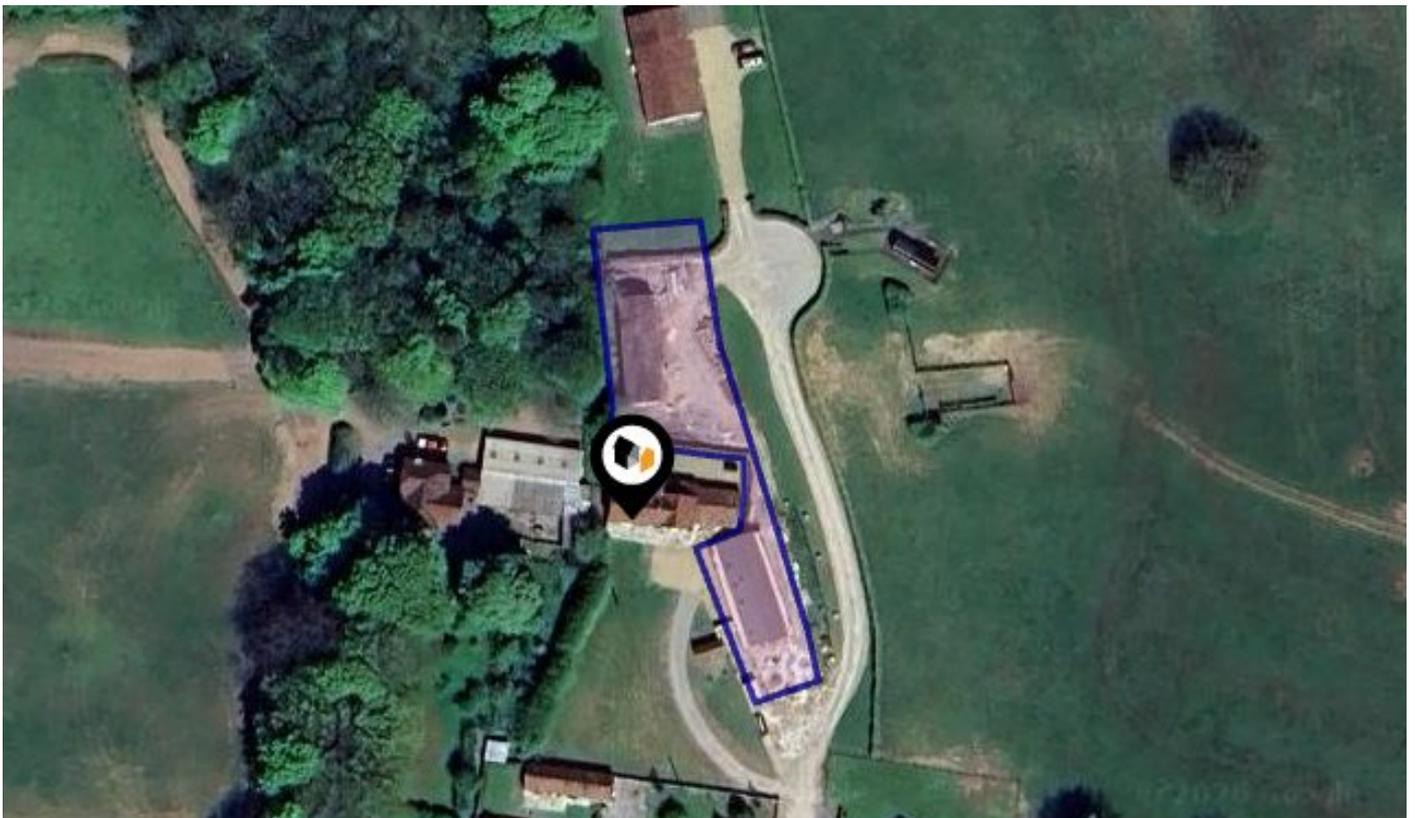




MIR: Material Info

The Material Information Affecting this Property
Wednesday 11th March 2026



PRIDDY, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

COOPER AND TANNER



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.3 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS92158		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	1 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	Very low		
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: *Priddy, Wells, BA5*

Reference - 2010/3001
Decision: Approval
Date: 07th December 2010
Description: Erection of rear extension.

Reference - 2011/1841
Decision: Approval with Conditions
Date: 20th July 2011
Description: Demolition of stables and erection of garage.

Planning records for: *Cranmore View Roemead Road Priddy Cheddar Somerset BA5 3DB*

Reference - 2016/1375/HSE
Decision: Approval with Conditions
Date: 02nd June 2016
Description: Demolition of the single storey entrance lobby, bathroom and utility room and the construction of a two storey side extension to the existing two storey house.
Reference - 2018/0941/APP
Decision: Decided
Date: 11th April 2018
Description: Application for approval of details reserved by conditions 4 (external facing stonework) on planning consent 2017/2336/HSE.
Reference - 2012/1028
Decision: Approval with Conditions
Date: 28th May 2012
Description: Demolition of extensions to rear and erection of a two storey extension. Demolition of garage and erection of new one and the blocking off of the existing vehicular access and construction of new (amendment of previous planning consent 2011/1574).
Reference - 2015/1519/FUL
Decision: Approval with Conditions
Date: 06th August 2015
Description: Demolition of the existing dwelling and the construction of a new two-storey house in a similar location on site.

Planning records for: *Cranmore View, Priddy, Wells, Somerset, BA5 3DB*

Reference - 2011/1574
Decision: Approval with Conditions
Date: 06th September 2011
Description: Demolition of extensions to rear and erection of a two storey extension. Demolition of garage and erection of new one and the blocking off of the existing vehicular access and construction of new.

Reference - 2017/2336/HSE
Decision: Approval with Conditions
Date: 13th September 2017
Description: Demolition of the single storey entrance lobby, bathroom and utility room and the construction of a two storey side extension. The proposed extension has an increased floor area from that approved under Mendip District Council Consent 2016/1375/HSE. There is also an amendment to the treatment of the elevations. The elevations of the new extension including the chimney stacks are now to be faced in natural stone with the existing house elevations rendered.

Planning records for: *The Miners Plummers Lane Priddy Wells Somerset BA5 3DB*

Reference - 2017/0117/APP
Decision: Approval
Date: 13th January 2017
Description: Application for approval of details reserved by conditions 4 (render sample) and 5 (schedule and sample of external materials) of planning consent 2014/1002/HSE

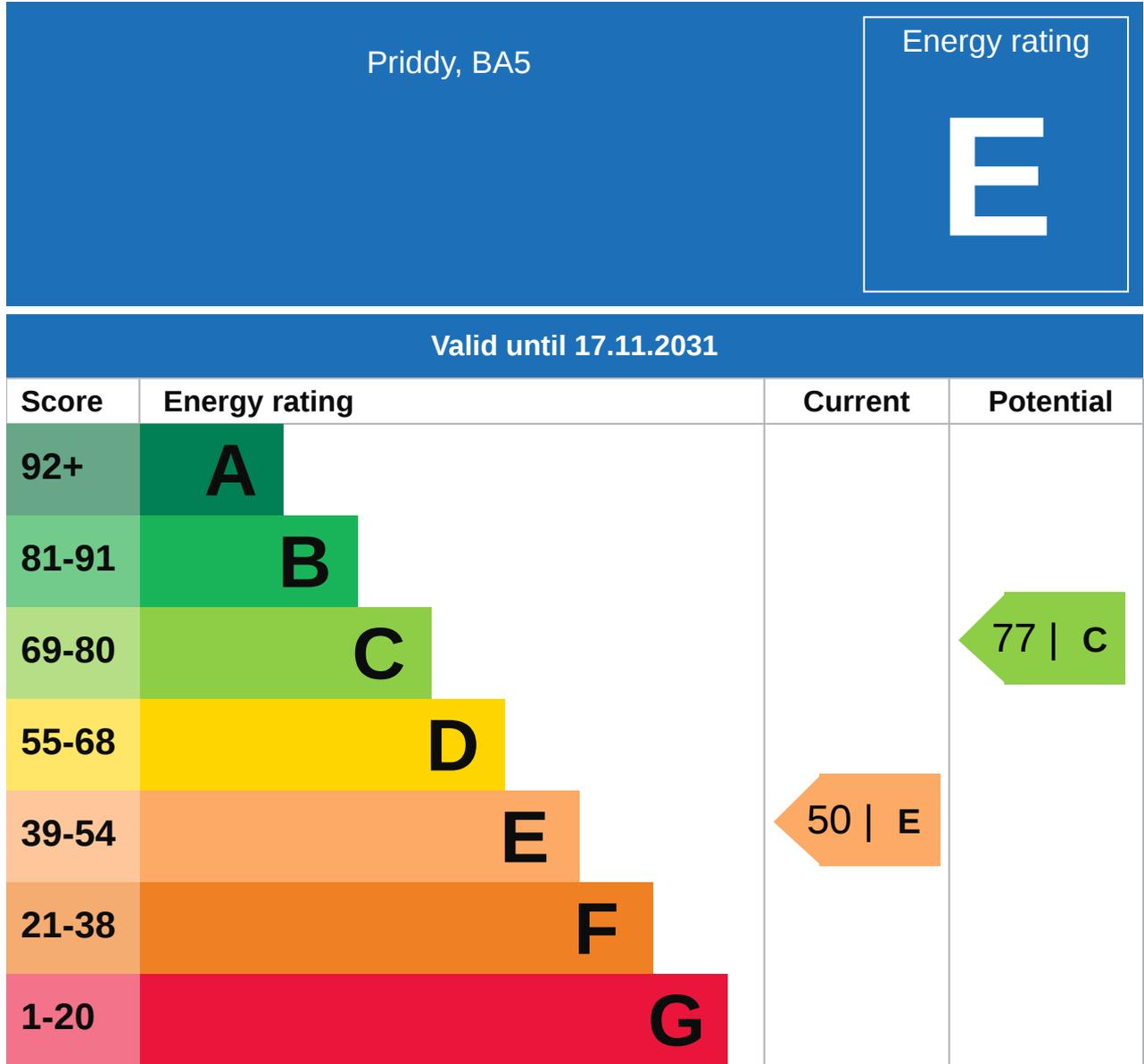
Reference - 2014/1002/HSE
Decision: Approval with Conditions
Date: 20th June 2014
Description: Erection of rural workers dwelling.

Planning records for: *Former Hunt Stables Roemead Road Chewton Mendip Wells Somerset BA5 3DB*

Reference - 2024/0739/APP
Decision: Decided
Date: 22nd April 2024
Description: Application for approval of details reserved by conditions 5 (Contaminated Land - Investigation and Risk Assessment) 6 (Contaminated Land - Remediation Scheme) 7 (Surface water drainage including Infiltration Testing) and 8 (Drainage - Foul) of permission 2022/0120/FUL
Reference - 2025/0385/APP
Decision: Registered
Date: 03rd March 2025
Description: Approval of details reserved by condition 10 (European Protected Species Mitigation Licence) of planning consent 2022/0120/FUL .
Reference - 49/24/0021
Decision: Registered
Date: 22nd April 2024
Description: Installation of flood lighting at Wiveliscombe Tennis Club, The Recreation Ground, West Road, Wiveliscombe
Reference - 24/24/0020/CQ
Decision: Registered
Date: 22nd April 2024
Description: Application for Prior Approval for proposed change of use from agricultural building to 1 No. dwelling house (Class C3) and associated building operations on land at Pury Farm Street, Stoke Road, North Curry

Property EPC - Certificate

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Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	157 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

None

Central Heating

Oil Central Heating

Water Supply

Mains

Drainage

Septic Tank

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/

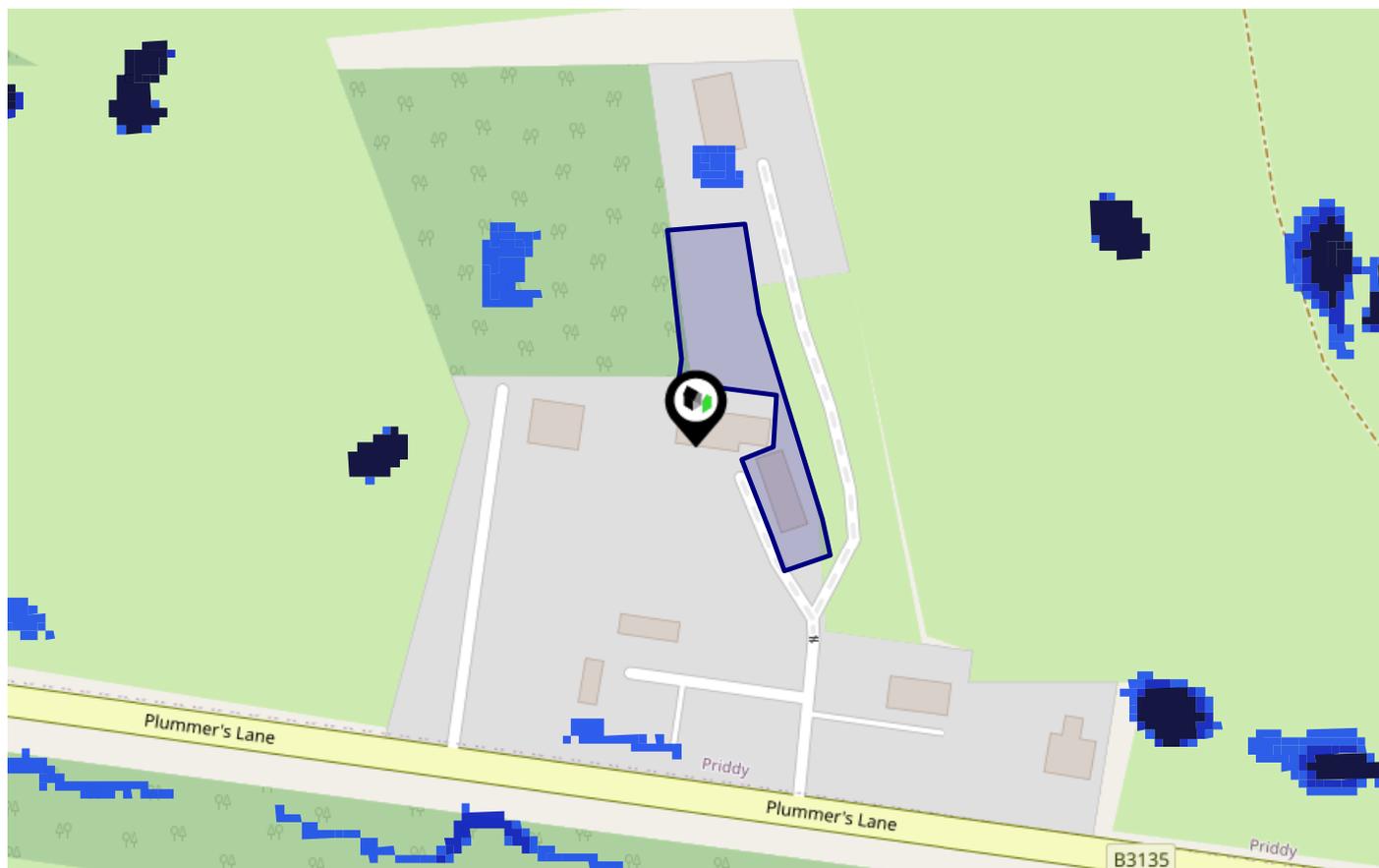
Important - Please read

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.

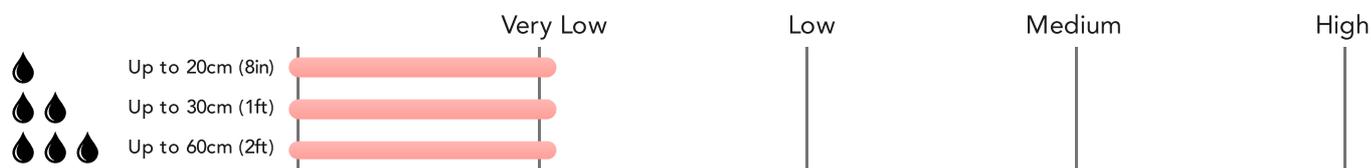


Risk Rating: Very low

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.

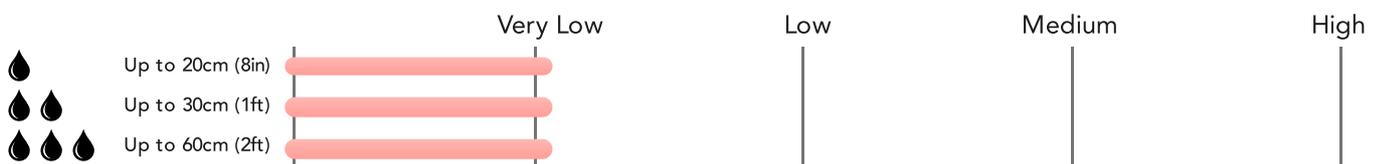


Risk Rating: Very low

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.

- 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.

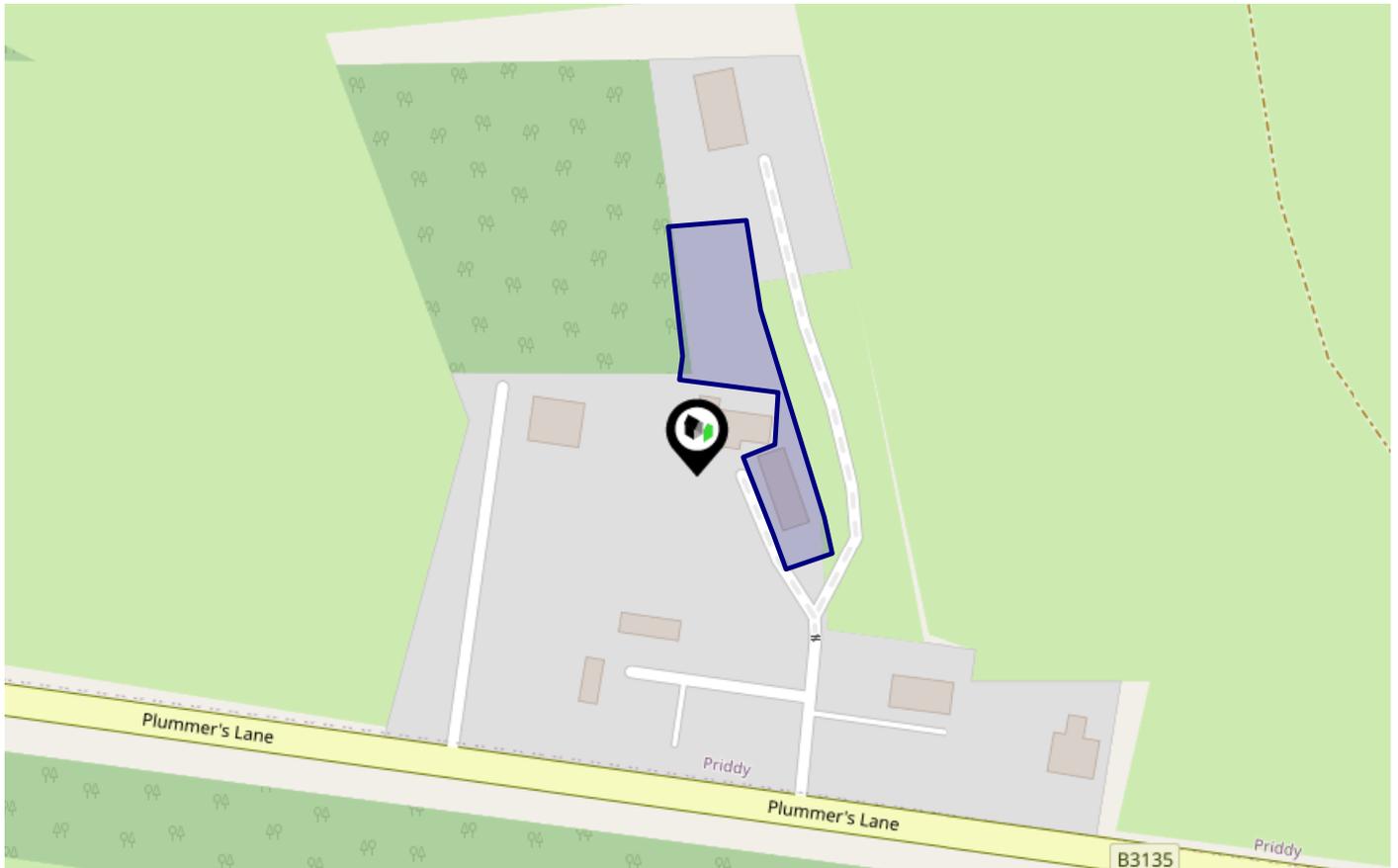
Chance of flooding to the following depths at this property:



Flood Risk

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.
- 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.

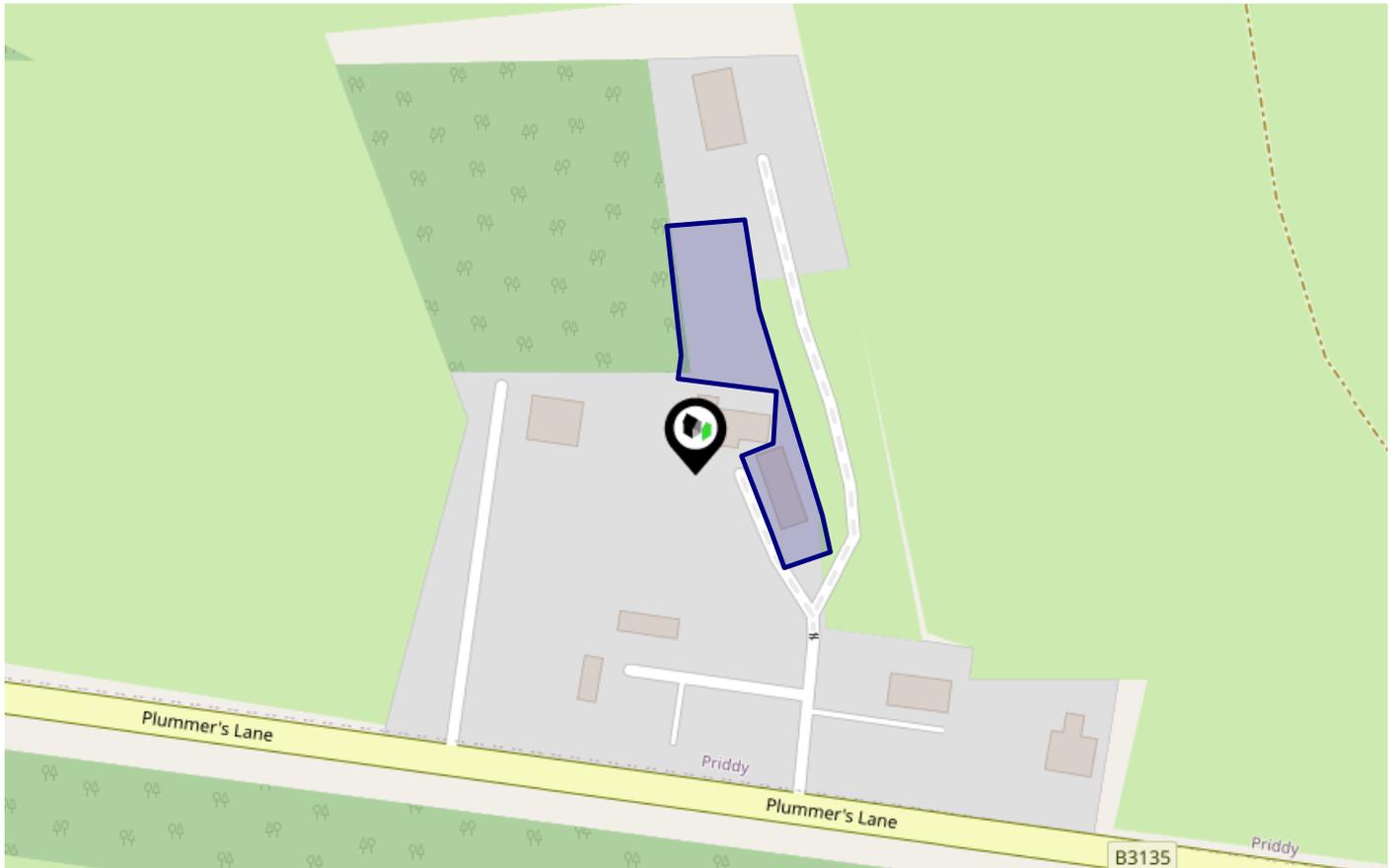
Chance of flooding to the following depths at this property:



Flood Risk

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.

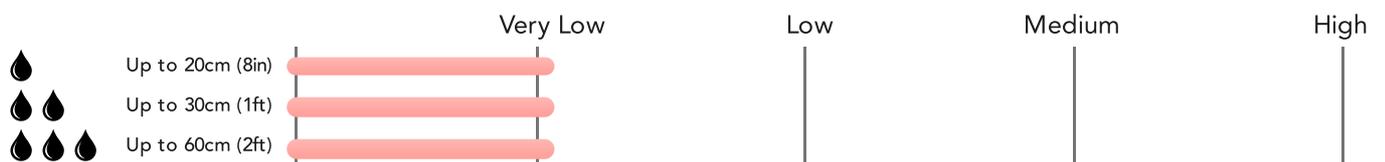


Risk Rating: Very low

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.
- 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.

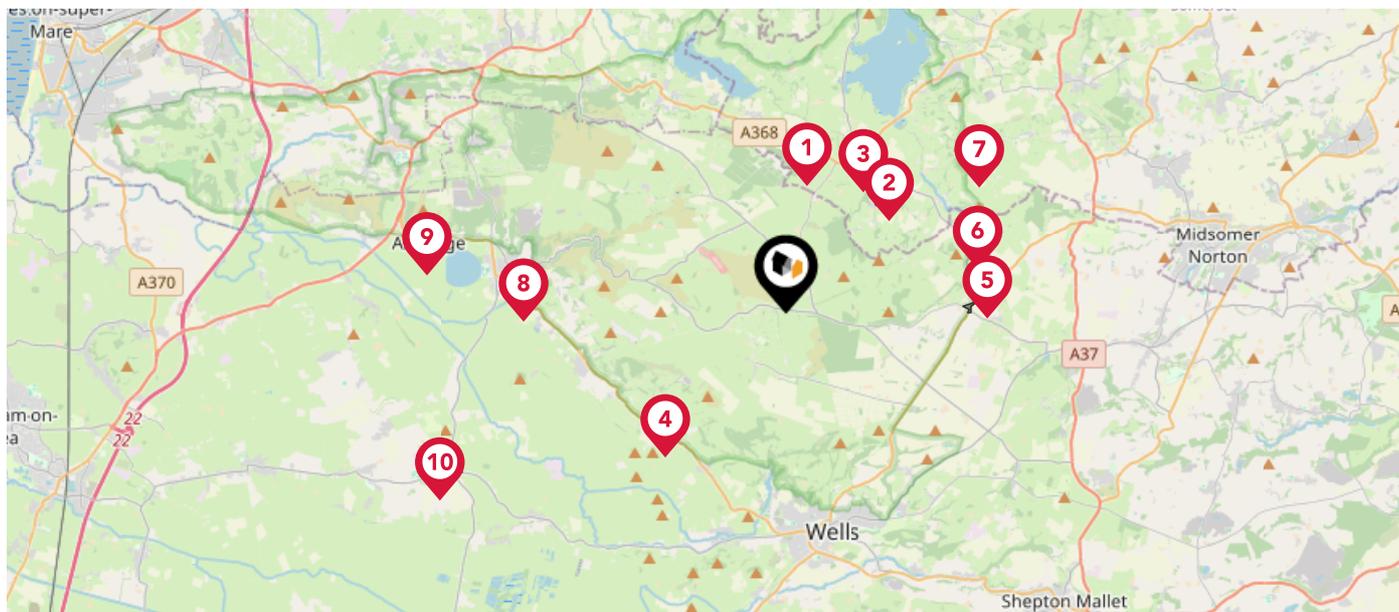
Chance of flooding to the following depths at this property:



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.



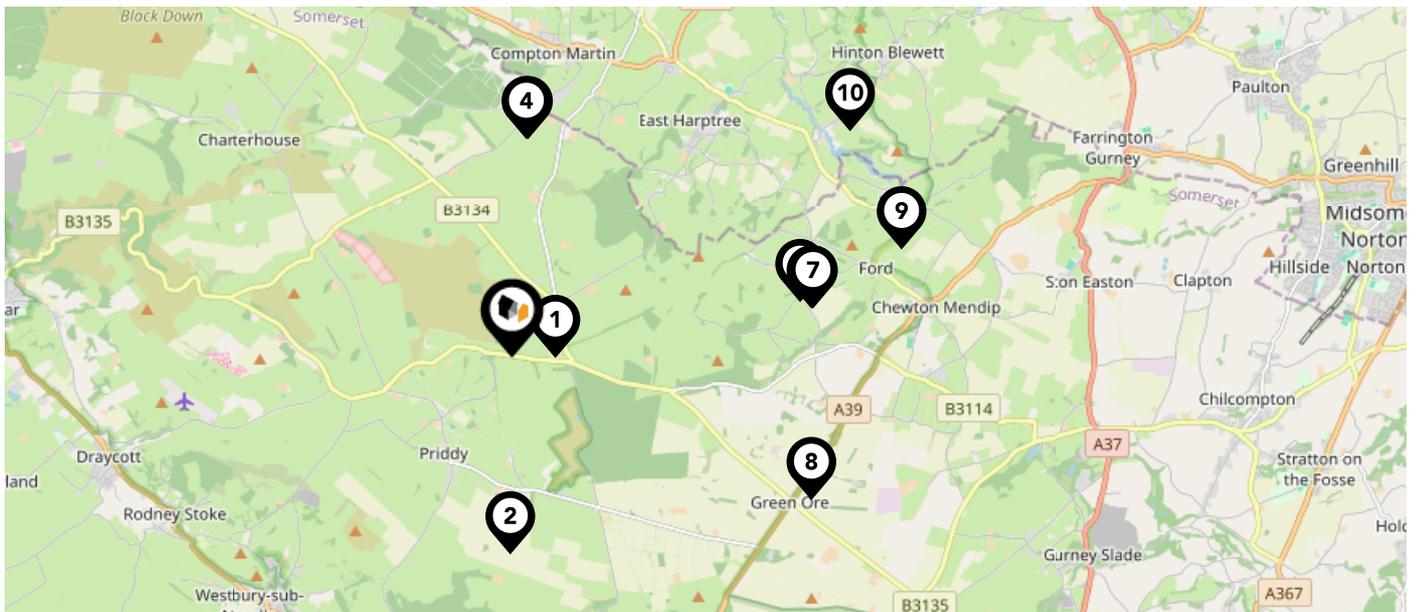
Nearby Conservation Areas

- 1 Compton Martin
- 2 East Harptree
- 3 West Harptree
- 4 Westbury sub Mendip
- 5 Chewton Mendip
- 6 Litton
- 7 Hinton Blewett
- 8 Cheddar
- 9 Axbridge
- 10 Wedmore

Maps

Landfill Sites

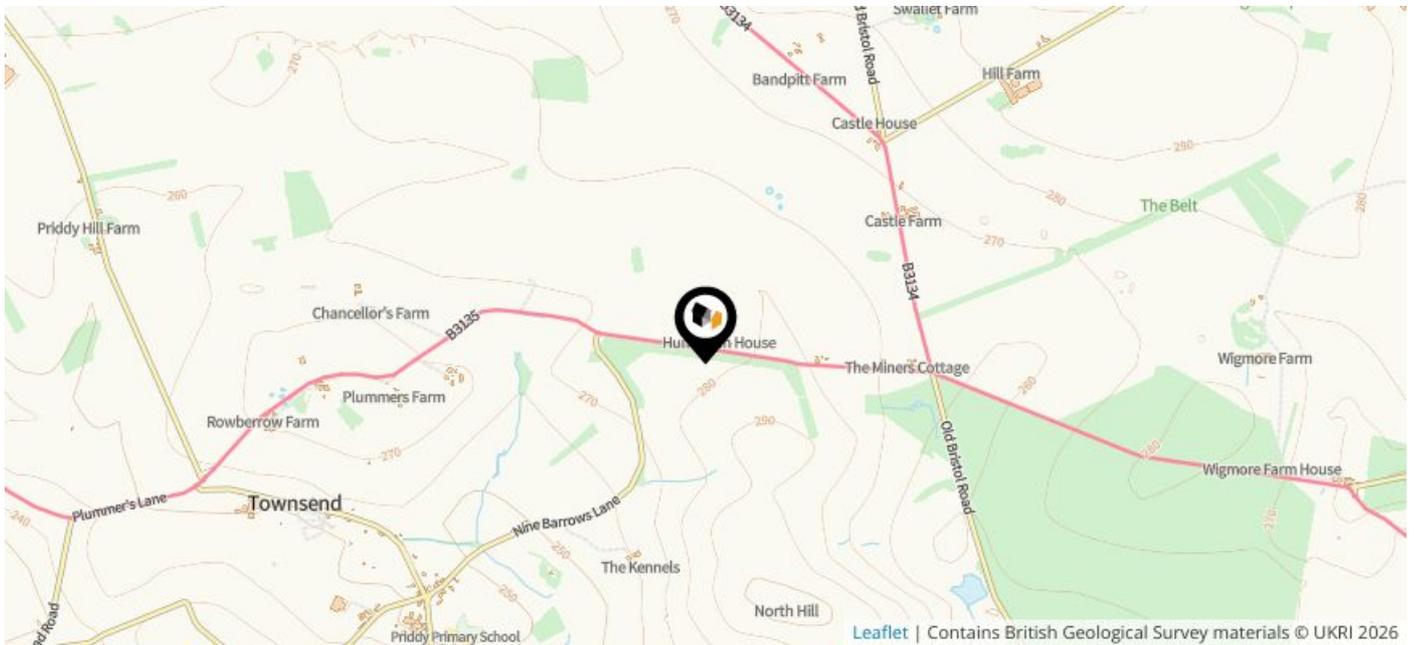
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Castle Farm-Old Bristol Road, East Harptree, Bristol, Avon	Historic Landfill 
	Lower Pitts Farm-Priddy, Wells, Somerset	Historic Landfill 
	Butts Quarry-Wrangle, Compton Martin, Bristol, Avon	Historic Landfill 
	Butts Quarry, The Wrangle-Priddy, Compton Martin, Bristol, Avon	Historic Landfill 
	Greendown Quarry-Litton, Radstock, Avon	Historic Landfill 
	Lilycombe Farm-Litton	Historic Landfill 
	Lilycombe Farm-Litton, Somerset	Historic Landfill 
	Three Acres Quarry-Green Ore, Chewton Mendip, Wells, Somerset	Historic Landfill 
	Land at Avalon-Litton, Radstock, Avalon	Historic Landfill 
	The Grove Landfill Site-Hinton Blewett, Temple Cloud, Bristol, Avon	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.

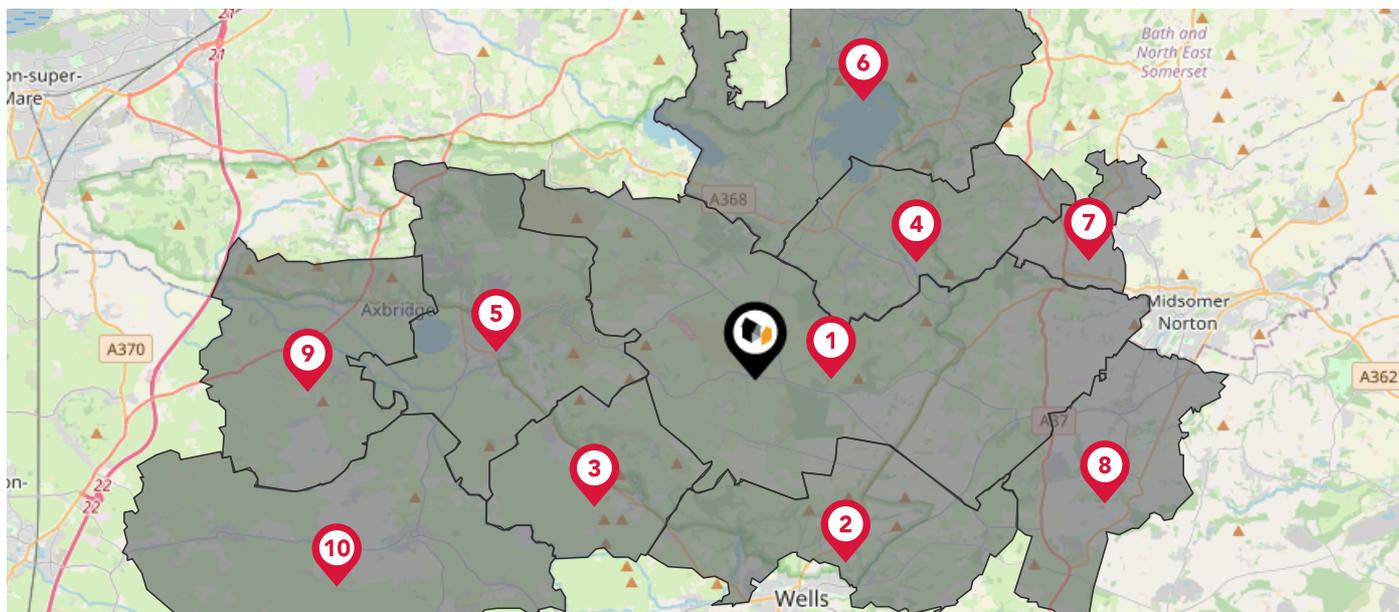
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

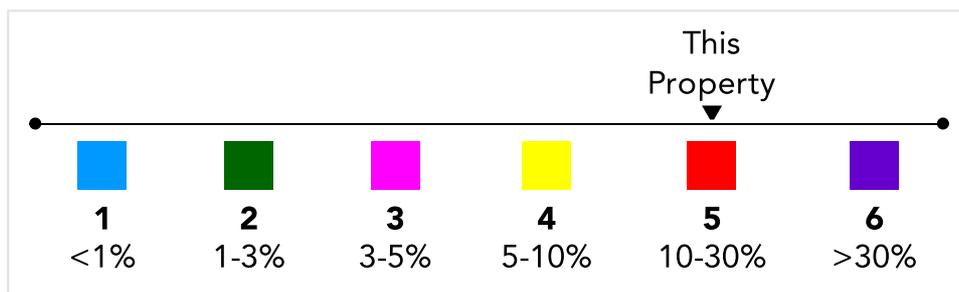
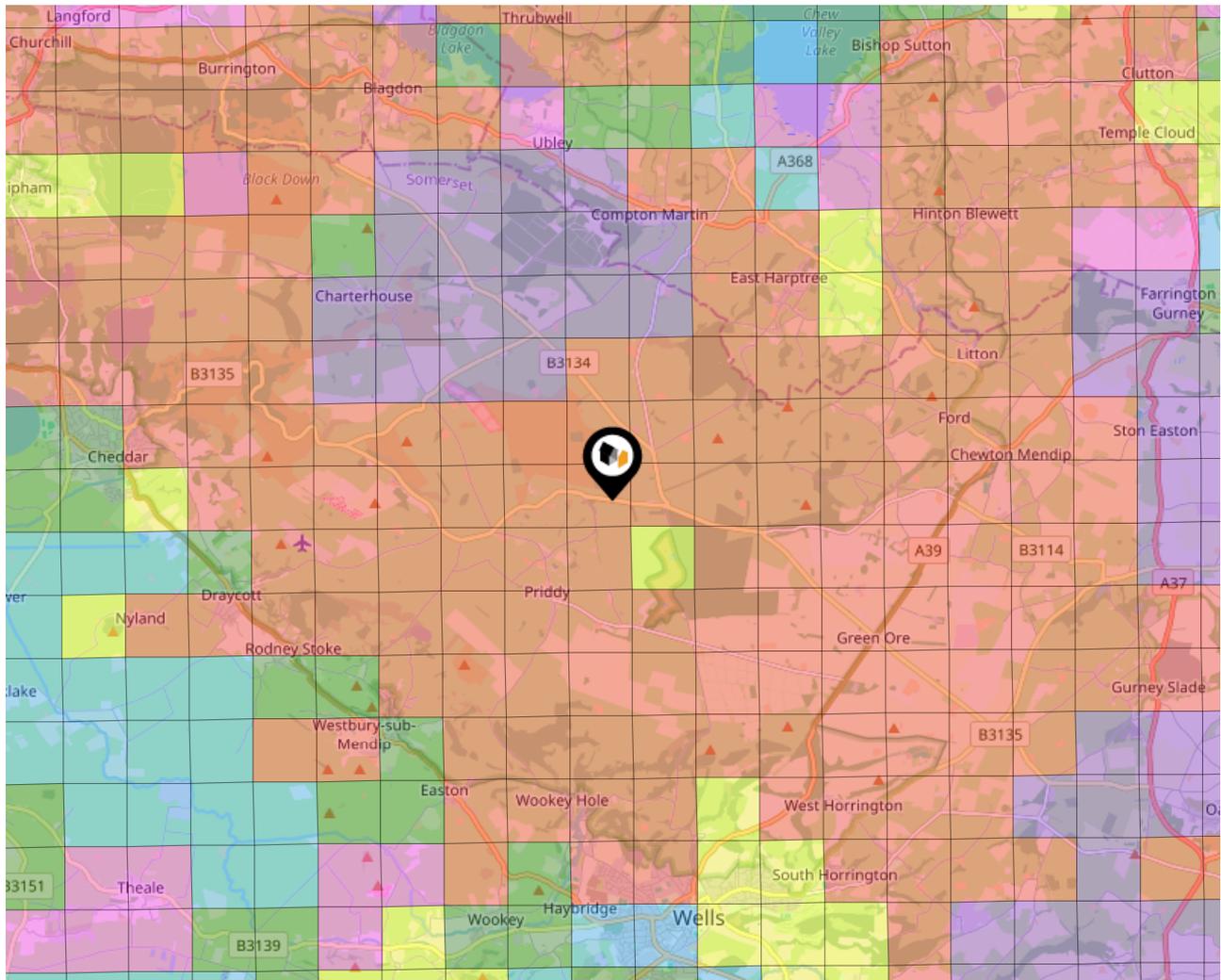


Nearby Council Wards

- 1 Chewton Mendip and Ston Easton Ward
- 2 St. Cuthbert Out North Ward
- 3 Rodney and Westbury Ward
- 4 Mendip Ward
- 5 Cheddar and Shipham Ward
- 6 Chew Valley Ward
- 7 High Littleton Ward
- 8 Ashwick, Chilcompton and Stratton Ward
- 9 Axevale Ward
- 10 Wedmore and Mark Ward

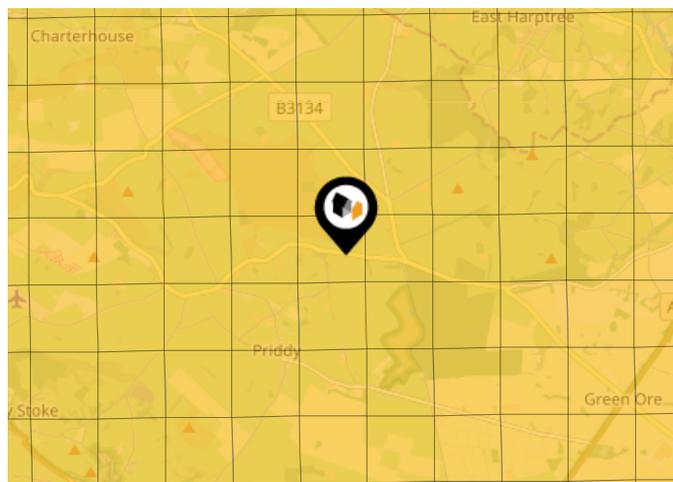
What is Radon?

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)

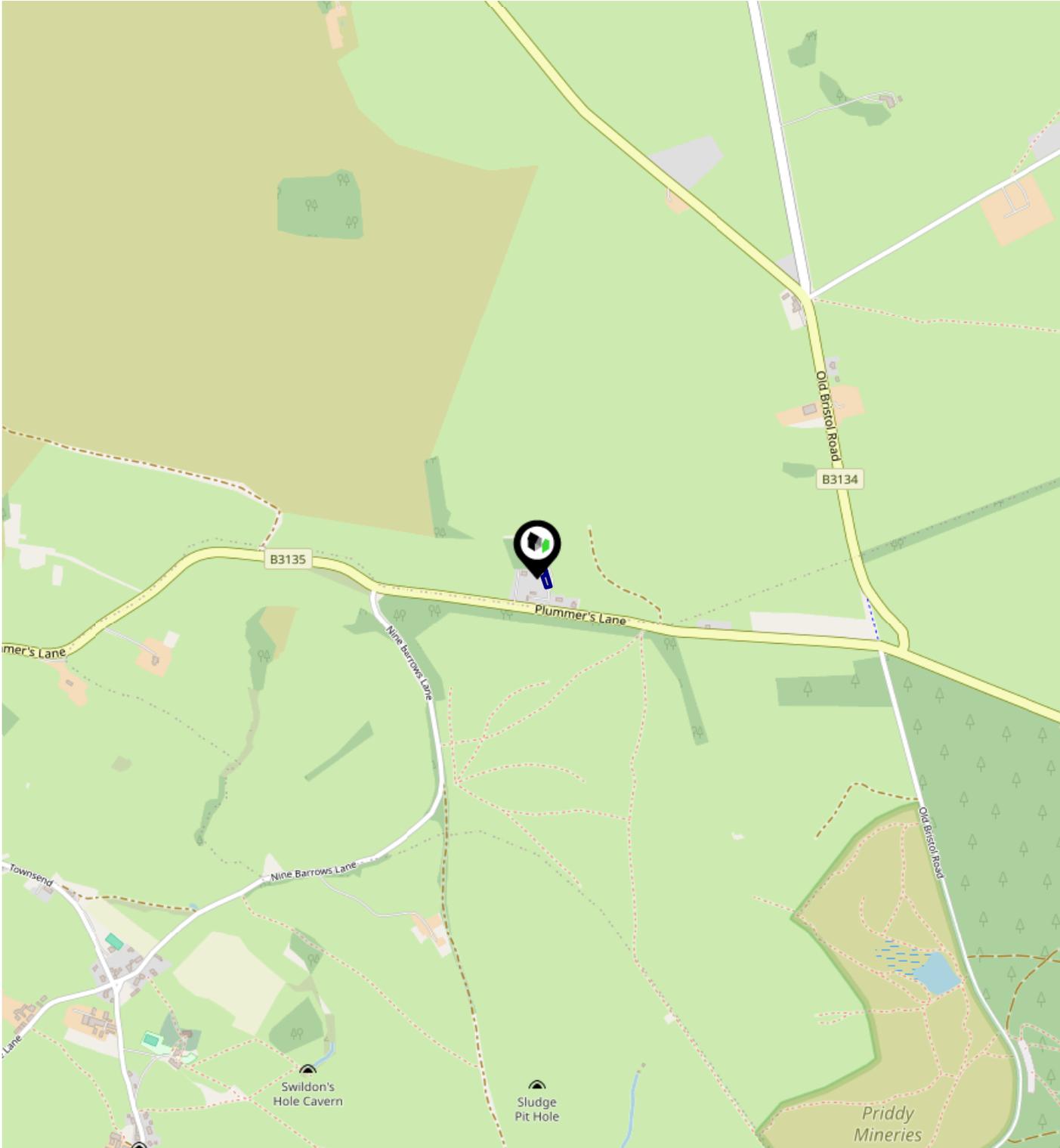
Carbon Content:	HIGH	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



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



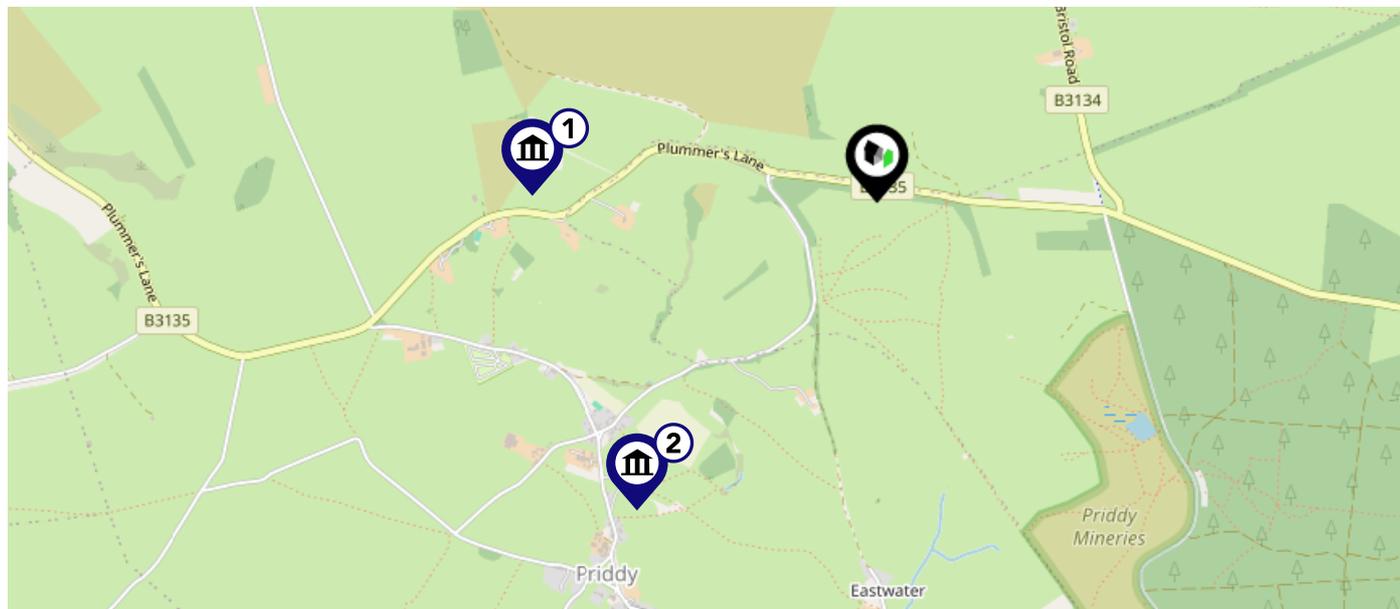
Key:

- 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



1345149 - Chancellors Farmhouse And Attached Outbuildings

Grade II

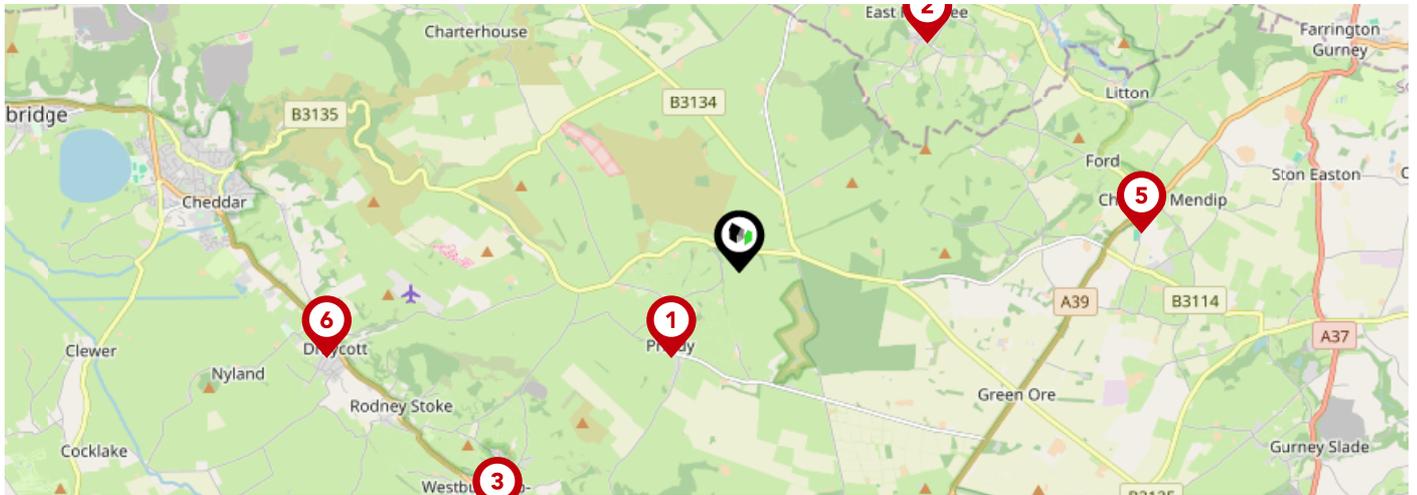
0.8 miles



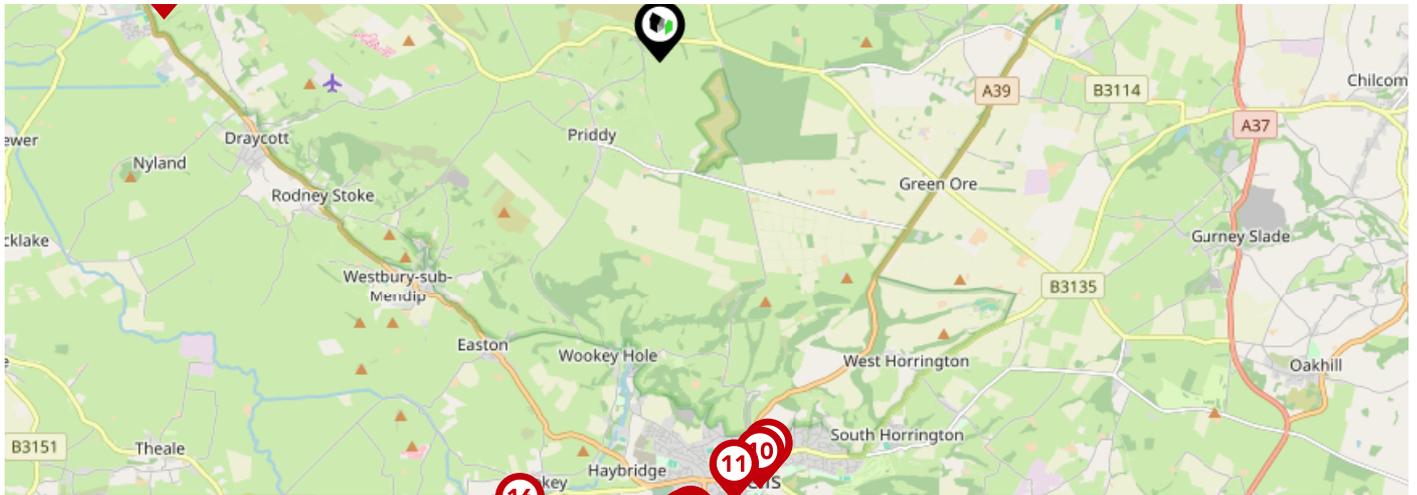
1177825 - Church Of St Lawrence

Grade I

0.9 miles



	Nursery	Primary	Secondary	College	Private
<p>1 Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 East Harptree Church of England Primary School Ofsted Rating: Good Pupils: 84 Distance:2.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Ubley Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:3.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Chewton Mendip Church of England VA Primary School Ofsted Rating: Good Pupils: 106 Distance:3.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Blagdon Primary School Ofsted Rating: Good Pupils: 99 Distance:4.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:4.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:4.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

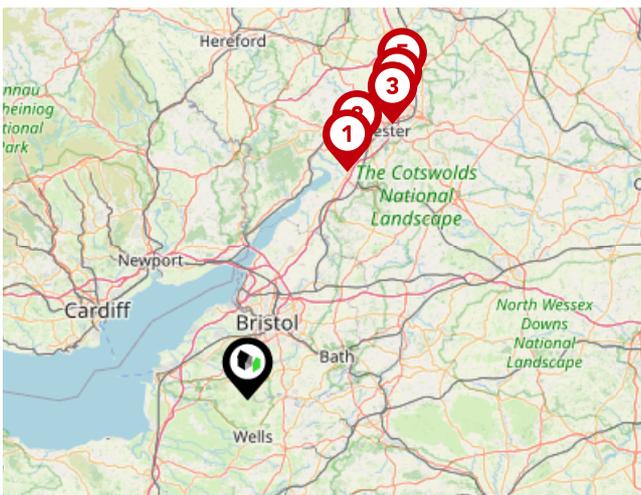
Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Nailsea & Backwell Rail Station	10.98 miles
2	Parson Street Rail Station	11.56 miles
3	Yatton Rail Station	10.94 miles



Trunk Roads/Motorways

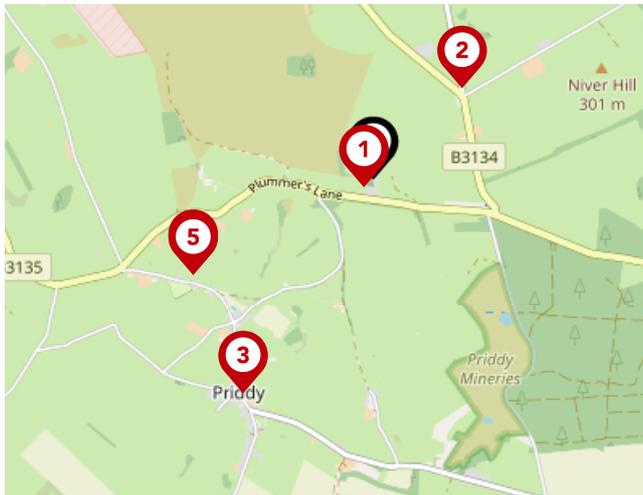
Pin	Name	Distance
1	M5 J13	36.9 miles
2	M5 J12	40.01 miles
3	M5 J11A	45.95 miles
4	M5 J11	48.23 miles
5	M5 J10	50.99 miles



Airports/Helipads

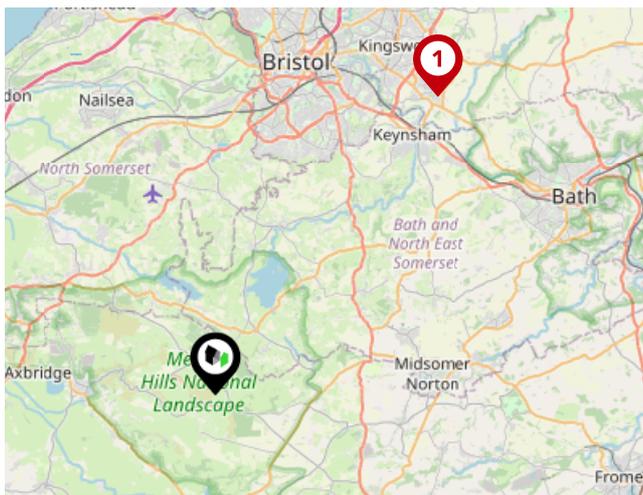
Pin	Name	Distance
1	Bristol Airport	8.32 miles
2	Felton	8.32 miles
3	Cardiff Airport	30.45 miles
4	Staverton	48.29 miles

Area Transport (Local)



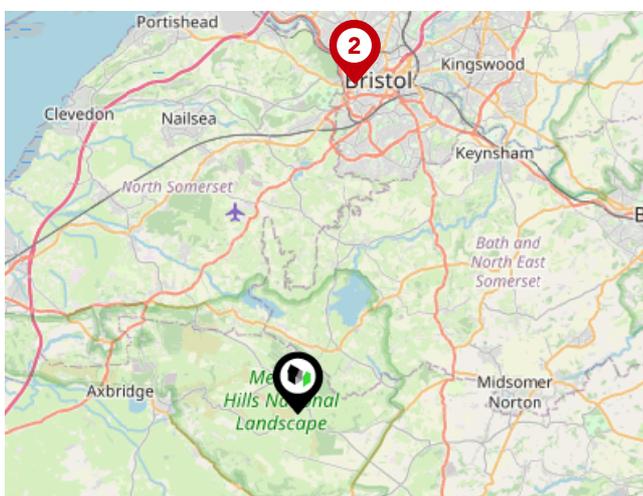
Bus Stops/Stations

Pin	Name	Distance
1	Harptree Lodge Kennels	0.06 miles
2	Castle of Comfort Inn	0.58 miles
3	The New Inn	1.16 miles
4	Mendip Heights Caravan Park	0.94 miles
5	Mendip Heights Caravan Park	0.94 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.77 miles



Ferry Terminals

Pin	Name	Distance
1	The Cottage Ferry Landing	12.42 miles
2	Nova Scotia Ferry Landing	12.44 miles
3	Pumphouse Ferry Landing	12.5 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.

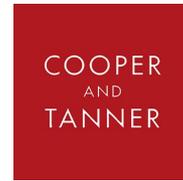


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