



MIR: Material Info

The Material Information Affecting this Property
Friday 08th May 2026

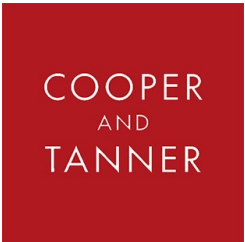


STILEWAY, GLASTONBURY, BA6

Cooper and Tanner

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

Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	39.61 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS83691		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

27 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Stileway Farm Stileway Meare Glastonbury Somerset BA6 9SH*

Reference - 2016/1361/HSE
Decision: Approval with Conditions
Date: 25th May 2016
Description: Change of use of summer house into self contained unit for family member

Planning records for: *Home Farm 3 Stileway Meare Glastonbury BA6 9SH*

Reference - 2017/1269/LBC
Decision: Approval with Conditions
Date: 16th May 2017
Description: Replace existing uPVC guttering and down pipes with coated steel guttering and downpipes.

Reference - 2021/0365/APP
Decision: Decided
Date: 17th February 2021
Description: Application for approval of details reserved by condition 4 (Sample Panel - Walling and Roofing) on planning consent 2020/1231/LBC.

Planning records for: *Rotherslade Stileway Meare Glastonbury Somerset BA6 9SH*

Reference - 2021/1956/HSE
Decision: Decided
Date: 25th August 2021
Description: Erection of first floor side extension, porch, relocation of front doorway, rear openings and internal alterations.

Planning records for: *The Wagon House Stileway Meare Glastonbury Somerset BA6 9SH*

Reference - 2016/0800/NMA
Decision: Approval
Date: 08th April 2016
Description: Proposed non-material amendment to planning permission 2015/2019/HSE to add two windows and door to garage and replacement of atrium with rooflights over the kitchen.

Reference - 2015/2019/HSE
Decision: Approval with Conditions
Date: 27th August 2015
Description: Refurbishment & extension of an existing single-storey residential property, including the erection of a new stand alone garage

Planning records for: *Old Stileway Farm Stileway Meare Glastonbury BA6 9SH*

Reference - 2020/2004/VRC
Decision: Decided
Date: 07th October 2020
Description: Variation of condition 2 (Plans List) of permission 2018/2859/FUL (Conversion of 2 storey barn to a dwellinghouse and single storey barn to an ancillary annexe).

Reference - 2014/2383/PAA
Decision: Prior Approval Refused
Date: 12th November 2014
Description: Application for Prior Approval to Change the Use from a barn to a single dwelling house with associated domestic curtilage.

Planning records for: *Old Stileway Farm Stileway Meare Glastonbury Somerset BA6 9SH*

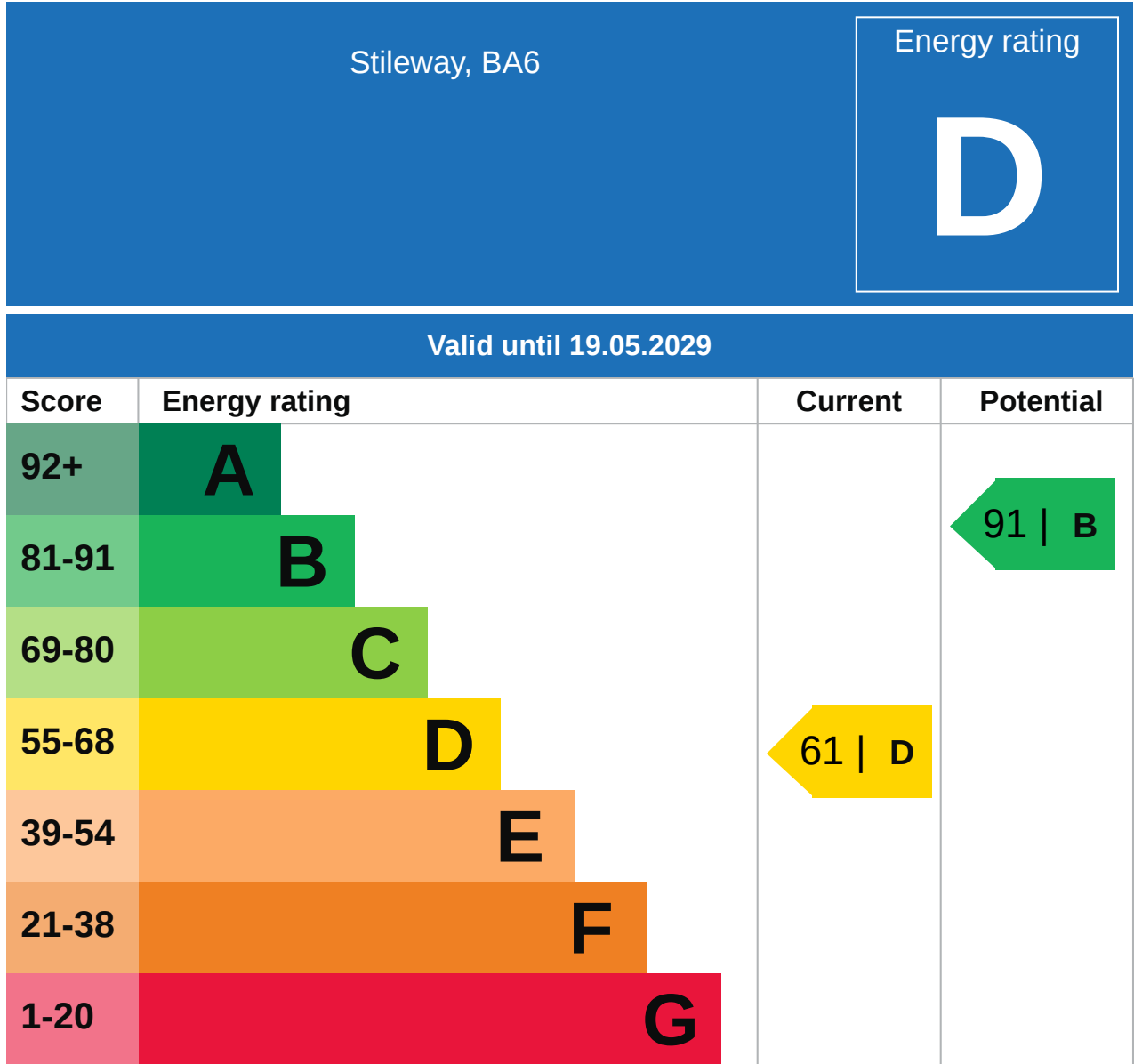
Reference - 2020/2623/APP
Decision: Decided
Date: 23rd December 2020
Description: Application for approval of details reserved by conditions 3 (Materials schedule and samples) and 4 (Stone) on planning consent 2020/2004/VRC
Reference - 2016/1777/PAA
Decision: Prior Approval Not Required
Date: 08th July 2016
Description: Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development
Reference - 2021/1586/VRC
Decision: Decided
Date: 12th July 2021
Description: Application to vary condition 2 (Plans List) of planning approval 2018/2859/FUL (Conversion of 2 storey barn to a dwellinghouse and single storey barn to an ancillary annexe)
Reference - 2018/2859/FUL
Decision: Decided
Date: 21st November 2018
Description: Conversion of 2 storey barn to a dwellinghouse and single storey barn to an ancillary annexe.

Planning records for: *Pleasant View Stileway Meare BA6 9SH*

Reference - 2011/1460
Decision: Approval
Date: 09th June 2011
Description: Application for approval of details reserved by condition for planning consent 2010/1865, condition 2 concerning a change of material on the west facing wall of the extension.
Reference - 2026/0019/HSE
Decision: Decided
Date: 06th January 2026
Description: Side extension to main house and new open porch

Property EPC - Certificate

COOPER
AND
TANNER



Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 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.

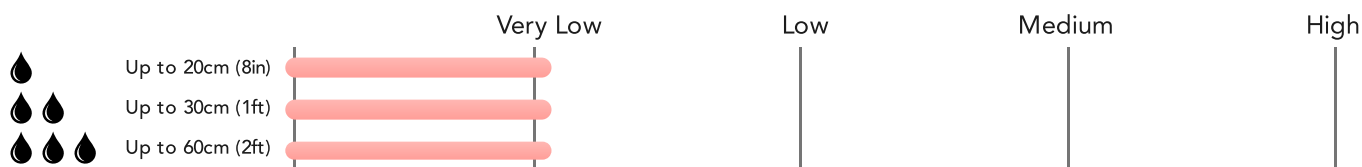


Risk Rating: Very low

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.

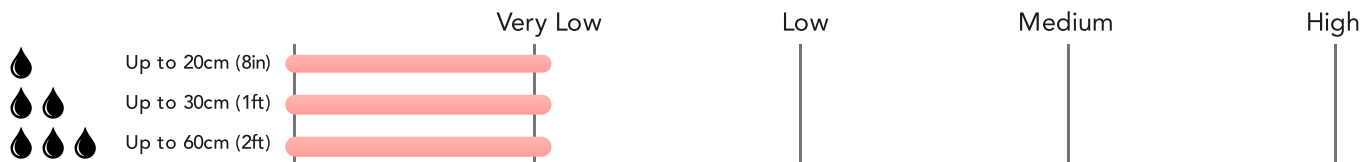


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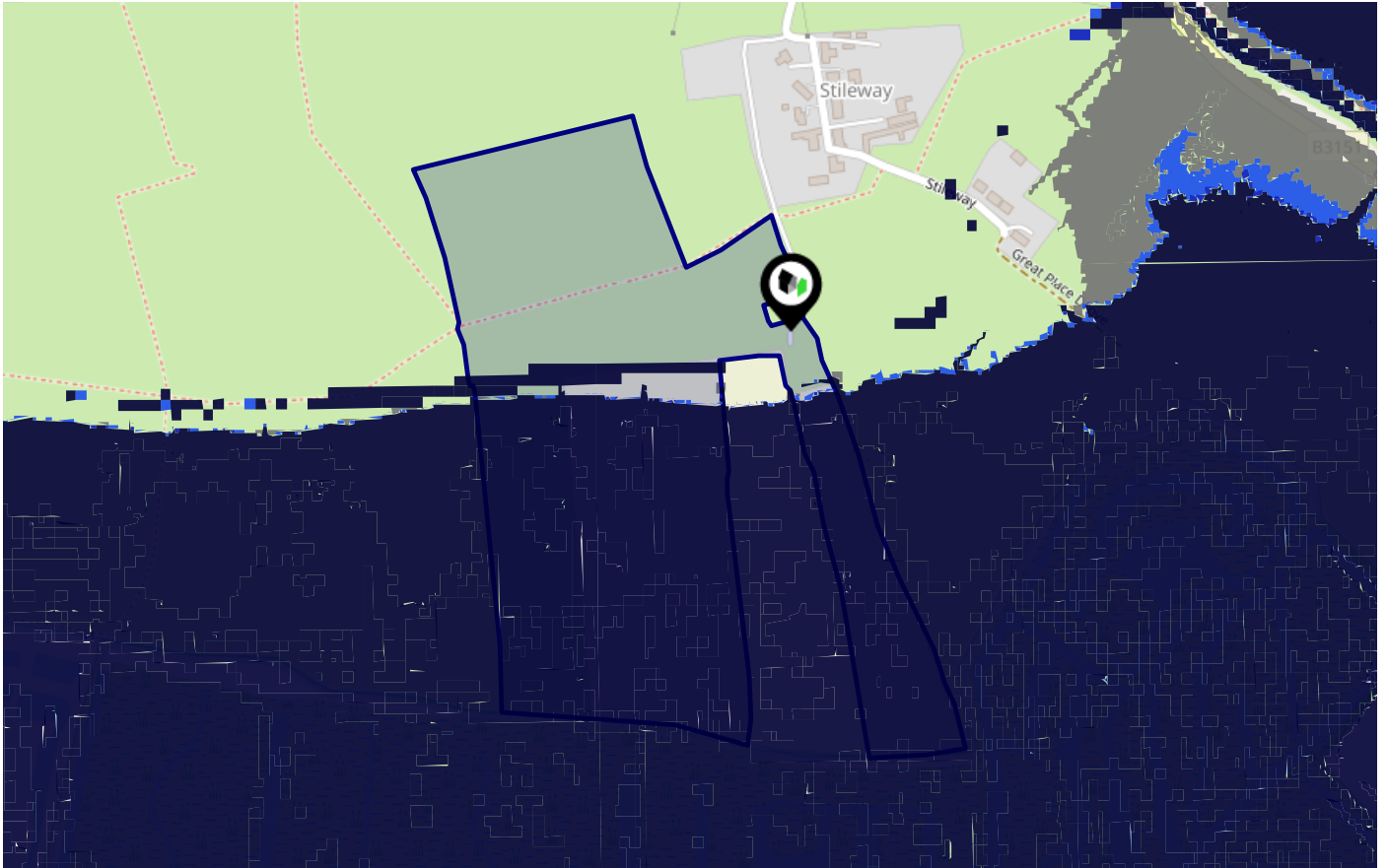
Chance of flooding to the following depths at this property:



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

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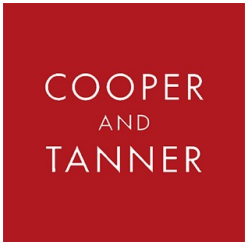
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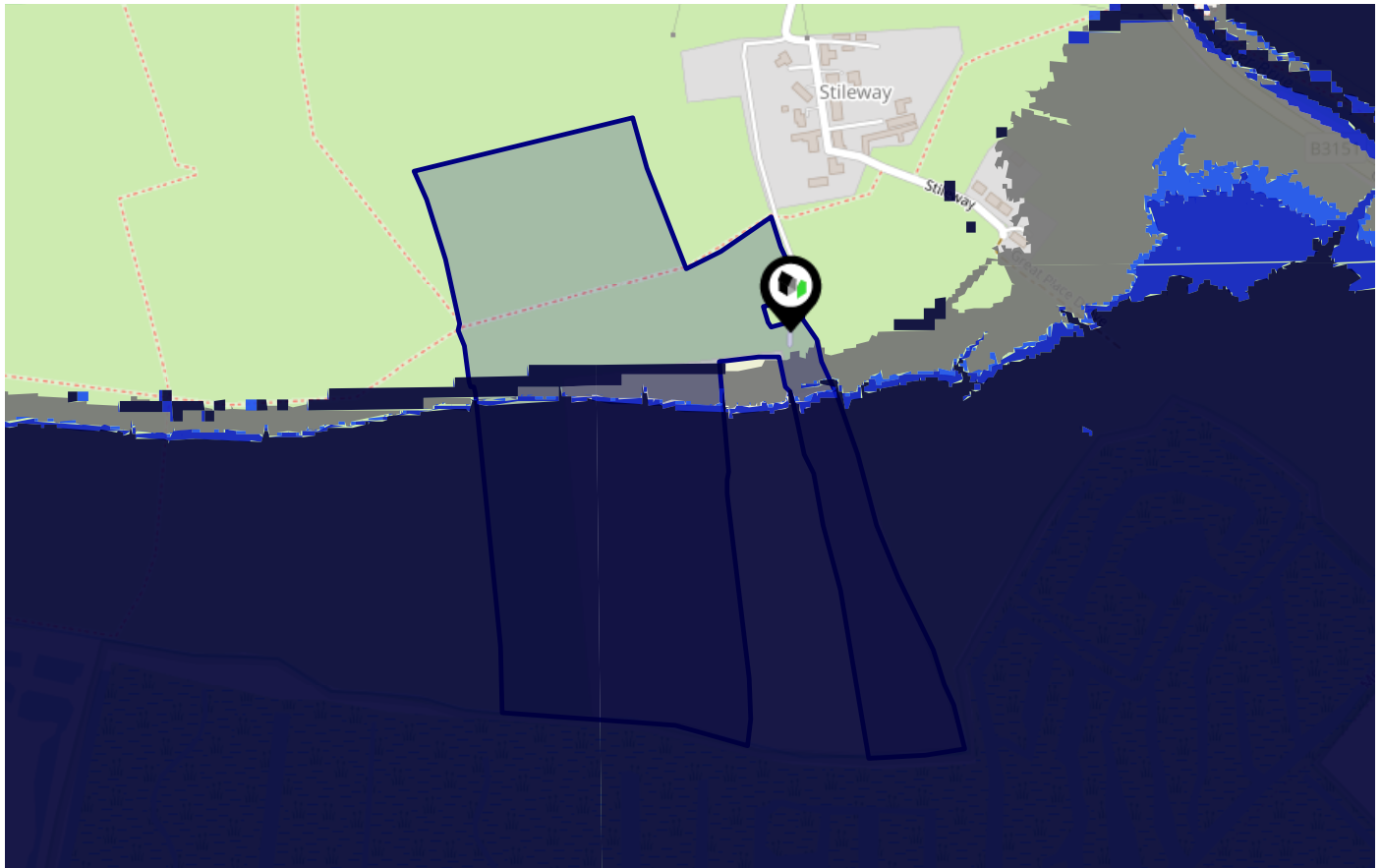


Flood Risk

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**

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Chance of flooding to the following depths at this property:

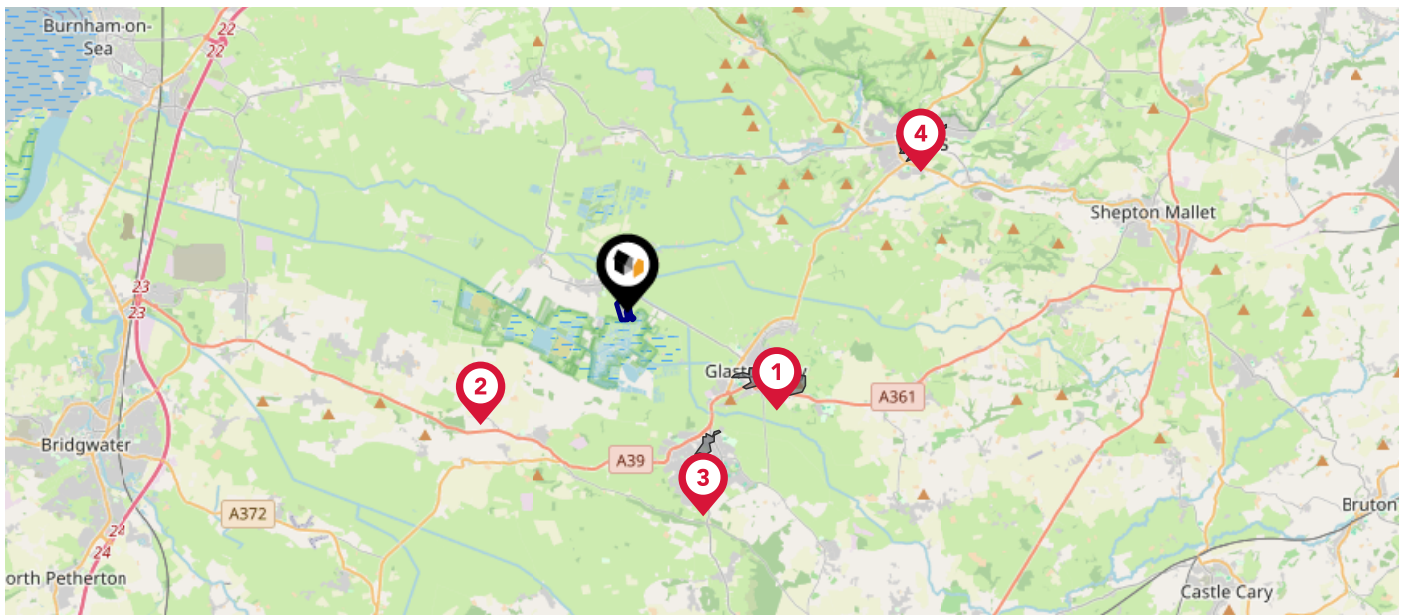


MIR - Material Info

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.



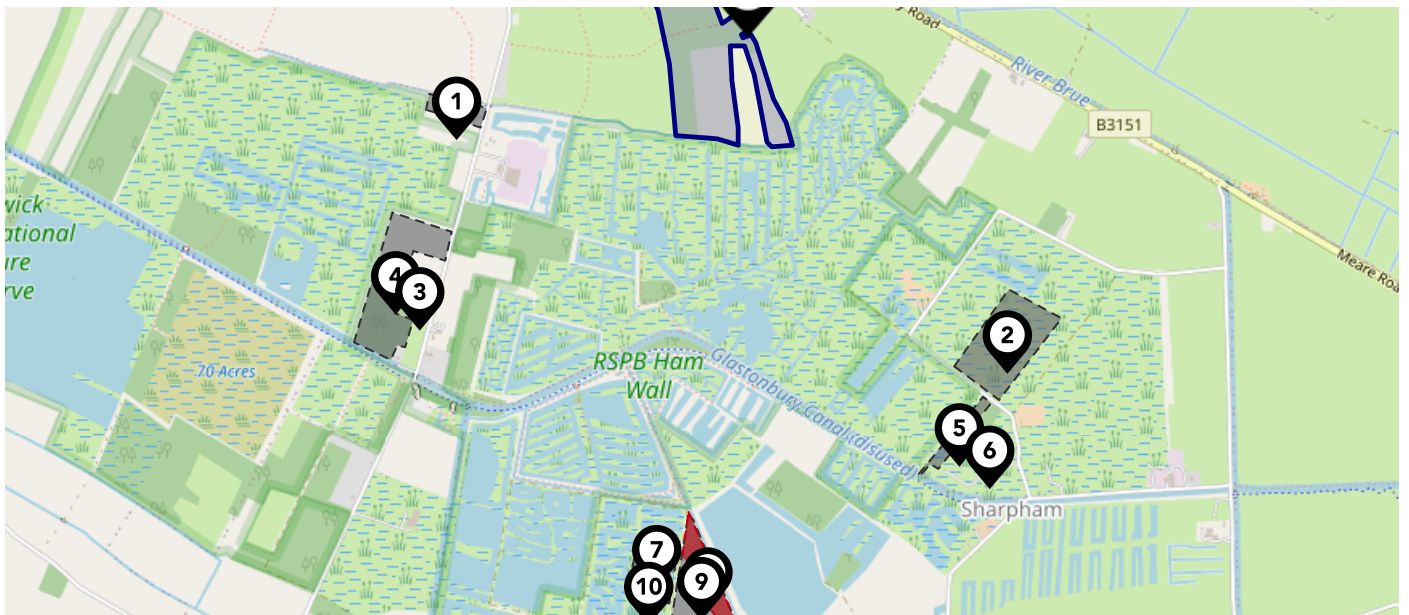
Nearby Conservation Areas

- 1 Glastonbury
- 2 Shapwick
- 3 Street
- 4 Wells

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	Ashcott Road-Meare, Glastonbury, Somerset	Historic Landfill	<input type="checkbox"/>
2	Land Adjacent to Wilderness Drove-Glastonbury Heath	Historic Landfill	<input type="checkbox"/>
3	Ashcott Road Landfill Site-Ashcott Road, Meare, Somerset	Historic Landfill	<input type="checkbox"/>
4	Ashcott Corner-Meare, Somerset	Historic Landfill	<input type="checkbox"/>
5	Wilderness Drove-Sharpham, Glastonbury, Somerset	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/EP3890FE/A001 - Glastonbury Heath	Active Landfill	<input checked="" type="checkbox"/>
7	Allotment Drove-Walton Heath, Sharpham	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/EP3390FU/A001 - Allotment Drove	Active Landfill	<input checked="" type="checkbox"/>
9	Allotment Drove A-Sharpham, Street, Somerset	Historic Landfill	<input type="checkbox"/>
10	Allotment Drove-Sharpham	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

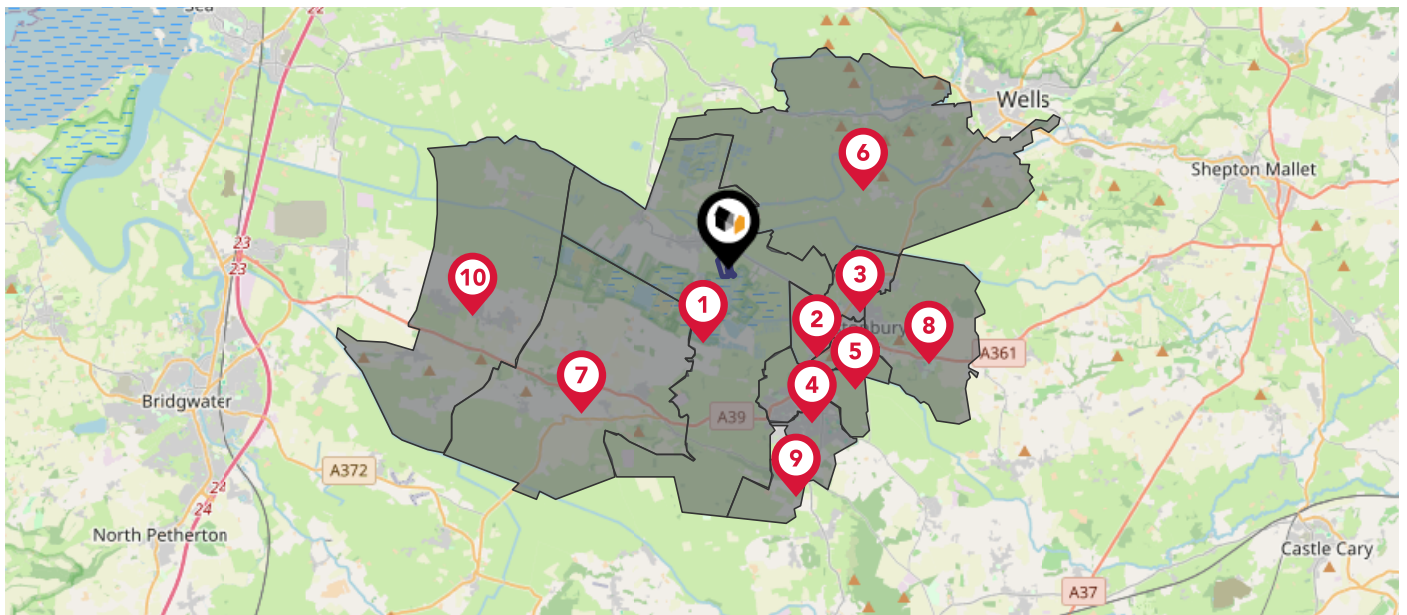
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

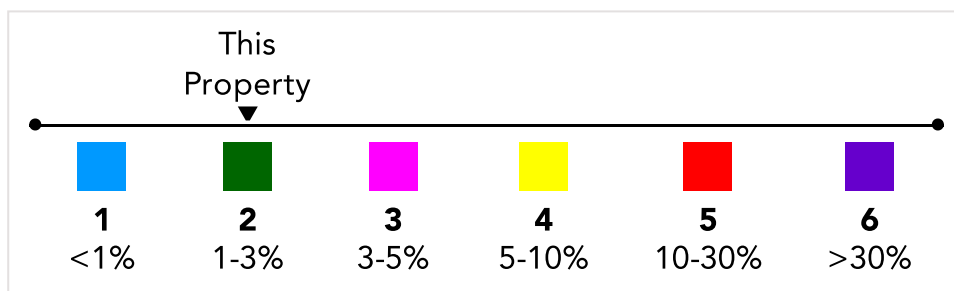
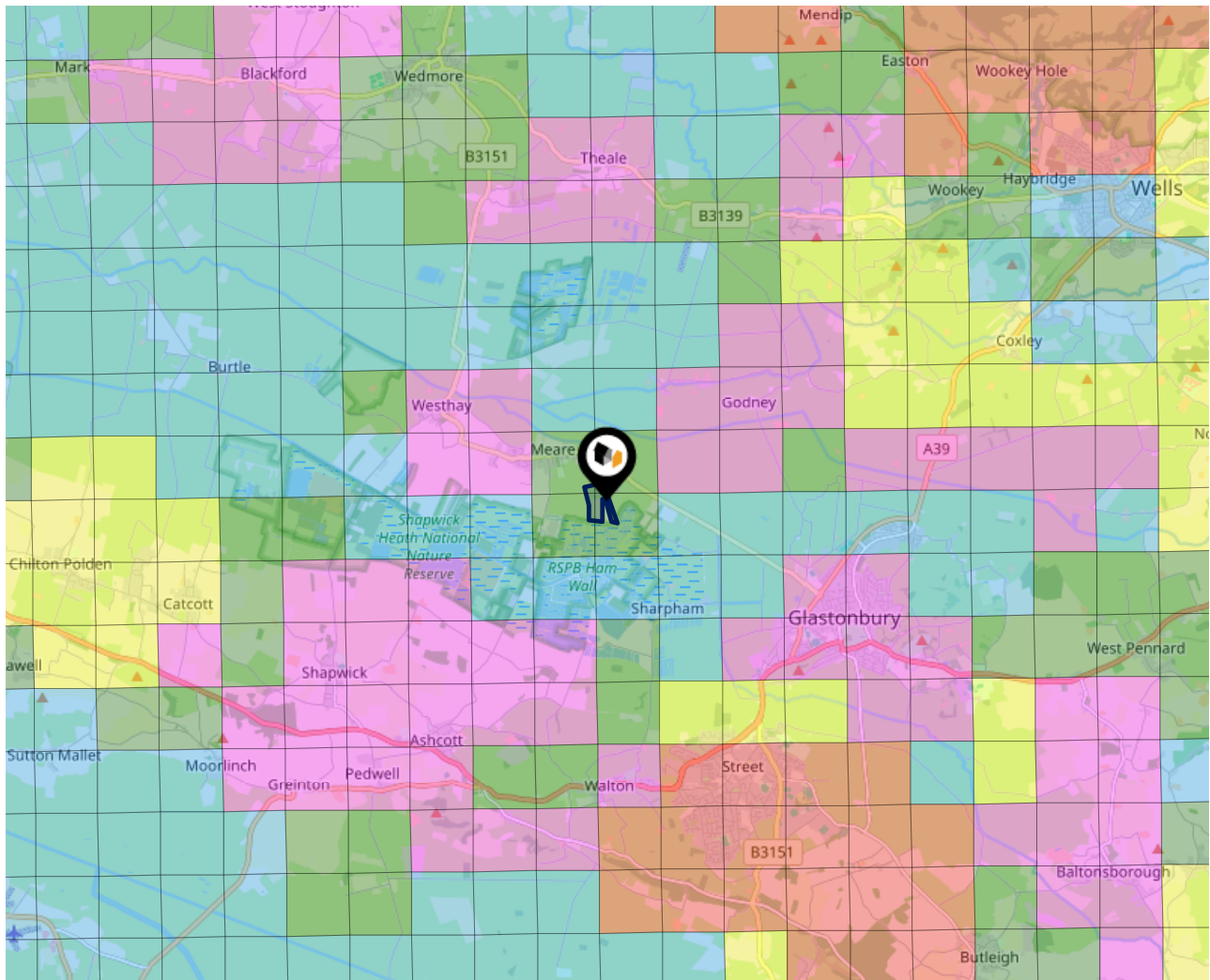


Nearby Council Wards

- 1 Moor Ward
- 2 Glastonbury St. Benedict's Ward
- 3 Glastonbury St. John's Ward
- 4 Street North Ward
- 5 Glastonbury St. Mary's Ward
- 6 Wookey and St. Cuthbert Out West Ward
- 7 East Polden Ward
- 8 Glastonbury St. Edmund's Ward
- 9 Street South Ward
- 10 West Polden Ward

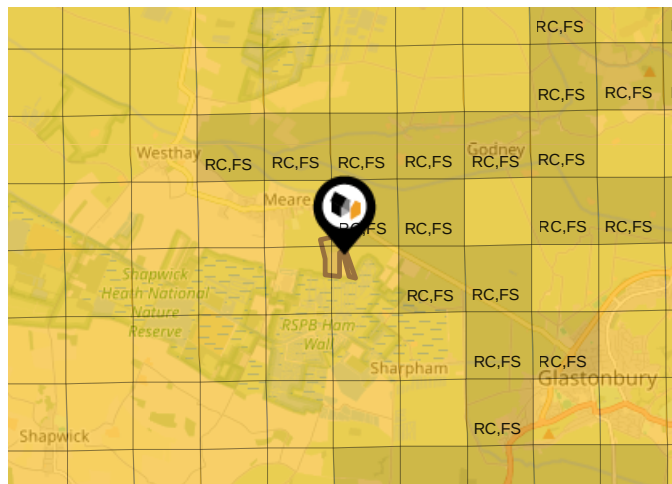
What is Radon?

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)

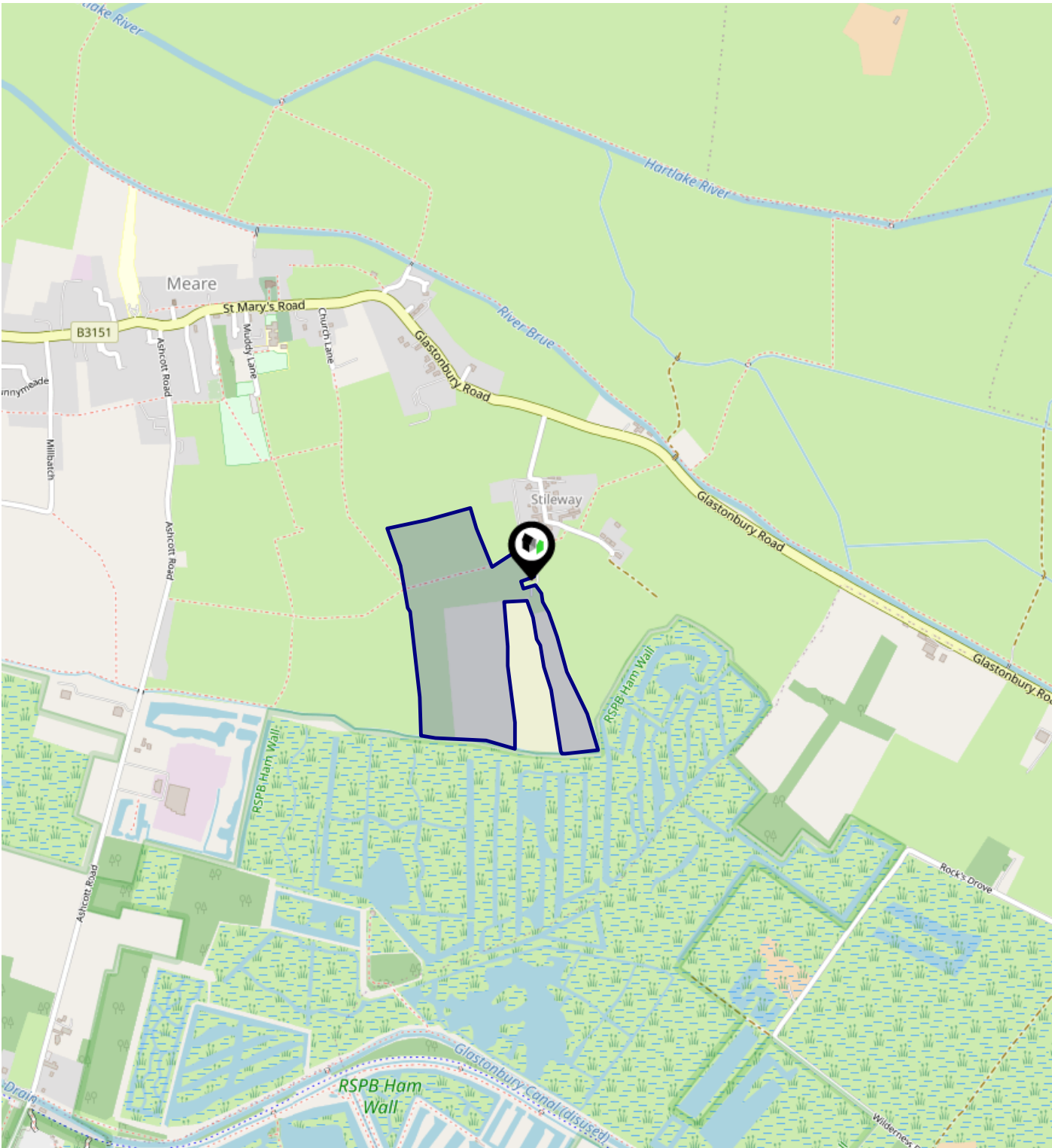
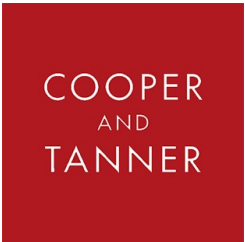
Carbon Content:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		





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



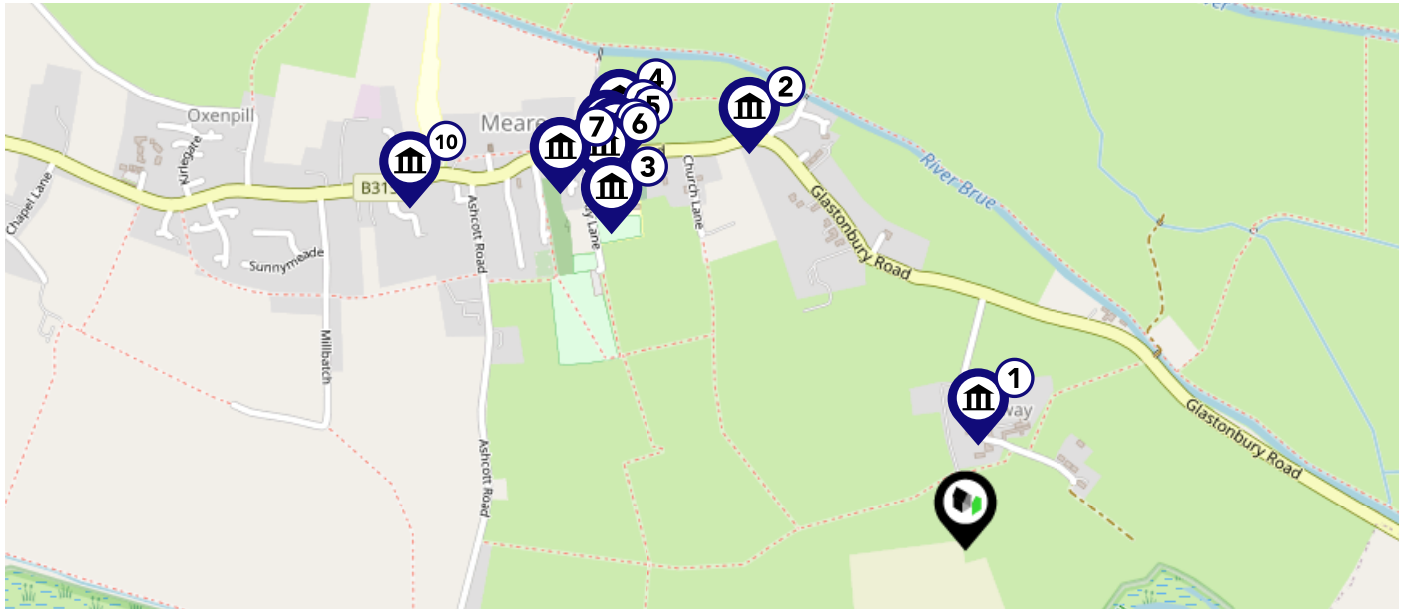
Key:











-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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
 1175988 - Home Farmhouse	Grade II	0.1 miles
 1345067 - The Abbot's Fish House	Grade I	0.5 miles
 1058752 - Meare County Primary School	Grade II	0.5 miles
 1175936 - Manor Farmhouse With Attached Range Of Outbuildings	Grade I	0.6 miles
 1308139 - Unidentified Monument In The Churchyard 3 Metres South-east Of East End, Church Of St Mary	Grade II	0.6 miles
 1058751 - Village Cross Adjacent To Entrance Of And In Churchyard, Church Of St Mary	Grade II	0.6 miles
 1431980 - Meare War Memorial	Grade II	0.6 miles
 1058750 - Church Of St Mary	Grade I	0.6 miles
 1345068 - Ferlingmere House The Old Ring O'bella's Inn With Wall And Pier	Grade II	0.6 miles
 1308086 - The Rowans House And Attached Garden Walls	Grade II	0.8 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

Gas Supply

Central Heating

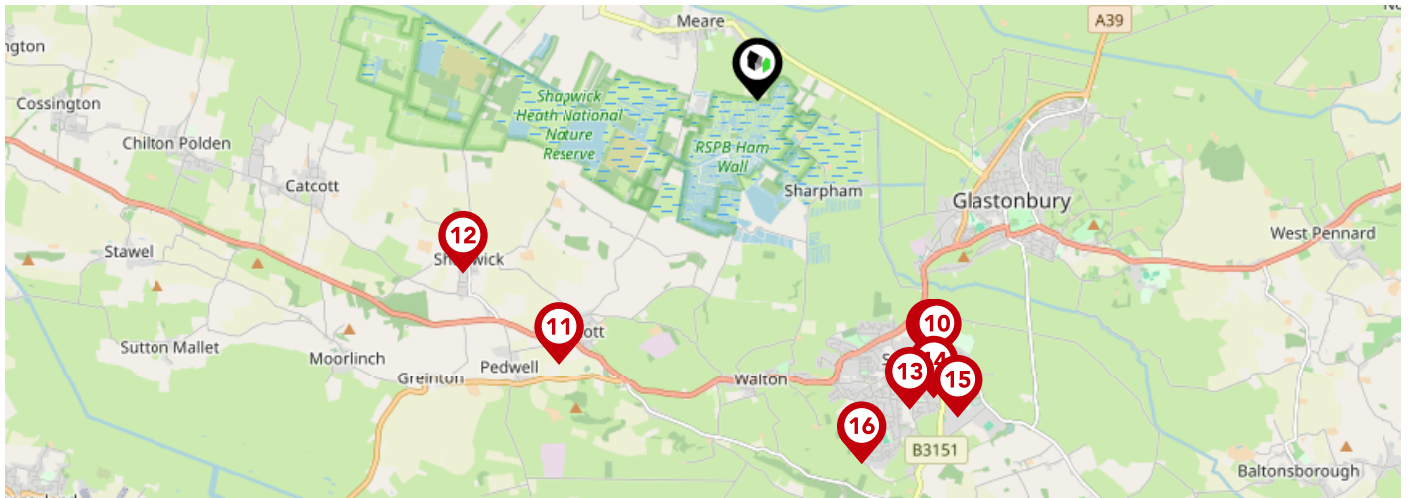
OIL Central Heating

Water Supply

Drainage

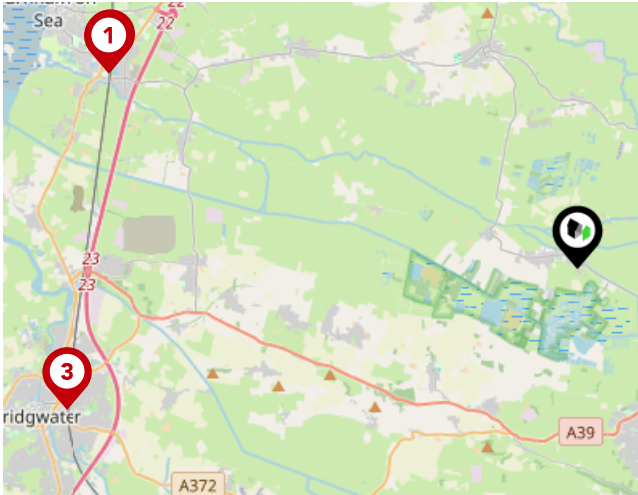


		Nursery	Primary	Secondary	College	Private
1	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tor School Ofsted Rating: Good Pupils: 32 Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



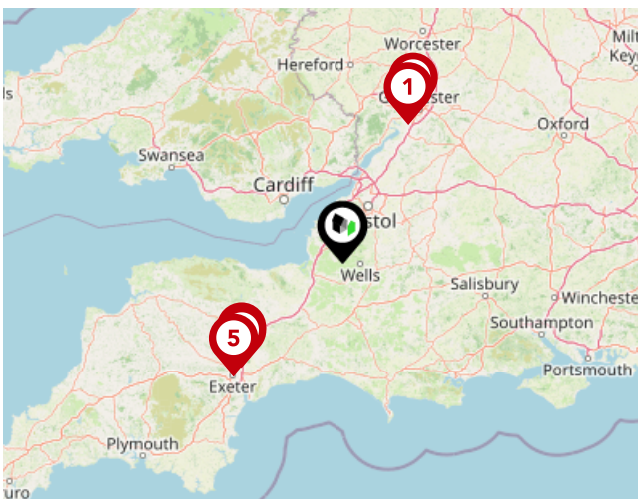
	Nursery	Primary	Secondary	College	Private
<p>9 Strode College Ofsted Rating: Good Pupils:0 Distance:2.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:2.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Levels School Ofsted Rating: Not Rated Pupils: 75 Distance:3.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Dovecote School Ofsted Rating: Outstanding Pupils: 61 Distance:3.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:3.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:3.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:3.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



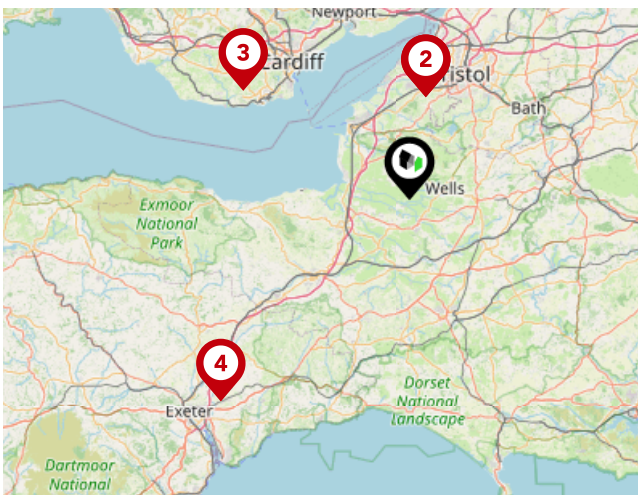
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	9.45 miles
2	Highbridge & Burnham-on-Sea Rail Station	9.45 miles
3	Bridgwater Rail Station	9.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.37 miles
2	M5 J12	48.48 miles
3	M5 J29	42.64 miles
4	M5 J30	43.52 miles
5	M5 J31	46.68 miles

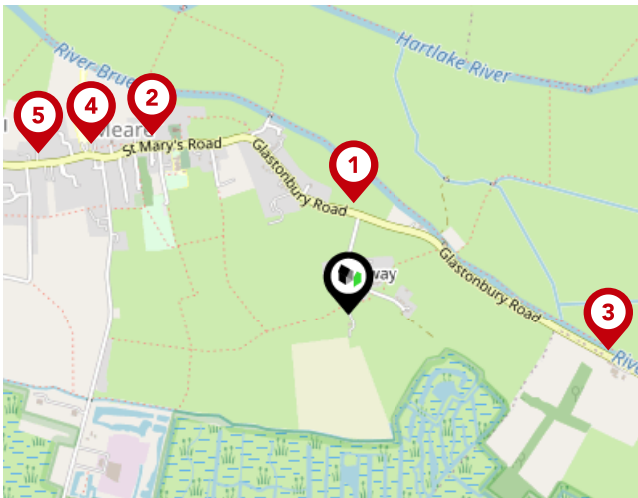


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.52 miles
2	Felton	15.52 miles
3	Cardiff Airport	29.38 miles
4	Exeter Airport	41.16 miles

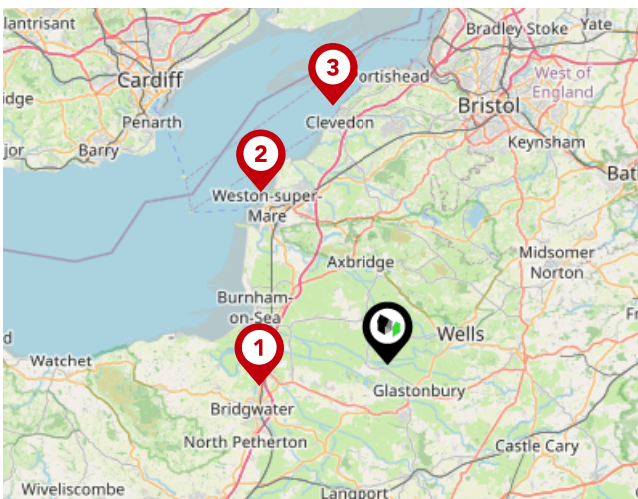
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.26 miles
2	St. Mary's Church	0.62 miles
3	Rice Farm	0.61 miles
4	Post Office	0.72 miles
5	Millbatch	0.81 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.72 miles
2	Weston-super-Mare Knightstone Harbour	15.92 miles
3	Clevedon Pier	19.68 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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