



See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 09th March 2026



17, SADLER STREET, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

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Property Overview

COOPER
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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	ST135557		

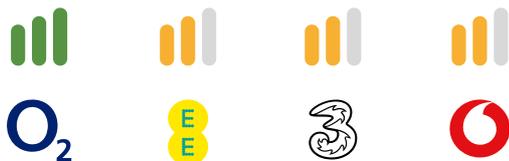
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *17D Sadler Street Wells BA5 2RR*

Reference - 2020/2110/FUL
Decision: Decided
Date: 20th October 2020
Description: Change of use of first floor to dwelling, with associated alterations.

Reference - 2020/2111/LBC
Decision: Decided
Date: 20th October 2020
Description: Change of use of first floor to dwelling, with associated alterations

Planning records for: *10 Heritage Courtyard Sadler Street Wells BA5 2RR*

Reference - 2017/1816/CLE
Decision: Development is not Lawful
Date: 11th July 2017
Description: Application for a lawful development certificate for an existing use as a cafe / milk bar and a cocktail bar

Planning records for: *27 Sadler Street Wells Somerset BA5 2RR*

Reference - 030845/023
Decision: Approval with Conditions
Date: 22nd November 2007
Description: Conversion of retail premises to a dwelling including alterations and extensions to rear of building.

Planning records for: *29 Sadler Street Wells Somerset BA5 2RR*

Reference - 2011/0362
Decision: Approval with Conditions
Date: 21st February 2011
Description: Replacement of a door with a sash window and new french doors to kitchen with associated internal and external alterations to Listed Building.

Reference - 2012/2590
Decision: Approval
Date: 29th October 2012
Description: Application to agree details reserved by condition for listed building application 2011/0362, condition 2 concerning infilling and render.

Planning records for: *Thyer House 31 Sadler Street Wells Somerset BA5 2RR*

Reference - 2022/0446/LBC
Decision: Registered
Date: 04th March 2022
Description: Internal and external alterations, strip & recover roof

Reference - 2022/0454/LBC
Decision: Registered
Date: 04th March 2022
Description: Installation of bronze heritage plaque to Chamberlain Street elevation.

Planning records for: *Thyer House, 31 Sadler Street, Wells, Somerset, BA5 2RR*

Reference - 110227/002
Decision: Approval with Conditions
Date: 02nd January 2007
Description: Erection of a fascia sign (DEL)
Reference - 2026/0298/FUL
Decision: Registered
Date: 13th February 2026
Description: Change of use from existing 'commercial' (E(c)(i)) use to a single dwelling house (C3).
Reference - 2025/0902/LBC
Decision: Registered
Date: 16th May 2025
Description: Change of use from commercial (E(c)(i)) use to single dwellinghouse (C3).
Reference - 2025/2193/LBC
Decision: Decided
Date: 05th December 2025
Description: External redecoration of principal elevation and removal of non-original business signage. (retrospective)

Planning records for: *Thyer House 31 Sadler Street Wells Somerset BA5 2RR*

Reference - 2025/0897/FUL
Decision: Registered
Date: 15th May 2025
Description: Change of use from commercial (E(c)(i)) use to single dwellinghouse (C3).

Planning records for: *7 Sadler Street Wells Somerset BA5 2RR*

Reference - 2018/0391/FUL
Decision: Approval with Conditions
Date: 23rd February 2018
Description: Proposed Change of Use of first and second floor from Solicitors' Offices (ClassA2) to Residential (Class C3).

Reference - 2018/0395/LBC
Decision: Approval with Conditions
Date: 13th April 2018
Description: Proposed internal and external alterations, to include fenestration, ventilation extracts, flue at first and second floor level.

Planning records for: *17 Sadler Street, Wells, Somerset, BA5 2RR*

Reference - 030698/019
Decision: Approval with Conditions
Date: 20th February 2008
Description: Replacement of windows to front elevation on first and second floors [DEL]

Planning records for: *17 Sadler Street Wells Somerset BA5 2RR*

Reference - 2014/1583/FUL
Decision: Approval with Conditions
Date: 07th August 2014
Description: Change of use from retail A1 to office A2.
Reference - 2018/1171/LBC
Decision: Approval with Conditions
Date: 14th May 2018
Description: Repairs to existing roof
Reference - 2019/2089/LBC
Decision: Decided
Date: 23rd August 2019
Description: Installation of a blue plaque to the front external wall.
Reference - 2014/2074/LBC
Decision: Approval with Conditions
Date: 02nd October 2014
Description: Change of Use from retails space (A1) to office (A2) to include new stud wall section and fitting of new glass screens.

Planning records for: *First Floor Flat 3A Sadler Street Wells BA5 2RR*

Reference - 2018/1569/LBC
Decision: Decided
Date: 21st June 2018
Description: Proposed Change of Use of Residential Studio Apartment (C3) to Photography Studio (A1).

Reference - 2018/1568/FUL
Decision: Approval with Conditions
Date: 21st June 2018
Description: Proposed Change of Use of Residential Studio Apartment (C3) to Photography Studio (A1).

Planning records for: *Courtyard Natural Therapy, 17a Sadler Street, Wells, Somerset BA5 2RR*

Reference - 2013/1231
Decision: Development is Lawful
Date: 08th July 2013
Description: Use of the building to carry out treatments in aromatherapy, reflexology, all forms of massage, shiatsu, homeopathy, hypnotherapy, counselling, foot health & chiropody, acupuncture, hopi ear candling, clinical hypnotherapy, counselling, psychotherapy, allergy testing, the bowen technique, chiropractic care, lymphatic drainage, bach flower remedies, herbalism, life coaching, craniosacral, alexander technique and other natural health treatments including workshops and teaching.

Reference - 2018/0576/LBC
Decision: Approval with Conditions
Date: 12th March 2018
Description: Proposed works to a listed building including relocation of stud walls to create efficient size rooms, replacement window, extraction fan, replacement sink and tiles, new electric heater and replacement of glass wall with safety glass screen.

Planning records for: *13 Sadler Street Wells Somerset BA5 2RR*

Reference - 2016/1222/FUL
Decision: Approval with Conditions
Date: 17th May 2016
Description: Change of use from an office (B1) to a hairdressing salon (A1) (no external alterations)

Reference - 026127/020
Decision: Approval with Conditions
Date: 26th January 2004
Description: Internal alterations and raised box section at front of restaurant (CAT A)

Planning records for: *5, Sadler Street, Wells, Somerset, BA5 2RR*

Reference - 076103/010
Decision: Approval with Conditions
Date: 22nd September 1998
Description: Formation of new access, installation of extract equipment, provision of disabled toilet and reconstruction of stone wall, piers and supporting beam.

Planning records for: *1 Sadler Street Wells Somerset BA5 2RR*

Reference - 2014/0746/PAC
Decision: Prior Approval Not Required
Date: 25th April 2014
Description: Application for prior approval of a proposed change of use from B1 office to C3 residential/ dwelling.

Planning records for: *First And Second Floors 1 Sadler Street Wells Somerset BA5 2RR*

Reference - 2024/1998/FUL	
Decision:	Decided
Date:	05th November 2024
Description:	Replacement of windows at first and second floor.

Planning records for: *9 Sadler Street Wells Somerset BA5 2RR*

Reference - 2022/1482/FUL	
Decision:	Decided
Date:	21st July 2022
Description:	Installation of replacement fenestration and reconfiguration to shopfront

Reference - 2022/1483/LBC	
Decision:	Decided
Date:	21st July 2022
Description:	Installation of replacement fenestration and reconfiguration to shopfront

Planning records for: *6 Heritage Courtyard Sadler Street Wells BA5 2RR*

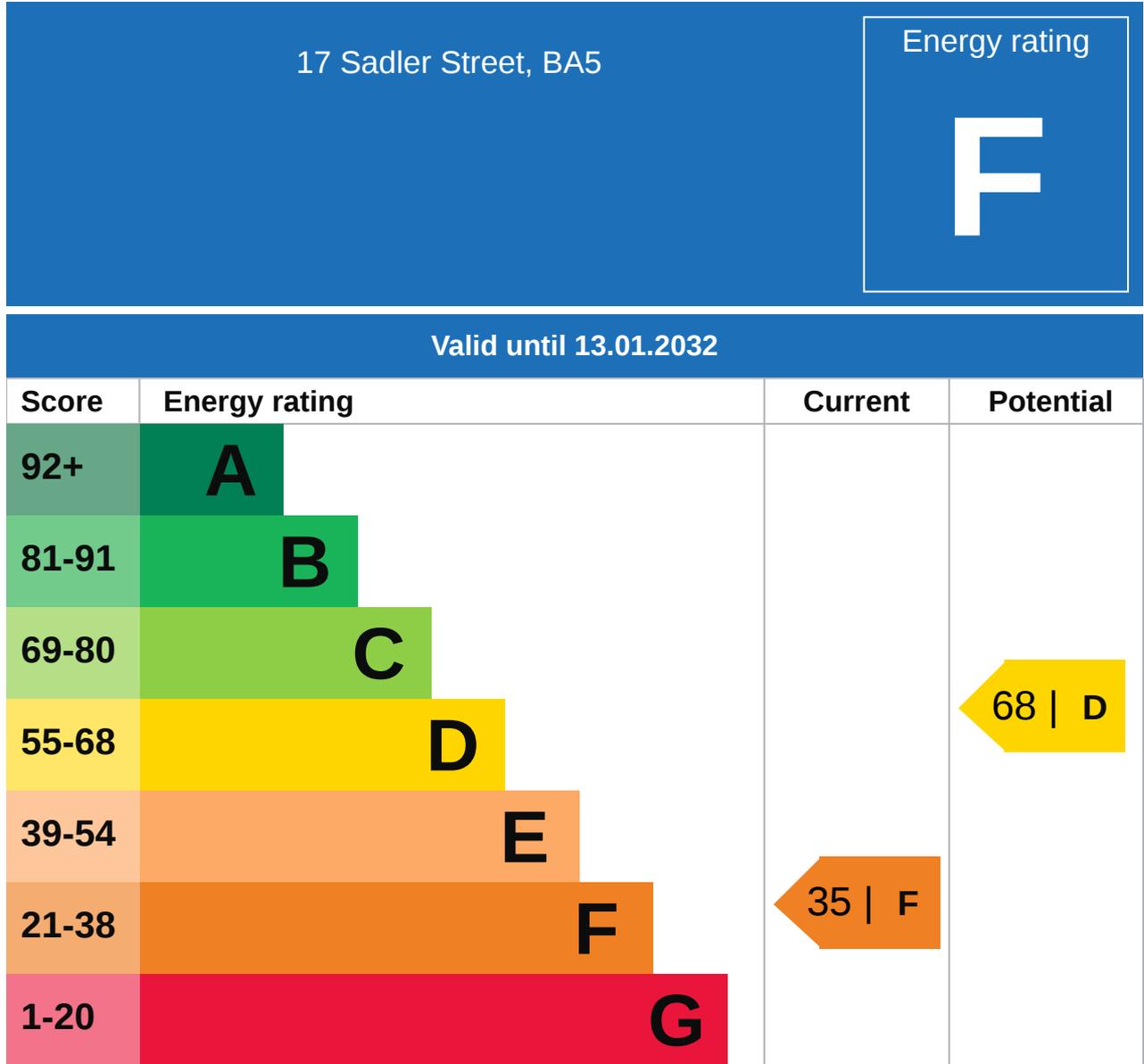
Reference - 2015/1049/LBC	
Decision:	Approval with Conditions
Date:	06th May 2015
Description:	Installation of 3 roof lights and the installation of internal demountable partitions.

Planning records for: *17D Sadler Street Wells BA5 2RR*

Reference - 2019/0583/FUL	
Decision:	Decided
Date:	19th March 2019
Description:	Change of use from professional offices (A2) to a dwelling (C3)

Property EPC - Certificate

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	77 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

Gas Supply

Central Heating

Water Supply

Drainage

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

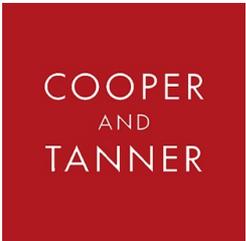


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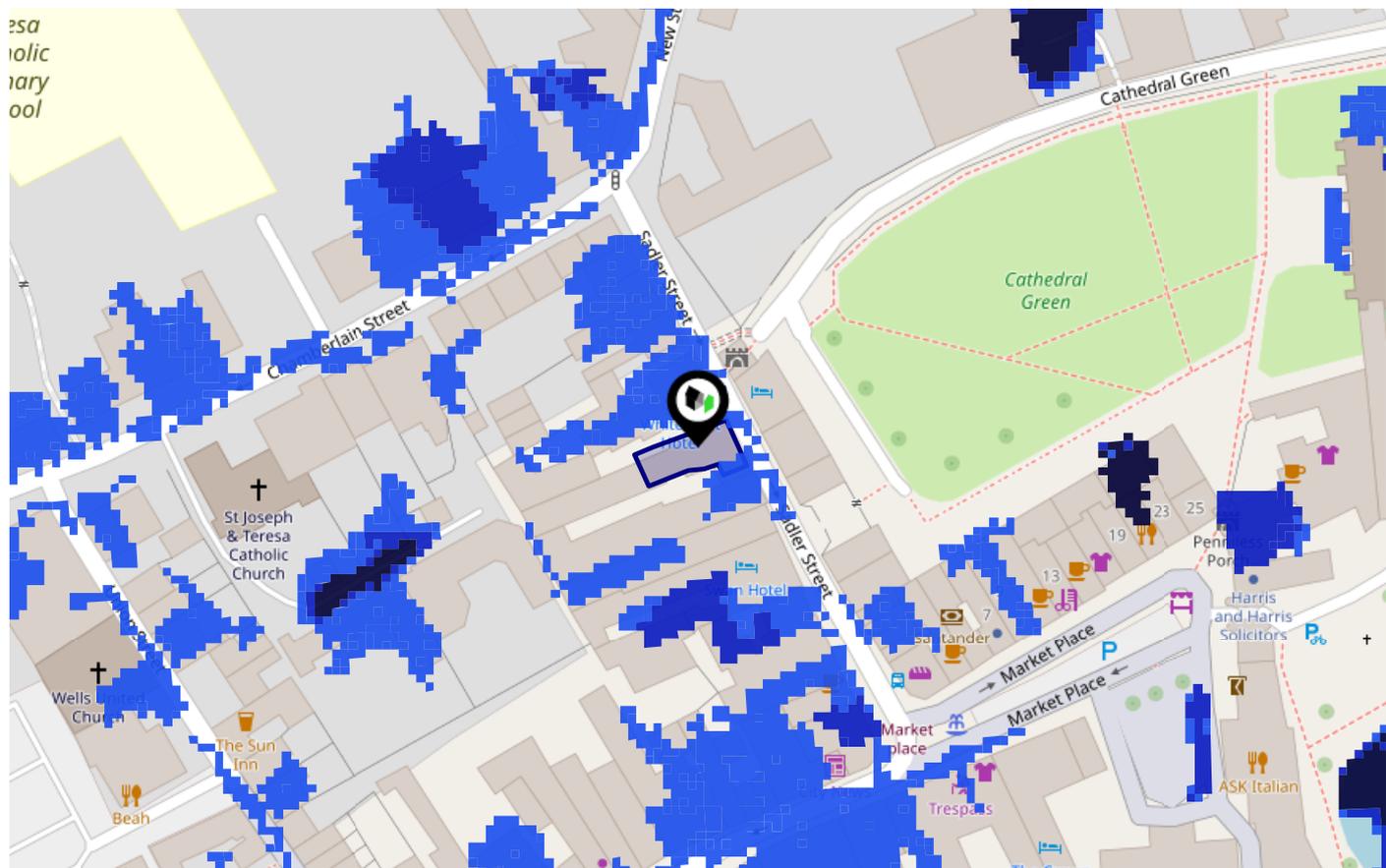
Important - Please read

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.

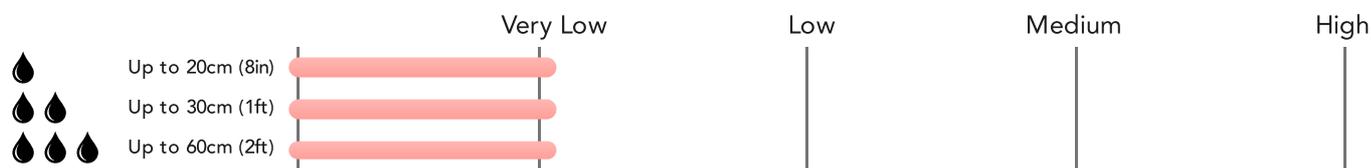


Risk Rating: Very low

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.

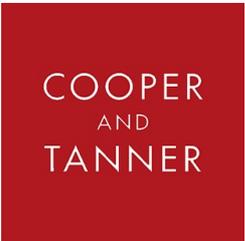
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

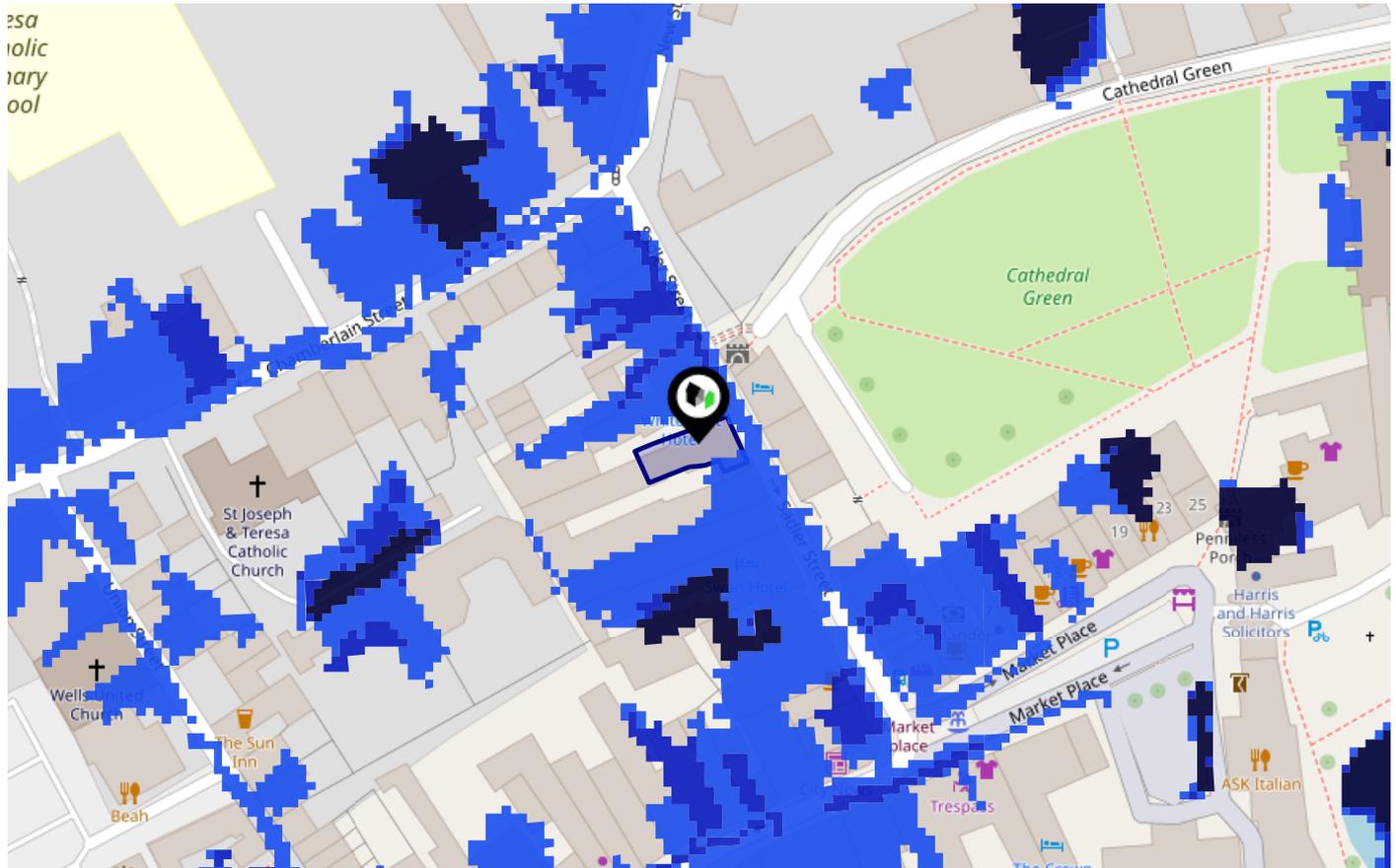


Flood Risk

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.

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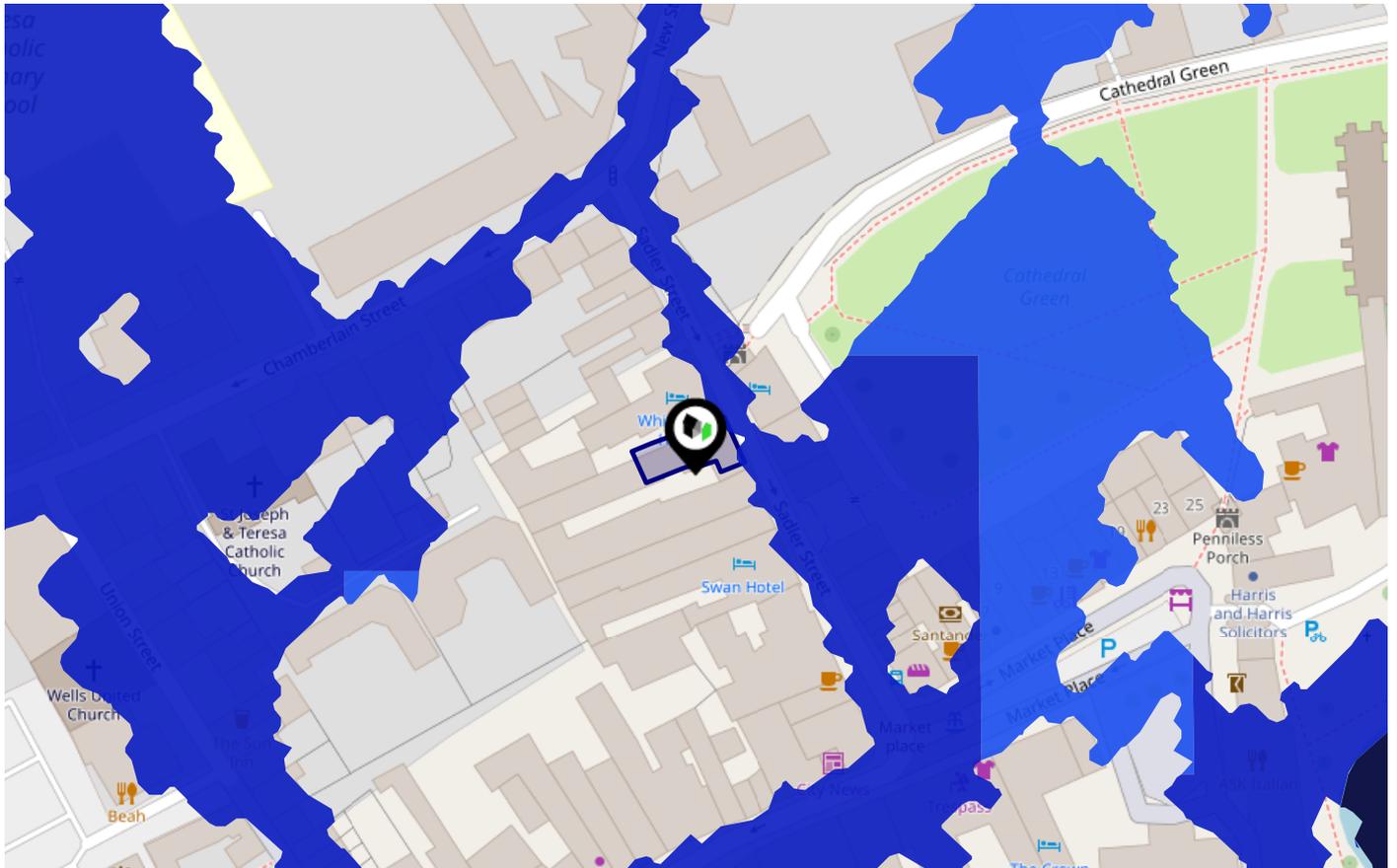
Chance of flooding to the following depths at this property:



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.



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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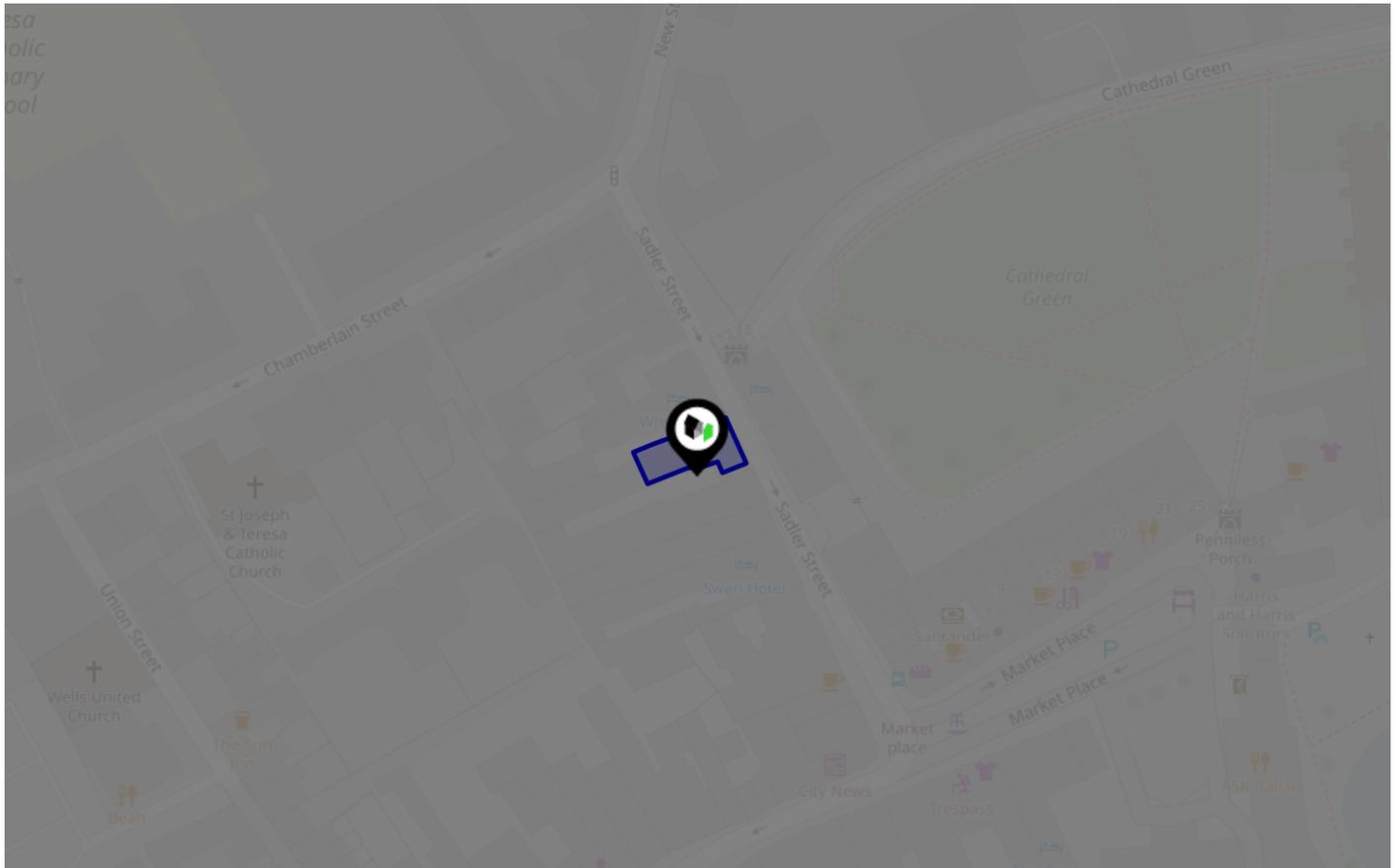
Chance of flooding to the following depths at this property:



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.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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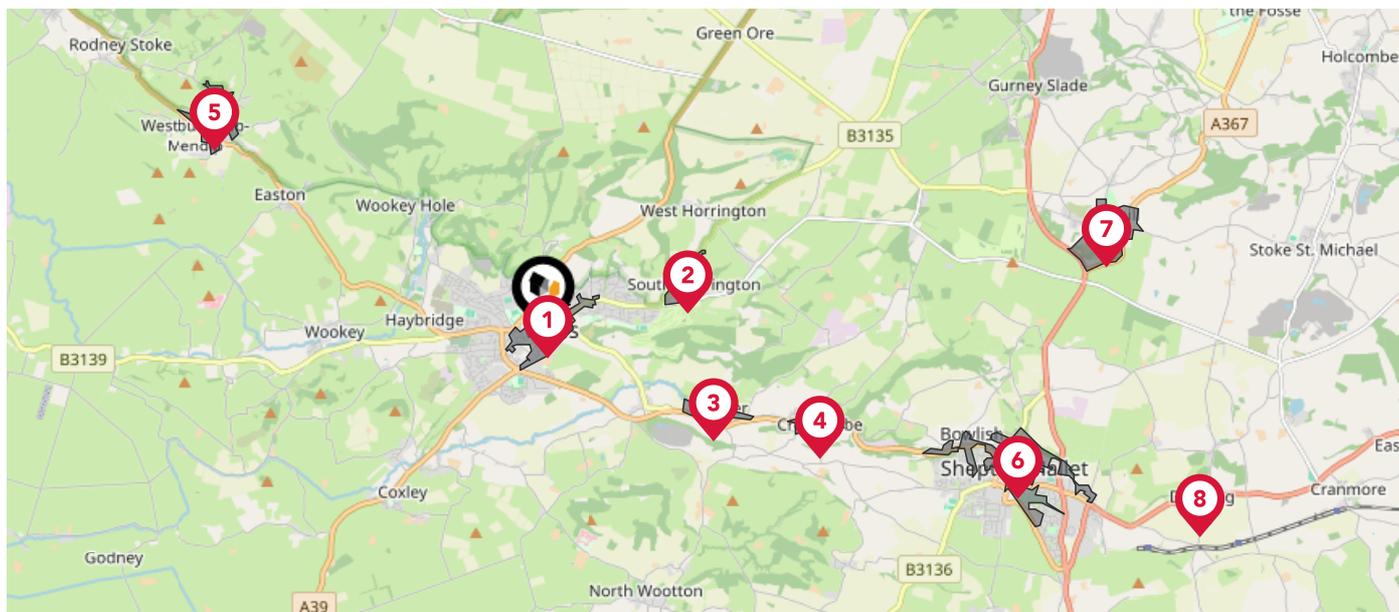
Chance of flooding to the following depths at this property:



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.



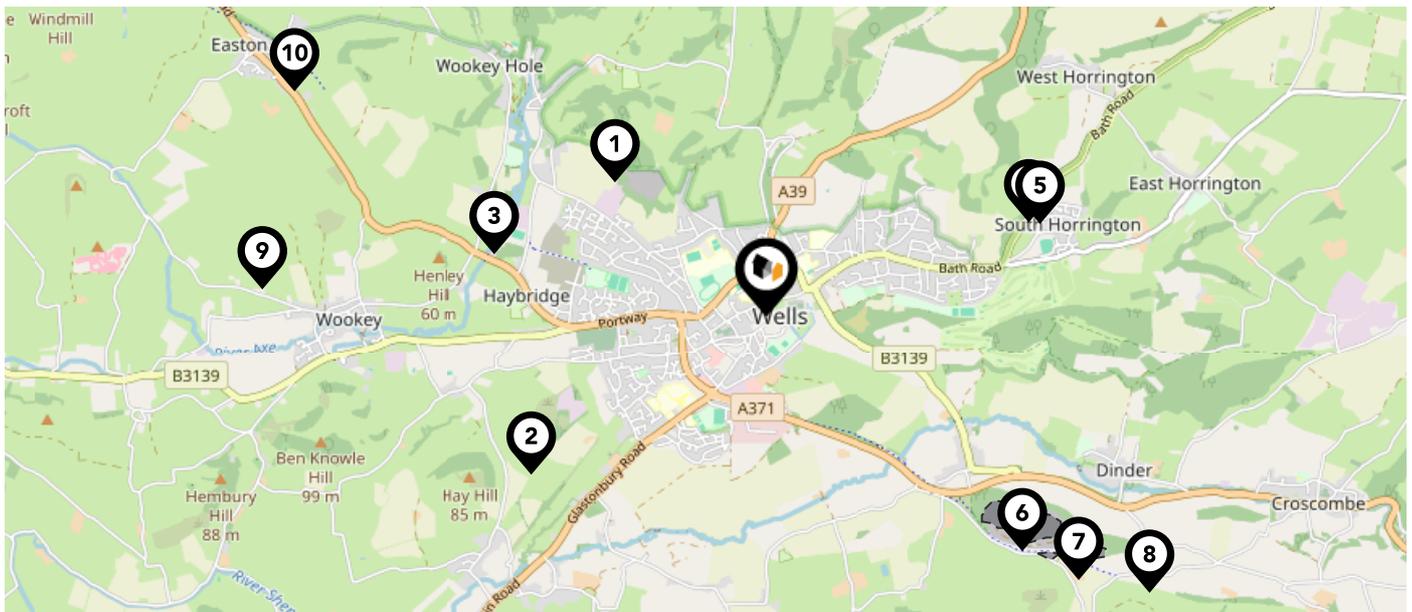
Nearby Conservation Areas

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

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

	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill 
	Burcott Road-Wells, Norfolk	Historic Landfill 
	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill 
	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill 
	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill 
	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill 
	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill 
	Dark Lane-Dinder	Historic Landfill 
	Knowle Lane-Wookey	Historic Landfill 
	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

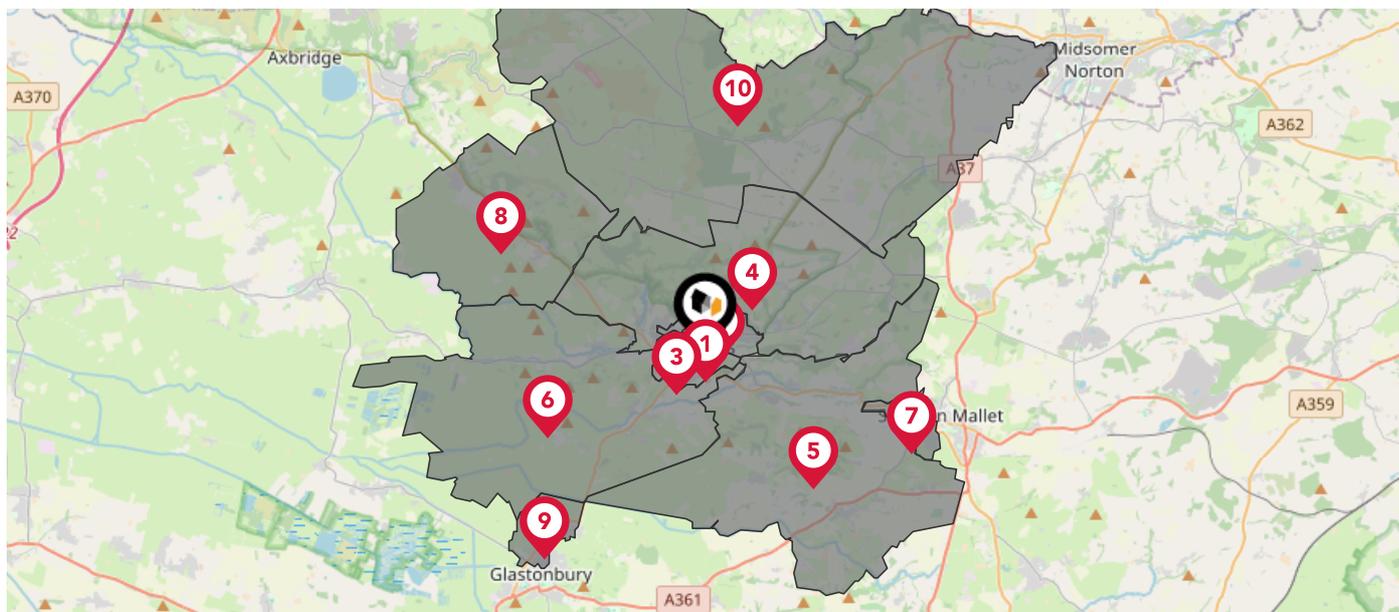
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

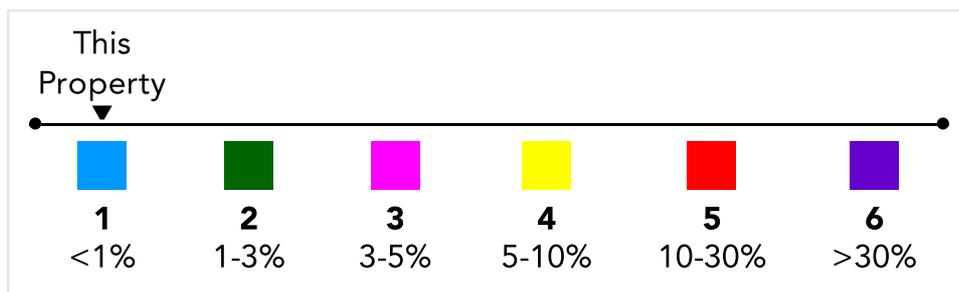
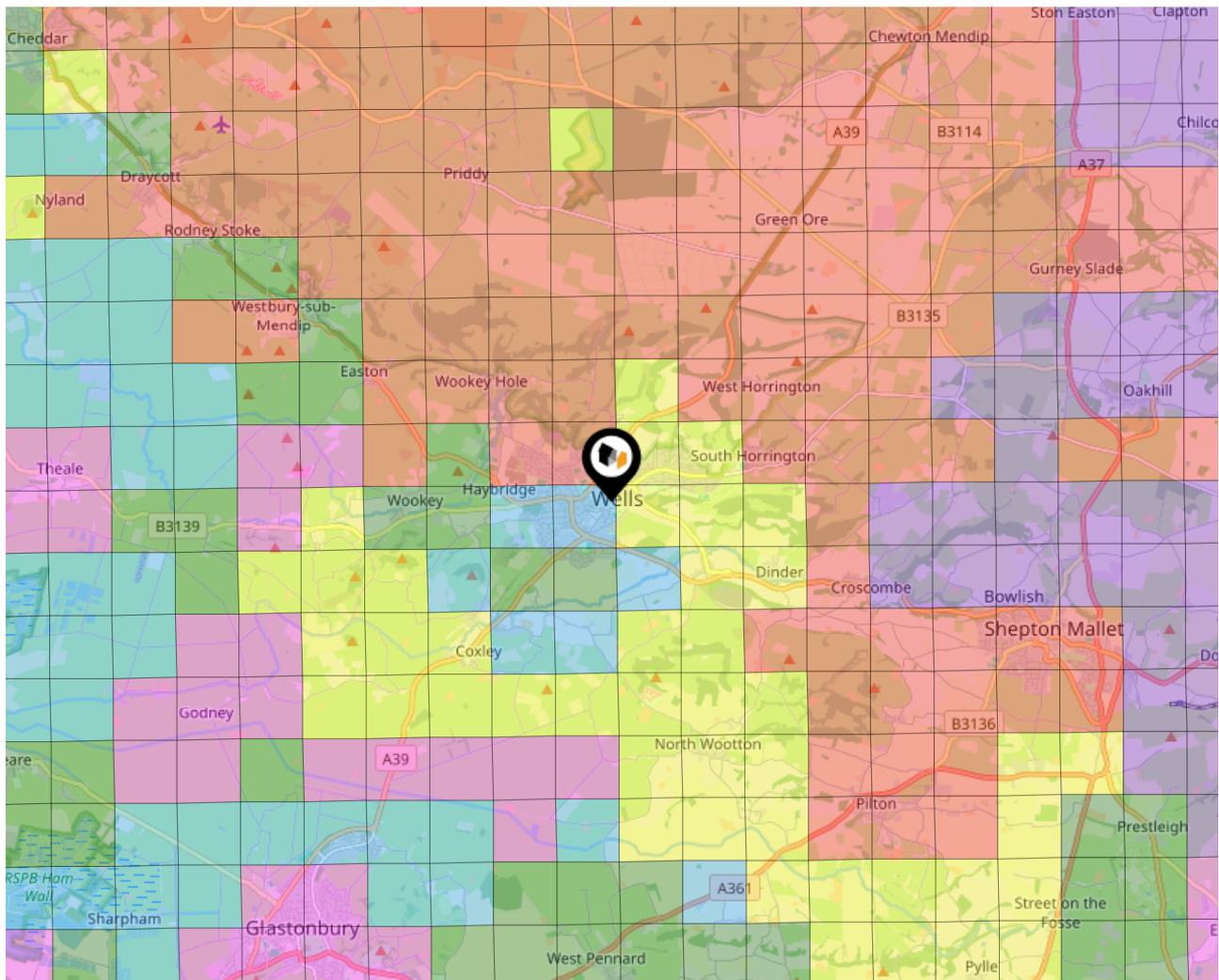


Nearby Council Wards

- 1 Wells Central Ward
- 2 Wells St. Thomas' Ward
- 3 Wells St. Cuthbert's Ward
- 4 St. Cuthbert Out North Ward
- 5 Croscombe and Pilton Ward
- 6 Wookey and St. Cuthbert Out West Ward
- 7 Shepton West Ward
- 8 Rodney and Westbury Ward
- 9 Glastonbury St. John's Ward
- 10 Chewton Mendip and Ston Easton Ward

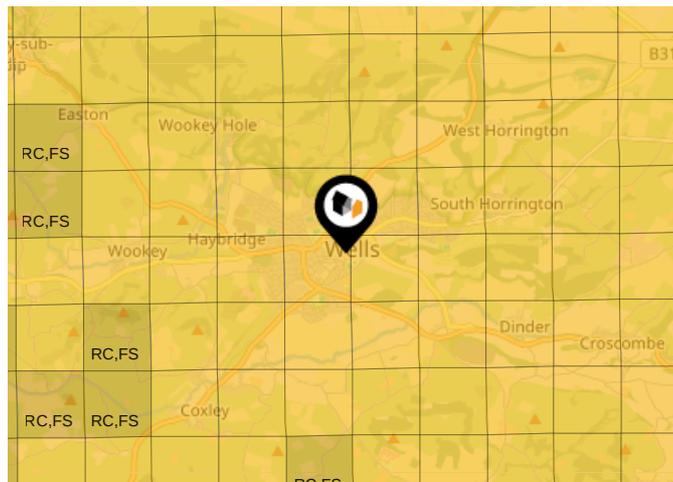
What is Radon?

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	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

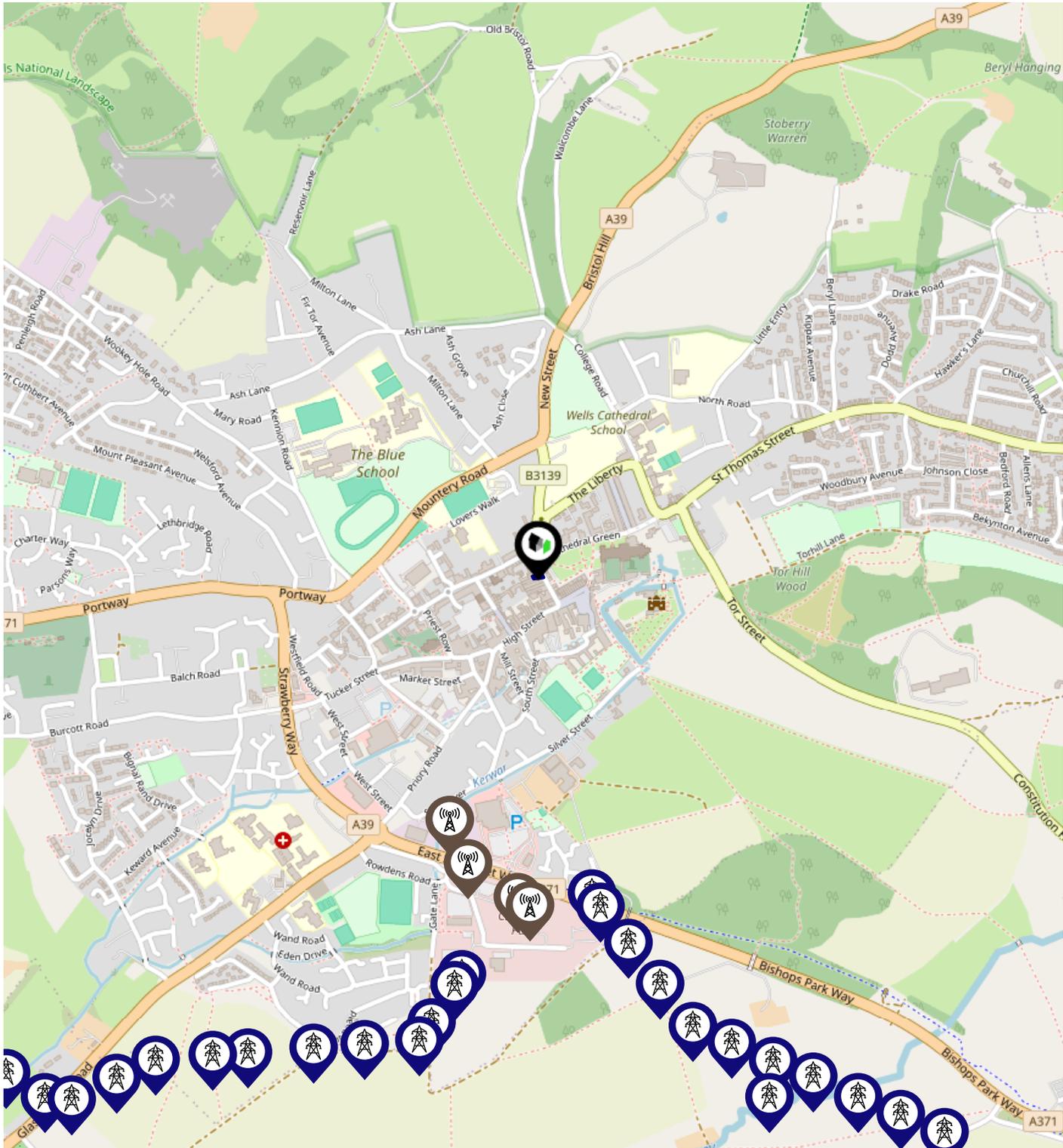


Primary Classifications (Most Common Clay Types)

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

COOPER
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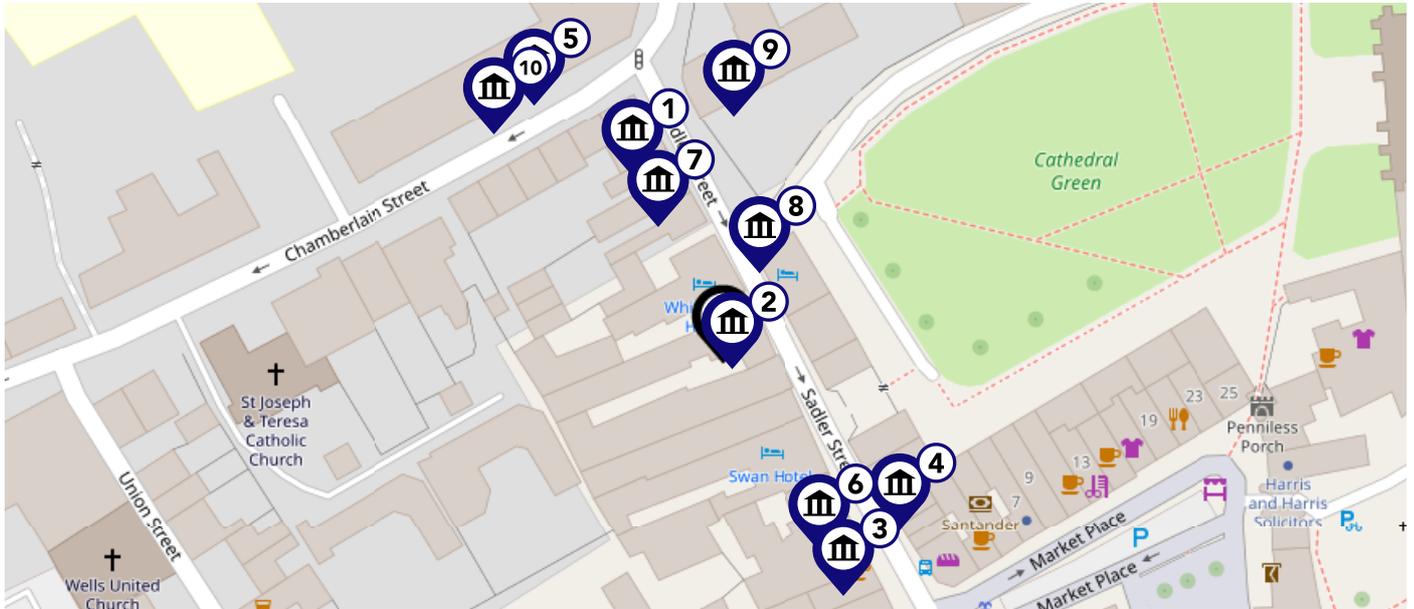
Key:

-  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



1383099 - 29, Sadler Street

Grade II

0.0 miles



1383091 - 17, Sadler Street

Grade II

0.0 miles



1383079 - 5, Sadler Street

Grade II

0.0 miles



1383084 - 10, Sadler Street

Grade II

0.0 miles



1382915 - Saltyre House

Grade II

0.0 miles



1383083 - 9, Sadler Street

Grade II

0.0 miles



1383096 - 25, Sadler Street

Grade II

0.0 miles



1383101 - Brown's Gatehouse

Grade I

0.0 miles



1382897 - Number 6 And Associated Boundary Walling

Grade II

0.0 miles



1382917 - 6, Chamberlain Street

Grade II

0.0 miles



	Nursery	Primary	Secondary	College	Private
<p>1 St Joseph and St Teresa Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 149 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wells Cathedral School</p> <p>Ofsted Rating: Not Rated Pupils: 780 Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Stoberry Park School</p> <p>Ofsted Rating: Good Pupils: 318 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Blue School</p> <p>Ofsted Rating: Good Pupils: 1434 Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Cuthbert's Church of England Academy Infants and Pre-School</p> <p>Ofsted Rating: Good Pupils: 172 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Cuthbert's CofE Junior School</p> <p>Ofsted Rating: Good Pupils: 174 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Horrington Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 102 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Wookey Primary School</p> <p>Ofsted Rating: Good Pupils: 97 Distance:2.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitstone Ofsted Rating: Good Pupils: 584 Distance:4.79	<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	9.32 miles
2	Bruton Rail Station	11 miles
3	Yatton Rail Station	14.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.46 miles
2	M5 J12	43.55 miles
3	M5 J11A	49.34 miles
4	M4 J16	41.36 miles
5	M5 J29	48.66 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.54 miles
2	Felton	12.54 miles
3	Cardiff Airport	32.66 miles
4	Bournemouth International Airport	46.35 miles

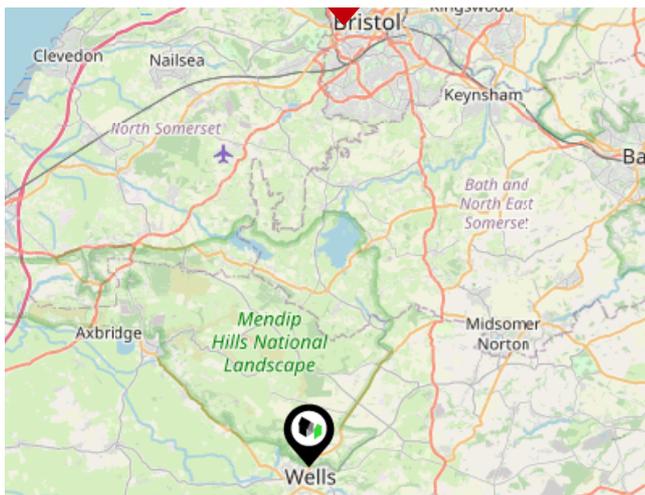
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mendip West Slinky - Wells destination DRT	0.04 miles
2	Market Place	0.04 miles
3	New Street	0.16 miles
4	New Street	0.16 miles
5	Chamberlain Street	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	16.44 miles
2	Nova Scotia Ferry Landing	16.47 miles
3	Pumphouse Ferry Landing	16.53 miles

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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