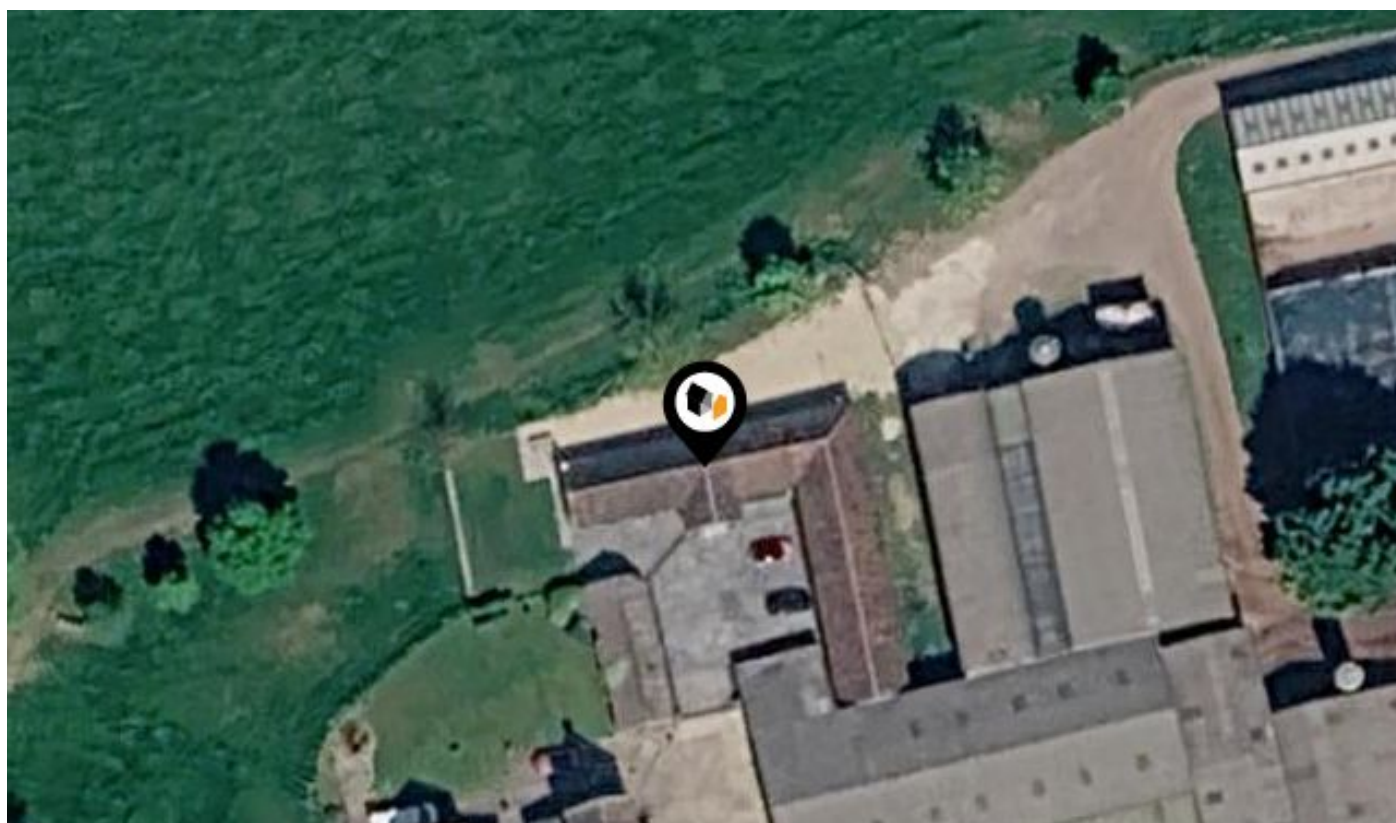




MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th July 2026



**PENNARD HILL FARM, COCKMILL LANE, EAST PENNARD,
SHEPTON MALLET, BA4**

Cooper and Tanner

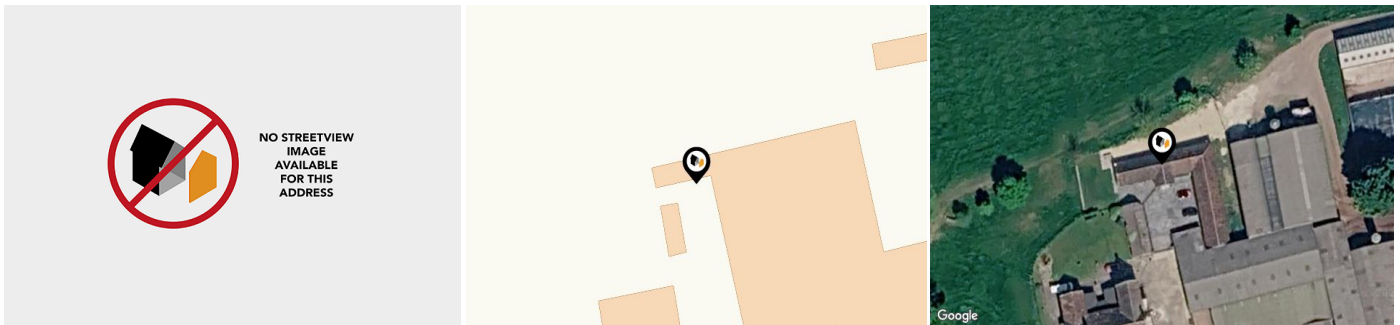
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	990 ft ² / 92 m ²

Local Area

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

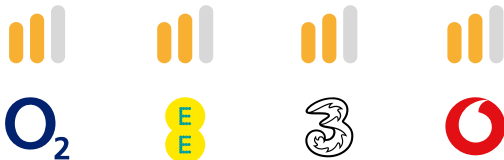
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	-
mb/s	mb/s
	

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



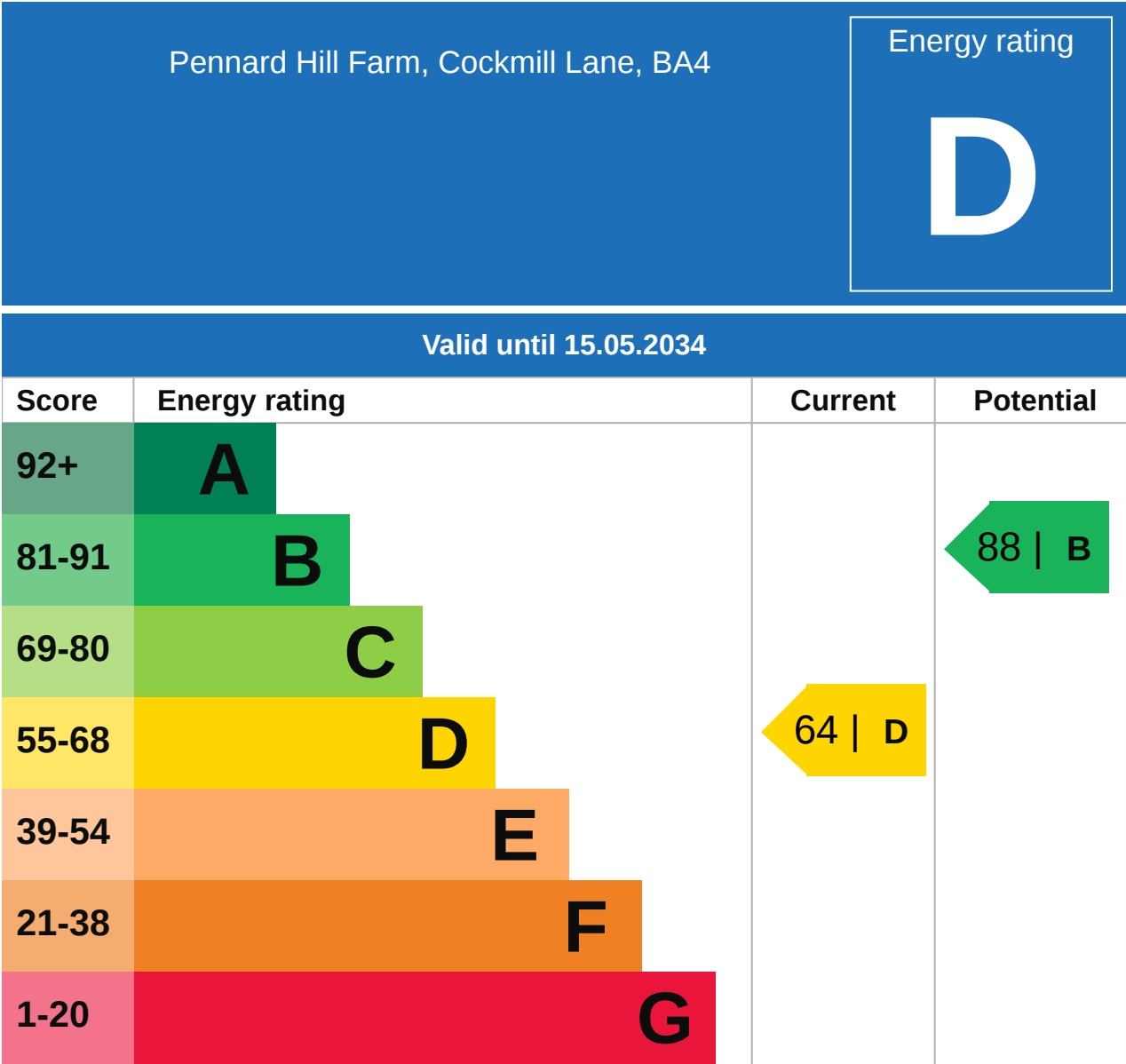
Planning records for: *Pennard Hill Farm Cockmill Lane East Pennard Shepton Mallet Somerset BA4 6TR*

Reference - 103733/004	
Decision:	Approval with Conditions
Date:	03rd December 2007
Description:	Extension to existing silage pit.

Planning records for: *Pennard Hill Bungalow Cockmill Lane East Pennard Shepton Mallet Somerset BA4 6TR*

Reference - 049493/003	
Decision:	WDT - Withdrawn
Date:	29th March 2007
Description:	Erection of an agricultural workers dwelling (DEL)

Reference - 049493/002	
Decision:	Approval
Date:	02nd July 2004
Description:	Occupation of property in breach of agricultural occupancy condition (DEL)



Property

EPC - Additional Data

COOPER
AND
TANNER

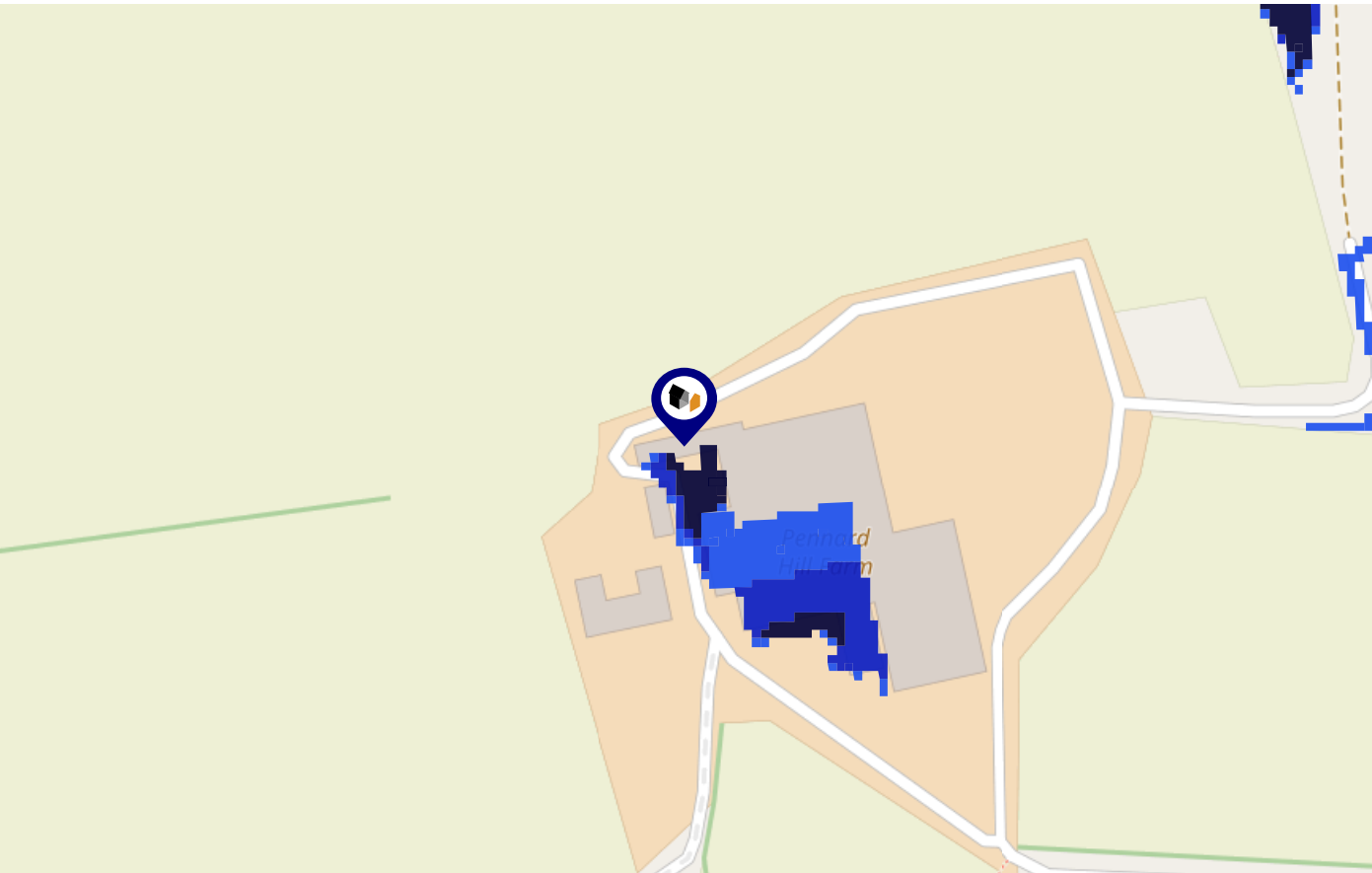
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Oil: heating oil
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, oil
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Floors:	Average thermal transmittance 0.17 W/m
Total Floor Area:	92 m ²

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.

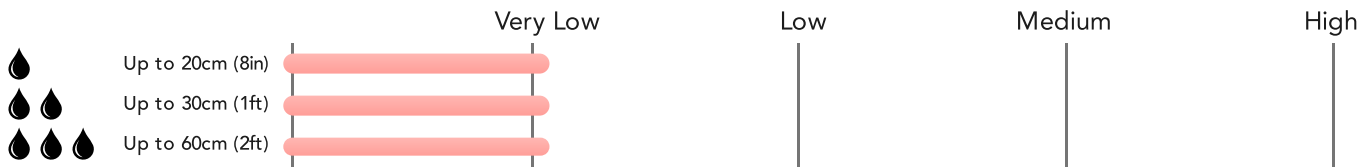


Risk Rating: Very low

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.

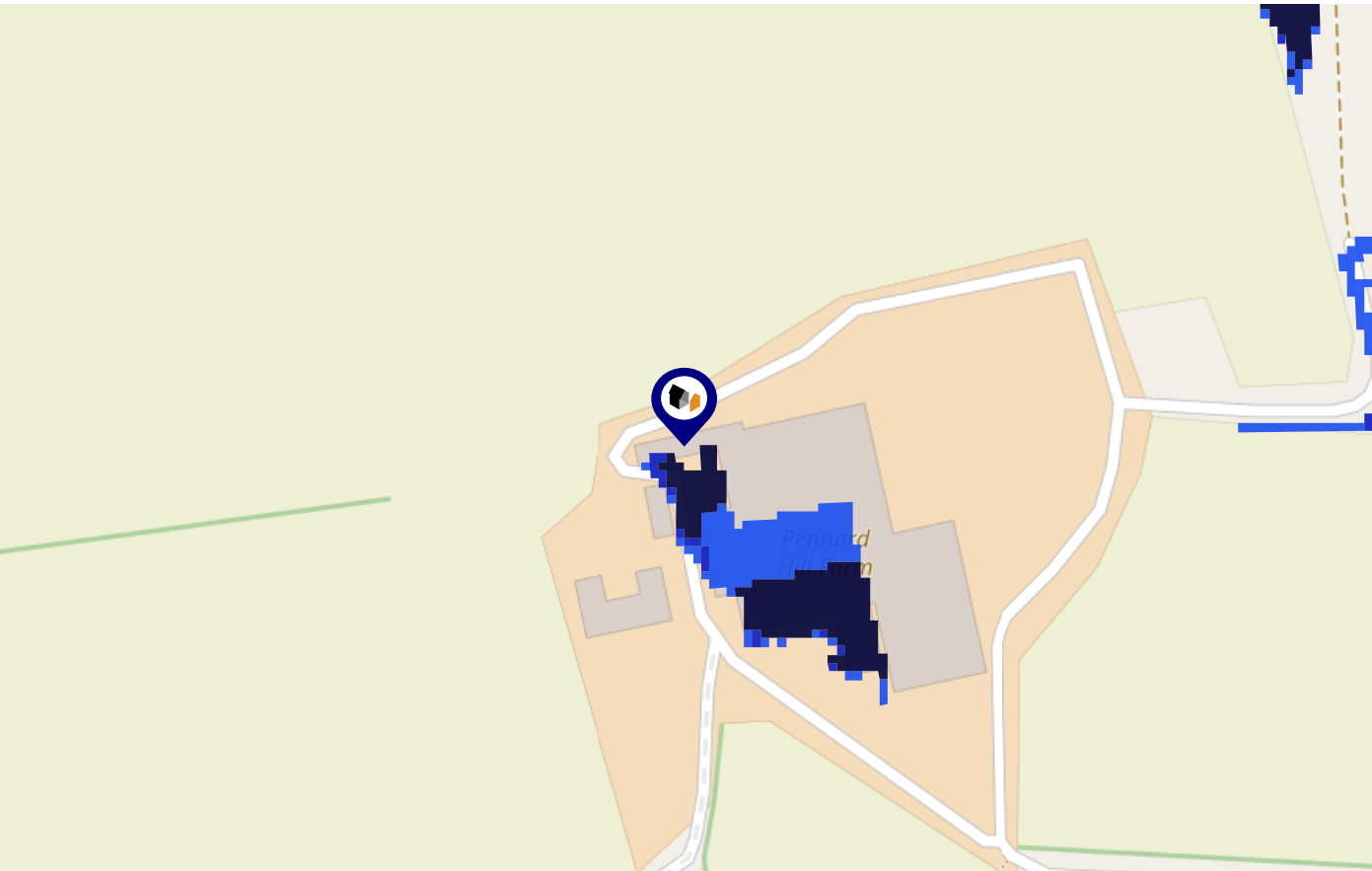
Chance of flooding to the following depths at this property:



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.

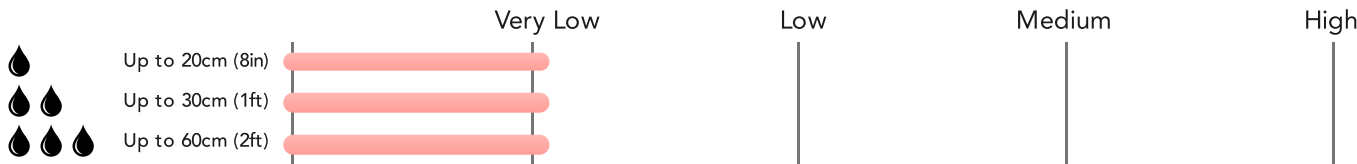


Risk Rating: Very low

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:

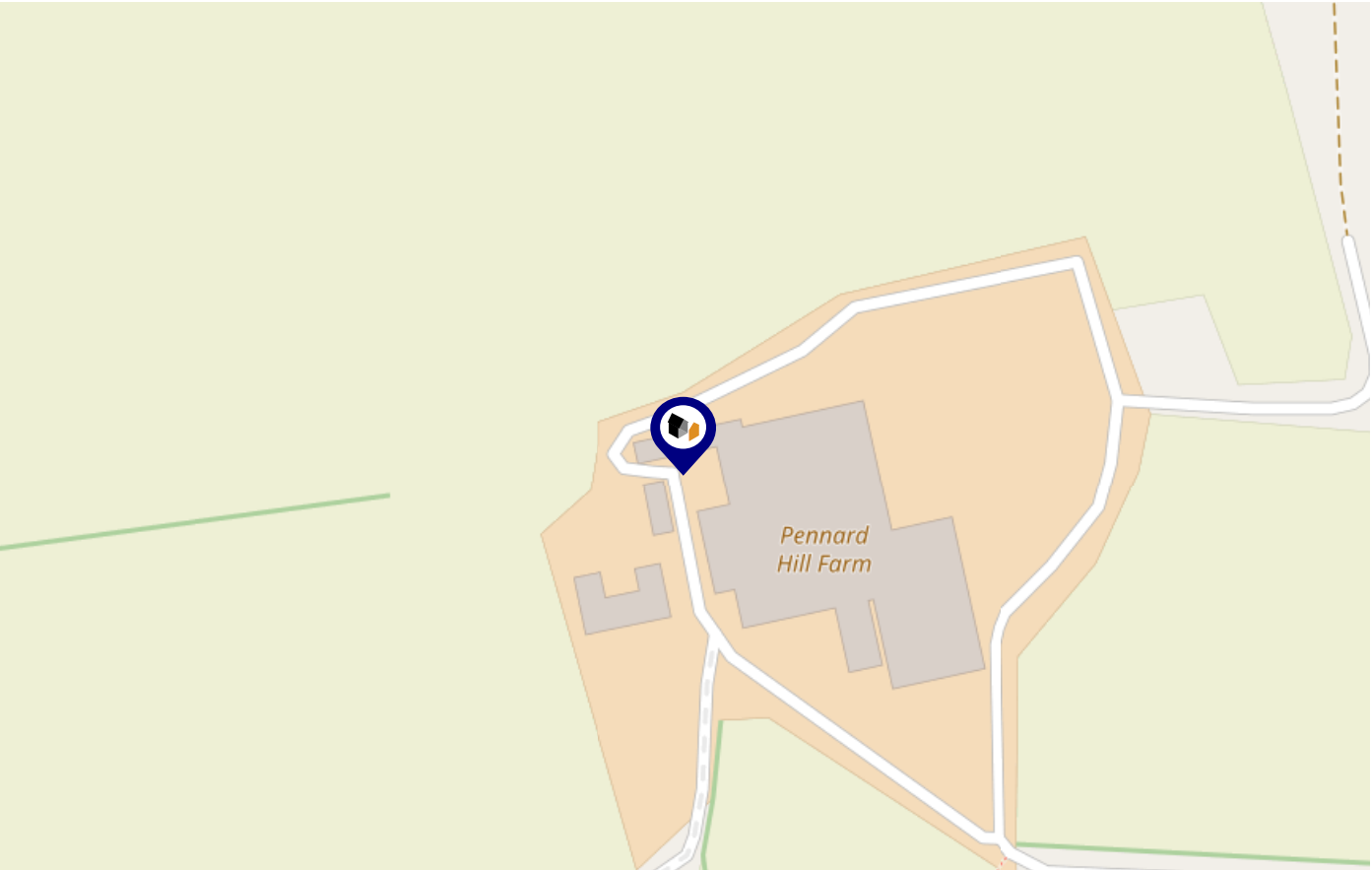


Flood Risk

Rivers & Seas - Flood Risk

COOPER
AND
TANNER

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

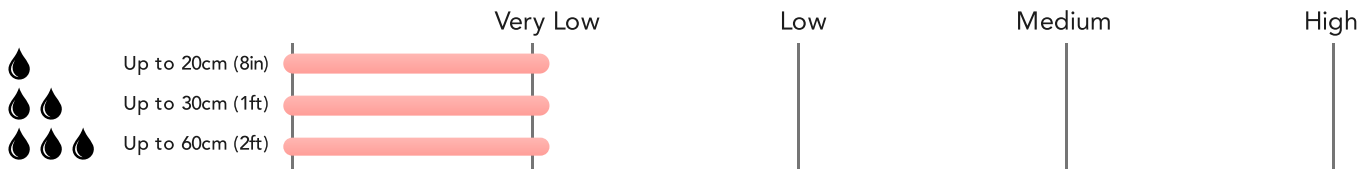


Risk Rating: Very low

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:

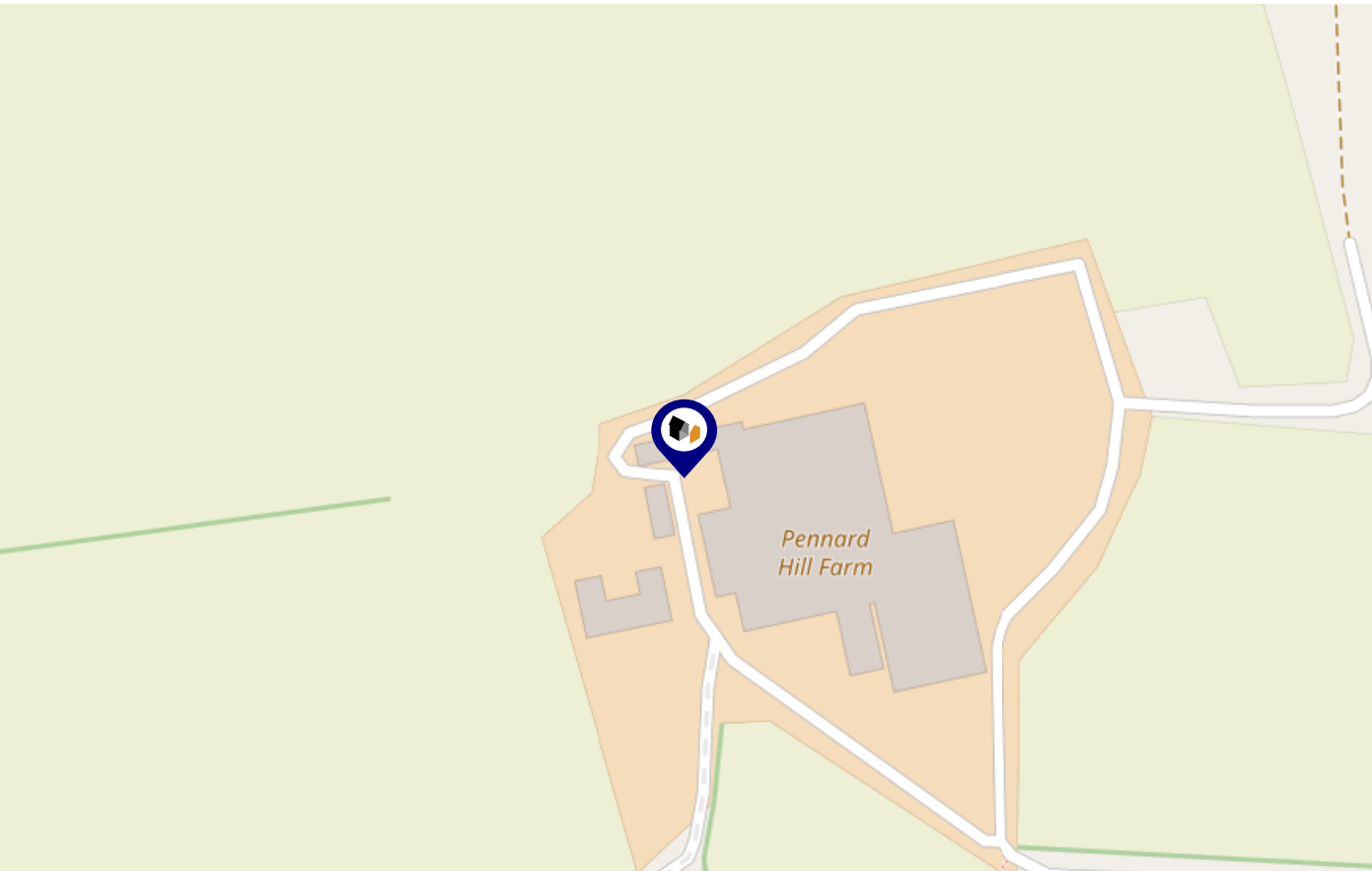


Flood Risk

Rivers & Seas - Climate Change

COOPER
AND
TANNER

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:



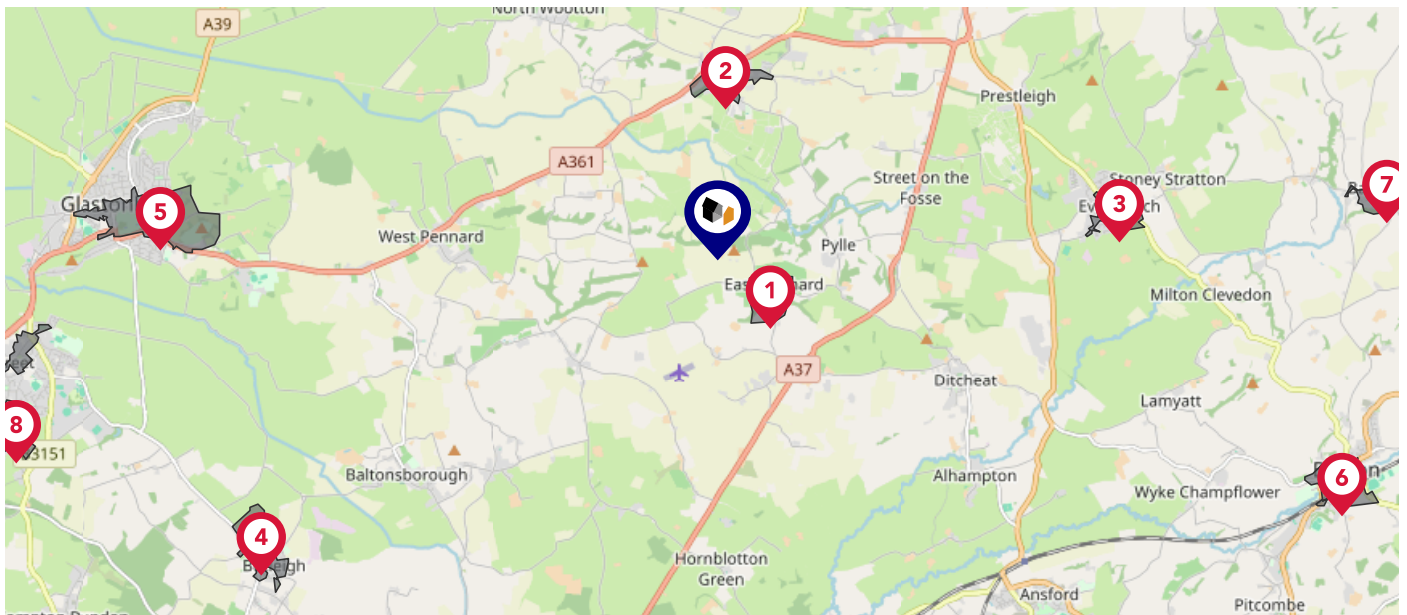
MIR - Material Info

Maps

Conservation Areas

COOPER
AND
TANNER

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

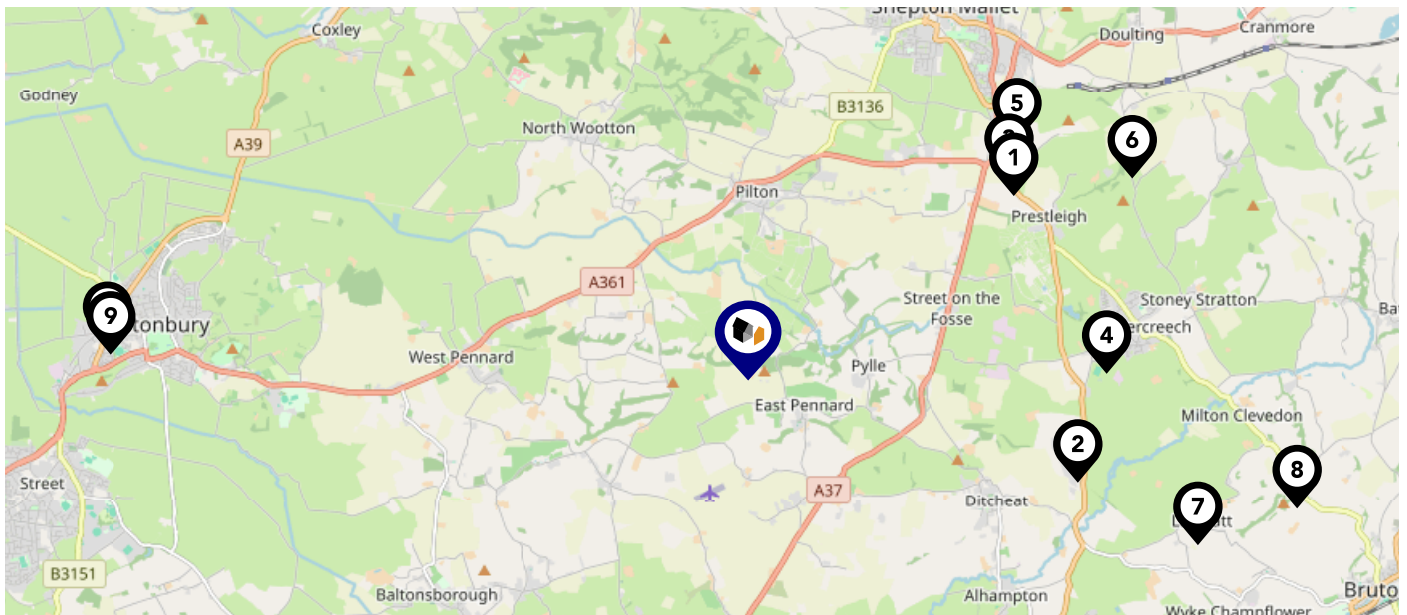
- | | |
|---|--------------|
| 1 | East Pennard |
| 2 | Pilton |
| 3 | Evercreech |
| 4 | Butleigh |
| 5 | Glastonbury |
| 6 | Bruton |
| 7 | Batcombe |
| 8 | Street |

Maps

Landfill Sites

COOPER
AND
TANNER

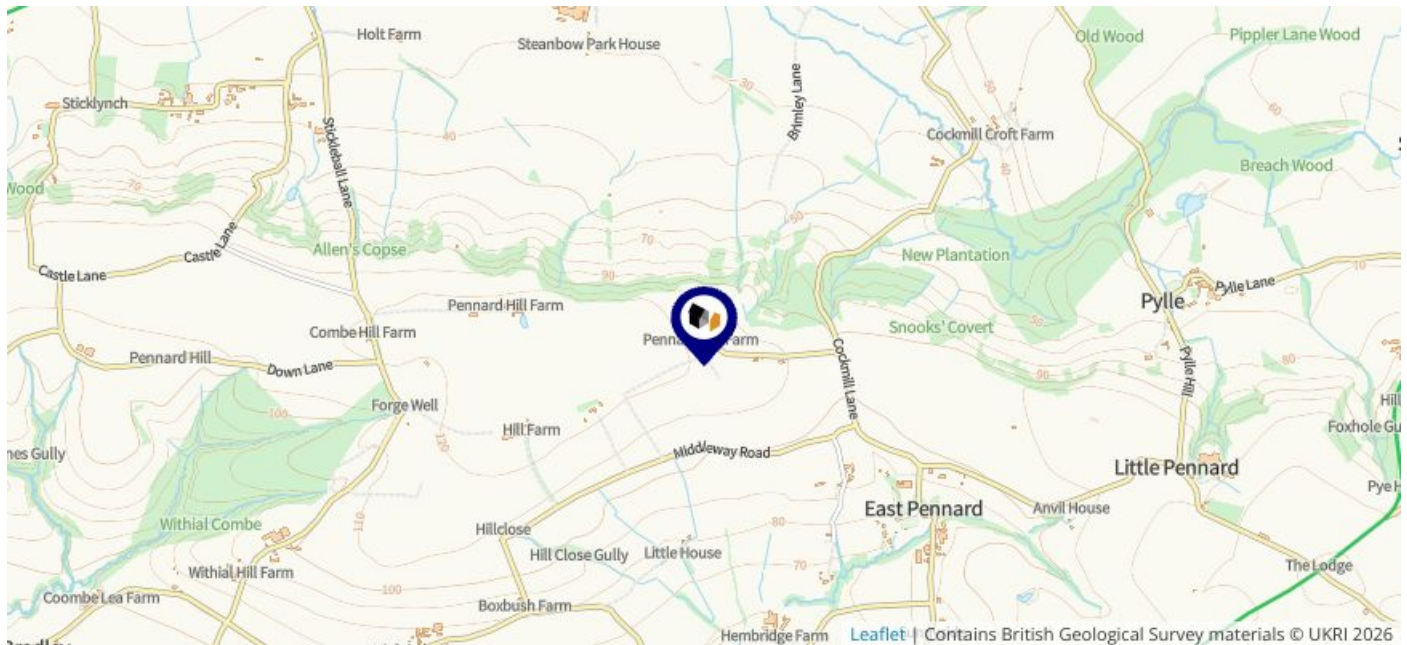
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Whitstone Farm-Cannards Grave, Shepton Mallet	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Whitstone Hill Farm, Cannards Grave Farm-Doultong, Shepton Mallet, Somerset	Historic Landfill	
4	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill	
5	Brickyard Farm-Cann Grave	Historic Landfill	
6	Near Farncombe Farm-Doultong	Historic Landfill	
7	Lambrook House-Lamyatt	Historic Landfill	
8	Creech Mill-Milton Clevedon	Historic Landfill	
9	Dyehouse Lane-Glastonbury	Historic Landfill	
10	Dyehouse Lane-Glastonbury	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



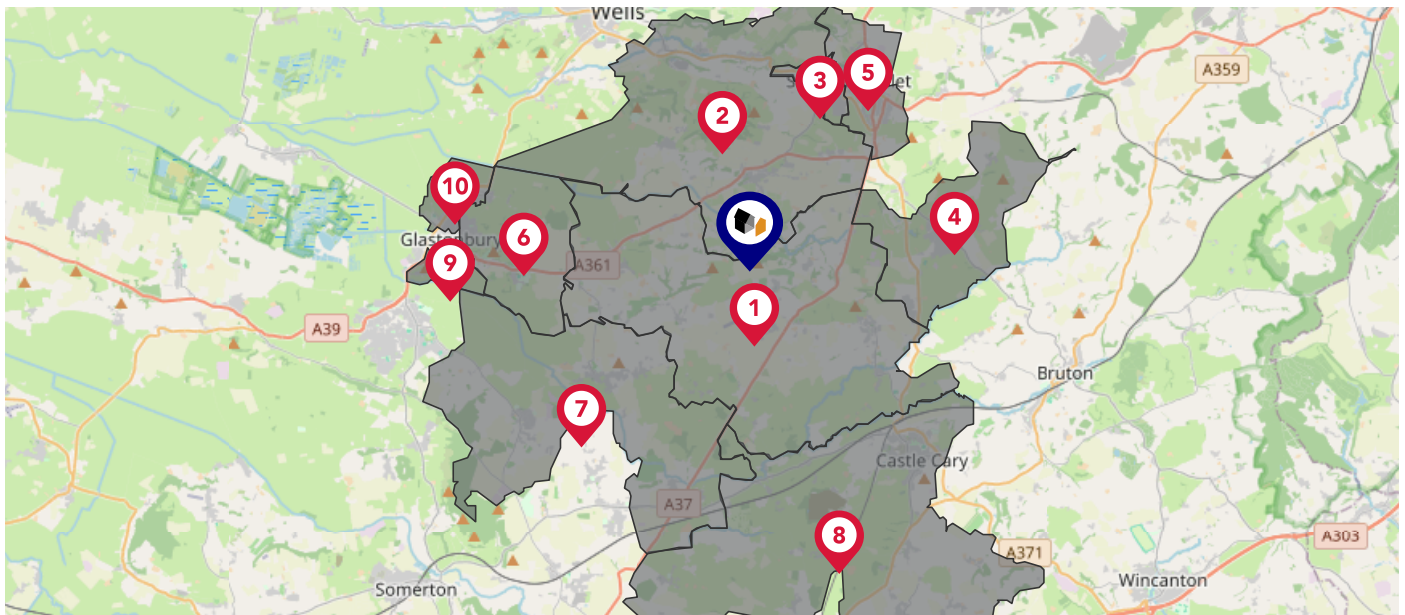
Mine Entry

- ✗ 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.

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



The Pennards and Ditcheat Ward



Croscombe and Pilton Ward



Shepton West Ward



Creech Ward



Shepton East Ward



Glastonbury St. Edmund's Ward



Butleigh and Baltonsborough Ward



Cary Ward



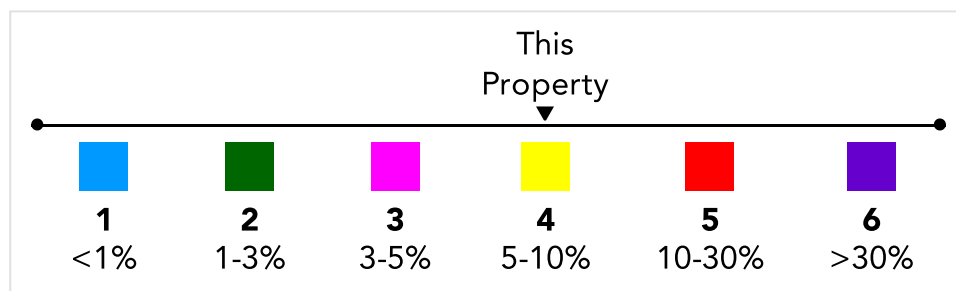
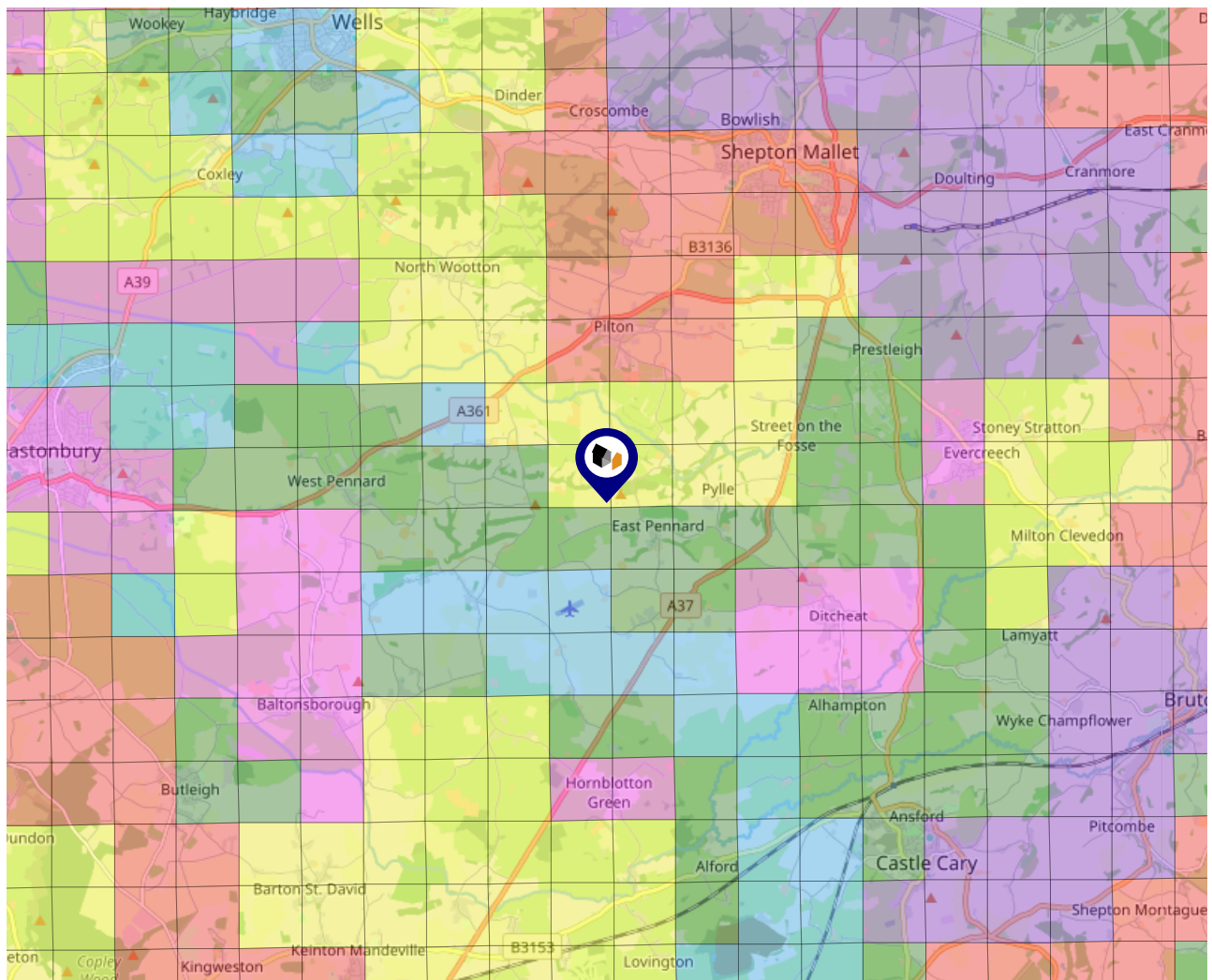
Glastonbury St. Mary's Ward



Glastonbury St. John's Ward

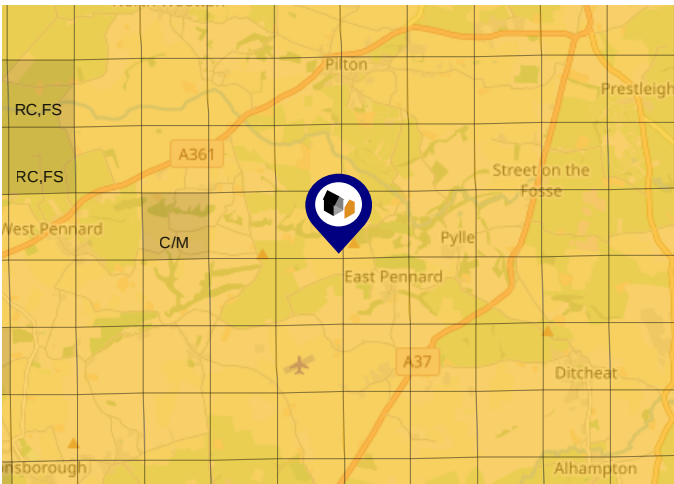
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

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



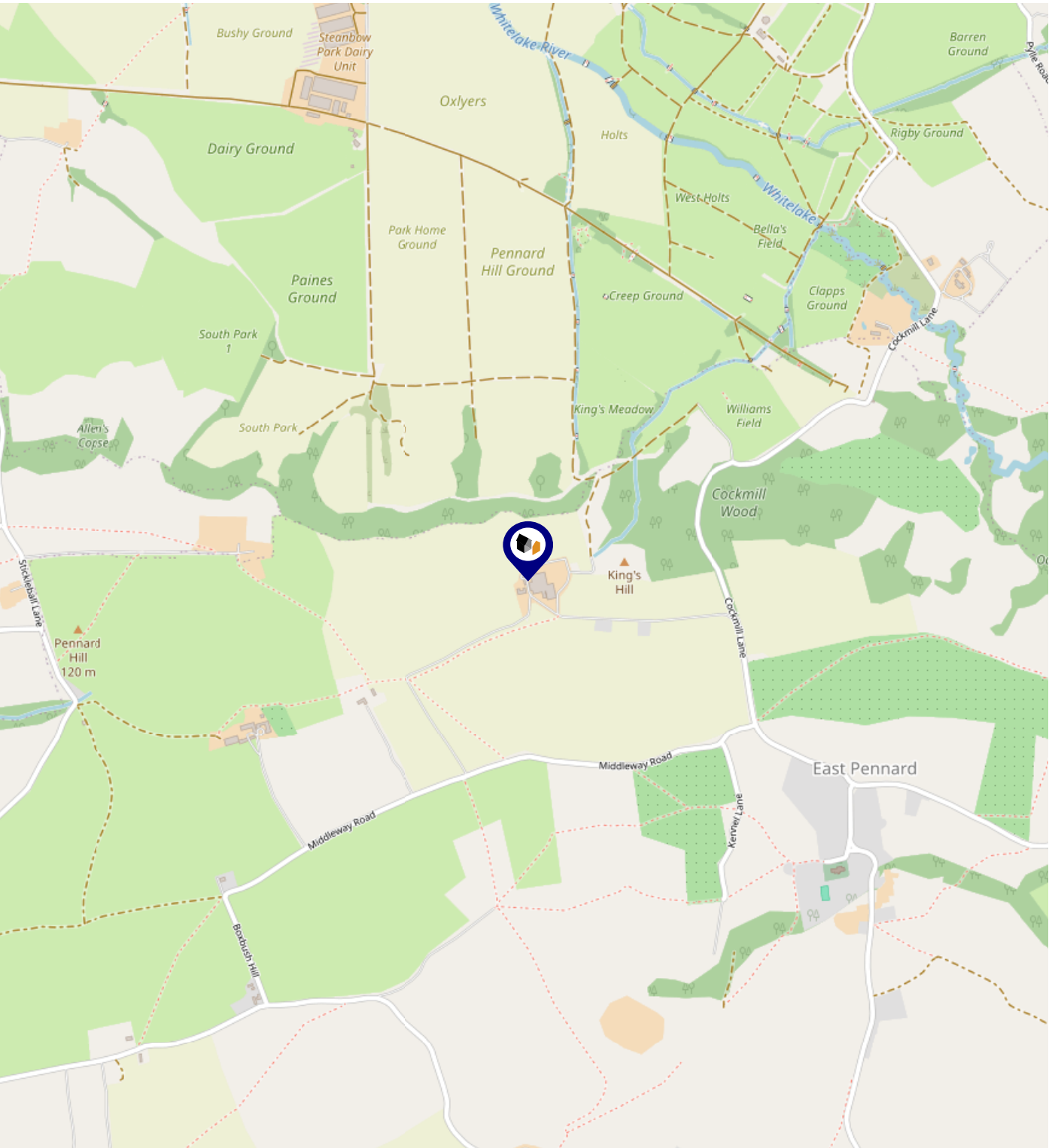
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

COOPER
AND
TANNER



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
 1058485 - Pennard Hill Farmhouse	Grade II	0.0 miles
 1058495 - Great Rusham	Grade II	0.3 miles
 1222158 - Stables With Coach House To Pennard House	Grade II	0.5 miles
 1058494 - The Home Farmhouse	Grade II	0.5 miles
 1222134 - Old School	Grade II	0.6 miles
 1345215 - Churchyard Cross	Grade II	0.6 miles
 1058492 - Gate Piers And Gates On Roadside At The Main Driveway Entrance To Pennard House	Grade II	0.6 miles
 1345179 - Pennard House	Grade II	0.6 miles
 1345044 - Cockmill Farmhouse	Grade II	0.7 miles
 1058491 - The Old Rectory	Grade II	0.7 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

No gas supply

Central Heating

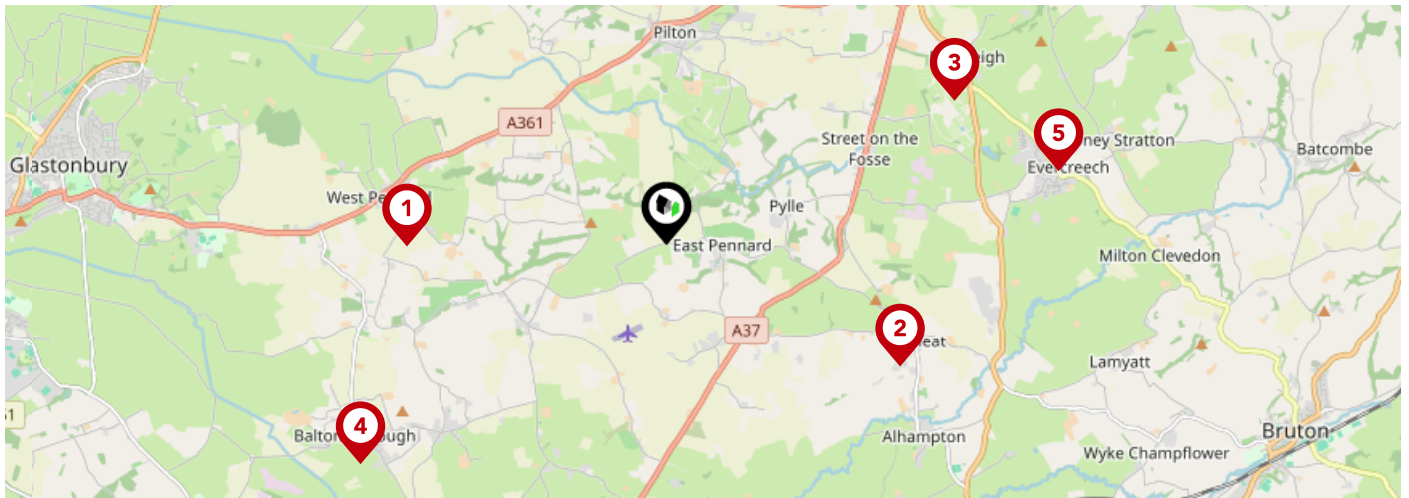
Oil central heating

Water Supply

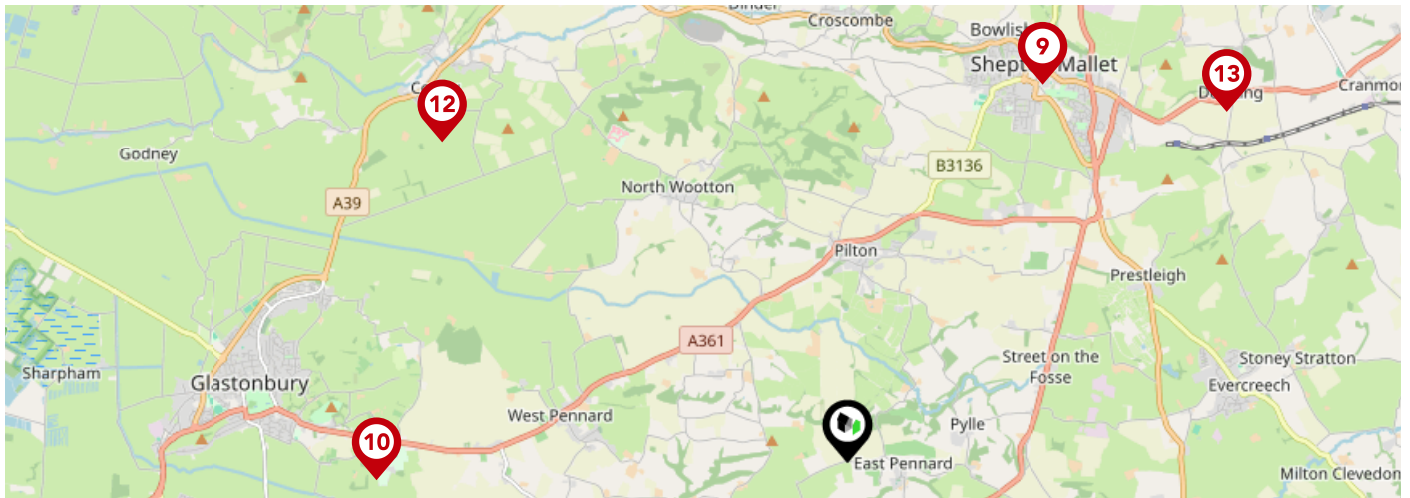
Mains

Drainage

Septic Tank



		Nursery	Primary	Secondary	College	Private
1	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:2.4	☐	☒	☐	☐	☐
2	Ditchheat Primary School Ofsted Rating: Good Pupils: 91 Distance:2.47	☐	☒	☐	☐	☐
3	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:3	☐	☐	☒	☐	☐
4	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:3.5	☐	☒	☐	☐	☐
5	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.72	☐	☒	☐	☐	☐
6	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:3.8	☐	☒	☐	☐	☐
7	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:3.8	☐	☒	☐	☐	☐
8	Whitstone Ofsted Rating: Good Pupils: 584 Distance:3.85	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:3.94	☐	☒	☐	☐	☐
10	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:4.38	☐	☐	☒	☐	☐
11	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:4.6	☐	☐	☒	☐	☐
12	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:4.8	☐	☒	☐	☐	☐
13	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:4.8	☐	☒	☐	☐	☐
14	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:4.94	☐	☒	☐	☐	☐
15	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:5.05	☐	☒	☐	☐	☐
16	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:5.31	☐	☒	☐	☐	☐

Cooper and Tanner Testimonials

COOPER
AND
TANNER

Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Important - Please read

Cooper and Tanner

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

