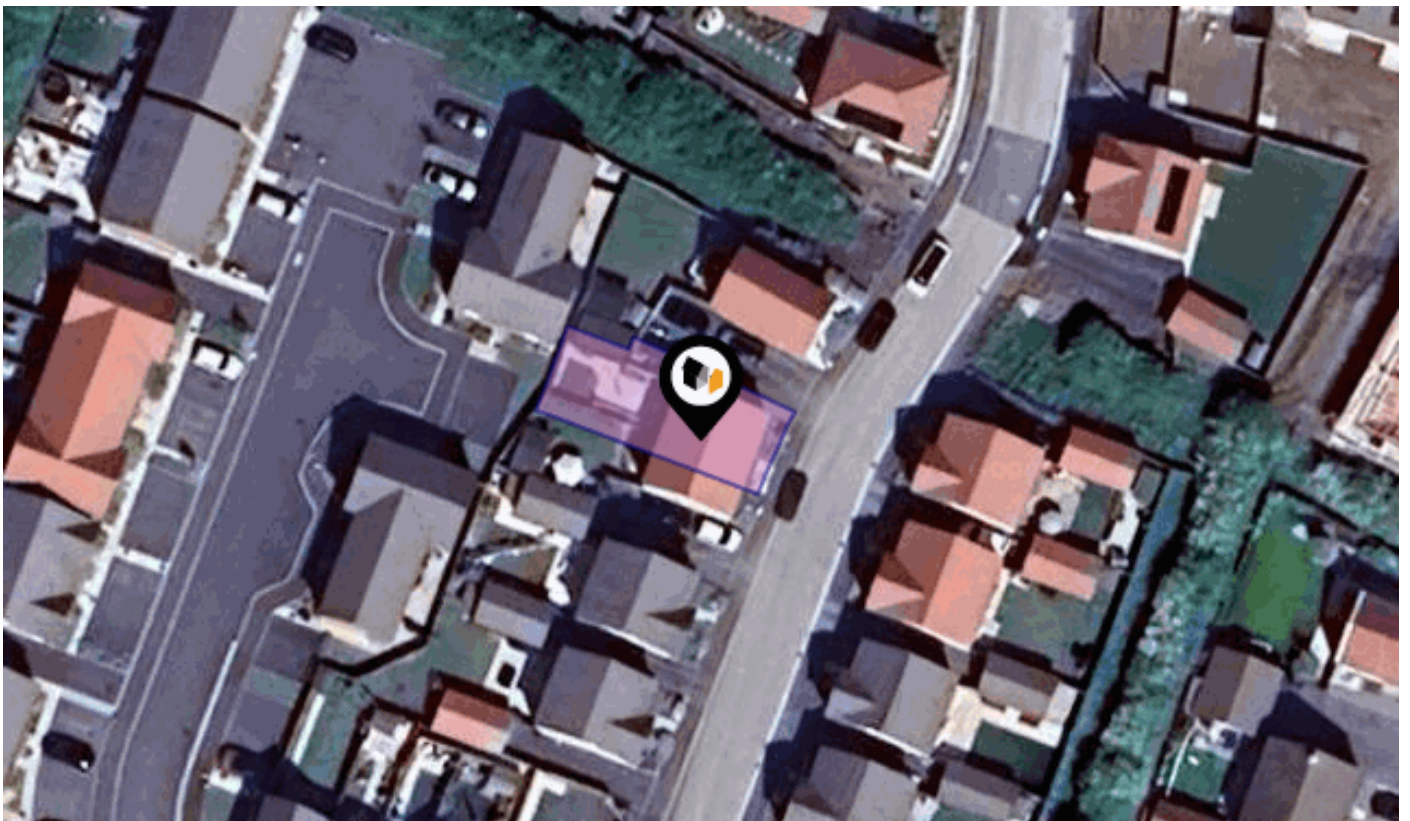




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 22nd May 2026



MAPLE DRIVE, SOMERTON, TA11

Cooper and Tanner

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





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	667 ft ² / 62 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS97640		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	61 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Maple Drive Somerton Somerset TA11 6FS**

Reference - 24/01997/PDE	
Decision:	Decided
Date:	27th August 2024
Description:	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 3.90m (ii) the maximum height of the extension is 2.90m (iii) the height at the eaves of the extension is 2.10m

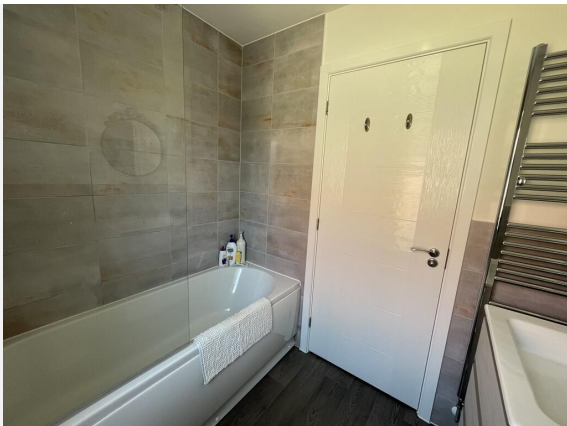
Planning records for: **3 Maple Drive Somerton Somerset TA11 6FS**

Reference - 21/03549/PDE	
Decision:	Decided
Date:	15th November 2021
Description:	Proposed rear extension (i) the projection of the rear extension beyond the rear wall is 3.90m (ii) the maximum height of the extension is 3.20m (iii) the height at the eaves of the extension is 2.10m.

Planning records for: **14 Maple Drive Somerton Somerset TA11 6FS**

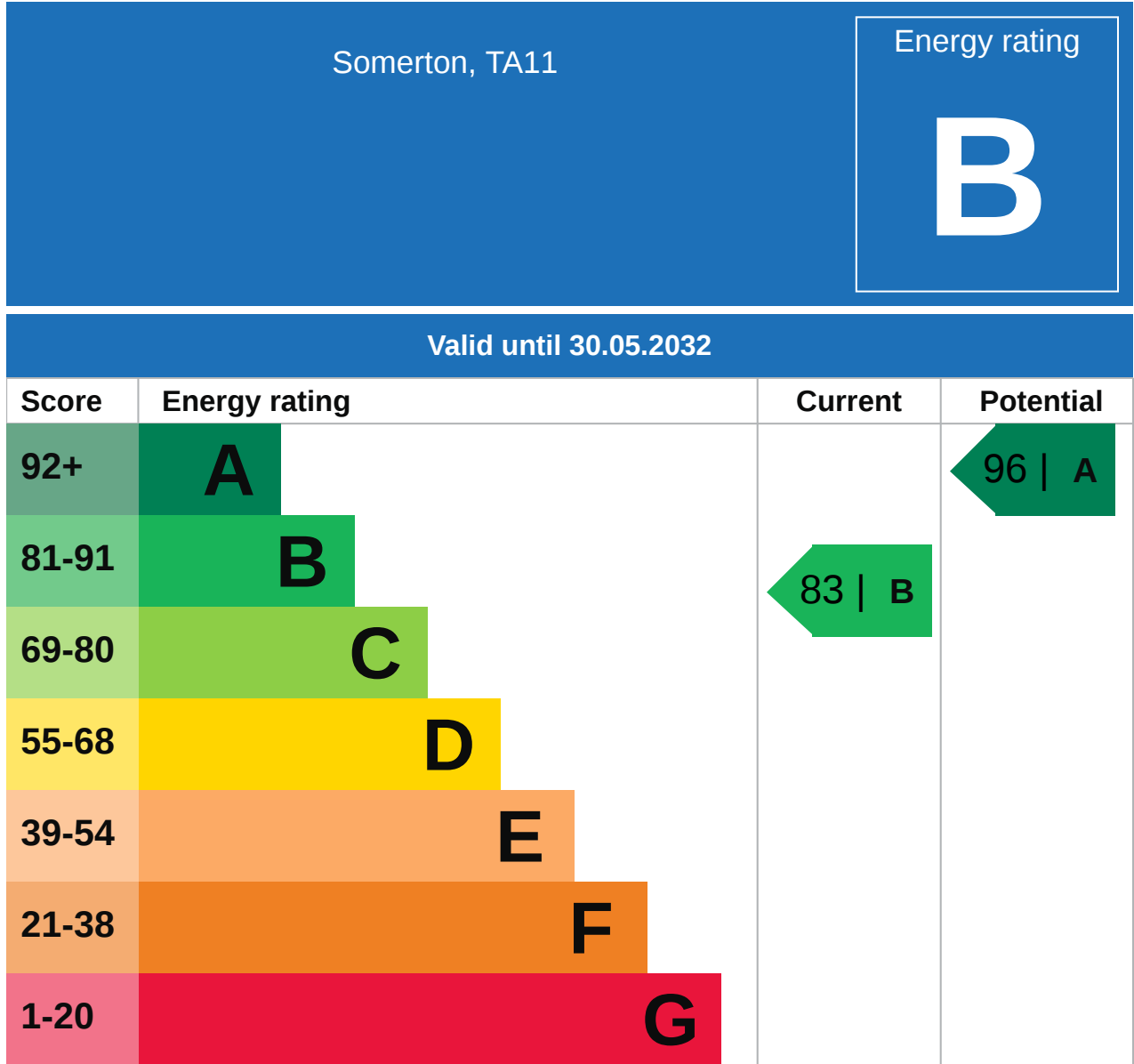
Reference - 22/01379/HOU	
Decision:	Approved
Date:	06th May 2022
Description:	Loft conversion including hip to gable roof, dormer windows and rooflights





Property EPC - Certificate

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Property

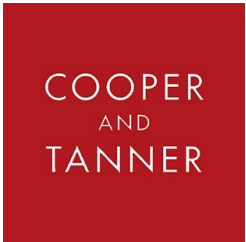
EPC - Additional Data

Additional EPC Data

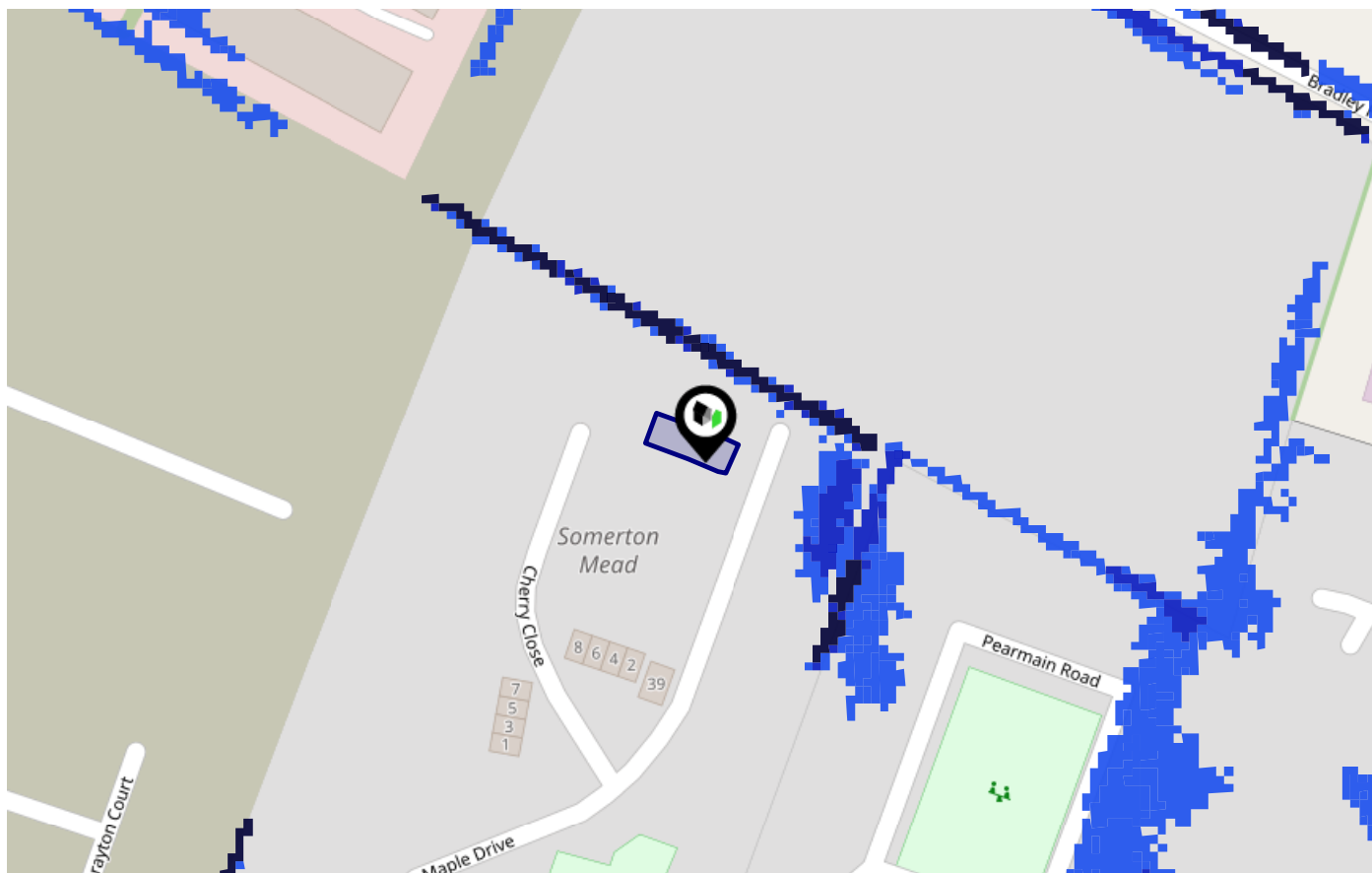
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.23 W/m ² ·K
Total Floor Area:	62 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.

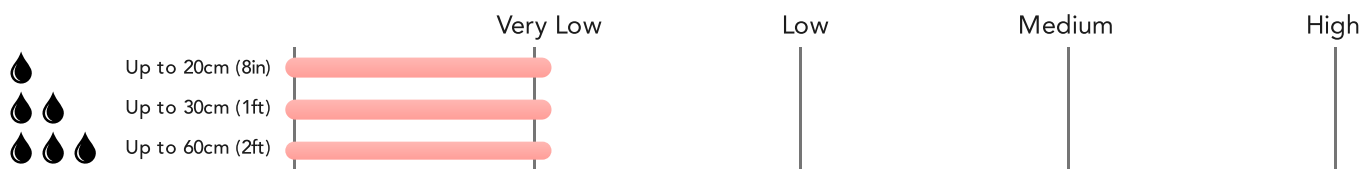


Risk Rating: Very low

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.

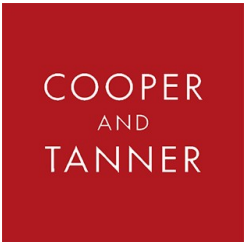
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

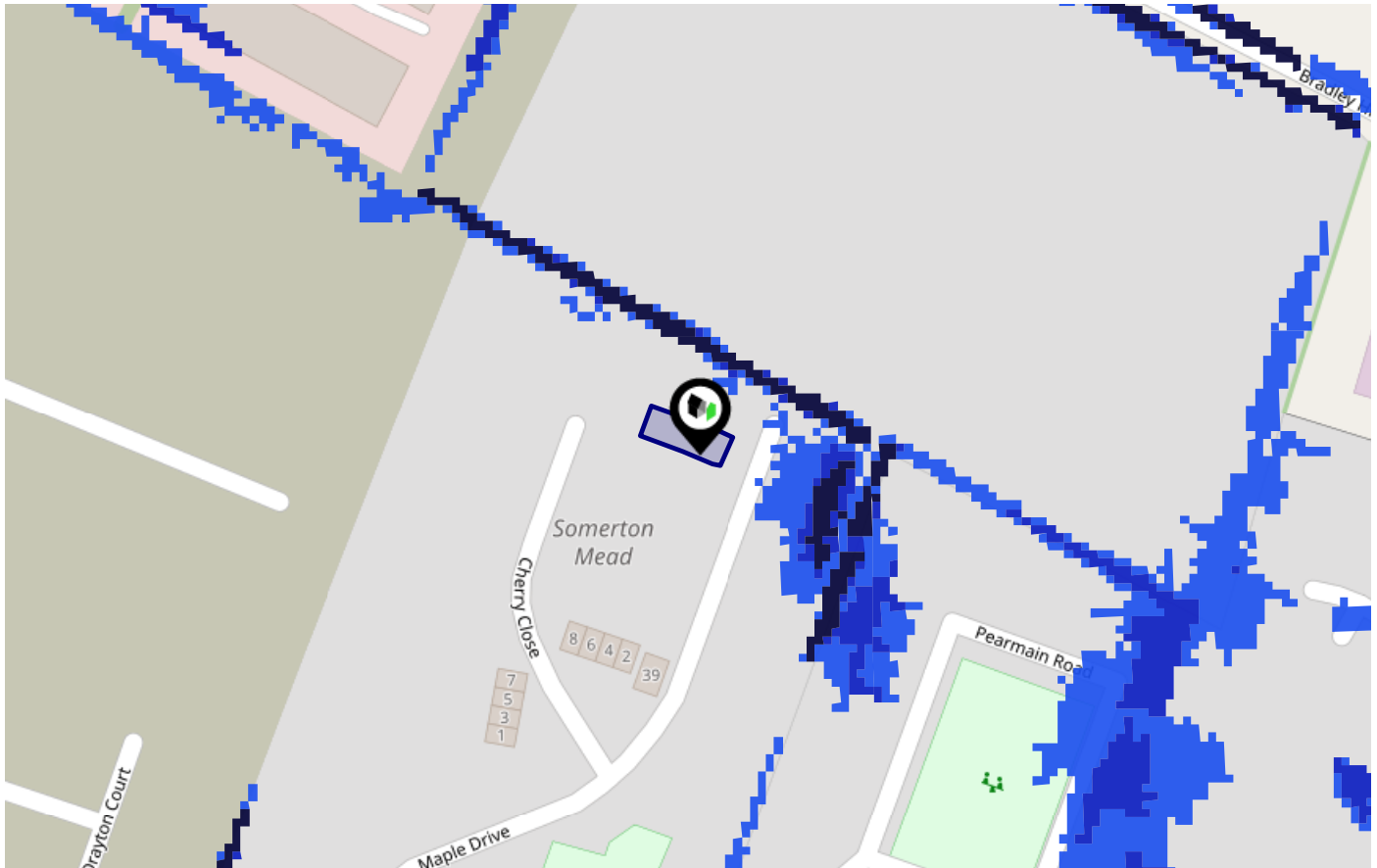


Flood Risk

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:

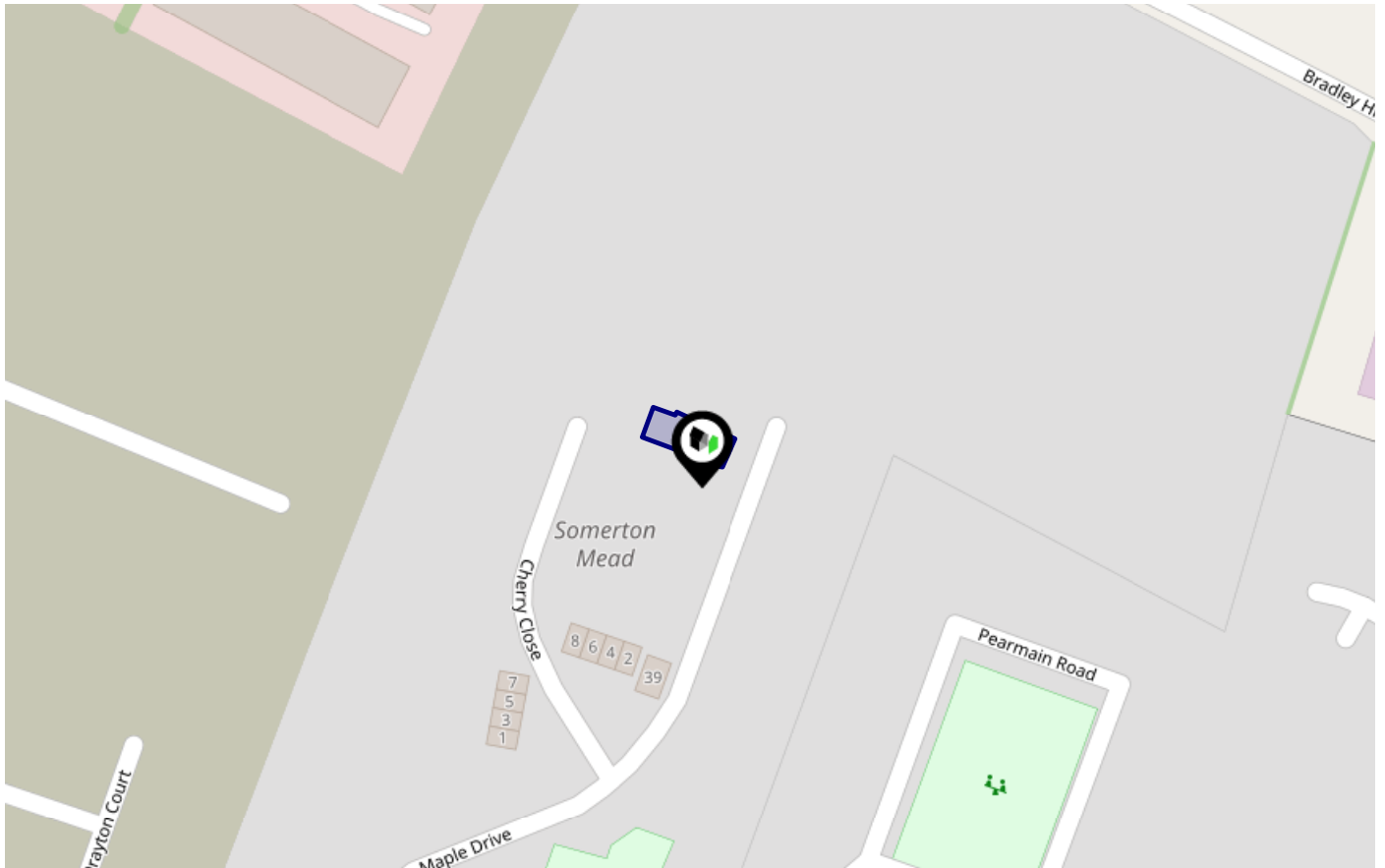


MIR - Material Info

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.

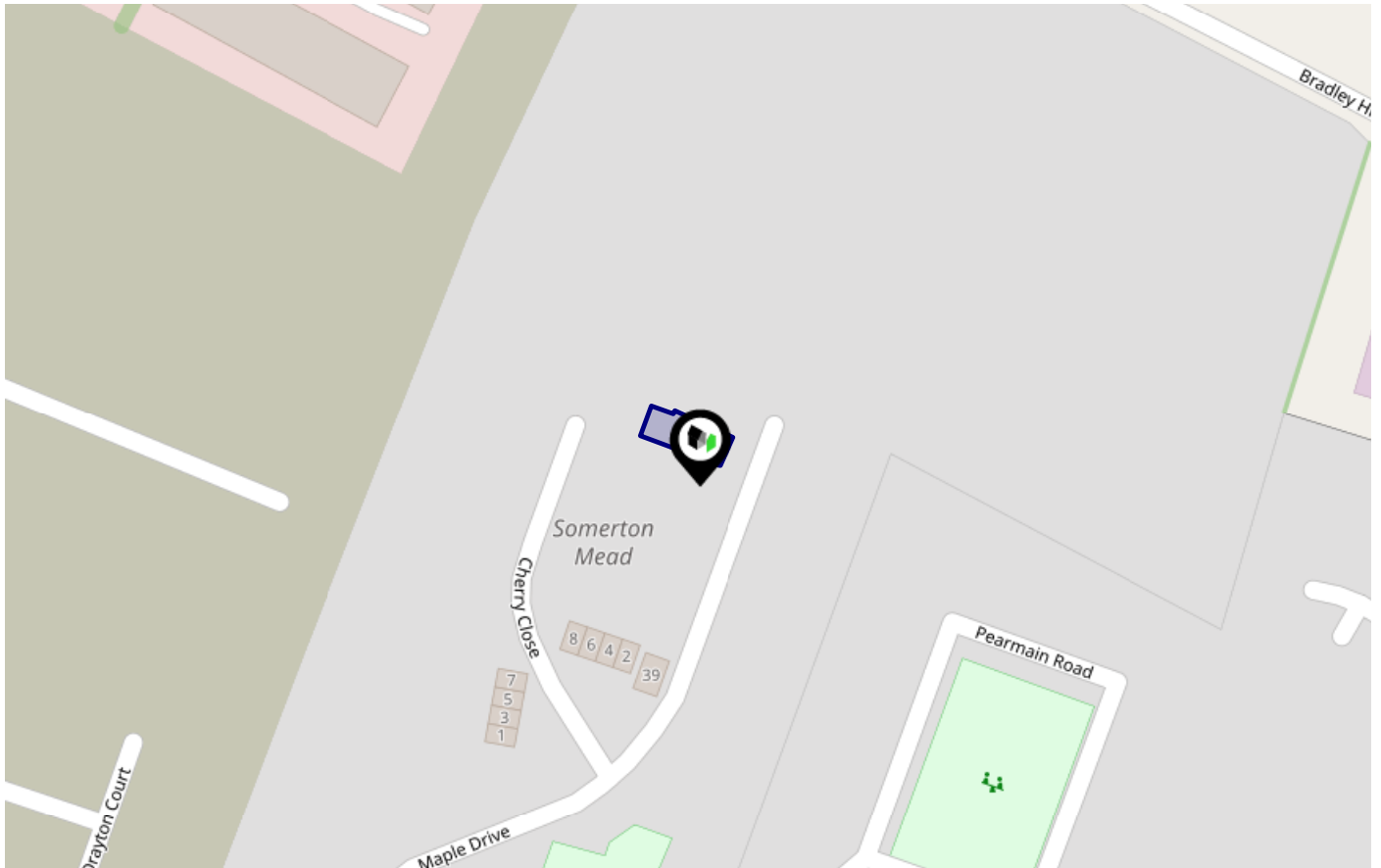
Chance of flooding to the following depths at this property:



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.

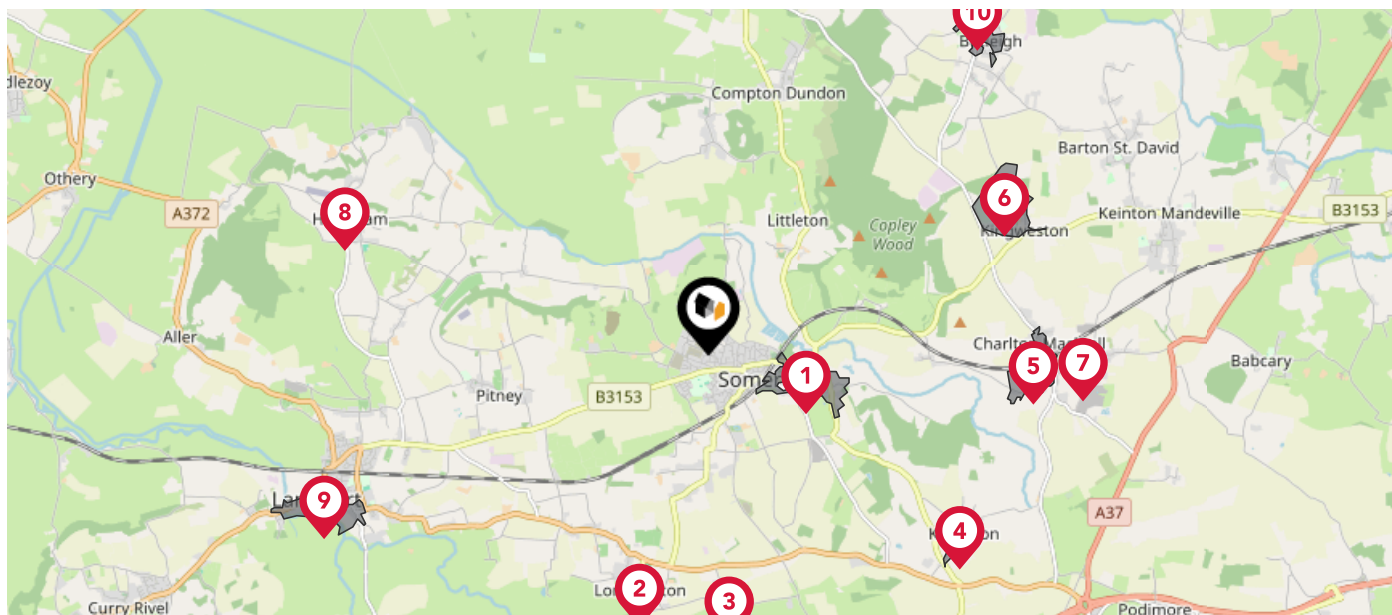
Chance of flooding to the following depths at this property:



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.



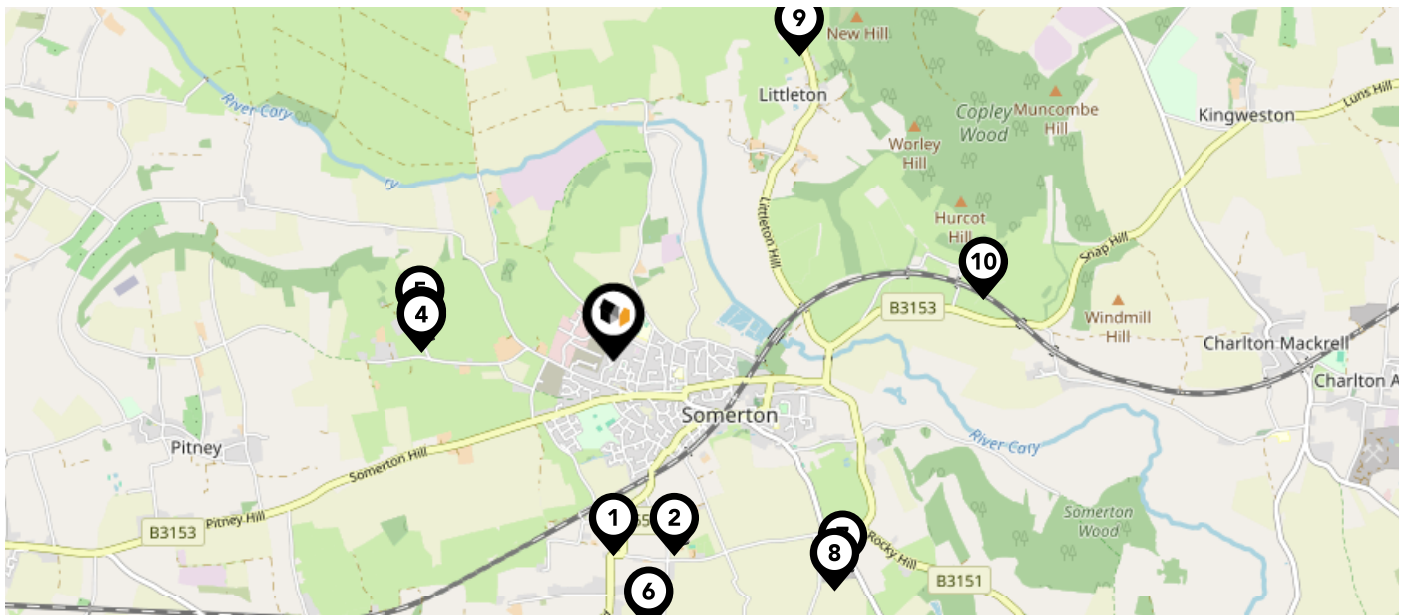
Nearby Conservation Areas

- 1 Somerton
- 2 Long Sutton
- 3 Knole
- 4 Kingsdon
- 5 West Charlton and Charlton Mackrell
- 6 Kingweston
- 7 Charlton Adam
- 8 High Ham
- 9 Langport and Huish Episcopi
- 10 Butleigh

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

1	Melbury-Somerton	Historic Landfill
2	Badgers Cross-Somerton, Somerset	Historic Landfill
3	Whiscombe Hill Landfill Site-Whiscombe Hill, Somerton, Somerset	Historic Landfill
4	No name provided by source	Active Landfill
5	Whiscombe Hill Landfill Site-Somertonfield Road, Somerton, Somerset	Historic Landfill
6	Badgers Cross-Somerton, Somerset	Historic Landfill
7	Catsgore Road-Ashen Cross	Historic Landfill
8	Highbrooks Road-Ashen Cross	Historic Landfill
9	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
10	Higher Hurcott-Taunton, Somerton, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

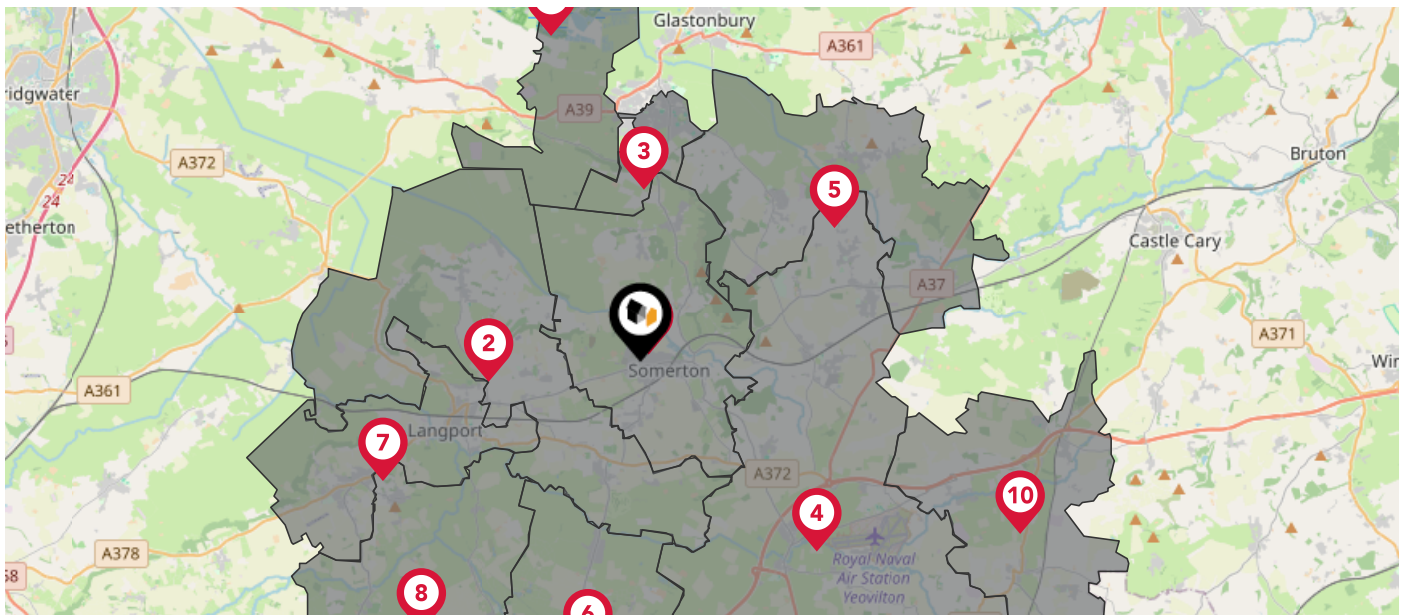
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Council Wards

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

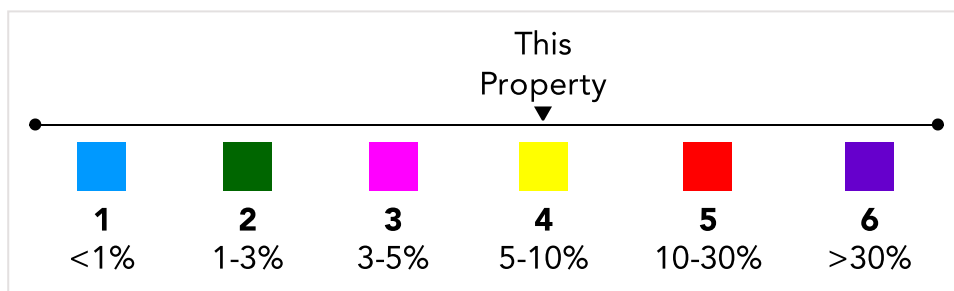
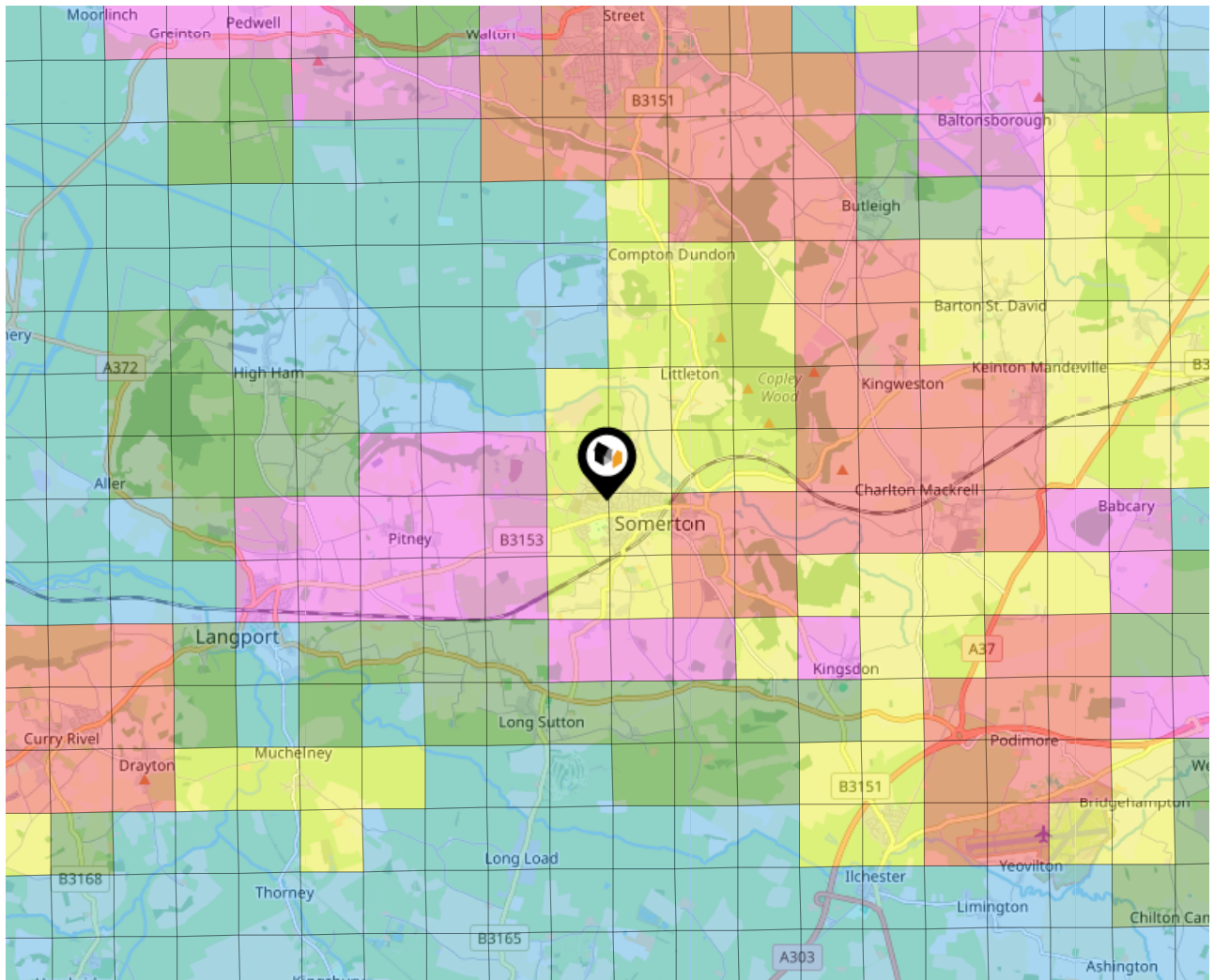


Nearby Council Wards

- 1 Wessex Ward
- 2 Turn Hill Ward
- 3 Street South Ward
- 4 Northstone, Ivelchester & St. Michael's Ward
- 5 Butleigh and Baltonsborough Ward
- 6 Martock Ward
- 7 Curry Rivel, Huish & Langport Ward
- 8 Burrow Hill Ward
- 9 Moor Ward
- 10 Camelot Ward

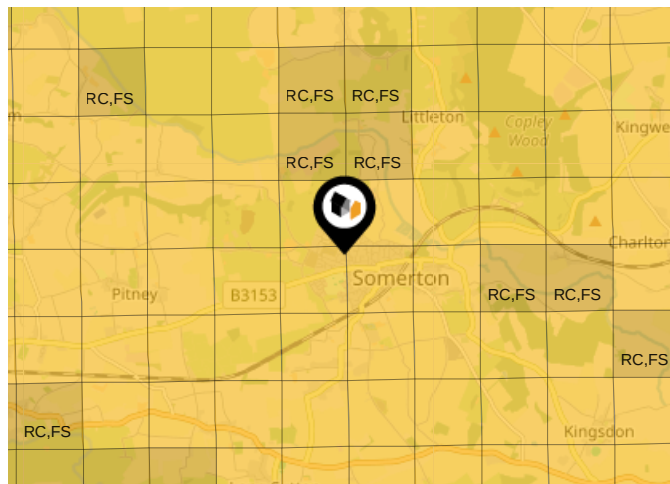
What is Radon?

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



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

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

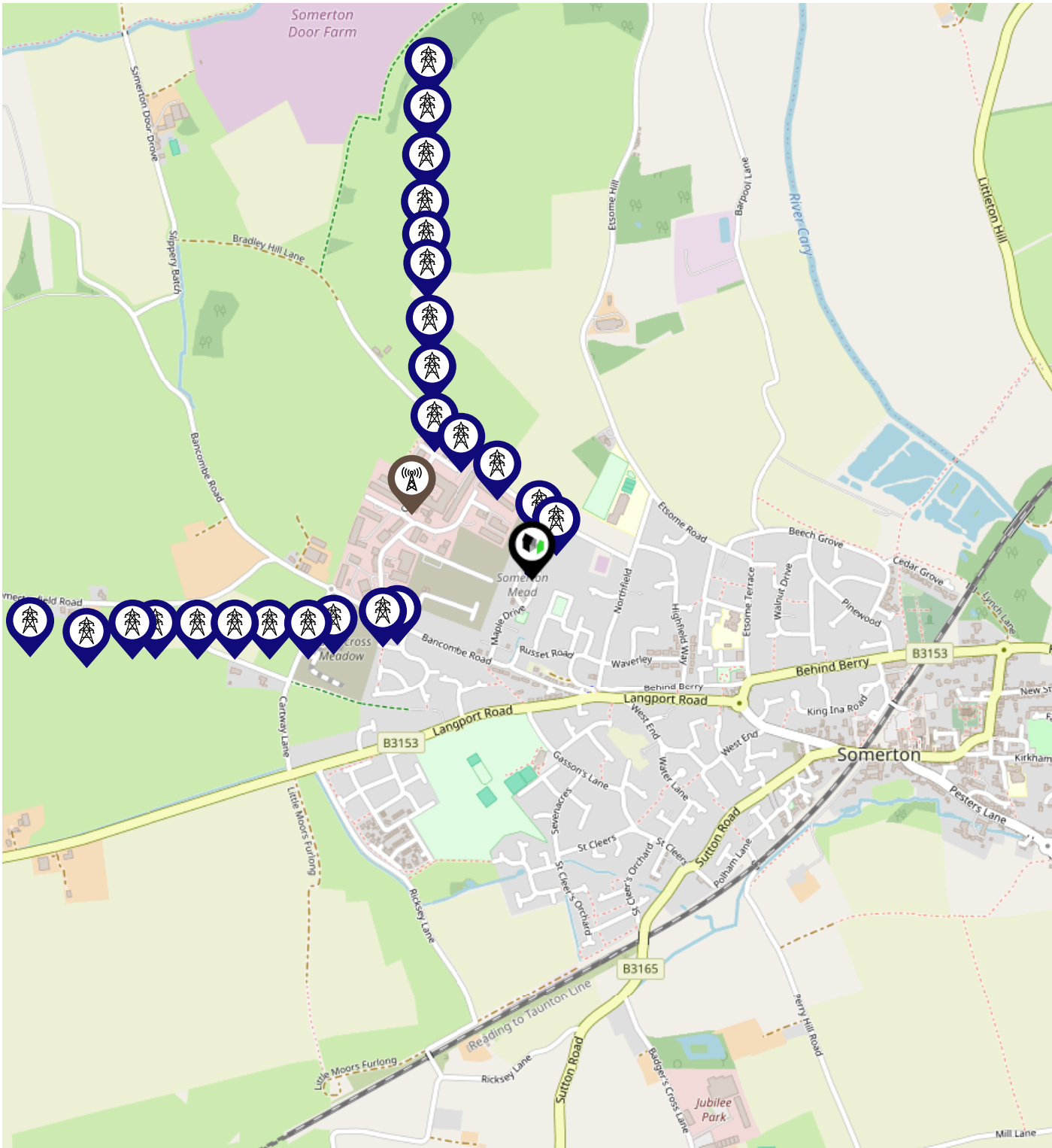


Primary Classifications (Most Common Clay Types)



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

Local Area Masts & Pylons

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Key:

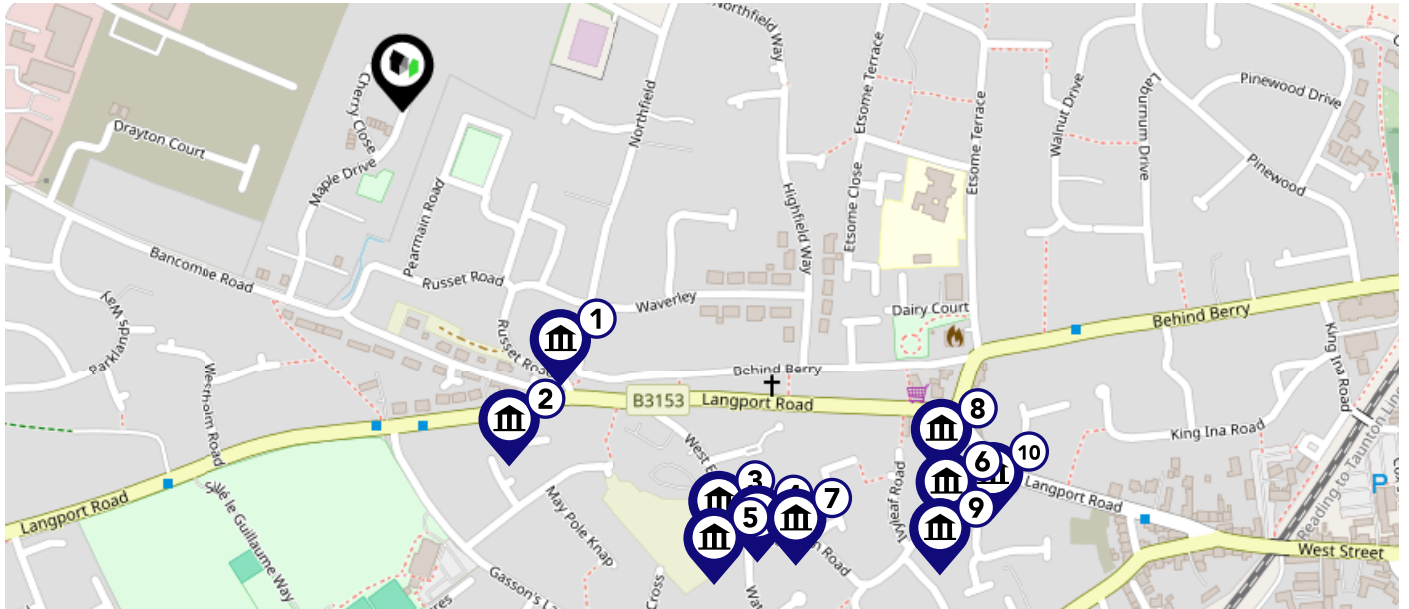
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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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



1056671 - Northfield Farmhouse With Laburnum Cottage

Grade II

0.2 miles



1056691 - Pipers Green

Grade II

0.2 miles



1177914 - The Manse

Grade II

0.3 miles



1056681 - Maypole Knap House

Grade II

0.3 miles



1056680 - Lomans, With Front Boundary Wall

Grade II

0.3 miles



1177929 - Ballacree

Grade II

0.4 miles



1056686 - Camden House

Grade II

0.4 miles



1346031 - Coundon House And Sage Cottage

Grade II

0.4 miles



1056682 - Home Farmhouse And Attached Outbuildings

Grade II

0.4 miles



1346028 - School House

Grade II

0.4 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

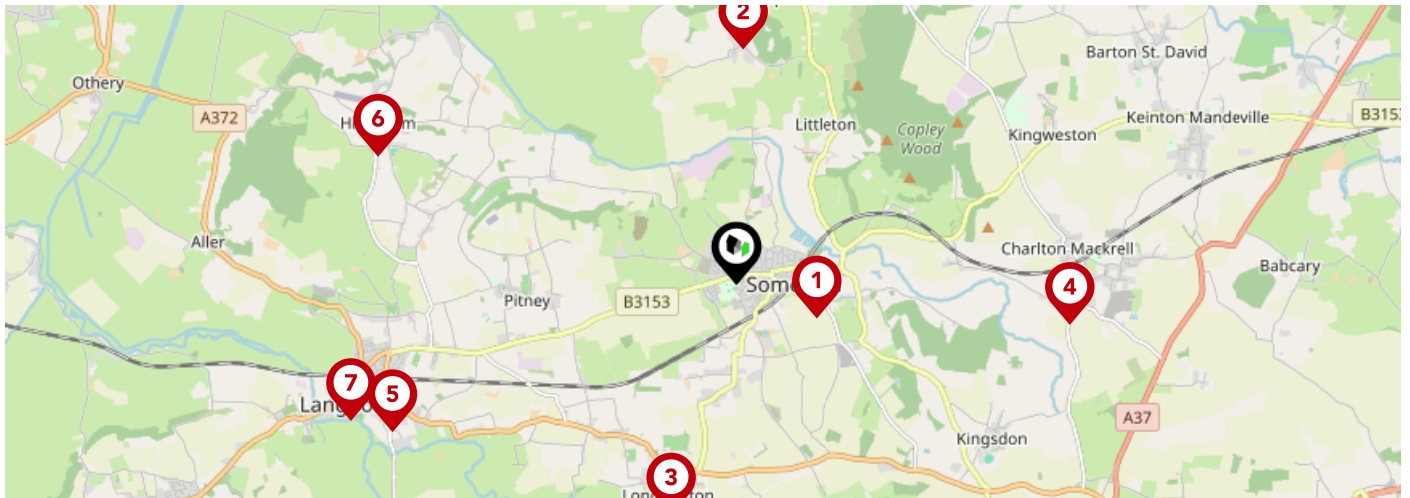
Gas Central Heating

Water Supply

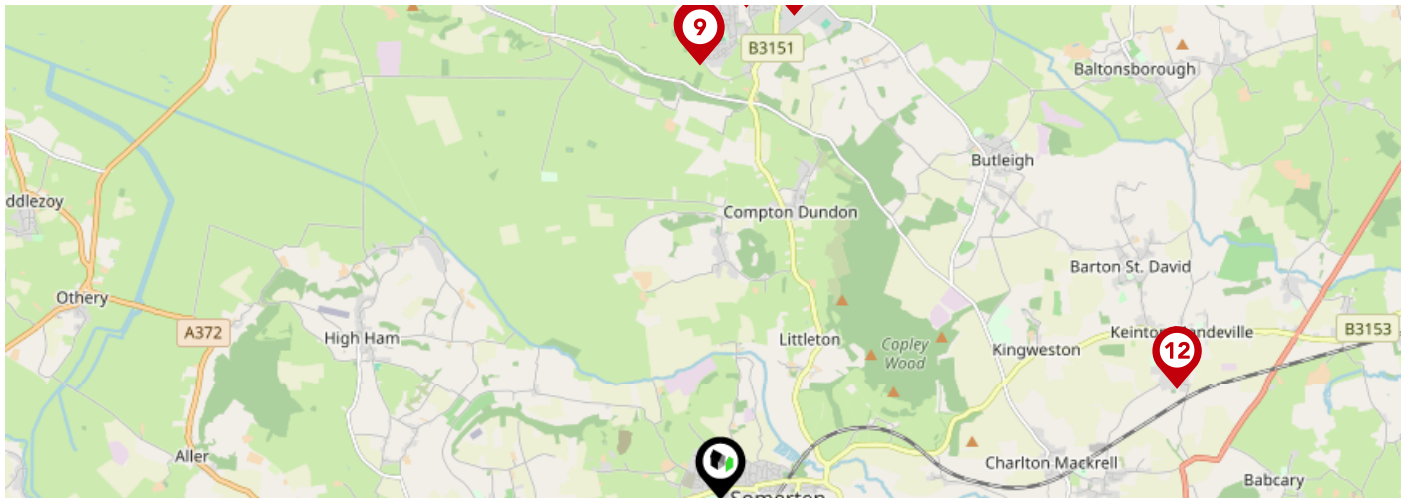
Mains

Drainage

Mains



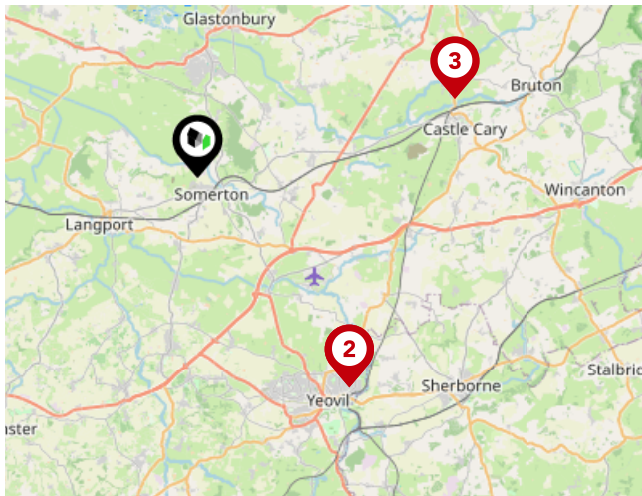
		Nursery	Primary	Secondary	College	Private
1	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Huish Episcopi Academy Ofsted Rating: Not Rated Pupils: 1345 Distance:3.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Huish Episcopi Primary School Ofsted Rating: Good Pupils: 194 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Avalon School Ofsted Rating: Good Pupils: 65 Distance:4.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ilchester Community School Ofsted Rating: Good Pupils: 301 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chilton Bridge School Ofsted Rating: Good Pupils: 42 Distance:4.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:4.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

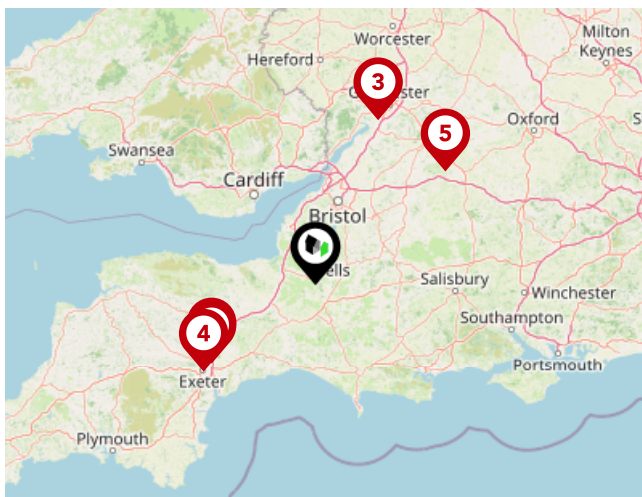
Area Transport (National)

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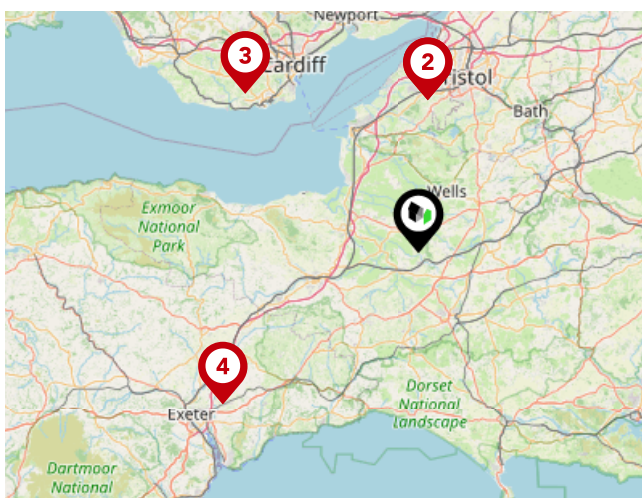
National Rail Stations

Pin	Name	Distance
1	Yeovil Pen Mill Rail Station	9.67 miles
2	Yeovil Pen Mill Rail Station	9.67 miles
3	Castle Cary Rail Station	10.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	38.72 miles
2	M5 J30	39.47 miles
3	M5 J13	51.8 miles
4	M5 J31	42.61 miles
5	M4 J16	51.18 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	22.8 miles
2	Felton	22.8 miles
3	Cardiff Airport	34.92 miles
4	Exeter Airport	37.04 miles

Area

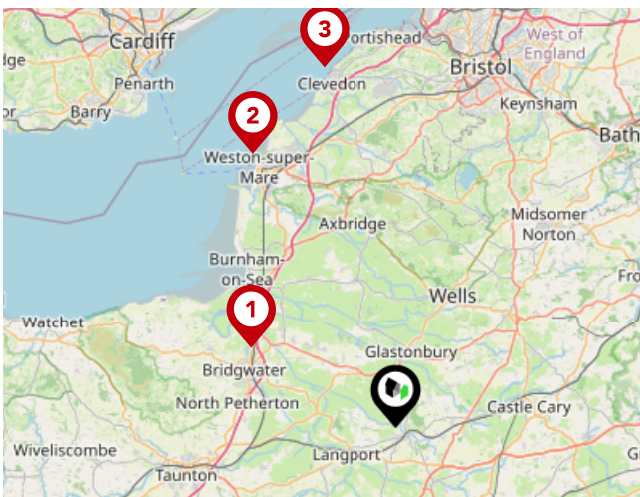
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Gassons Lane	0.2 miles
2	Gassons Lane	0.21 miles
3	Sunnyside	0.23 miles
4	Somerton RFC	0.28 miles
5	Behind Berry	0.39 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	12.29 miles
2	Weston-super-Mare Knightstone Harbour	22.89 miles
3	Clevedon Pier	27.21 miles

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.



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