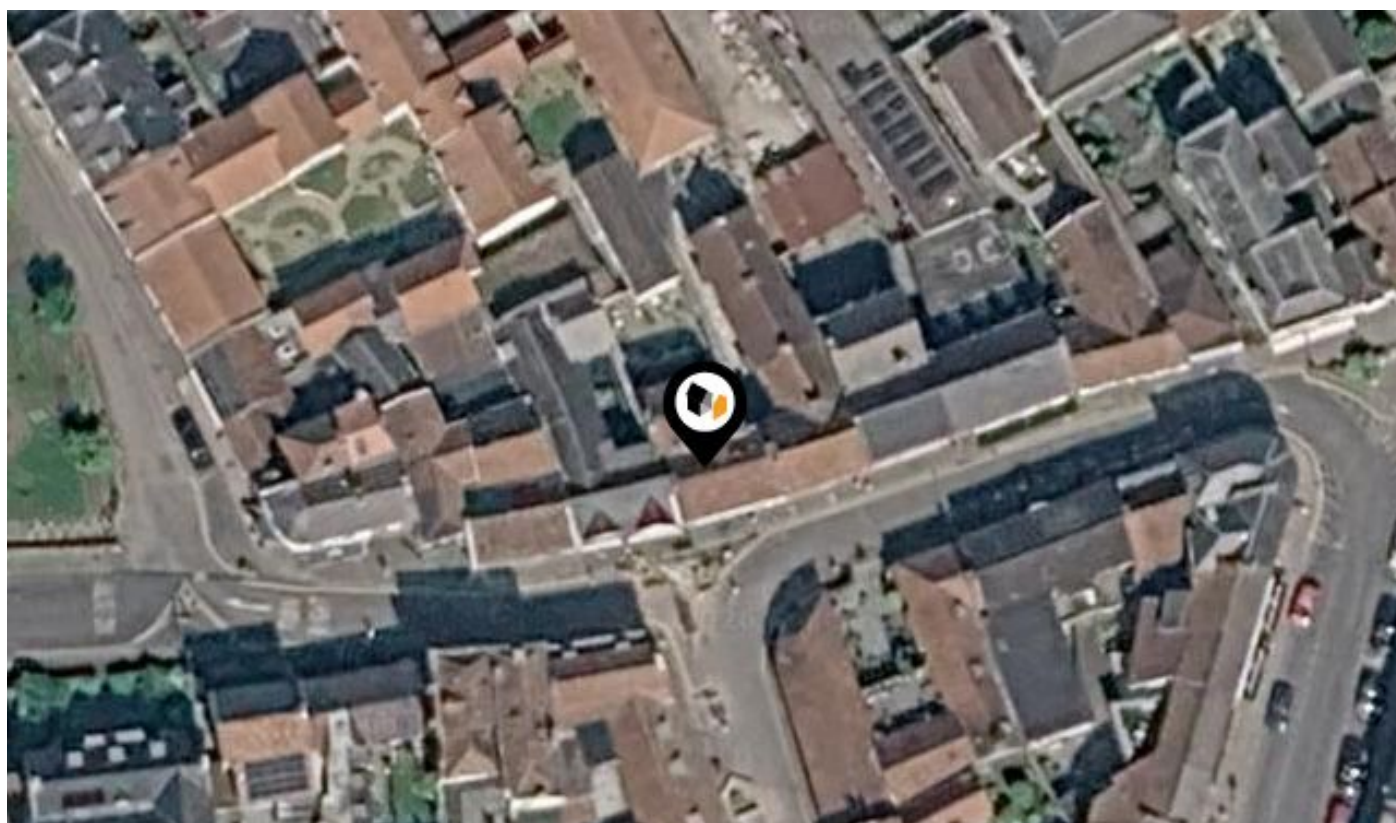




MIR: Material Info

The Material Information Affecting this Property

Thursday 30th July 2026



74A, HIGH STREET, WELLS, BA5

Cooper and Tanner

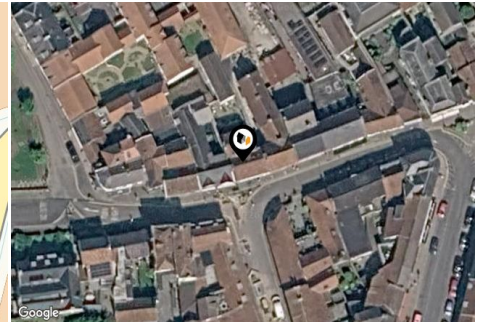
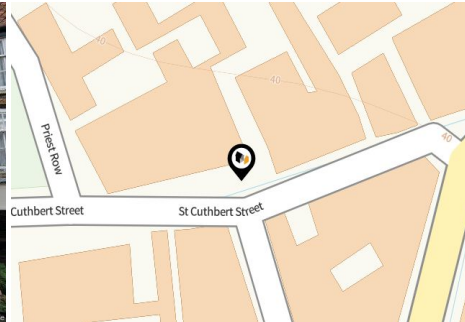
32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	775 ft ² / 72 m ²
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,707

Local Area

Local Authority:	Somerset
Conservation Area:	Wells
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	110 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *78 High Street Wells Somerset BA5 2AJ*

Reference - 2024/2060/APP
Decision: Decided
Date: 13th November 2024
Description: Approval of details reserved by condition 4 (Materials - Hand Painted Sign) on listed building consent 2024/0990/LBC
Reference - 111974/003
Decision: Approval with Conditions
Date: 01st October 2007
Description: Alterations to shop front. (DEL)
Reference - 2020/0473/FUL
Decision: Decided
Date: 27th February 2020
Description: Change of use from Class B1 (office) to Class D1 (osteopathy, massage) & associated internal works.
Reference - 2023/0125/FUL
Decision: Decided
Date: 25th January 2023
Description: Change of use of a vacant shop previously used as a Subway to a traditional kebab house

Planning records for: *78 High Street Wells Somerset BA5 2AJ*

Reference - 2023/0682/LBC
Decision: Decided
Date: 18th April 2023
Description: Change of use of a vacant shop previously used as a Subway to a traditional kebab house

Reference - 2024/0990/LBC
Decision: Decided
Date: 03rd June 2024
Description: New shopfront & entrance door, signage to side elevation & internal ground floor partition.

Reference - 111974/004
Decision: Approval with Conditions
Date: 01st October 2007
Description: Proposed shop front alterations. (DEL)

Reference - 2020/0474/LBC
Decision: Decided
Date: 27th February 2020
Description: Erection of stud walls to divide room.

Planning records for: **78 High Street Wells Somerset BA5 2AJ**

Reference - 2024/1587/ADV	
Decision:	Decided
Date:	06th September 2024
Description:	Proposed hand painted signage to west elevation & signage lettering to be fixed to existing sign board above shopfront along High Street

Planning records for: **Rear of 64 High Street Wells Somerset BA5 2AJ**

Reference - 2011/1172	
Decision:	No Objection
Date:	13th May 2011
Description:	Proposed felling of two trees in a Conservation Area.

Reference - 2018/0200/TCA	
Decision:	TPO Not Required (No Objection)
Date:	23rd January 2018
Description:	Proposed felling of a holly bush and pruning of a Birch

Reference - 22/22/0024	
Decision:	Decided
Date:	29th November 2022
Description:	Variation of Condition No. 02 (approved plans) of application 22/20/0010 to construct 2 No. dormer windows to the front elevation, construction of balcony to the rear and for painted render finish to the rear extension and dwelling at Hurley View, Raleighs Cross Road, Lydeard St Lawrence

Planning records for: *Avenue House 64 High Street Wells Somerset BA5 2AJ*

Reference - 2023/0021/TCA	
Decision:	Registered
Date:	06th January 2023
Description:	T1- Birch- reduce ht from 7m to approx 5m. T2- Pear-Prune - reduce from 7m ht to 5m, and spread from 3m to 2.5m.

Reference - 2022/2354/APP	
Decision:	Decided
Date:	29th November 2022
Description:	Approval of details reserved by condition 3 (Submission of Details of Glass Balustrade) on listed building consent 2020/1138/LBC.

Planning records for: *72 High Street Wells Somerset BA5 2AJ*

Reference - 2022/0208/VRC	
Decision:	Decided
Date:	28th January 2022
Description:	Application to vary condition 2 (plans list compliance) of planning approval 2021/0836/LBC to a steel estate boundary fence and re-position garage

Planning records for: *74 High Street, Wells BA5 2AJ*

Reference - 2011/2829	
Decision:	Approval with Conditions
Date:	09th November 2011
Description:	Change of use from A1 retail to A2 financial and professional services

Planning records for: **70 High Street Wells Somerset BA5 2AJ**

Reference - 2025/1058/FUL	
Decision:	Registered
Date:	09th June 2025
Description:	Change of use of first & second floors from betting office (first floor - sui generis) & self-contained flat (second floor C3) to 9 person House in Multiple Occupation (sui generis use) with associated external works including the insertion of a replacement side door, replacement windows & solar panels

Planning records for: **66 High Street Wells Somerset BA5 2AJ**

Reference - 2024/2150/ADV	
Decision:	Decided
Date:	28th November 2024
Description:	Replacement of non-illuminated fascia signs & 1no. non-illuminated projecting sign.

Reference - 2011/0102	
Decision:	Approval with Conditions
Date:	19th January 2011
Description:	Erection of two non-illuminated fascia signs and one non-illuminated hanging sign.

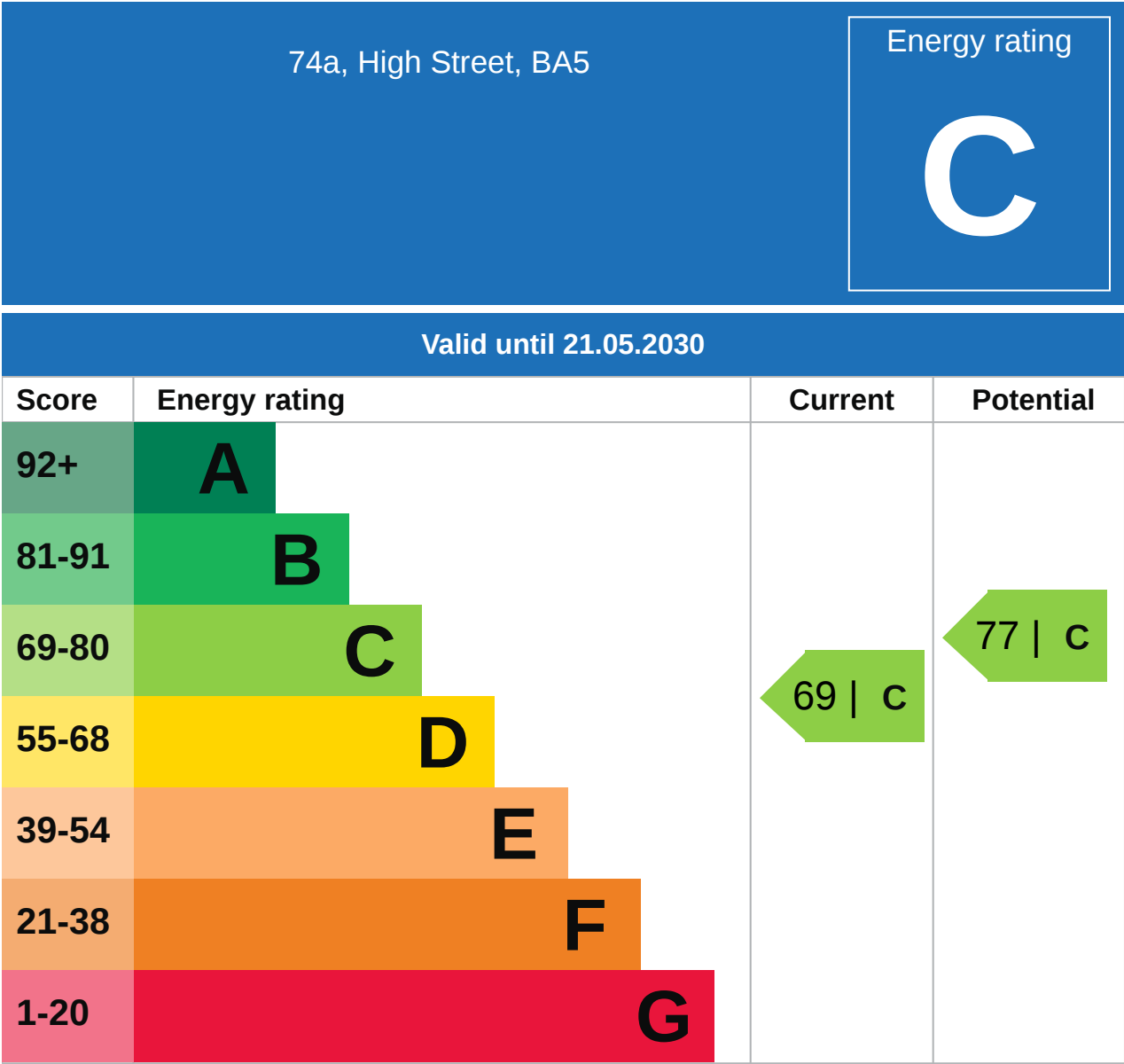
Reference - 2024/2144/LBC	
Decision:	Decided
Date:	28th November 2024
Description:	Replace fascia sign with non-illuminated fascia sign. Replace projecting sign with non-illuminated projecting sign suspended from metal bracket.

Planning records for: *66 High Street Wells BA5 2AJ*

Reference - 2016/1093/LBC
Decision: Approval with Conditions
Date: 17th May 2016
Description: External Alterations Existing shopfront is to be retained and redecorated RAL 7012. Brickwork and stall riser redecorated as existing. Remove 2No. ADT intruder alarm boxes. Relocate 1No. Christmas tree holder, to balance facade. Install new non-illuminated Boots oval and non-illuminated individual lettering. Retain metal bracket and fit new non-illuminated Heritage projecting sign. Install 3No. AC condensers to the rear elevation. Internal Alterations New internal shopfit, including removal of existing fittings. Install new ceilings, flooring coverings, studwork walls. Decorations and fittings in line with Boots Opticians rebranding. New services and associated elements throughout.
Reference - 2011/0087
Decision: Approval
Date: 24th January 2011
Description: Painting the shop front, erection of two non-illuminated fascia signs and one non-illuminated hanging sign and internal alterations.
Reference - 2016/1063/ADV
Decision: Approval with Conditions
Date: 04th May 2016
Description: Installation of non-illuminated individual letters mounted to painted brick facade. Installation of non-illuminated 'Boots' Lozenge sign and installation of traditional style projecting sign on existing bracket.
Reference - 2016/1062/FUL
Decision: Approval with Conditions
Date: 04th May 2016
Description: Prepare & decorate shopfront white with grey door & frames and black stallrisers. Install new 'D' shaped handle to existing door. Install new 'call assistant' bell next to the door. Retain existing metal hanging bracket and install new non-illuminated traditional style hanging sign. Install new non-illuminated individual letters and 'Boots' Lozenge. Install 3no. external A/C units to be located at low level at the rear of the property

Planning records for: *84 High Street Wells Somerset BA5 2AJ*

Reference - 2015/1554/FUL	
Decision:	Approval with Conditions
Date:	14th October 2015
Description:	To erect 3 plain dark green awnings above windows of cafe (amended location plan and declaration received 14th October 2015).



Property

EPC - Additional Data

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Additional EPC Data

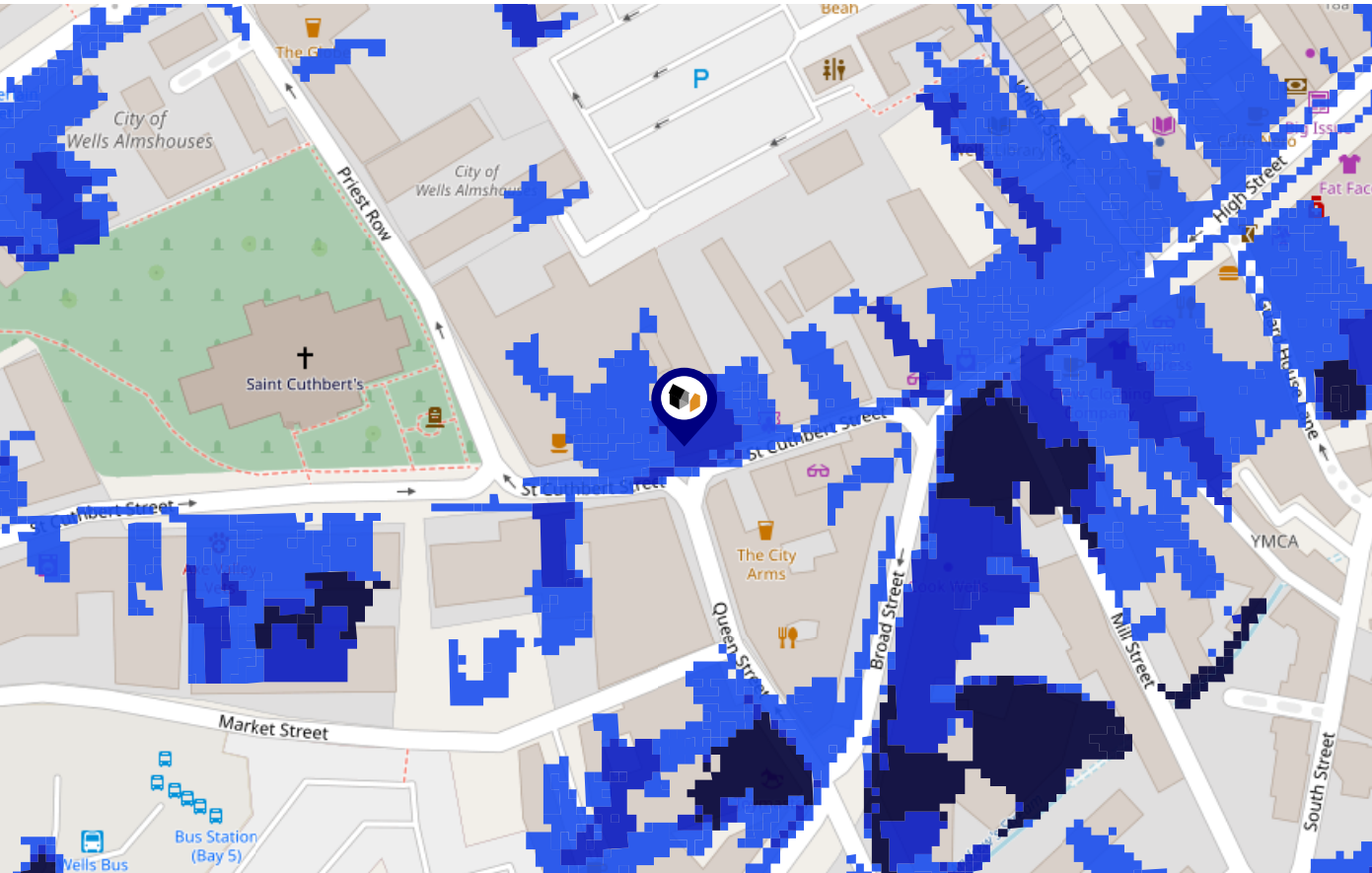
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	72 m ²

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: Medium

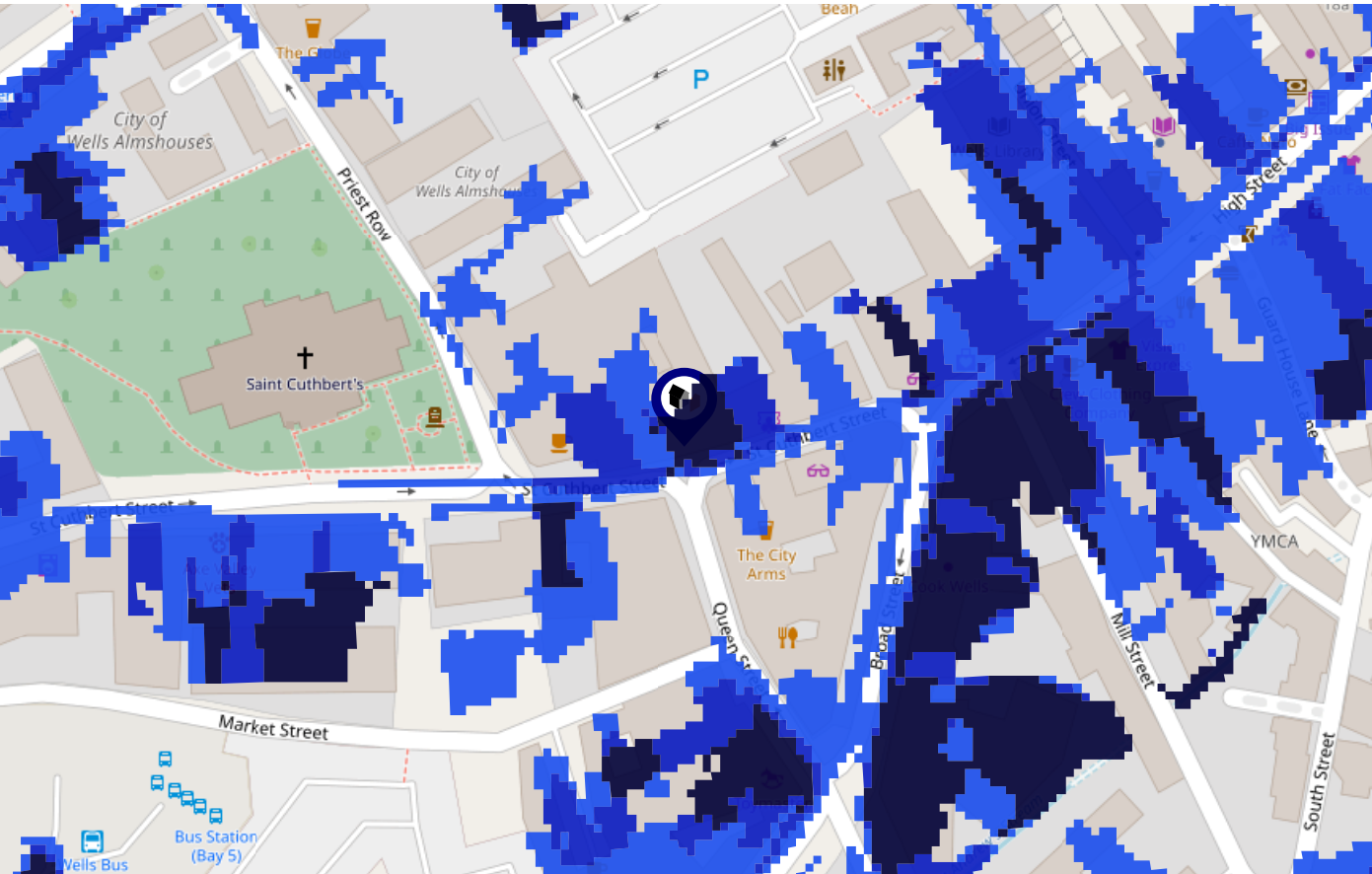
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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: High

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:

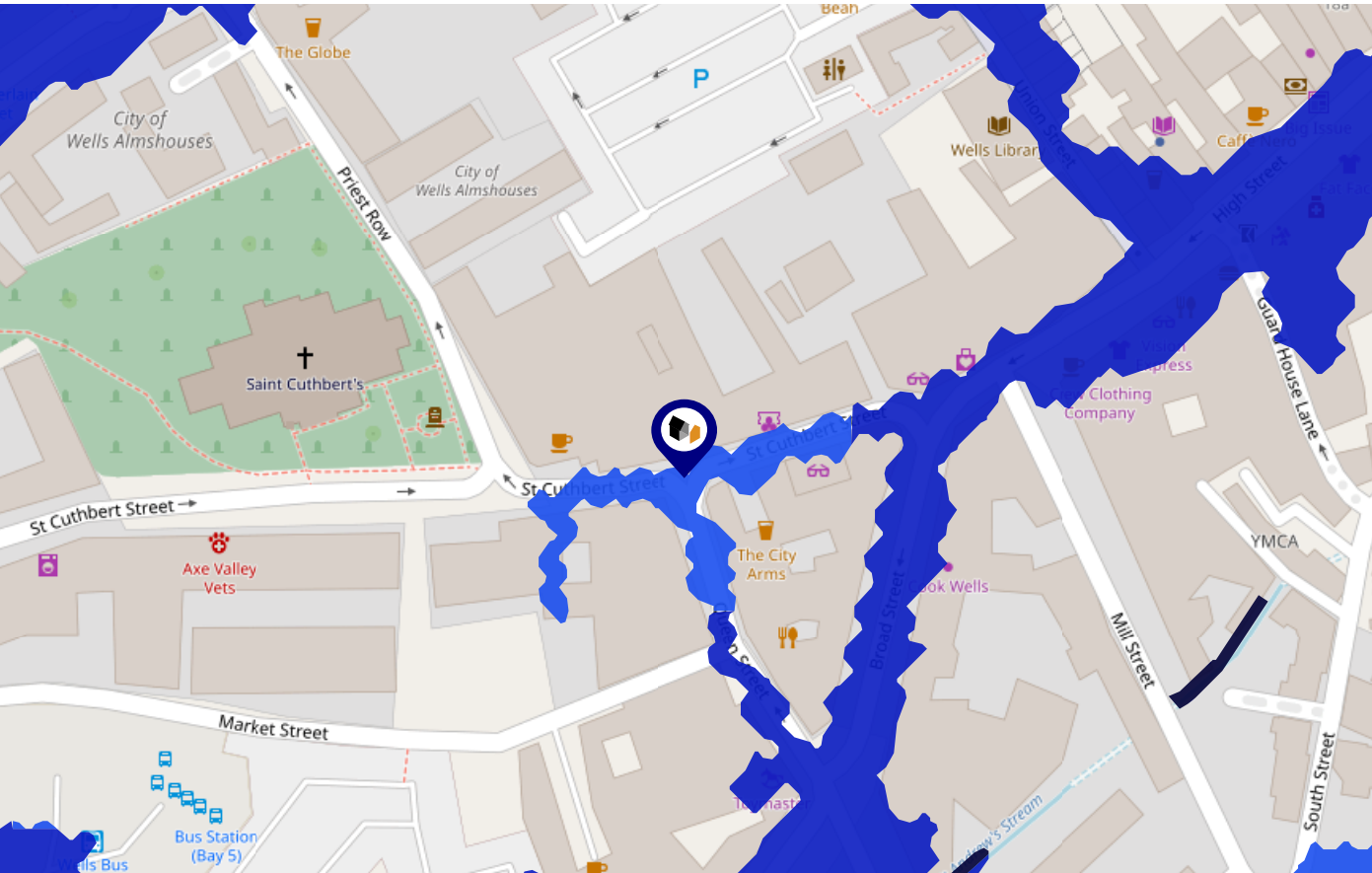


Flood Risk

Rivers & Seas - Flood Risk

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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.

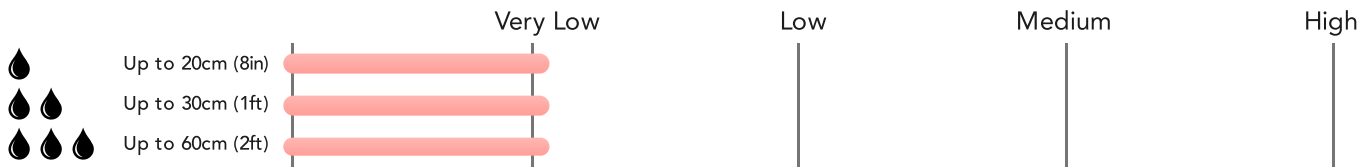


Risk Rating: Very low

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.

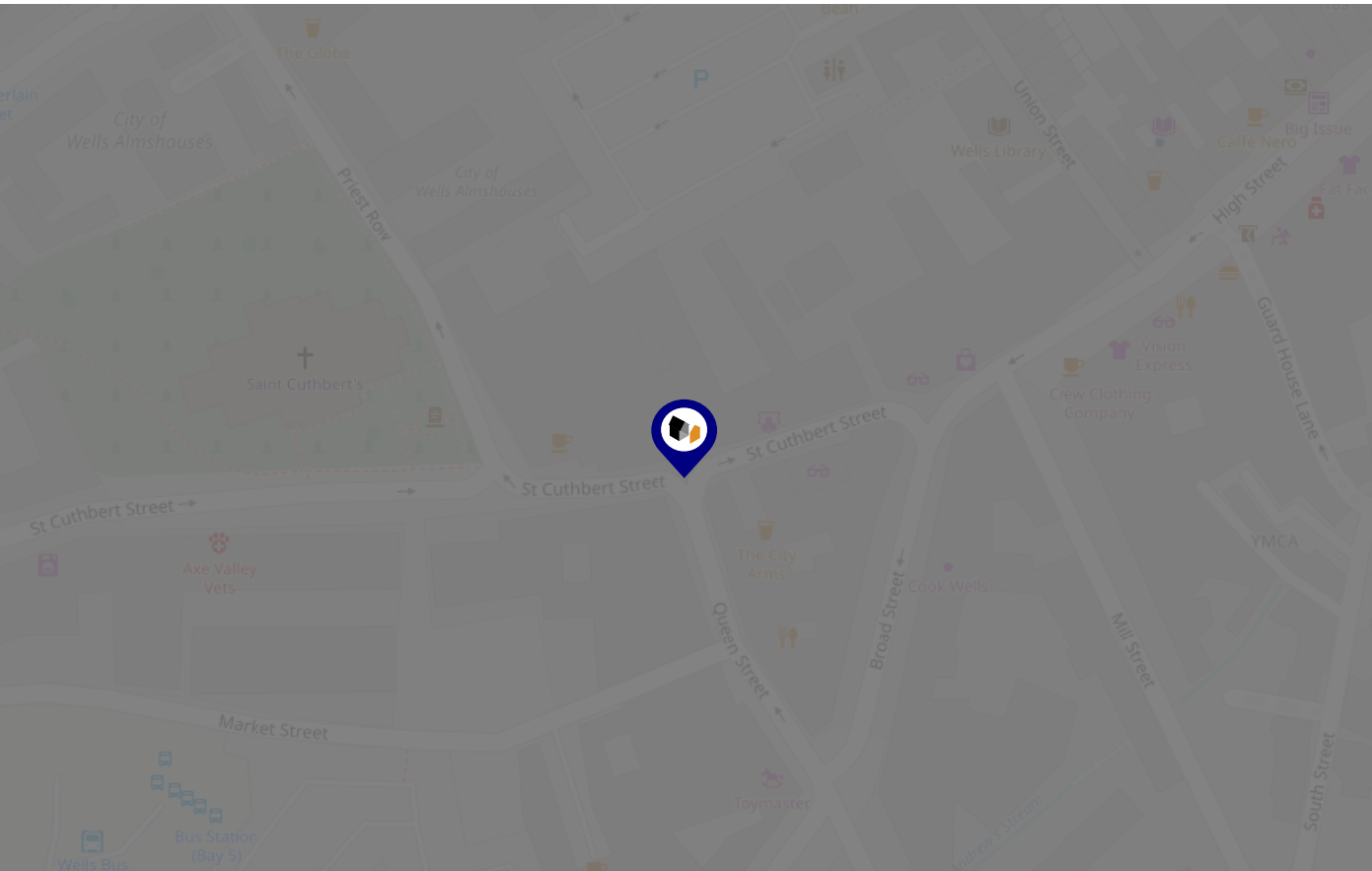
Chance of flooding to the following depths at this property:



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.

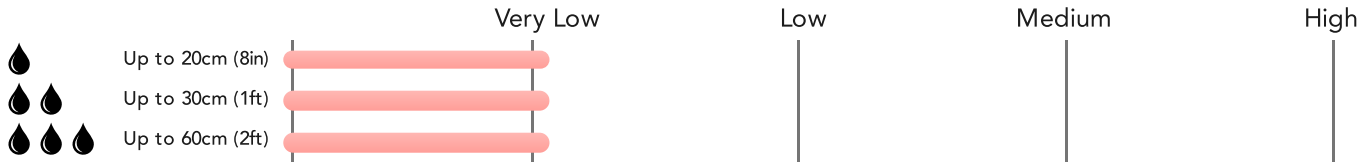


Risk Rating: Very low

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:

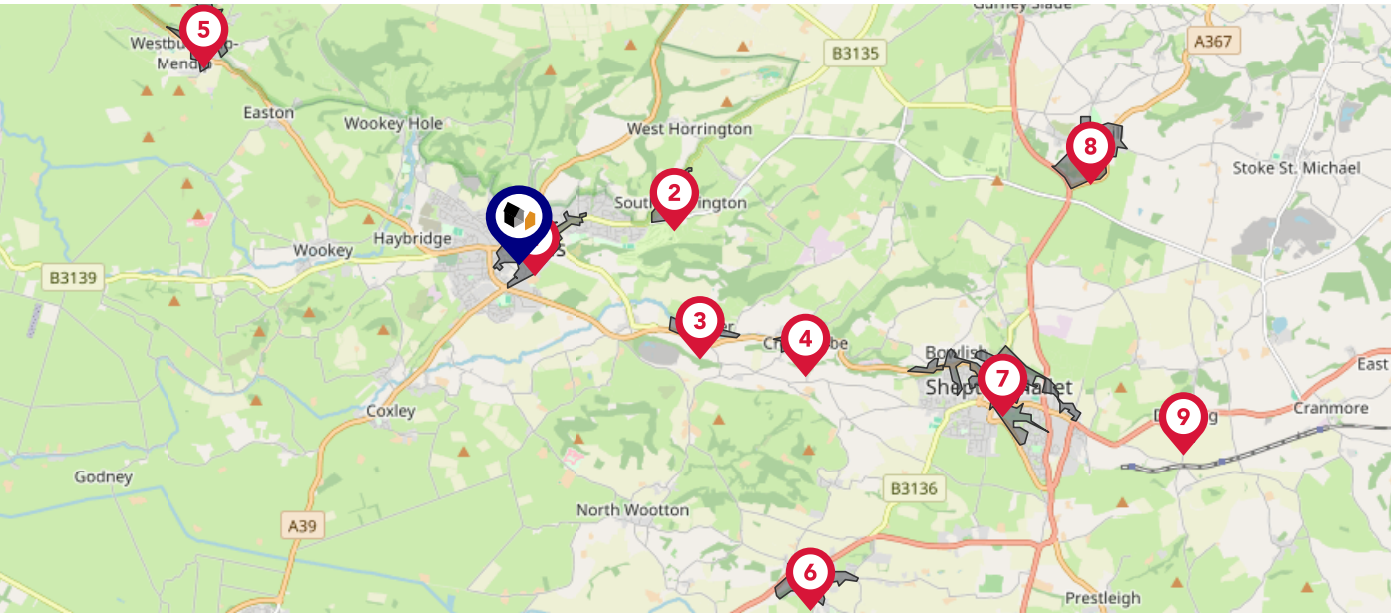


Maps

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.



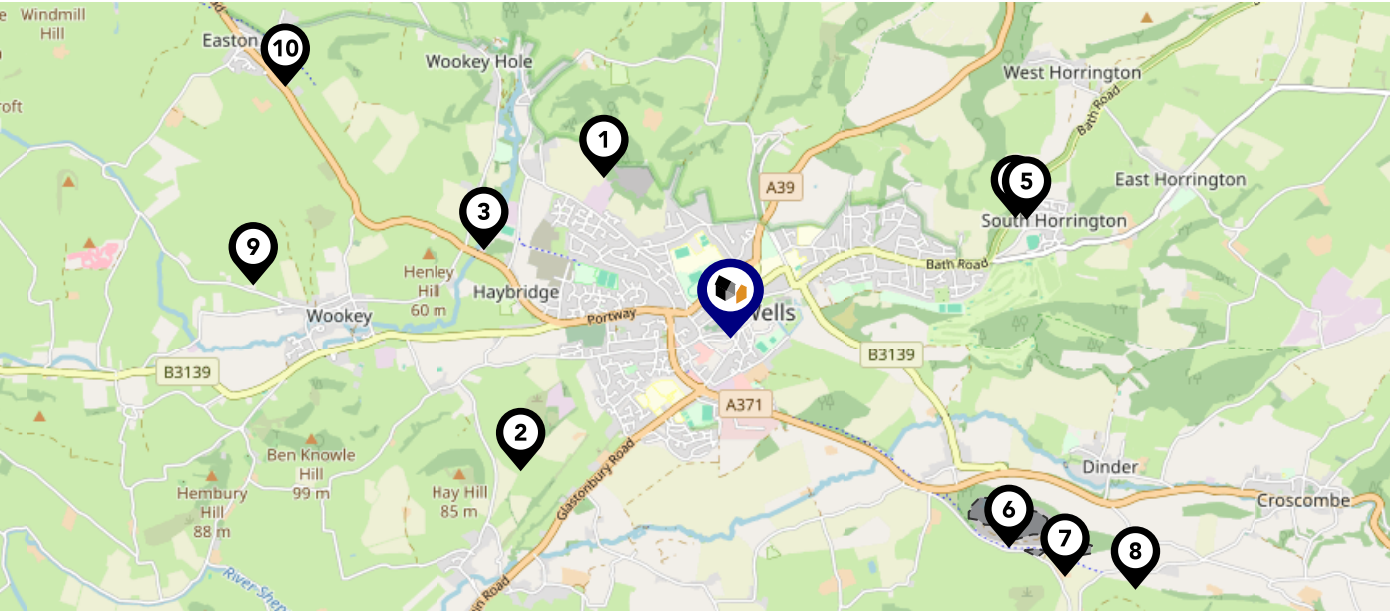
Nearby Conservation Areas	
1	Wells
2	Mendip Hospital
3	Dinder
4	Croscombe
5	Westbury sub Mendip
6	Pilton
7	Shepton Mallet
8	Oakhill
9	Doulting

Maps

Landfill Sites

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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	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill
2	Burcott Road-Wells, Norfolk	Historic Landfill
3	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill
4	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill
5	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill
6	Dulcote Quarry-Dulcote, Near Wells, Somerset	Historic Landfill
7	Dulcote Tip-Dulcote, Near Wells, Somerset	Historic Landfill
8	Dark Lane-Dinder	Historic Landfill
9	Knowle Lane-Wookey	Historic Landfill
10	Disused Easton And Wokey Cutting-Easton, Wells, 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.

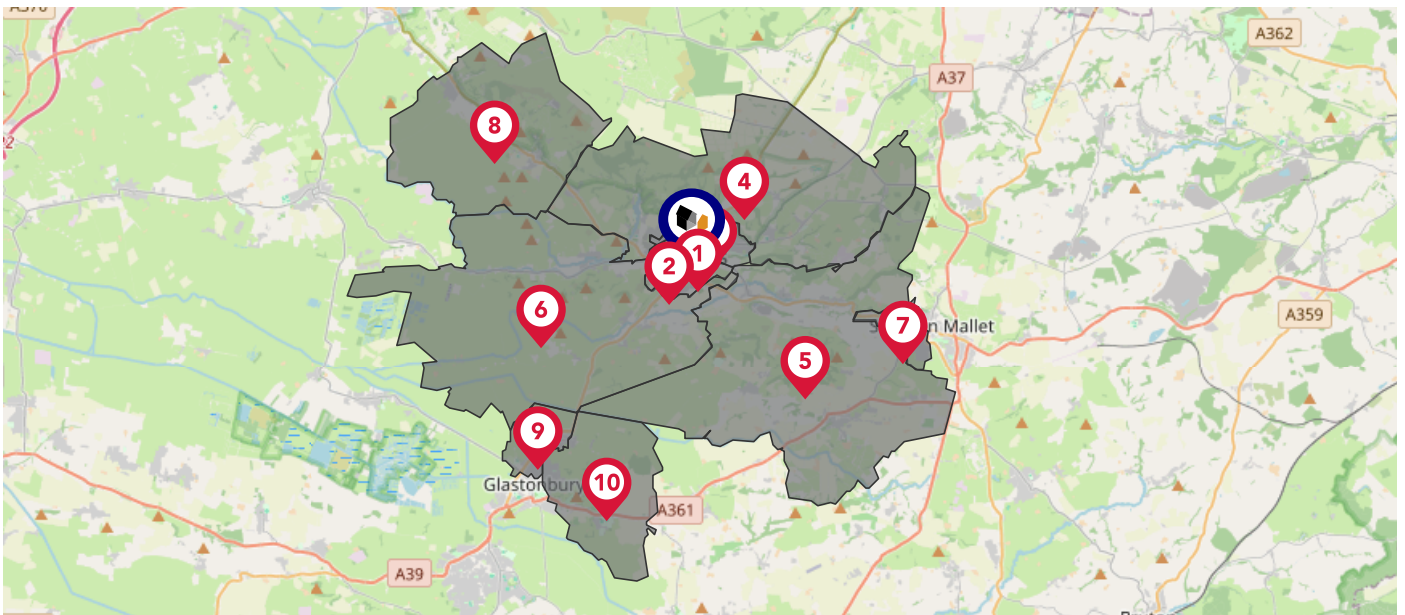
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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

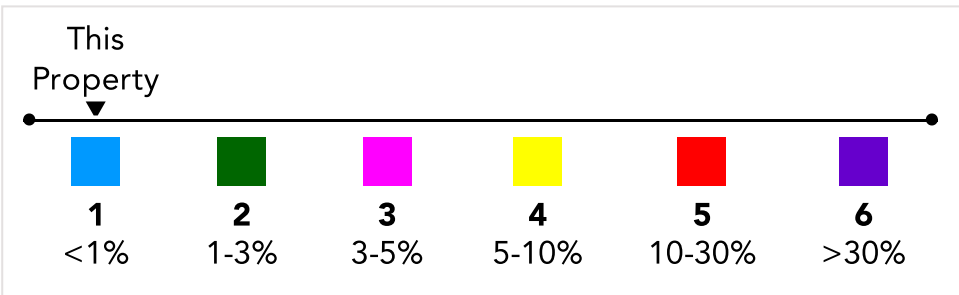
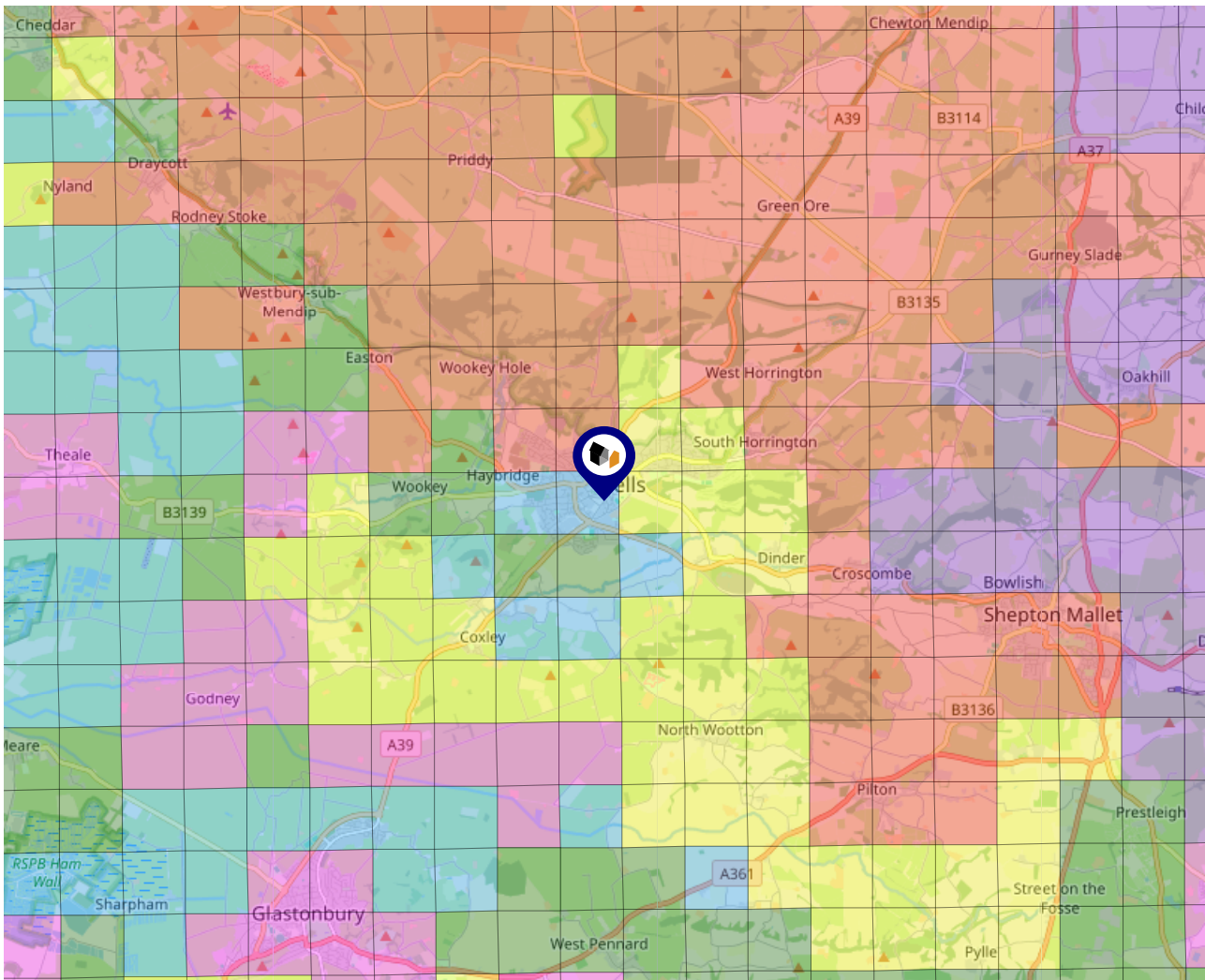


Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Wells Central Ward |
| 2 | Wells St. Cuthbert's Ward |
| 3 | Wells St. Thomas' Ward |
| 4 | St. Cuthbert Out North Ward |
| 5 | Croscombe and Pilton Ward |
| 6 | Wookey and St. Cuthbert Out West Ward |
| 7 | Shepton West Ward |
| 8 | Rodney and Westbury Ward |
| 9 | Glastonbury St. John's Ward |
| 10 | Glastonbury St. Edmund's Ward |

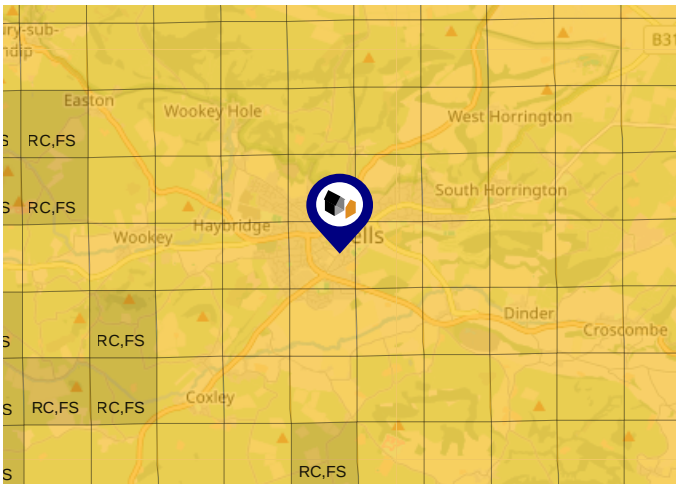
What is Radon?

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

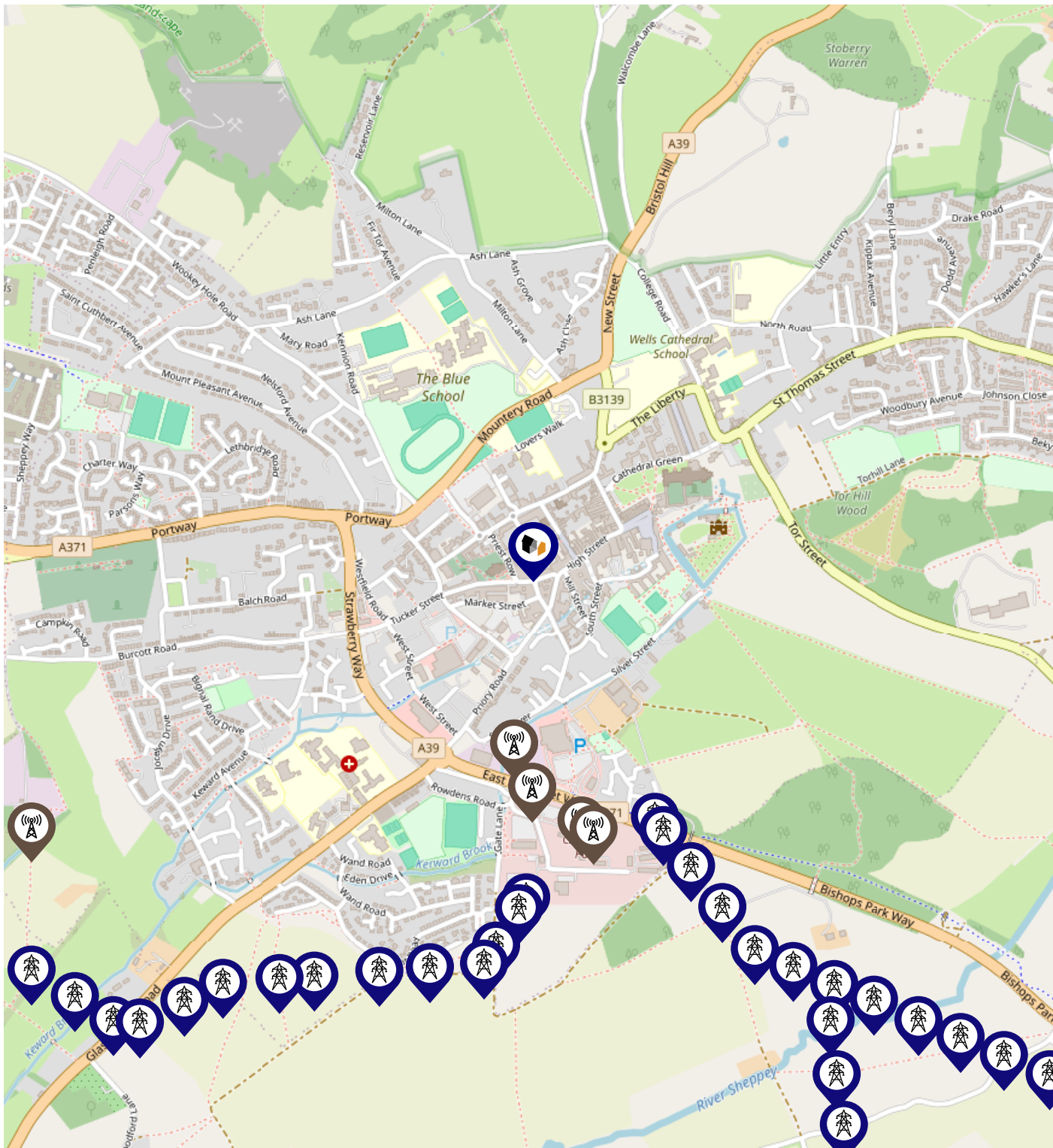


Primary Classifications (Most Common Clay Types)

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:

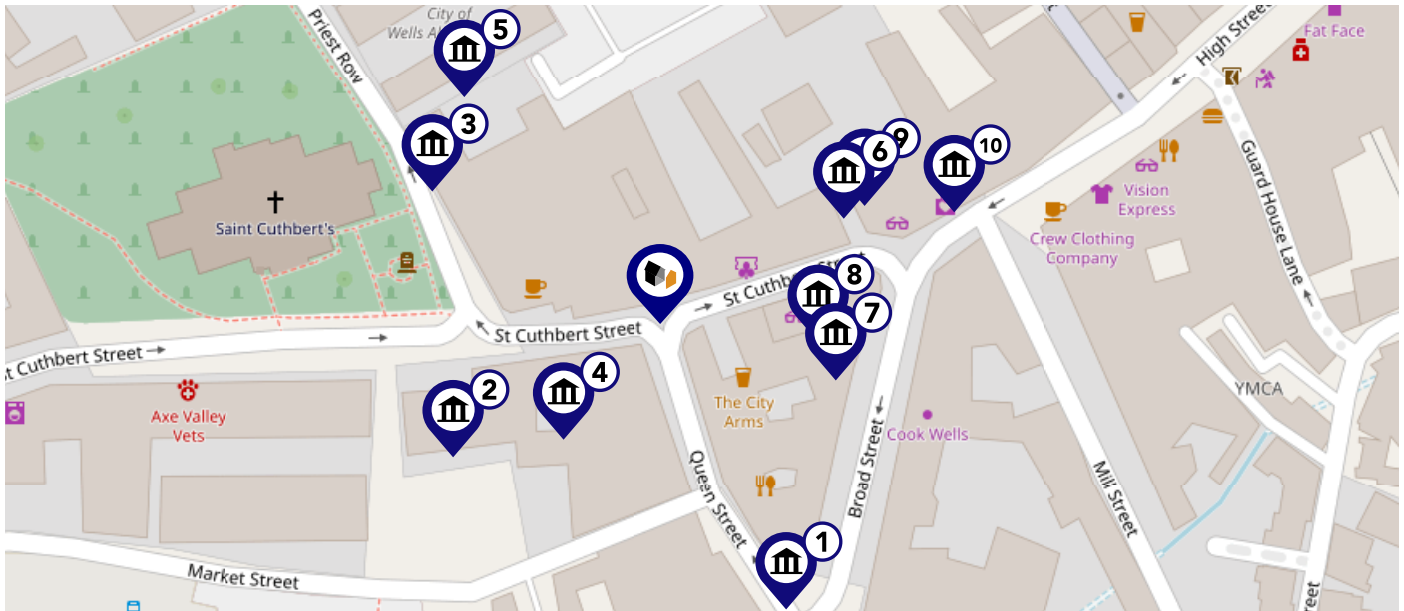
-  Power Pylons
-  Communication Masts

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
 1382889 - 18, Broad Street	Grade II	0.0 miles
 1383110 - St Cuthbert's Vicarage With Front Boundary Wall	Grade II	0.0 miles
 1383060 - 3, 4 And 5, Priest Row	Grade II	0.0 miles
 1382999 - 75, High Street	Grade II	0.0 miles
 1383068 - Llewellyns Almshouses With Gate And Walls	Grade II	0.0 miles
 1382993 - Numbers 60, 60a And 62 With Rear Boundary Wall	Grade II	0.0 miles
 1382881 - 4 And 6, Broad Street	Grade II	0.0 miles
 1382992 - 59 And 61, High Street	Grade II	0.0 miles
 1382991 - 58, High Street	Grade II	0.0 miles
 1382985 - 52, High Street	Grade II	0.0 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

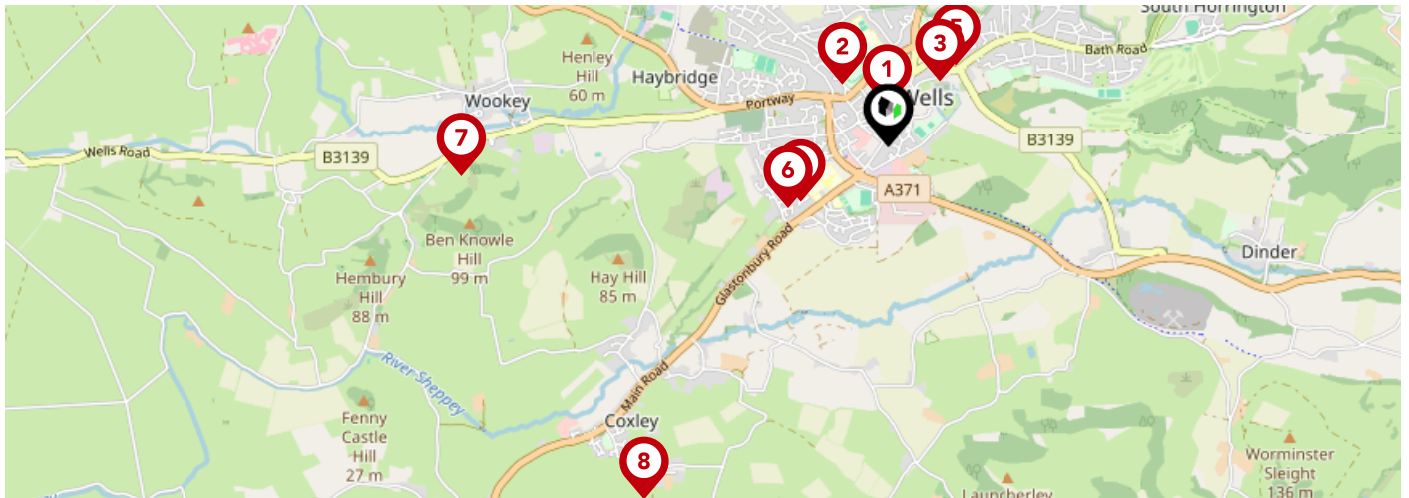
Gas Central Heating

Water Supply

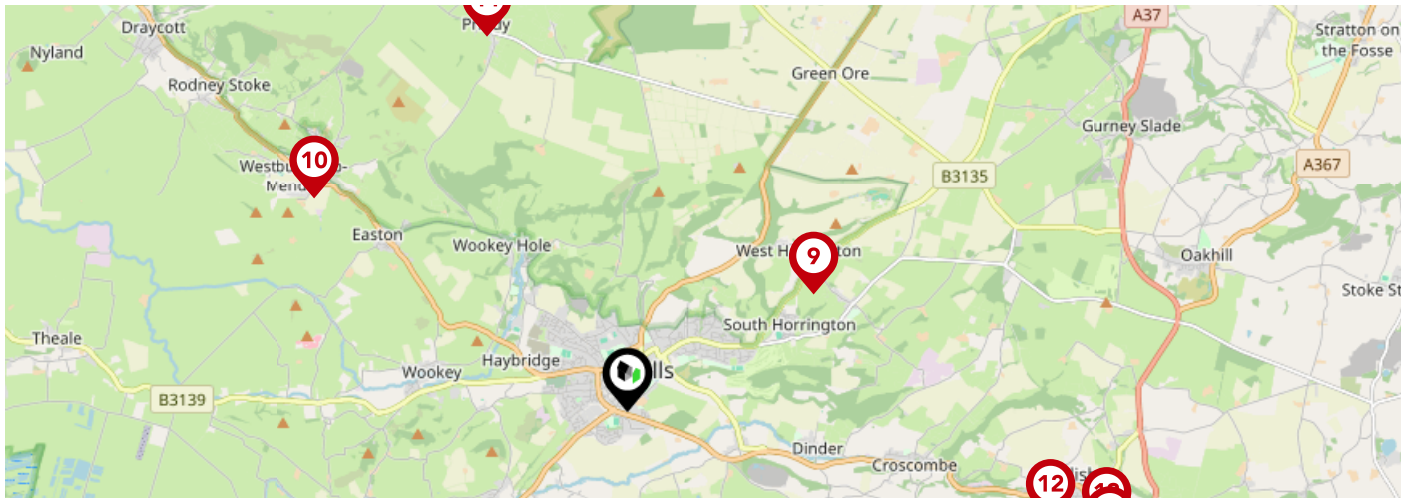
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:0.19	☐	☒	☐	☐	☐
2	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:0.37	☐	☐	☒	☐	☐
3	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:0.38	☐	☐	☒	☐	☐
4	St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:0.48	☐	☒	☐	☐	☐
5	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:0.49	☐	☒	☐	☐	☐
6	St Cuthbert's CofE Junior School Ofsted Rating: Good Pupils: 174 Distance:0.55	☐	☒	☐	☐	☐
7	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:1.99	☐	☒	☐	☐	☐
8	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:2	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:2.03	☐	☒	☐	☐	☐
10	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:3.53	☐	☒	☐	☐	☐
11	Priddy Primary School Ofsted Rating: Good Pupils: 40 Distance:3.72	☐	☒	☐	☐	☐
12	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:4.05	☐	☒	☐	☐	☐
13	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:4.58	☐	☒	☐	☐	☐
14	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:4.64	☐	☒	☐	☐	☐
15	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:4.66	☐	☒	☐	☐	☐
16	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:4.79	☐	☐	☒	☐	☐

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

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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Cooper and Tanner

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