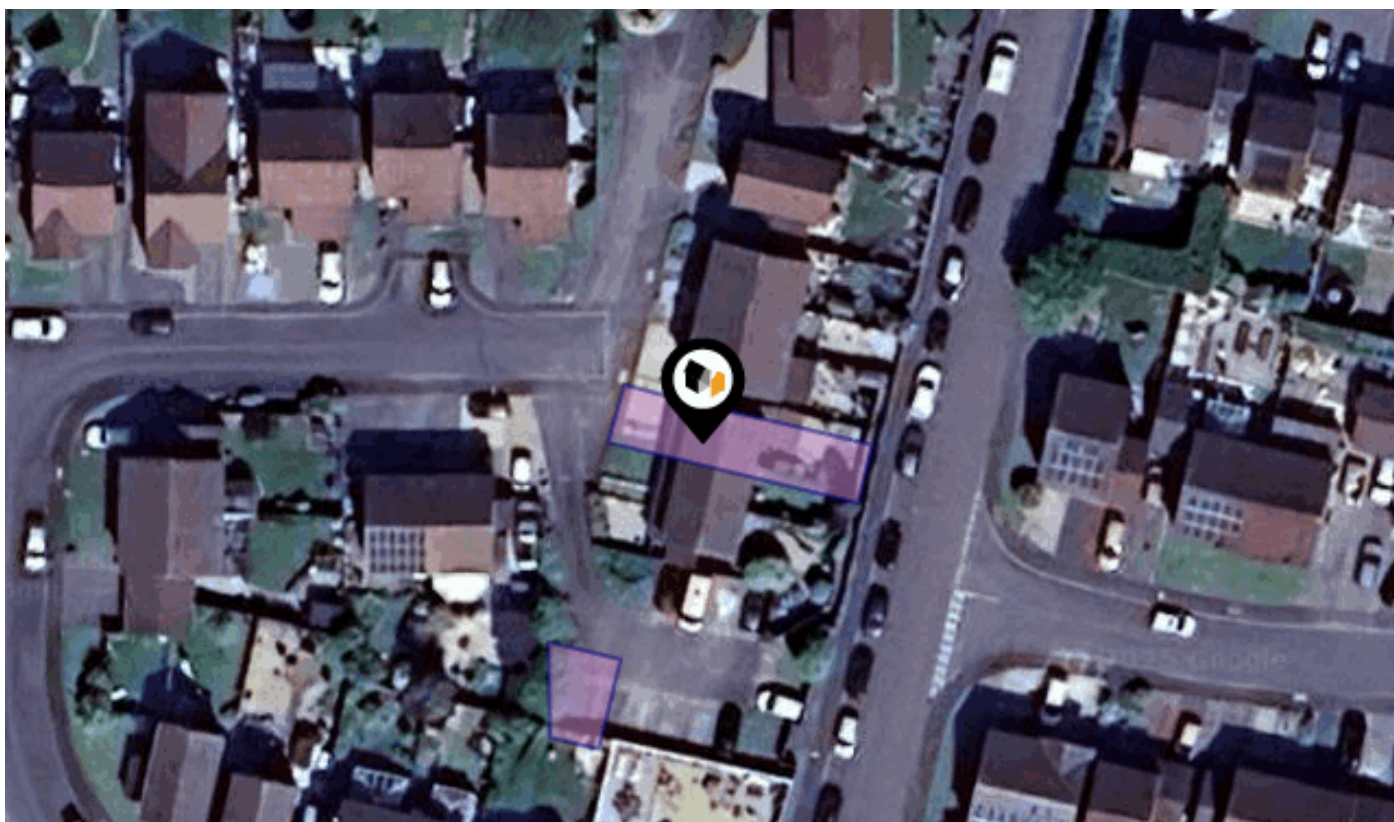




# MIR: Material Info

The Material Information Affecting this Property

**Monday 29<sup>th</sup> December 2025**



**BISHOP CRESCENT, SHEPTON MALLET, BA4**

## Cooper and Tanner

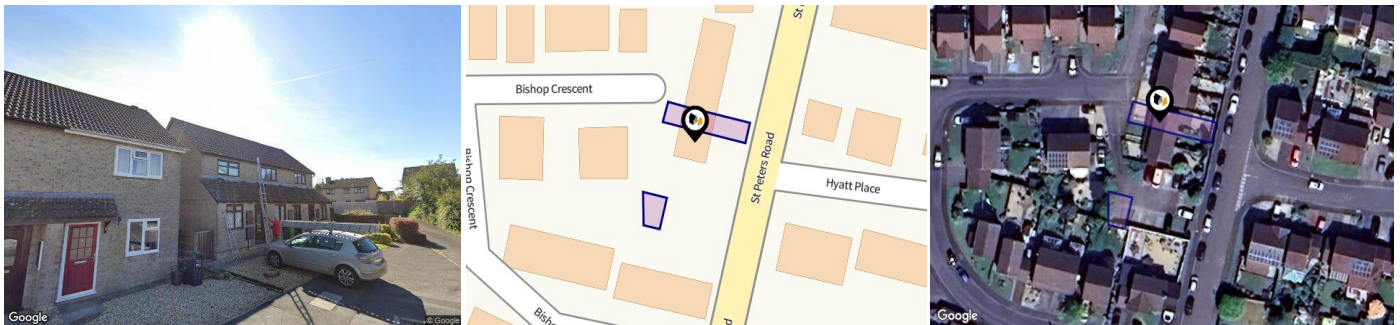
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	473 ft <sup>2</sup> / 44 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1983-1990		
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	ST39345		

## Local Area

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

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

15 mb/s	56 mb/s	1000 mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *17 Bishop Crescent Shepton Mallet BA4 5XX*

Reference - 2019/0240/HSE	
Decision:	Decided
Date:	05th February 2019
Description:	Proposed two storey rear extension.

Reference - 2019/2007/HSE	
Decision:	Decided
Date:	14th August 2019
Description:	Proposed erection of a two storey rear extension

Planning records for: *25 Bishop Crescent Shepton Mallet Somerset BA4 5XX*

Reference - 117223/003	
Decision:	Approval with Conditions
Date:	19th December 2007
Description:	Erection of two storey side extension. (DEL)

Reference - 117223/001	
Decision:	Approval with Conditions
Date:	01st March 2004
Description:	Two storey extension with self contained flat at first floor level (CAT B)

Planning records for: **29 Bishop Crescent Shepton Mallet Somerset BA4 5XX**

Reference - 2015/2640/HSE	
Decision:	Approval with Conditions
Date:	21st January 2016
Description:	To provide downstairs WC and shower room, leading off the kitchen (incorrect location and site plan originally supplied, now corrected 21 January 2016).

Planning records for: **43 Bishop Crescent Shepton Mallet BA4 5XX**

Reference - 2019/0132/HSE	
Decision:	Decided
Date:	22nd January 2019
Description:	Single storey rear extension

Planning records for: **45 Bishop Crescent Shepton Mallet BA4 5XX**

Reference - 2018/2751/HSE	
Decision:	-
Date:	08th November 2018
Description:	Proposed two storey extension to rear elevation.

Planning records for: **51 Bishop Crescent Shepton Mallet Somerset BA4 5XX**

Reference - 118376/000	
Decision:	Approval with Conditions
Date:	25th April 2005
Description:	First floor extension to front and erection of conservatory to rear (DEL)

Planning records for: *53 Bishop Crescent Shepton Mallet Somerset BA4 5XX*

Reference - 2015/0363/HSE	
Decision:	Approval
Date:	18th February 2015
Description:	Demolition of existing conservatory and the erection of a 2 storey rear extension.

Reference - 2016/3049/HSE	
Decision:	Approval with Conditions
Date:	12th December 2016
Description:	Demolition of existing conservatory and rear two storey extension (revised householder application with amendments to approved application no. 2015/0363)



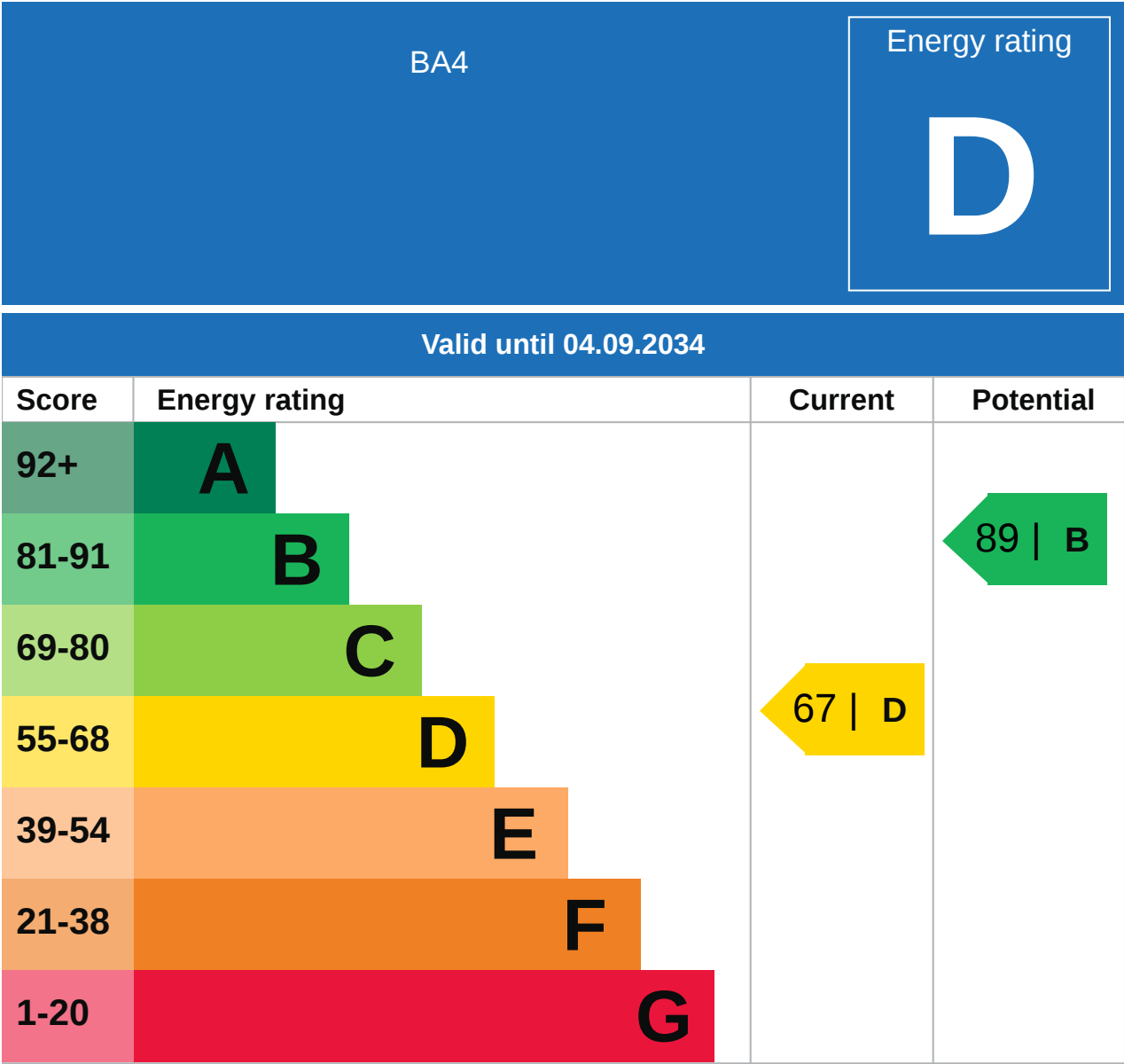
The figure contains two floor plans. The left plan is the Ground Floor, showing a large Sitting Room (yellow), a Kitchen/Diner (yellow) with a sink and stove, and a Bathroom (blue) with a toilet and shower. The right plan is the 1st Floor, showing a large Bedroom (yellow) and a Bathroom (blue) with a toilet and shower. Both plans include a staircase and a small entrance area.

**Ground Floor**  
 Approx. Floor Area 14.5 Sq.M (155 Sq.Ft.)

**1st Floor**  
 Approx. Floor Area 19.0 Sq.M (207 Sq.Ft.)

**Total Approx. Floor Area 33.5 Sq.M (362 Sq.Ft.)**

Intend buyers advised they have rights to ensure the accuracy of the floor plan contained herein. However, all doors, windows, stairs and any other detail are given merely as a guide only. It should be used as a guide only. It is not intended to be used as a basis for any purchase. The actual size, shape and appearance thereof have not been measured and no guarantee is given as to their accuracy. All dimensions are given in feet and inches.



# Property

## EPC - Additional Data

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### 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>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<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 88% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	44 m <sup>2</sup>

**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

---

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### Cooper and Tanner

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

# Cooper and Tanner Testimonials

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## 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**

## Building Safety

---

The vendor has made us aware that, to the best of their knowledge:-  
there is no asbestos present at the property  
there is no unsafe cladding present at the property;  
there is no invasive plants at the property.  
the property is not at risk of collapse.

## Accessibility / Adaptions

---

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

## Restrictive Covenants

---

We have been advised there maybe restrictive covenants affecting this property - however please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

## Rights of Way (Public & Private)

---

There are no rights of way affecting the property.

## Construction Type

---

The vendor has advised the property is of traditional construction

## Property Lease Information (if applicable)

---

Leasehold with 1/6th share of the Freehold.

Lease Term 999 years from 1 January 1989.

We have been advised the annual charges are £550. Full confirmation is awaited.

## Listed Building Information (if applicable)

---

No

## Conservation Area

---

No

## Electricity Supply

---

We have been advised by the seller there is a mains electricity supply to the property.

## Water Supply

---

We have been advised by the seller there is a mains water supply connected to the property

## Gas Supply

---

We have been advised by the seller there is a mains gas supply to the property.

## Drainage

---

We have been advised by the seller the property is mains drainage connected to the property.

## Heating System

---

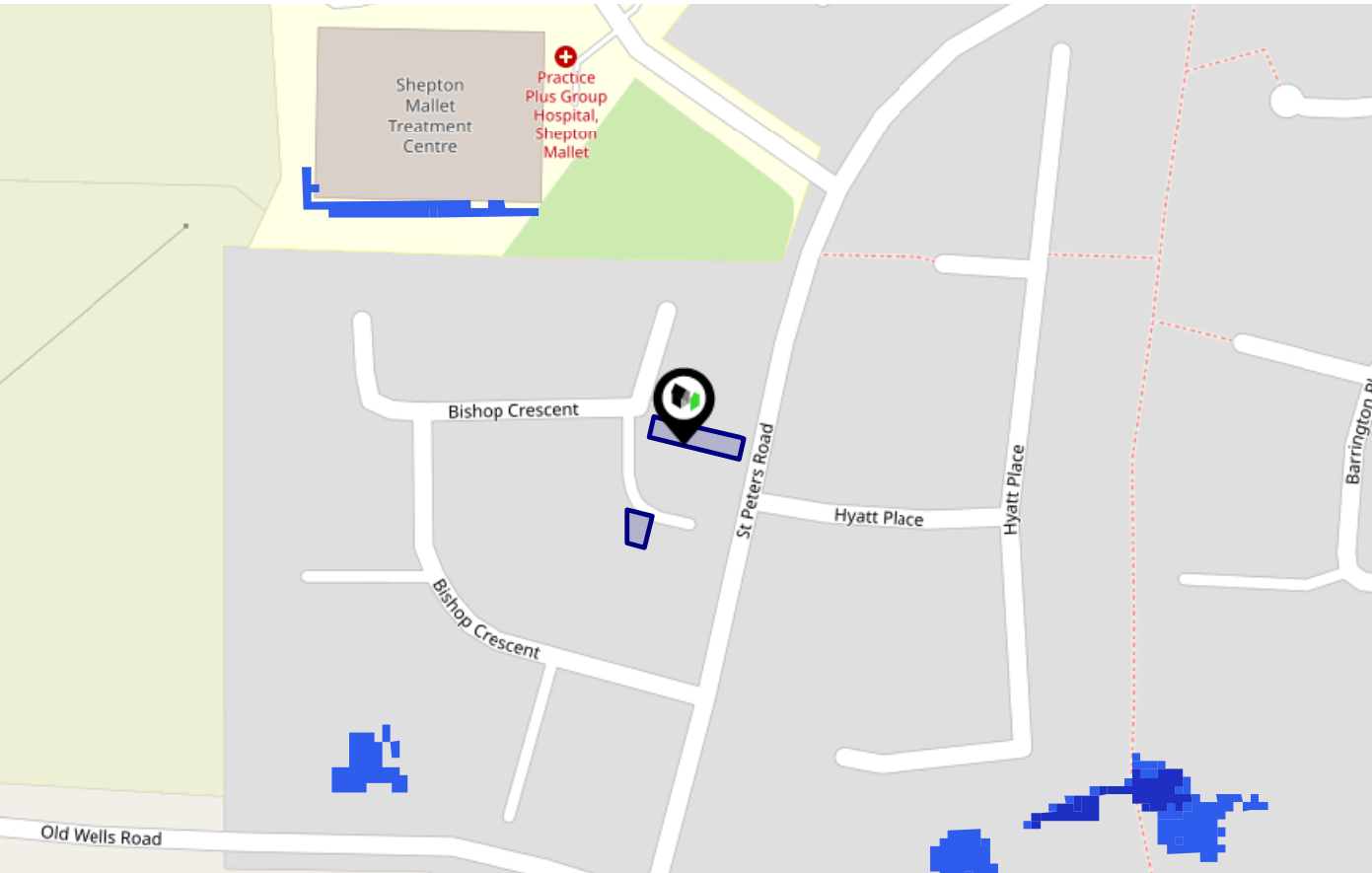
We have been advised by the seller that the heating is provided a gas fired radiator system

# 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.

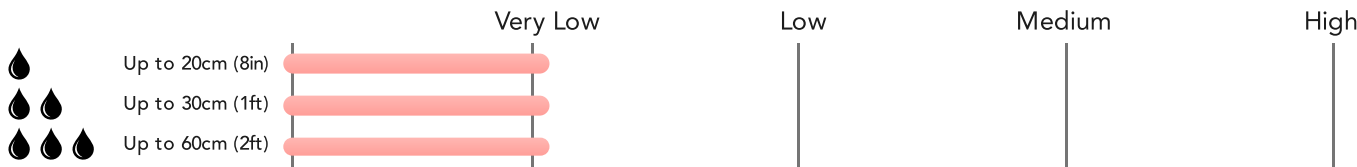


Risk Rating: Very low

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:

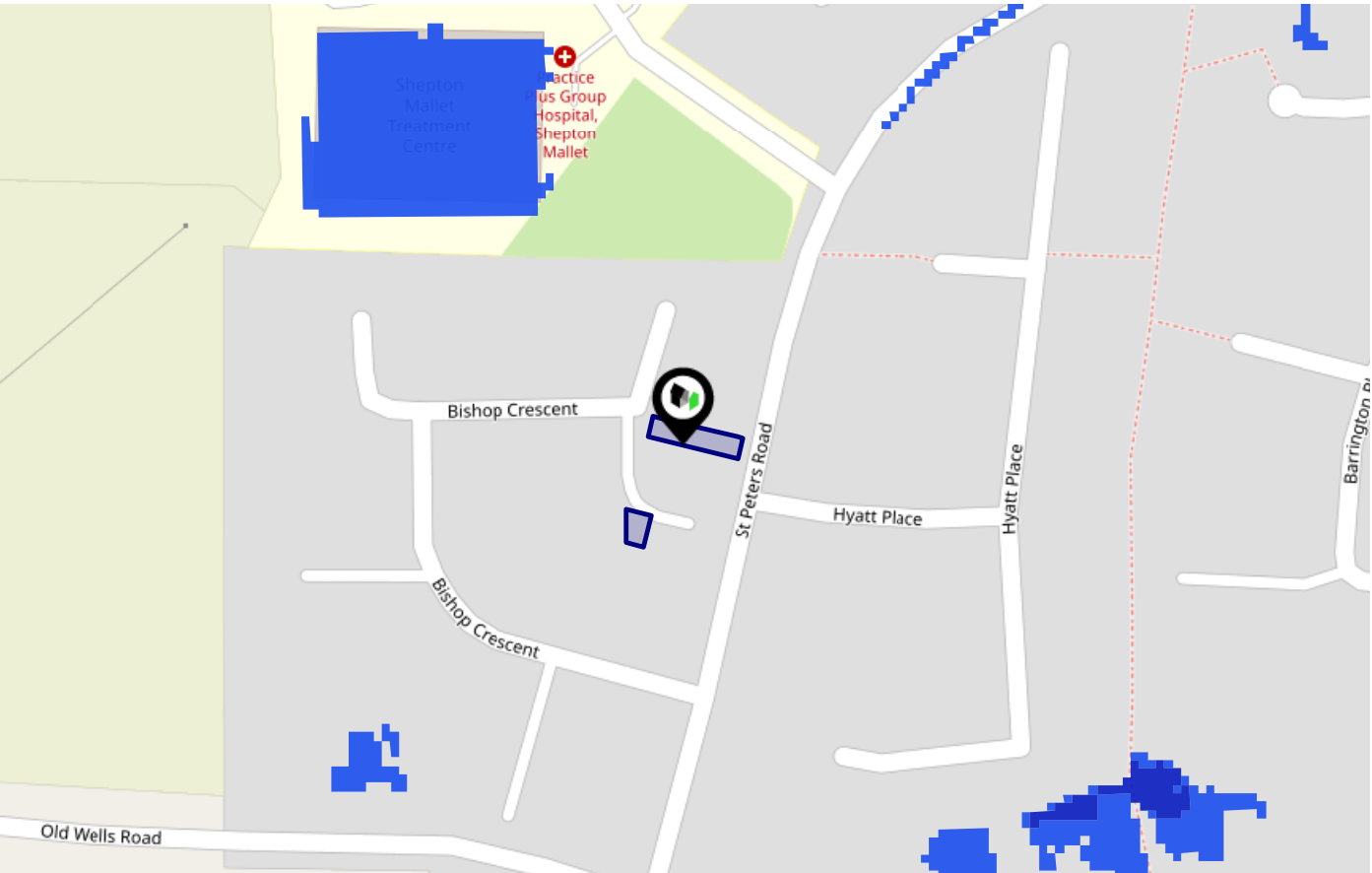


# Flood Risk

## Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

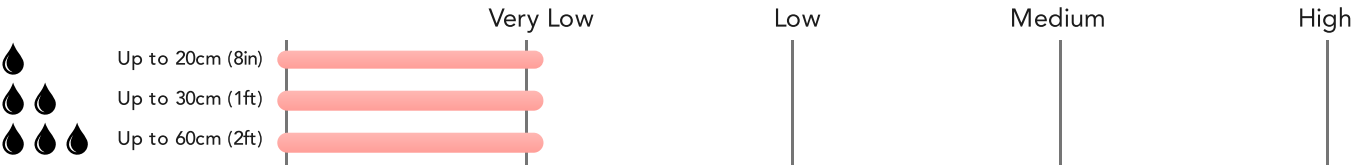


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



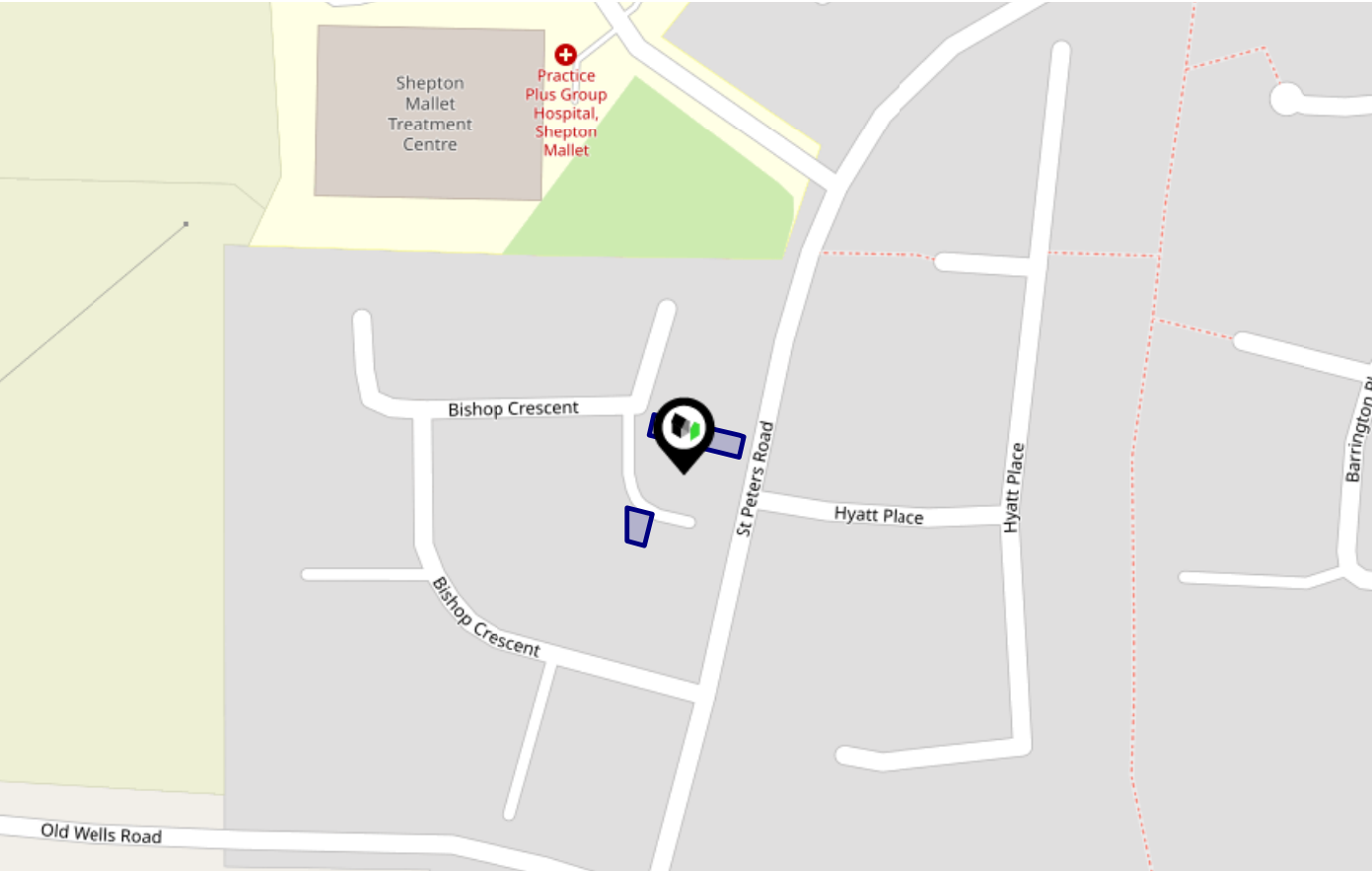
MIR - Material Info

# 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.

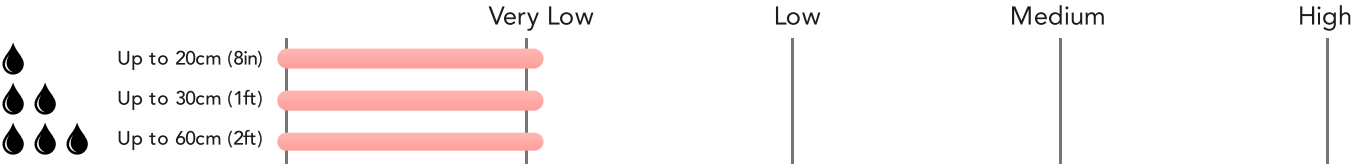


Risk Rating: Very low

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.

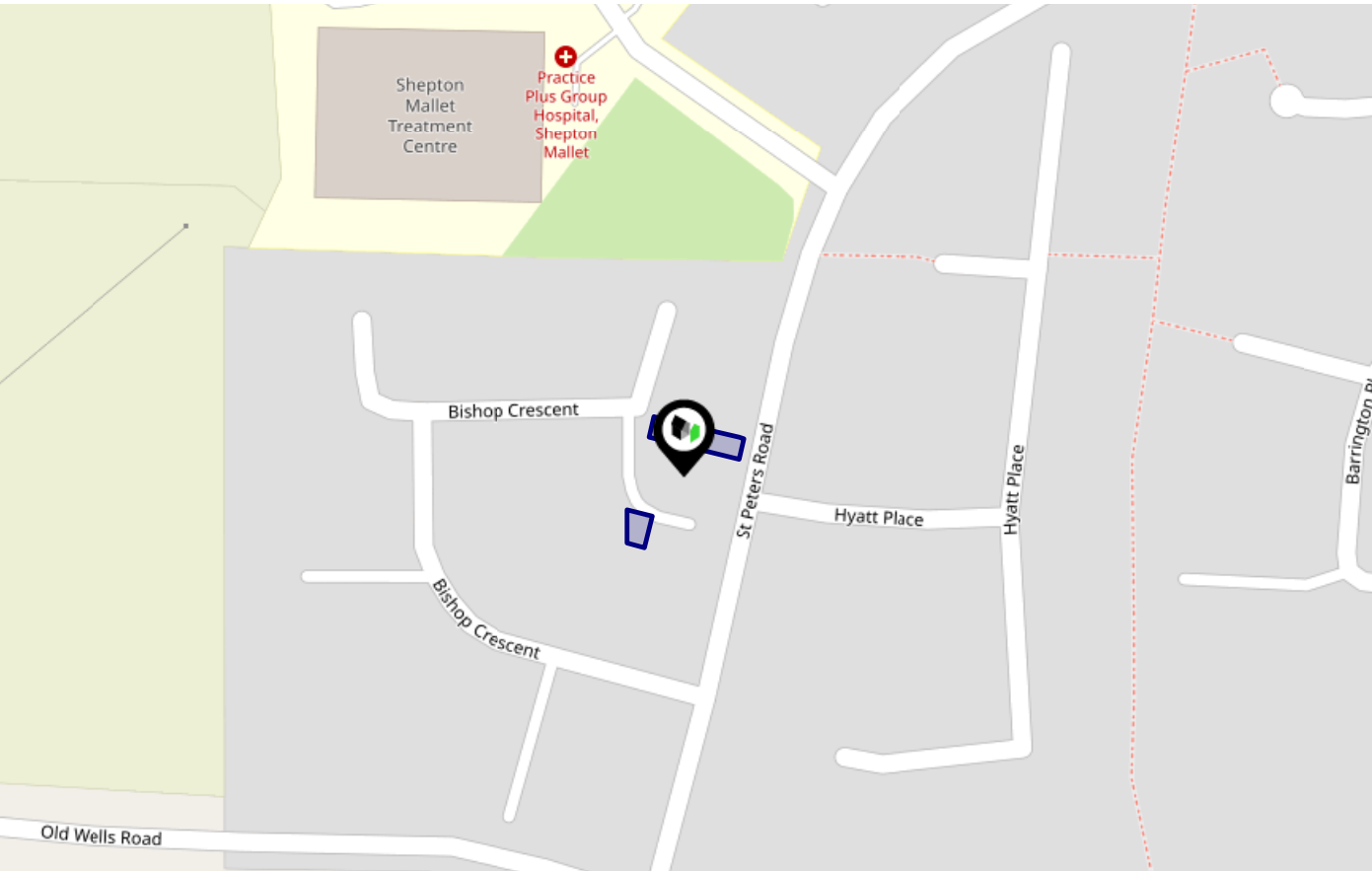
Chance of flooding to the following depths at this property:



# 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:

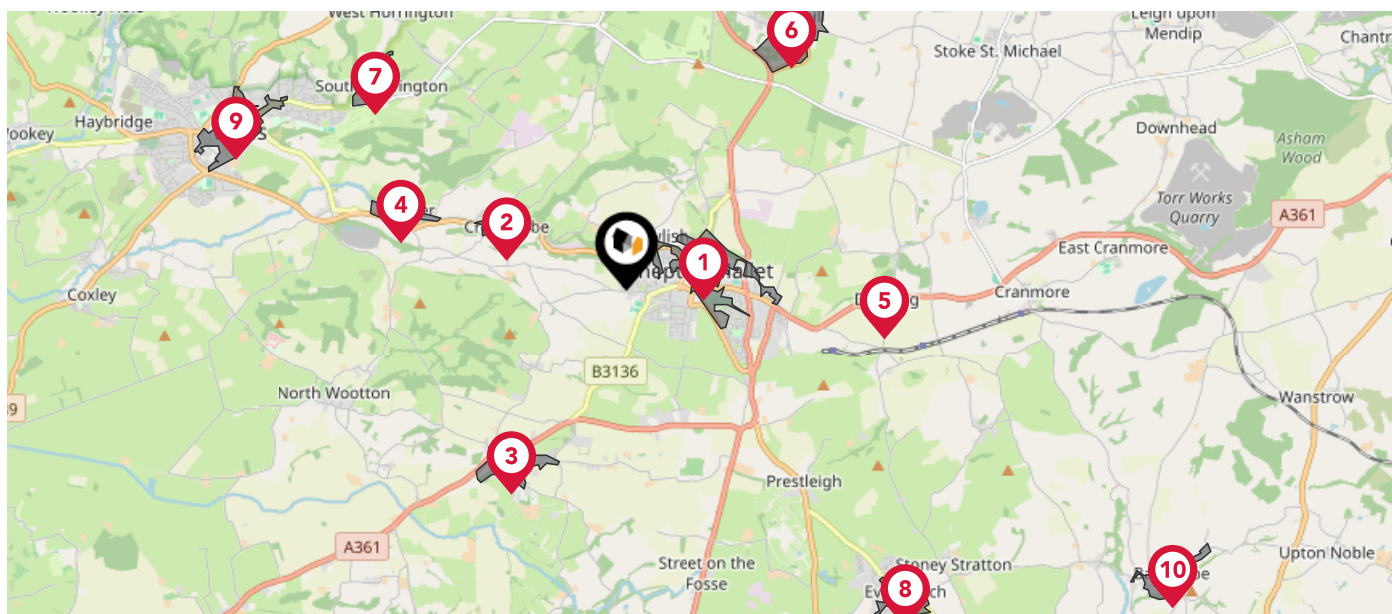


# Maps

## Conservation Areas

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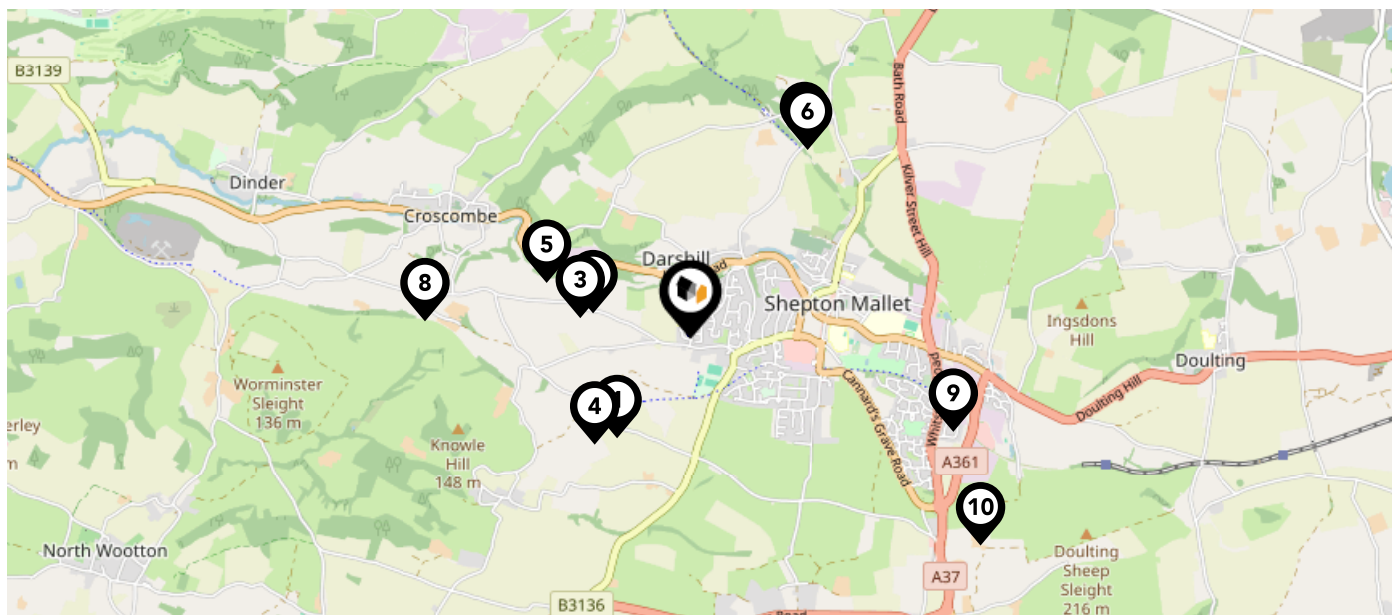
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                 |
|----|-----------------|
| 1  | Shepton Mallet  |
| 2  | Croscombe       |
| 3  | Pilton          |
| 4  | Dinder          |
| 5  | Doulting        |
| 6  | Oakhill         |
| 7  | Mendip Hospital |
| 8  | Evercreech      |
| 9  | Wells           |
| 10 | Batcombe        |

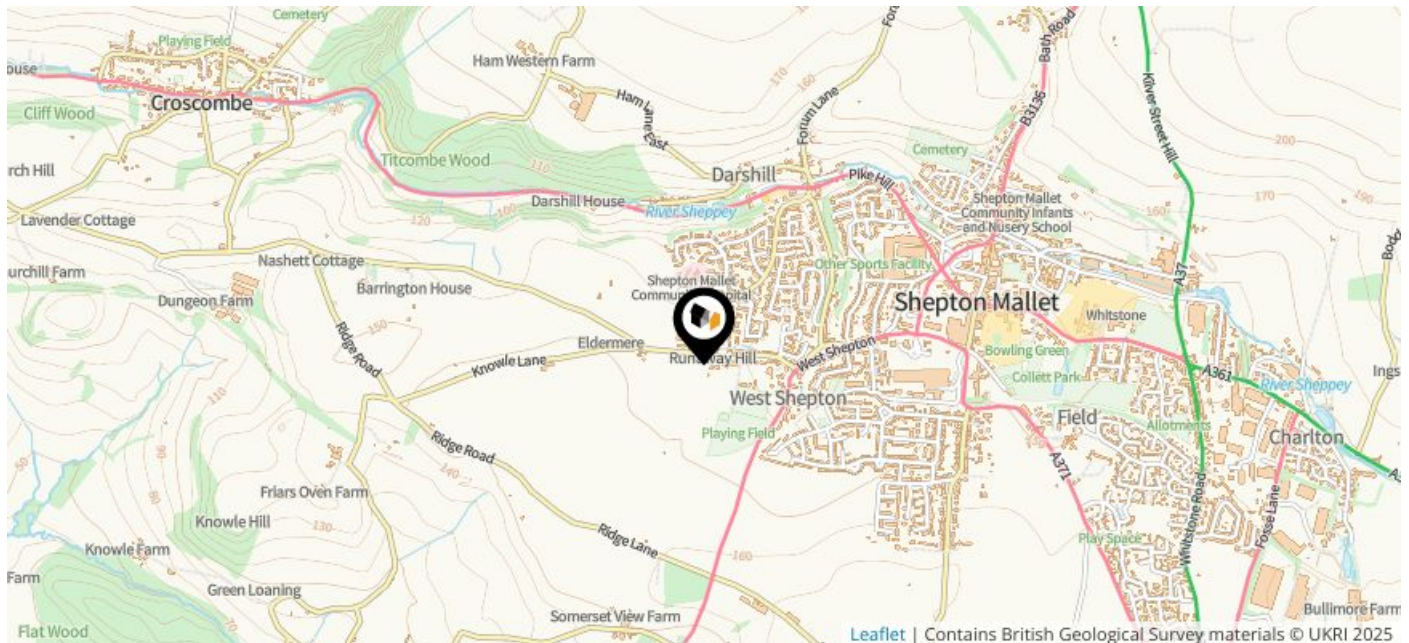
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
2	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
3	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill	<input type="checkbox"/>
4	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
5	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
6	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
7	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/EP3593FE/A001	Active Landfill	<input checked="" type="checkbox"/>
9	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill	<input type="checkbox"/>
10	Brickyard Farm-Cann Grave	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



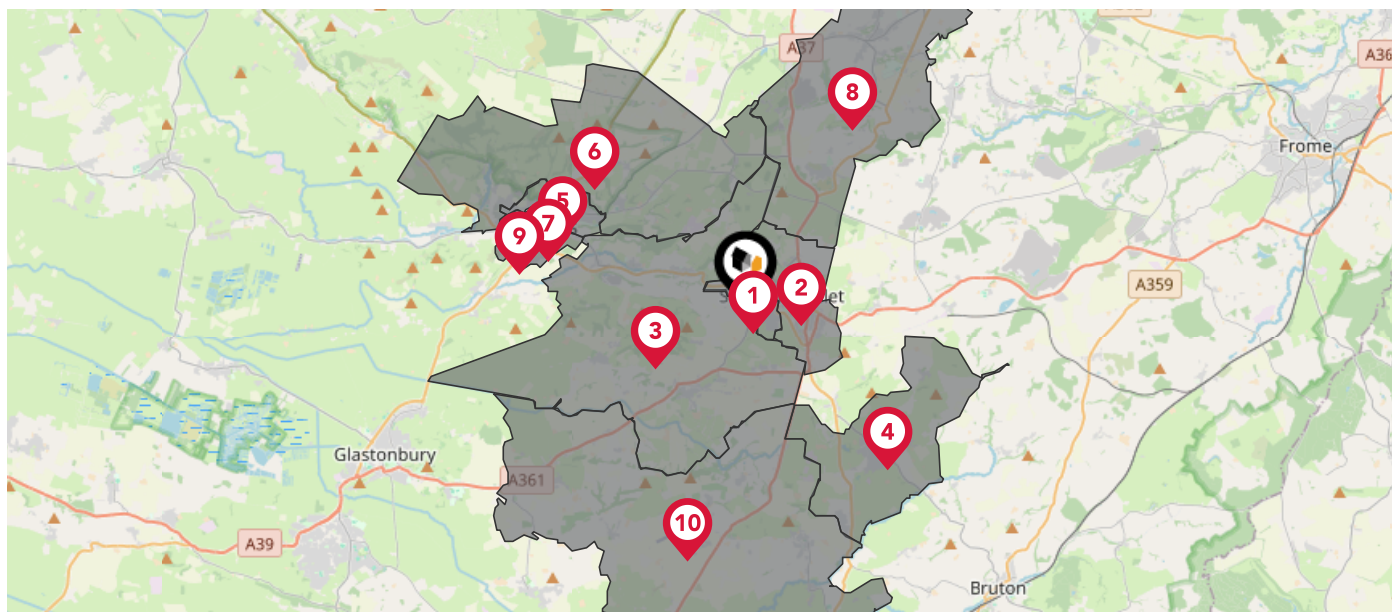
## Mine Entry

- ✕ 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.

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 West Ward

2

Shepton East Ward

3

Croscombe and Pilton Ward

4

Creech Ward

5

Wells St. Thomas' Ward

6

St. Cuthbert Out North Ward

7

Wells Central Ward

8

Ashwick, Chilcompton and Stratton Ward

9

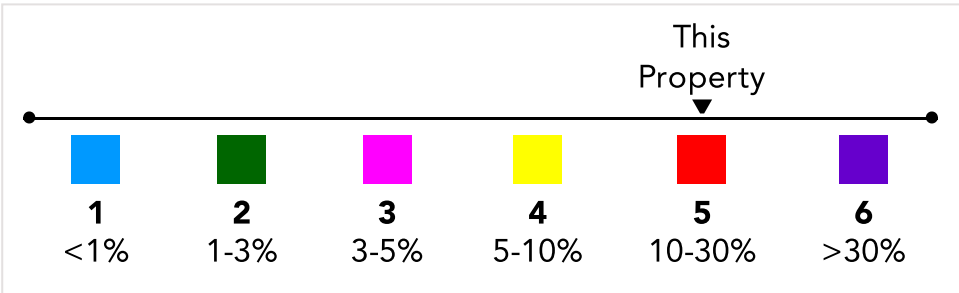
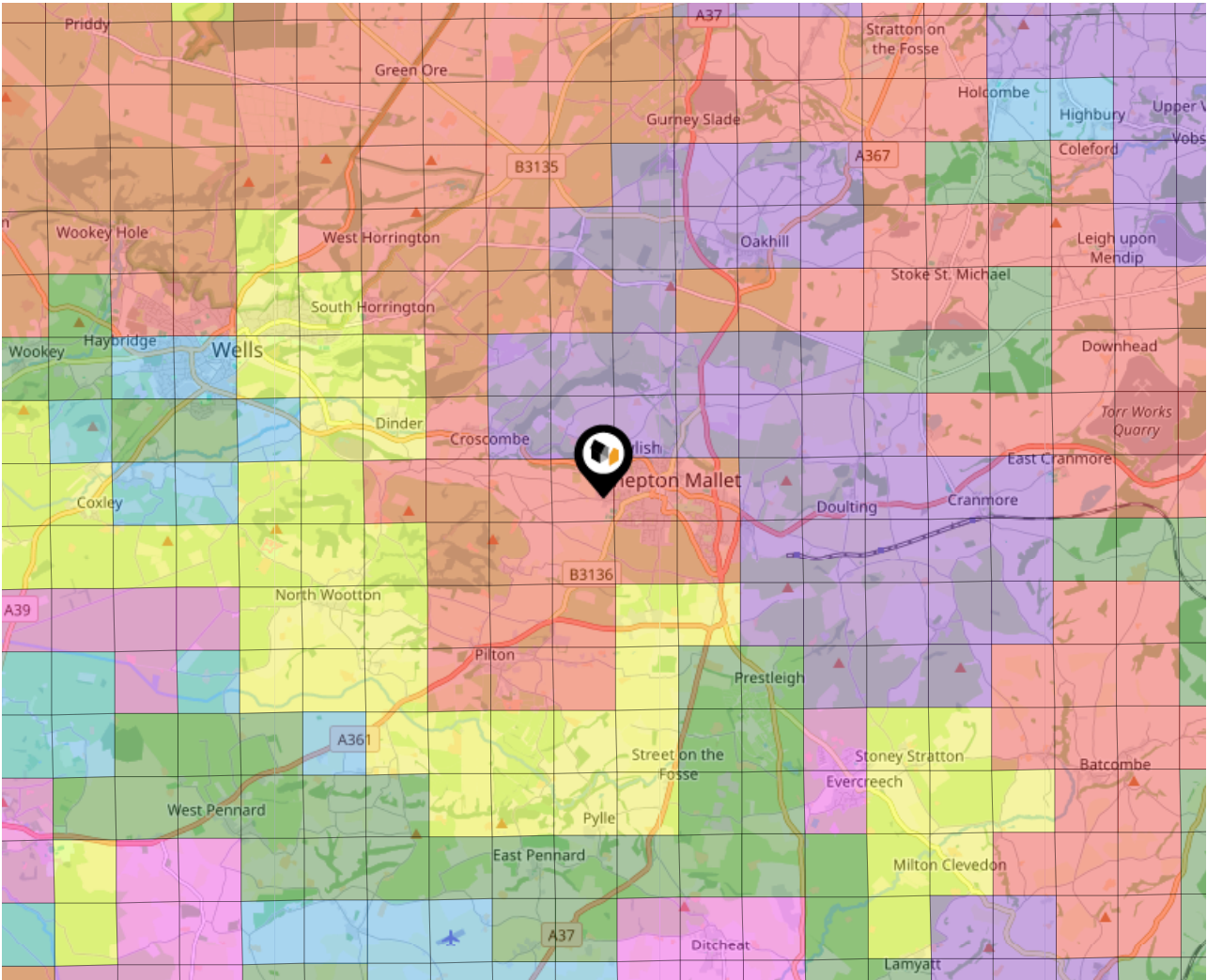
Wells St. Cuthbert's Ward

10

The Pennards and Ditchheat Ward

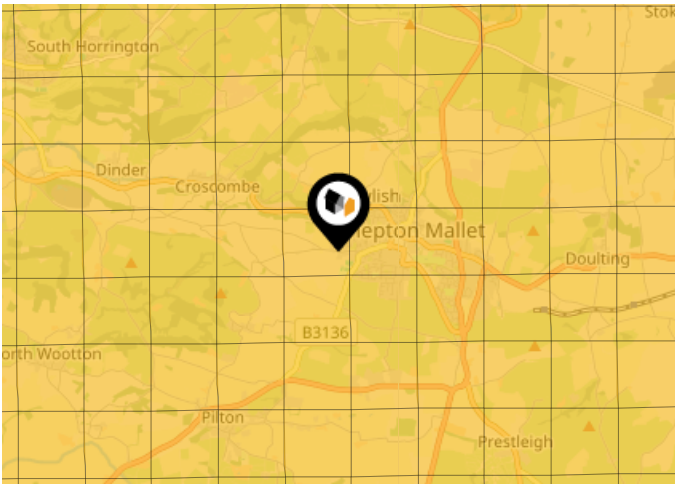
### What is Radon?

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



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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

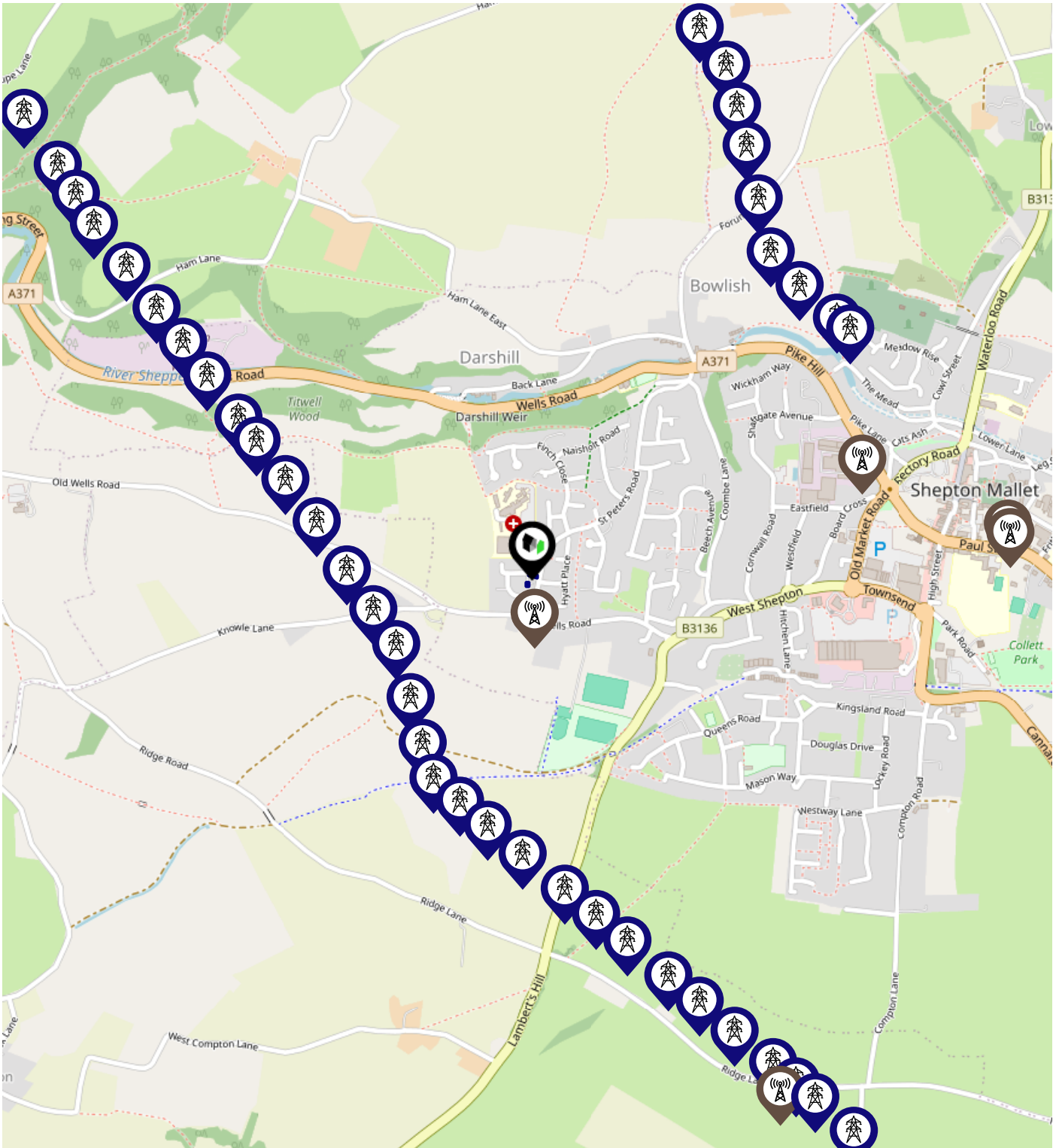


### Primary Classifications (Most Common Clay Types)



<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:**

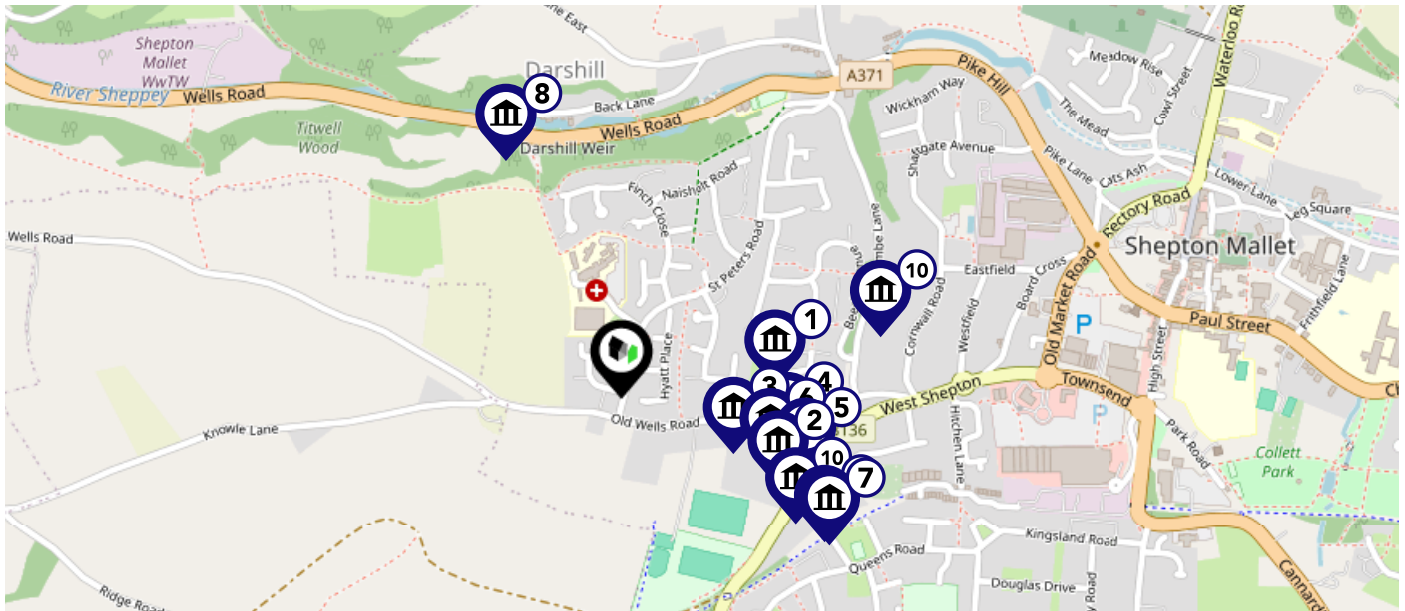
-  Power Pylons
-  Communication Masts



# Maps

## Listed Buildings

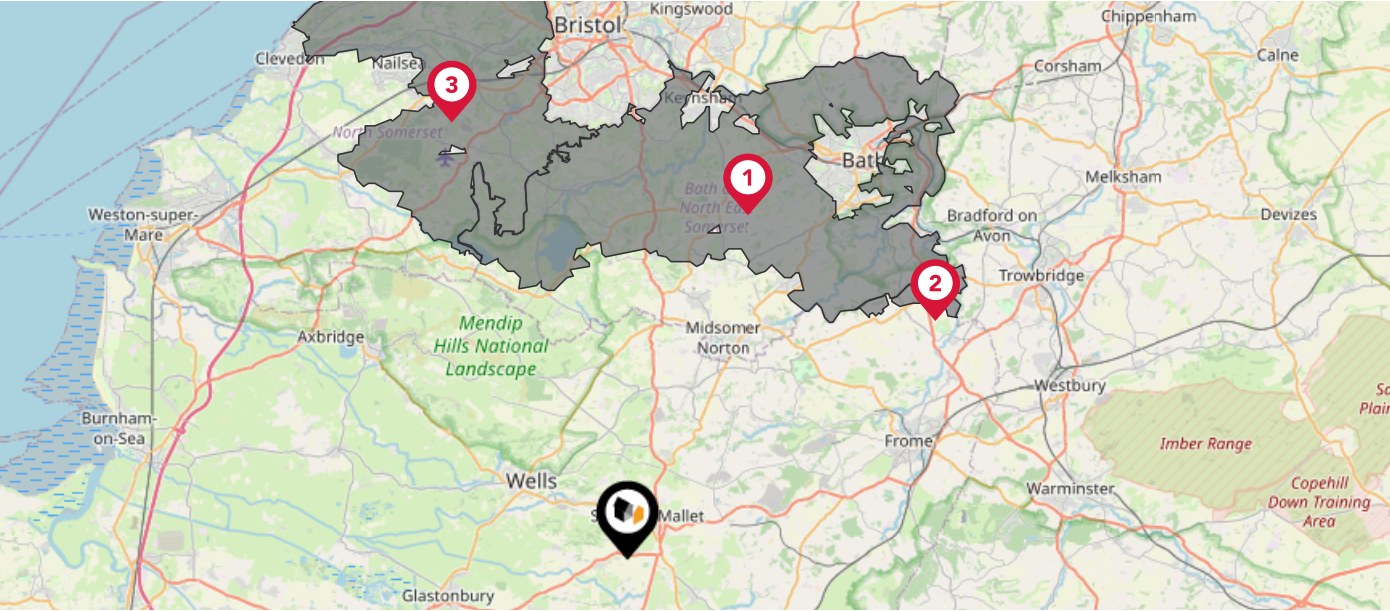
COOPER  
AND  
TANNER

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

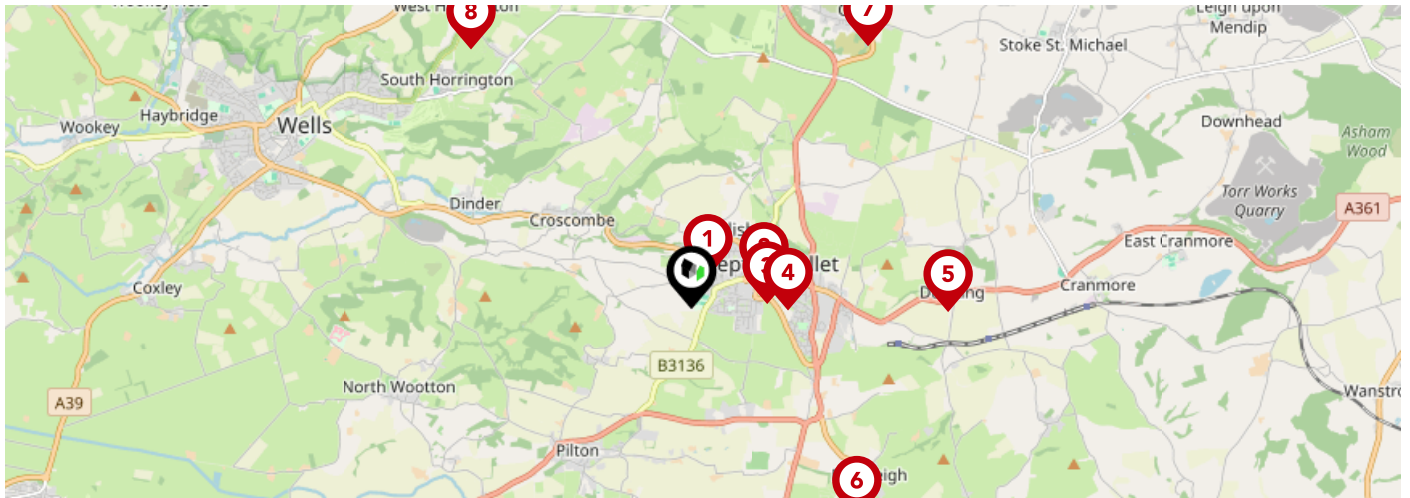


Listed Buildings in the local district	Grade	Distance
 1058385 - 14 And 16, Old Wells Road	Grade II	0.2 miles
 1296071 - Grove House	Grade II	0.2 miles
 1173391 - 24 Old Wells Road	Grade II	0.2 miles
 1345246 - Norah Fry Hospital	Grade II	0.2 miles
 1173376 - 2, Old Wells Road	Grade II	0.2 miles
 1173385 - Lodge To Norah Fry Hospital	Grade II	0.2 miles
 1173213 - 10, Kent	Grade II	0.3 miles
 1058427 - Lower Mills	Grade II	0.3 miles
 1058413 - 13, Kent	Grade II	0.3 miles
 1058424 - 30 And 31, Coombe Lane	Grade II	0.3 miles
 1476693 - Woodbourne House	Grade II	0.3 miles

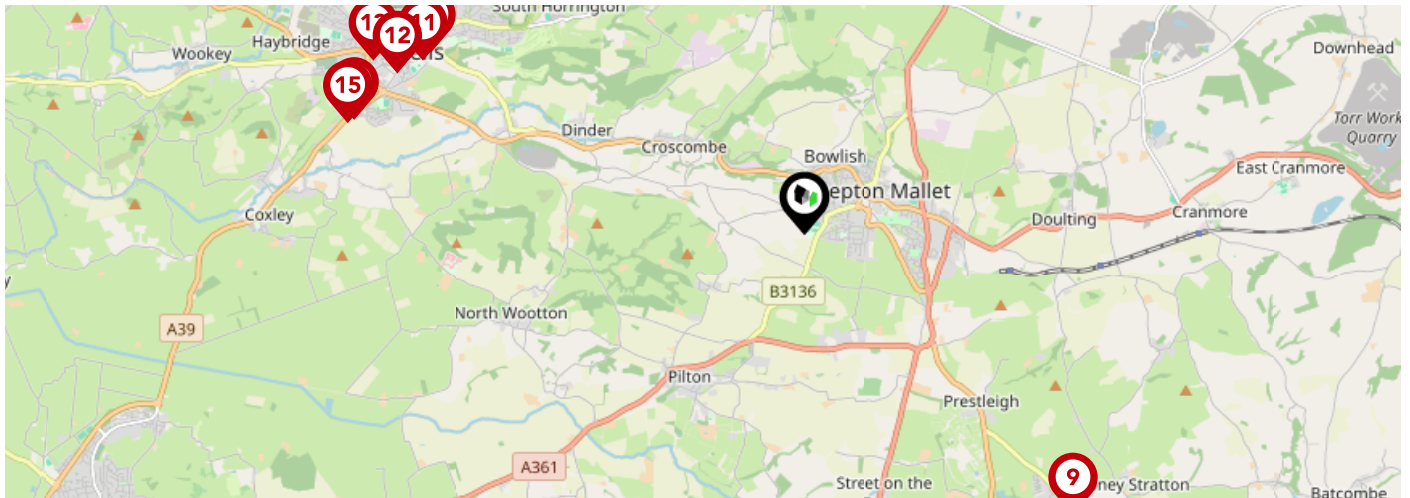
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Bath and North East Somerset
2	Bath and Bristol Green Belt - Mendip
3	Bath and Bristol Green Belt - North Somerset



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bowlish Infant School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shepton Mallet Community Infants' School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 220   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Paul's Church of England VC Junior School</b> Ofsted Rating: Good   Pupils: 322   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitstone</b> Ofsted Rating: Good   Pupils: 584   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Aldhelms Church School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Mendip School</b> Ofsted Rating: Good   Pupils: 164   Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oakhill Church School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Horrington Primary School</b> Ofsted Rating: Requires improvement   Pupils: 102   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

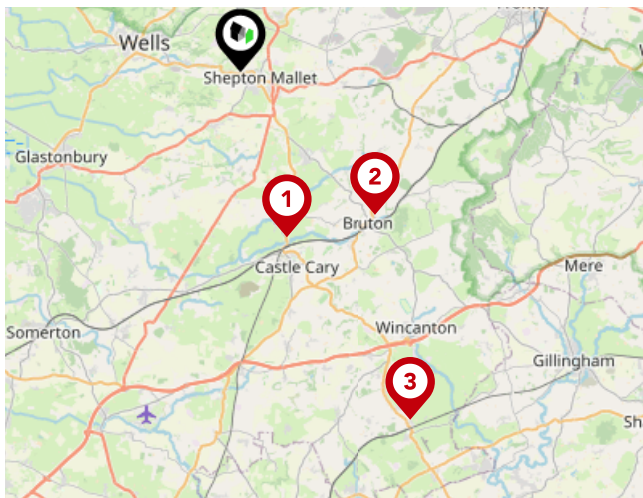


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Evercreech Church of England Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Stoberry Park School</b> Ofsted Rating: Good   Pupils: 318   Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Wells Cathedral School</b> Ofsted Rating: Not Rated   Pupils: 780   Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Joseph and St Teresa Catholic Primary School</b> Ofsted Rating: Good   Pupils: 149   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Blue School</b> Ofsted Rating: Good   Pupils: 1434   Distance:4.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Cuthbert's Church of England Academy Infants and Pre-School</b> Ofsted Rating: Good   Pupils: 172   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Cuthbert's CofE Junior School</b> Ofsted Rating: Good   Pupils: 174   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ditcheat Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

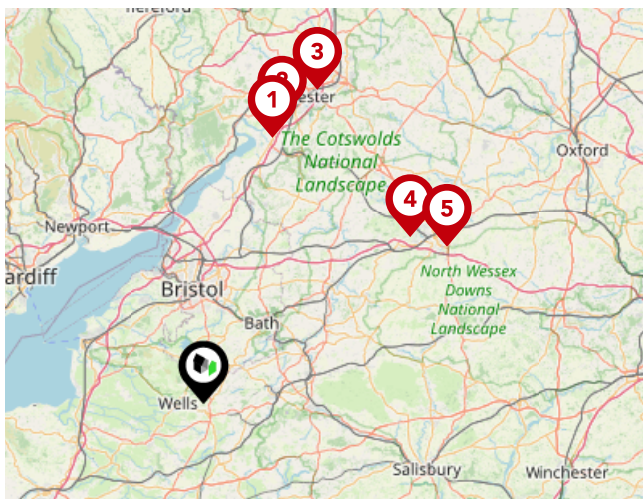
## Transport (National)

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AND  
TANNER



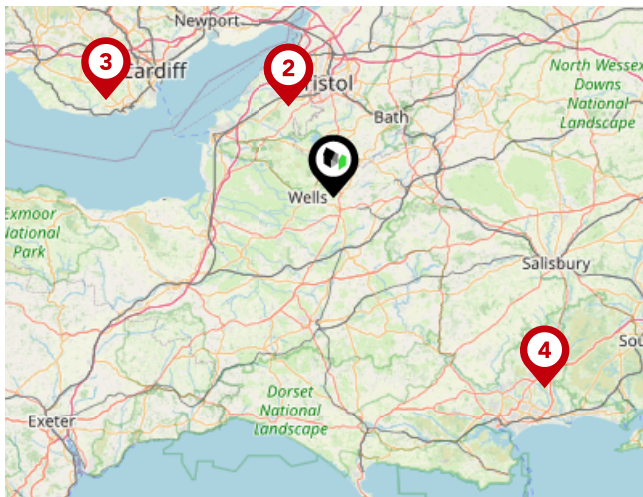
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Castle Cary Rail Station	6.4 miles
<b>2</b>	Bruton Rail Station	7.3 miles
<b>3</b>	Templecombe Rail Station	14.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M5 J13	40.75 miles
<b>2</b>	M5 J12	43.78 miles
<b>3</b>	M5 J11A	49.3 miles
<b>4</b>	M4 J16	39.28 miles
<b>5</b>	M4 J15	43.03 miles

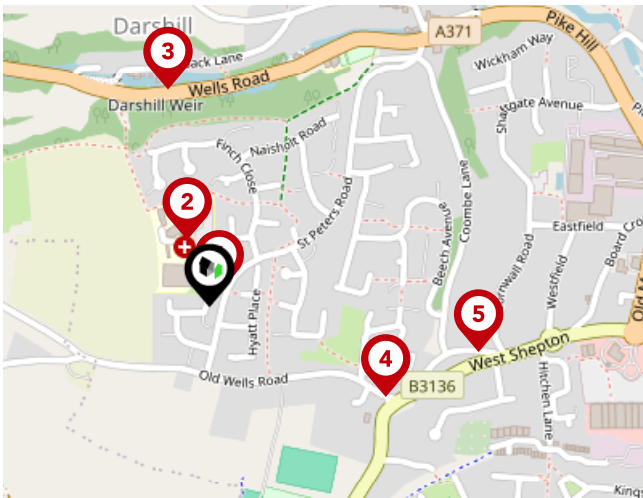


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Bristol Airport	15.11 miles
<b>2</b>	Felton	15.12 miles
<b>3</b>	Cardiff Airport	36.6 miles
<b>4</b>	Bournemouth International Airport	42.63 miles

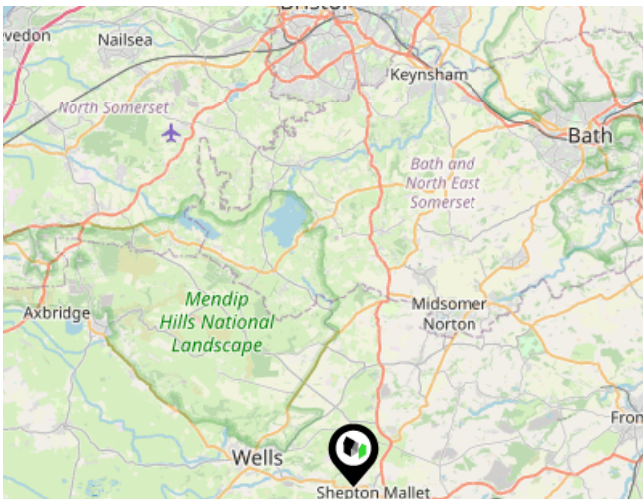
# Area

## Transport (Local)



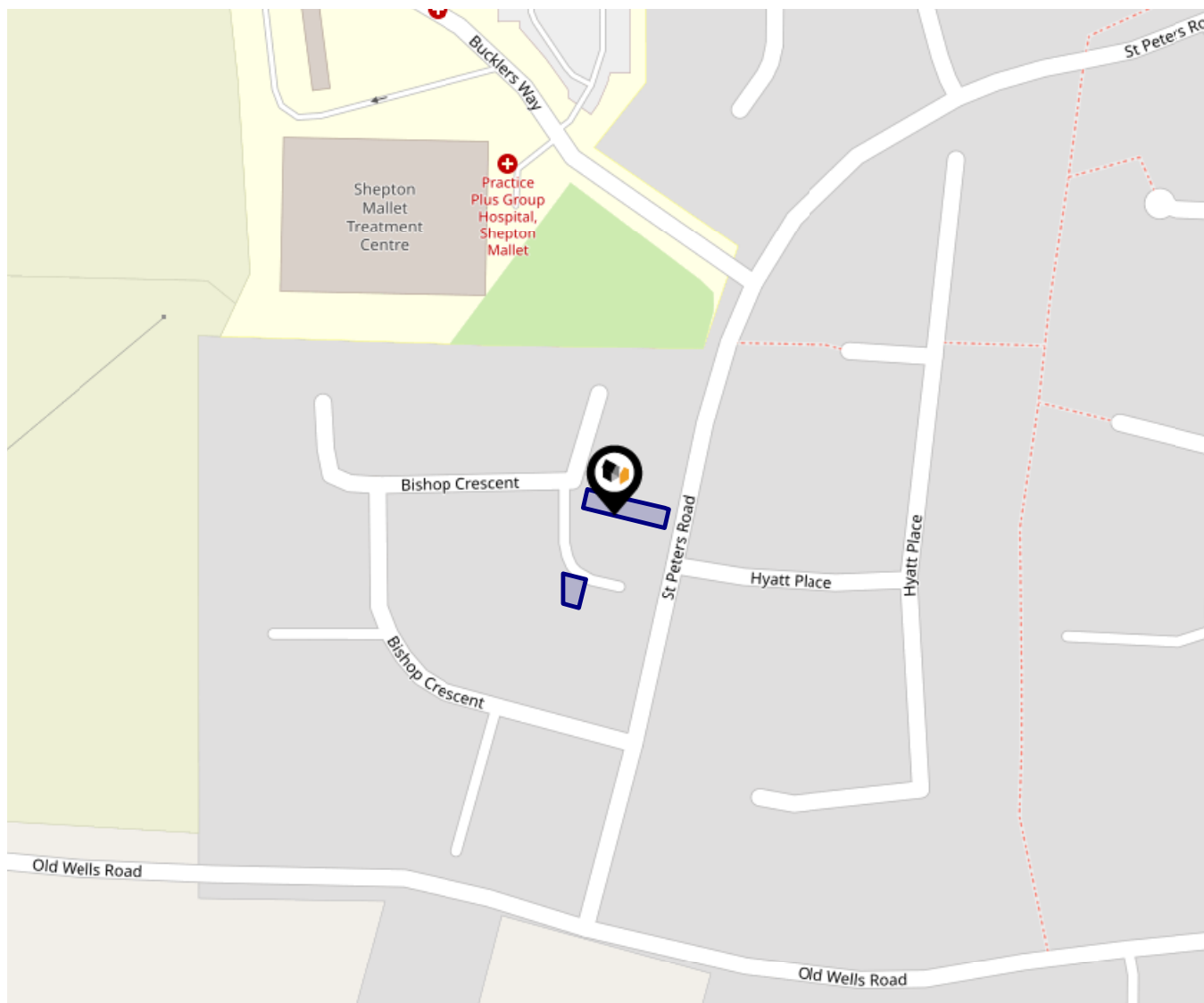
### Bus Stops/Stations

Pin	Name	Distance
1	St Peters Road	0.02 miles
2	Shepton Mallet Hospital	0.08 miles
3	Darshill	0.26 miles
4	West Lodge	0.23 miles
5	West Shepton Road	0.32 miles



### Ferry Terminals

Pin	Name	Distance
1	The Ostrich	17.99 miles
2	Wapping Wharf	17.94 miles
3	The Cottage Ferry Landing	17.99 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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.



### Contains public sector information licensed under the Open Government License v3.0

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