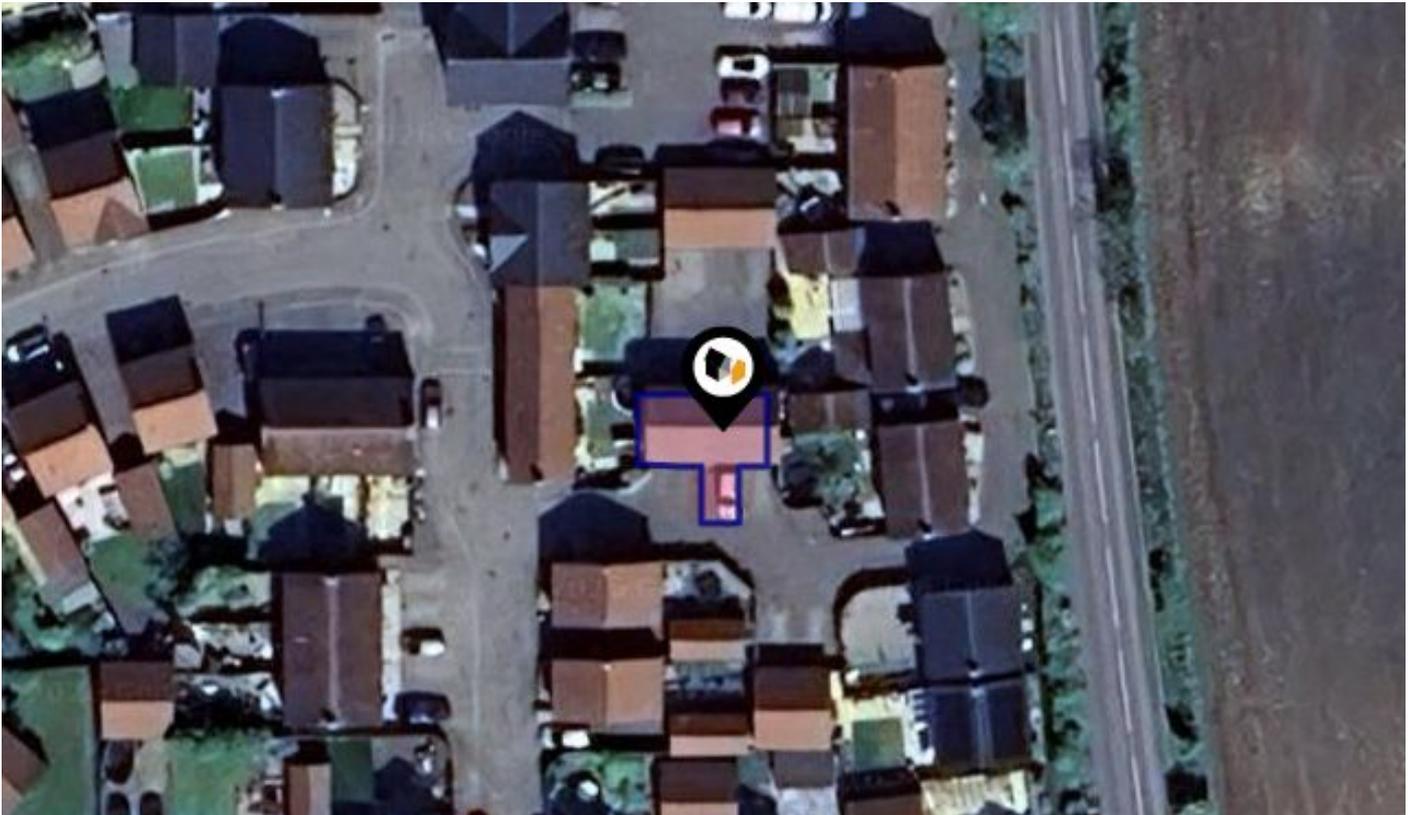# MIR: Material Info

The Material Information Affecting this Property
Monday 23rd March 2026

CAZENOVE CLOSE, SHEPTON MALLET, BA4

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The Property
Ombudsman

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Cazenove Path

Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	699 ft^2 / 65 m^2		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS72365		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s	**66** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✗ Virgin media

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Cazenove Close, BA4

Energy rating

C

Valid until 02.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

80 | C

94 | A

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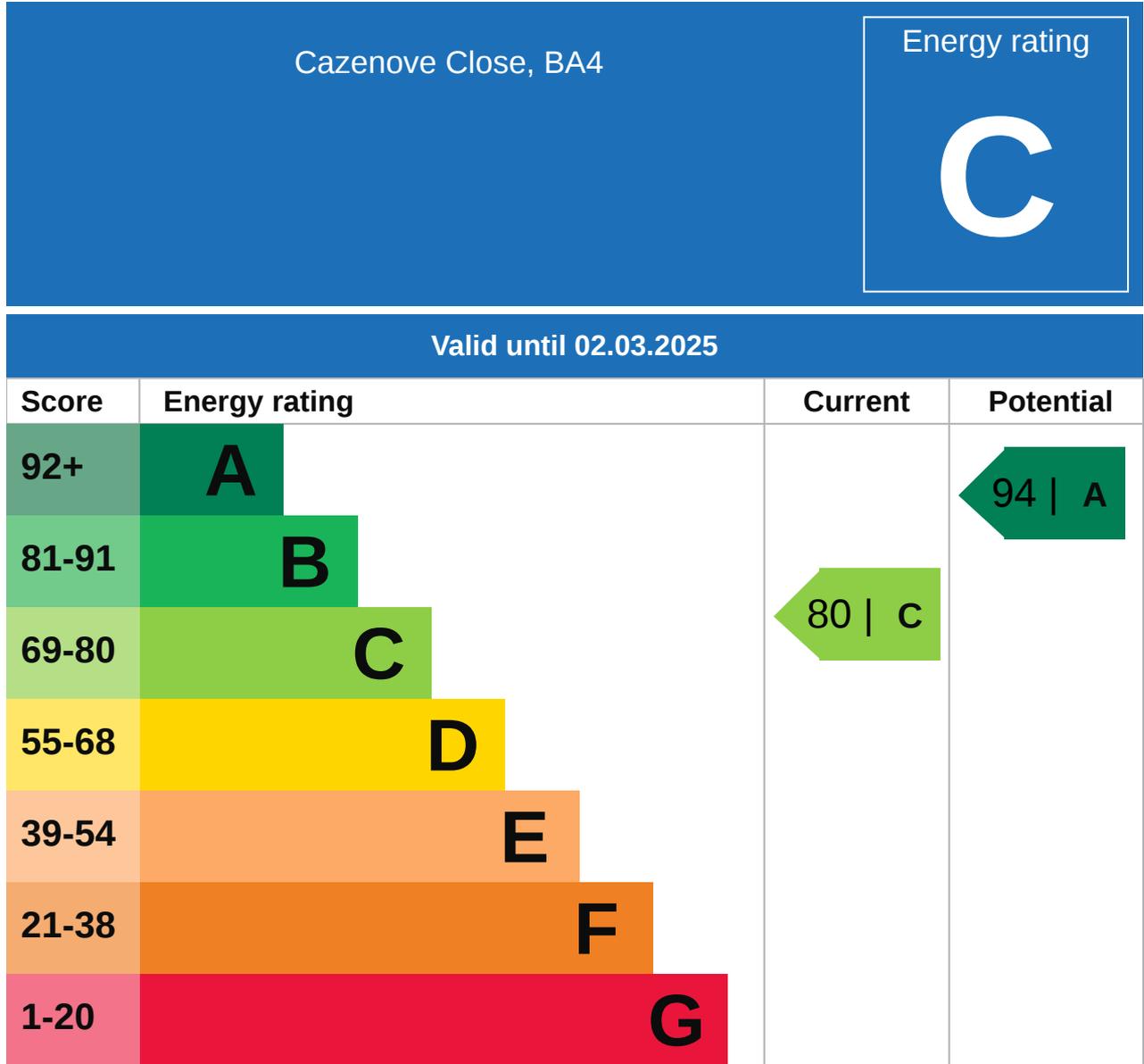
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â¦K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m-Â¦K
Total Floor Area:	65 m^2

Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Utilities & Services

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas central heating

Water Supply

Mains

Drainage

Mains

Cooper and Tanner
Testimonials

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.
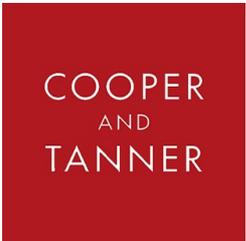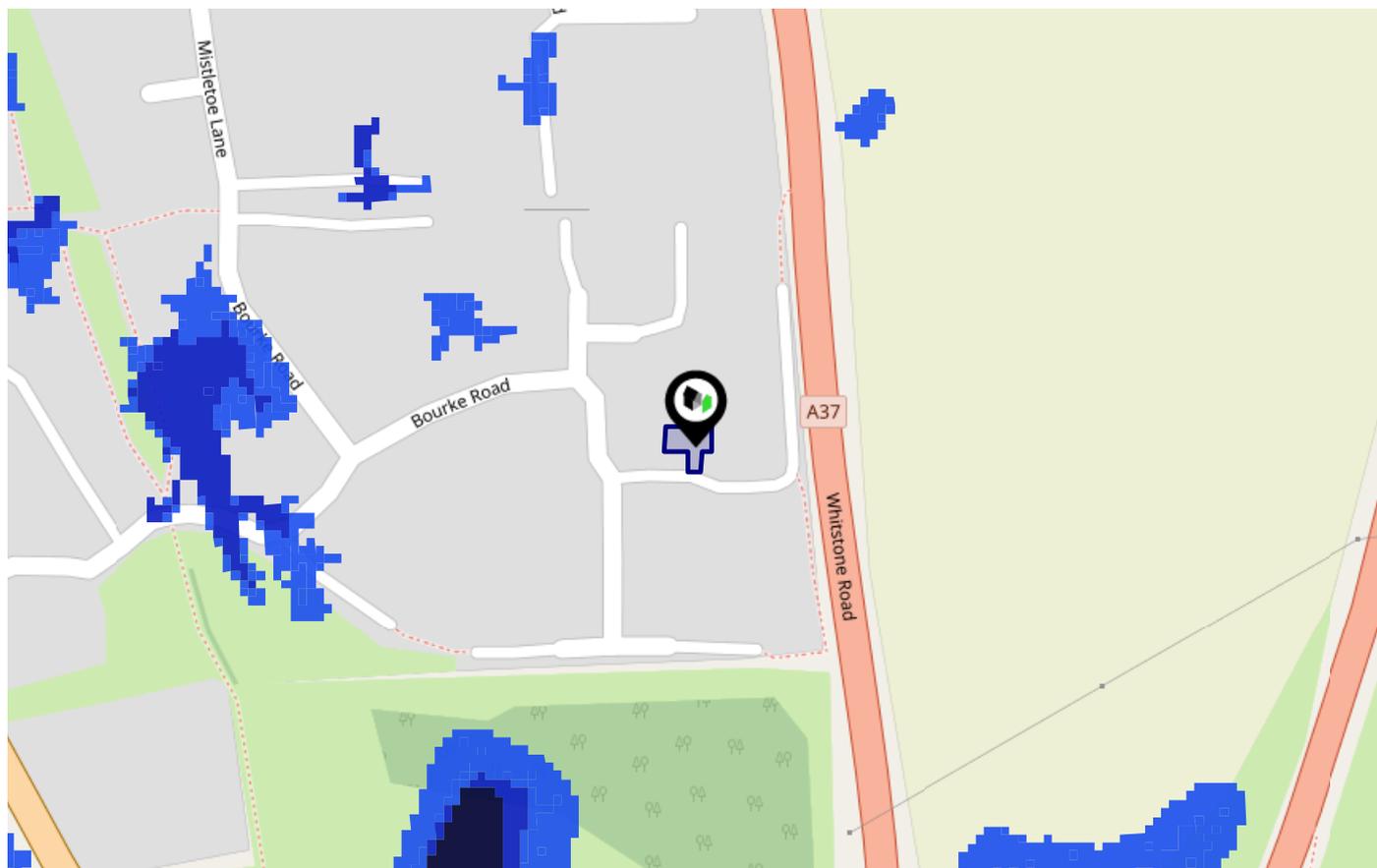
f /cooperandtanner

⊙ /cooper_and_tanner/

Disclaimer
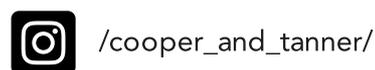
Important - Please read

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.
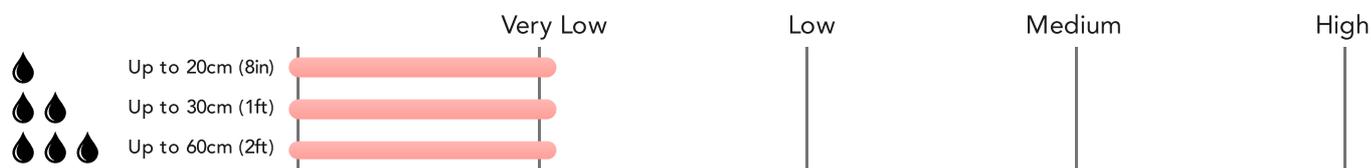

Risk Rating: Very low

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.
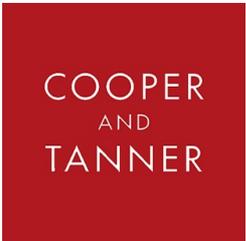
■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **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.

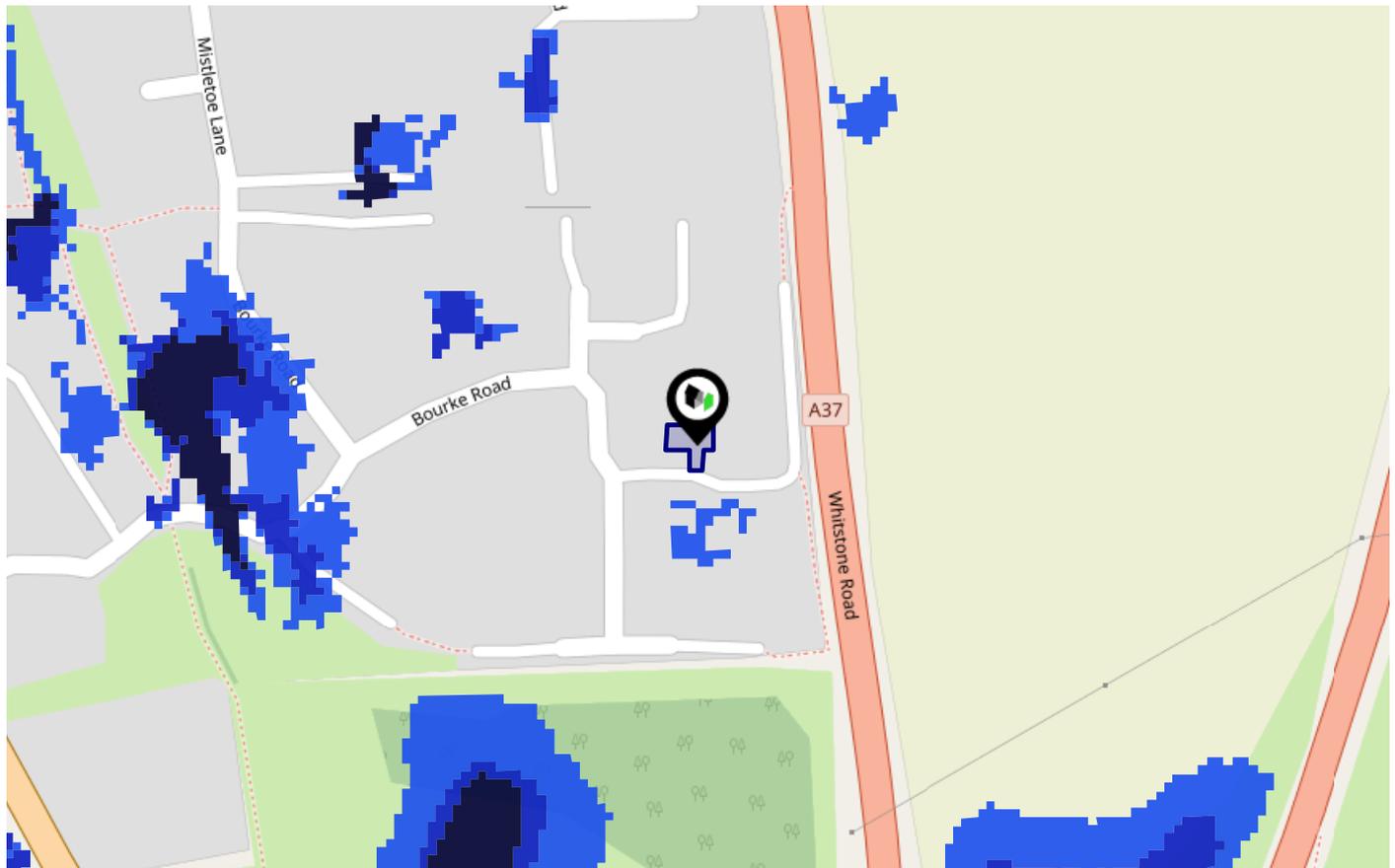Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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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.

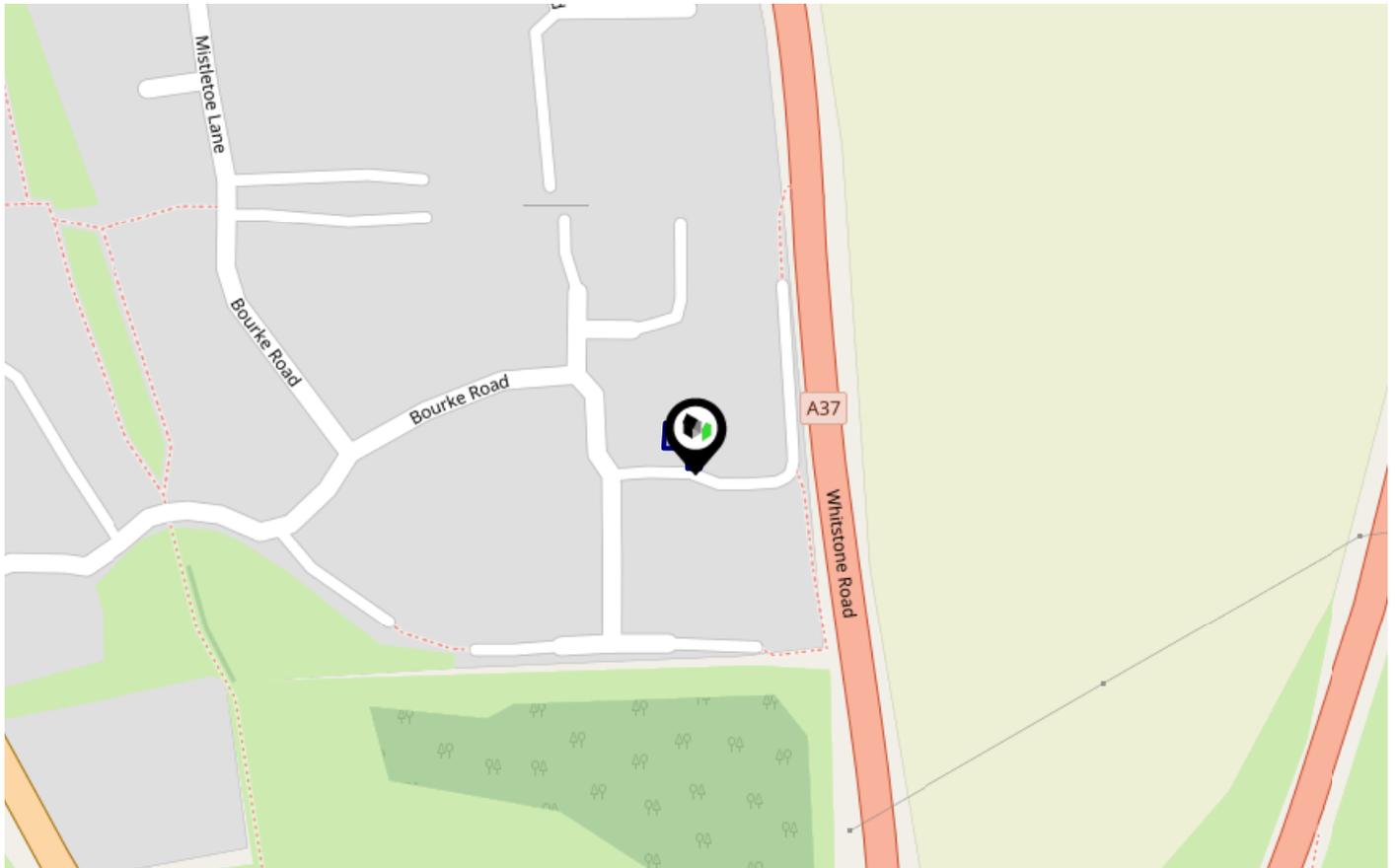Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.

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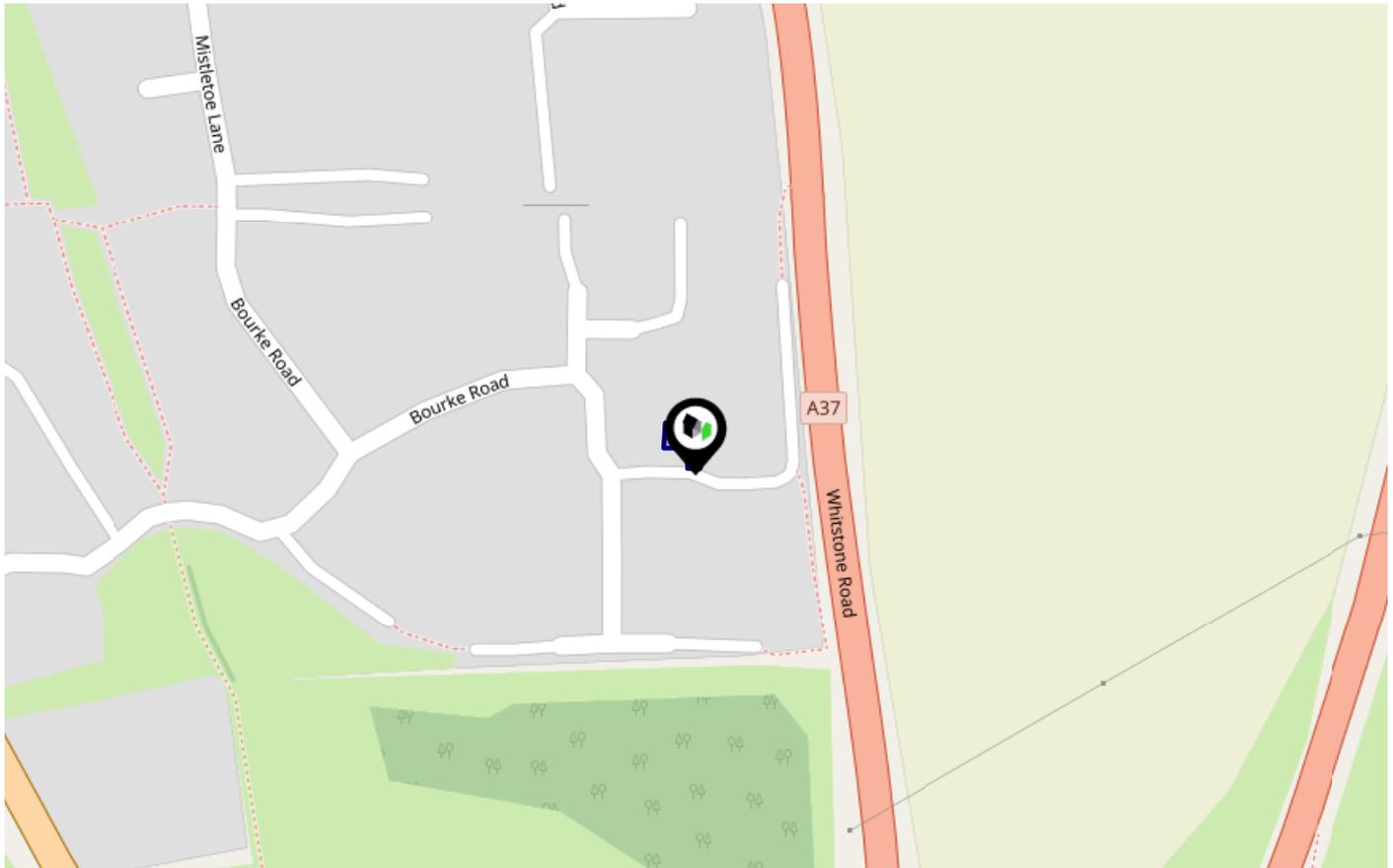
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

MIR - Material Info

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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.
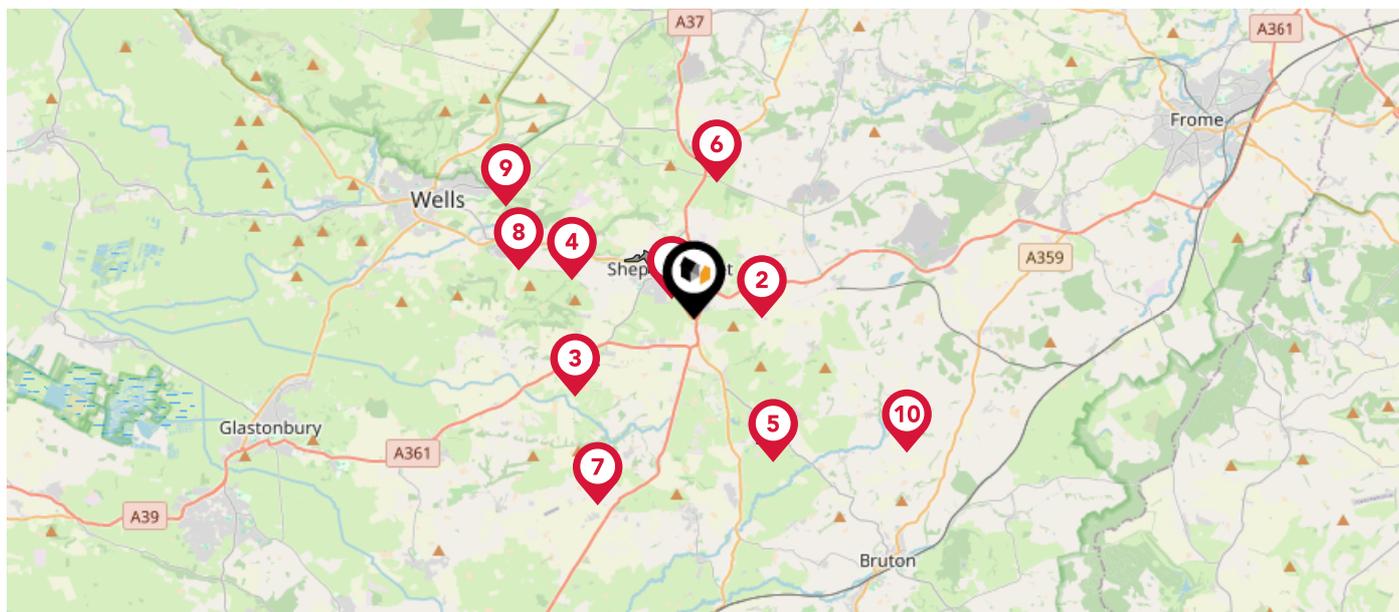
Nearby Conservation Areas	
1	Shepton Mallet
2	Doulting
3	Pilton
4	Croscombe
5	Evercreech
6	Oakhill
7	East Pennard
8	Dinder
9	Mendip Hospital
10	Batcombe

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.
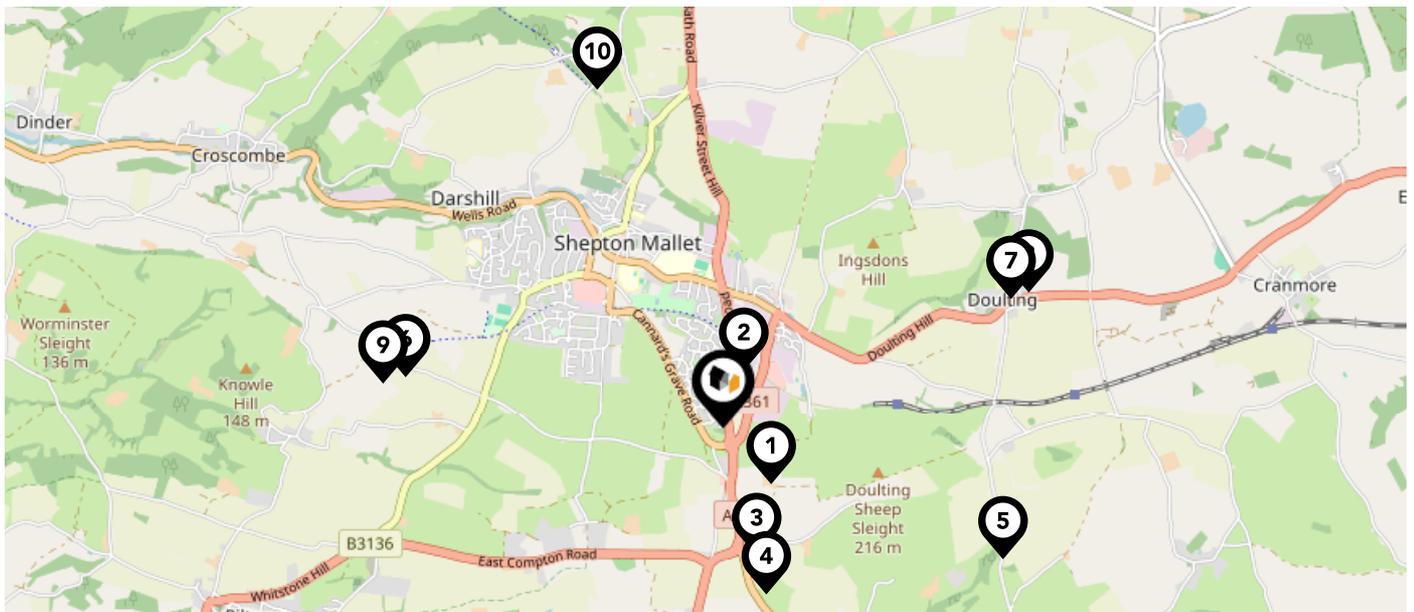
	Nearby Landfill Sites		
1	Brickyard Farm-Cann Grave	Historic Landfill	
2	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	
3	Whitstone Hill Farm, Cannards Grave Farm-Doulting, Shepton Mallet, Somerset	Historic Landfill	
4	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill	
5	Near Farncombe Farm-Doulting	Historic Landfill	
6	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	
7	Disused Quarry-Doulting	Historic Landfill	
8	Chelynch Quarry-Shepton Mallet, Somerset	Historic Landfill	
9	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	
10	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill	

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This map displays nearby coal mine entrances and their classifications.
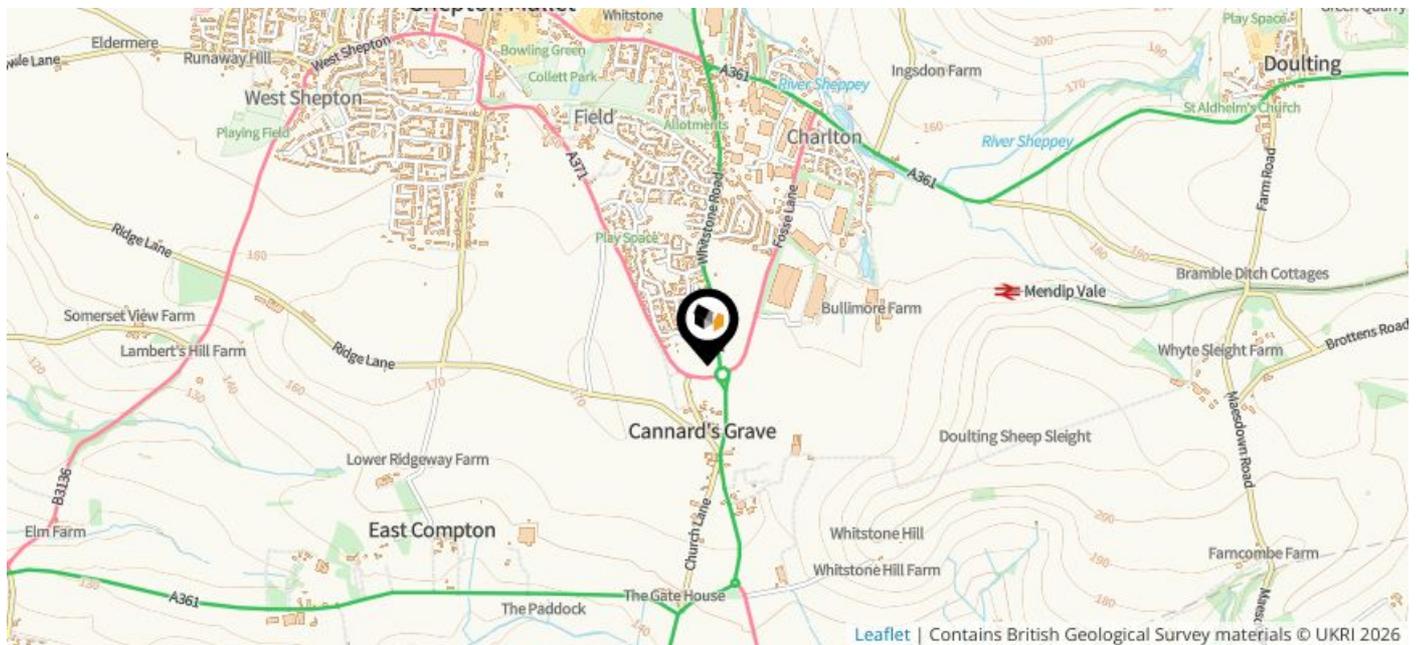

Mine Entry

✕ 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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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
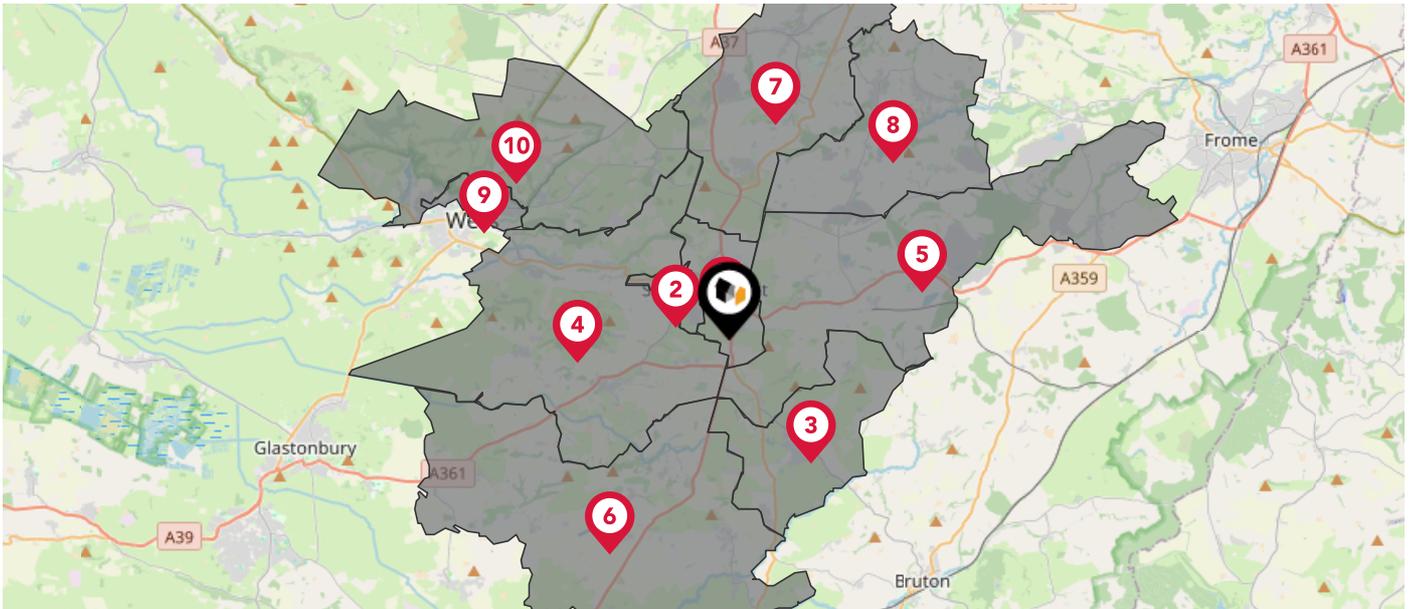

Nearby Council Wards

1	Shepton East Ward
2	Shepton West Ward
3	Creech Ward
4	Croscombe and Pilton Ward
5	Cranmore, Doulting and Nunney Ward
6	The Pennards and Ditcheat Ward
7	Ashwick, Chilcompton and Stratton Ward
8	Coleford and Holcombe Ward
9	Wells St. Thomas' Ward
10	St. Cuthbert Out North 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
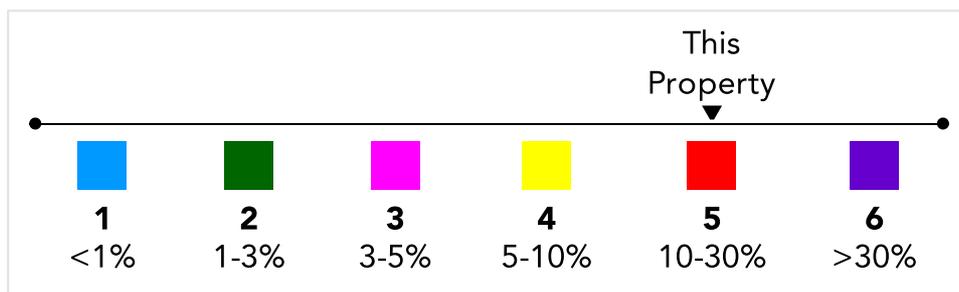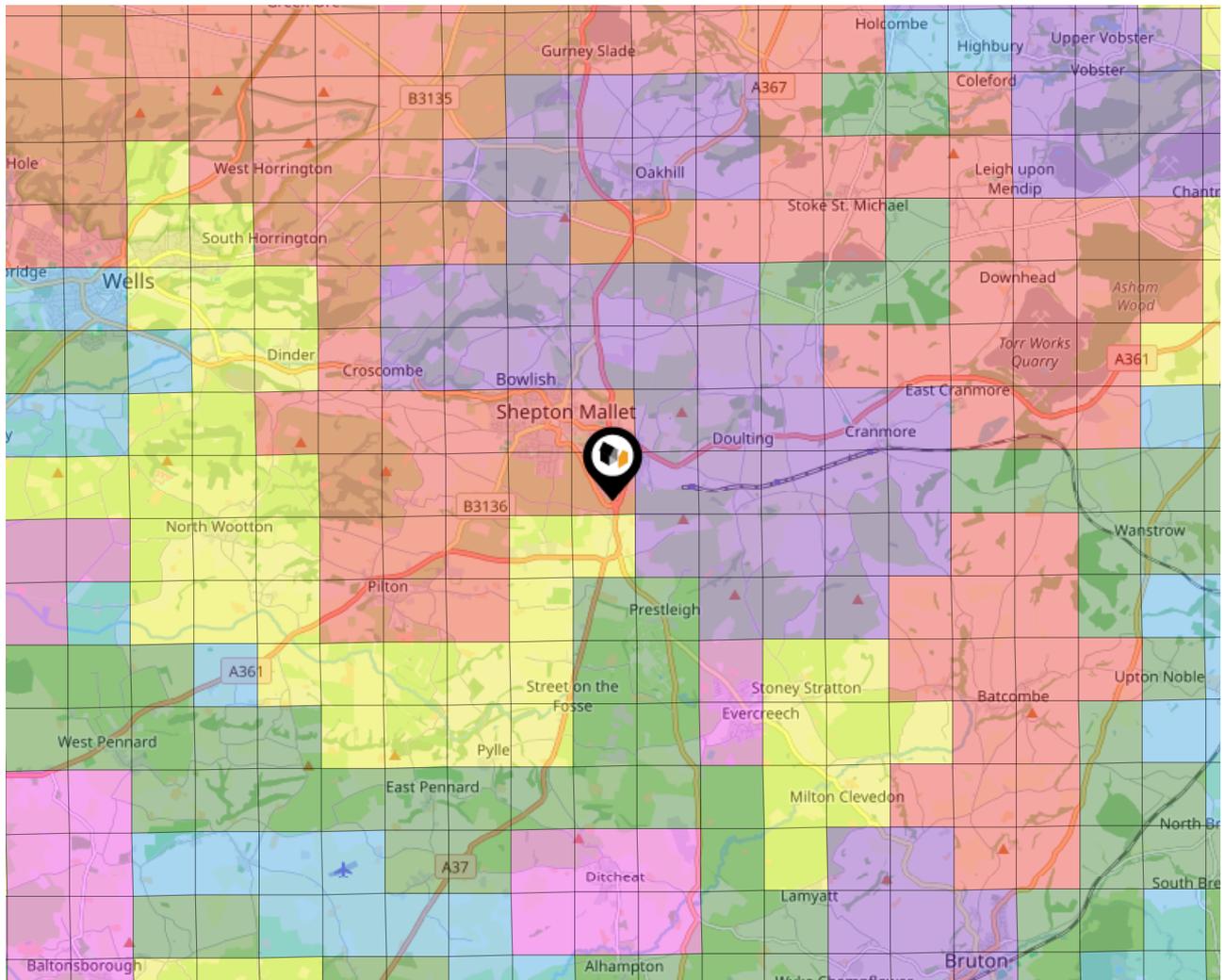
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(HIGH)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	HEAVY TO MEDIUM	**Soil Depth:**	DEEP
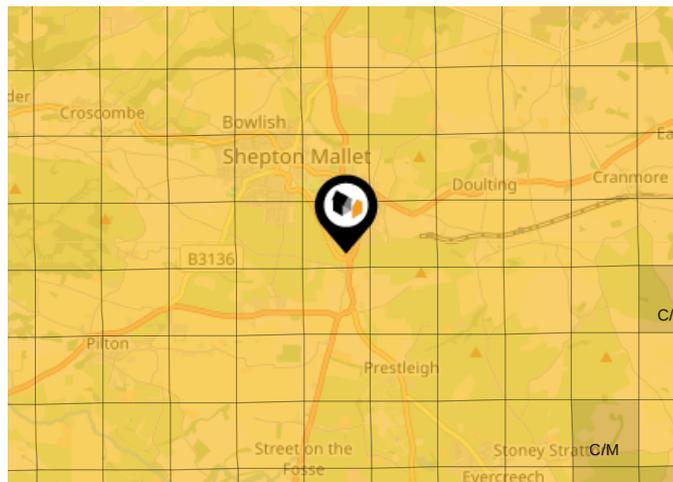
Primary Classifications (Most Common Clay Types)

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

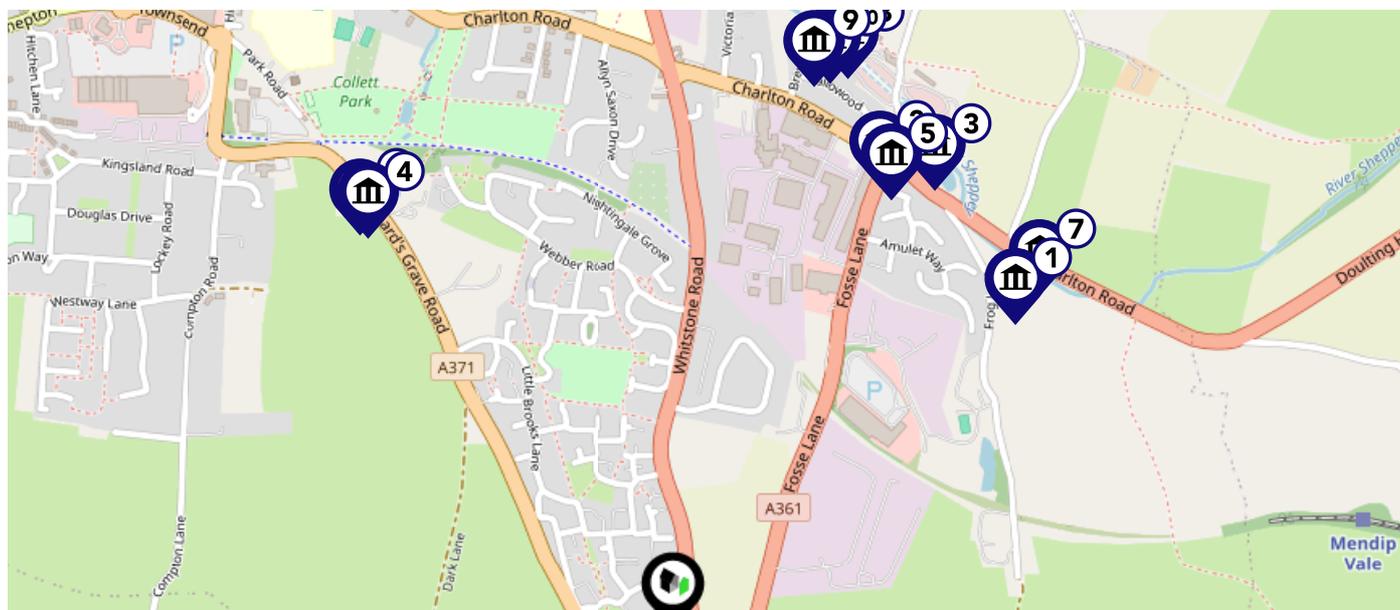# Local Area
Masts & Pylons
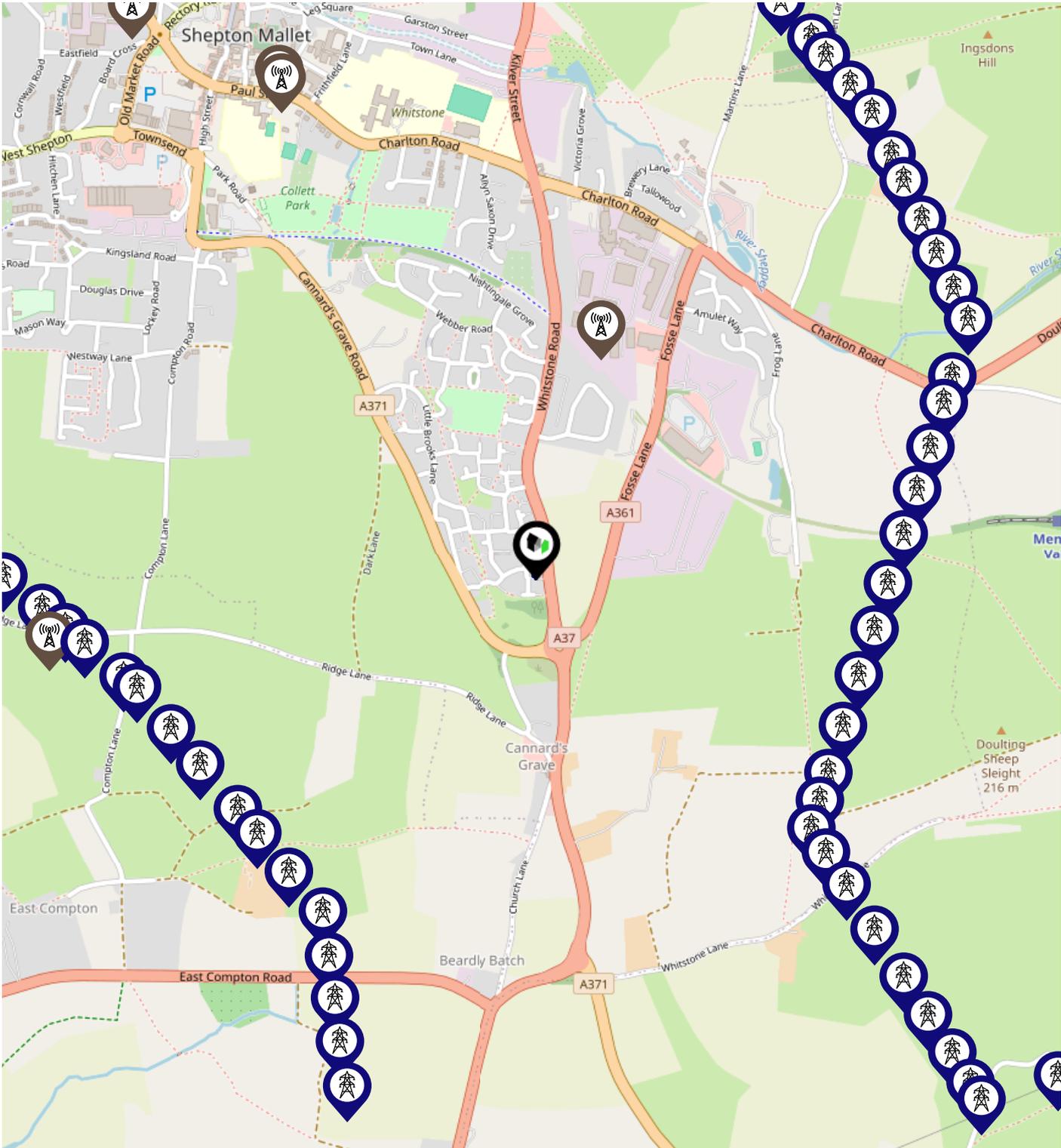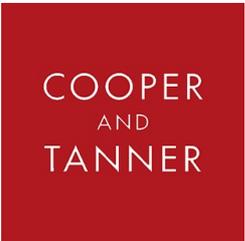
Key:

🏗️ Power Pylons

📡 Communication Masts

Maps
Listed Buildings

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
1172680 - Charlton House	Grade II	0.5 miles
1296610 - Thatched Cottage Restaurant	Grade II	0.6 miles
1172673 - Stable, 300 Metres West Of Northover	Grade II	0.6 miles
1262611 - Terrace Of Three Cottages Attached To Left Of The Field Inn	Grade II	0.6 miles
1345201 - 67, Charlton Road	Grade II	0.6 miles
1251745 - The Field Inn	Grade II	0.6 miles
1058455 - Northover	Grade II	0.6 miles
1296602 - 5, Brewery Lane	Grade II	0.7 miles
1296669 - Woodlands Farmhouse	Grade II	0.7 miles
1345200 - 2 And 3, Brewery Lane	Grade II	0.7 miles

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	Nursery	Primary	Secondary	College	Private
1 **Whitstone** Ofsted Rating: Good	Pupils: 584	Distance:0.72	☐	☐	☑	☐	☐
2 **St Paul's Church of England VC Junior School** Ofsted Rating: Good	Pupils: 322	Distance:0.86	☐	☑	☐	☐	☐
3 **Shepton Mallet Community Infants' School & Nursery** Ofsted Rating: Good	Pupils: 220	Distance:1.03	☐	☑	☐	☐	☐
4 **The Mendip School** Ofsted Rating: Good	Pupils: 164	Distance:1.32	☐	☐	☑	☐	☐
5 **Bowlish Infant School** Ofsted Rating: Good	Pupils: 107	Distance:1.4	☐	☑	☐	☐	☐
6 **St Aldhelms Church School** Ofsted Rating: Requires improvement	Pupils: 173	Distance:1.42	☐	☑	☐	☐	☐
7 **Evercreech Church of England Primary School** Ofsted Rating: Good	Pupils: 181	Distance:2.35	☐	☑	☐	☐	☐
8 **Oakhill Church School** Ofsted Rating: Requires improvement	Pupils: 106	Distance:3.18	☐	☑	☐	☐	☐

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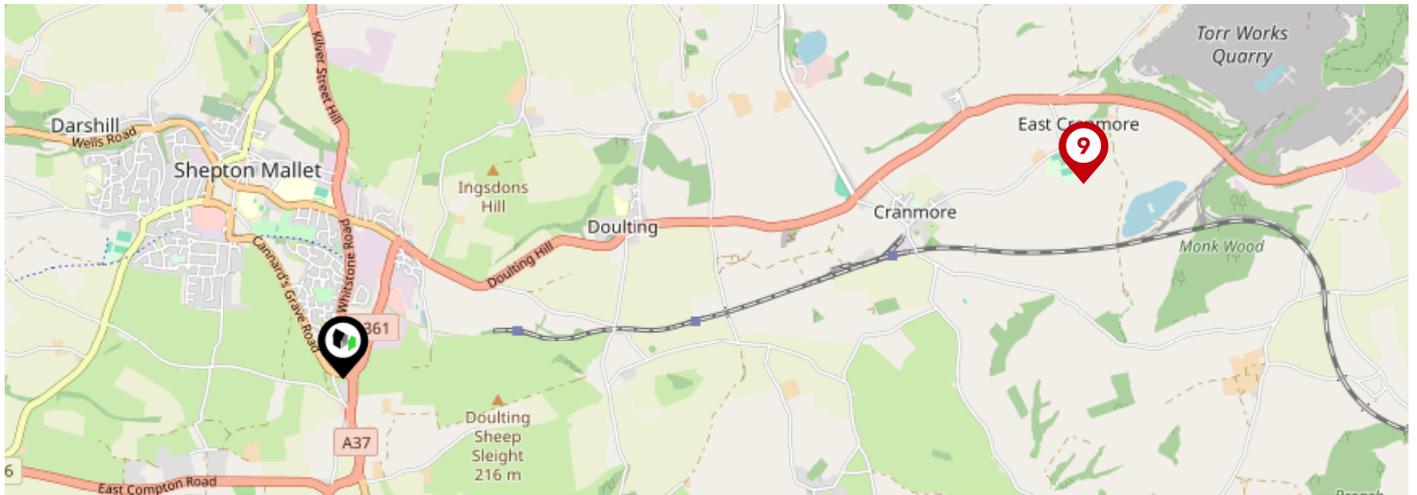
		Nursery	Primary	Secondary	College	Private
9	**All Hallows School** Ofsted Rating: Not Rated | Pupils: 238 | Distance:3.54	☐	☐	☑	☐	☐
10	**Ditcheat Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:3.73	☐	☑	☐	☐	☐
11	**Horrington Primary School** Ofsted Rating: Requires improvement | Pupils: 102 | Distance:4.45	☐	☑	☐	☐	☐
12	**Leigh On Mendip School** Ofsted Rating: Good | Pupils: 99 | Distance:5.05	☐	☑	☐	☐	☐
13	**Stoberry Park School** Ofsted Rating: Good | Pupils: 318 | Distance:5.18	☐	☑	☐	☐	☐
14	**Wells Cathedral School** Ofsted Rating: Not Rated | Pupils: 780 | Distance:5.22	☐	☐	☑	☐	☐
15	**West Pennard Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 219 | Distance:5.36	☐	☑	☐	☐	☐
16	**St Joseph and St Teresa Catholic Primary School** Ofsted Rating: Good | Pupils: 149 | Distance:5.39	☐	☑	☐	☐	☐

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Area
Transport (National)
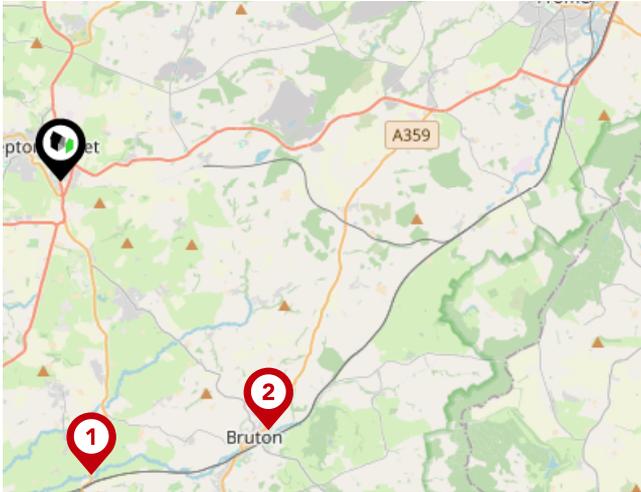
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	5.5 miles
2	Bruton Rail Station	6.03 miles
3	Frome Rail Station	10.35 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	41.17 miles
2	M5 J12	44.18 miles
3	M5 J11A	49.59 miles
4	M4 J16	38.87 miles
5	M4 J15	42.49 miles

Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.25 miles
2	Felton	16.25 miles
3	Bournemouth International Airport	41.32 miles
4	Cardiff Airport	37.91 miles

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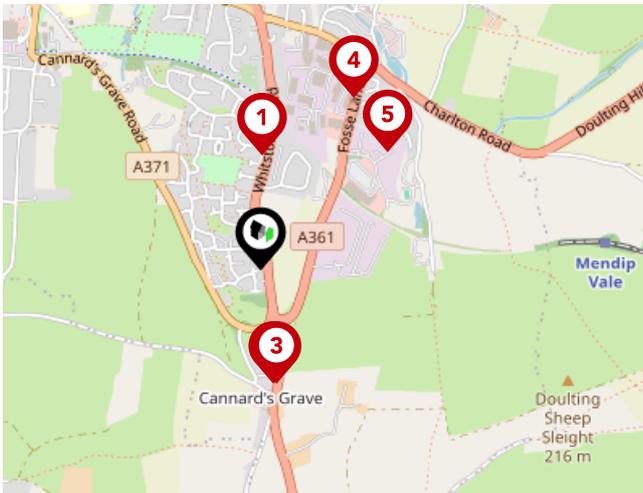
Bus Stops/Stations

Pin	Name	Distance
1	Somerville Close	0.26 miles
2	Highwayman Inn	0.27 miles
3	Highwayman Inn	0.27 miles
4	Amulet Way	0.45 miles
5	Tesco Superstore	0.4 miles

Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	18.81 miles
2	The Ostrich	18.8 miles
3	Wapping Wharf	18.78 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.
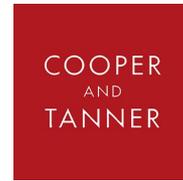
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