



MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd September 2026



HIGH STREET, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

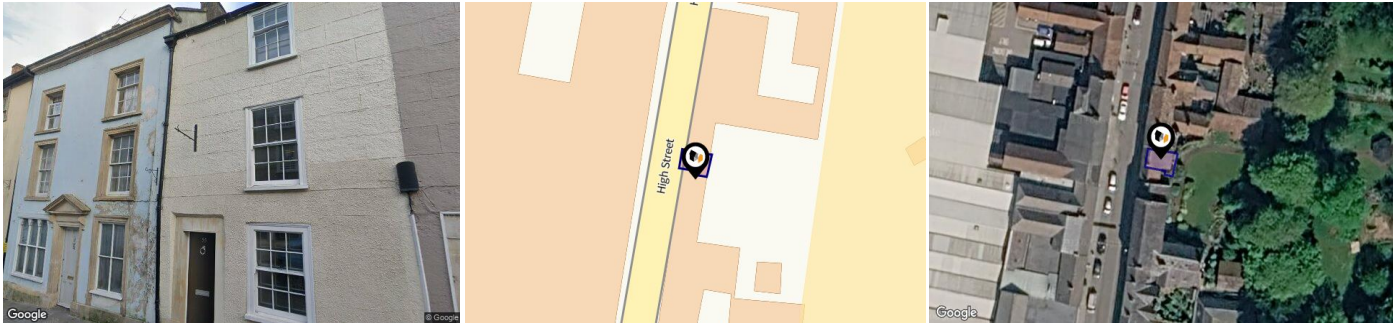
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.01 acres		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS27851		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	Shepton Mallet	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	80	330
• Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History This Address

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Planning records for: *High Street, Shepton Mallet, BA4*

Reference - 2021/0875/LBC	
Decision:	Decided
Date:	16th April 2021
Description:	Change of use from Use Class E (c) (ii) Profesional Services to Use Class C3 Dwelling House, with internal and external works necessary to facilitate the conversion, along with repairs required to maintain the fabric of the building.

Reference - 2022/0038/APP	
Decision:	Registered
Date:	12th January 2022
Description:	Approval of details reserved by condition 3 (Materials - bricks and roof tiles) on planning permission 2019/2470/FUL.

Planning records for: **57C High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2015/1731/TCA	
Decision:	TPO Not Required (No Objection)
Date:	22nd July 2015
Description:	Proposed pruning of a Willow tree in a Conservation Area

Planning records for: **57 High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2018/0900/TCA	
Decision:	Decided
Date:	06th April 2018
Description:	Proposed works to trees in a conservation area:- Felling of Trees a and d - Holly, Tree b - Cypress, Tree c - Ash, Tree e - willow.

Planning records for: **6 Milliner Court High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2014/0836/HSE	
Decision:	Approval
Date:	02nd June 2014
Description:	Removal of bedroom window and replacement with French door and windows

Planning records for: **57a High Street, Shepton Mallet, Somerset BA4 5AQ**

Reference - 030685/009	
Decision:	Approval with Conditions
Date:	02nd September 2008
Description:	Reinstatement of chimney stack and replacement of windows on front elevation only and replacement of 2 velux roof windows with conservation approved windows on rear. (DEL)

Planning records for: **35 High Street, Shepton Mallet Somerset, BA4 5AQ**

Reference - 2010/0130	
Decision:	Approval with Conditions
Date:	29th January 2010
Description:	Insertion of replacement shop front. (DEL)

Planning records for: **41- 43 High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2014/0704/FUL	
Decision:	Approval with Conditions
Date:	09th July 2014
Description:	Change of use from A1 (retail) to a mixed use of A1 (retail), A3 (cafe) and D1 (training room)

Planning records for: **63 High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2025/1527/LBC	
Decision:	Registered
Date:	18th August 2025
Description:	Removal of rear chimney and making good

Planning records for: **65 High Street Shepton Mallet BA4 5AQ**

Reference - 2018/0081/APP	
Decision:	Approval
Date:	15th January 2018
Description:	Application for approval of details reserved by conditions 4 (Refuse Store), 5 (Parking) on planning consent 2015/1740/FUL

Planning records for: **57B High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2018/0893/LBC	
Decision:	Approval with Conditions
Date:	25th May 2018
Description:	Proposed repairs to coach gates and removal of internal partition wall.

Planning records for: **31A High Street Shepton Mallet BA4 5AQ**

Reference - 2017/1749/FUL	
Decision:	Approval with Conditions
Date:	23rd June 2017
Description:	REPLACEMENT WINDOWS TO FLAT

Planning records for: **27 High Street Shepton Mallet Somerset BA4 5AQ**

Reference - 2024/1063/LBC	
Decision:	Decided
Date:	18th June 2024
Description:	Internal works to remove modern plaster board, change of floor finishes and lay in grid ceiling.

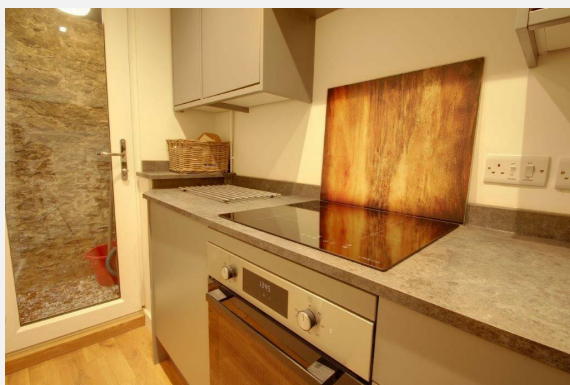
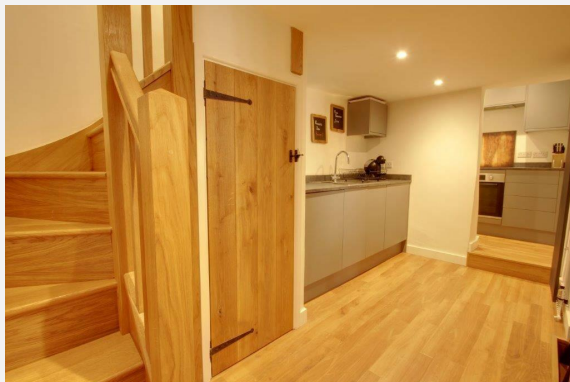
Planning records for: **Flat 1 65 High Street Shepton Mallet Somerset BA4 5AQ**

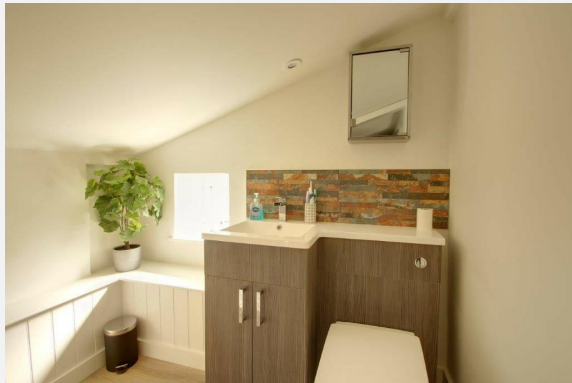
Reference - 2019/0530/LBC	
Decision:	Decided
Date:	19th February 2019
Description:	Replacement of door on listed building

Planning records for: *Land rear of 45 High Street Shepton Mallet Somerset BA4 5AQ*

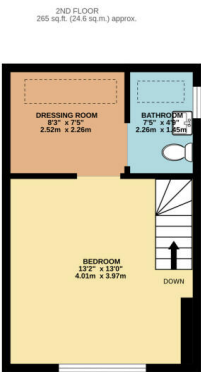
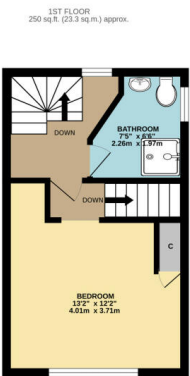
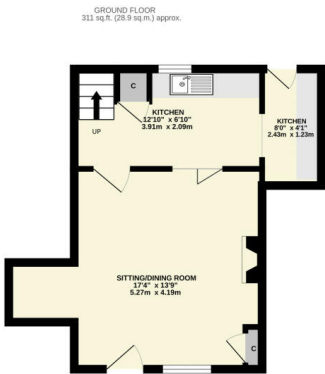
Reference - 2010/2580	
Decision:	Approval with Conditions
Date:	02nd November 2010
Description:	Conversion and renovation of building including first floor extension

Reference - 2010/2581	
Decision:	Approval with Conditions
Date:	02nd November 2010
Description:	Conversion and renovation of building including first floor extension





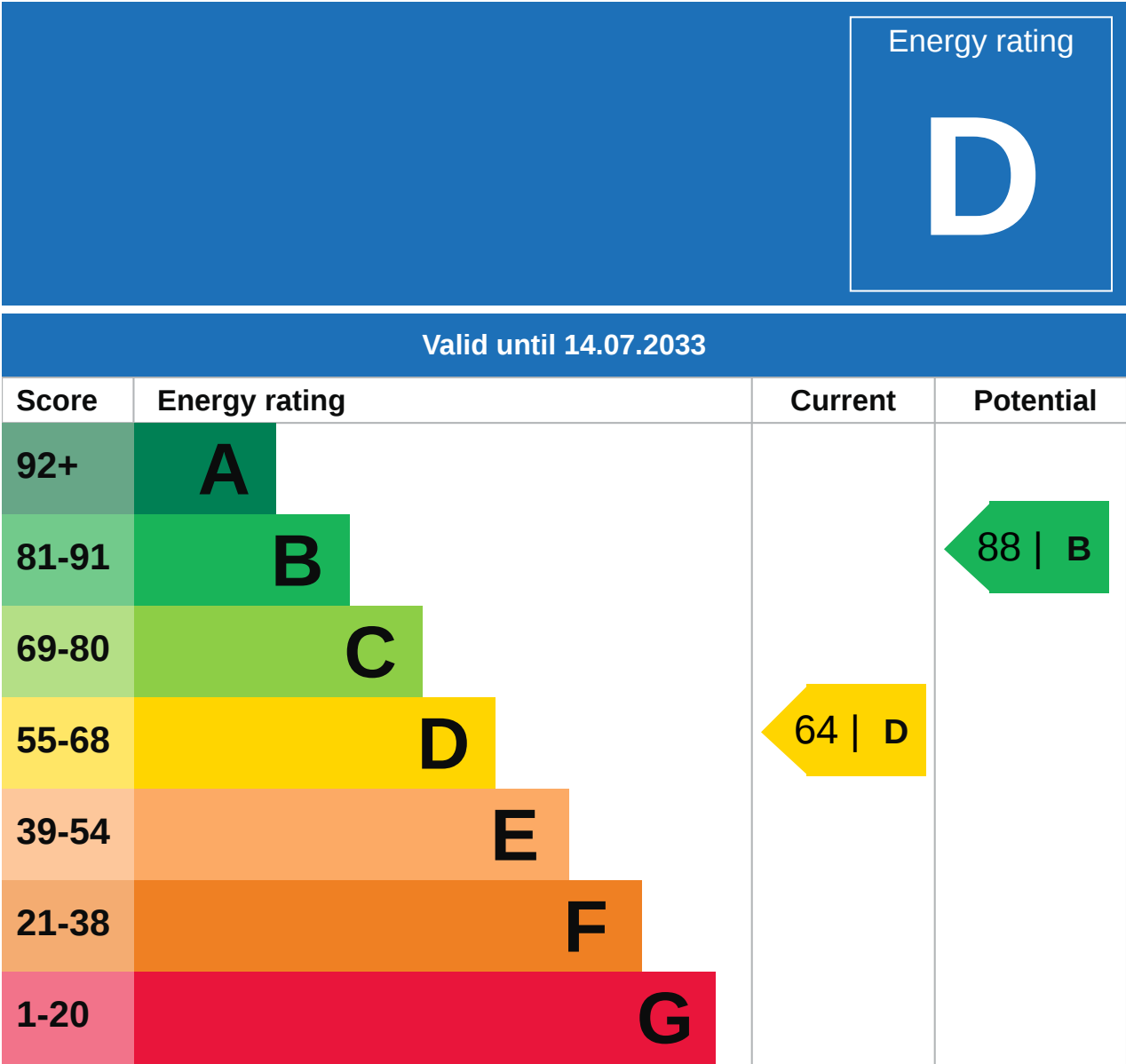
HIGH STREET, SHEPTON MALLET, BA4



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional EPC Data

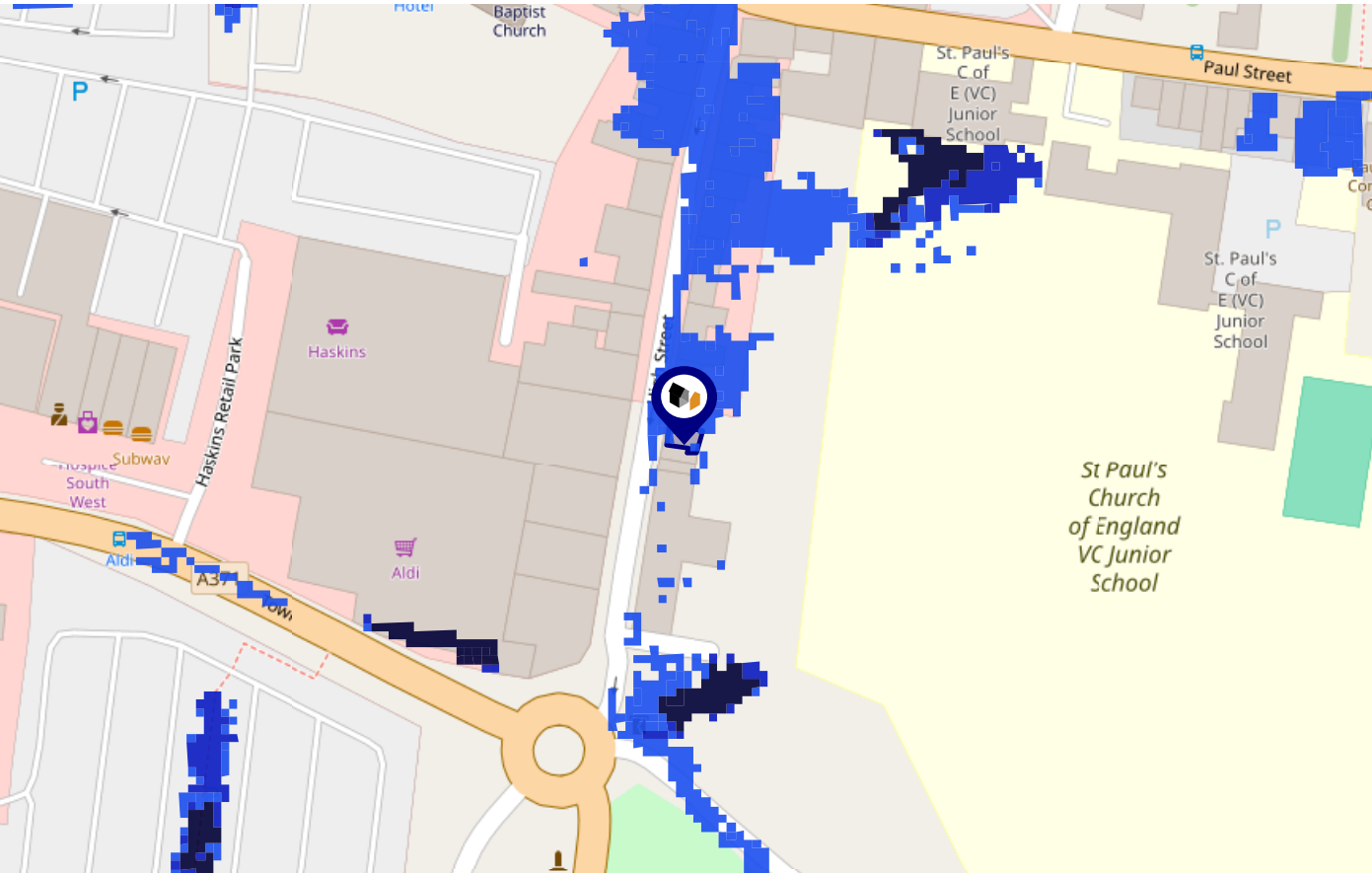
Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone or limestone as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched no insulation
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 87% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	94 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.

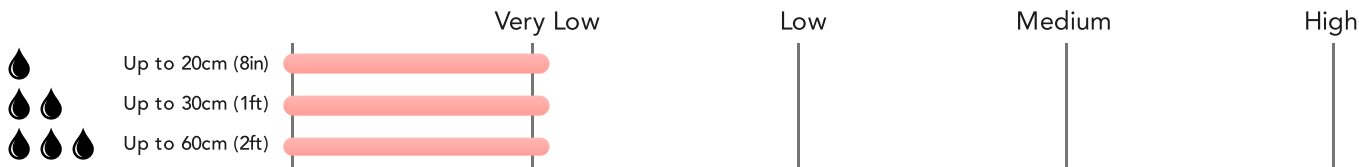


Risk Rating: Low

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.

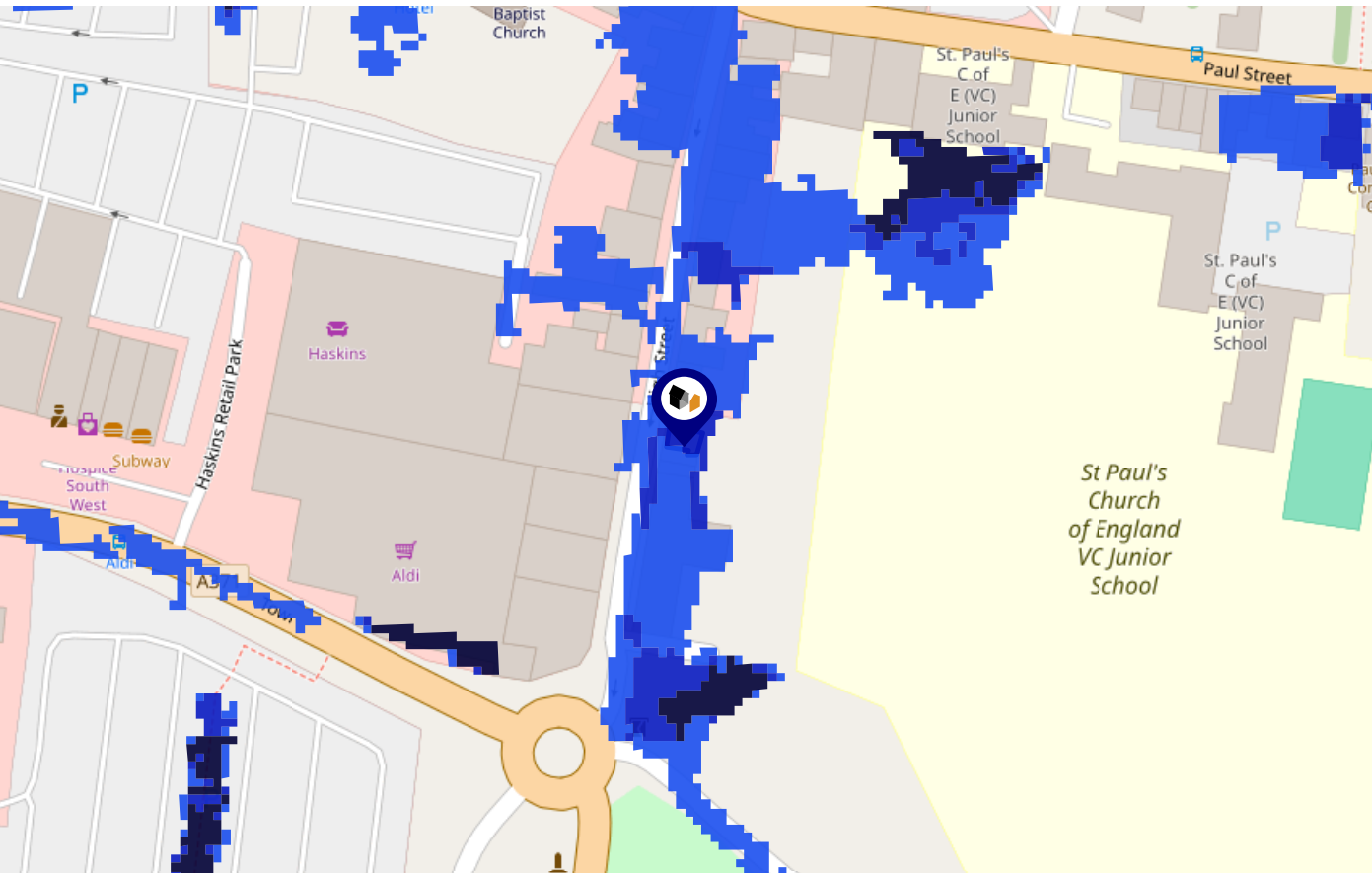
Chance of flooding to the following depths at this property:



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.

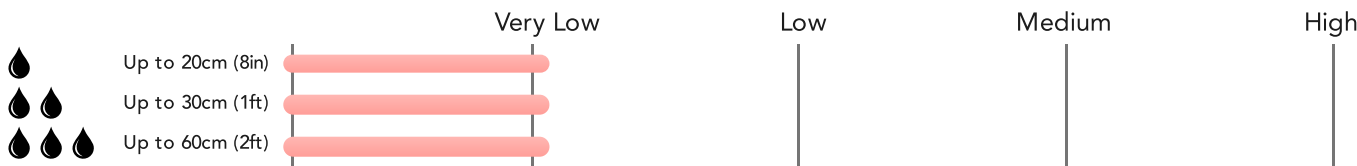


Risk Rating: Medium

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Chance of flooding to the following depths at this property:

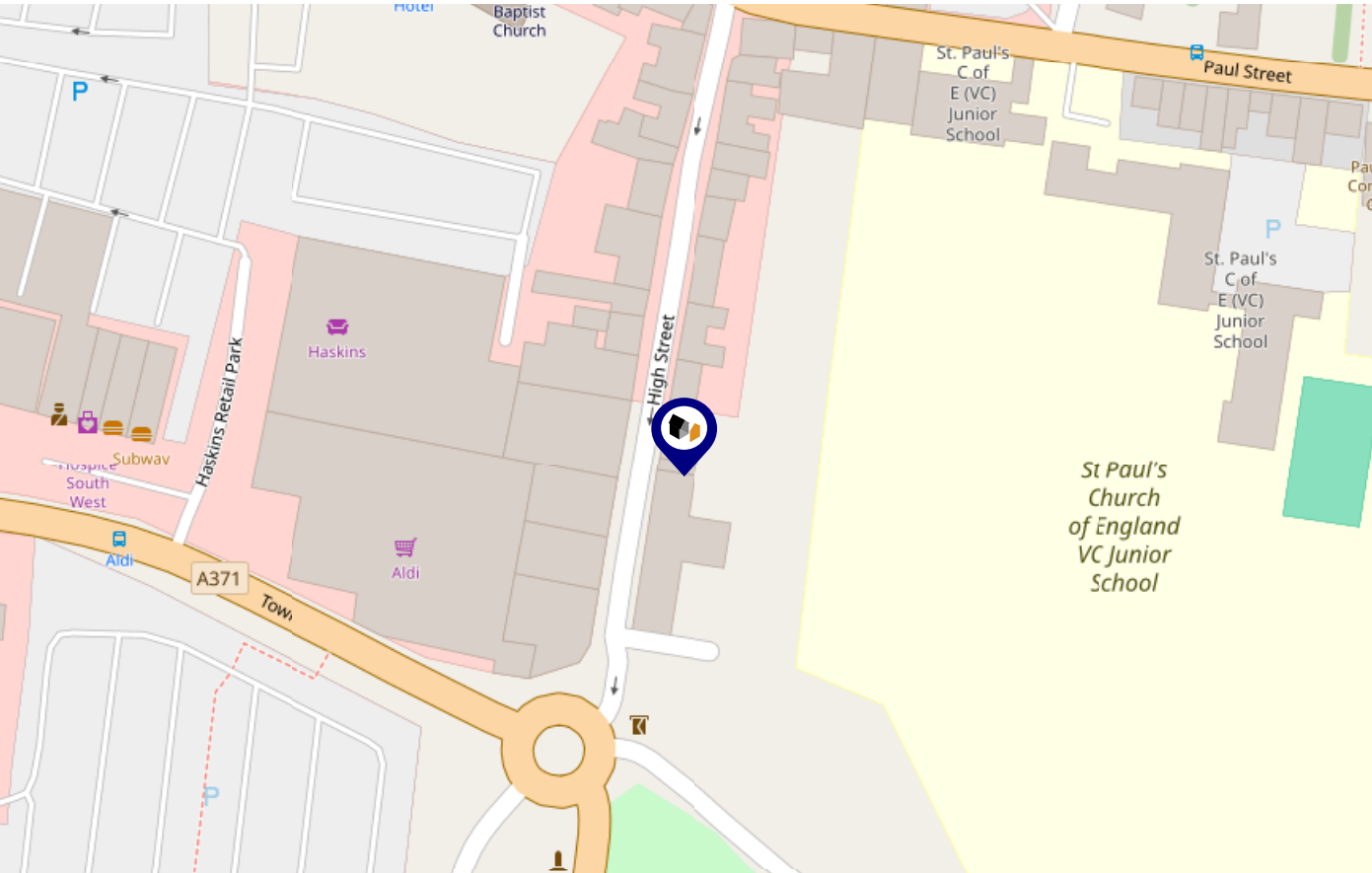


Flood Risk

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.

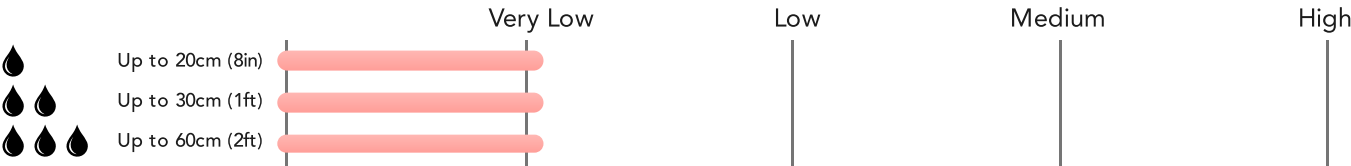


Risk Rating: Very low

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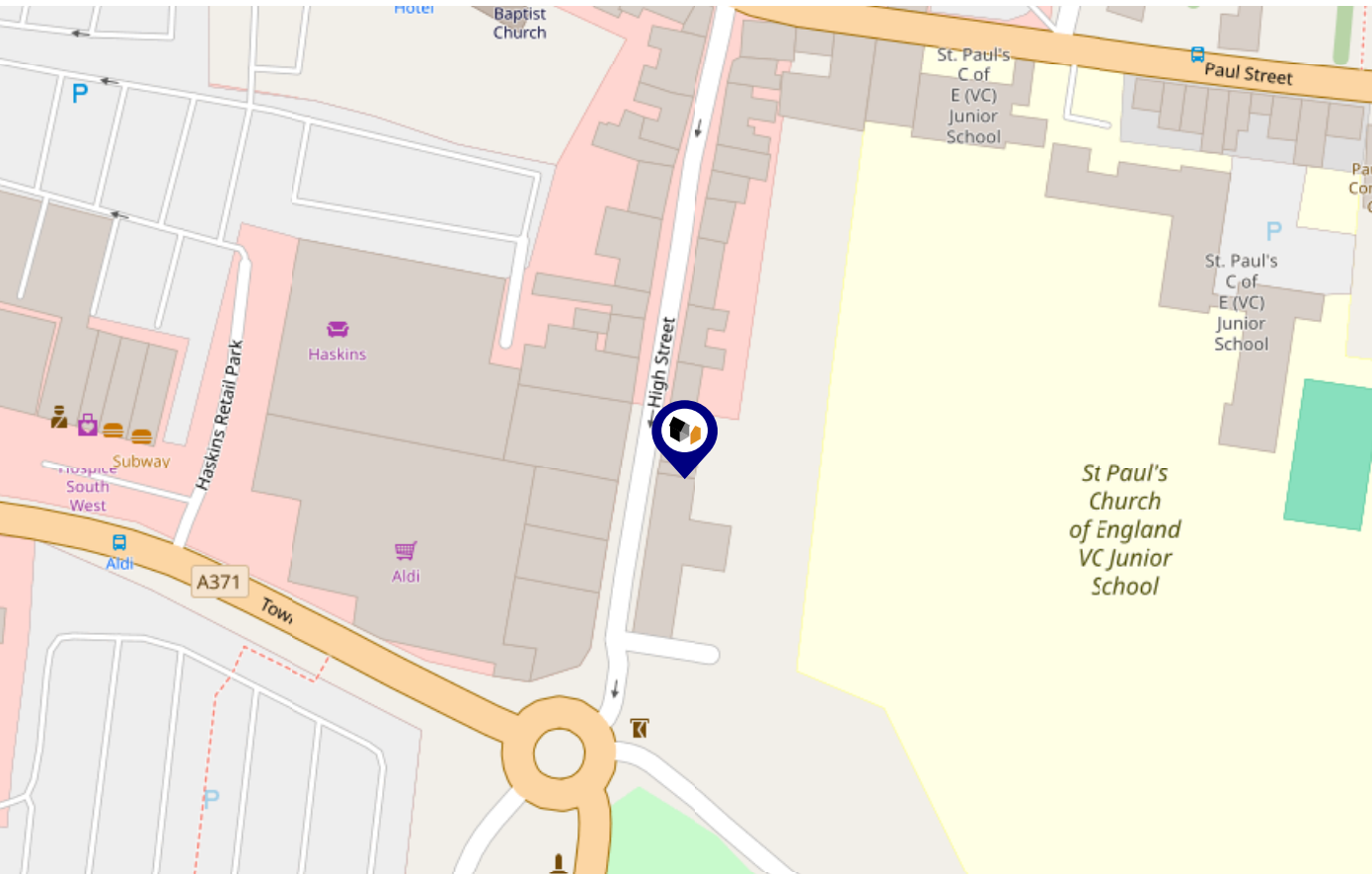


Flood Risk

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.

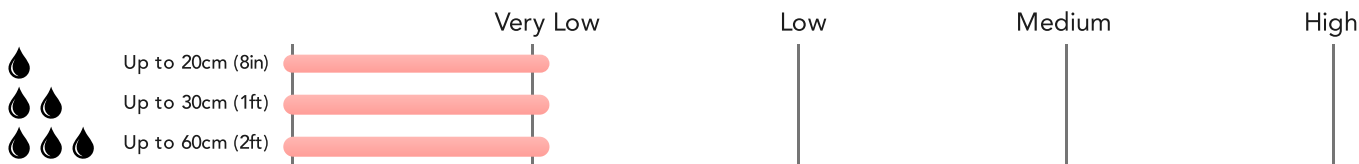


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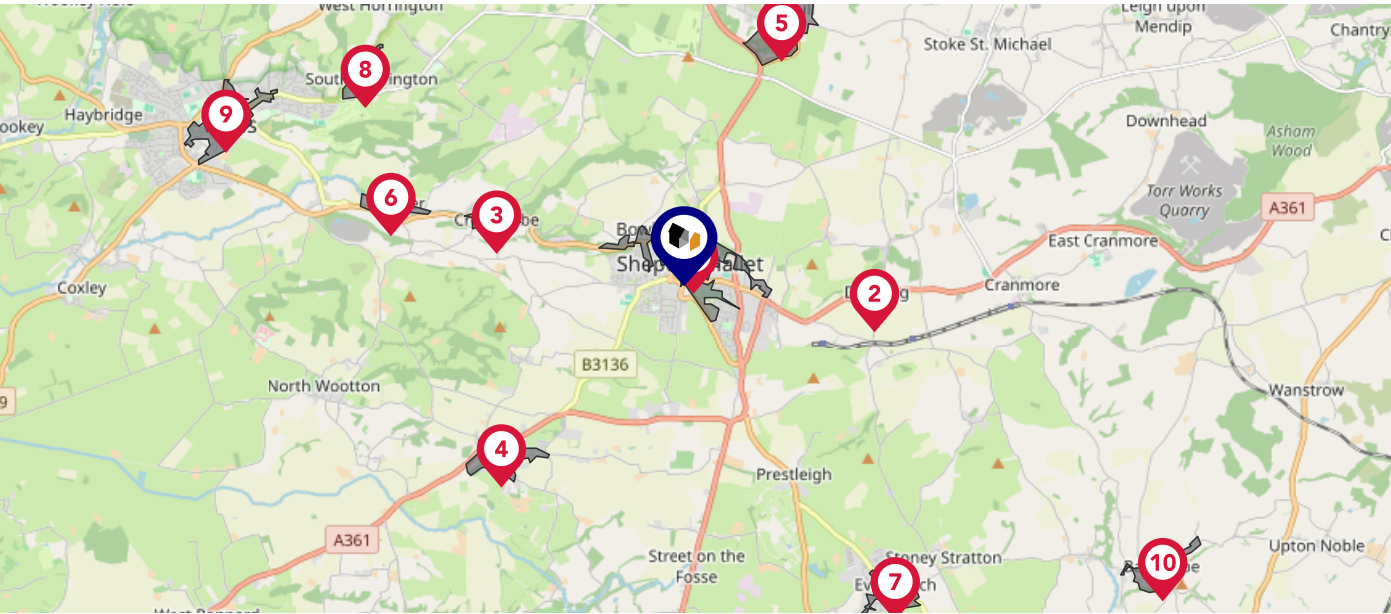
MIR - Material Info

Maps

Conservation Areas

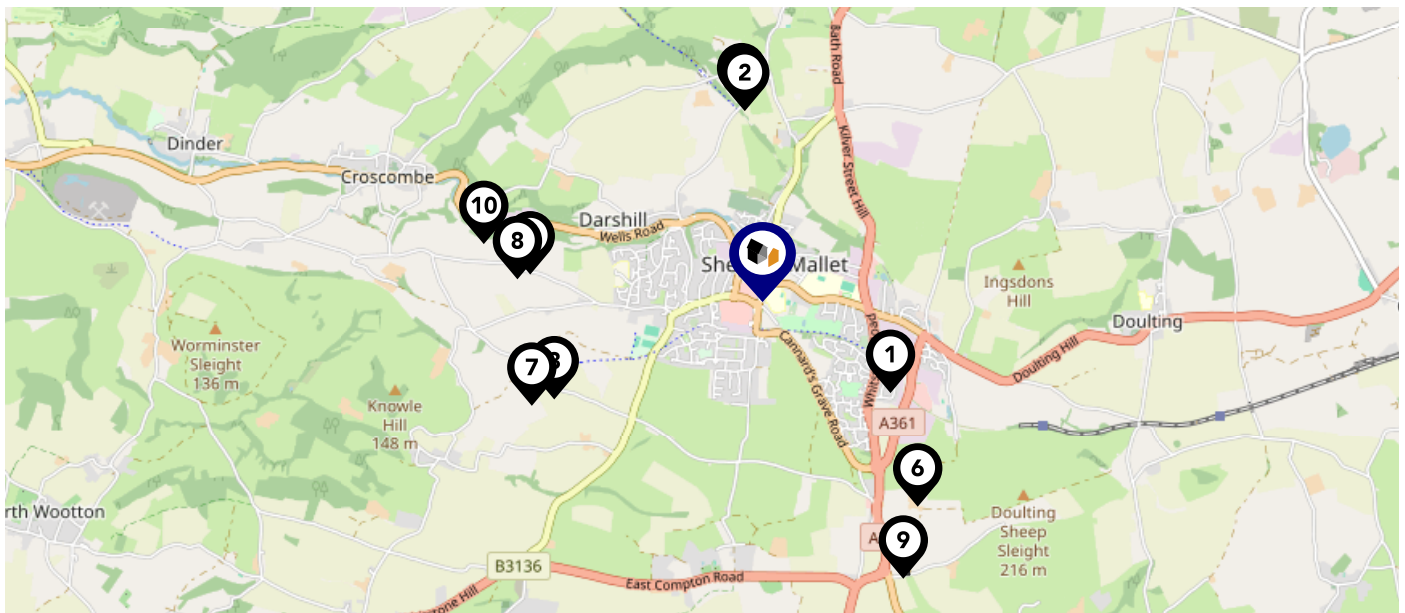
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have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



Nearby Conservation Areas	
1	Shepton Mallet
2	Doultong
3	Croscombe
4	Pilton
5	Oakhill
6	Dinder
7	Evercreech
8	Mendip Hospital
9	Wells
10	Batcombe

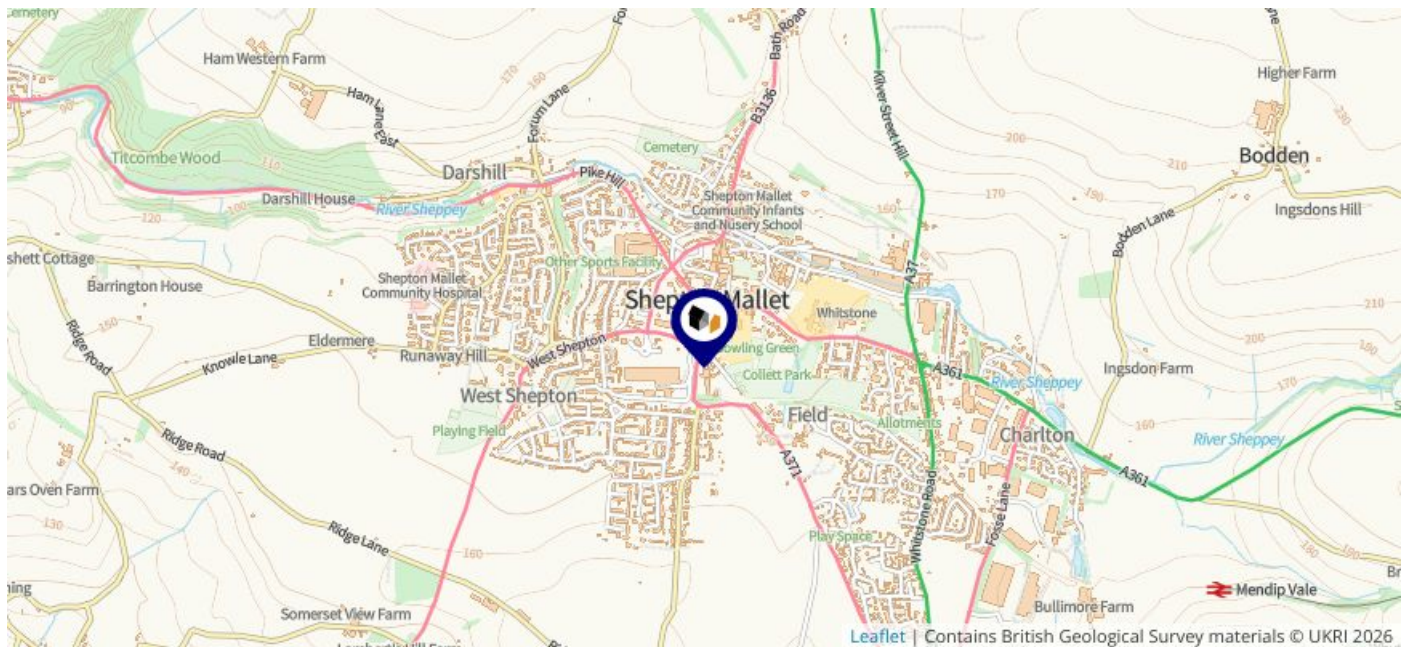
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
2	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
3	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
4	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill
5	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
6	Brickyard Farm-Cann Grave	Historic Landfill
7	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
8	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill
9	Whitstone Hill Farm, Cannards Grave Farm-Douling, Shepton Mallet, Somerset	Historic Landfill
10	Ham Lane-Croscombe, Wells, 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.

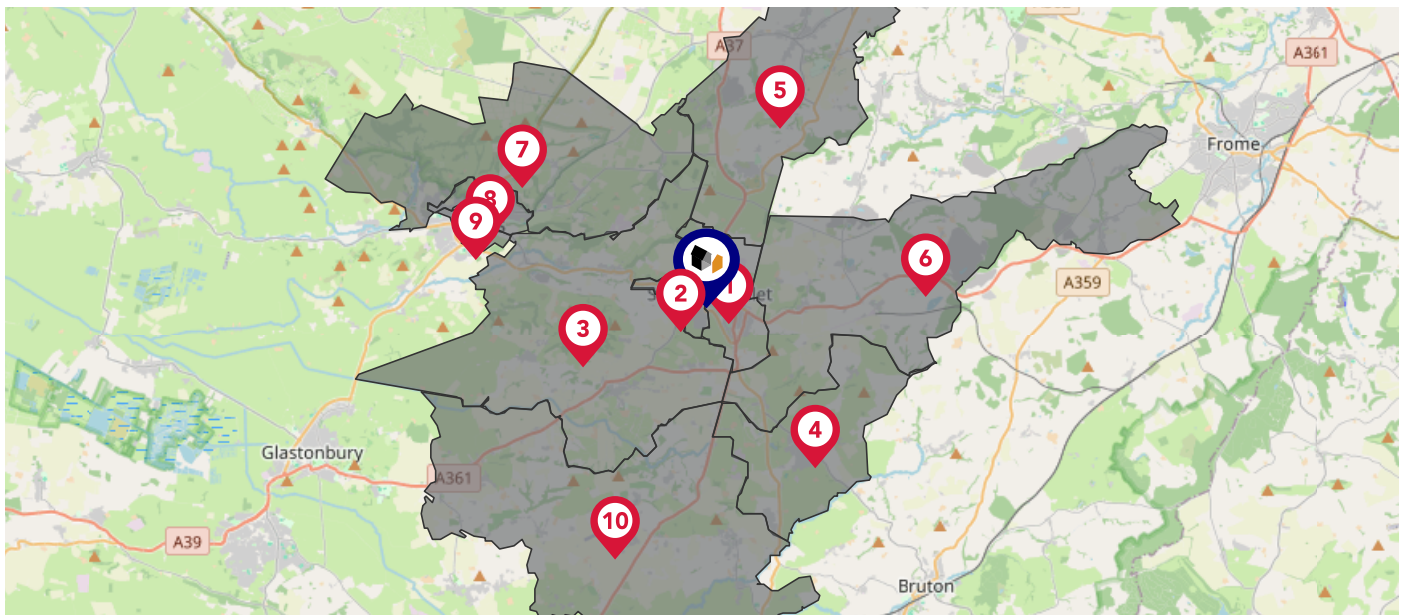
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

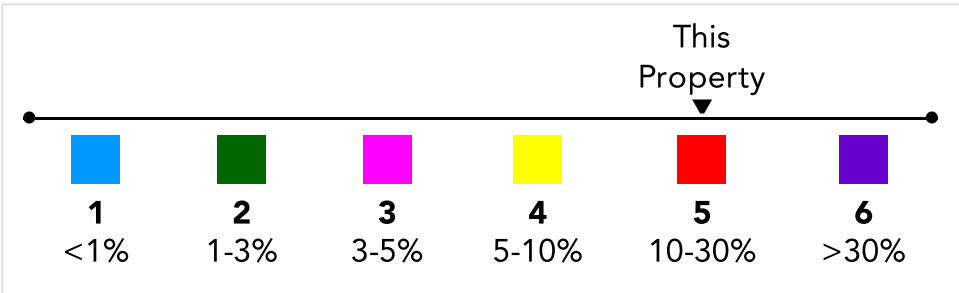
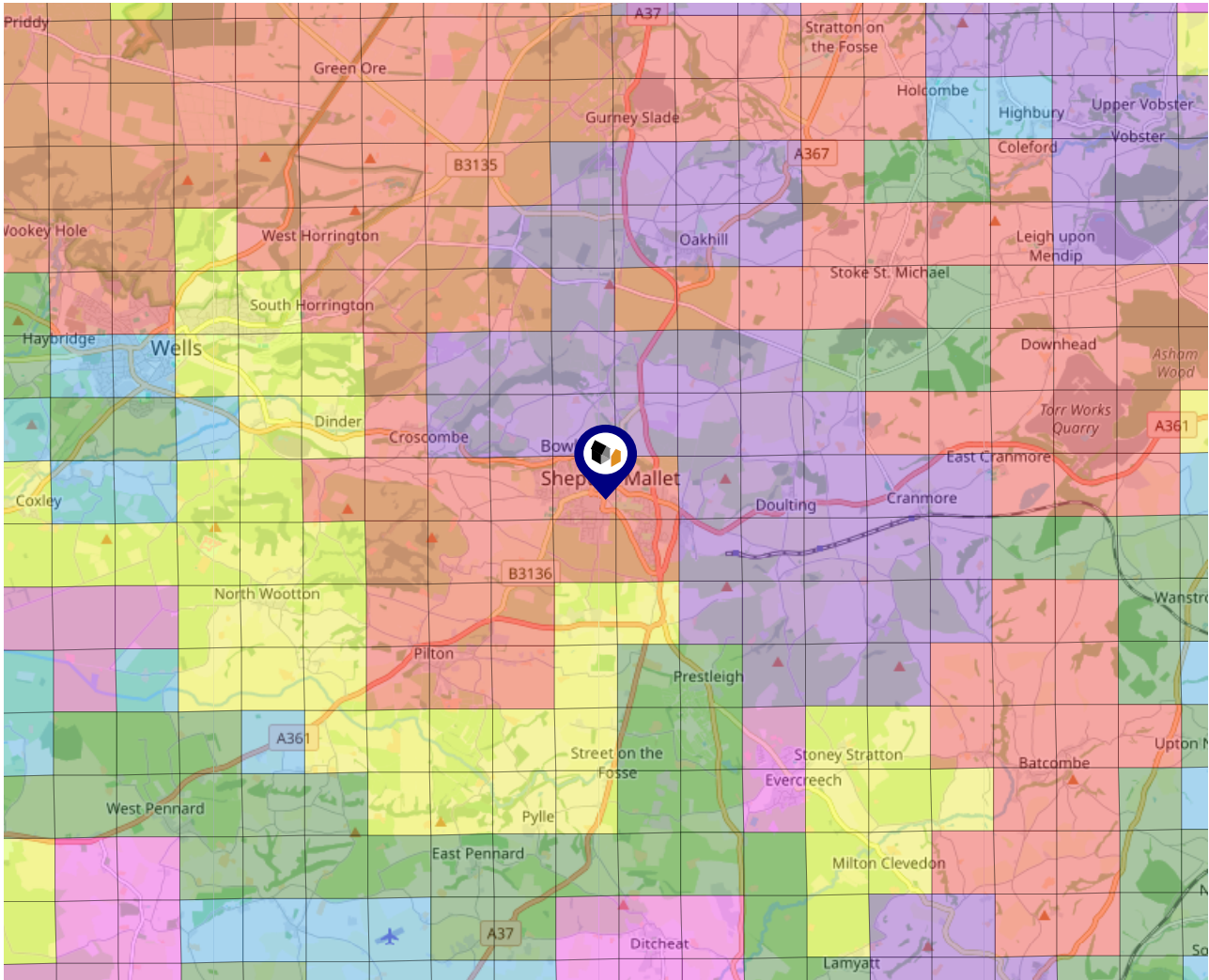


Nearby Council Wards

- 1 Shepton East Ward
- 2 Shepton West Ward
- 3 Croscombe and Pilton Ward
- 4 Creech Ward
- 5 Ashwick, Chilcompton and Stratton Ward
- 6 Cranmore, Doultong and Nunney Ward
- 7 St. Cuthbert Out North Ward
- 8 Wells St. Thomas' Ward
- 9 Wells Central Ward
- 10 The Pennards and Ditchheat Ward

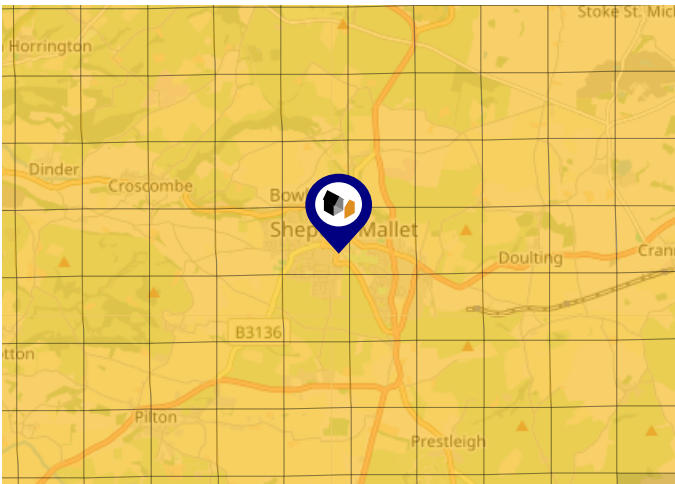
What is Radon?

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

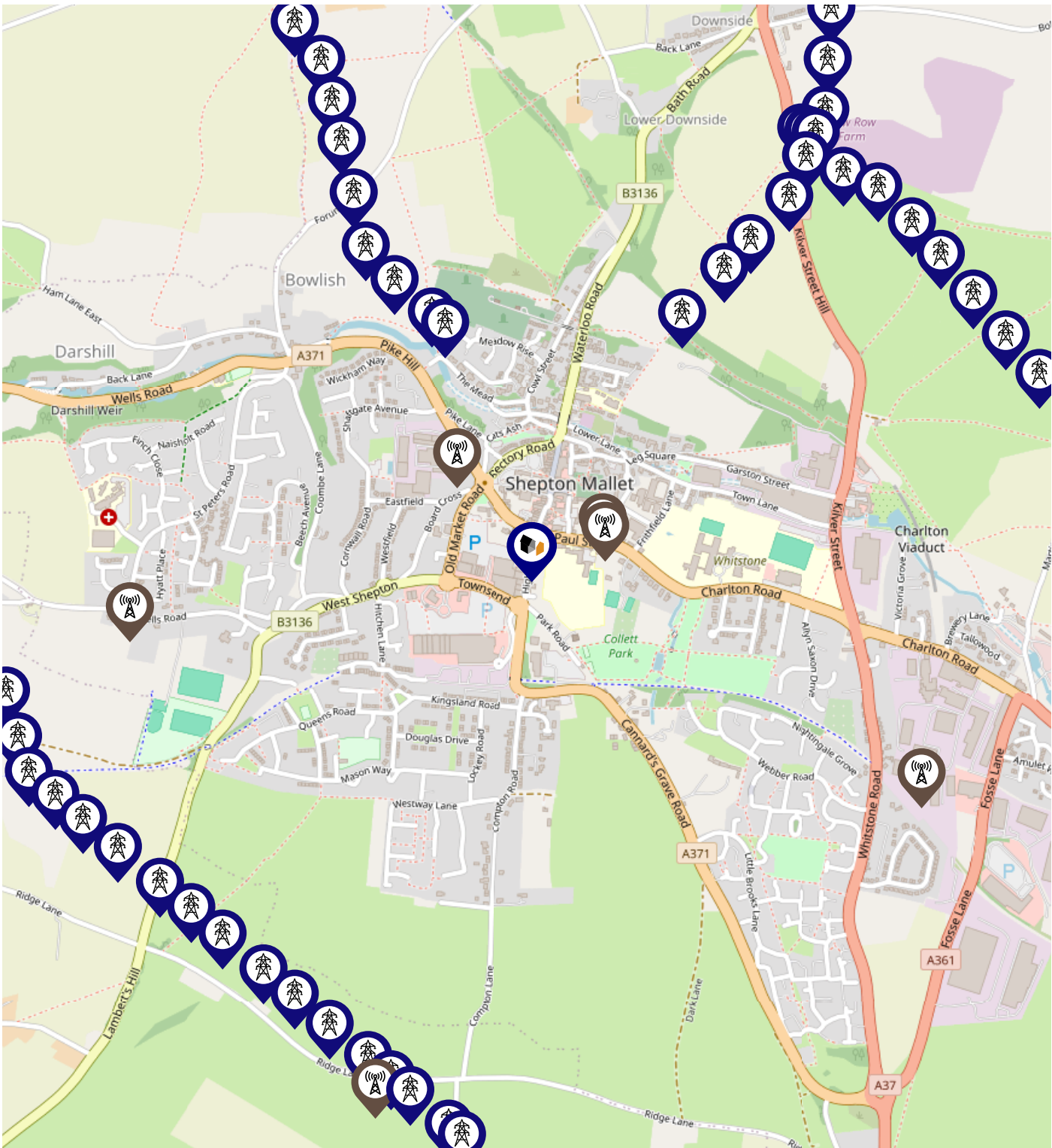


Primary Classifications (Most Common Clay Types)

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

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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
	1173061 - 49, High Street	Grade II	0.0 miles
	1058405 - No 45, Including North Bay Of No 43	Grade II	0.0 miles
	1173208 - 58-62, High Street	Grade II	0.0 miles
	1173103 - 53, High Street	Grade II	0.0 miles
	1345217 - 55, High Street	Grade II	0.0 miles
	1345216 - 47, High Street	Grade II	0.0 miles
	1058406 - 51, High Street	Grade II	0.0 miles
	1296396 - 61 And 63, High Street	Grade II	0.0 miles
	1173106 - 57, High Street	Grade II	0.0 miles
	1345218 - No 65 And Carriageway Entrance	Grade II	0.0 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

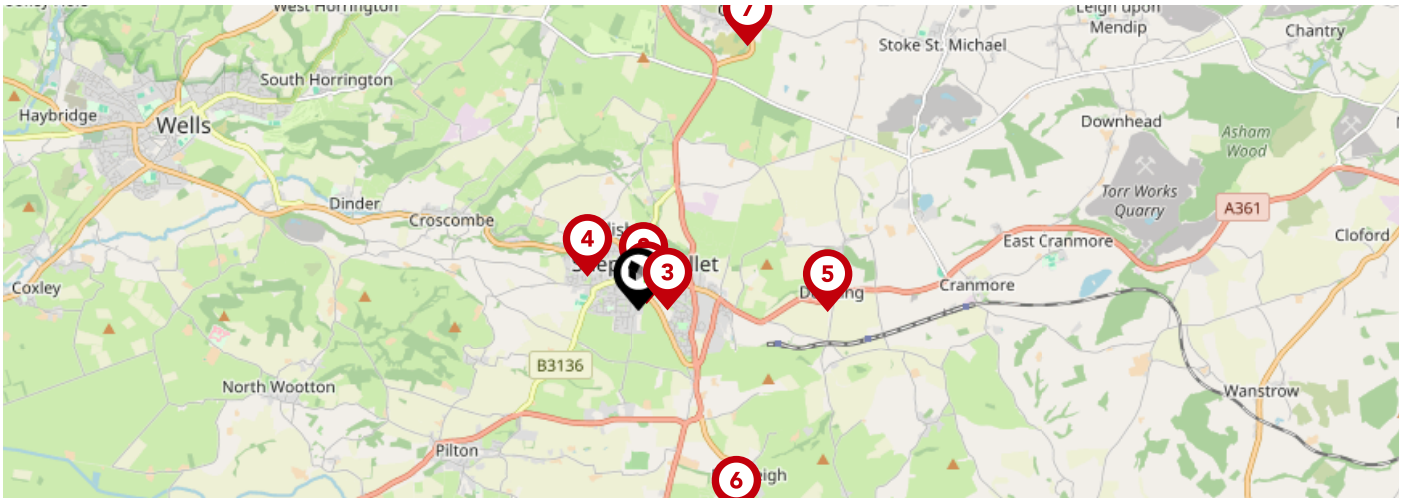
Gas Central Heating

Water Supply

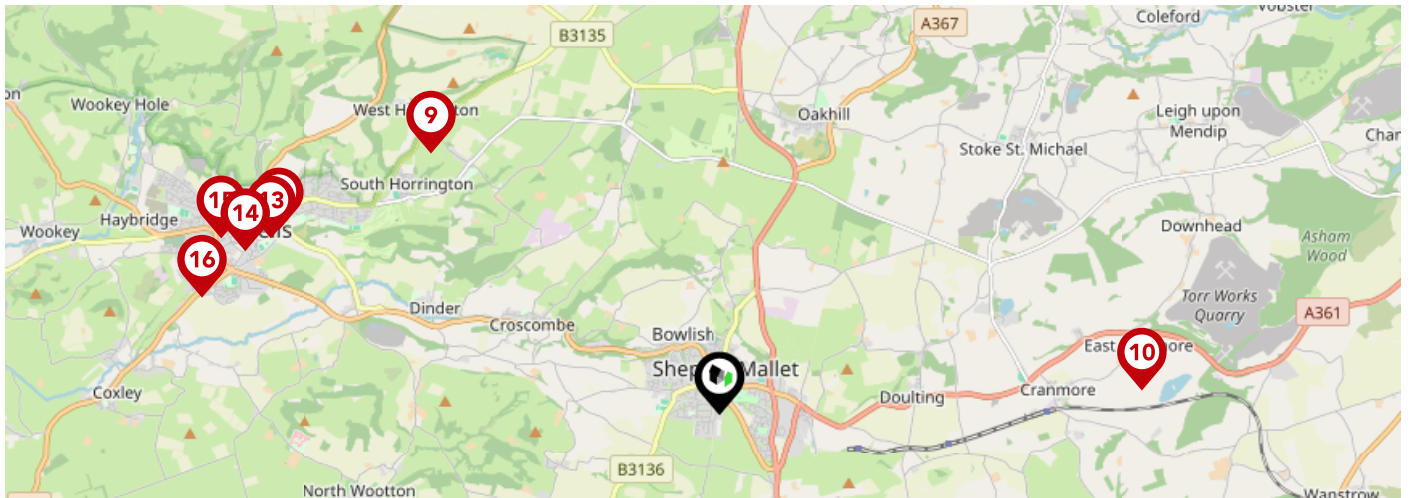
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.09	☐	☒	☐	☐	☐
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.23	☐	☒	☐	☐	☐
3	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.27	☐	☐	☒	☐	☐
4	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.57	☐	☒	☐	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.76	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.15	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.65	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.21	☐	☒	☐	☐	☐

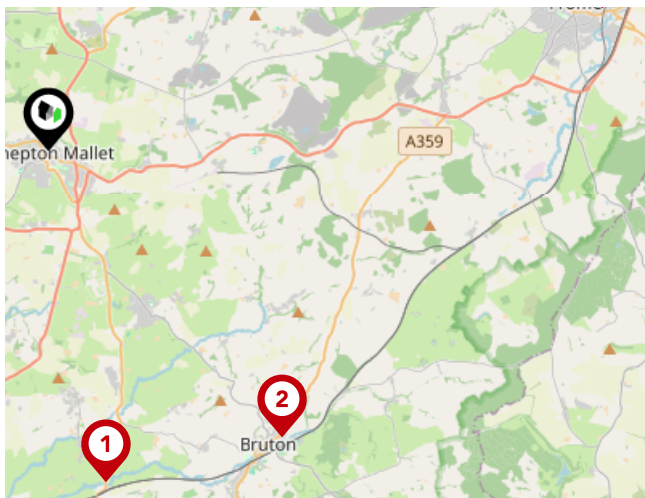


		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.61	☐	☒	☐	☐	☐
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.93	☐	☐	☒	☐	☐
11	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.43	☐	☒	☐	☐	☐
12	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.44	☐	☒	☐	☐	☐
13	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.47	☐	☐	☒	☐	☐
14	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.66	☐	☒	☐	☐	☐
15	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.9	☐	☐	☒	☐	☐
16	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.93	☐	☒	☐	☐	☐

Area

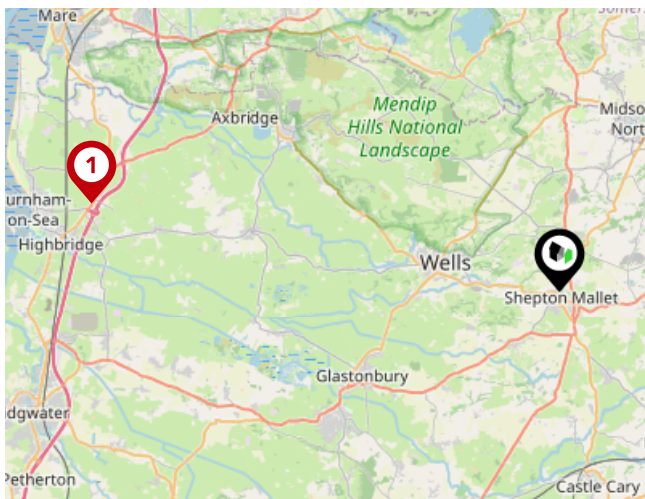
Transport (National)

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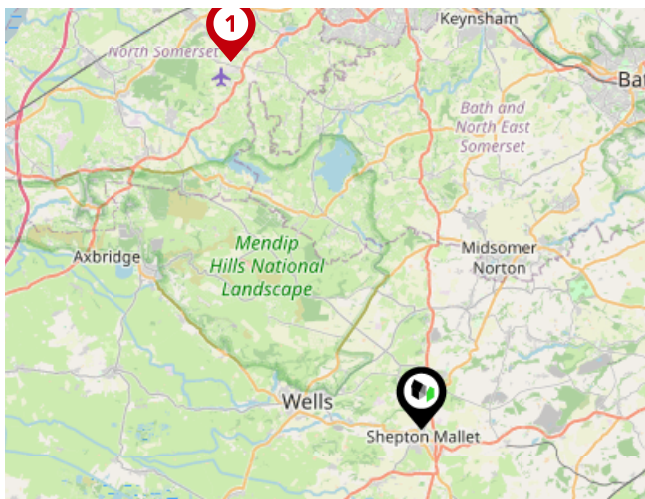
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.24 miles
2	Bruton Rail Station	6.88 miles
3	Frome Rail Station	10.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	17.65 miles



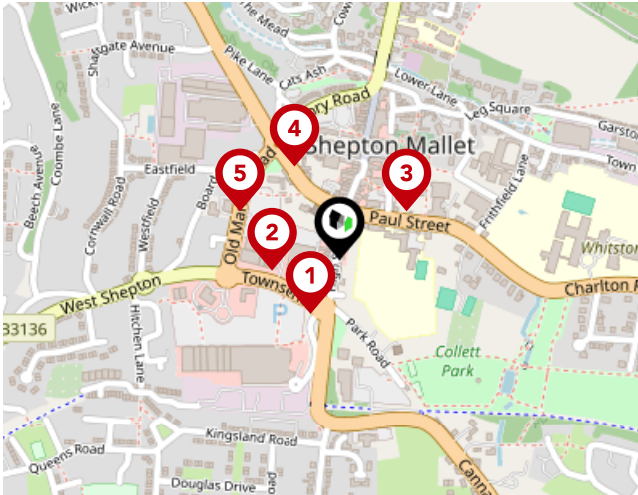
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.38 miles

Area

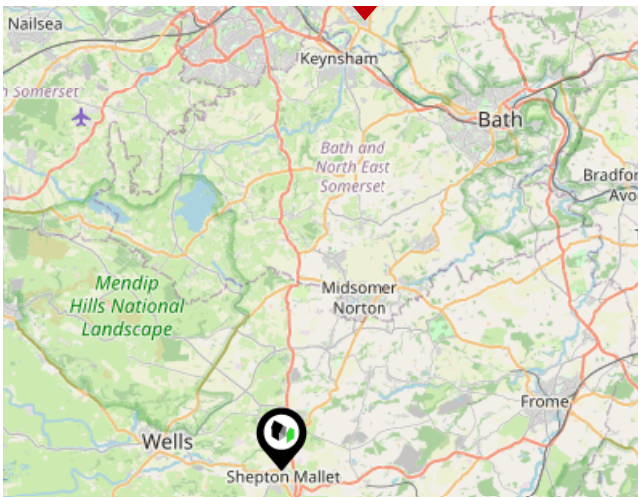
Transport (Local)

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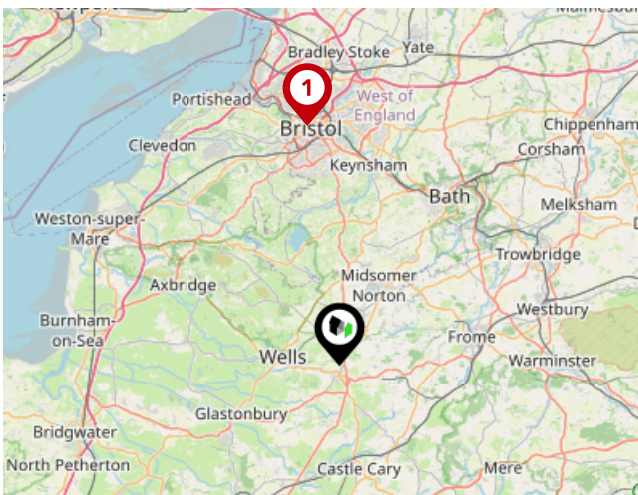
Bus Stops/Stations

Pin	Name	Distance
1	Cenotaph	0.07 miles
2	ALDI	0.07 miles
3	Beech House	0.09 miles
4	Police Station	0.11 miles
5	Mendip West Slinky - Shepton Mallet DRT	0.12 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	16.96 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	18.01 miles

Cooper and Tanner Testimonials

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TANNER

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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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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