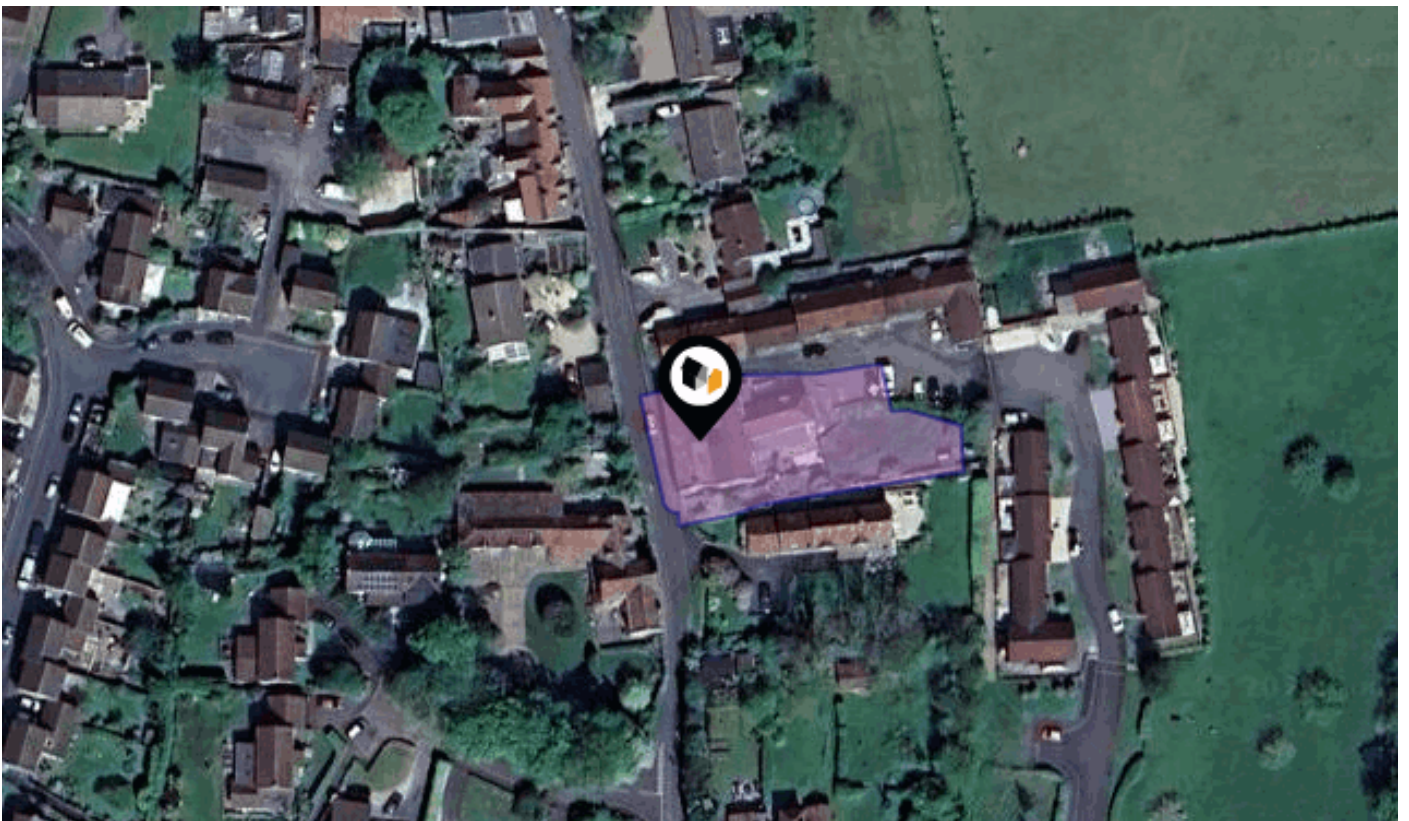




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 22nd May 2026



HIGH STREET, BUTLEIGH, STREET, BA6

Cooper and Tanner

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



Property Overview

COOPER
AND
TANNER



Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.25 acres		
Council Tax :	Band H		
Annual Estimate:	£5,121		
Title Number:	WS43532		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	61 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

COOPER
AND
TANNER

Planning records for: *High Street, Butleigh, Street, BA6*

Reference - 2023/1073/FUL	
Decision:	Decided
Date:	14th June 2023
Description:	Change of use of residential care home to 1no. 2-bed and 8no. 1-bed apartments including external alterations and extension, formation of car park and associated works.

Planning records for: *31 High Street Butleigh Glastonbury BA6 8SZ*

Reference - 2020/1878/TCA	
Decision:	Decided
Date:	23rd September 2020
Description:	Proposed works to tree/s in a Conservation Area: T1 T2 (Ash) - Prune.

Planning records for: *32 High Street, Butleigh, Glastonbury BA6 8SZ*

Reference - 2012/1385	
Decision:	Approval with Conditions
Date:	06th July 2012
Description:	Replacement of existing single storey rear extension with a single storey and partial two storey extension

Reference - 2013/1678	
Decision:	TPO Not Required (No Objection)
Date:	06th August 2013
Description:	Proposed felling of two Norway Spruce trees in a Conservation Area

Reference - 2015/1432/CFC	
Decision:	Confirmation of Compliance
Date:	02nd July 2015
Description:	Confirmation of compliance of conditions 1, 2 and 3 for planning application 2012/1385/HSE.

Planning records for: *The Laurels High Street Butleigh Glastonbury Somerset BA6 8SZ*

Reference - 104622/003
Decision: Approval with Conditions
Date: 31st August 2004
Description: Conversion of outbuilding to annex and associated alterations (amended description) (DEL)
Reference - 076237/018
Decision: Approval with Conditions
Date: 19th July 2004
Description: Change of use of land and erection of nine residential units and a recreation room (Use Class C2) and creation of a new vehicular access to be used in association with Parkfields Nursing Home (DEL)
Reference - 104622/002
Decision: Approval with Conditions
Date: 19th August 2004
Description: Conversion of outbuilding to annex. (DEL)
Reference - 2012/1231
Decision: No Objection
Date: 16th May 2012
Description: Proposed pruning of two trees in a Conservation Area

Planning records for: *The Laurels High Street Butleigh Glastonbury Somerset BA6 8SZ*

Reference - 104622/004PG29
Decision: No Objection
Date: 12th July 2007
Description: Proposed felling of four trees in a Conservation Area. (DEL).

Reference - 2015/1620/CLE
Decision: Development is Lawful
Date: 08th July 2015
Description: Application for a Lawful Development Certificate for an existing use of Betsy Cottage as a single dwelling house for holiday accommodation.

Reference - 2012/3004
Decision: TPO Not Required (No Objection)
Date: 17th December 2012
Description: Proposed felling of a tree in a Conservation Area

Planning records for: *Rowans High Street Butleigh Glastonbury Somerset BA6 8SZ*

Reference - 119702/000PG29
Decision: No Objection
Date: 21st February 2007
Description: Crown reduction by 30% to a Silver Birch tree in a Conservation Area (DEL)

Planning records for: *Rowans High Street Butleigh Glastonbury Somerset BA6 8SZ*

Reference - 2018/1493/TCA	
Decision:	Decided
Date:	13th June 2018
Description:	Proposed felling of two Silver Birch trees (1 and 2), intention to replant replacement trees.

Planning records for: *Birch Cottage The Laurels High Street Butleigh Street Glastonbury Somerset BA6 8SZ*

Reference - 2015/1621/CLE	
Decision:	Development is Lawful
Date:	08th July 2015
Description:	Application for a Lawful Development Certificate for an existing use of Birch Cottage as a single dwellinghouse.

Property EPC - Certificate

COOPER
AND
TANNER

Avalon Court, High Street, Butleigh, BA6

Energy rating

C

Valid until 16.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

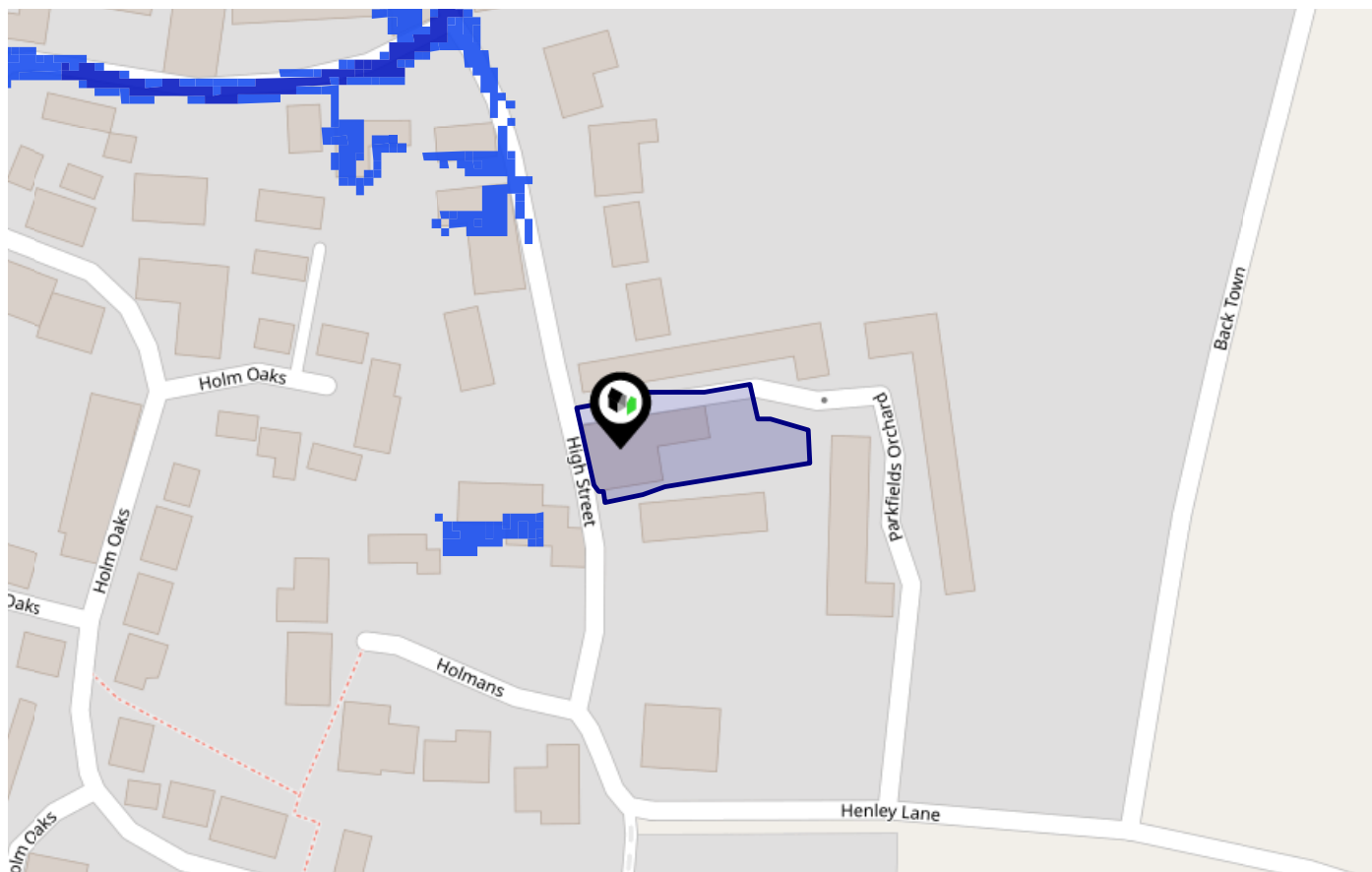
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.71 W/m-Â°K
Walls Energy:	Average
Roof:	(other premises above)
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 0.11 W/m-Â°K
Total Floor Area:	74 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.

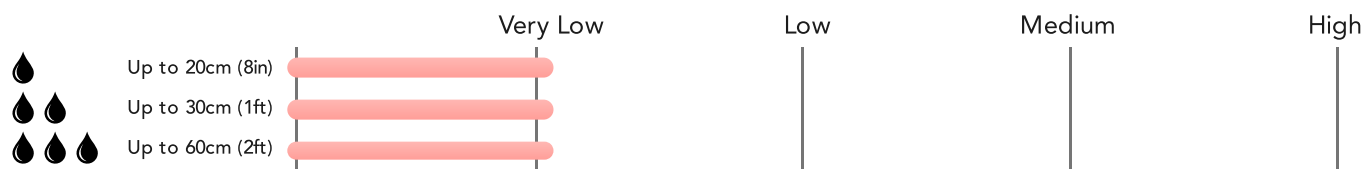


Risk Rating: Very low

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.

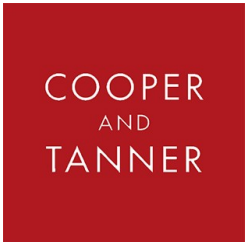
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

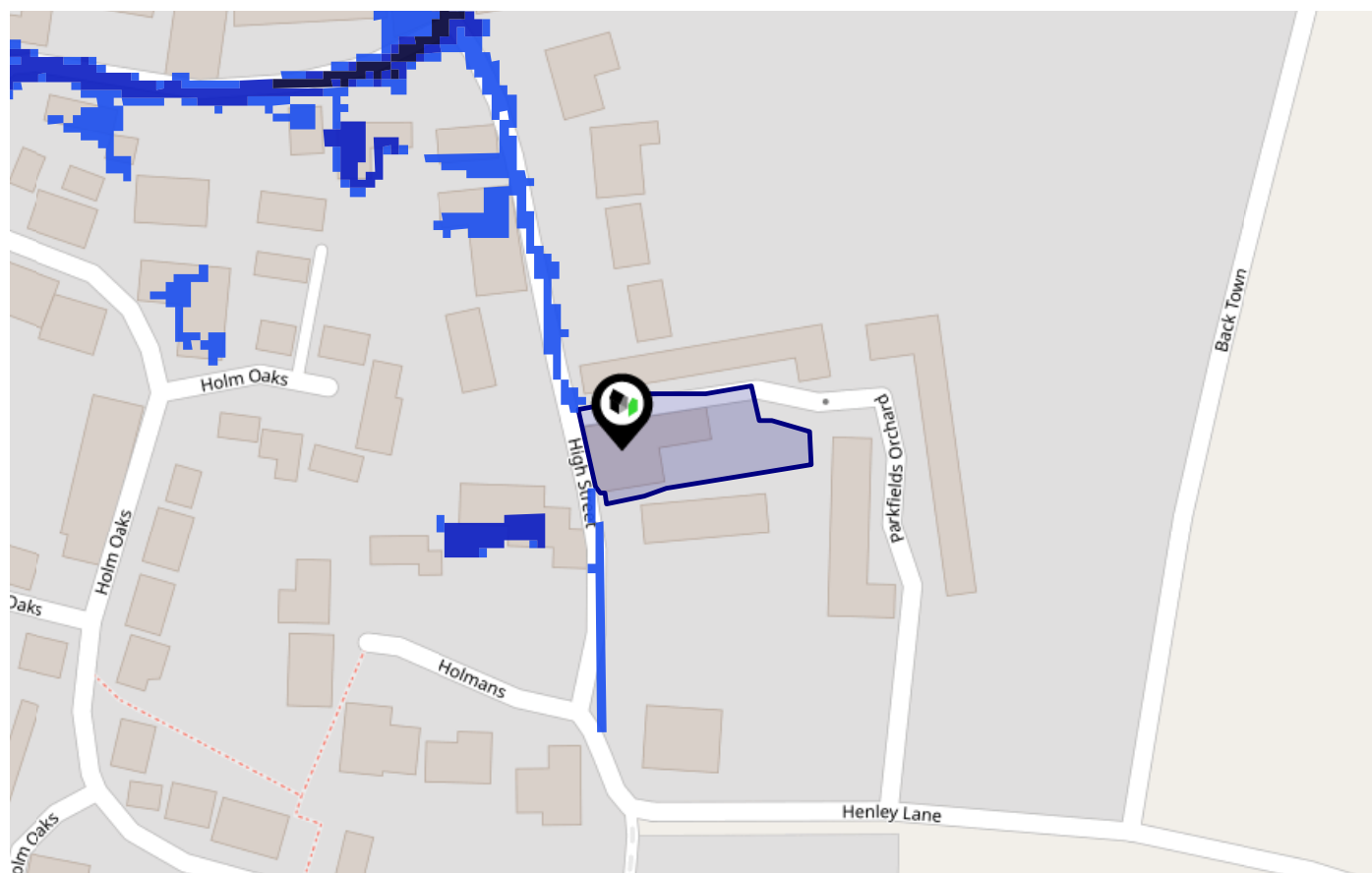


Flood Risk

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.

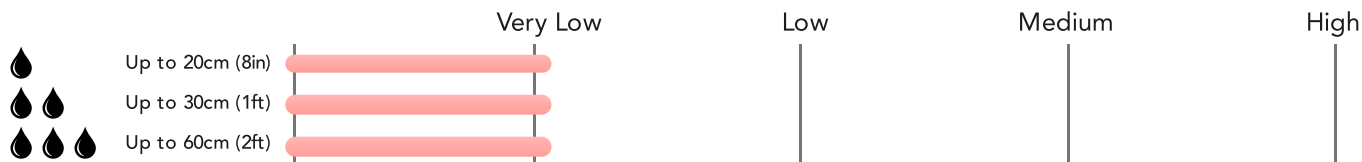


Risk Rating: **Very low**

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:

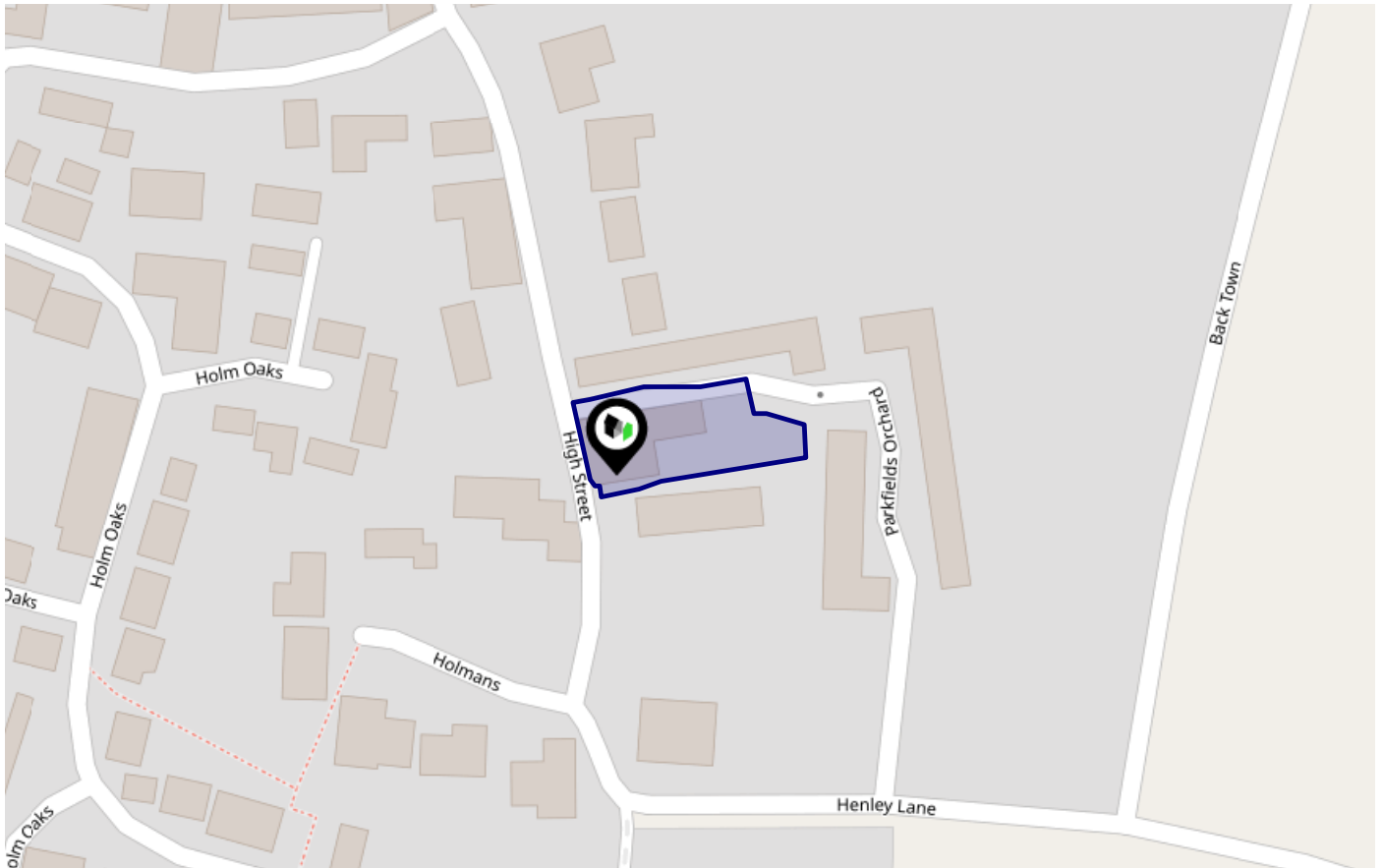


MIR - Material Info

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.

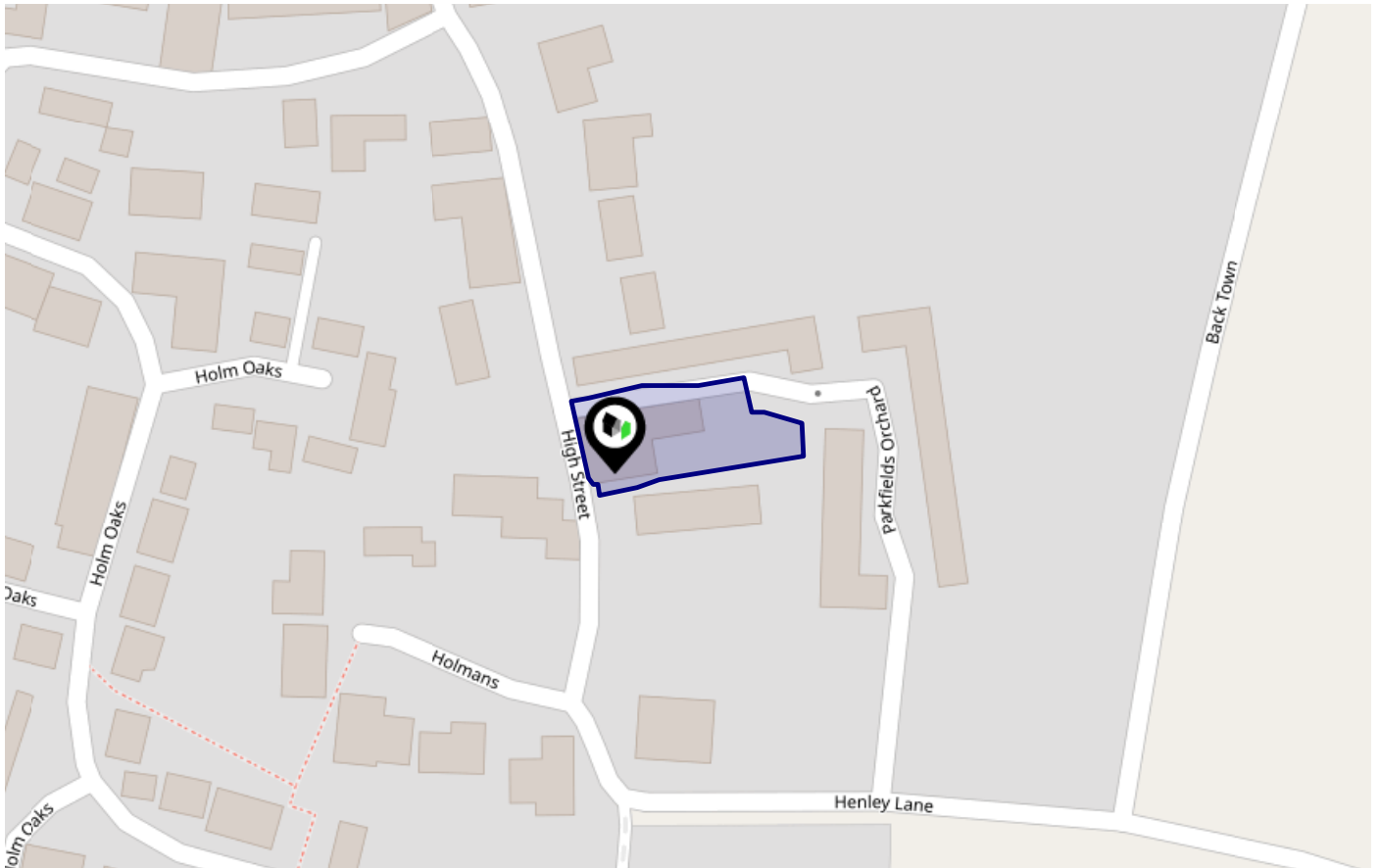
Chance of flooding to the following depths at this property:



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.

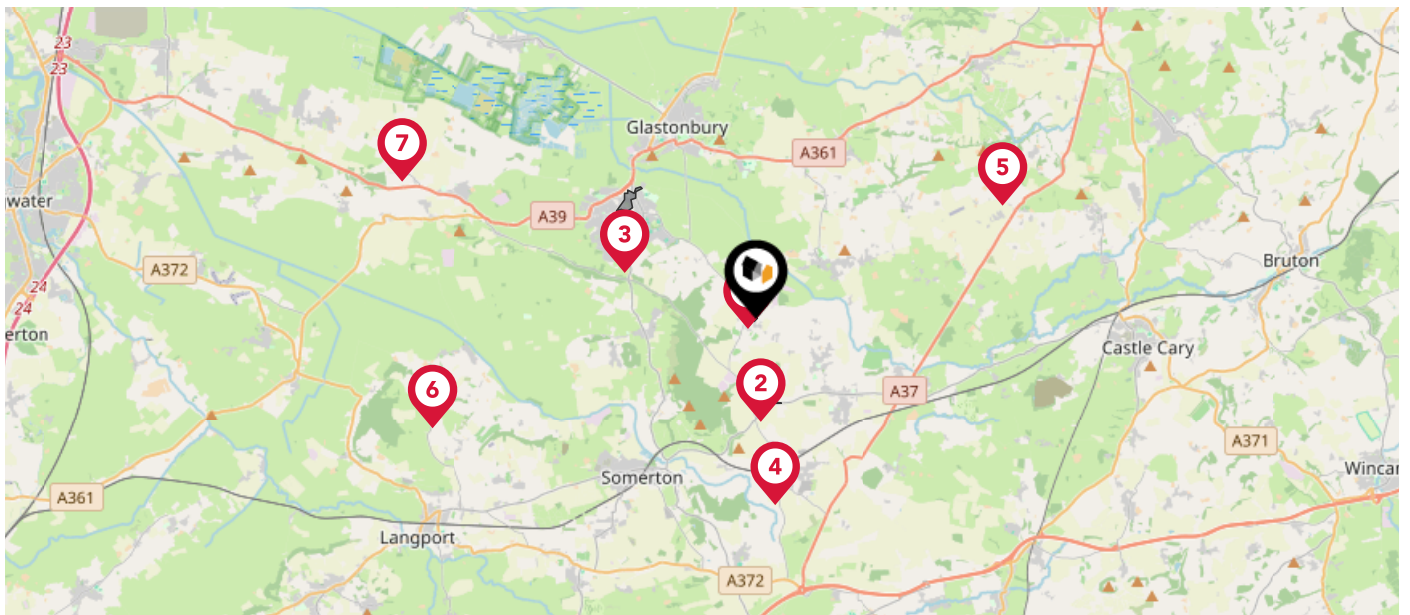
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

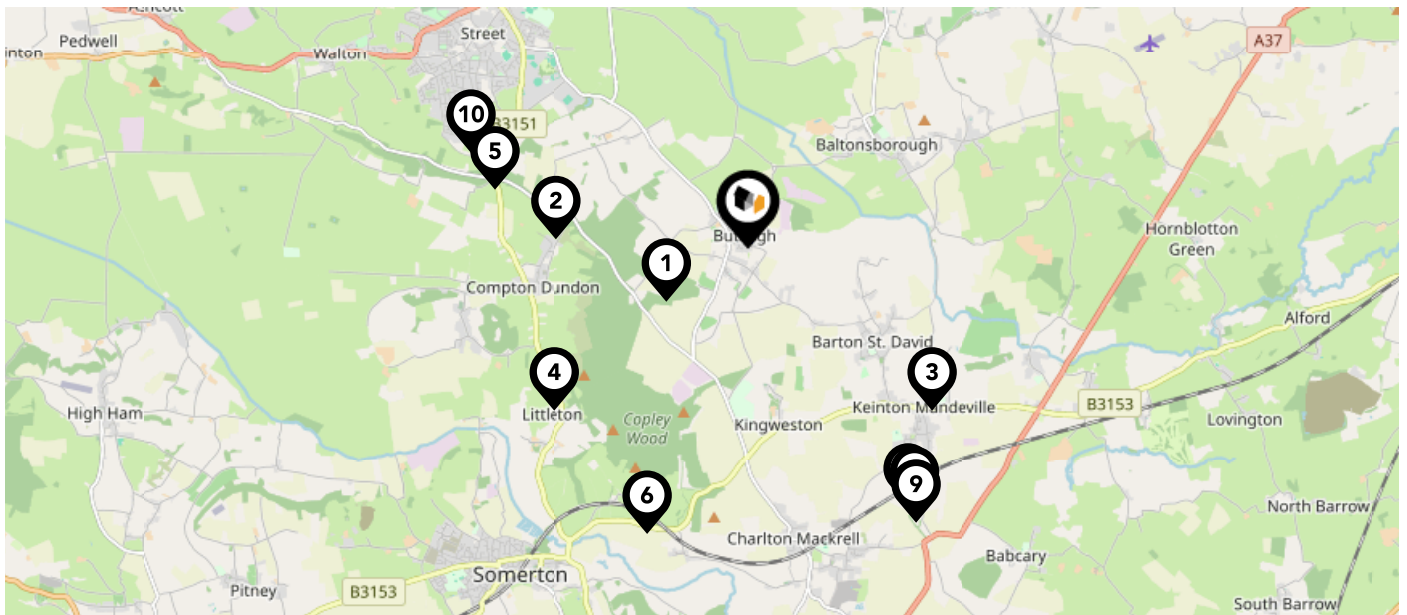
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Butleigh
- 2 Kingweston
- 3 Street
- 4 West Charlton and Charlton Mackrell
- 5 East Pennard
- 6 High Ham
- 7 Shapwick

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.



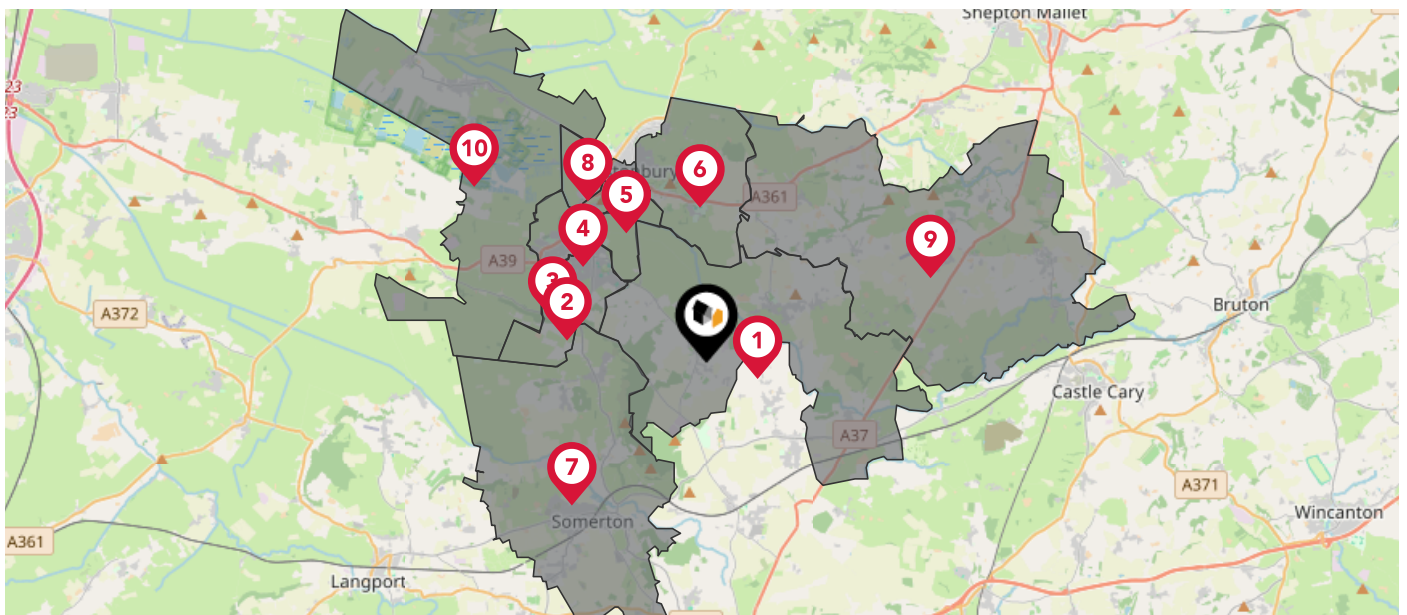
Nearby Landfill Sites

1	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill
2	Collard Hill-Street, Somerset	Historic Landfill
3	Coombe Hill-Keinton Manderville	Historic Landfill
4	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
5	Marshalls Elm-Street, Somerset	Historic Landfill
6	Higher Hurcott-Taunton, Somerton, Somerset	Historic Landfill
7	Keinton Manderville-South of Church Street, Keinton Manderville, Somerton, Somerset	Historic Landfill
8	Land off Church Street-Keinton Manderville, Somerton, Somerset	Historic Landfill
9	EA/EPR/ZP3490FM/A001 - Southmead Farm	Active Landfill
10	Overleigh-Street, Somerset	Historic Landfill

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

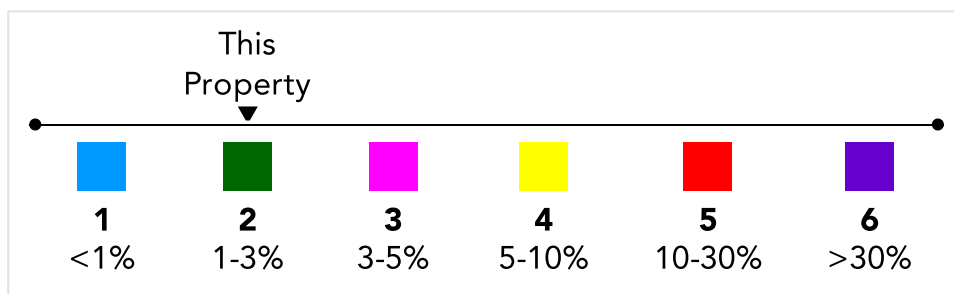
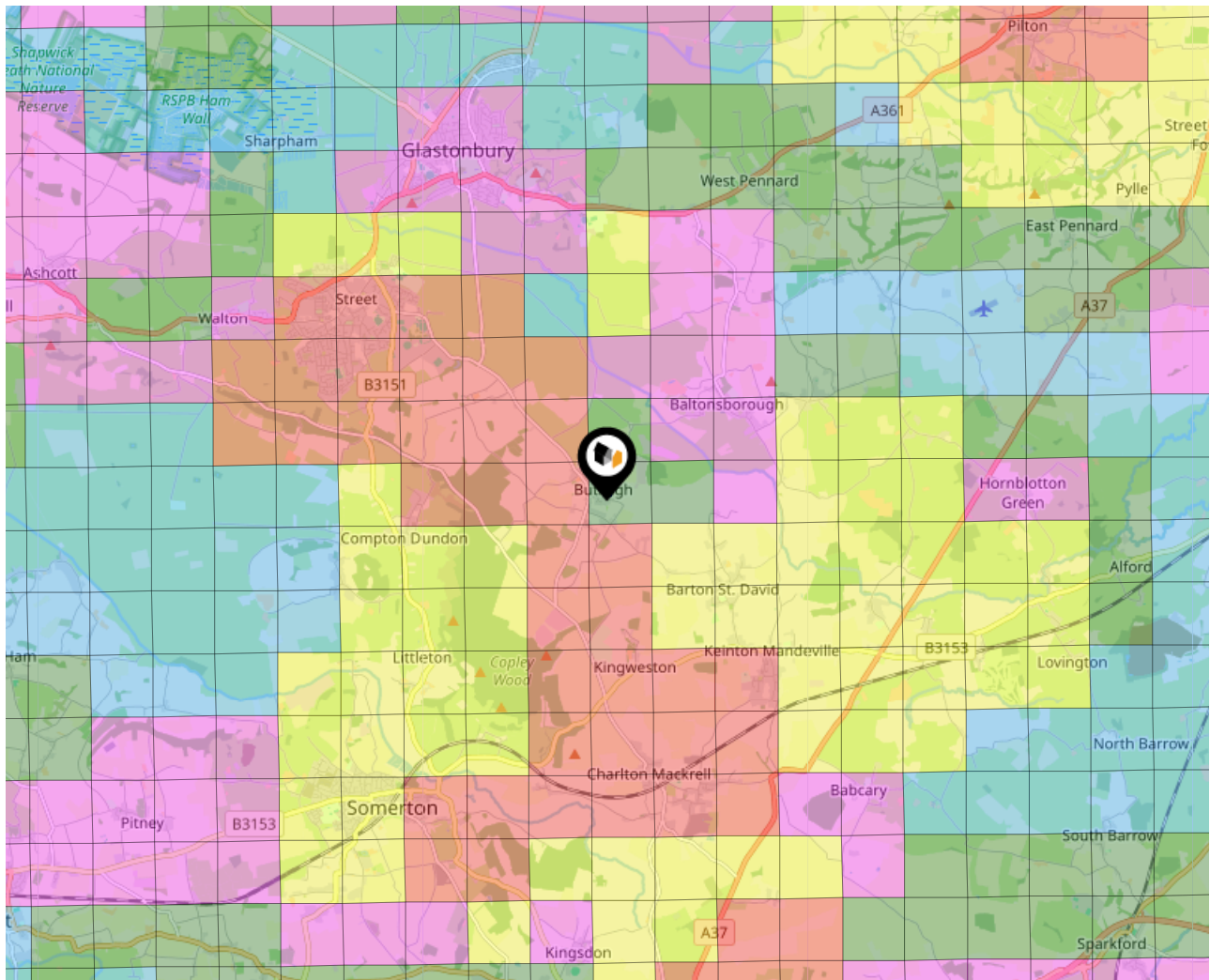


Nearby Council Wards

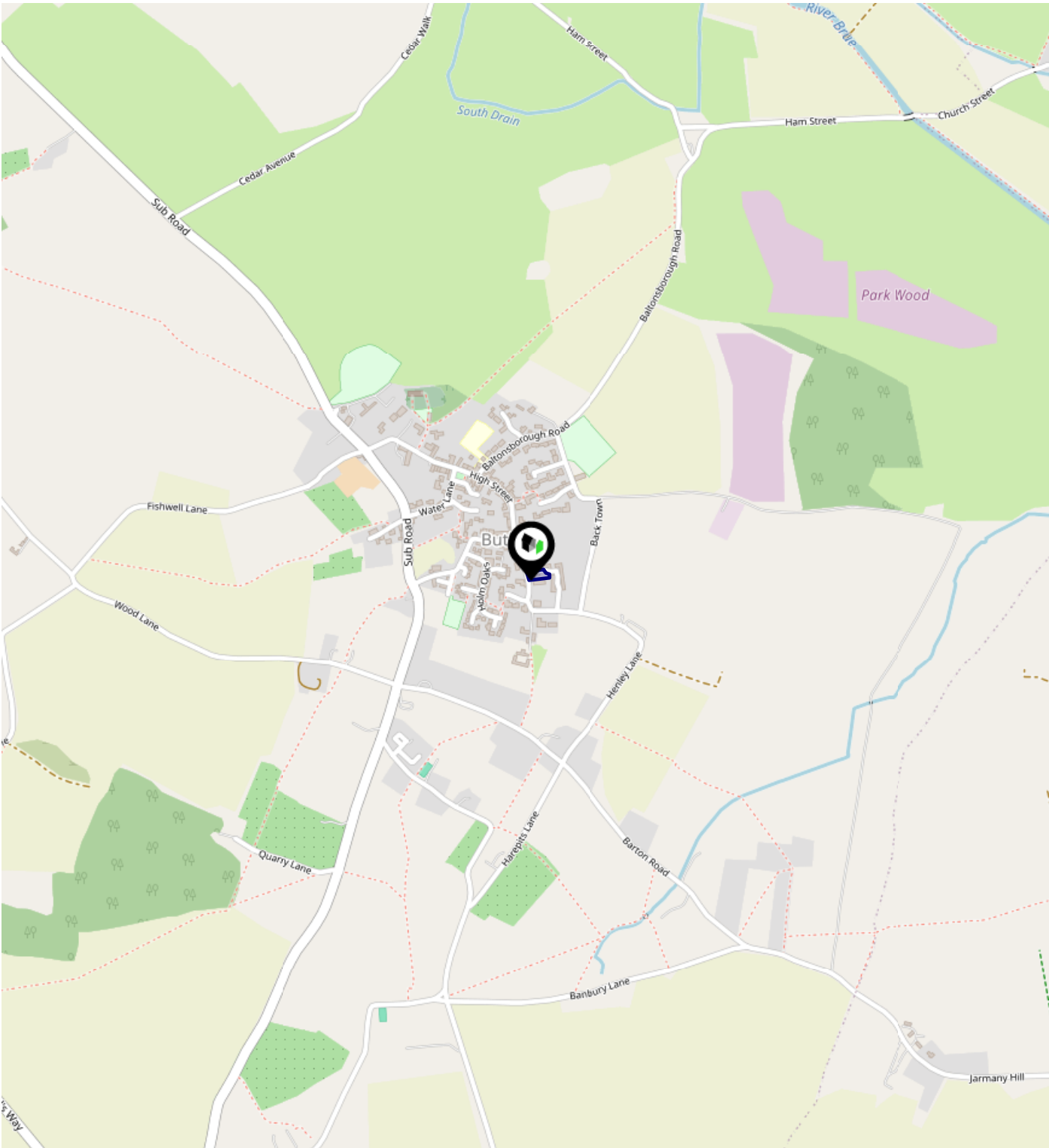
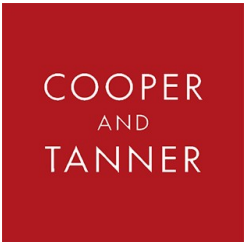
- 1 Butleigh and Baltonsborough Ward
- 2 Street South Ward
- 3 Street West Ward
- 4 Street North Ward
- 5 Glastonbury St. Mary's Ward
- 6 Glastonbury St. Edmund's Ward
- 7 Wessex Ward
- 8 Glastonbury St. Benedict's Ward
- 9 The Pennards and Ditchat Ward
- 10 Moor Ward

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).



Local Area Masts & Pylons



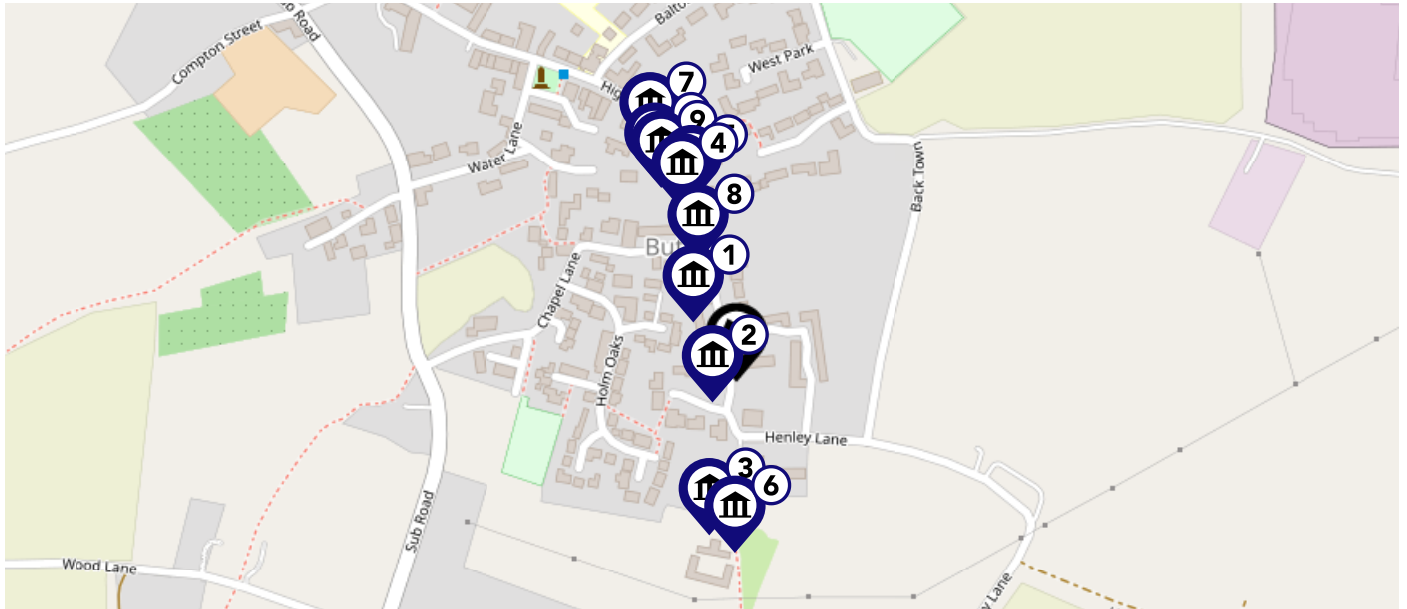
Key:











-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
 1058741 - 31, High Street	Grade II	0.0 miles
 1175718 - Holman's Place And Holman's Annex	Grade II	0.0 miles
 1345040 - Higher Roche's Farmhouse	Grade II	0.1 miles
 1345039 - Culvert With Raised Pavement Directly Adjacent To Frontage Of Bridge Farmhouse On Roadside	Grade II	0.1 miles
 1175640 - Bridge Farmhouse	Grade II	0.1 miles
 1058775 - Barn, 8 Metres East Of Higher Rockes Farmhouse	Grade II	0.1 miles
 1058774 - 22, High Street	Grade II	0.1 miles
 1175653 - No 29 And Forecourt Wall	Grade II	0.1 miles
 1058740 - 25, High Street	Grade II	0.1 miles
 1058777 - 24, High Street	Grade II	0.1 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

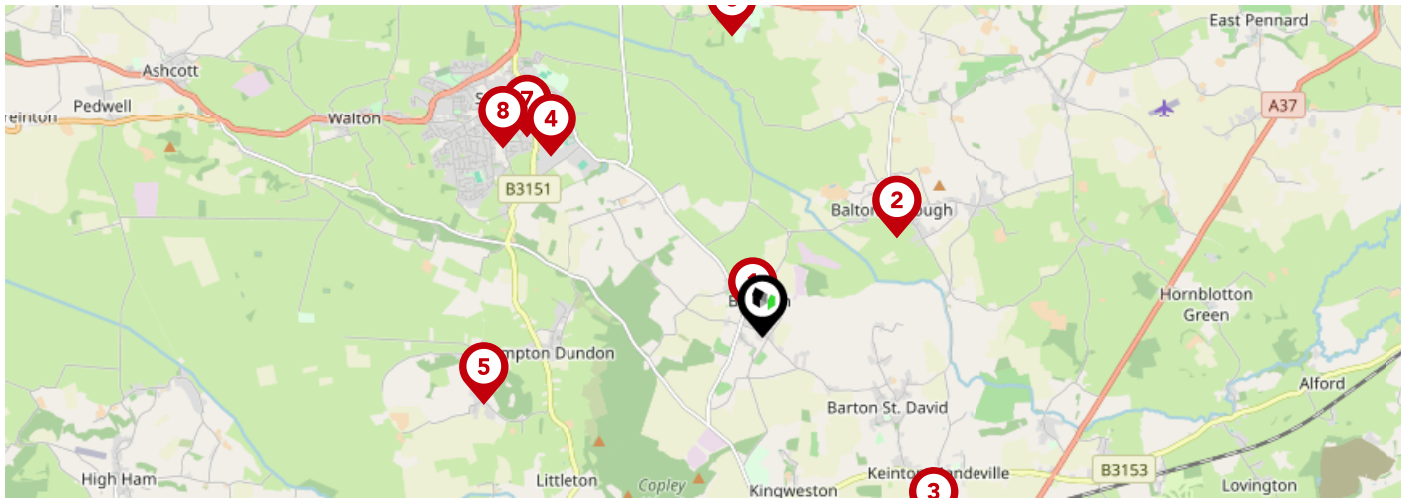
Gas Central Heating

Water Supply

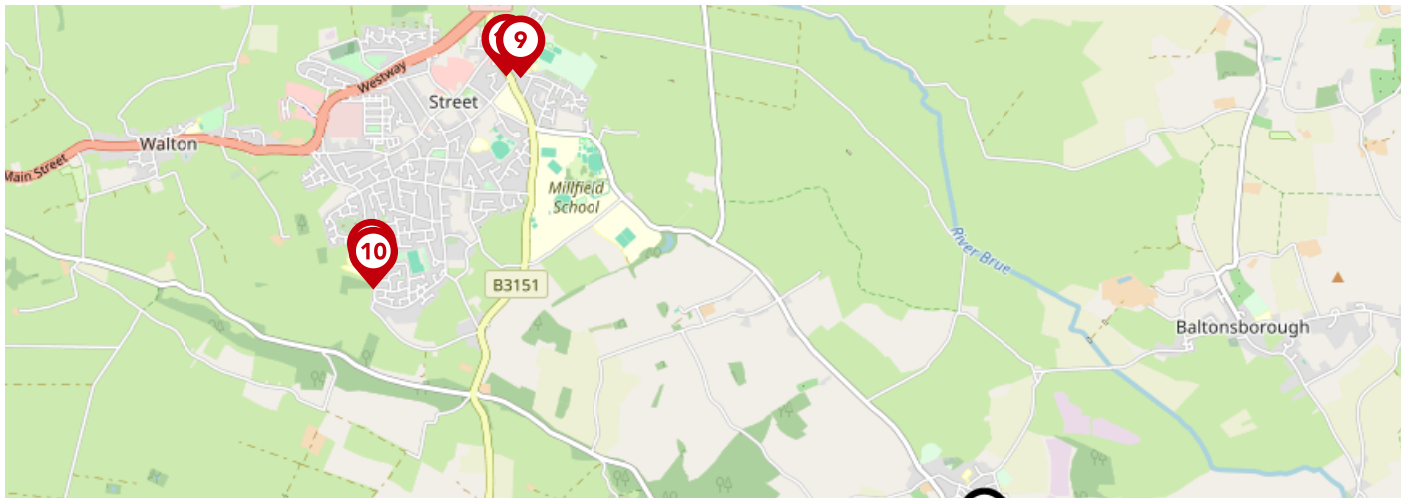
Mains









Drainage

Mains



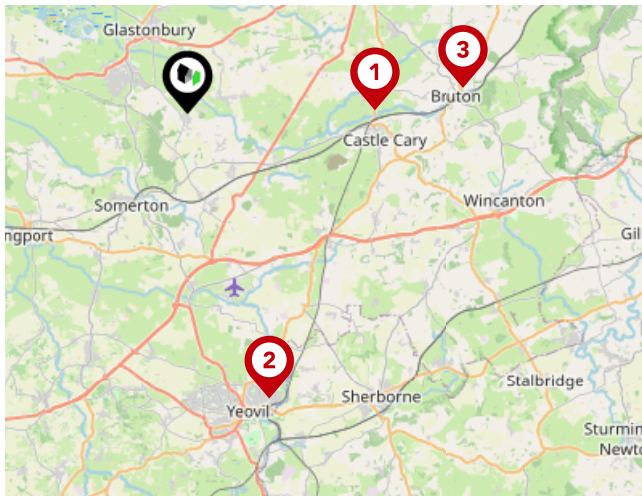
	Nursery	Primary	Secondary	College	Private
<p>1 Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:2.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:2.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avalon School Ofsted Rating: Good Pupils: 65 Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strode College Ofsted Rating: Good Pupils:0 Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

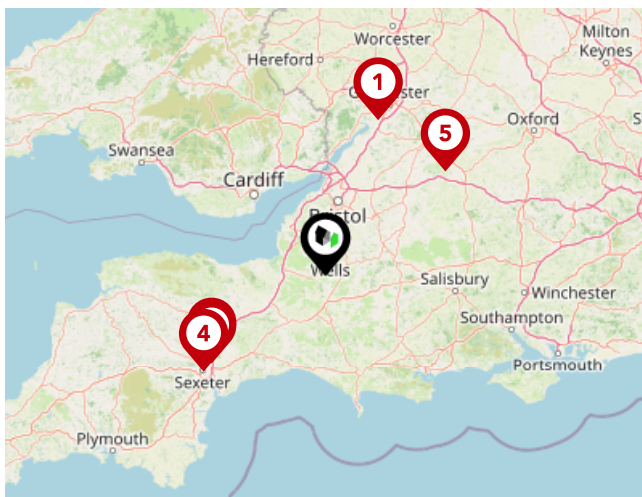
Area Transport (National)

COOPER
AND
TANNER



National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.95 miles
2	Yeovil Pen Mill Rail Station	11.06 miles
3	Bruton Rail Station	10.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	48.25 miles
2	M5 J29	42.53 miles
3	M5 J30	43.29 miles
4	M5 J31	46.44 miles
5	M4 J16	47.32 miles

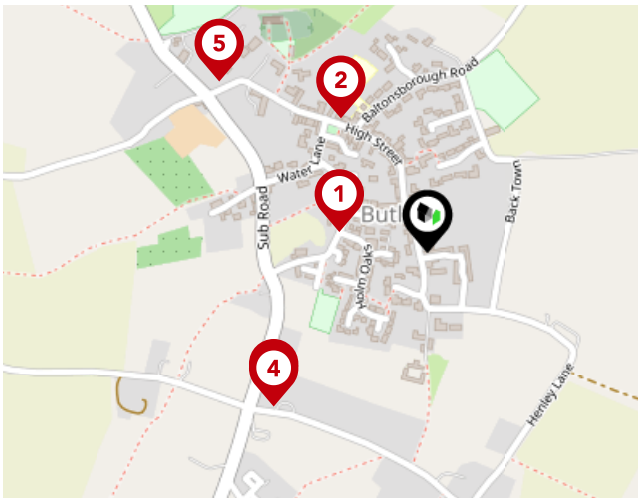


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.97 miles
2	Felton	19.97 miles
3	Cardiff Airport	35.18 miles
4	Exeter Airport	40.87 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hol Oaks	0.11 miles
2	High Street Post Office	0.19 miles
3	Rose & Portcullis Inn	0.25 miles
4	Rose & Portcullis Inn	0.25 miles
5	Court Farm	0.31 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	13.78 miles
2	The Cottage Ferry Landing	24.26 miles
3	Nova Scotia Ferry Landing	24.29 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

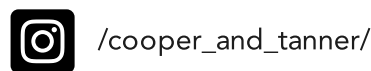
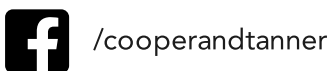


Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure 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.



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

