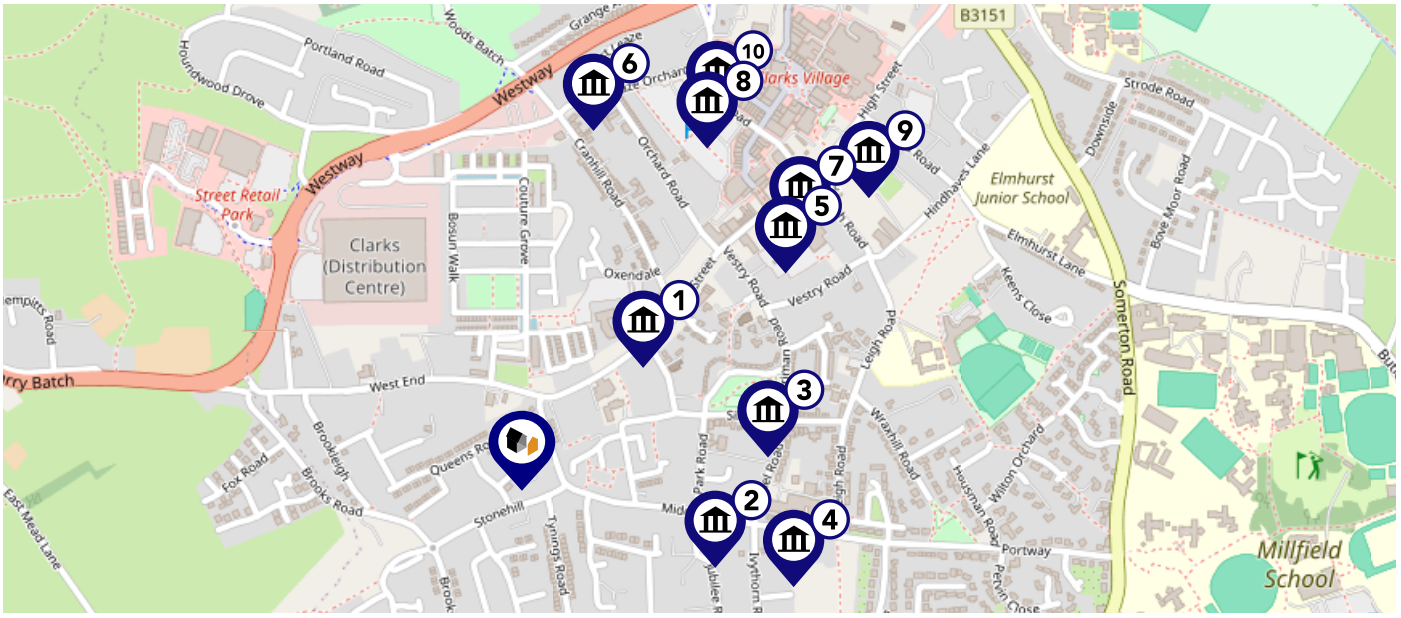
- Power Pylons
- Communication Masts

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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
1 1058756 - 148, High Street	Grade II	0.2 miles
2 1058716 - Ringoldsway	Grade II	0.3 miles
3 1455731 - Street War Memorial	Grade II	0.3 miles
4 1176162 - Old Middle Leigh Farmhouse	Grade II	0.3 miles
5 1442062 - Buildings Of Central Somerset Mural	Grade II	0.4 miles
6 1395584 - K8 Telephone Kiosk	Grade II	0.4 miles
7 1345072 - Crispin Hall	Grade II	0.5 miles
8 1392561 - 25-29, Farm Road	Grade II	0.5 miles
9 1390874 - Greenbank Swimming Pool	Grade II	0.5 miles
10 1308044 - Street Farmhouse	Grade II	0.5 miles

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Material Information

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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

No Gas Supply

Central Heating

Electric Heating

Water Supply

Mains

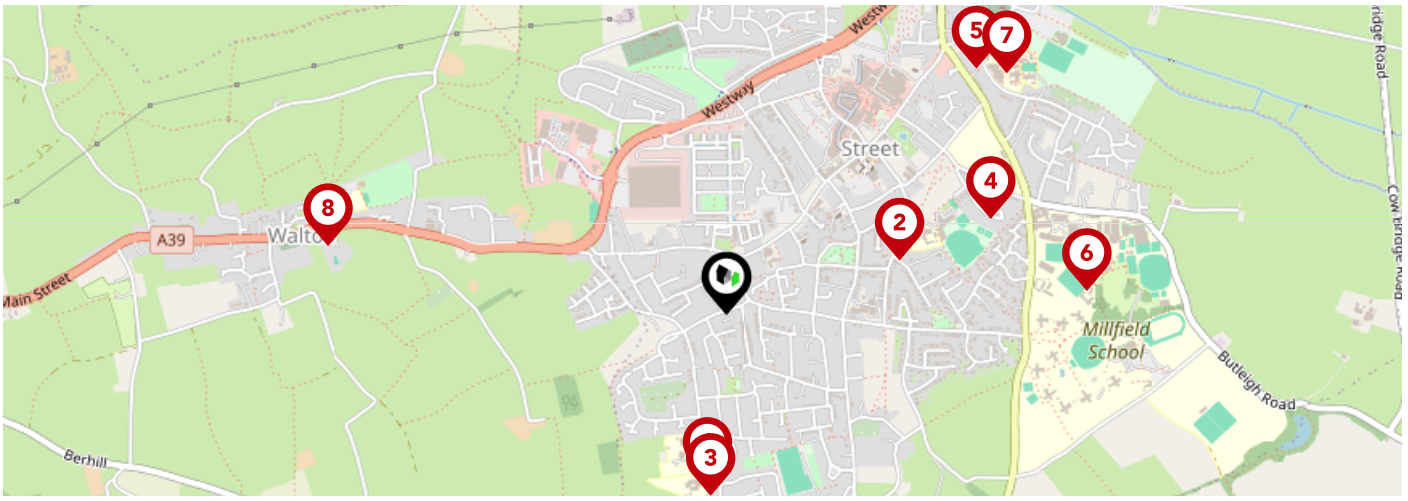
Drainage

Mains

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Area
Schools

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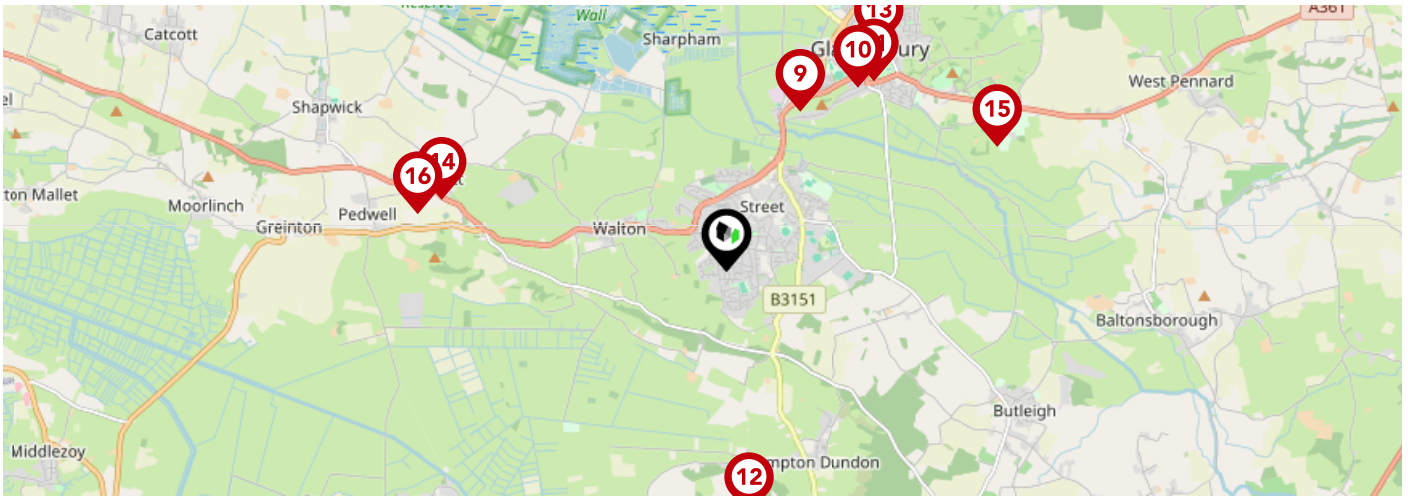


	Nursery	Primary	Secondary	College	Private
1 **Brookside Community Primary School** Ofsted Rating: Good | Pupils: 550 | Distance:0.39	☐	☑	☐	☐	☐
2 **Hindhayes Infant School** Ofsted Rating: Good | Pupils: 155 | Distance:0.42	☐	☑	☐	☐	☐
3 **Avalon School** Ofsted Rating: Good | Pupils: 65 | Distance:0.42	☐	☐	☑	☐	☐
4 **Elmhurst Junior School** Ofsted Rating: Good | Pupils: 266 | Distance:0.65	☐	☑	☐	☐	☐
5 **Strode College** Ofsted Rating: Good | Pupils:0 | Distance:0.82	☐	☐	☑	☐	☐
6 **Millfield School** Ofsted Rating: Not Rated | Pupils: 1383 | Distance:0.84	☐	☐	☑	☐	☐
7 **Crispin School Academy** Ofsted Rating: Good | Pupils: 1052 | Distance:0.86	☐	☐	☑	☐	☐
8 **Walton Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 143 | Distance:0.94	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

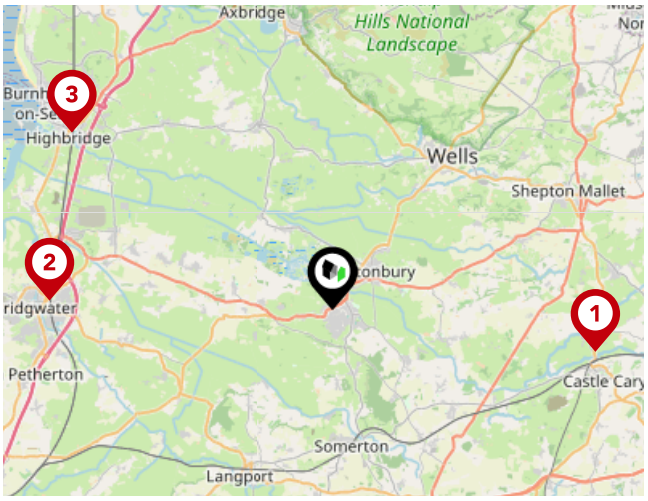


		Nursery	Primary	Secondary	College	Private
9	**Tor School** Ofsted Rating: Good | Pupils: 32 | Distance:1.64	☐	☐	☑	☐	☐
10	**St Benedict's Church of England Voluntary Aided Junior School** Ofsted Rating: Good | Pupils: 208 | Distance:2.1	☐	☑	☐	☐	☐
11	**St John's Church of England Voluntary Controlled Infants School** Ofsted Rating: Good | Pupils: 201 | Distance:2.25	☐	☑	☐	☐	☐
12	**Compton Dundon School** Ofsted Rating: Good | Pupils: 13 | Distance:2.28	☐	☐	☑	☐	☐
13	**St Dunstan's School** Ofsted Rating: Good | Pupils: 459 | Distance:2.53	☐	☐	☑	☐	☐
14	**Ashcott Primary School** Ofsted Rating: Good | Pupils: 112 | Distance:2.74	☐	☑	☐	☐	☐
15	**Millfield Preparatory School** Ofsted Rating: Not Rated | Pupils: 474 | Distance:2.79	☐	☐	☑	☐	☐
16	**The Levels School** Ofsted Rating: Not Rated | Pupils: 75 | Distance:2.92	☐	☐	☑	☐	☐

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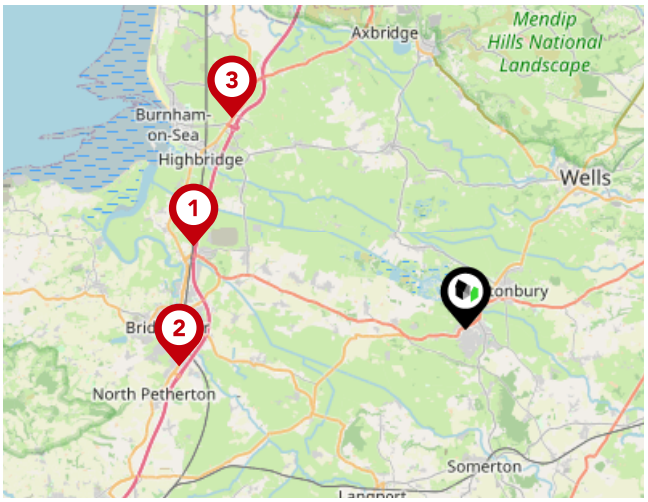
Area
Transport (National)

COOPER AND TANNER



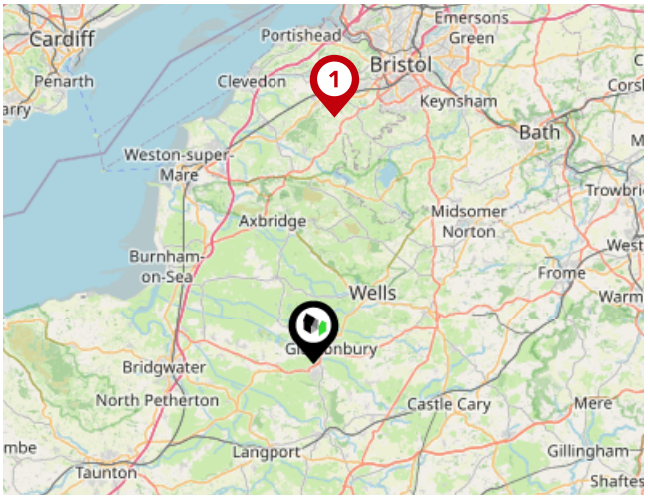
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.86 miles
2	Bridgwater Rail Station	10.54 miles
3	Highbridge & Burnham-on-Sea Rail Station	11.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J23	10.58 miles
2	M5 J24	10.77 miles
3	M5 J22	11.74 miles



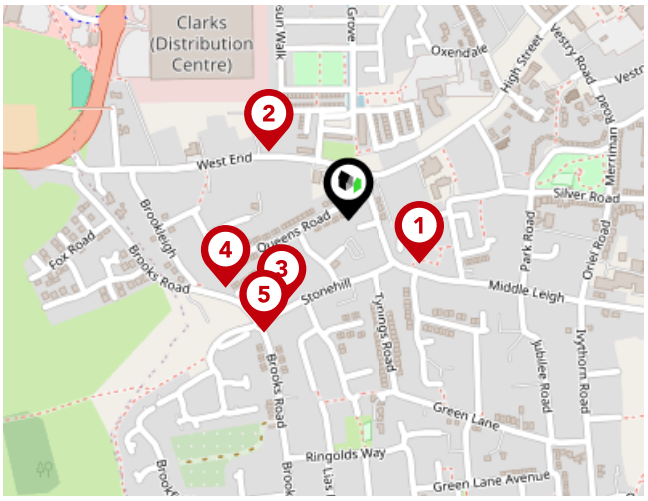
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	18.34 miles

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Area
Transport (Local)

COOPER AND TANNER



Bus Stops/Stations

Pin	Name	Distance
1	Leigh Furlong Road	0.09 miles
2	West End	0.12 miles
3	Stonehill	0.12 miles
4	Brooks Road	0.16 miles
5	Brooks Road	0.16 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	10.7 miles

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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.

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Disclaimer

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail