COOPER AND TANNER

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MIR: Material Info

The Material Information Affecting this Property

Tuesday 24th November 2026



HAYES LANE, COMPTON DUNDON, SOMERTON, TA11

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,259 ft^2 / 117 m^2		
Plot Area:	0.14 acres		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	ST109553		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

27 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Pippins Hayes Lane Compton Dundon Somerton Somerset TA11 6PB***

Reference - 94/00641/FUL

Decision: Approved

Date: 22nd July 1994

Description:
ALTERATIONS AND CONVERSION OF BARN INTO AN ANNEXE (GR 480/320)

Reference - 90/00720/FUL

Decision: Unknown

Date: 07th June 1990

Description:
ALTERATIONS AND THE ERECTION OF A FIRST FLOOR EXTENSION TO DWELLINGHOUSE (GR480/320)

Reference - 06/02342/FUL

Decision: Approved

Date: 10th July 2006

Description:
Erection of PVCu conservatory on dwarf wall. GR (348019/132059)

Reference - 94/00640/FUL

Decision: Refused

Date: 27th April 1994

Description:
ALTERATIONS AND CONVERSION OF BARN INTO AN ANNEXE (GR 480/320)

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Cobwebs 1 Hayes Lane Compton Dundon Somerton TA11 6PB***

Reference - 15/02155/FUL	
Decision:	Approved
Date:	15th May 2015
Description:	
Conversion of existing outbuildings to provide residential annex ancillary to main dwelling (GR 347913/132021)	

Planning records for: ***Grey Willows Hayes Lane Compton Dundon Somerton Somerset TA11 6PB***

Reference - 02/00992/FUL	
Decision:	Approved
Date:	27th March 2002
Description:	
Erection of a first floor extension (GR 479/320)	

Planning records for: ***Jasmine Cottage Hayes Lane Compton Dundon Somerton Somerset TA11 6PB***

Reference - 12/00368/FUL	
Decision:	Withdrawn
Date:	02nd February 2012
Description:	
The erection of a first floor extension and garage (GR 347997/132097)	

Reference - 01/02698/FUL	
Decision:	Approved
Date:	18th October 2001
Description:	
Erection of a two storey extension to dwelling (GR 480/320)	

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Planning
In Street

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Planning records for: ***Jasmine Cottage Hayes Lane Compton Dundon Somerton Somerset TA11 6PB***

Reference - 11/01477/FUL

Decision: Approved

Date: 15th April 2011

Description:

Demolition of conservatory and erection of a single storey rear extension. (GR 347997/132097)

Reference - 14/03781/NMA

Decision: Decided

Date: 18th August 2014

Description:

Application for a non-material amendment to planning permission 12/00531/FUL for the installation of two velux roof windows on north elevation in place of two approved dormers (GR: 347997/132097)

Planning records for: ***5 Hayes Lane Compton Dundon Somerton TA11 6PB***

Reference - 17/00590/FUL

Decision: Approved

Date: 07th February 2017

Description:

Single storey extension to the front of the property.

Reference - 02/03523/FUL

Decision: Approved

Date: 20th December 2002

Description:

Erection of a single storey extension to dwelling (GR 479/319)

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Planning
In Street

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Planning records for: ***8 Hayes Lane Compton Dundon Somerton Somerset TA11 6PB***

Reference - 92/00611/OUT	
Decision:	Refused
Date:	10th April 1992
Description:	DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS AND THE ERECTION OF A BUNGALOW AND GARAGE AND A GARAGE TO SERVE 8 HAYES LANE (OUTLINE) (GR 478/139)

Planning records for: ***Compton Dundon Cricket Club Hayes Road Compton Dundon Somerton Somerset TA11 6PB***

Reference - 22/02931/COL	
Decision:	Withdrawn
Date:	18th October 2022
Description:	Application for a Lawful Development Certificate for the proposed construction of a patio to improve the welcoming environment of the Cricket Club.

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Property
EPC - Certificate

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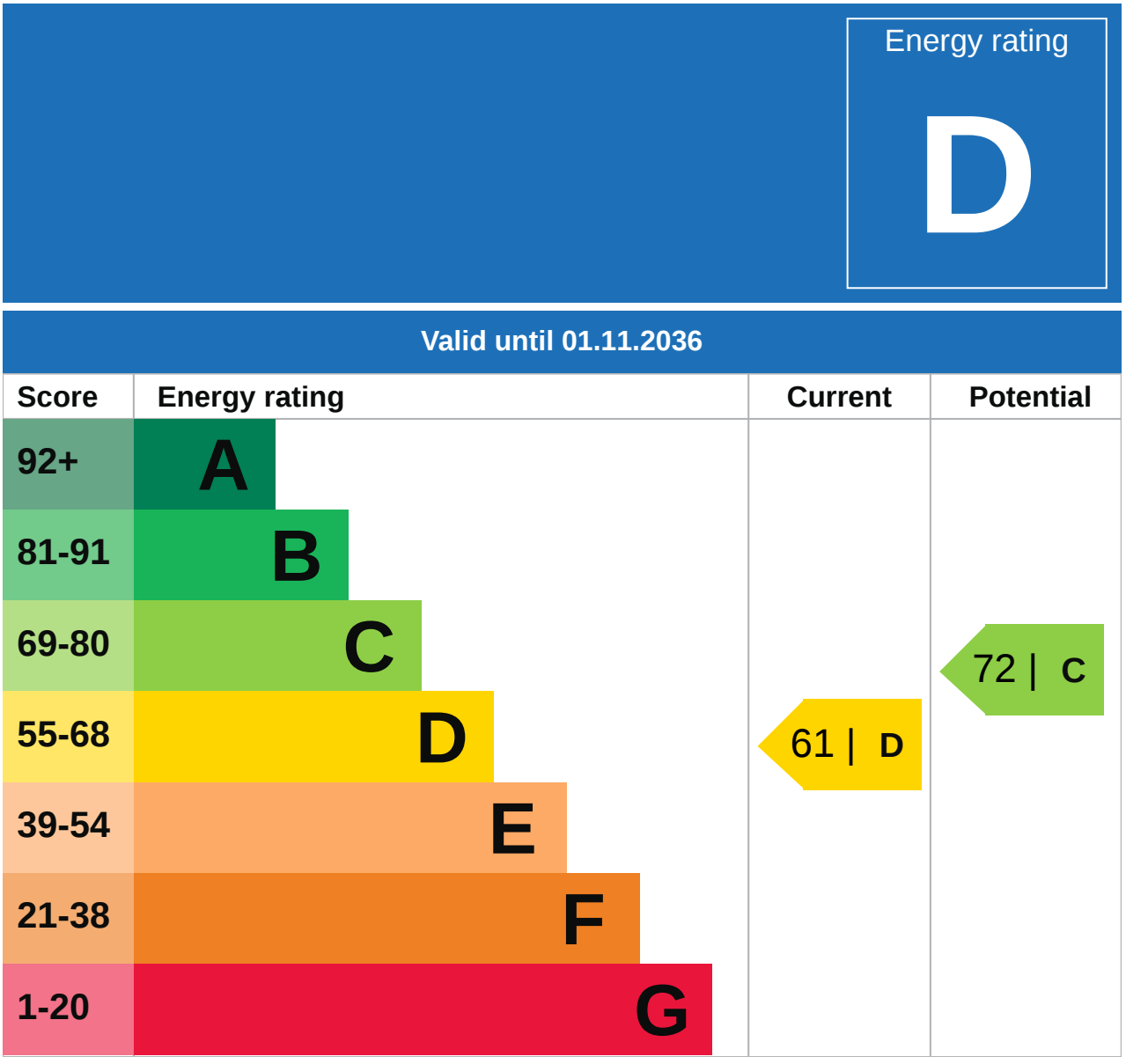

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	117 m^2

Flood Risk
Surface Water - Flood Risk

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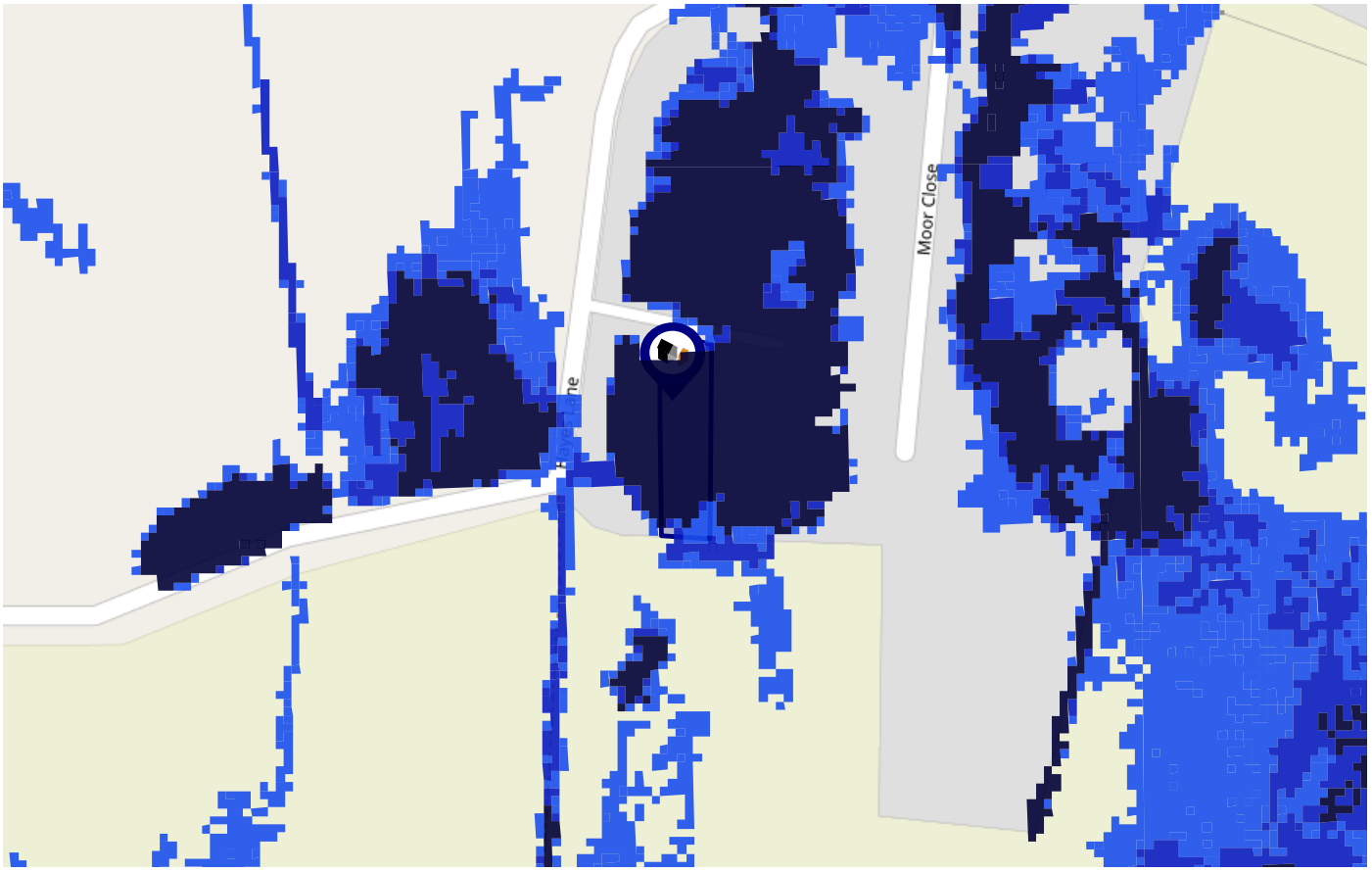
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

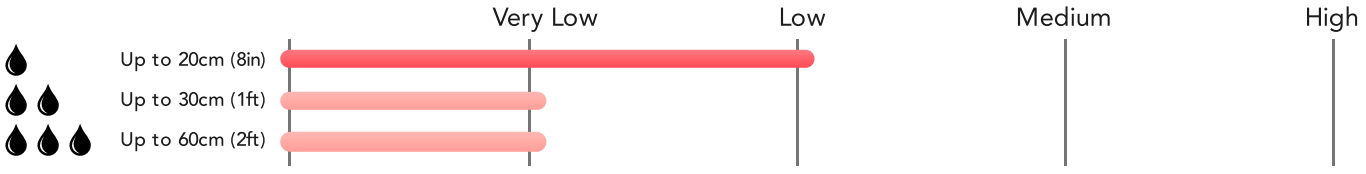


Risk Rating: High

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:



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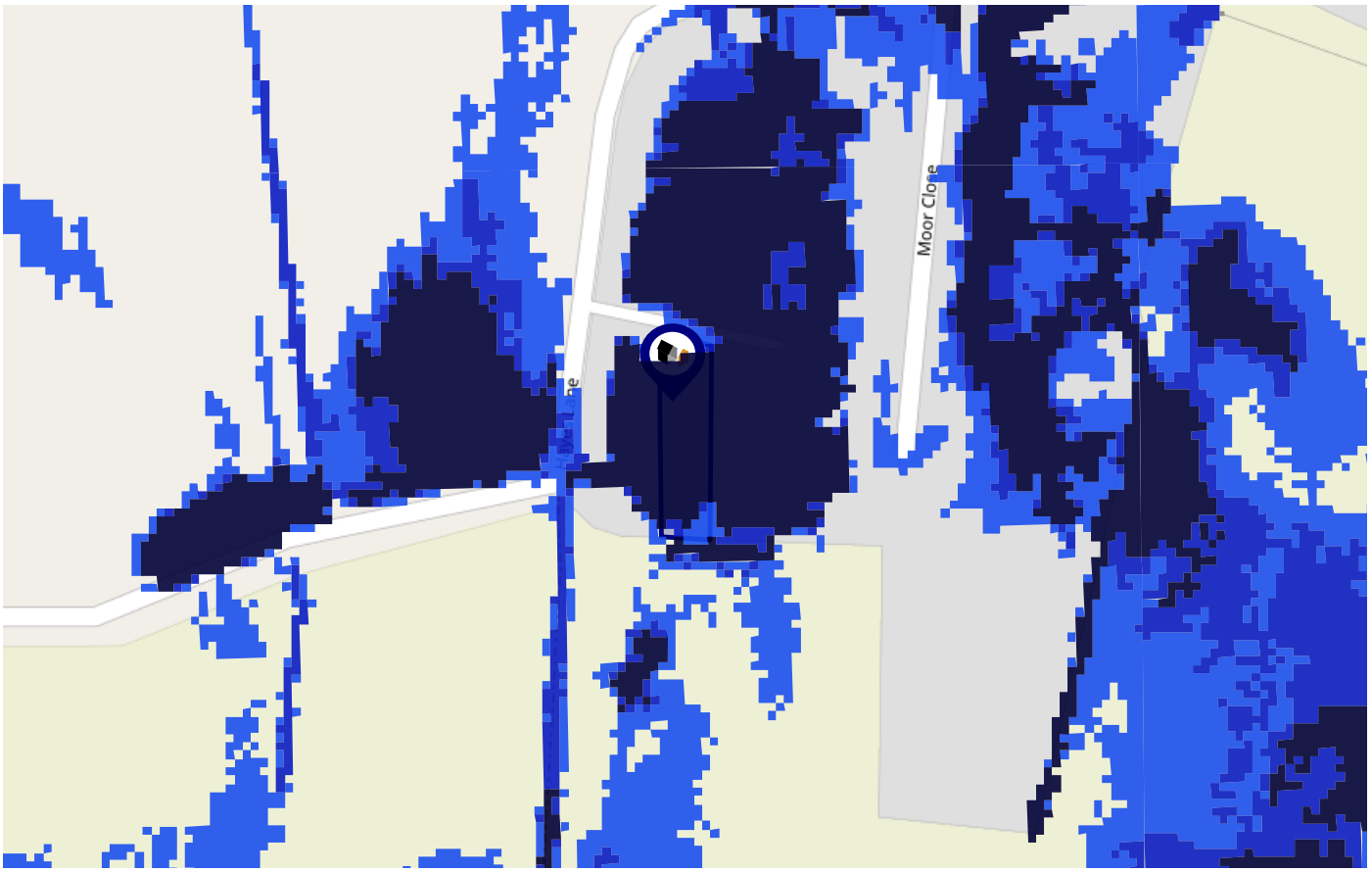
Flood Risk
Surface Water - Climate Change

COOPER AND TANNER

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.



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Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Flood Risk

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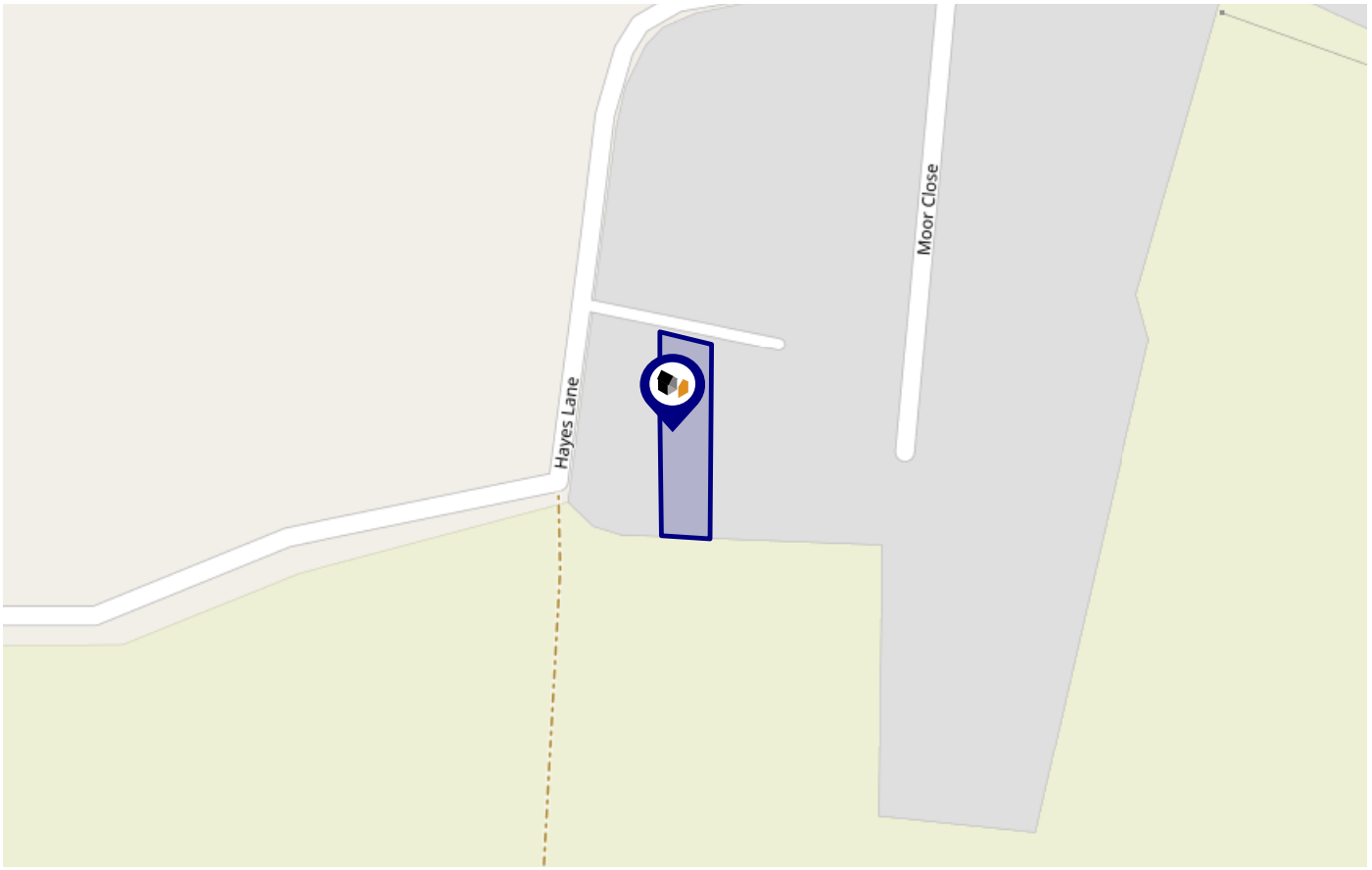
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



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.

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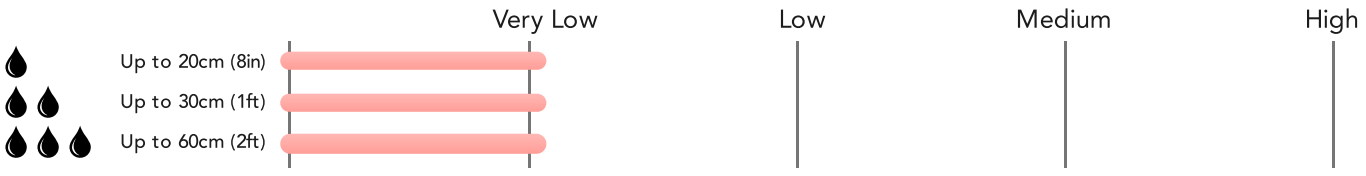
Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

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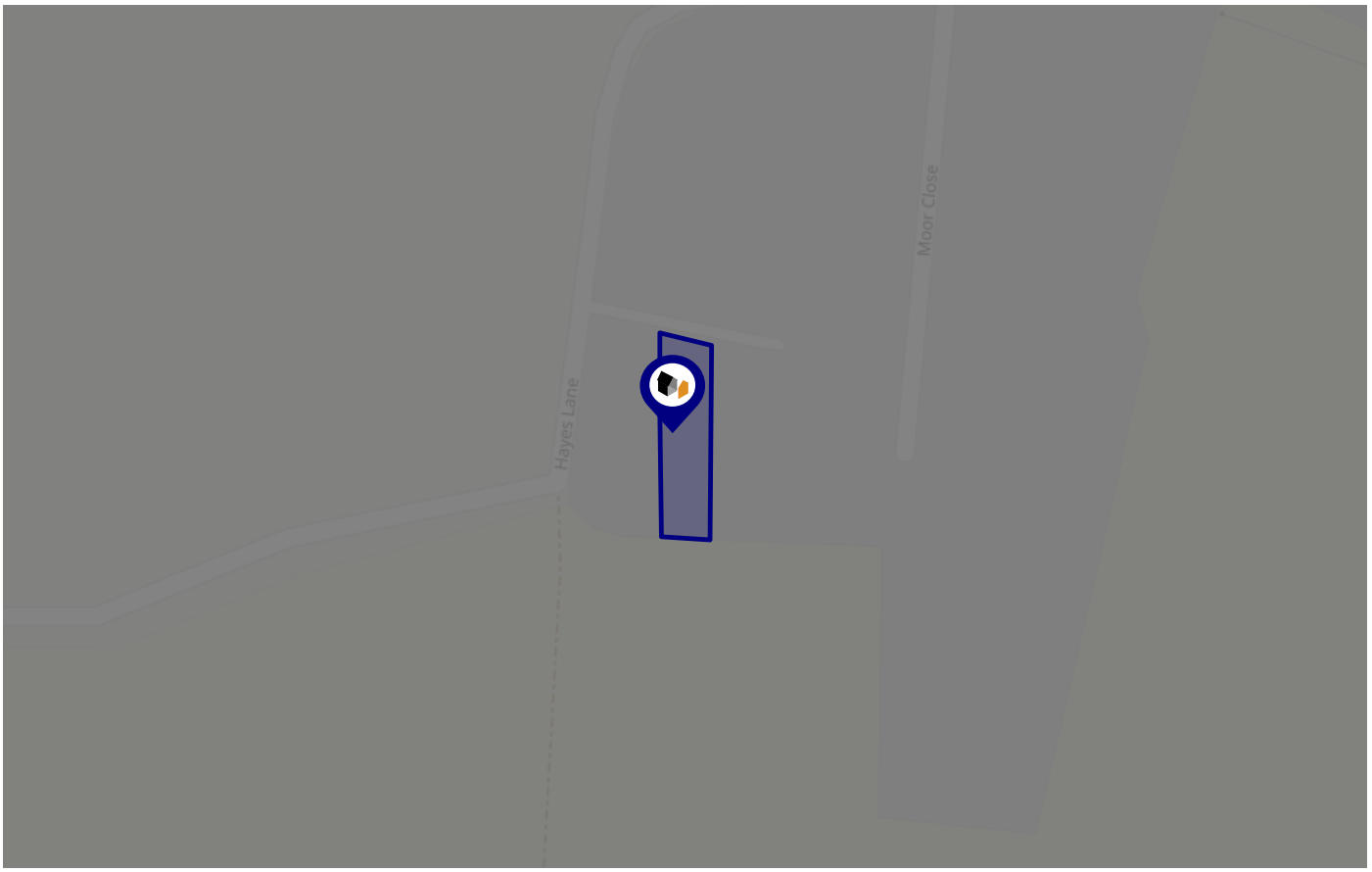
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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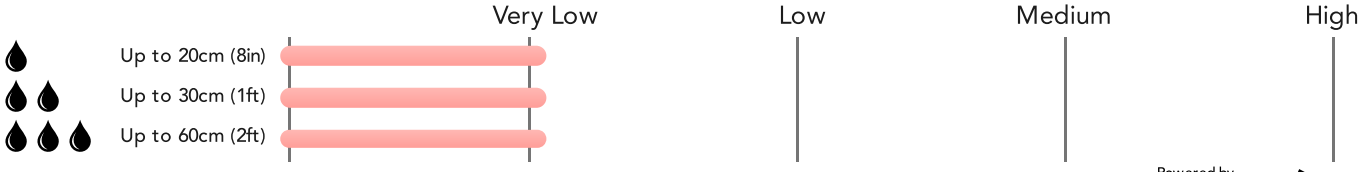

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Maps
Conservation Areas

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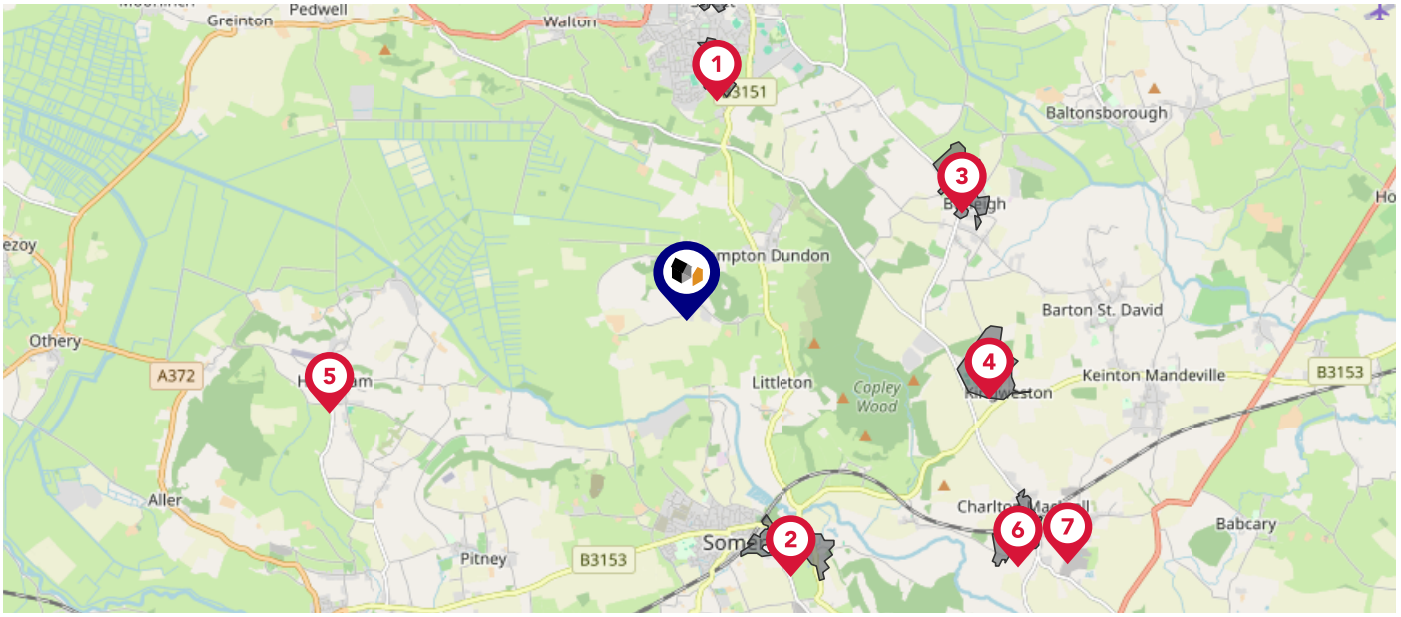
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Street
2	Somerton
3	Butleigh
4	Kingweston
5	High Ham
6	West Charlton and Charlton Mackrell
7	Charlton Adam

Maps
Landfill Sites

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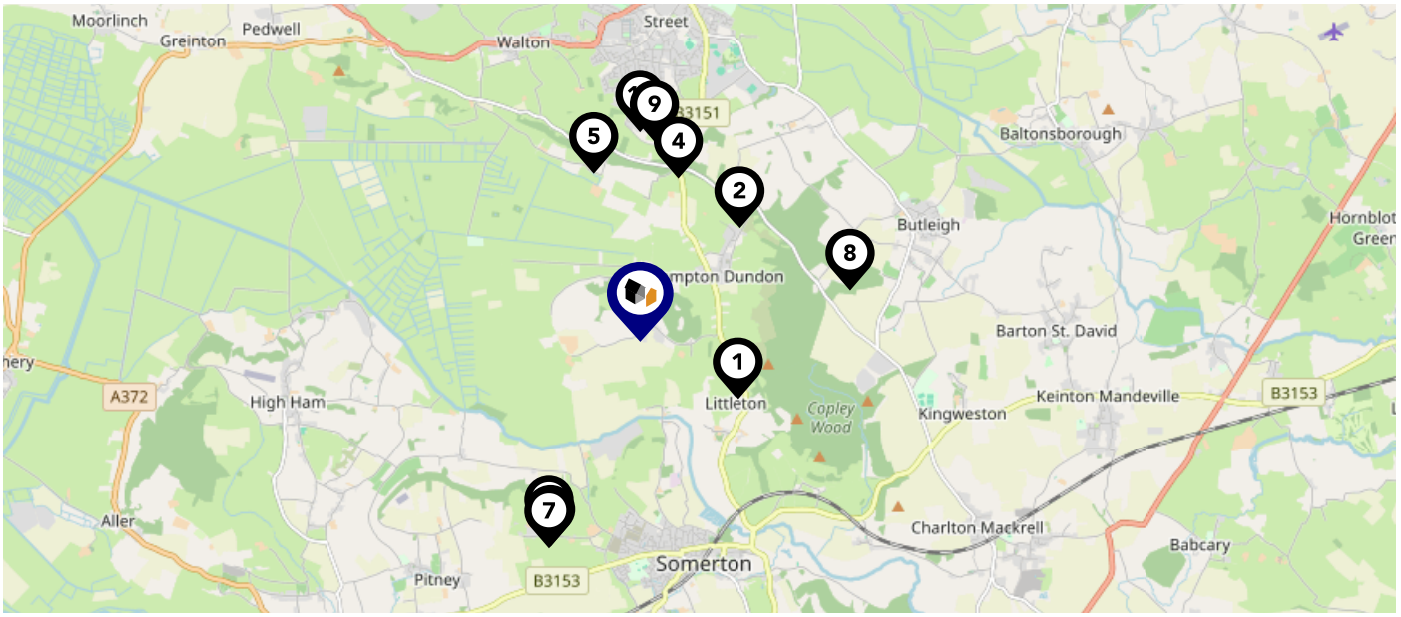
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wineberry Cottage-Littleton, Compton Dundon, Somerset	Historic Landfill
2	Collard Hill-Street, Somerset	Historic Landfill
3	Whiscombe Hill Landfill Site-Somertonfield Road, Somerton, Somerset	Historic Landfill
4	Marshalls Elm-Street, Somerset	Historic Landfill
5	Walton Hill-Street, Somerset	Historic Landfill
6	Whiscombe Hill Landfill Site-Whiscombe Hill, Somerton, Somerset	Historic Landfill
7	No name provided by source	Active Landfill
8	Bolster Lane-Bolster Lane, Butleigh, Glastonbury, Somerset	Historic Landfill
9	Overleigh-Street, Somerset	Historic Landfill
10	Adjacent To Football Ground-Street, Somerset	Historic Landfill

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Maps
Coal Mining

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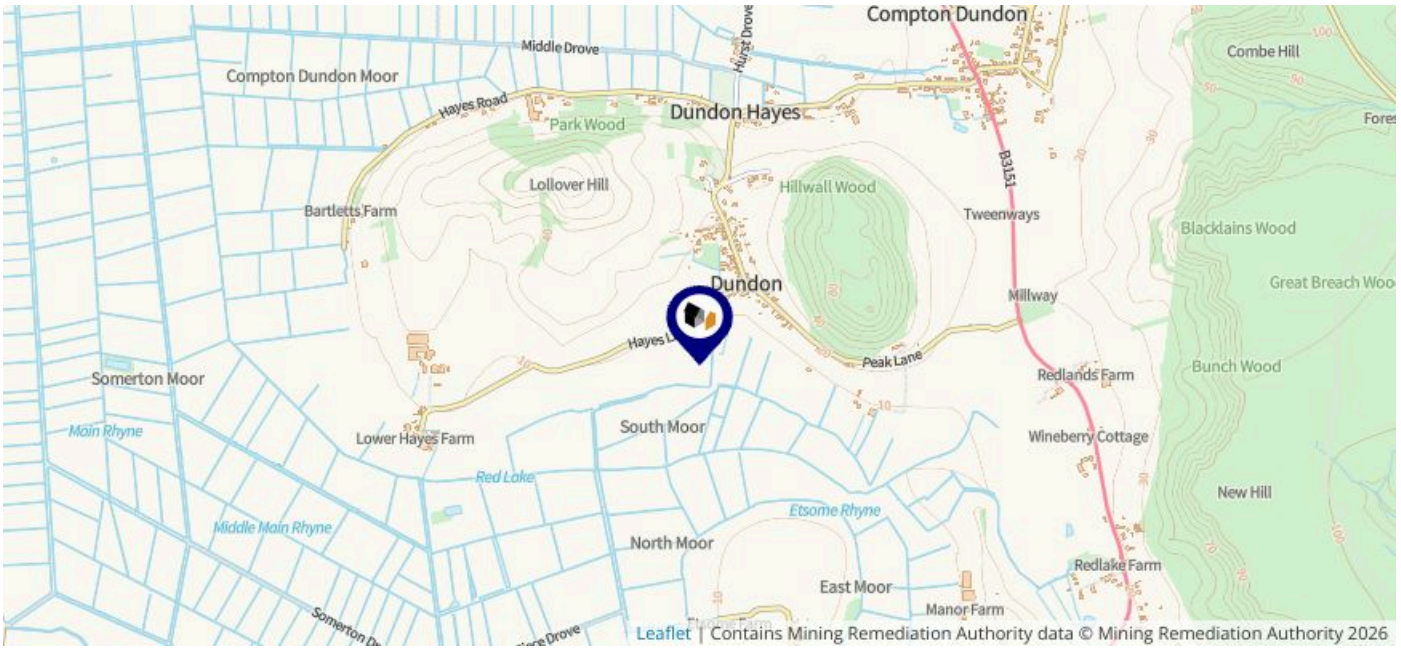
This map displays nearby coal mine entrances and their classifications.



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.

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Maps
Council Wards

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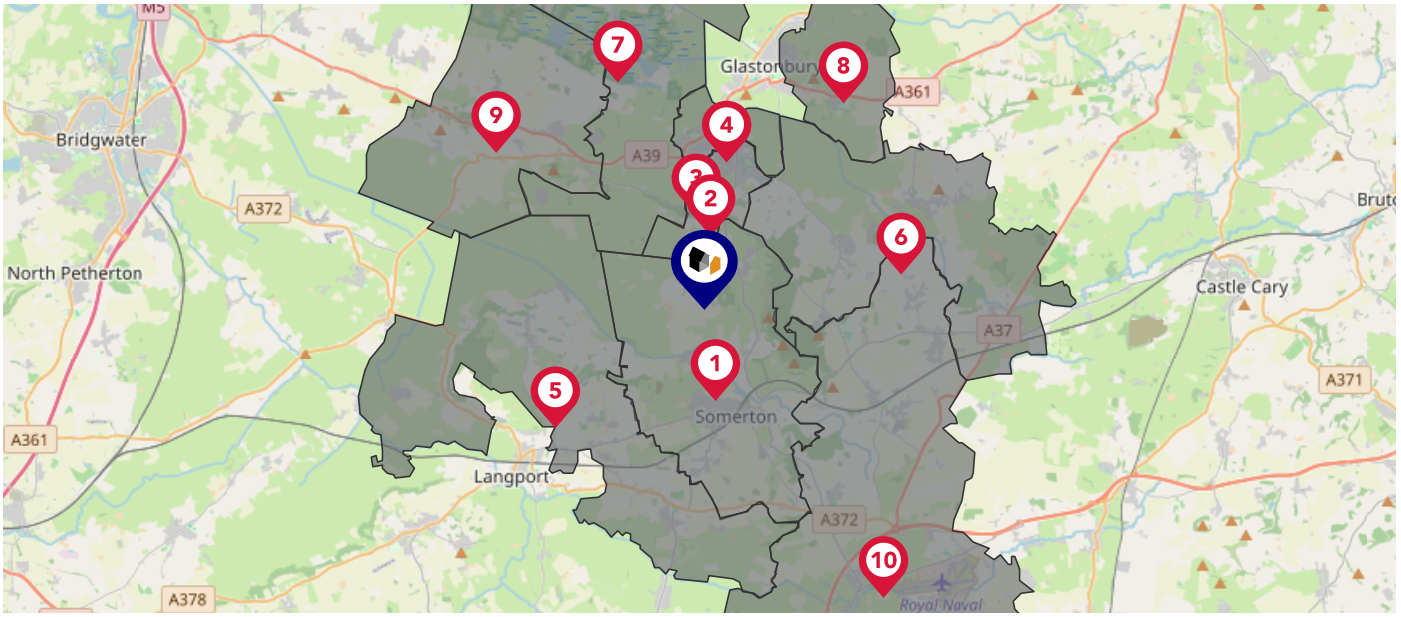
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1	Wessex Ward
2	Street South Ward
3	Street West Ward
4	Street North Ward
5	Turn Hill Ward
6	Butleigh and Baltonsborough Ward
7	Moor Ward
8	Glastonbury St. Edmund's Ward
9	East Polden Ward
10	Northstone, Ivelchester & St. Michael's Ward

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Environment
Radon Gas

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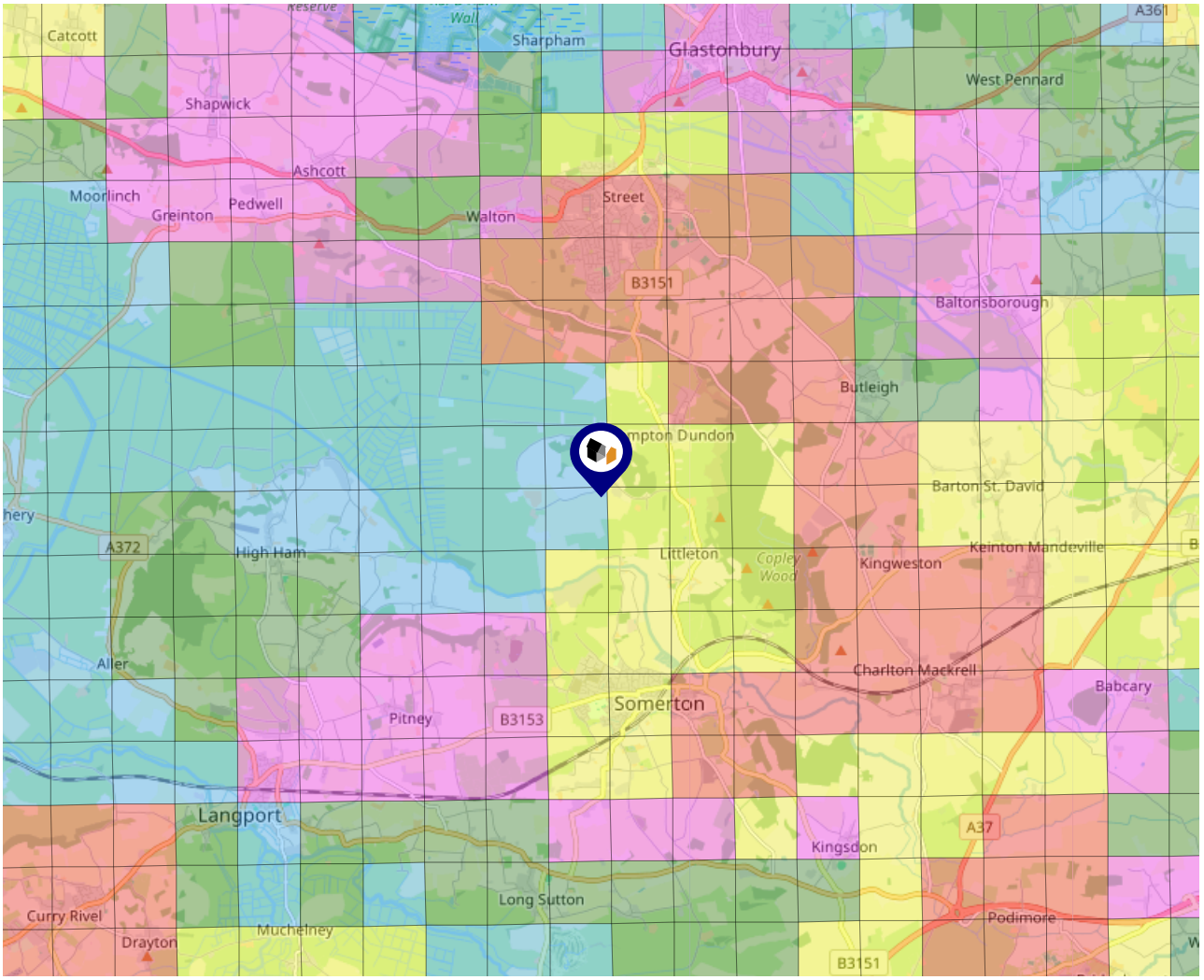
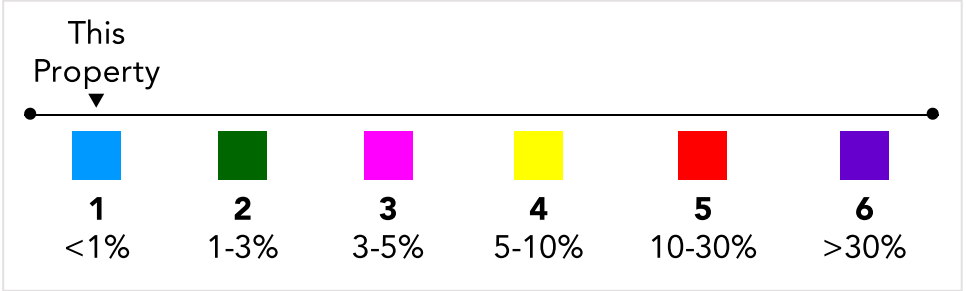
What is Radon?

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).





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Environment
Soils & Clay

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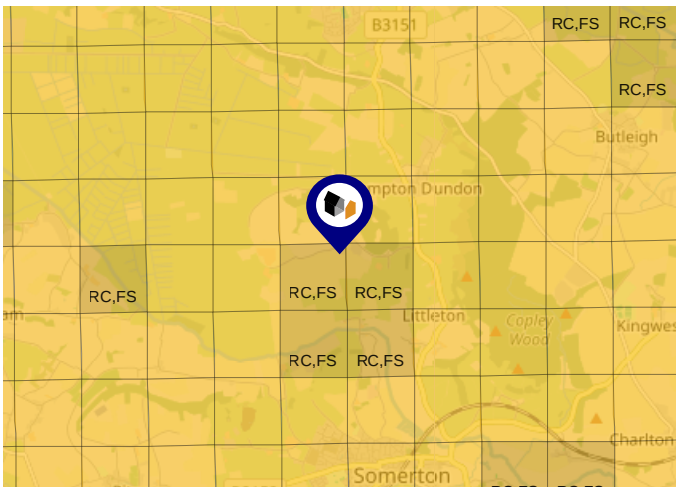
Ground Composition for this Address (Surrounding square kilometer zone around property)

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

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Local Area
Masts & Pylons

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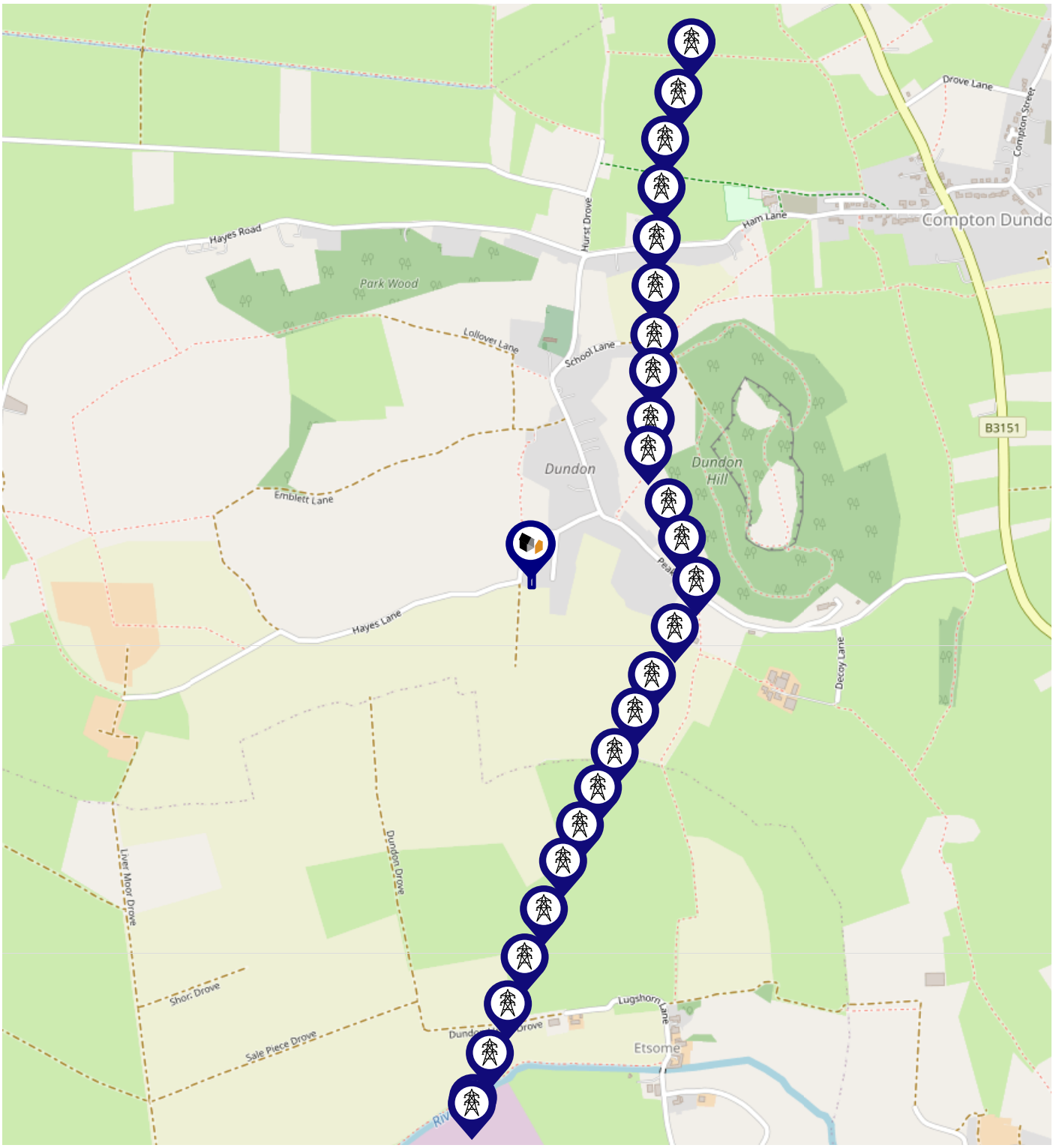

Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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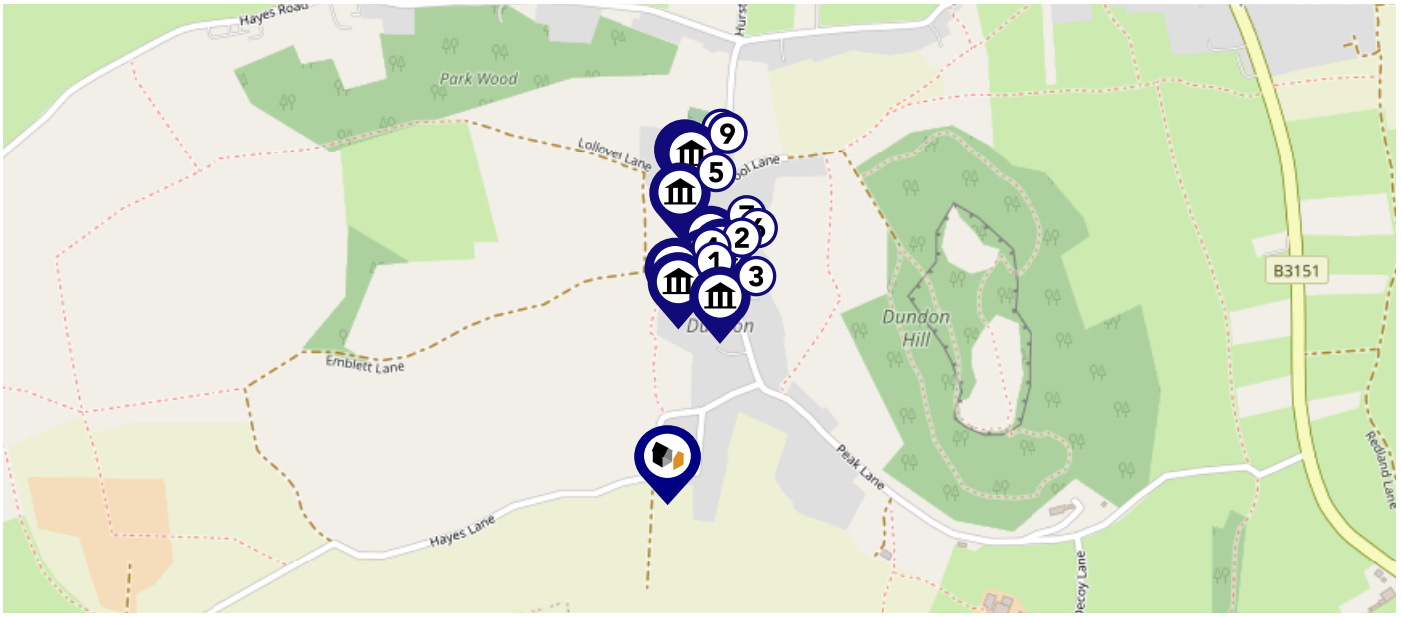
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1056737 - Barn About 10 Metres South Of Lockyer's Farmhouse	Grade II	0.2 miles
2 1307714 - Middle Farmhouse, With Front Boundary Railings And Gate	Grade II	0.2 miles
3 1056741 - Badgers Cottage And Attached Outbuildings	Grade II	0.2 miles
4 1307775 - Lockyer's Farmhouse	Grade II	0.2 miles
5 1307823 - The Cottage	Grade II	0.3 miles
6 1176768 - The Old Rectory	Grade II	0.3 miles
7 1056740 - Lollover Cottage	Grade II	0.3 miles
8 1176796 - Limbery Monument In The Churchyard 5 Metres South East Of Porch, Church Of St Andrew	Grade II	0.4 miles
9 1056742 - Merrett Monument In Churchyard, 10 Metres South East Of Porch, Church Of St Andrew	Grade II	0.4 miles
10 1176782 - Church Of St Andrew	Grade II	0.4 miles

Material Information

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Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

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Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

None

Central Heating

Oil Central Heating

Water Supply

Mains

Drainage

Mains

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Area
Schools

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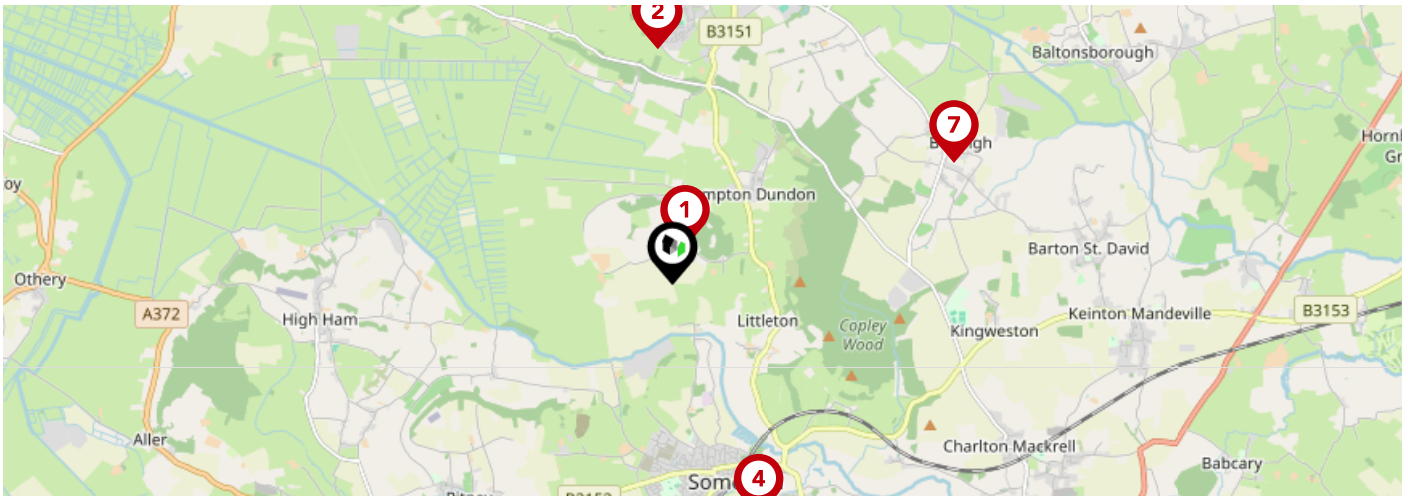

	Nursery	Primary	Secondary	College	Private
1 **Compton Dundon School** Ofsted Rating: Good | Pupils: 13 | Distance:0.37	☐	☐	☑	☐	☐
2 **Avalon School** Ofsted Rating: Good | Pupils: 65 | Distance:2.2	☐	☐	☑	☐	☐
3 **Brookside Community Primary School** Ofsted Rating: Good | Pupils: 550 | Distance:2.23	☐	☑	☐	☐	☐
4 **King Ina Church of England Academy** Ofsted Rating: Good | Pupils: 388 | Distance:2.31	☐	☑	☐	☐	☐
5 **Hindhayes Infant School** Ofsted Rating: Good | Pupils: 155 | Distance:2.76	☐	☑	☐	☐	☐
6 **Millfield School** Ofsted Rating: Not Rated | Pupils: 1383 | Distance:2.77	☐	☐	☑	☐	☐
7 **Butleigh Church of England Primary School** Ofsted Rating: Good | Pupils: 65 | Distance:2.86	☐	☑	☐	☐	☐
8 **Elmhurst Junior School** Ofsted Rating: Good | Pupils: 266 | Distance:2.88	☐	☑	☐	☐	☐

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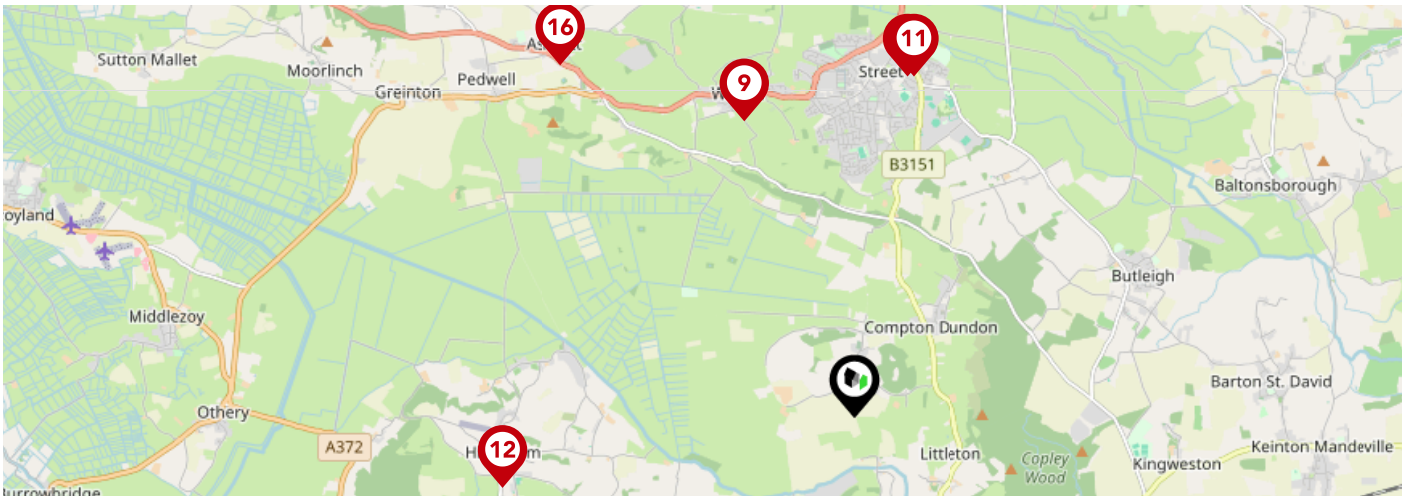
Area
Schools

COOPER AND TANNER



	Nursery	Primary	Secondary	College	Private
9 Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good | Pupils: 143 | Distance:2.95	☐	☑	☐	☐	☐
10 Strode College Ofsted Rating: Good | Pupils:0 | Distance:3.22	☐	☐	☑	☐	☐
11 Crispin School Academy Ofsted Rating: Good | Pupils: 1052 | Distance:3.23	☐	☐	☑	☐	☐
12 High Ham Church of England Primary School Ofsted Rating: Good | Pupils: 148 | Distance:3.34	☐	☑	☐	☐	☐
13 Charlton Mackrell CofE Primary School Ofsted Rating: Good | Pupils: 84 | Distance:3.86	☐	☑	☐	☐	☐
14 Long Sutton CofE Primary School Ofsted Rating: Good | Pupils: 100 | Distance:4.03	☐	☑	☐	☐	☐
15 Tor School Ofsted Rating: Good | Pupils: 32 | Distance:4.14	☐	☐	☑	☐	☐
16 Ashcott Primary School Ofsted Rating: Good | Pupils: 112 | Distance:4.28	☐	☑	☐	☐	☐

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Area
Transport (National)

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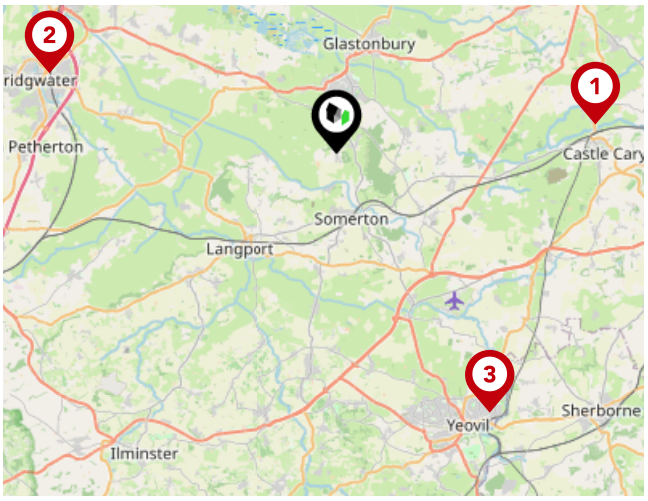


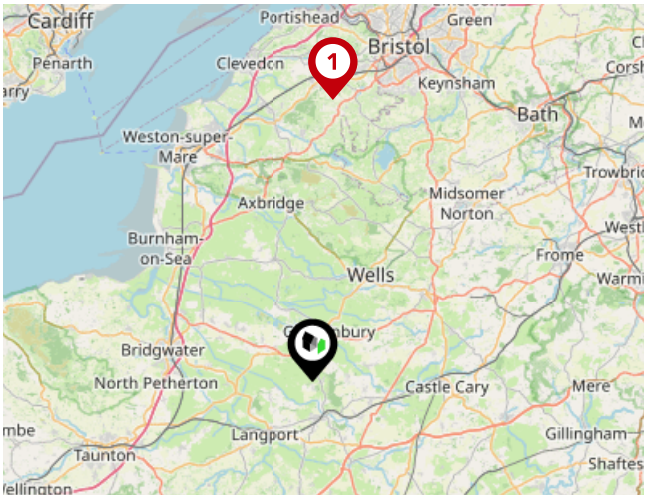
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.71 miles
2	Bridgwater Rail Station	11.04 miles
3	Yeovil Pen Mill Rail Station	11.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	10.84 miles
2	M5 J23	11.7 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.93 miles

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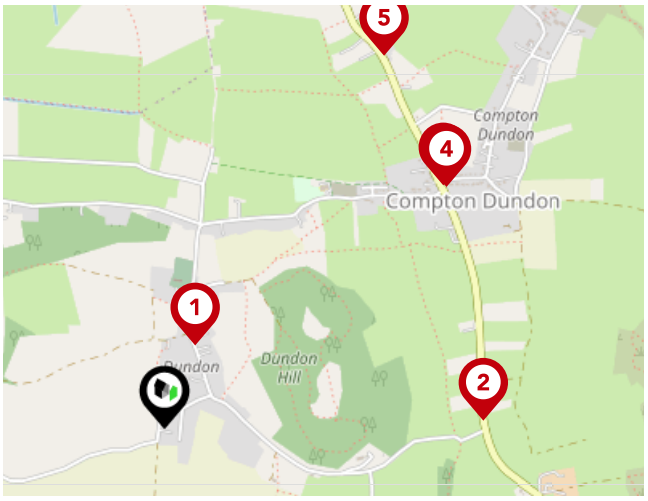
Area
Transport (Local)

COOPER AND TANNER



Bus Stops/Stations

Pin	Name	Distance
1	Dundon Village	0.2 miles
2	Peak Lane	0.74 miles
3	Ham Lane	0.85 miles
4	War Memorial	0.86 miles
5	Shepards Close	1 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.44 miles

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Cooper and Tanner
Testimonials

COOPER AND TANNER

Testimonial 1

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

Testimonial 2

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

Testimonial 3

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

Testimonial 4

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

/cooperandtanner

/cooper_and_tanner/

Disclaimer

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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail