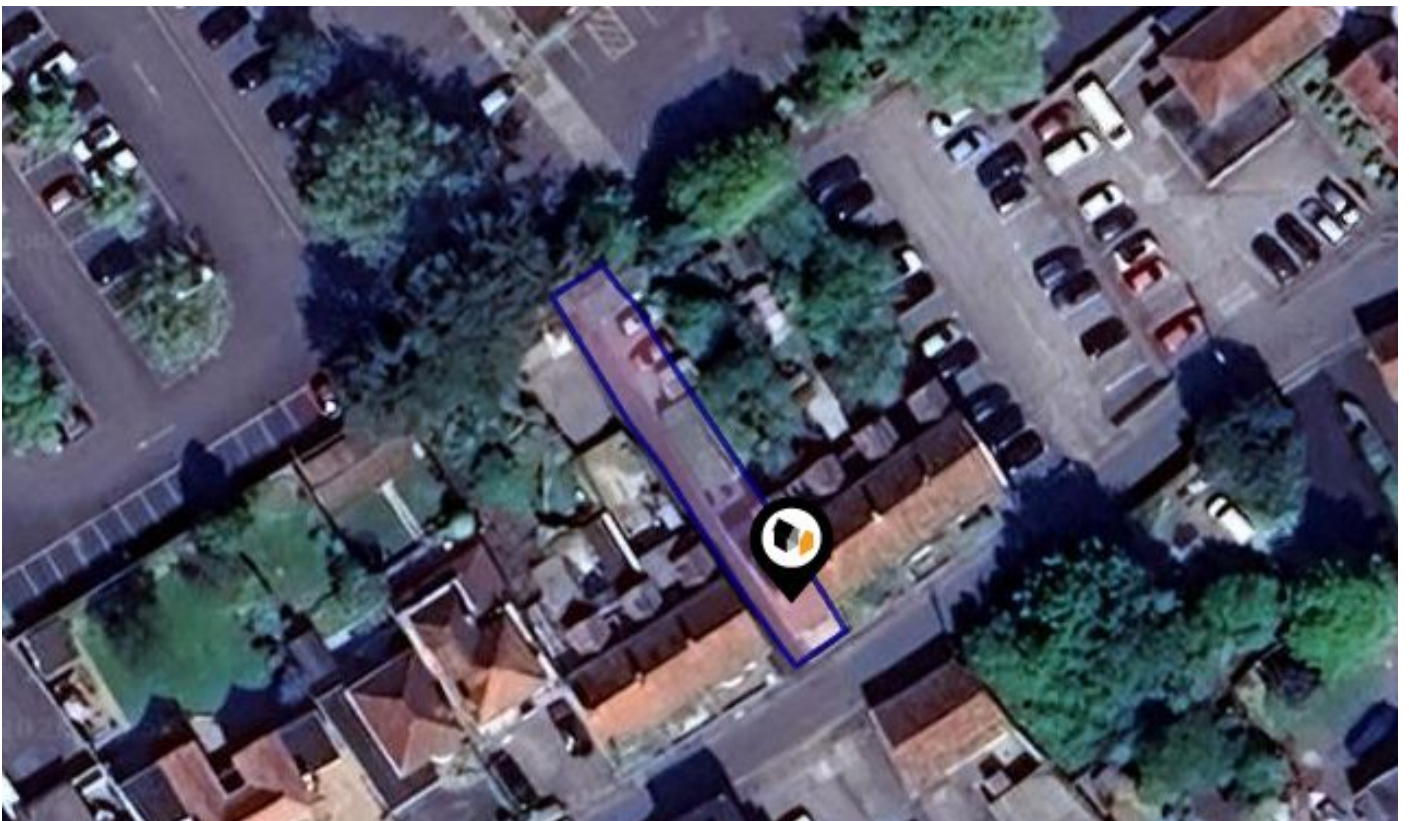




# MIR: Material Info

The Material Information Affecting this Property  
**Monday 01st June 2026**



**VESTRY ROAD, STREET, BA16**

## 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

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,992		
<b>Title Number:</b>	ST96705		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>76</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **42 Vestry Road Street Somerset BA16 0HX**

Reference - 2026/0054/CLP	
Decision:	Decided
Date:	13th January 2026
Description:	Application for a proposed lawful development certificate for a single storey rear extension.

Planning records for: **56 Vestry Road Street Somerset BA16 0HX**

Reference - 110634/005	
Decision:	Approval with Conditions
Date:	16th March 2007
Description:	Erection of a dwelling (amendment to approved scheme) (DEL).

Reference - 110634/006	
Decision:	Withdrawn
Date:	21st May 2007
Description:	Removal of condition 7 [relating to visibility splays] of planning permission 110634/005 for erection of dwelling (DEL)

Reference - 2010/2958	
Decision:	Approval with Conditions
Date:	01st December 2010
Description:	New layout to attic room and alterations to roof. New/revised access and car port.

Planning records for: *Home Orchard 70 Vestry Road Street Somerset BA16 0HX*

<b>Reference - 2022/2262/CLP</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th November 2022
<b>Description:</b> Application for a proposed lawful development certificate for rear and side single-storey extension.
<b>Reference - 2020/2397/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th November 2020
<b>Description:</b> Change of use from Day Nursery (Use Class E) to Dwellinghouse (Use Class C3)
<b>Reference - 2014/2462/FUL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 27th November 2014
<b>Description:</b> Change of use from existing first floor flat (C3 Class Use) to a nursery (D1 Class Use).
<b>Reference - 2021/1122/APP</b>
<b>Decision:</b> Registered
<b>Date:</b> 18th May 2021
<b>Description:</b> Application for approval of details reserved by conditions 3 (Nutrient Mitigation Works) on planning consent 2020/2397/FUL (Additional information received 19/10/2021).

Planning records for: *Home From Home Nursery, 70 Vestry Road, Street, BA16 0HX*

<b>Reference - 2010/1009</b>
<b>Decision:</b> WDT - Withdrawn
<b>Date:</b> 06th May 2010
<b>Description:</b> Erection of building to be used as a children's breakfast club, after school and holiday club (amended description) (DEL)
<b>Reference - 2018/0970/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th April 2018
<b>Description:</b> Change of use of first floor from residential (Use Class C3) to Nursery School (use Class D1).
<b>Reference - 2022/2256/HSE</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th November 2022
<b>Description:</b> Erection of rear and side single-storey and rear two-storey extension with fenestration alterations and include provision of air source heat pump and pv array. Erection of detached car port.
<b>Reference - 2022/1600/VRC</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th August 2022
<b>Description:</b> Variation of condition 2 (Plans List) and condition 3 (Phosphate Mitigation) of permission 2020/2397/FUL (Change of use from Day Nursery (Use Class E) to Dwellinghouse (Use Class C3)

Planning records for: **41 Vestry Road Street Somerset BA16 0HX**

<b>Reference - 120393/000</b>
<b>Decision:</b> Refusal
<b>Date:</b> 10th April 2008
<b>Description:</b> Conversion of existing office building into a dwelling including alterations to the fenestration. (DEL)

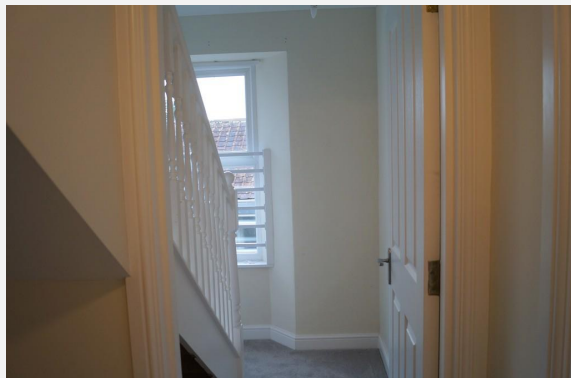
Planning records for: **Angkor Wat, Vestry Road, Street, BA16 0HX**

<b>Reference - 120245/000</b>
<b>Decision:</b> Approval with Conditions
<b>Date:</b> 07th January 2008
<b>Description:</b> Construction of first floor extension over part of existing bungalow, converting the bungalow to 2 storey dwelling and construction of 2 storey rear extension with balcony.(DEL)

Planning records for: **62 Vestry Road Street Somerset BA16 0HX**

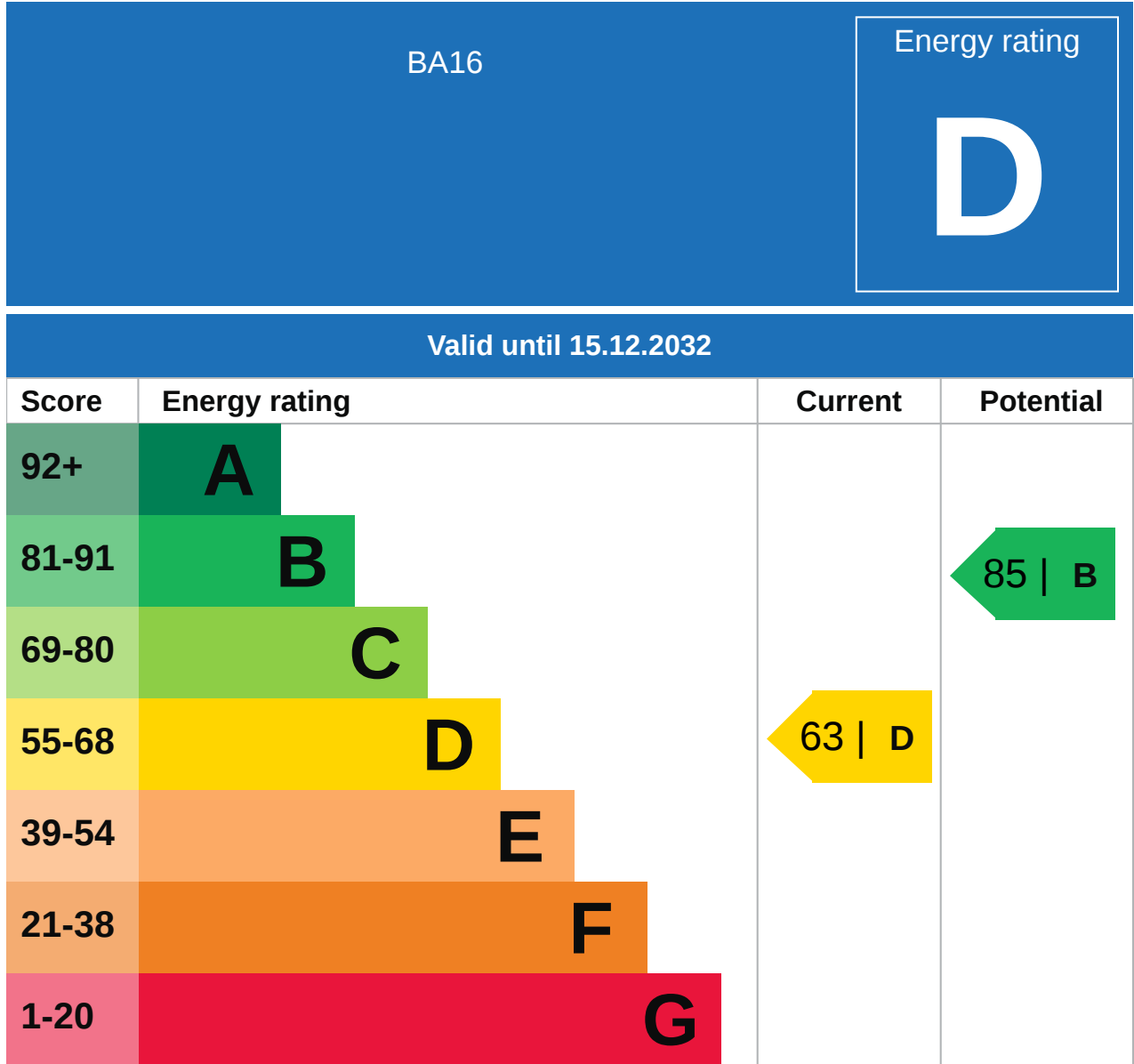
<b>Reference - 067362/001</b>
<b>Decision:</b> Approval
<b>Date:</b> 07th August 1979
<b>Description:</b> EXTEND OFFICE





# Property EPC - Certificate

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# Property

## EPC - Additional Data

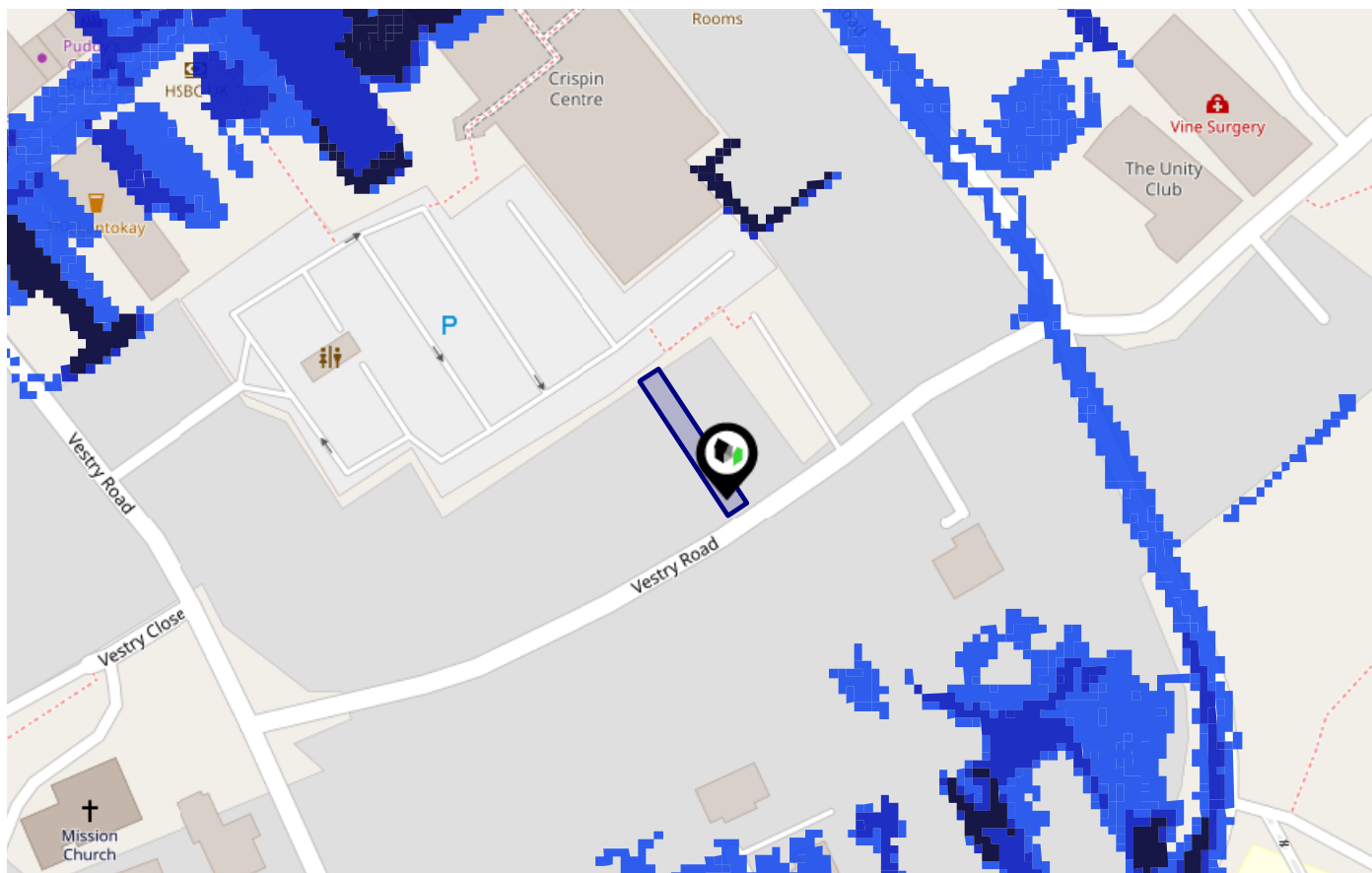
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	93 m <sup>2</sup>

# 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.

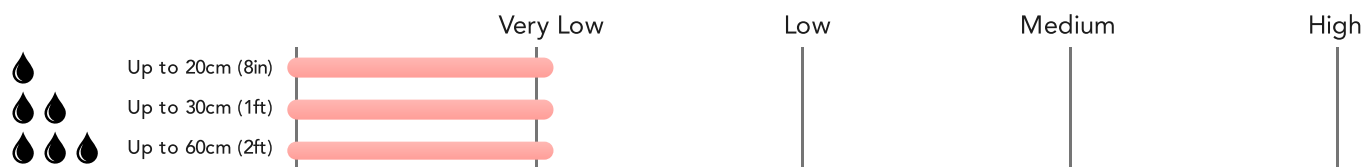


Risk Rating: Very low

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.

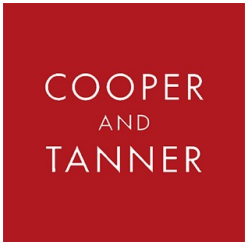
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

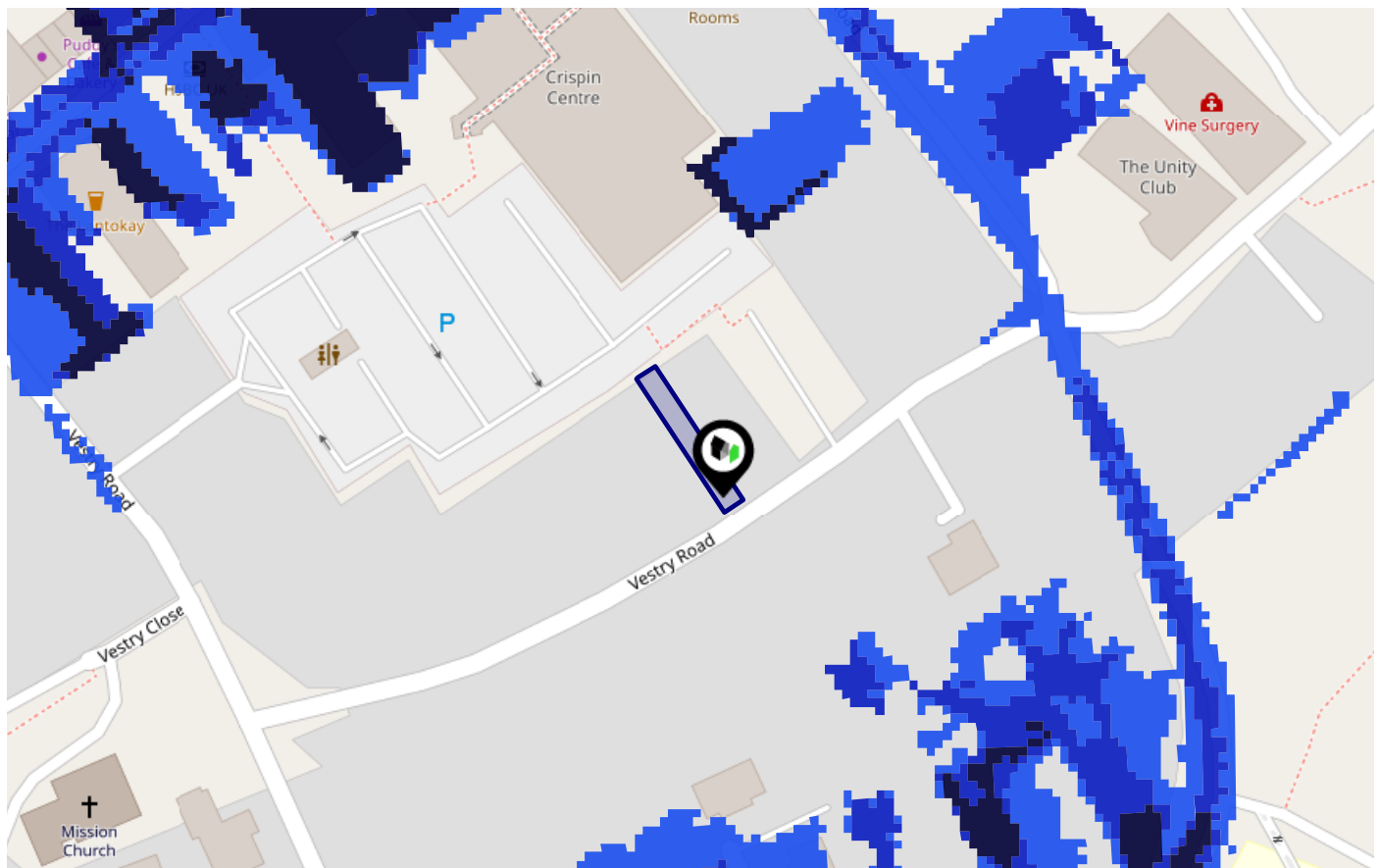


# Flood Risk

## 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:

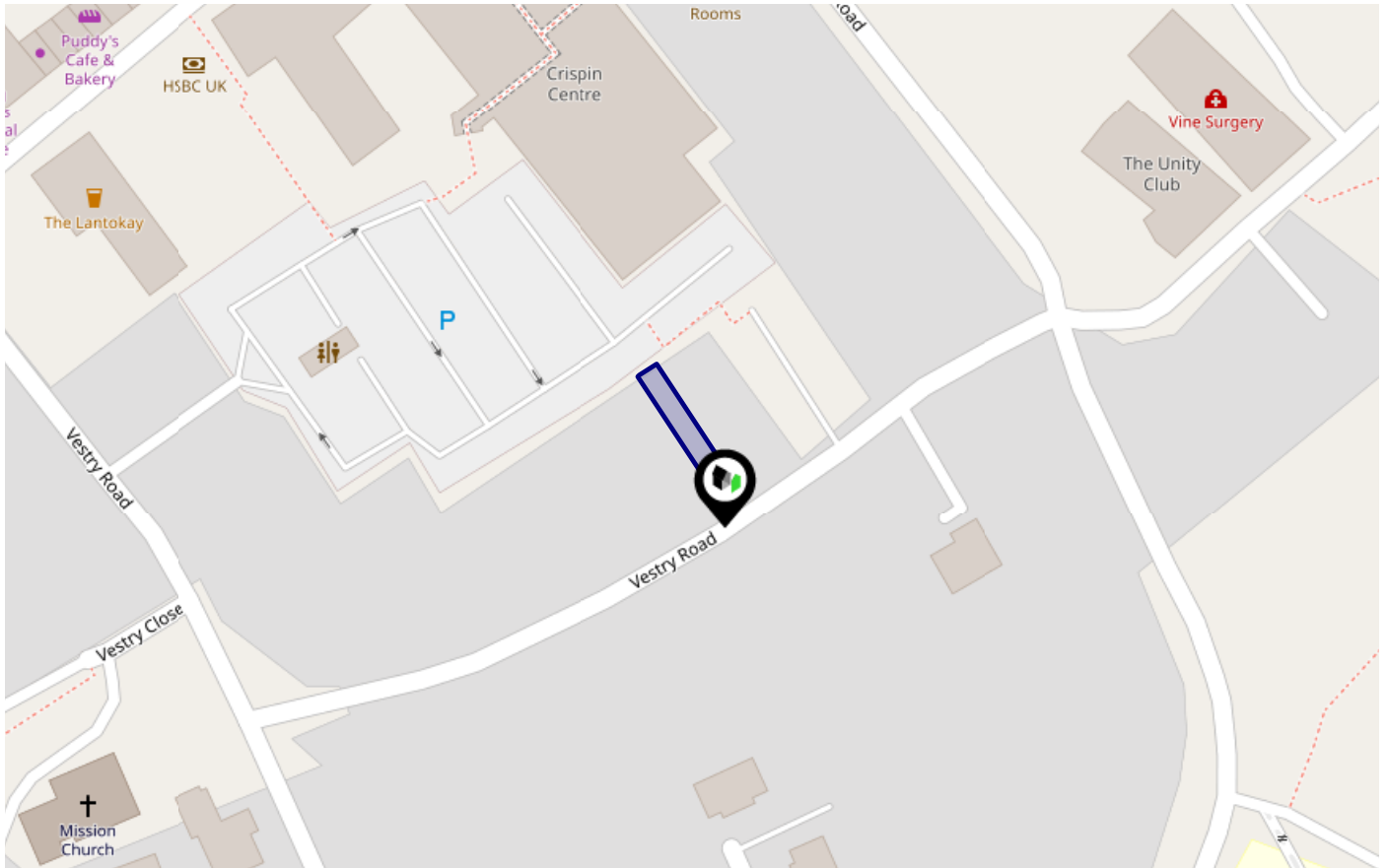


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# Flood Risk

## 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.

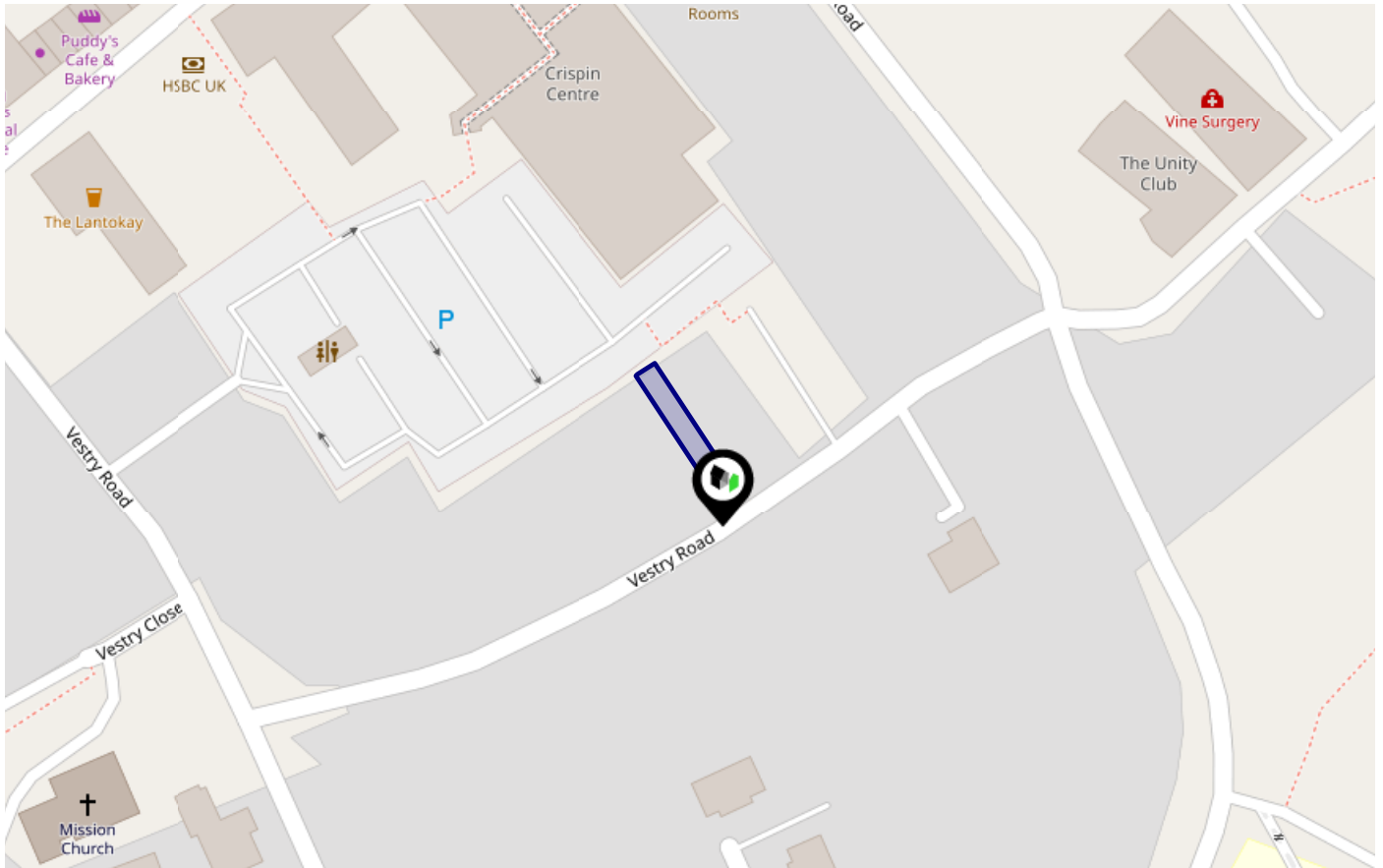
Chance of flooding to the following depths at this property:



# 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:

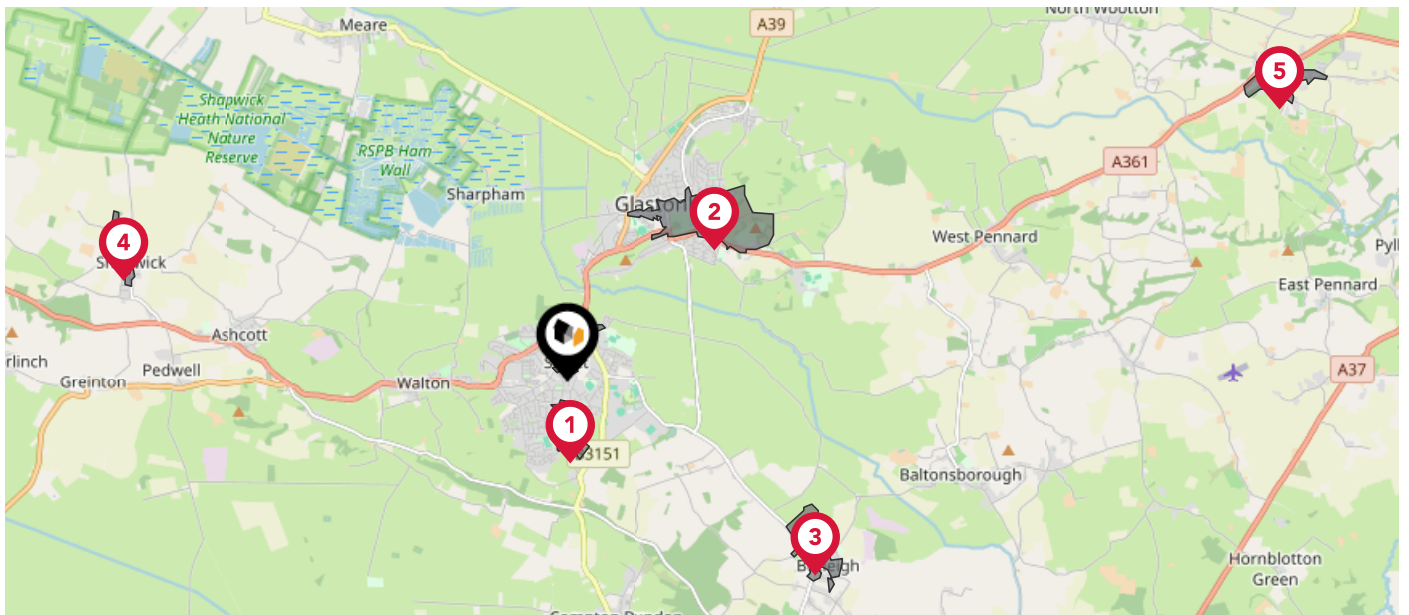


MIR - Material Info

# 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 Street

2 Glastonbury

3 Butleigh

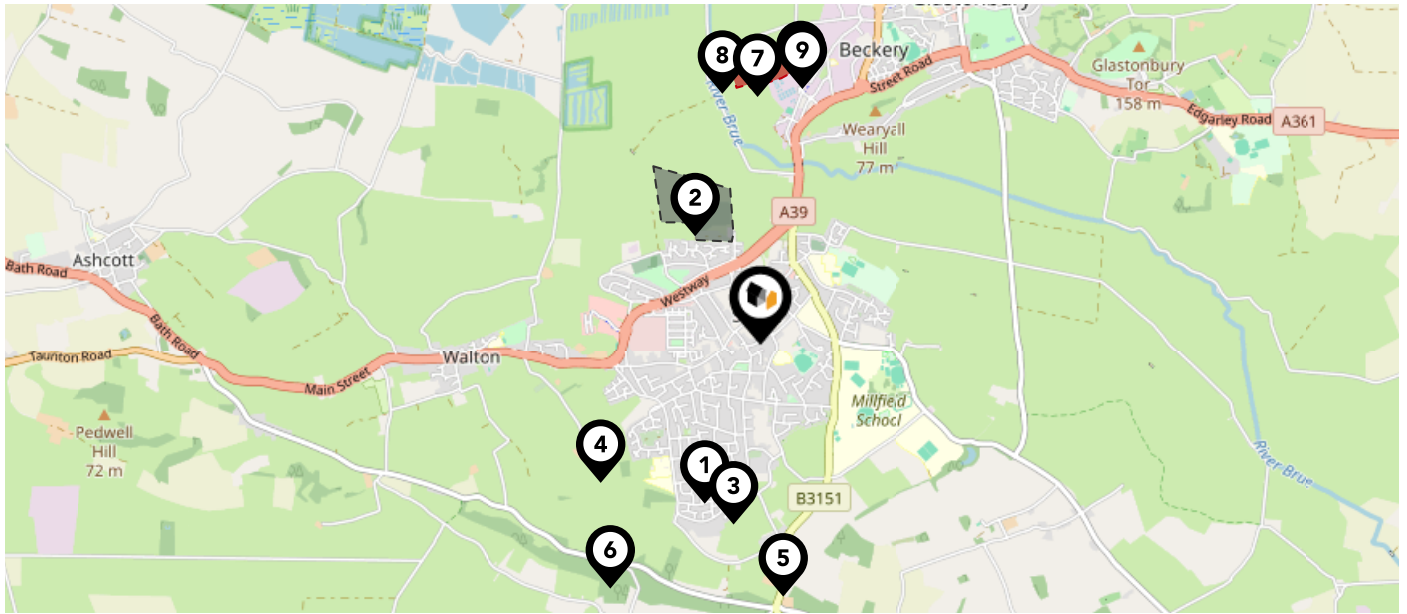
4 Shapwick

5 Pilton

# 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

<b>1</b>	Adjacent To Football Ground-Street, Somerset	Historic Landfill <input type="checkbox"/>
<b>2</b>	Corporation Yard-Street	Historic Landfill <input type="checkbox"/>
<b>3</b>	Overleigh-Street, Somerset	Historic Landfill <input type="checkbox"/>
<b>4</b>	East Mead Lane-Street, Somerset	Historic Landfill <input type="checkbox"/>
<b>5</b>	Marshalls Elm-Street, Somerset	Historic Landfill <input type="checkbox"/>
<b>6</b>	Walton Hill-Street, Somerset	Historic Landfill <input type="checkbox"/>
<b>7</b>	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill <input checked="" type="checkbox"/>
<b>8</b>	Porchestall Drove-Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
<b>9</b>	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>
<b>10</b>	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

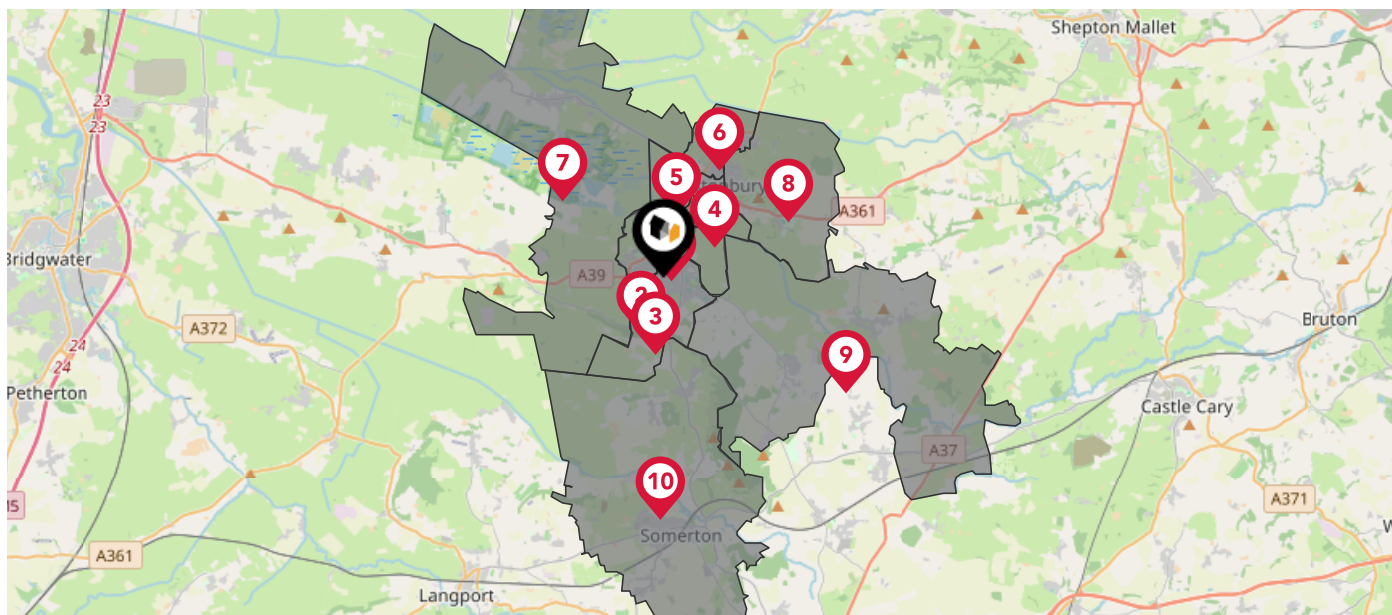
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

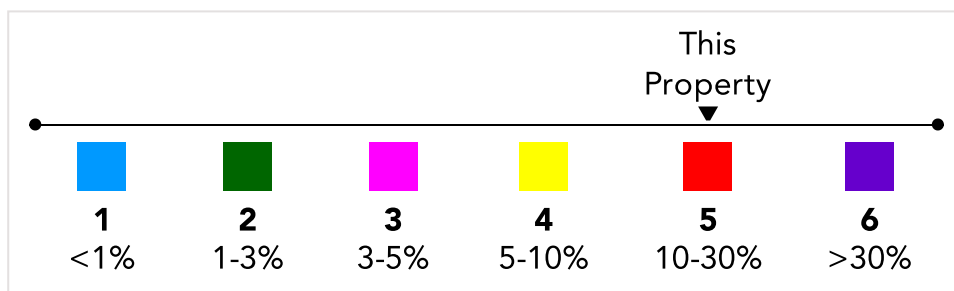
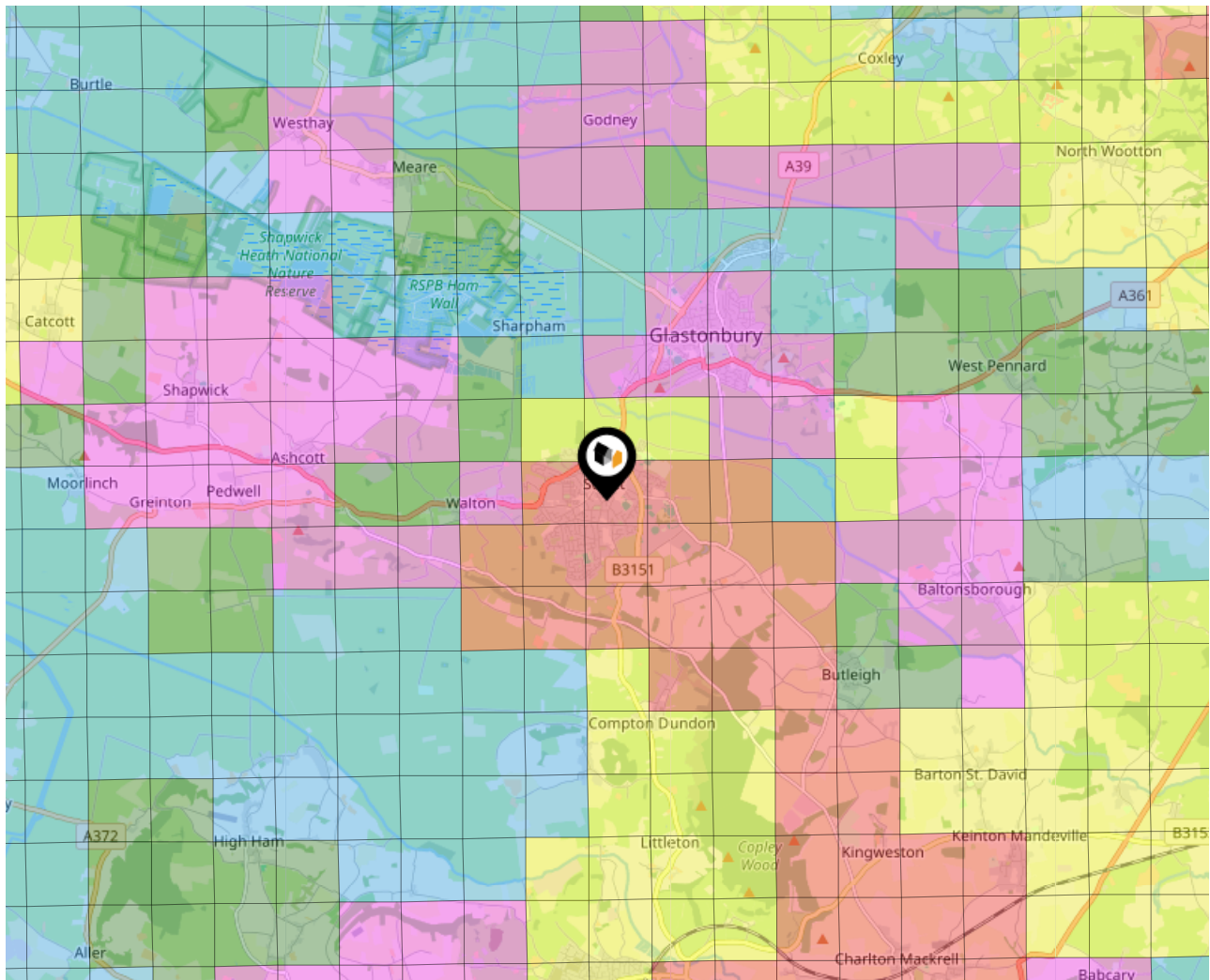


### Nearby Council Wards

- 1 Street North Ward
- 2 Street West Ward
- 3 Street South Ward
- 4 Glastonbury St. Mary's Ward
- 5 Glastonbury St. Benedict's Ward
- 6 Glastonbury St. John's Ward
- 7 Moor Ward
- 8 Glastonbury St. Edmund's Ward
- 9 Butleigh and Baltonsborough Ward
- 10 Wessex Ward

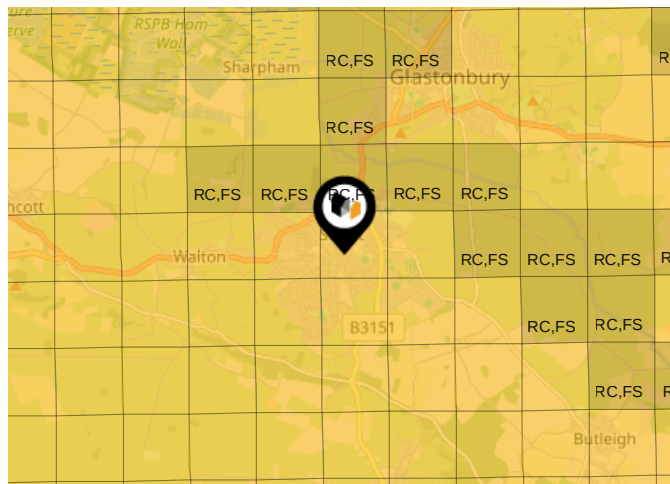
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(HIGH)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	HEAVY TO MEDIUM	<b>Soil Depth:</b>	DEEP

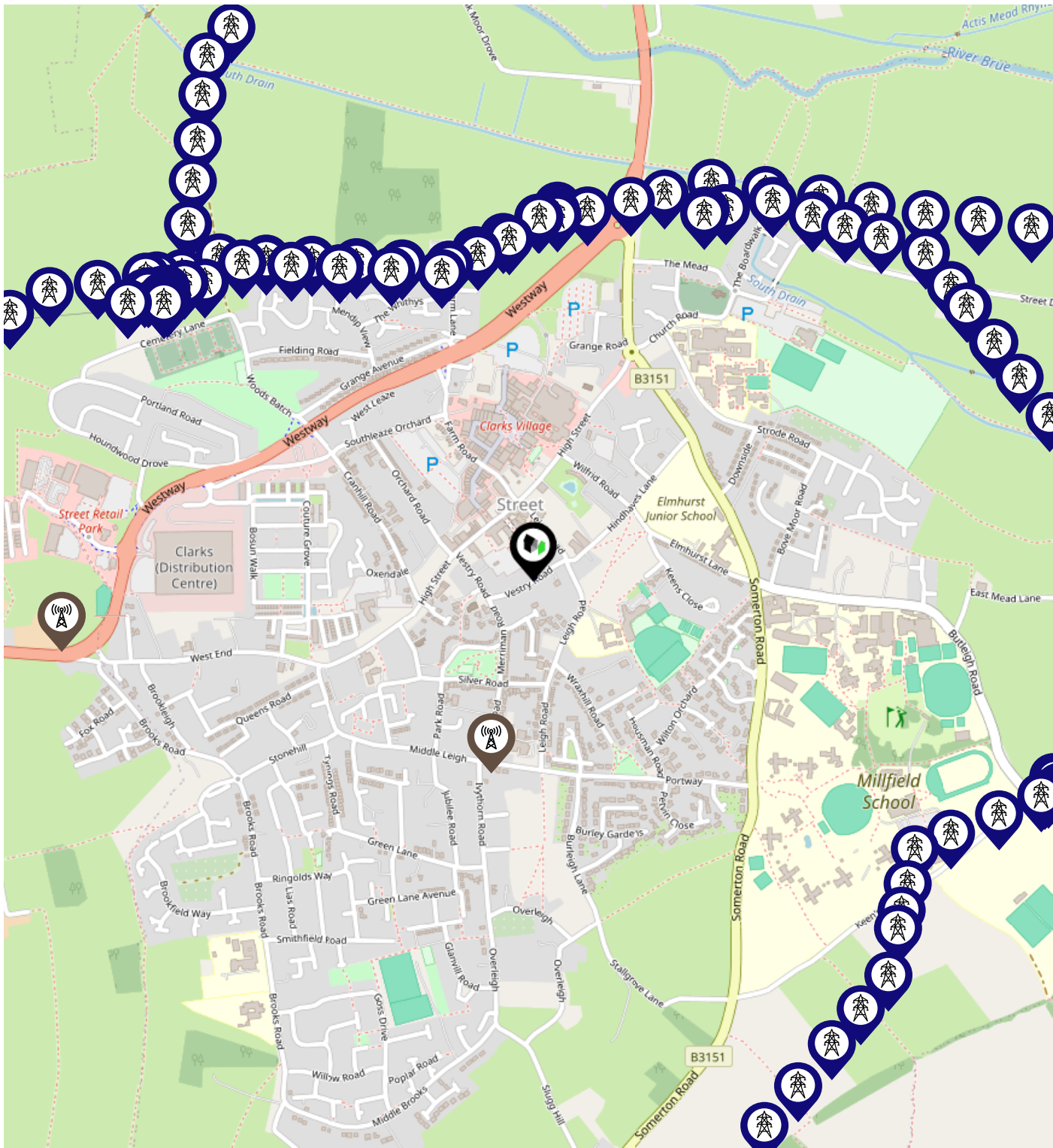


## Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons

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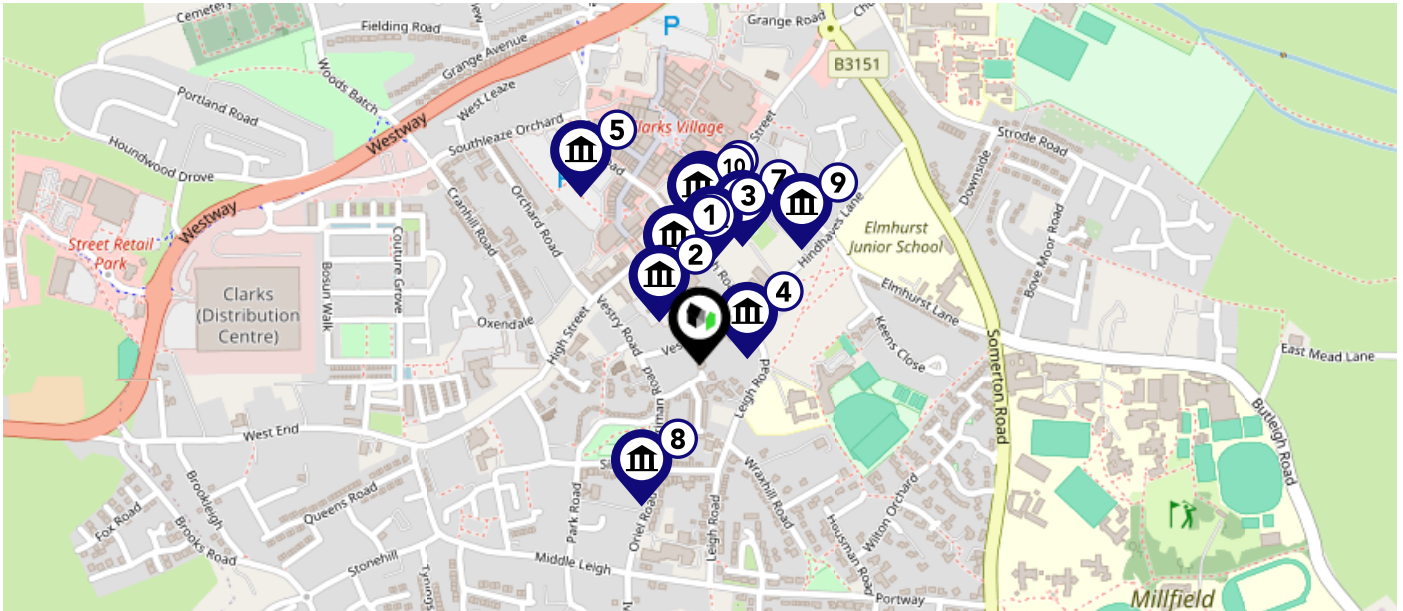
**Key:**











-  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
 1345072 - Crispin Hall	Grade II	0.1 miles
 1442062 - Buildings Of Central Somerset Mural	Grade II	0.1 miles
 1308036 - 63-69, High Street	Grade II	0.1 miles
 1058758 - Hindhays	Grade II	0.1 miles
 1392561 - 25-29, Farm Road	Grade II	0.2 miles
 1176111 - No 46 And Forecourt Wall	Grade II	0.2 miles
 1390874 - Greenbank Swimming Pool	Grade II	0.2 miles
 1455731 - Street War Memorial	Grade II	0.2 miles
 1058720 - Lawson Terrace	Grade II	0.2 miles
 1345071 - Nos 48 And 48a With Forecourt Wall	Grade II	0.2 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

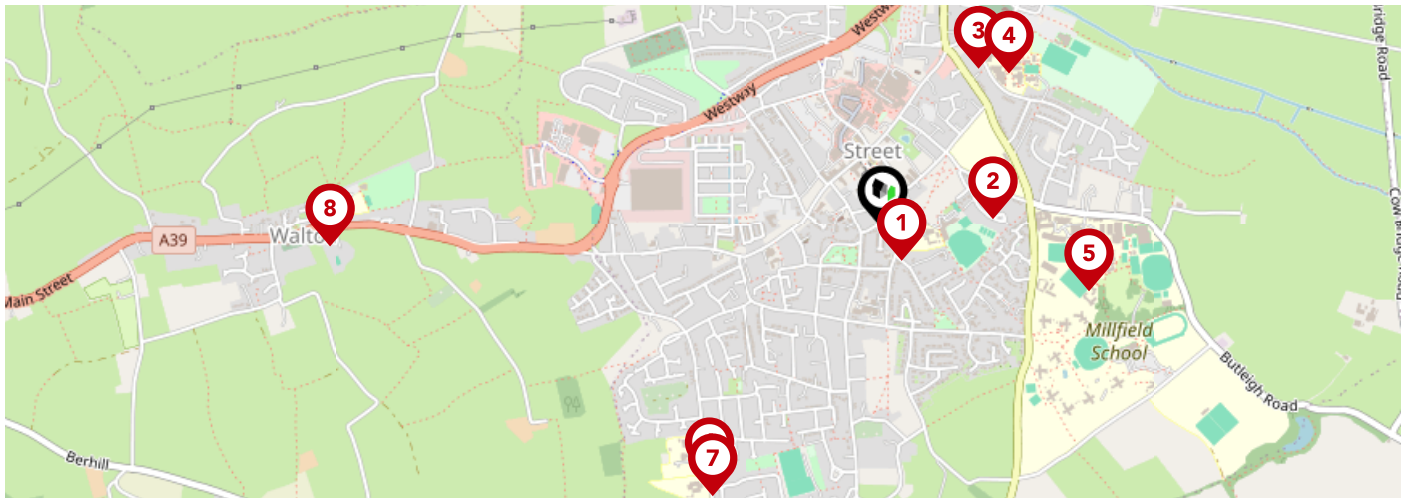
## Drainage

---

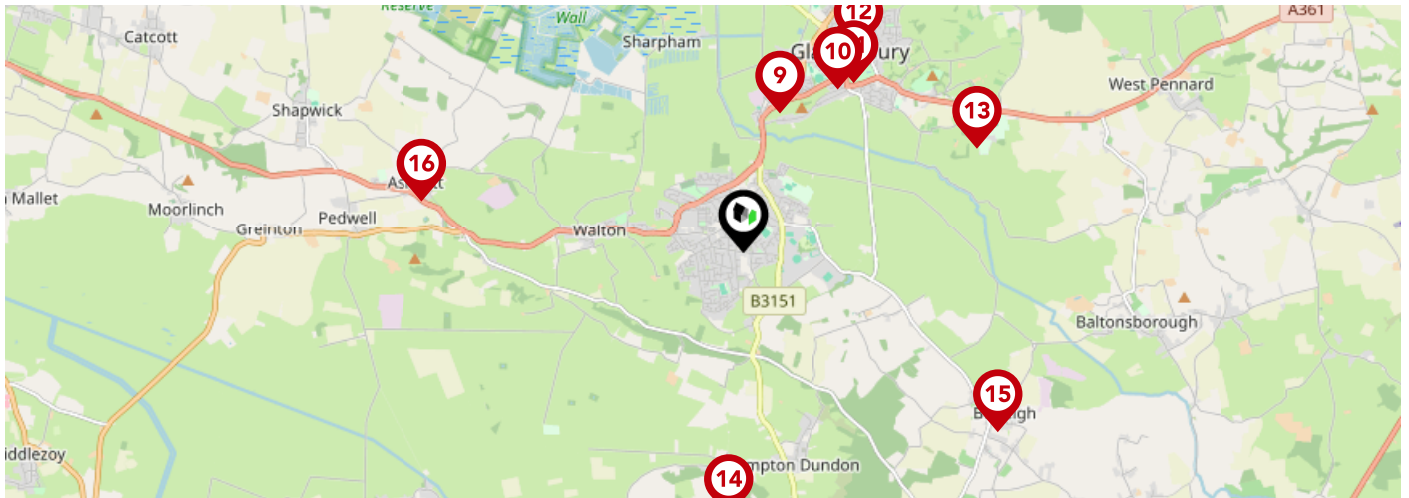
Mains

# Area Schools

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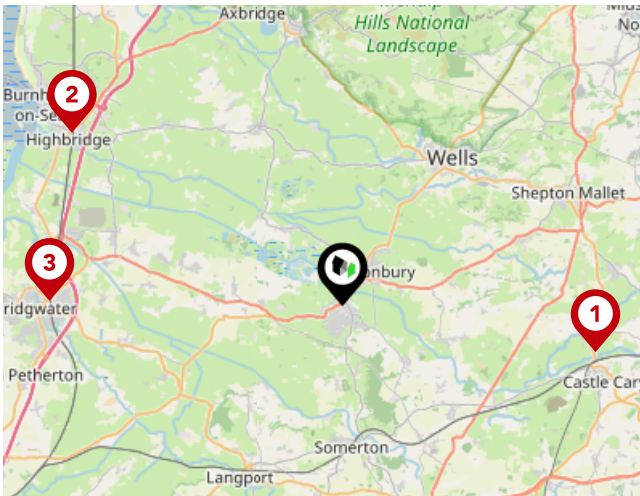


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Hindhayes Infant School</b> Ofsted Rating: Good   Pupils: 155   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Elmhurst Junior School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Strode College</b> Ofsted Rating: Good   Pupils:0   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Crispin School Academy</b> Ofsted Rating: Good   Pupils: 1052   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Millfield School</b> Ofsted Rating: Not Rated   Pupils: 1383   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Brookside Community Primary School</b> Ofsted Rating: Good   Pupils: 550   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Avalon School</b> Ofsted Rating: Good   Pupils: 65   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Walton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



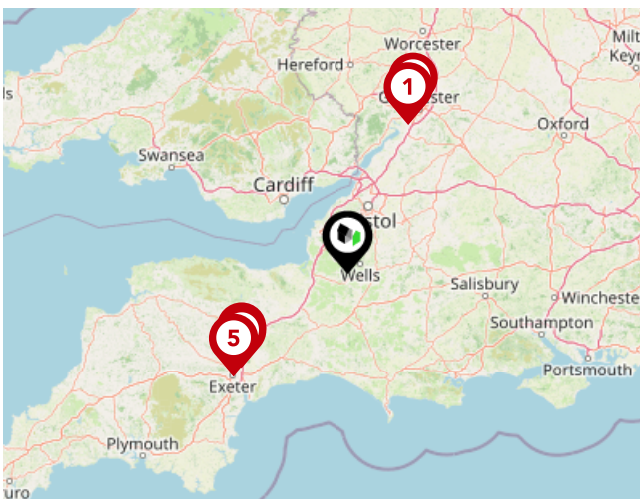
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Tor School</b> Ofsted Rating: Good   Pupils: 32   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Benedict's Church of England Voluntary Aided Junior School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St John's Church of England Voluntary Controlled Infants School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Dunstan's School</b> Ofsted Rating: Good   Pupils: 459   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Millfield Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Compton Dundon School</b> Ofsted Rating: Good   Pupils: 13   Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Butleigh Church of England Primary School</b> Ofsted Rating: Good   Pupils: 65   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ashcott Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.56 miles
2	Highbridge & Burnham-on-Sea Rail Station	11.98 miles
3	Bridgwater Rail Station	10.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	47.38 miles
2	M5 J12	50.48 miles
3	M5 J29	41.76 miles
4	M5 J30	42.59 miles
5	M5 J31	45.75 miles

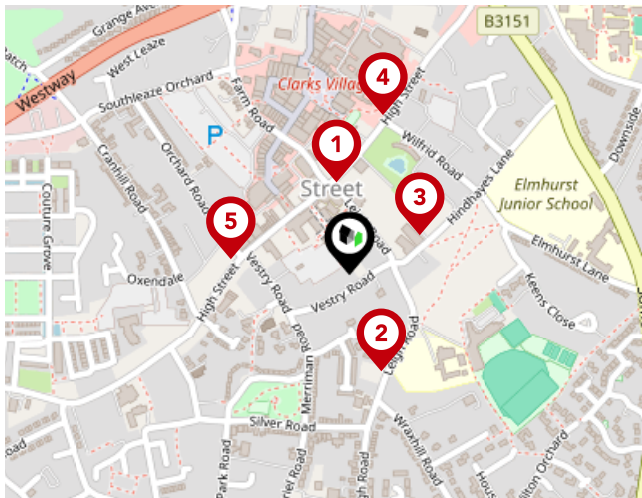


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	18.13 miles
2	Felton	18.13 miles
3	Cardiff Airport	32.11 miles
4	Exeter Airport	40.19 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Crispin Hall	0.11 miles
2	The King Alfred	0.12 miles
3	The Surgery	0.09 miles
4	Mendip West Slinky - Street DRT	0.19 miles
5	Church	0.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.04 miles
2	Weston-super-Mare Knightstone Harbour	19 miles
3	Clevedon Pier	22.7 miles

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**Important - Please read**

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# 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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