



See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 11th June 2026



WESTLEIGH GARDENS, SHEPTON MALLET, BA4

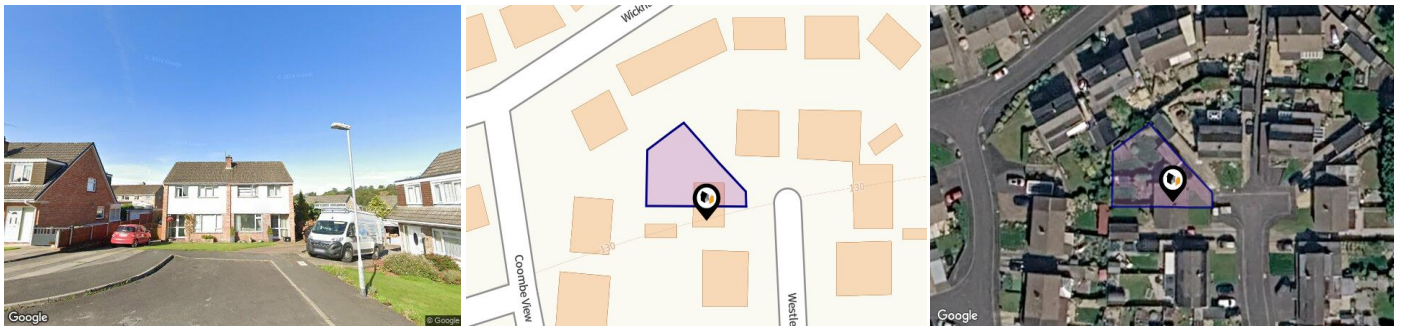
Cooper and Tanner

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



Property Overview

COOPER AND TANNER



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	ST12938		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	170 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

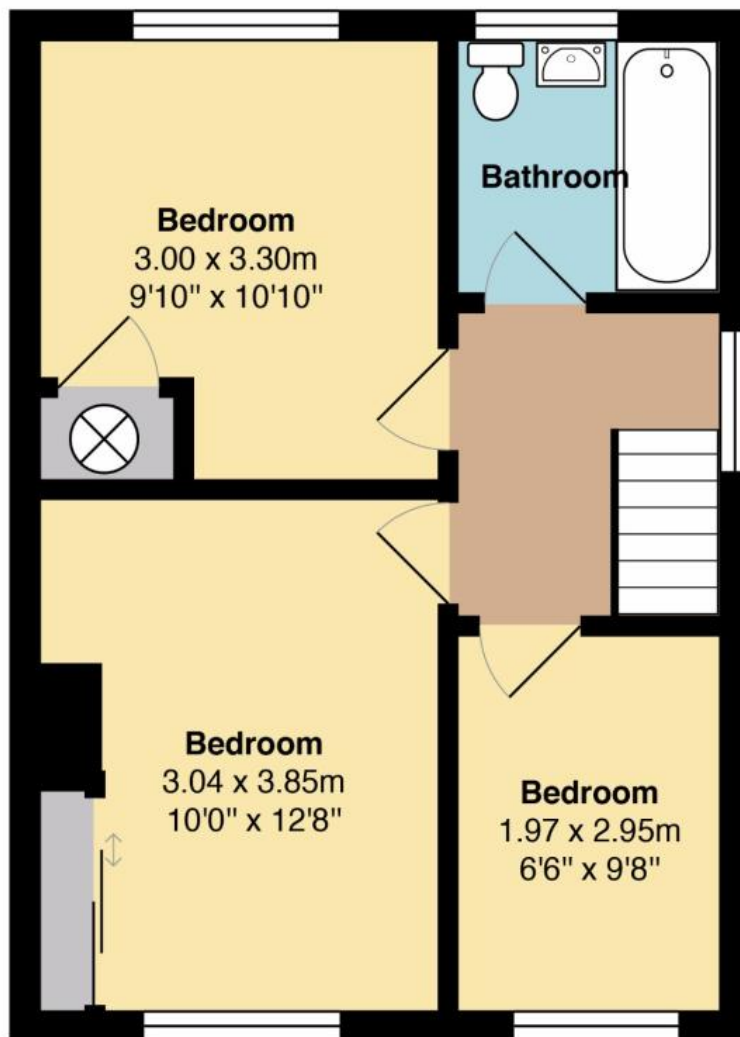






WESTLEIGH GARDENS, SHEPTON MALLET, BA4

9 Westleigh Gardens,
Shepton Mallet

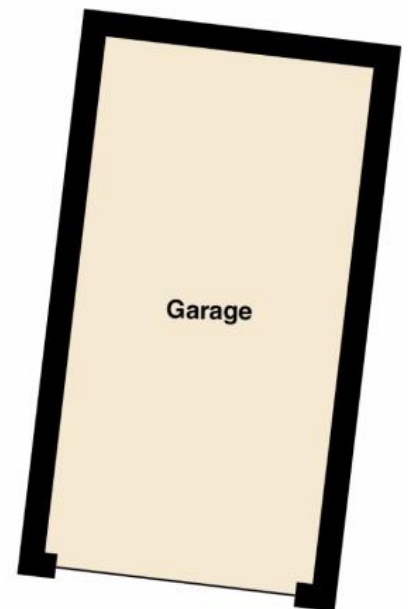
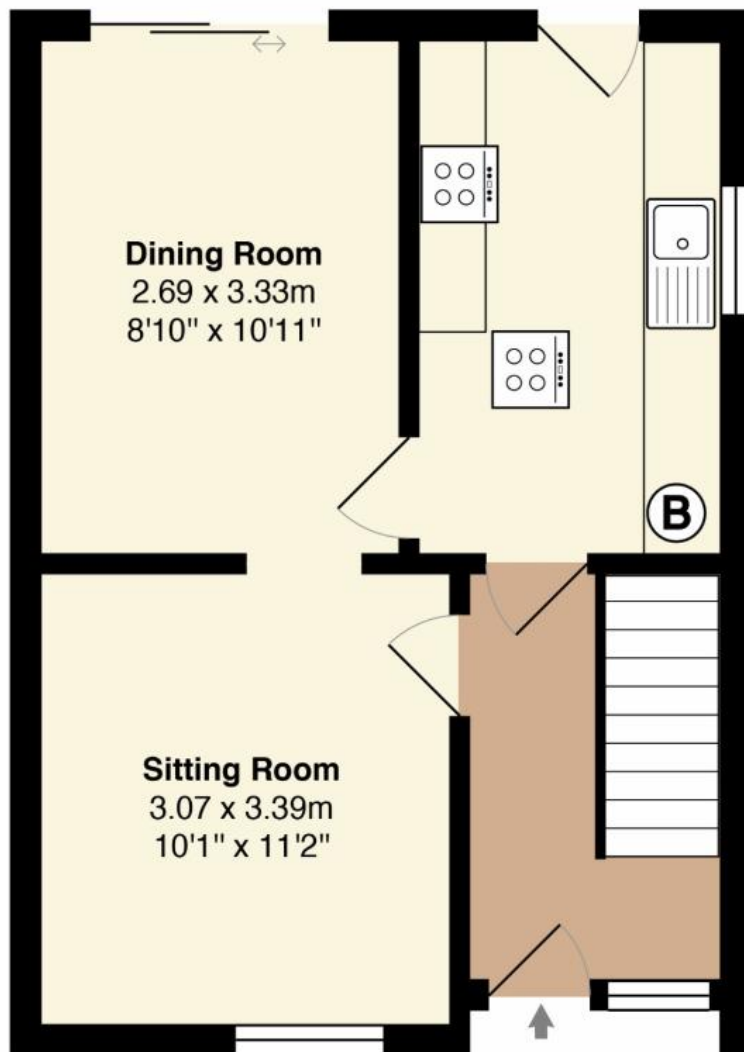


First Floor
Area: 37.9 m² ... 408 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

WESTLEIGH GARDENS, SHEPTON MALLET, BA4

9 Westleigh Gardens,
Shepton Mallet



Ground Floor

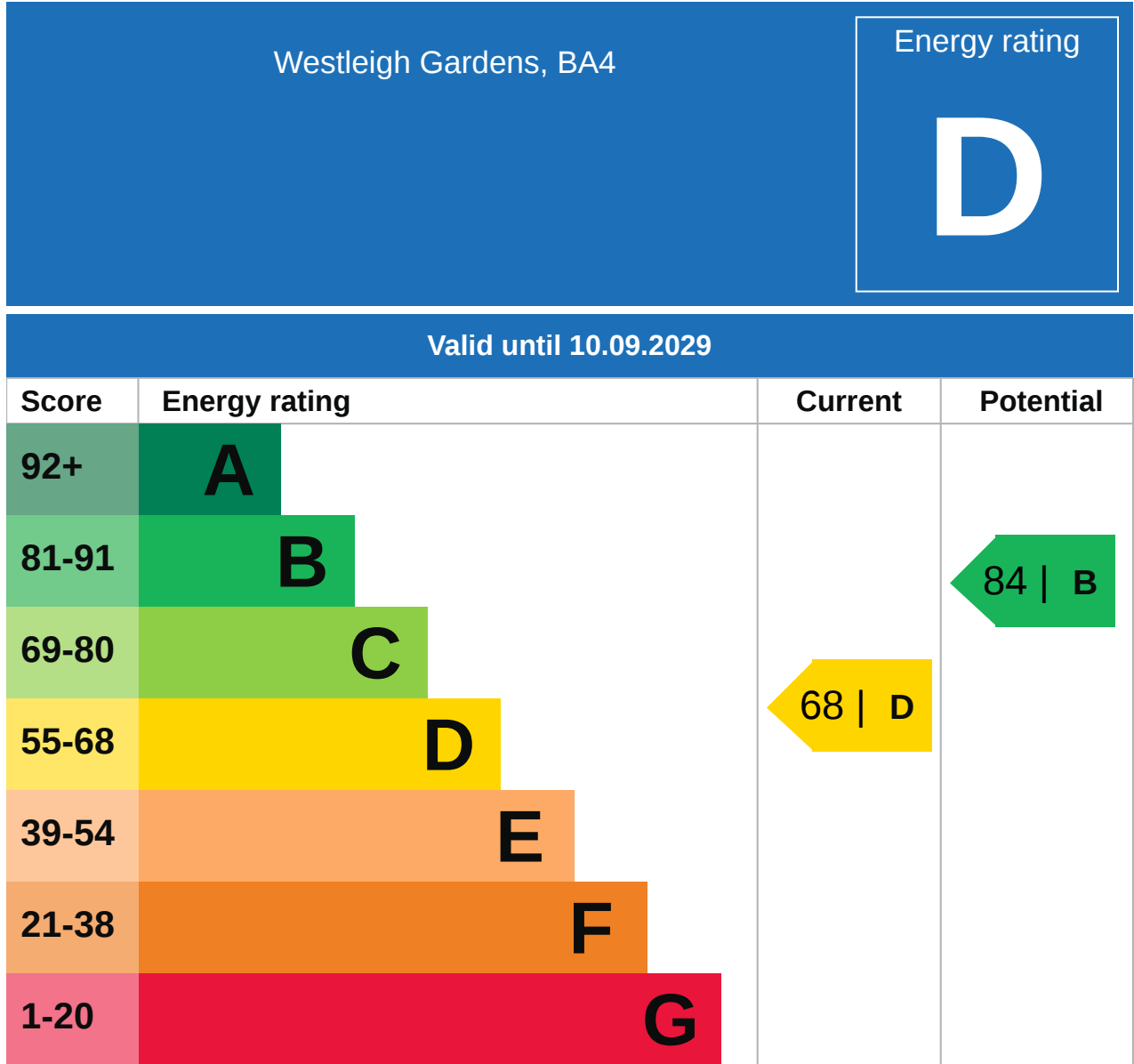
Area: 37.9 m² ... 408 ft²

Approximate gross internal floor area - 79 m² / 816 ft² (excluding Garage)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

Property EPC - Certificate

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Property

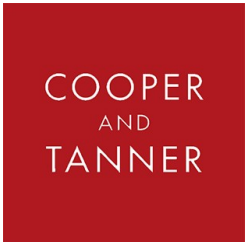
EPC - Additional Data

Additional EPC Data

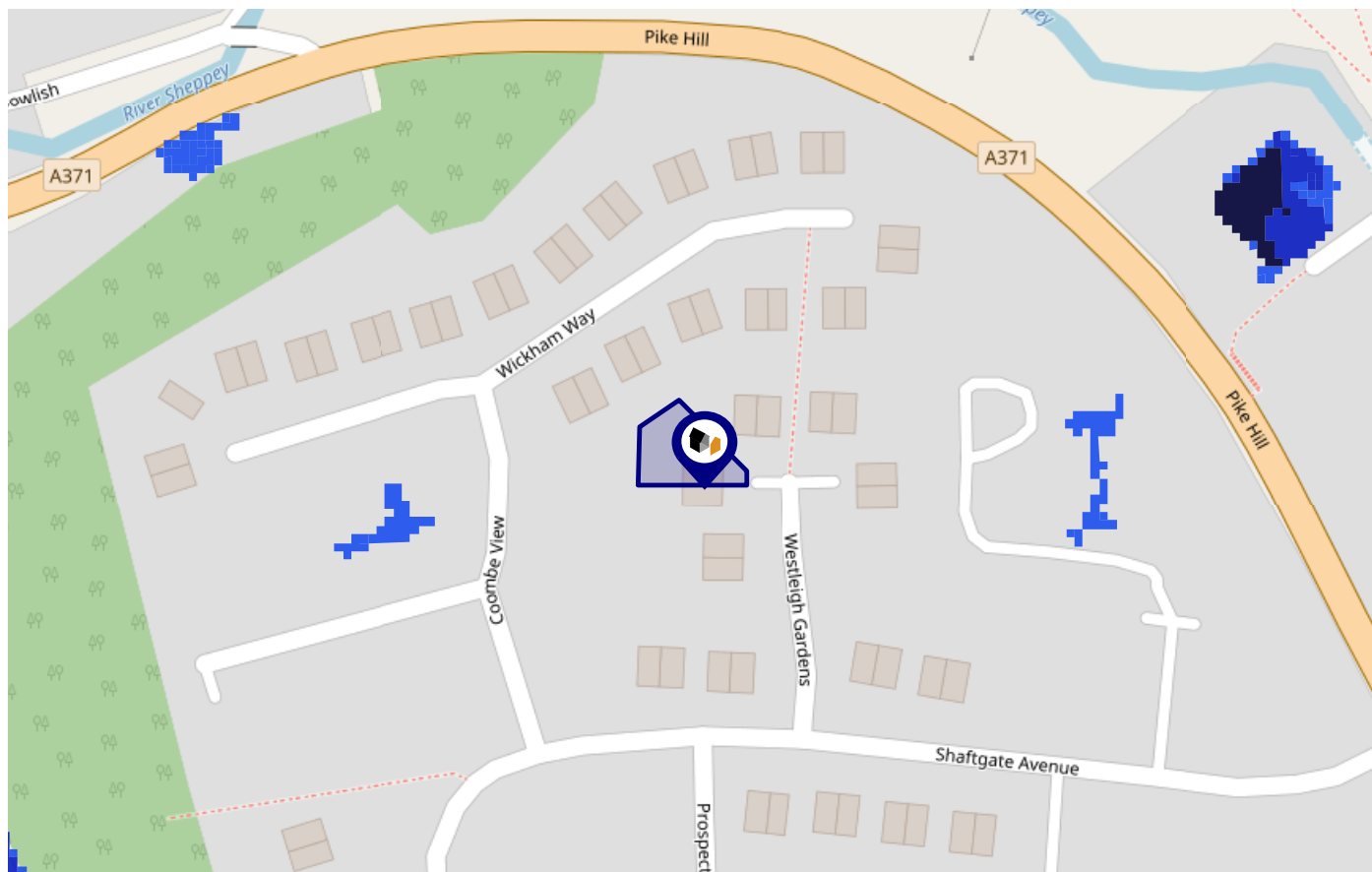
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
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.

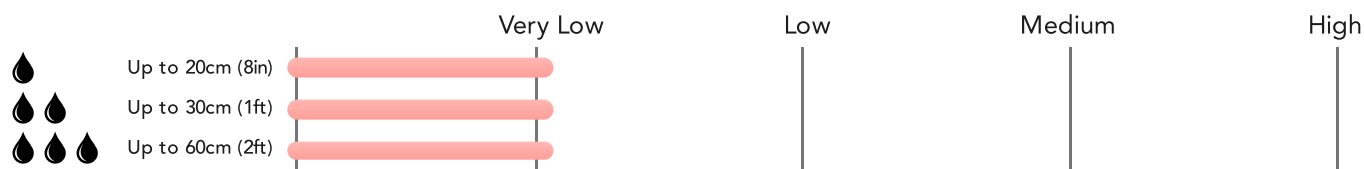


Risk Rating: Very low

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.

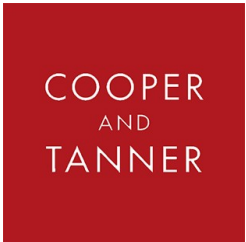
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

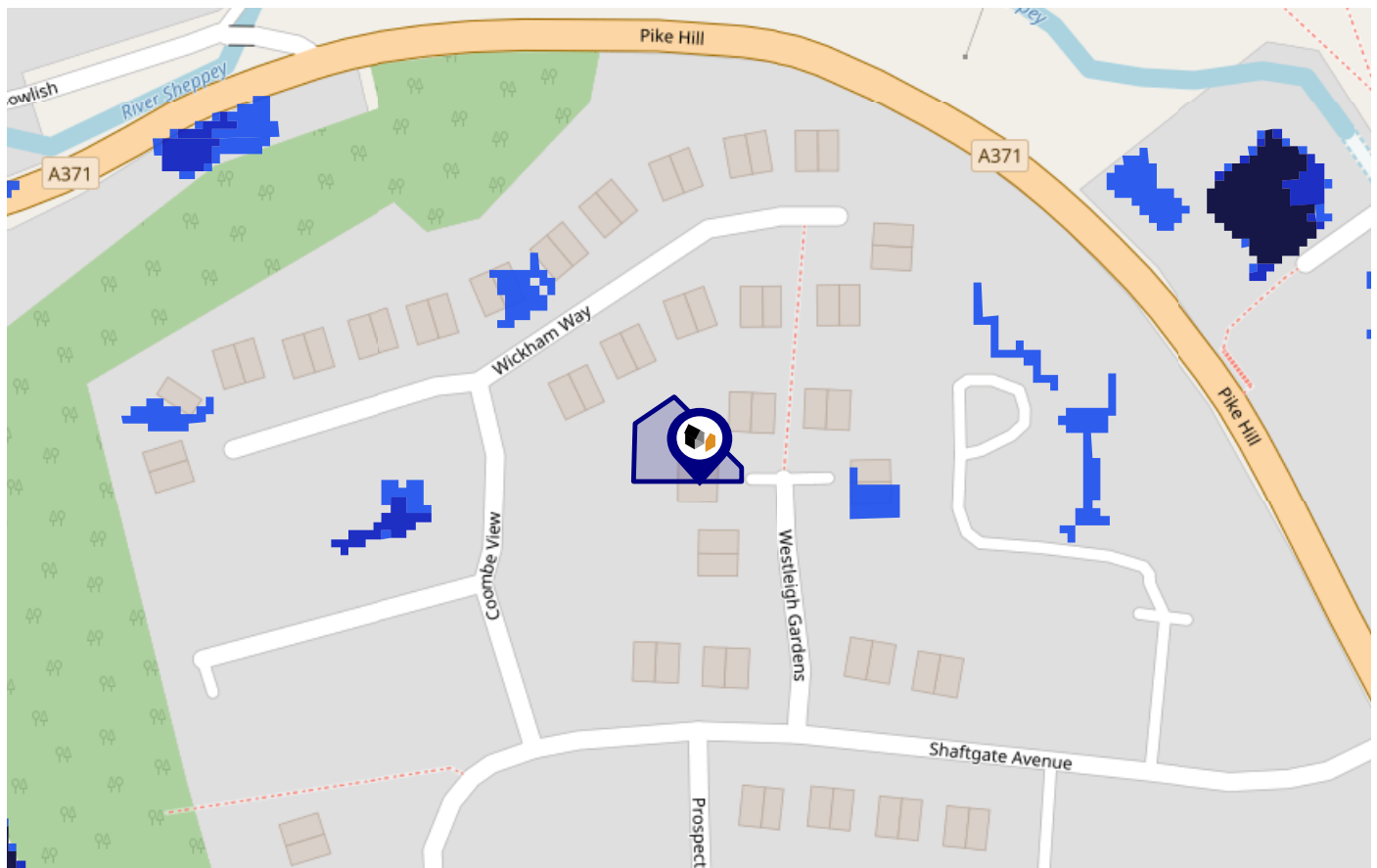


Flood Risk

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.
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Chance of flooding to the following depths at this property:



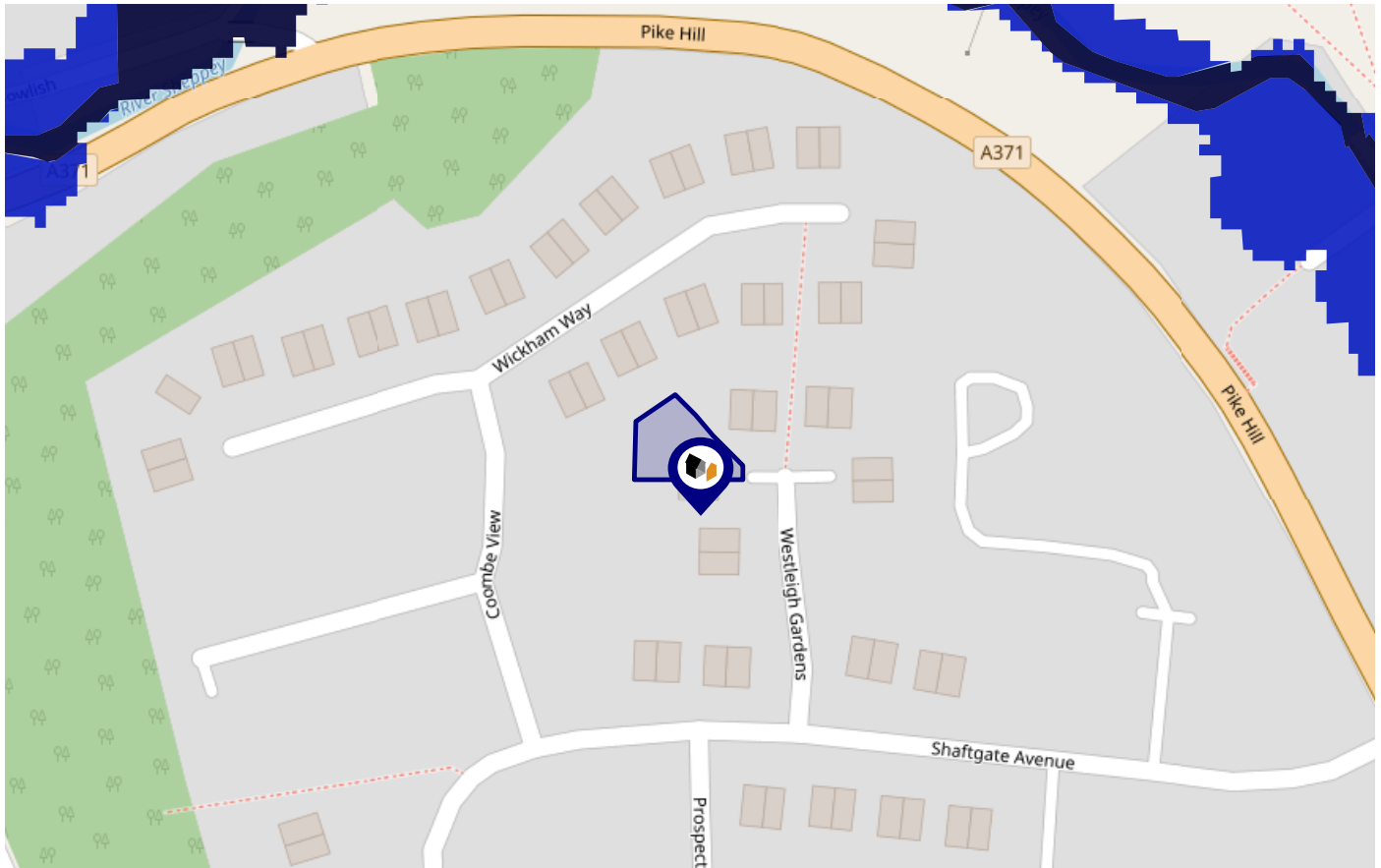
MIR - Material Info

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.
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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

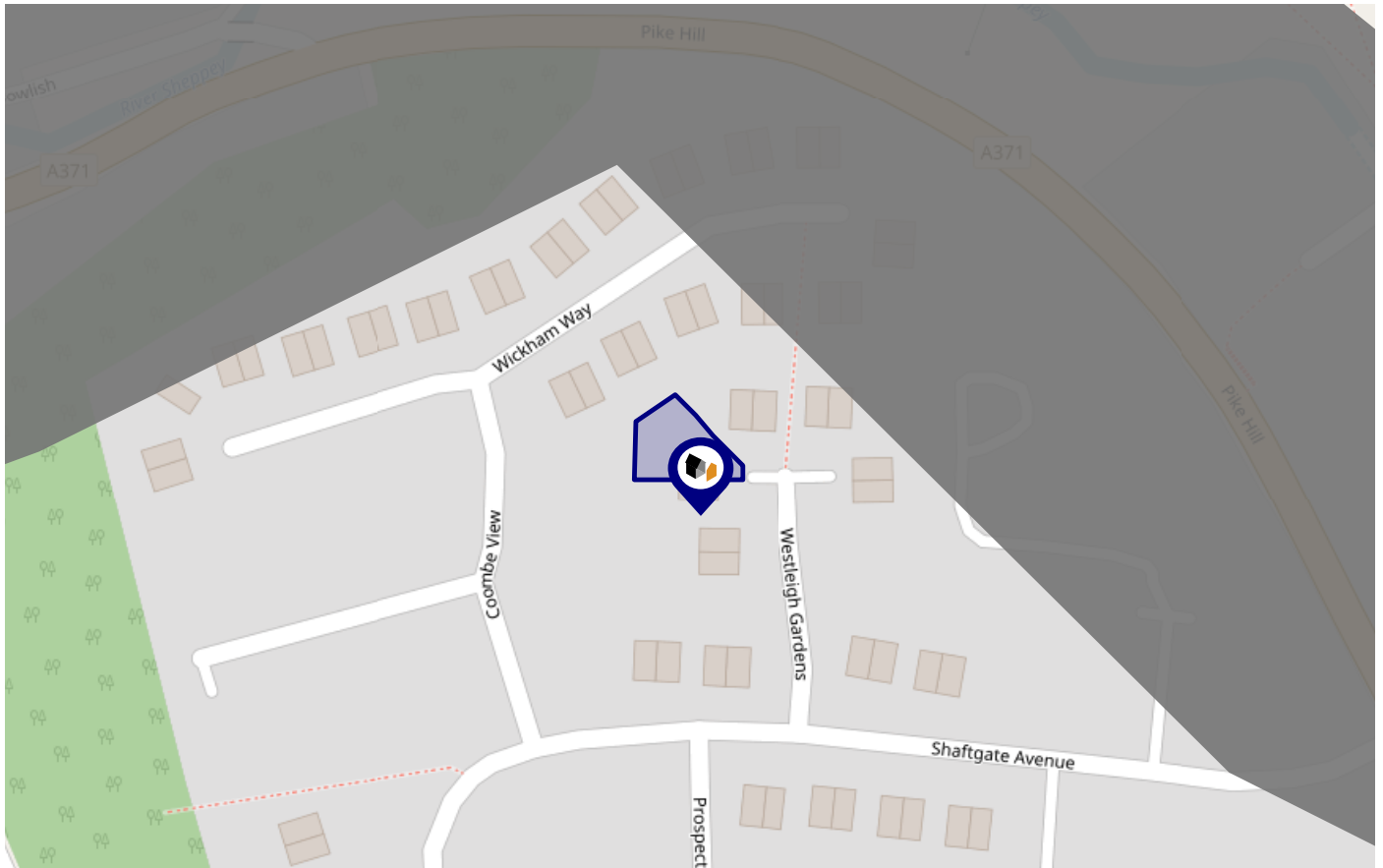
Chance of flooding to the following depths at this property:



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.
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Chance of flooding to the following depths at this property:

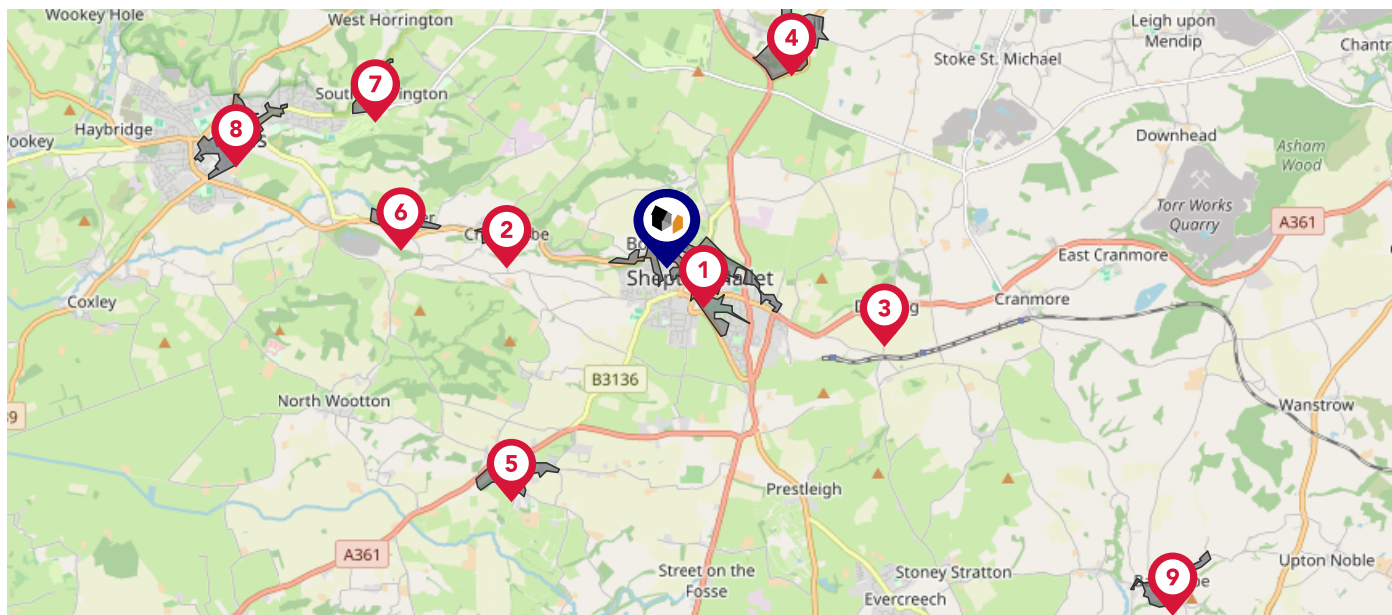


MIR - Material Info

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.



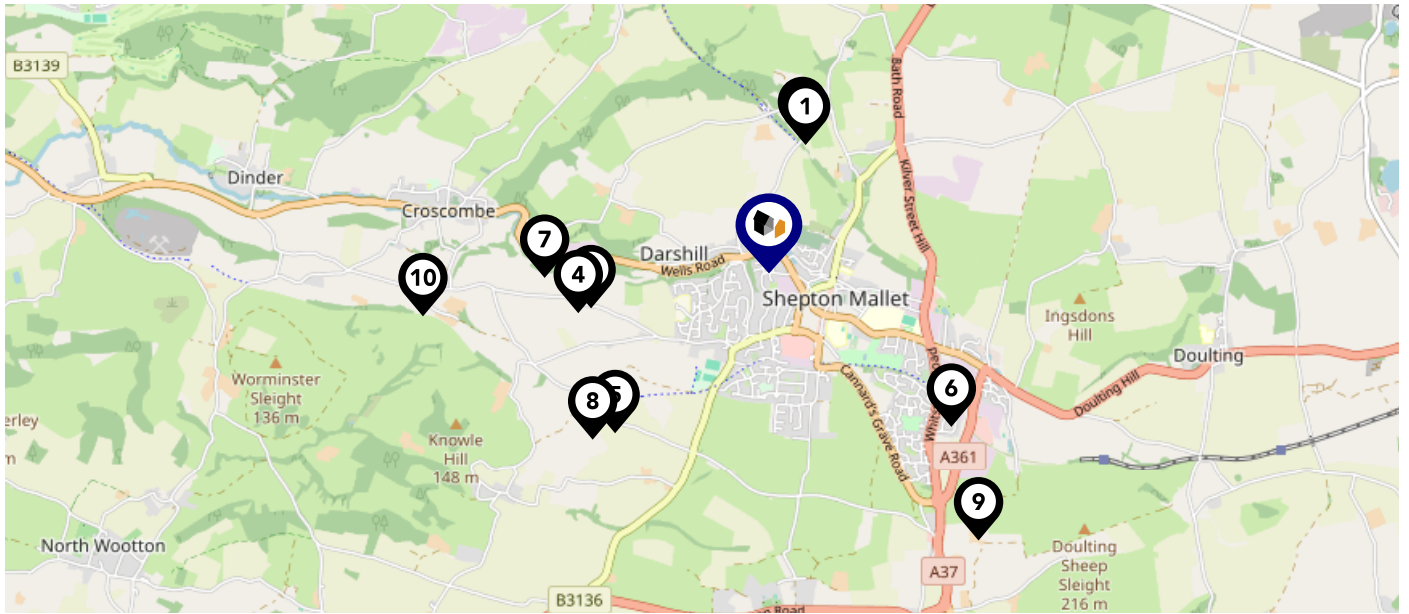
Nearby Conservation Areas

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

Maps

Landfill Sites

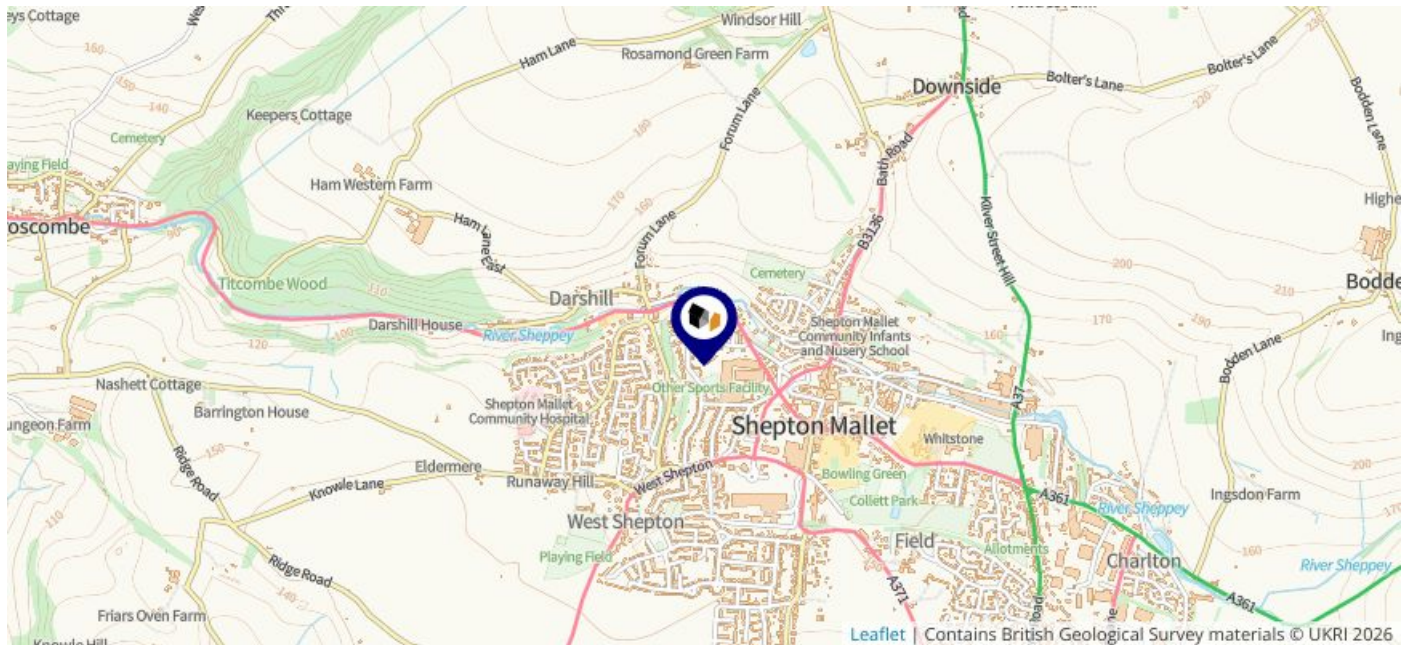
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

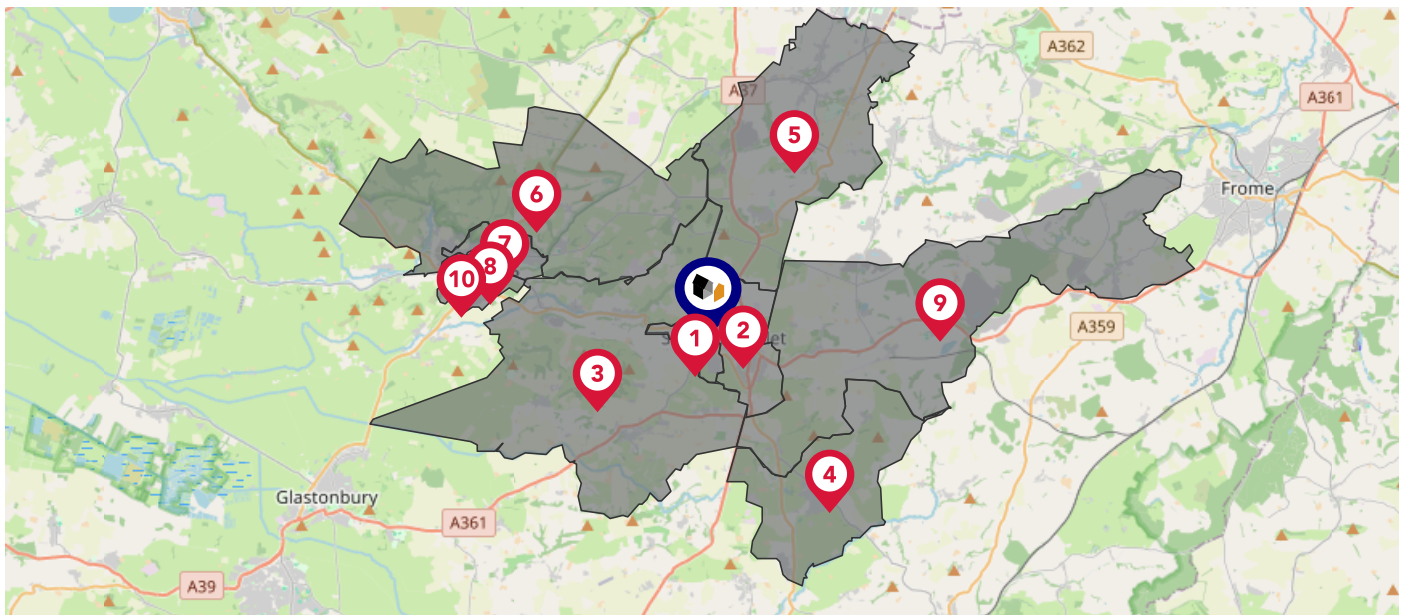
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

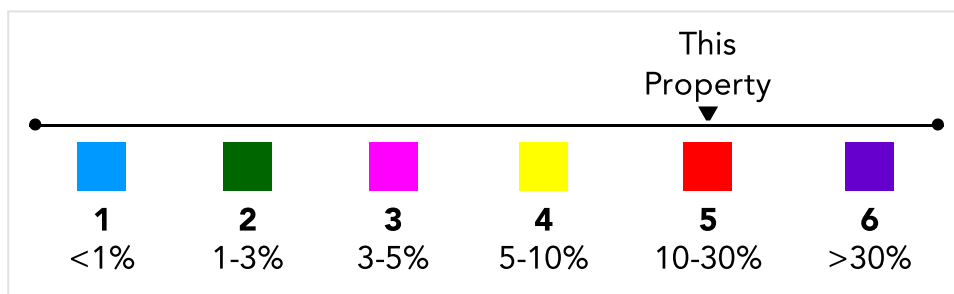
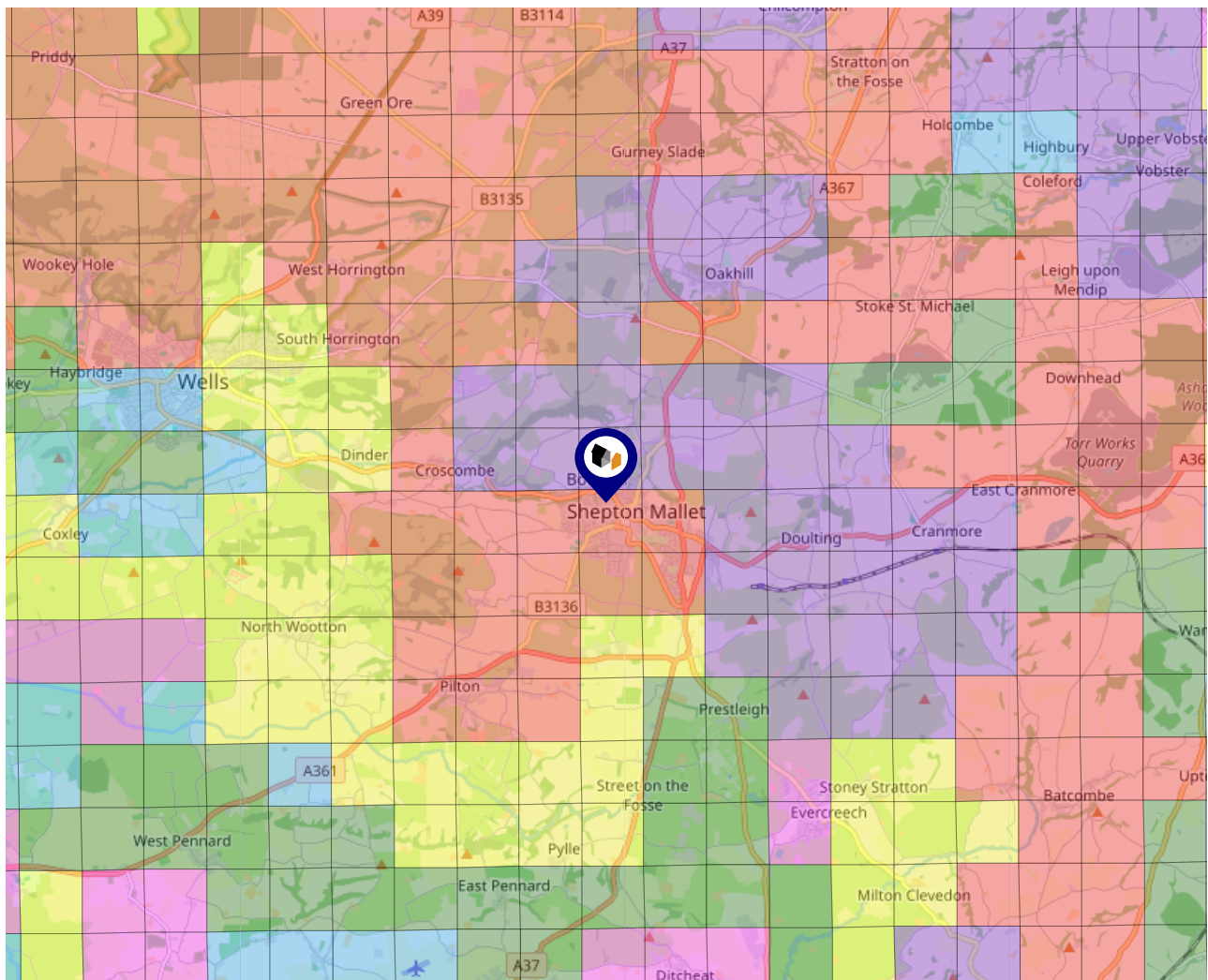


Nearby Council Wards

- 1 Shepton West Ward
- 2 Shepton East Ward
- 3 Croscombe and Pilton Ward
- 4 Creech Ward
- 5 Ashwick, Chilcompton and Stratton Ward
- 6 St. Cuthbert Out North Ward
- 7 Wells St. Thomas' Ward
- 8 Wells Central Ward
- 9 Cranmore, Doultling and Nunney Ward
- 10 Wells St. Cuthbert's Ward

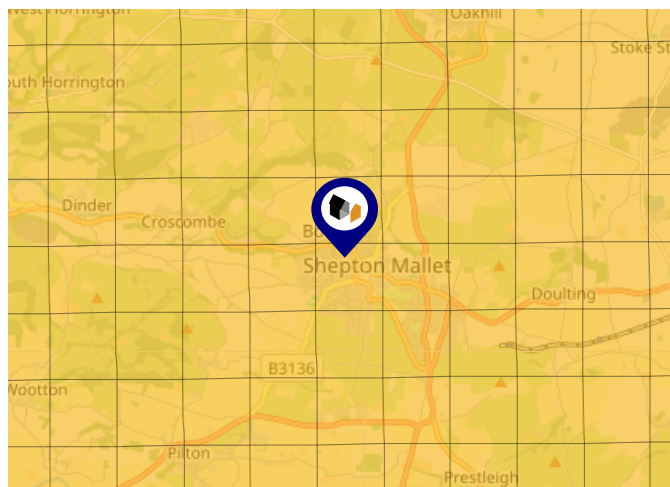
What is Radon?

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)

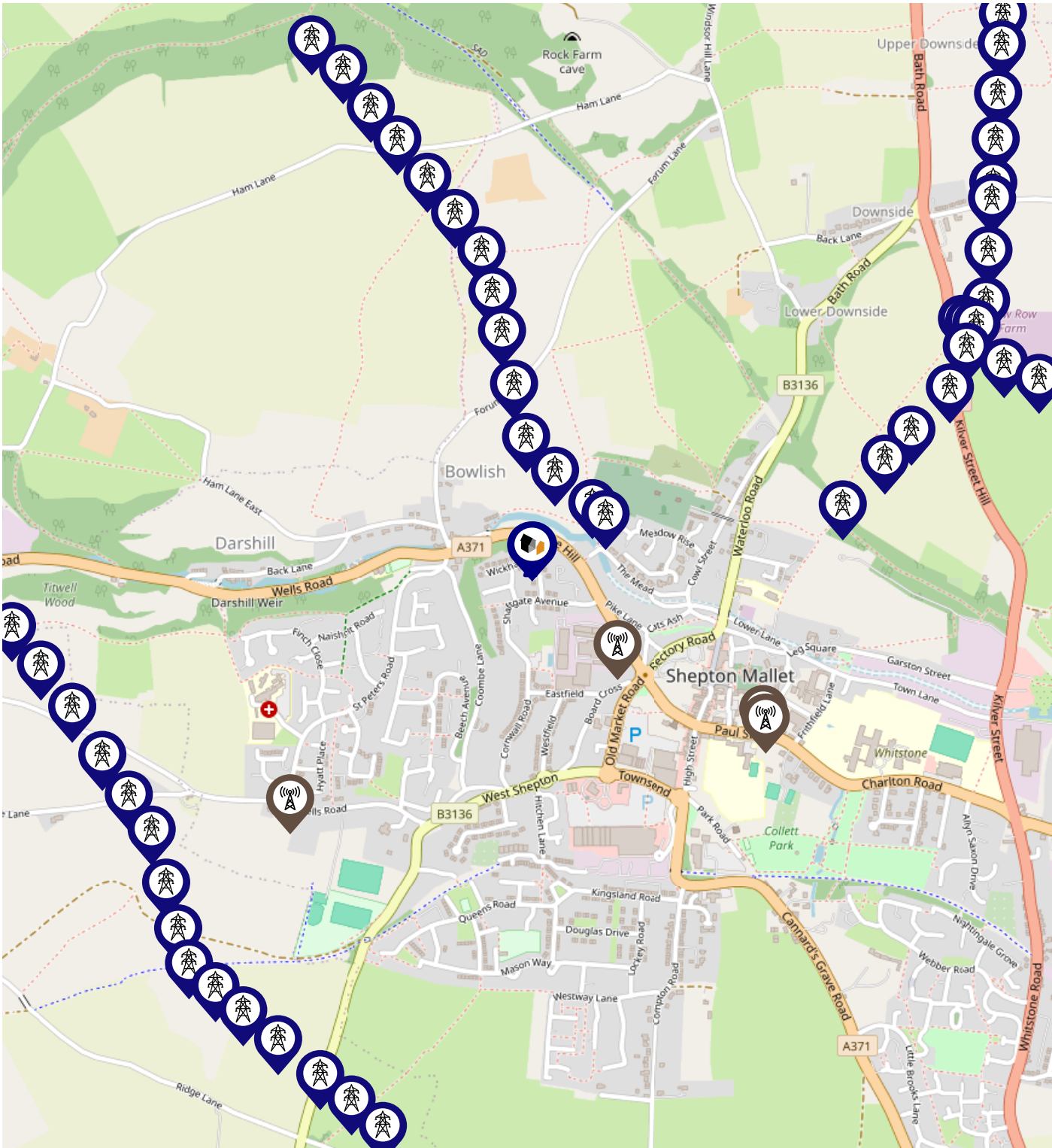
Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



Key:

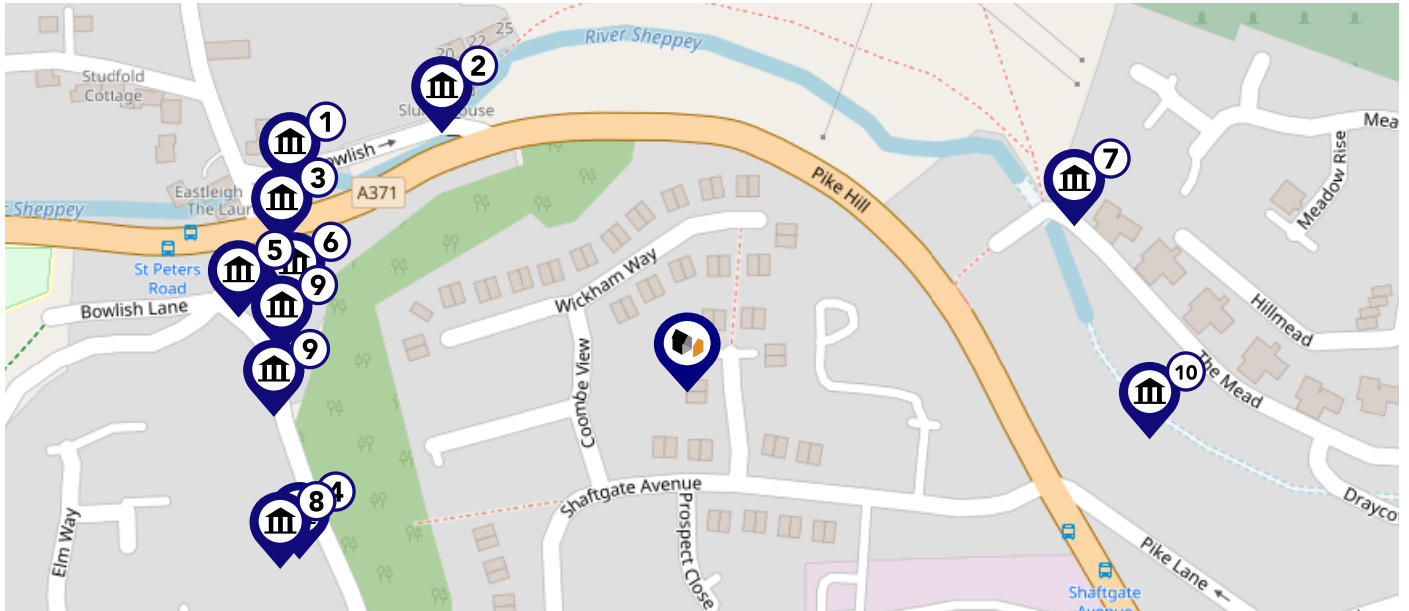
-  Power Pylons
-  Communication Masts












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
 1345230 - Little Bowlish	Grade II	0.1 miles
 1172930 - 15, Forum Lane	Grade II	0.1 miles
 1173704 - Horseshoe Inn	Grade II	0.1 miles
 1058418 - 6, Coombe Lane	Grade II	0.1 miles
 1058421 - Gate Piers, 20 Metres West Of Facade Of Bowlish House	Grade II	0.1 miles
 1058419 - Bowlish House	Grade II	0.1 miles
 1058430 - 23, Draycott Road	Grade II	0.1 miles
 1058417 - Cornwall Lodge	Grade II	0.1 miles
 1058422 - Wall, 70 Metres Along Coombe Lane From North West Corner Of Coombe House	Grade II	0.1 miles
 1172886 - 10, Draycott Road	Grade II	0.1 miles
 1345223 - Coombe House	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

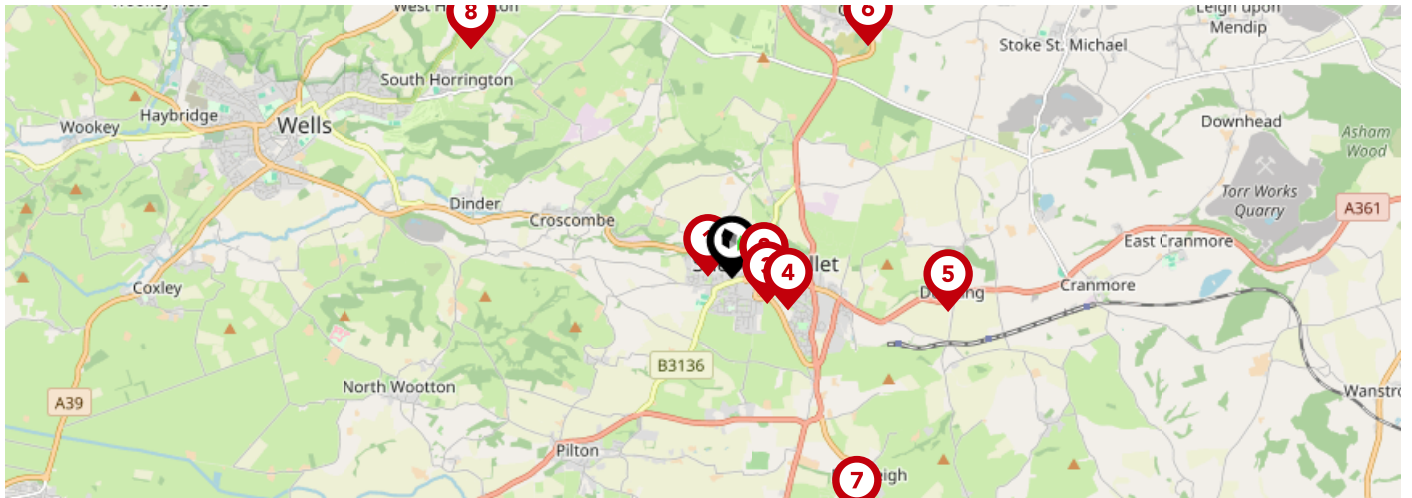
Gas Central Heating

Water Supply

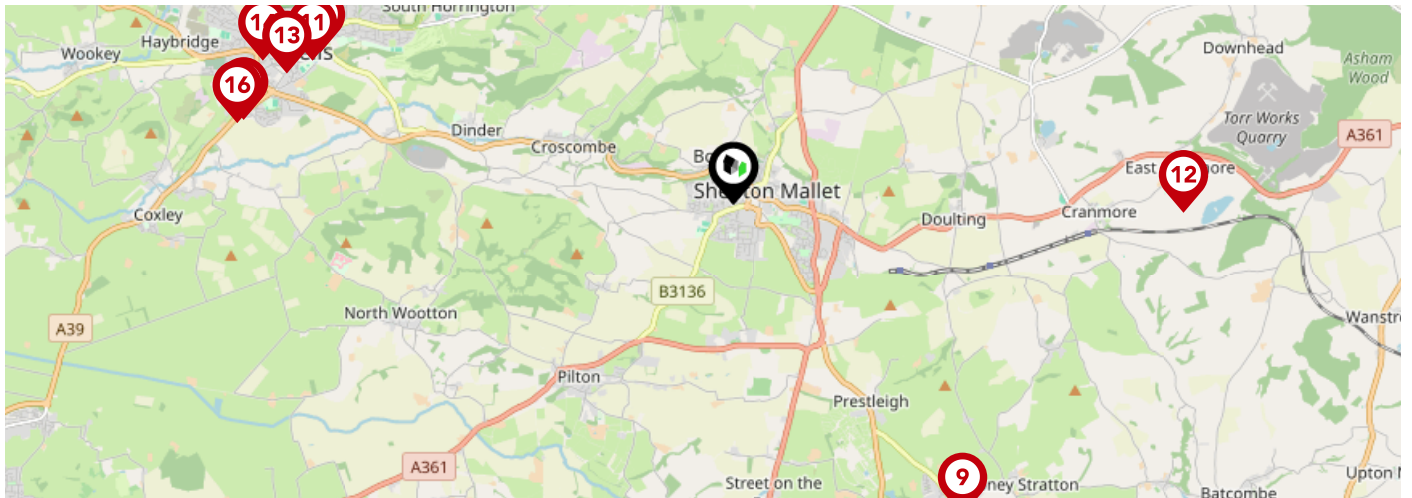
Mains

Drainage

Mains

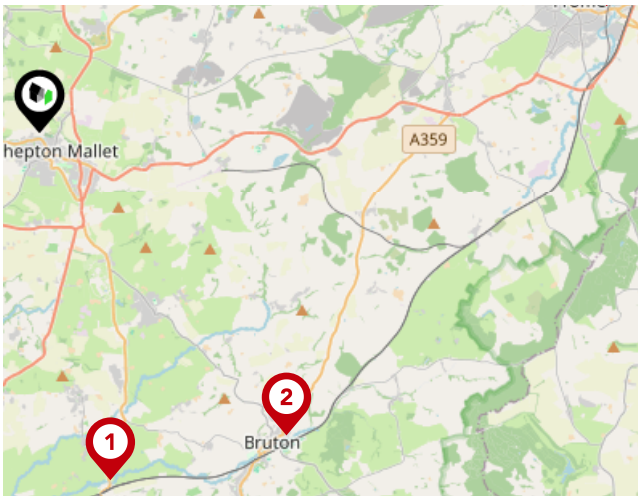


	Nursery	Primary	Secondary	College	Private
<p>1 Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



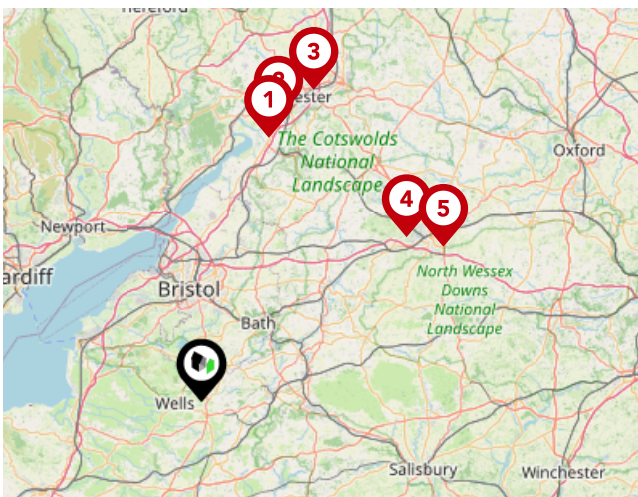
	Nursery	Primary	Secondary	College	Private
<p>9 Evercreech Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 181 Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Stoberry Park School</p> <p>Ofsted Rating: Good Pupils: 318 Distance:4.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Wells Cathedral School</p> <p>Ofsted Rating: Not Rated Pupils: 780 Distance:4.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 All Hallows School</p> <p>Ofsted Rating: Not Rated Pupils: 238 Distance:4.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Joseph and St Teresa Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 149 Distance:4.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Blue School</p> <p>Ofsted Rating: Good Pupils: 1434 Distance:4.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Cuthbert's Church of England Academy Infants and Pre-School</p> <p>Ofsted Rating: Good Pupils: 172 Distance:4.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Cuthbert's CofE Junior School</p> <p>Ofsted Rating: Good Pupils: 174 Distance:4.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



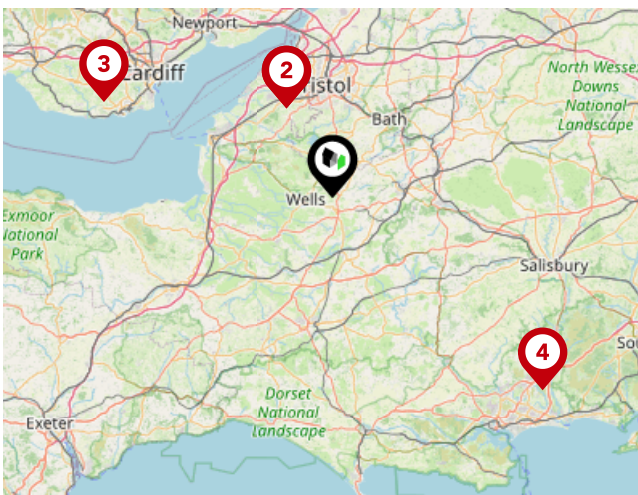
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.59 miles
2	Bruton Rail Station	7.27 miles
3	Frome Rail Station	10.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.38 miles
2	M5 J12	43.41 miles
3	M5 J11A	48.9 miles
4	M4 J16	38.81 miles
5	M4 J15	42.56 miles

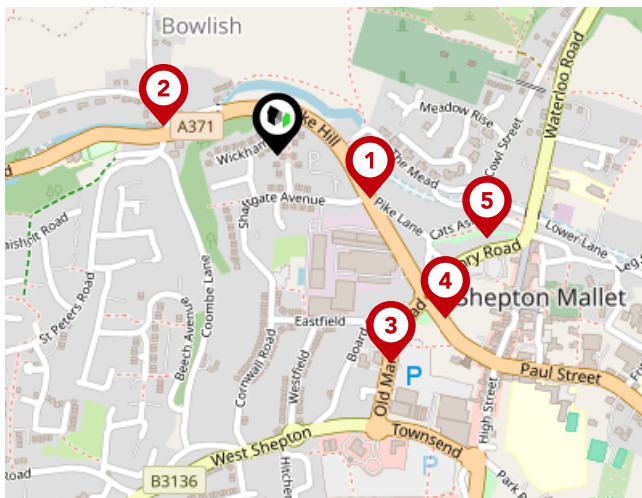


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.02 miles
2	Felton	15.02 miles
3	Cardiff Airport	36.83 miles
4	Bournemouth International Airport	42.54 miles

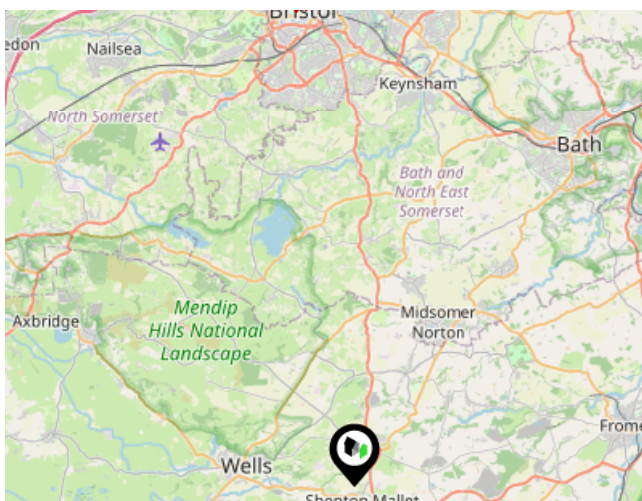
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftgate Avenue	0.12 miles
2	Coombe Lane	0.14 miles
3	Mendip West Slinky - Shepton Mallet DRT	0.28 miles
4	Police Station	0.27 miles
5	Great Ostry	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	17.74 miles
2	The Ostrich	17.73 miles
3	Wapping Wharf	17.7 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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