



MIR: Material Info

The Material Information Affecting this Property
Monday 23rd March 2026



LONG LANE, DINDER, WELLS, BA5

Cooper and Tanner

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

Property Overview

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,614 ft ² / 150 m ²		
Plot Area:	0.21 acres		
Year Built :	1997		
Council Tax :	Band D		
Annual Estimate:	£2,439		
Title Number:	WS52553		

Local Area

Local Authority:	Somerset
Conservation Area:	Dinder
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Long Lane, Dinder, Wells, BA5*

Reference - 2025/1518/TCA

Decision: Registered

Date: 18th August 2025

Description:

Eucalyptus (T1) - Crown reduce by up to 3m at appropriate unions with pruning wounds no larger than 60mm in diameter.

Reference - 2019/2202/TCA

Decision: Decided

Date: 05th September 2019

Description:

Proposed works to tree(s) in a conservation area: Magnolia grandiflora (T1) Fell and Portugese Laurel (T2) Fell.

Reference - 2015/2875/TCA

Decision: TPO Not Required (No Objection)

Date: 11th December 2015

Description:

Proposed works to trees in a Conservation Area:- T1. Magnolia - remove; T2. Magnolia - crown lift and pruned back laterals from adjacent residence; T3. Apple - remove dead stem; T4. Cheery - reduce crown away from overhead cables, retain shape.

Planning records for: *4 New Buildings Long Lane Dinder Wells Somerset BA5 3PQ*

Reference - 2025/1483/HSE	
Decision:	Registered
Date:	12th August 2025
Description:	Removal of dilapidated timber shed at the end of a row of outbuildings which serve No's 1-4 'New Buildings' to be replaced with a matching stone structure.

Reference - 2024/1762/HSE	
Decision:	Decided
Date:	01st October 2024
Description:	Part house loft conversion & extension to outbuilding.

Reference - 2013/0937	
Decision:	TPO Not Required (No Objection)
Date:	30th April 2013
Description:	Proposed removal to ground level of a Norway Spruce tree in a Conservation Area

Planning records for: *2 New Buildings Long Lane Dinder Somerset BA5 3PQ*

Reference - 2017/1607/TCA	
Decision:	TPO Not Required (No Objection)
Date:	08th June 2017
Description:	To remove to ground level a mature leyland Cypress at the bottom of the garden that has had the co-dominant stem union at 5metres fail leaving an exposed rip wound that a decay column is likely to progress into and cause the eventual failure of the remaining upper stem.

Planning records for: *Waitangi, Long Lane, Dinder, Wells, Somerset, BA5 3PQ*

Reference - 2012/0684
Decision: No Objection
Date: 19th March 2012
Description: Proposed removal of a Leylandii hedge in a Conservation Area

Planning records for: *The Estate Yard, Long Lane, Dinder, BA5 3PQ*

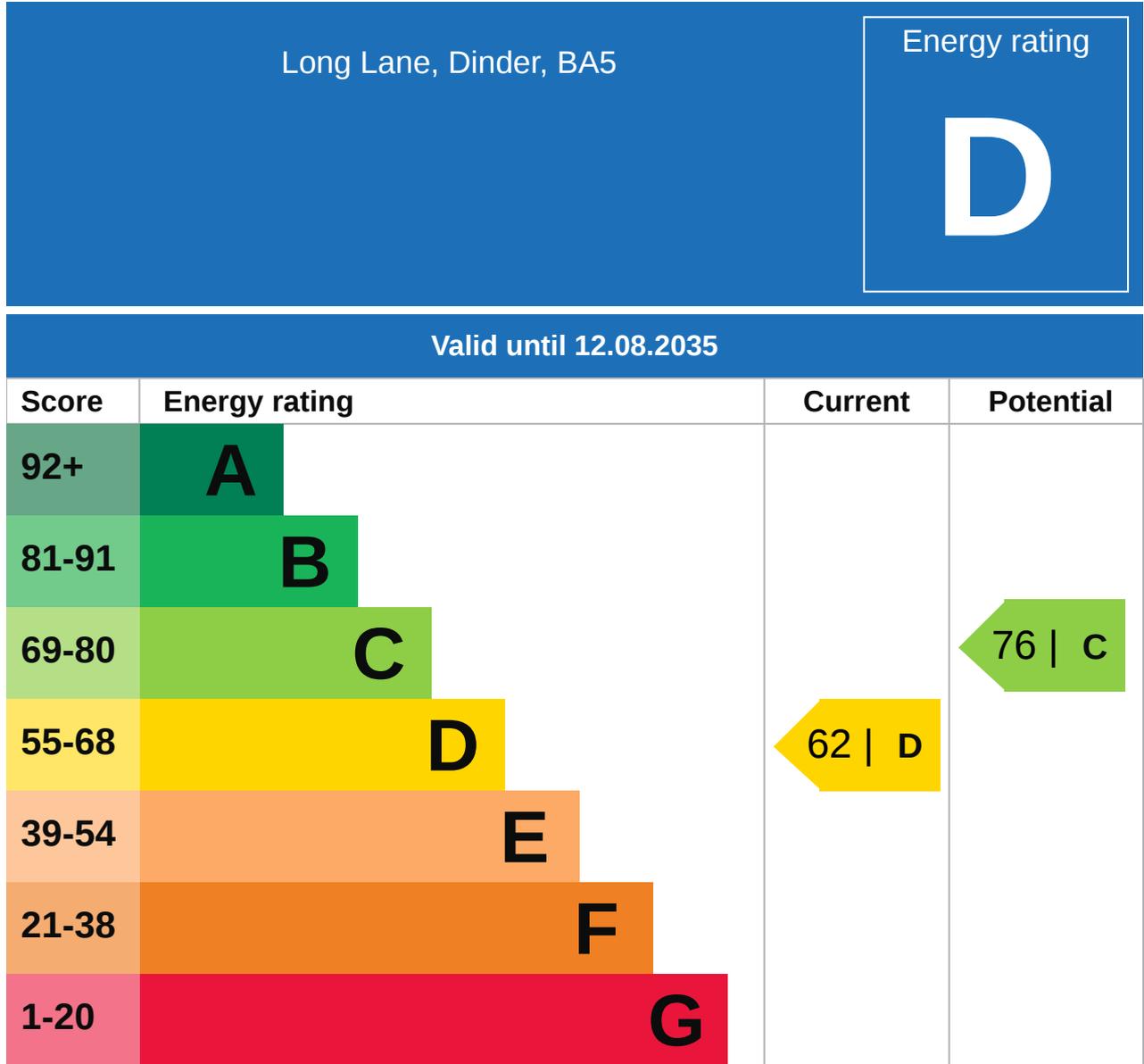
Reference - 2010/0442
Decision: Approval with Conditions
Date: 10th September 2010
Description: Change of use of former estate workshops to B1 (Business). (Amended description)

Planning records for: *Fircott Long Lane Dinder Wells Somerset BA5 3PQ*

Reference - 2021/1616/TCA
Decision: Decided
Date: 15th July 2021
Description: Willow (T1) - fell because of shading and maintenance required in garden.

Property EPC - Certificate

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Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	3
Open Fireplace:	0
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	150 m ²

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

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

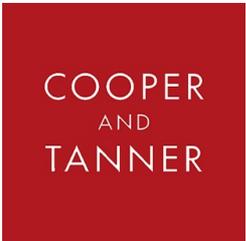


/cooper_and_tanner/

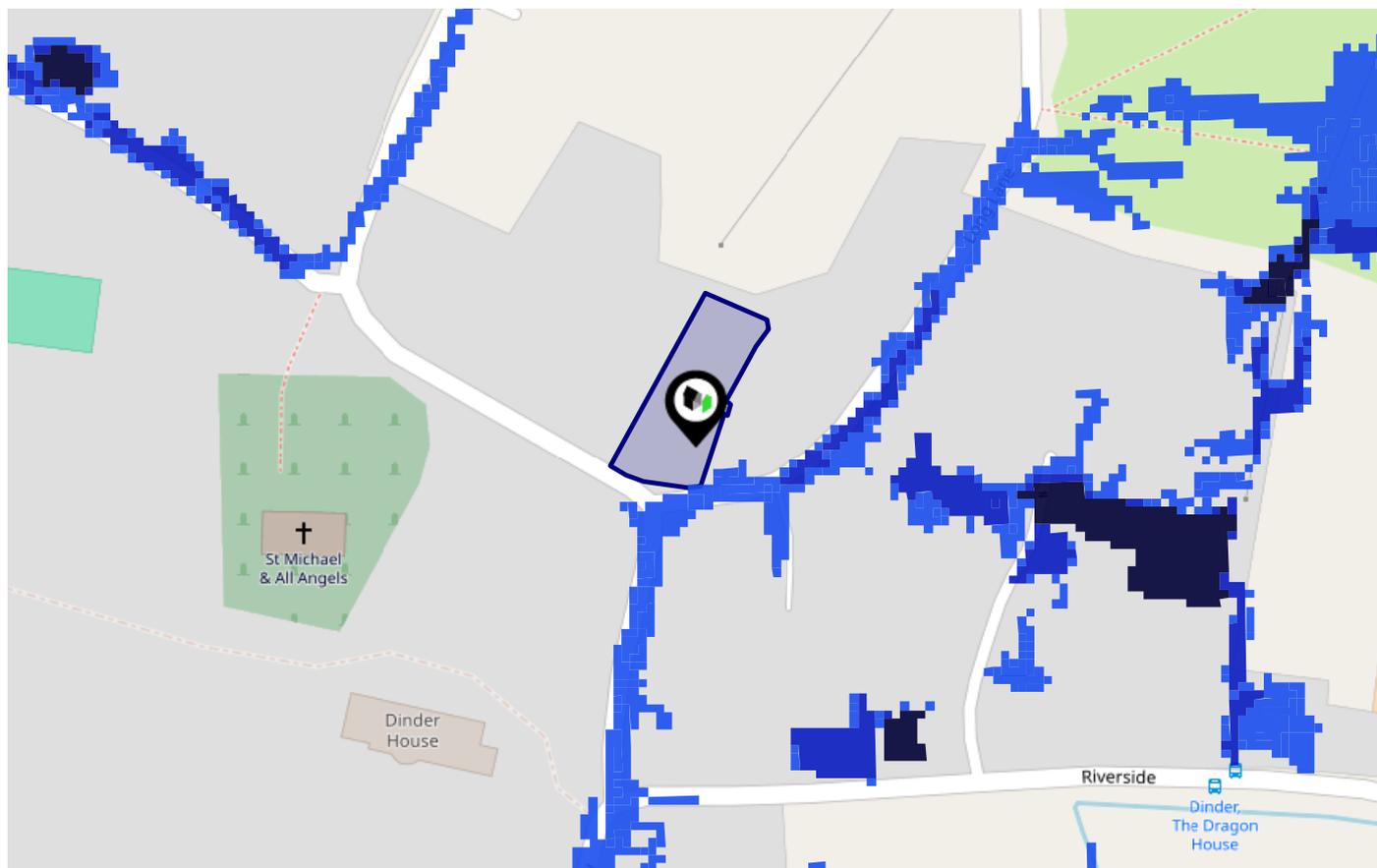
Important - Please read

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.

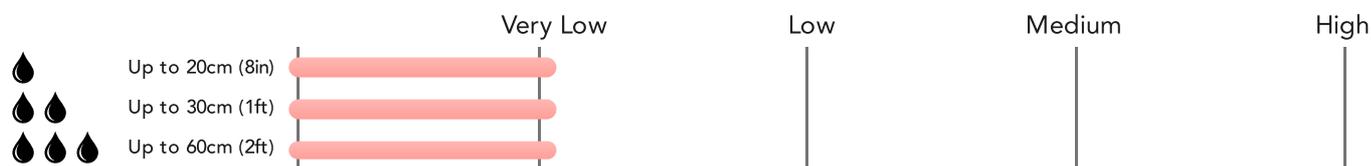


Risk Rating: Very low

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.

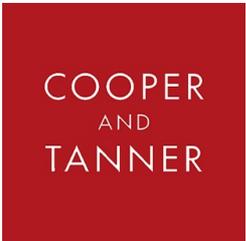
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

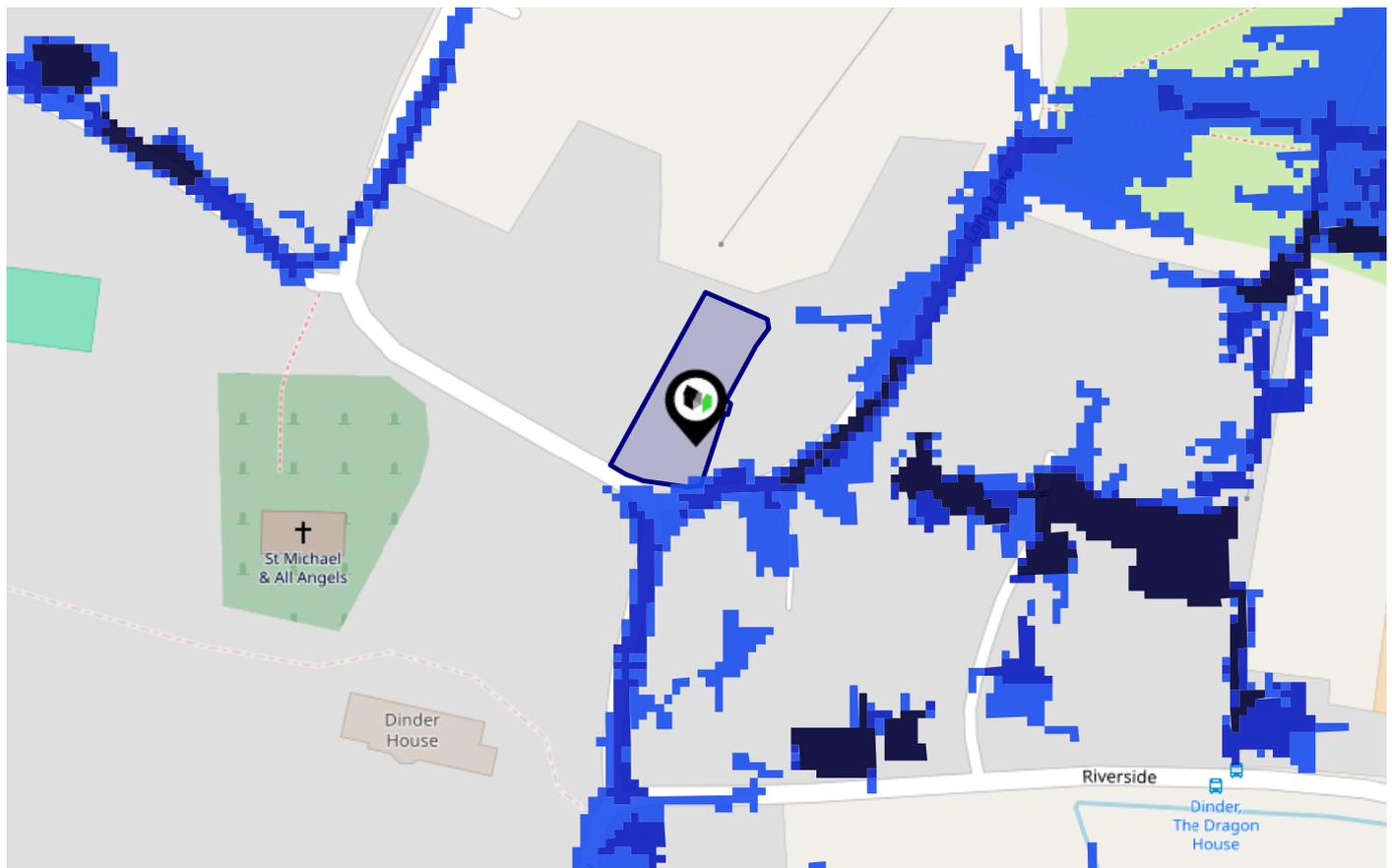


Flood Risk

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.

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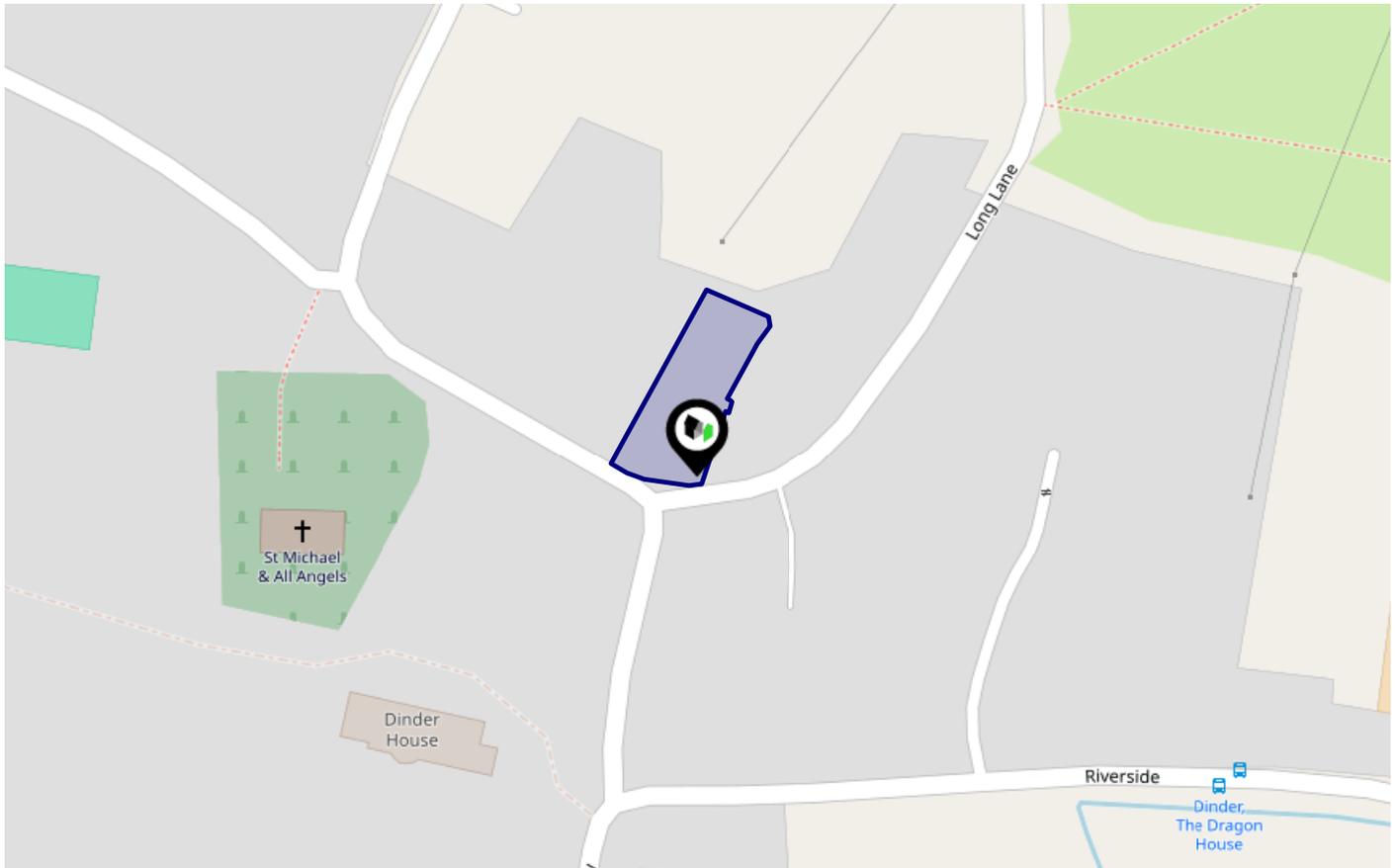
Chance of flooding to the following depths at this property:



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.

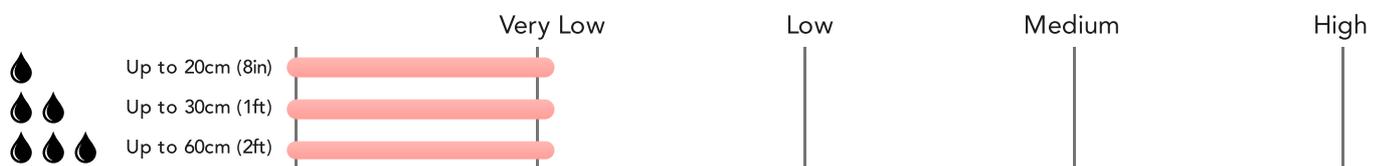


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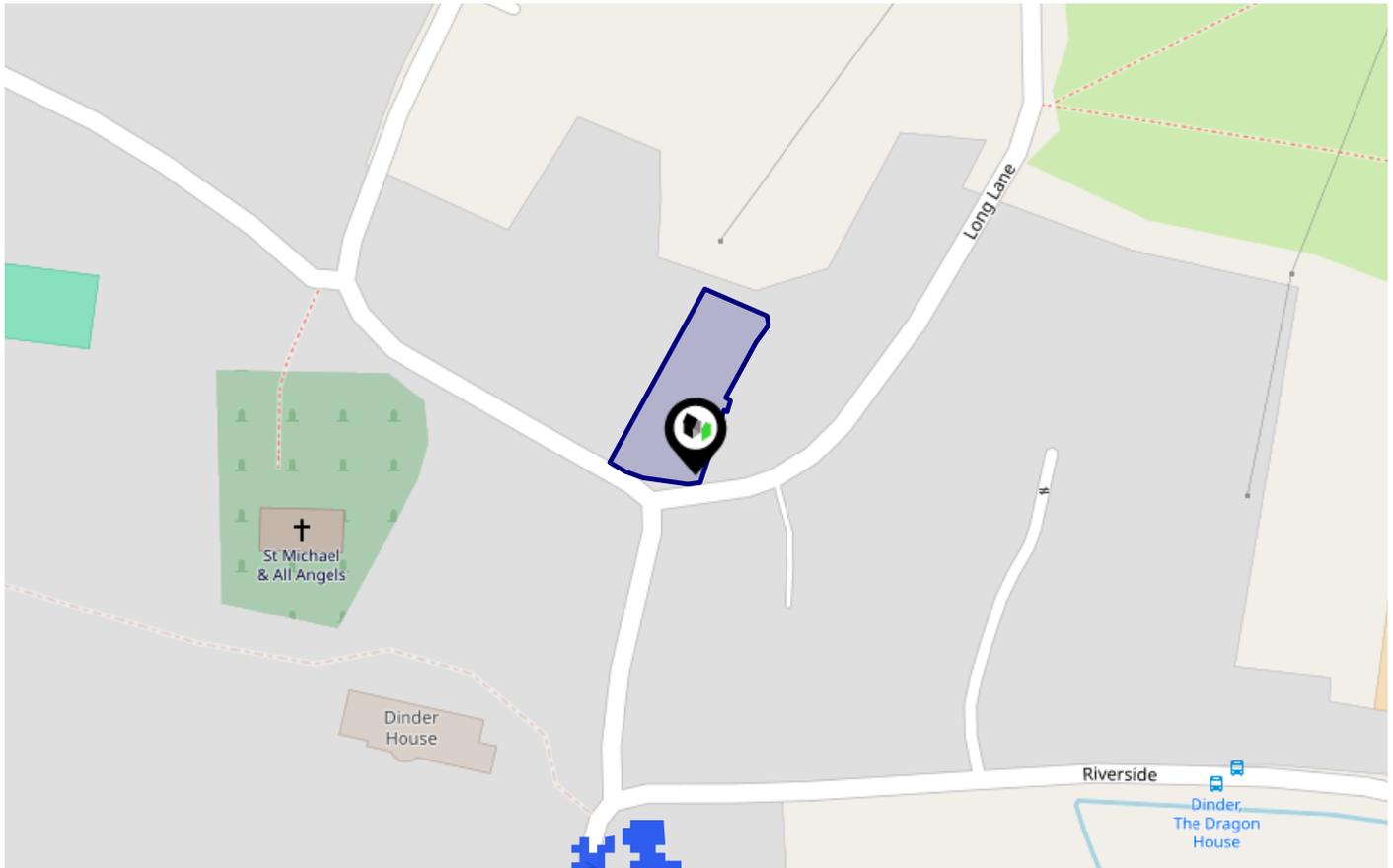
Chance of flooding to the following depths at this property:



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.



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.
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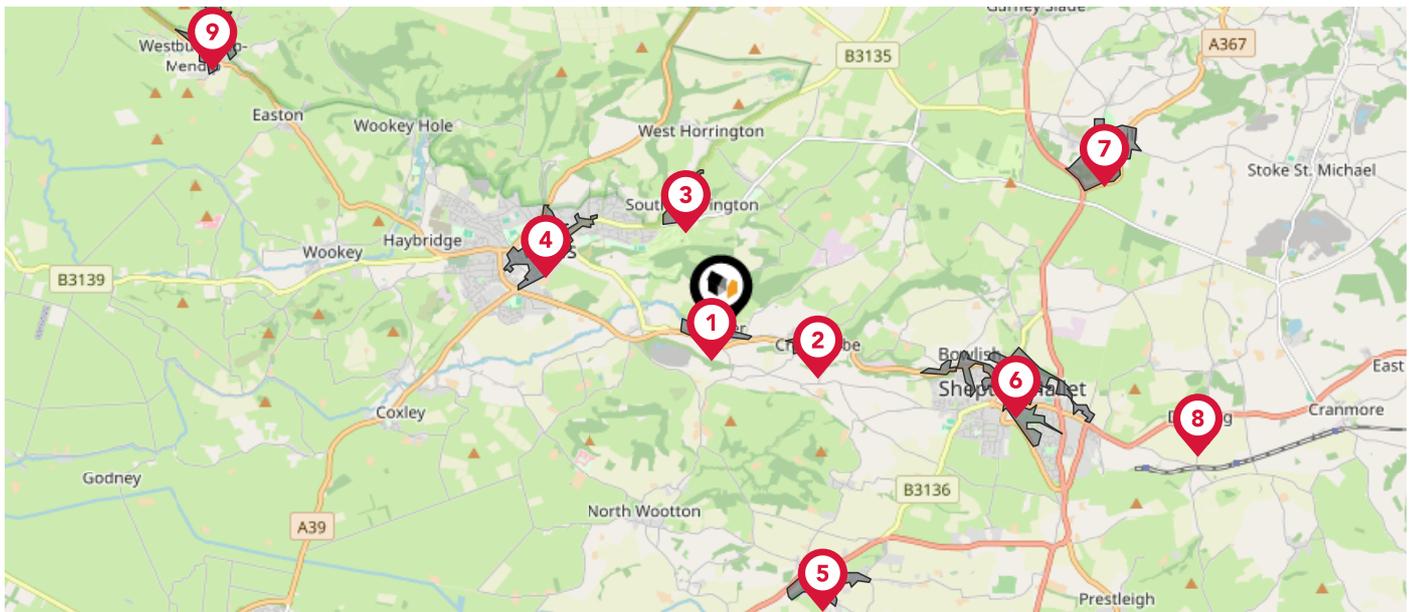
Chance of flooding to the following depths at this property:



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.



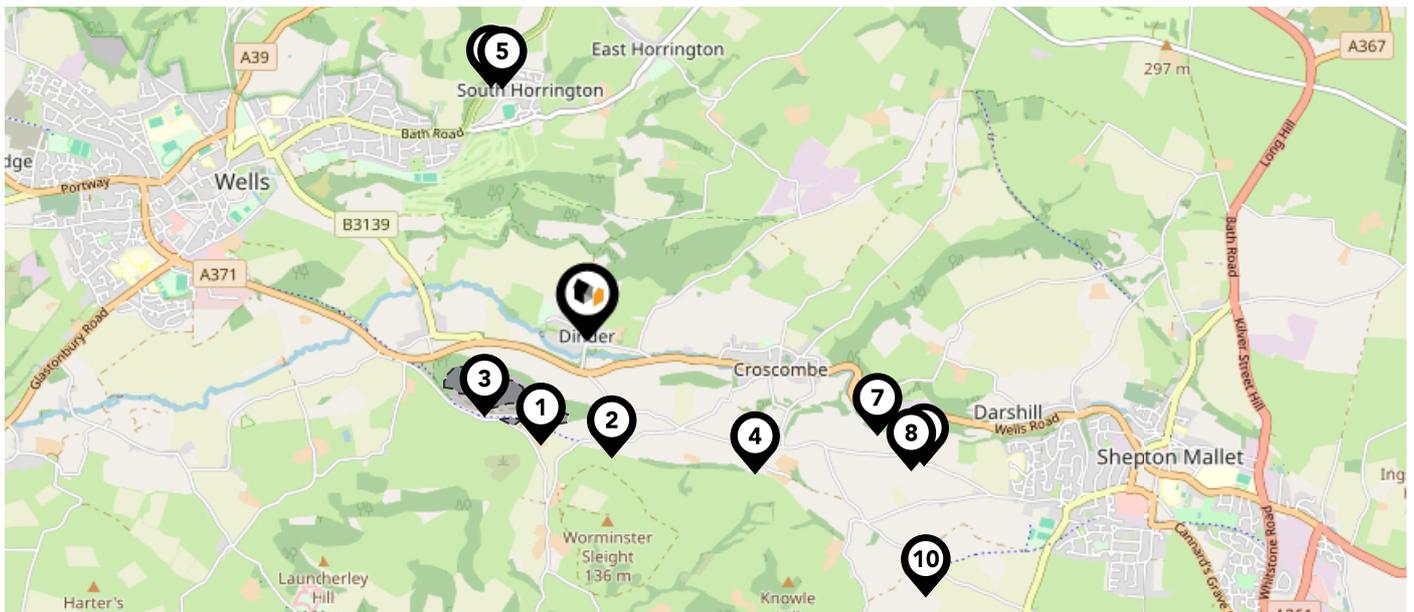
Nearby Conservation Areas

-  Dinder
-  Croscombe
-  Mendip Hospital
-  Wells
-  Pilton
-  Shepton Mallet
-  Oakhill
-  Doultong
-  Westbury sub Mendip

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

1	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill	<input type="checkbox"/>
2	Dark Lane-Dinder	Historic Landfill	<input type="checkbox"/>
3	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/EP3593FE/A001	Active Landfill	<input checked="" type="checkbox"/>
5	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
6	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill	<input type="checkbox"/>
7	Ham Lane-Crocombe, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
8	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
9	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
10	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

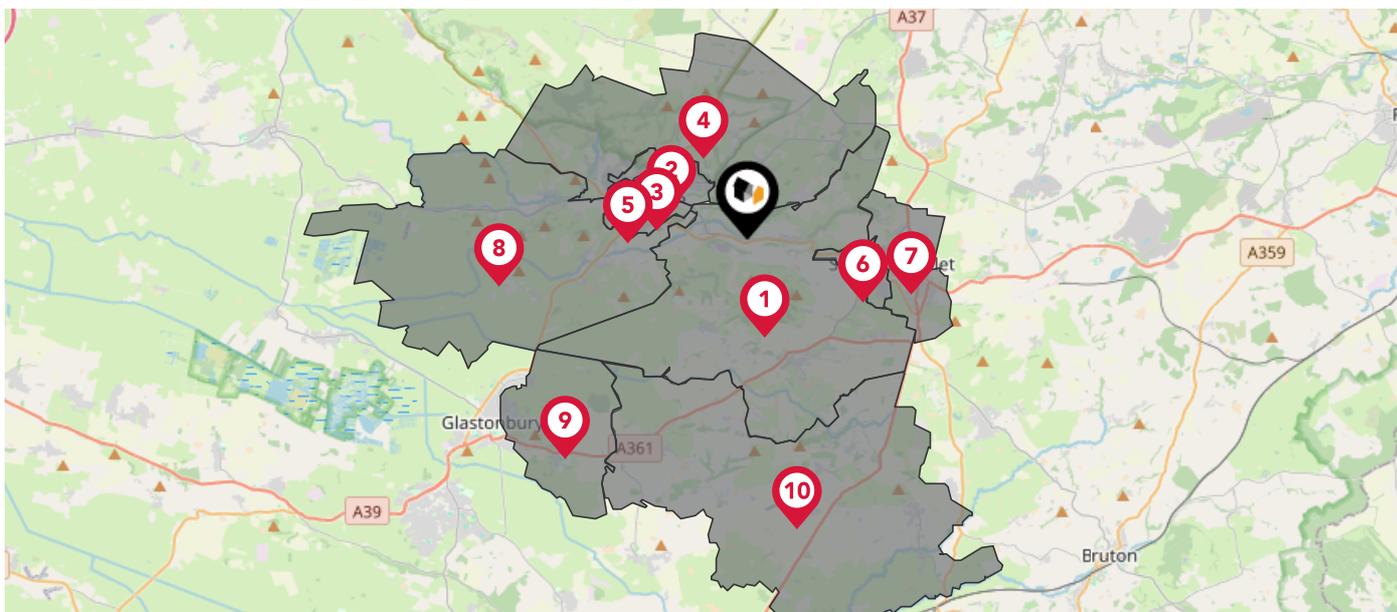
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

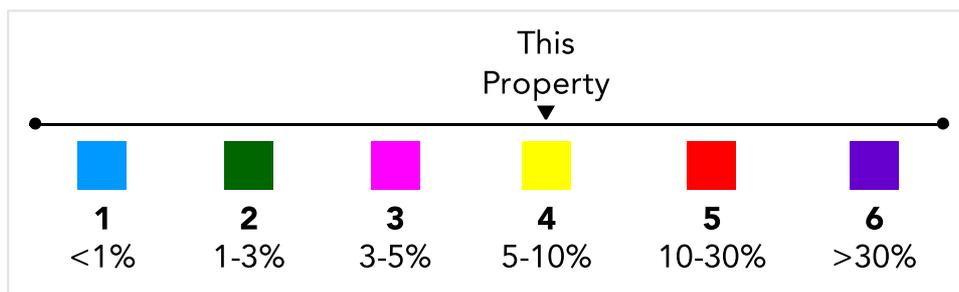
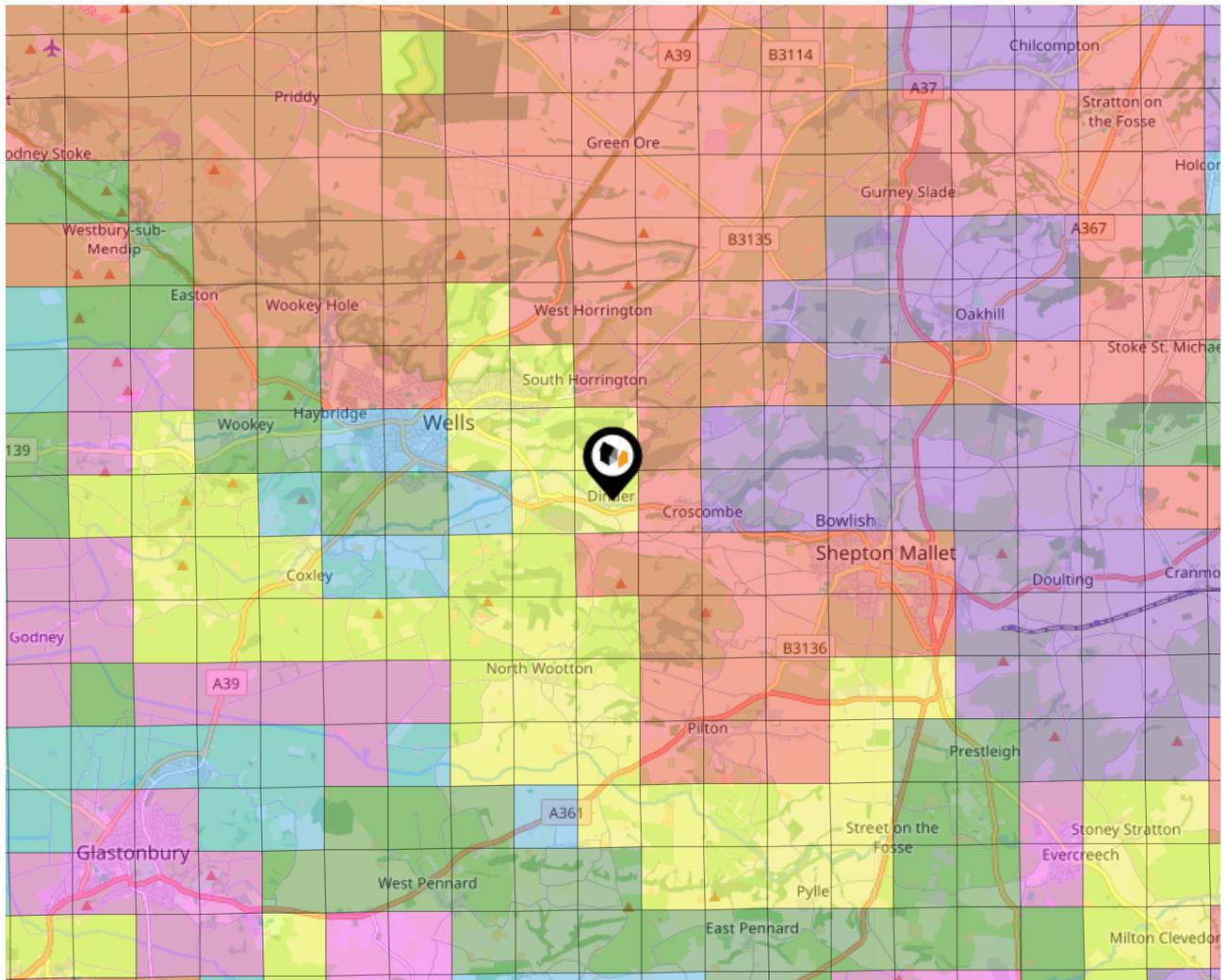


Nearby Council Wards

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

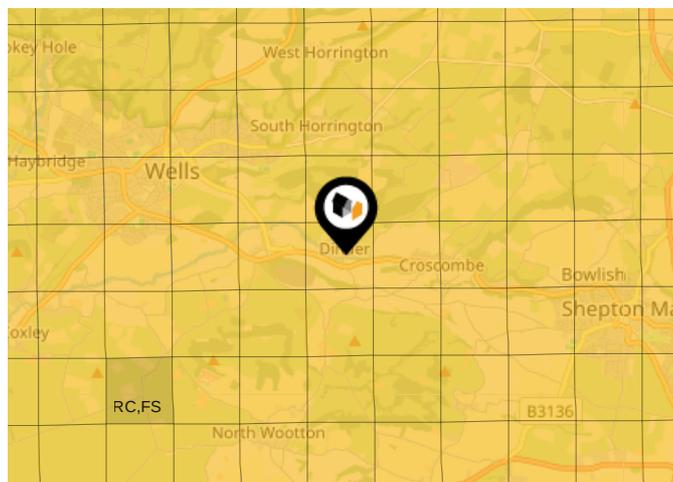
What is Radon?

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:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

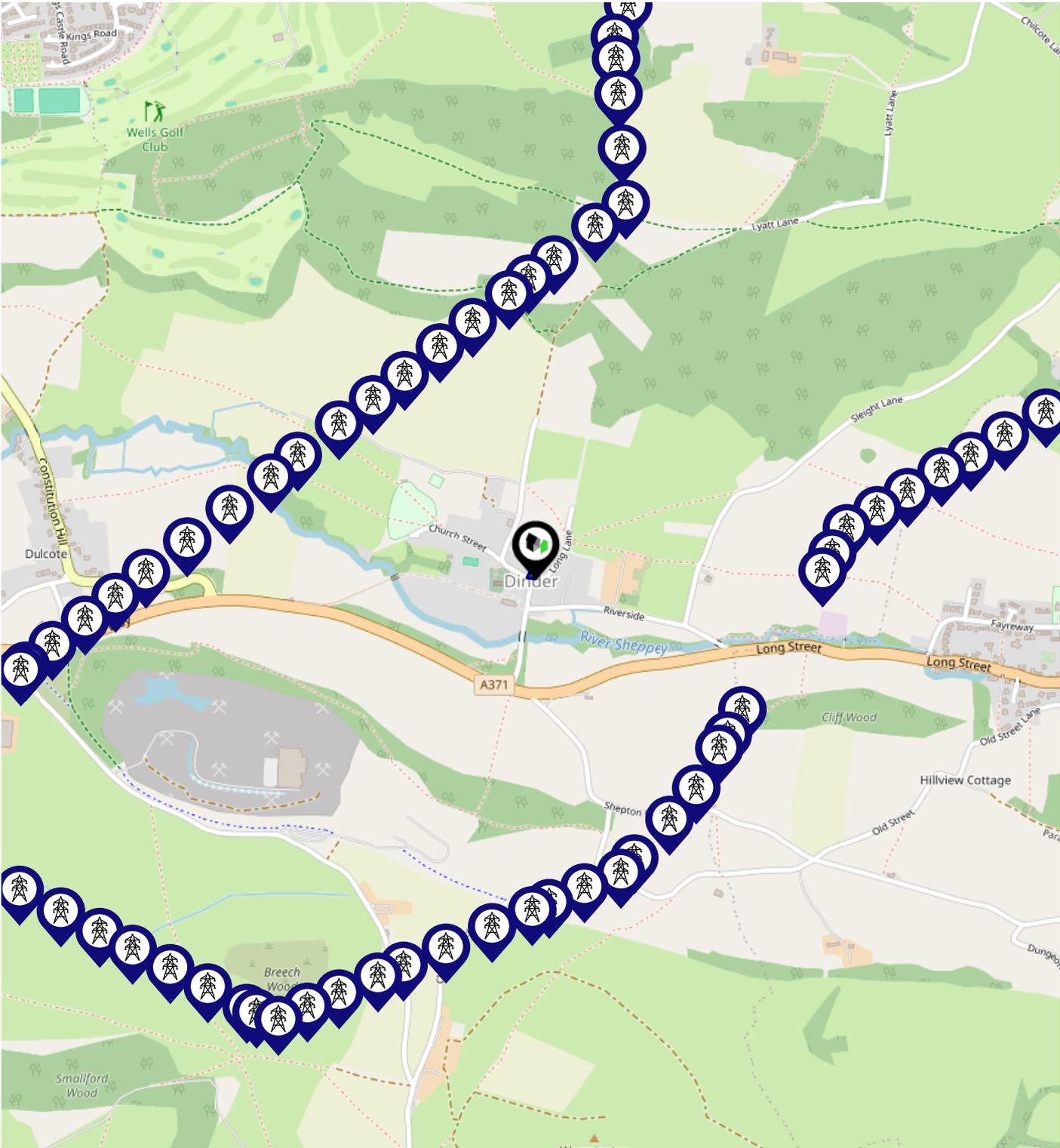


Primary Classifications (Most Common Clay Types)

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:

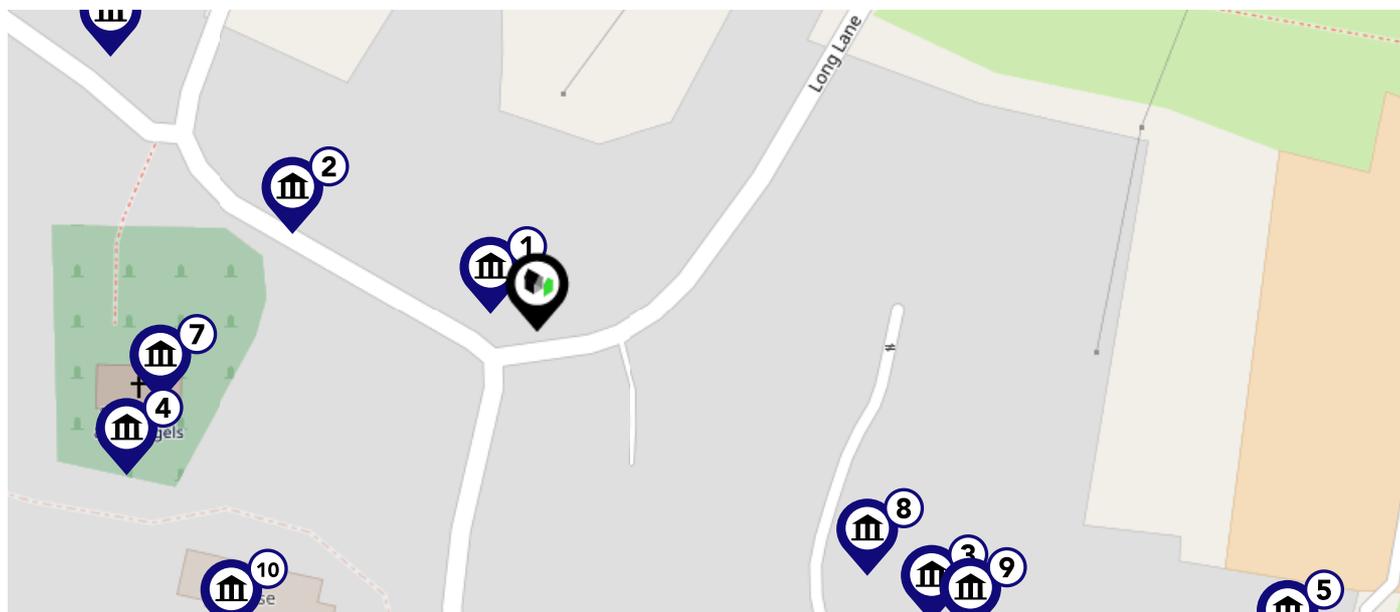
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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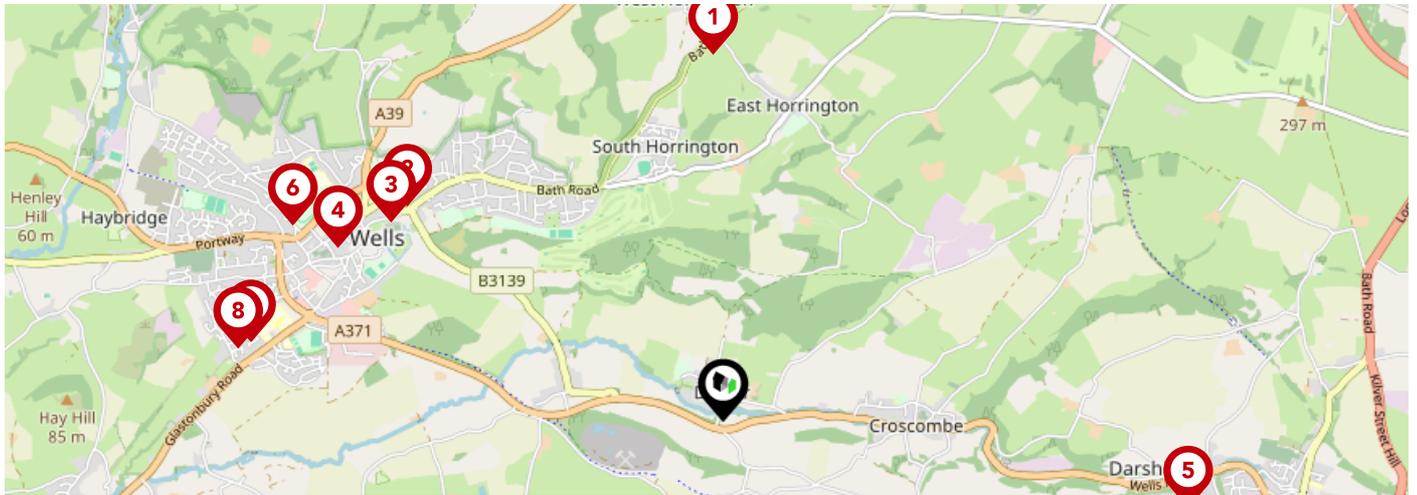
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058617 - Downside Road View	Grade II	0.0 miles
 1058616 - Church View	Grade II	0.0 miles
 1058620 - River Cottage	Grade II	0.1 miles
 1058619 - Churchyard Cross In Churchyard About 3 Metres South Of Porch Church Of St Michael	Grade II	0.1 miles
 1177553 - Higher Farmhouse	Grade II	0.1 miles
 1058618 - Wistaria House	Grade II	0.1 miles
 1345121 - Church Of St Michael	Grade II	0.1 miles
 1345122 - Middle Farmhouse	Grade II	0.1 miles
 1177559 - 1 2 3, Riverside	Grade II	0.1 miles
 1058621 - Dinder House	Grade II	0.1 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:2.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:2.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Whitstone Ofsted Rating: Good Pupils: 584 Distance:2.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:4.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	7.81 miles
2	Bruton Rail Station	9.24 miles
3	Keynsham Rail Station	15.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.63 miles
2	M5 J12	43.69 miles
3	M5 J11A	49.36 miles
4	M4 J16	40.43 miles
5	M4 J15	44.35 miles

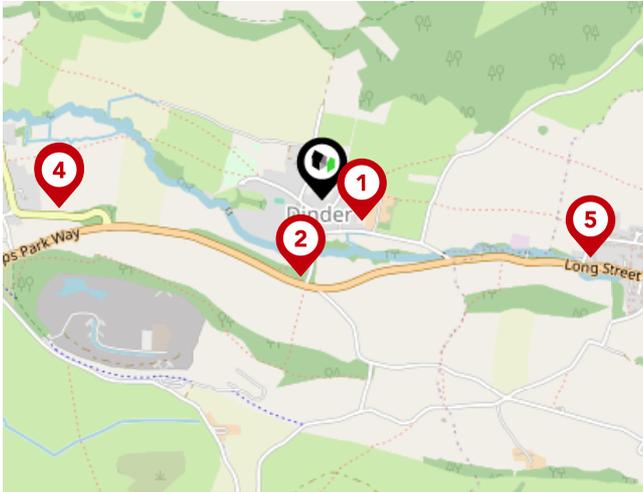


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.71 miles
2	Felton	13.71 miles
3	Cardiff Airport	34.48 miles
4	Bournemouth International Airport	44.6 miles

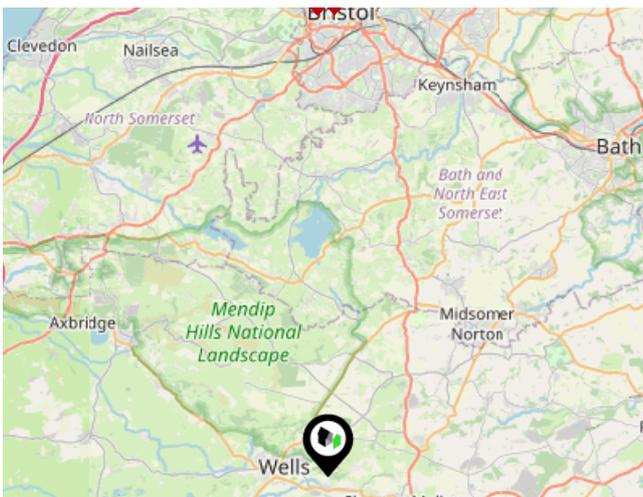
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Dragon House	0.1 miles
2	The Bus Shelter	0.19 miles
3	Fountain Cottages	0.61 miles
4	Fountain Cottages	0.61 miles
5	Townsend Farm	0.63 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	17.13 miles
2	Wapping Wharf	17.16 miles
3	Nova Scotia Ferry Landing	17.17 miles

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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.

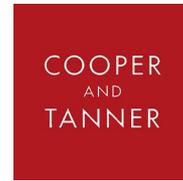


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