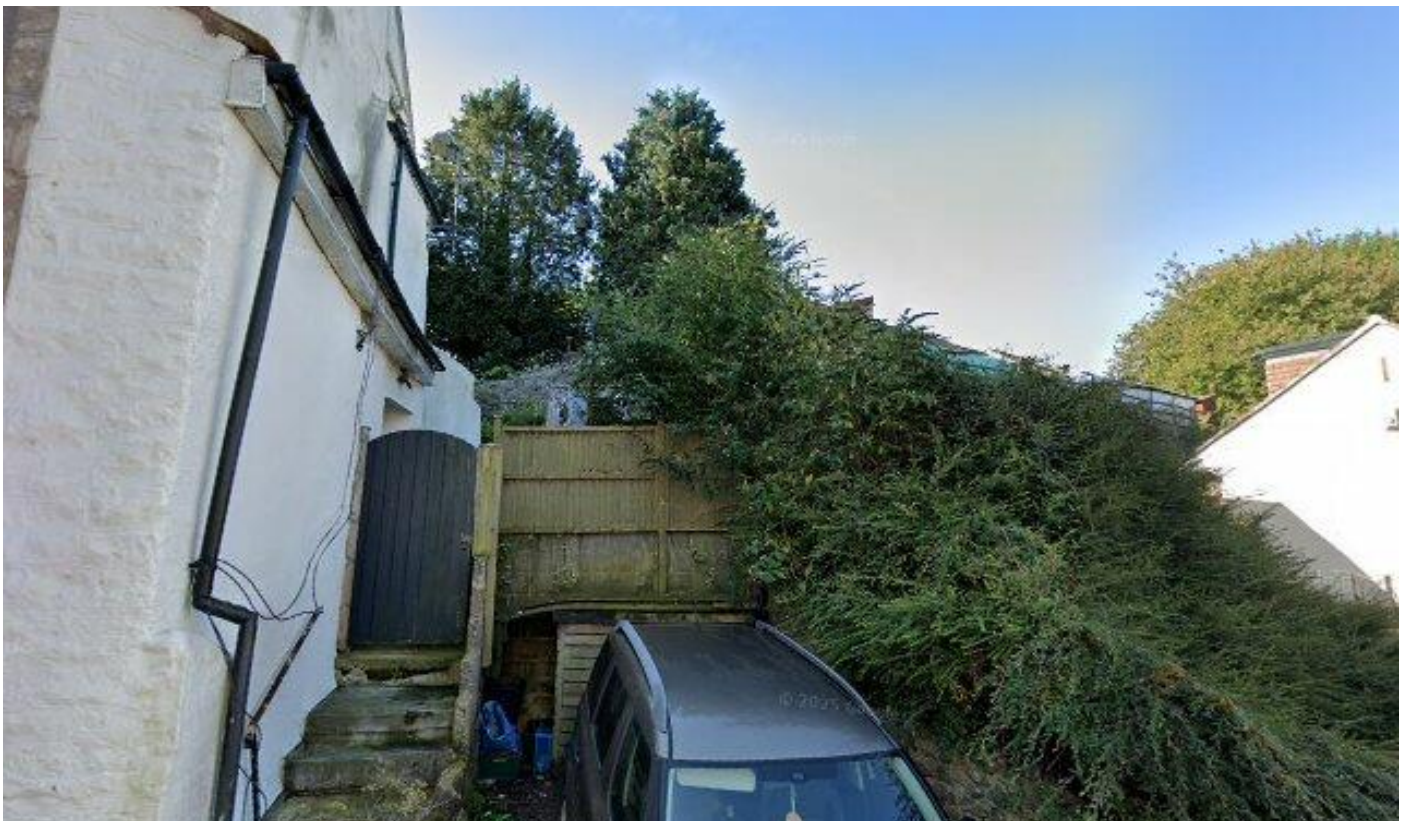




MIR: Material Info

The Material Information Affecting this Property
Wednesday 12th August 2026



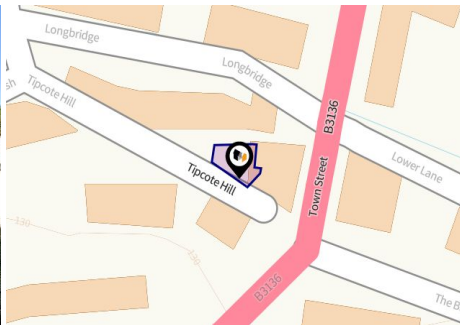
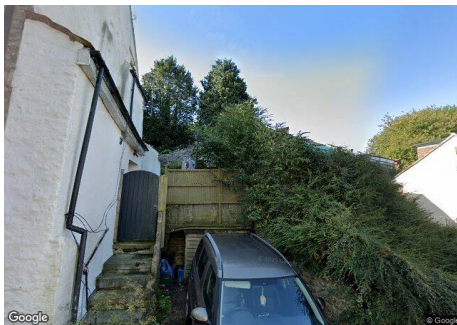
TIPCOTE HILL, SHEPTON MALLET, BA4

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:	2		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	ST104907		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Shepton Mallet			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:
--	----------------------------------

						
O ₂	EE	3	O	BT	sky	Virgin media

Planning History This Address

COOPER
AND
TANNER

Planning records for: *Tipcote Hill, Shepton Mallet, BA4*

Reference - 2025/0827/LBC

Decision: Registered

Date: 06th May 2025

Description:

Installation of staircase to lower ground floor, repositioning of kitchen along with associated joinery details (retrospective).

Reference - 2018/0731/LBC

Decision: Decided

Date: 14th March 2018

Description:

Removal of cement render and repair and partial replacement of windows.

Reference - 2019/1987/APP

Decision: Decided

Date: 01st August 2019

Description:

Application for approval of details reserved by condition 3 (Method Statement for Limewash) and condition 4 (sample panel) on listed building consent 2018/0731/LBC.

Planning records for: **11 Tipcote Lane Shepton Mallet BA4 5EQ**

Reference - 2016/1103/HSE	
Decision:	Approval with Conditions
Date:	17th May 2016
Description:	Conversion of roof space to form two bedrooms and shower room. Construction of staircase and internal alterations within existing bungalow.

Planning records for: **20 Tipcote Lane Shepton Mallet Somerset BA4 5EQ**

Reference - 2021/1755/LBC	
Decision:	Decided
Date:	02nd August 2021
Description:	Remove existing Velux Roof lights and install 2 conservation roof lights to rear elevation lean-to roof.

Planning records for: **Flat 4 Tipcote House Tipcote Lane Shepton Mallet Somerset BA4 5EQ**

Reference - 2023/1213/FUL	
Decision:	Decided
Date:	28th June 2023
Description:	Replacement of three rotten timber casement windows

Reference - 2023/1214/LBC	
Decision:	Decided
Date:	28th June 2023
Description:	Replacement of 3no. timber casement windows.

Planning records for: *Flat 5 Tipcote House Tipcote Lane Shepton Mallet Somerset BA4 5EQ*

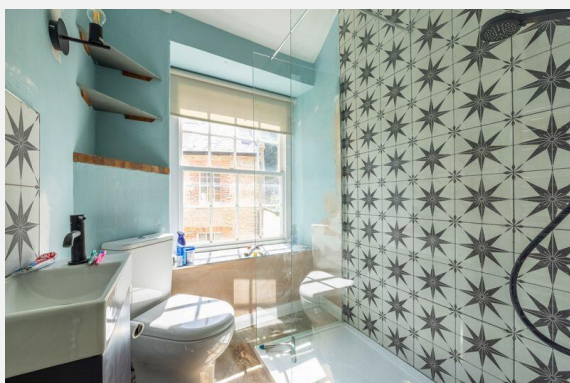
Reference - 2025/0645/LBC	
Decision:	Registered
Date:	01st April 2025
Description:	Replacement windows two on the north elevation and south elevation

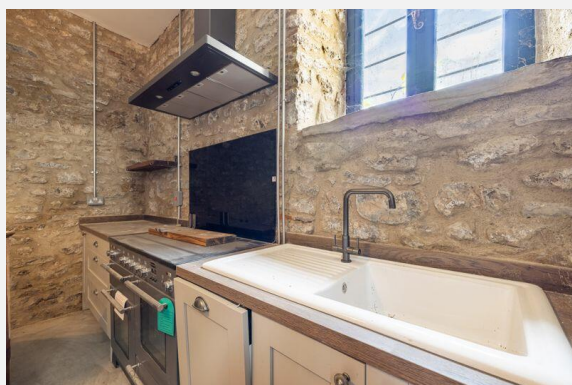
Reference - 2025/0644/HSE	
Decision:	Registered
Date:	01st April 2025
Description:	Replacement windows two on the north elevation and south elevation

Planning records for: *Flat 6 Tipcote House Tipcote Lane Shepton Mallet Somerset BA4 5EQ*

Reference - 2025/0659/LBC	
Decision:	Registered
Date:	03rd April 2025
Description:	Replacement of four windows.

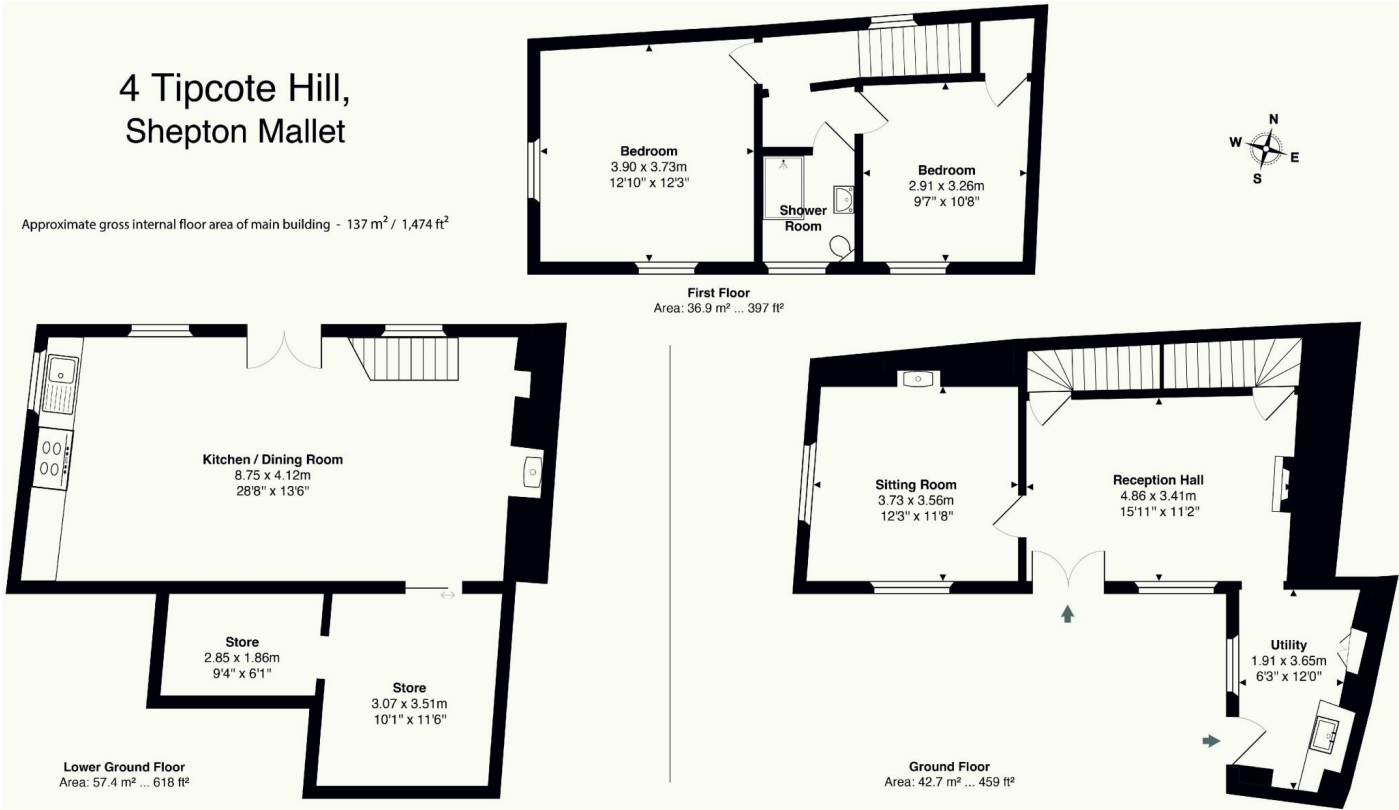
Reference - 2025/0658/HSE	
Decision:	Registered
Date:	03rd April 2025
Description:	Replacement of four windows.







TIPCOTE HILL, SHEPTON MALLET, BA4

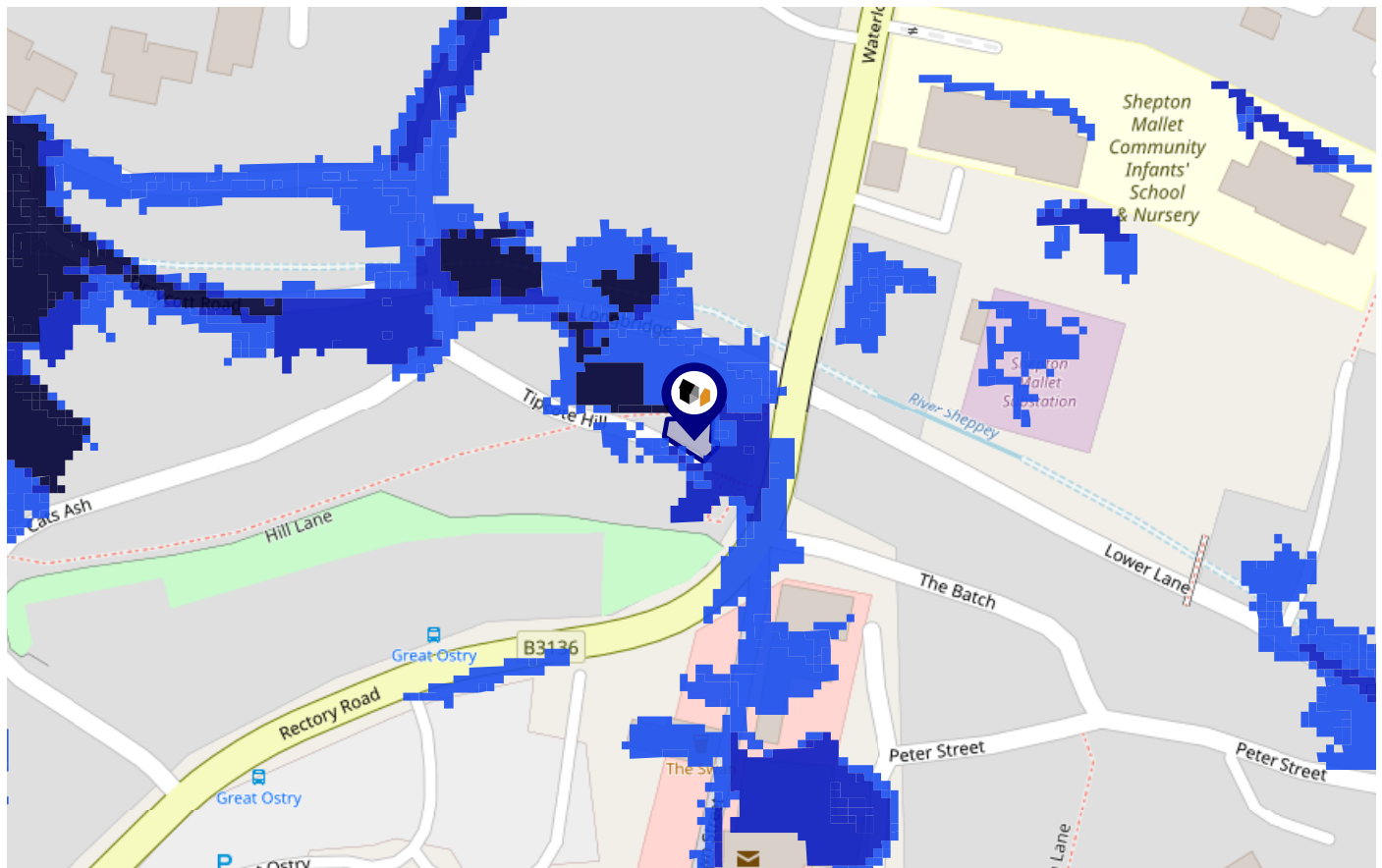


Flood Risk

Surface Water - Flood Risk

COOPER
AND
TANNER

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:

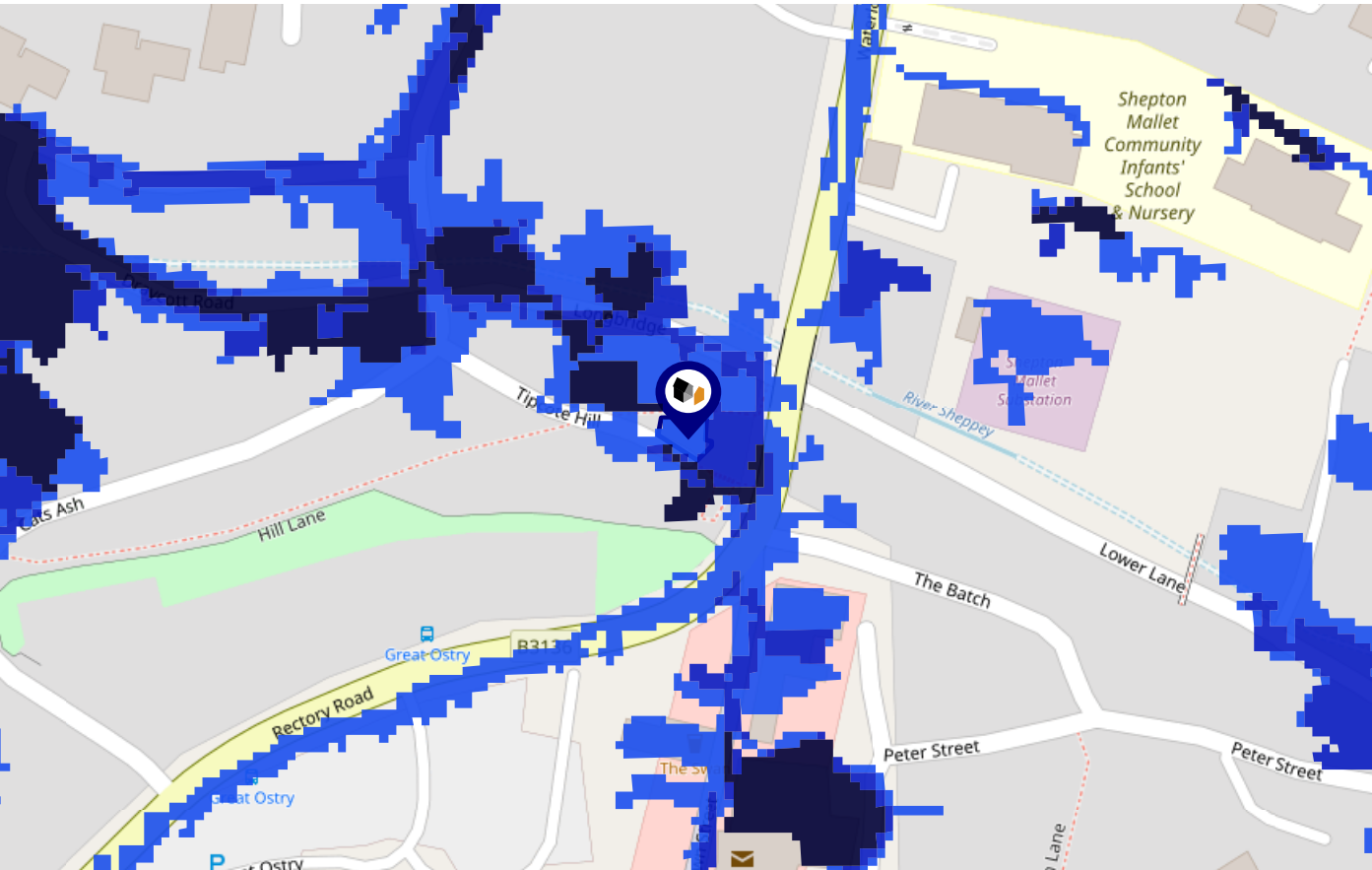


Flood Risk

Surface Water - Climate Change

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.

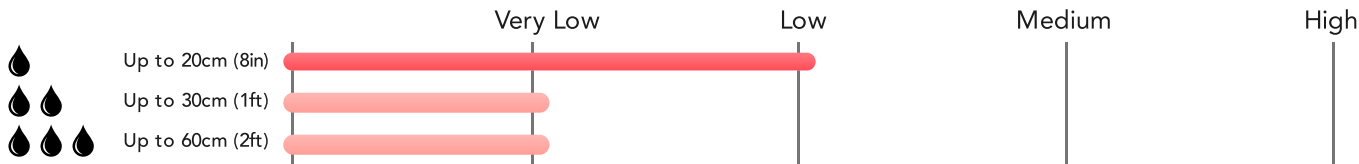


Risk Rating: Low

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:



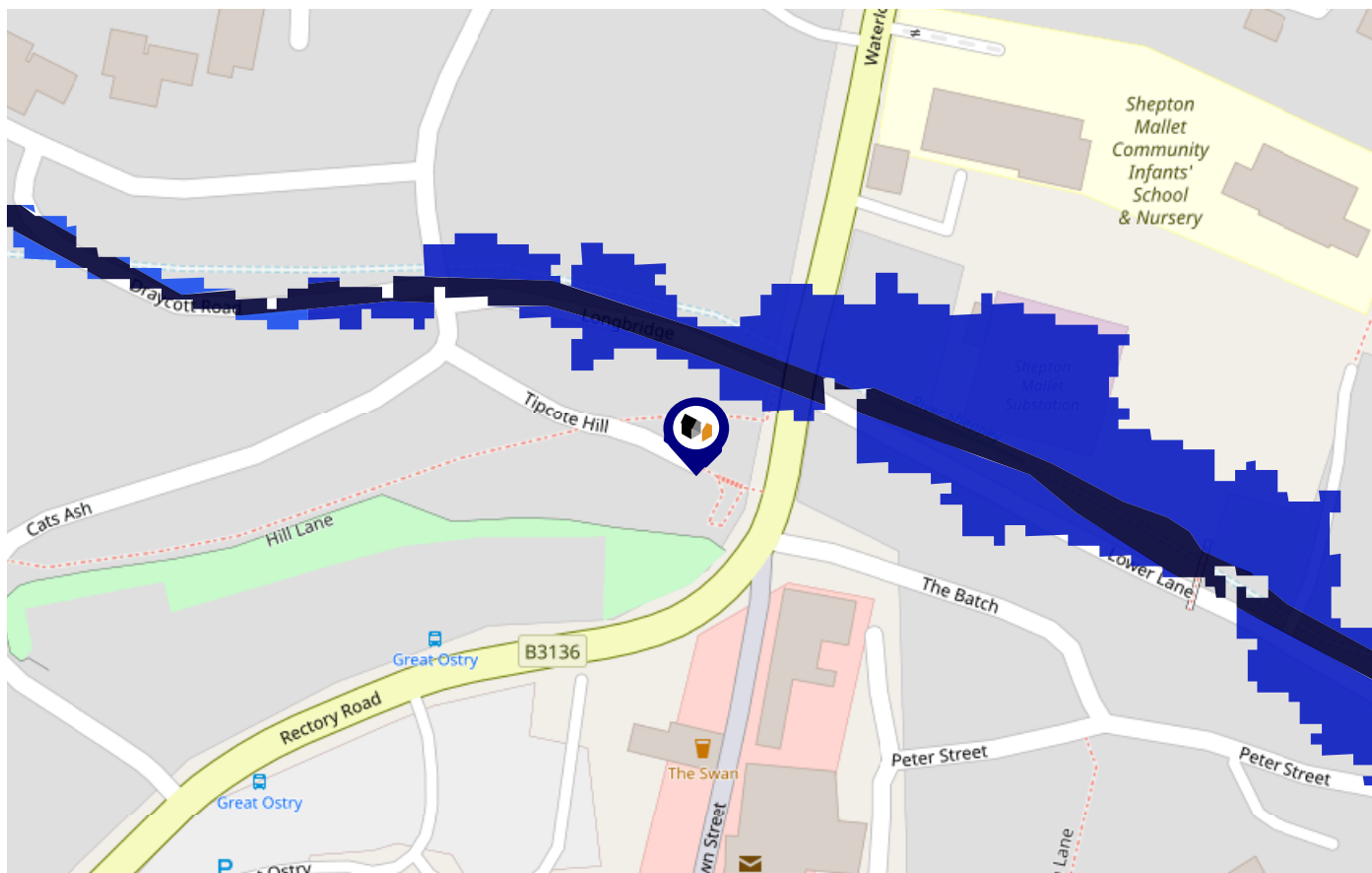
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

COOPER
AND
TANNER

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

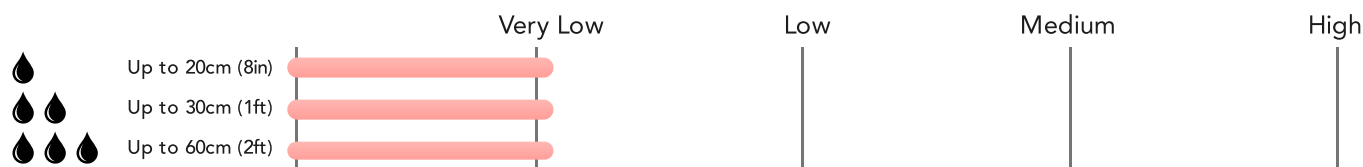


Risk Rating: Very low

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:

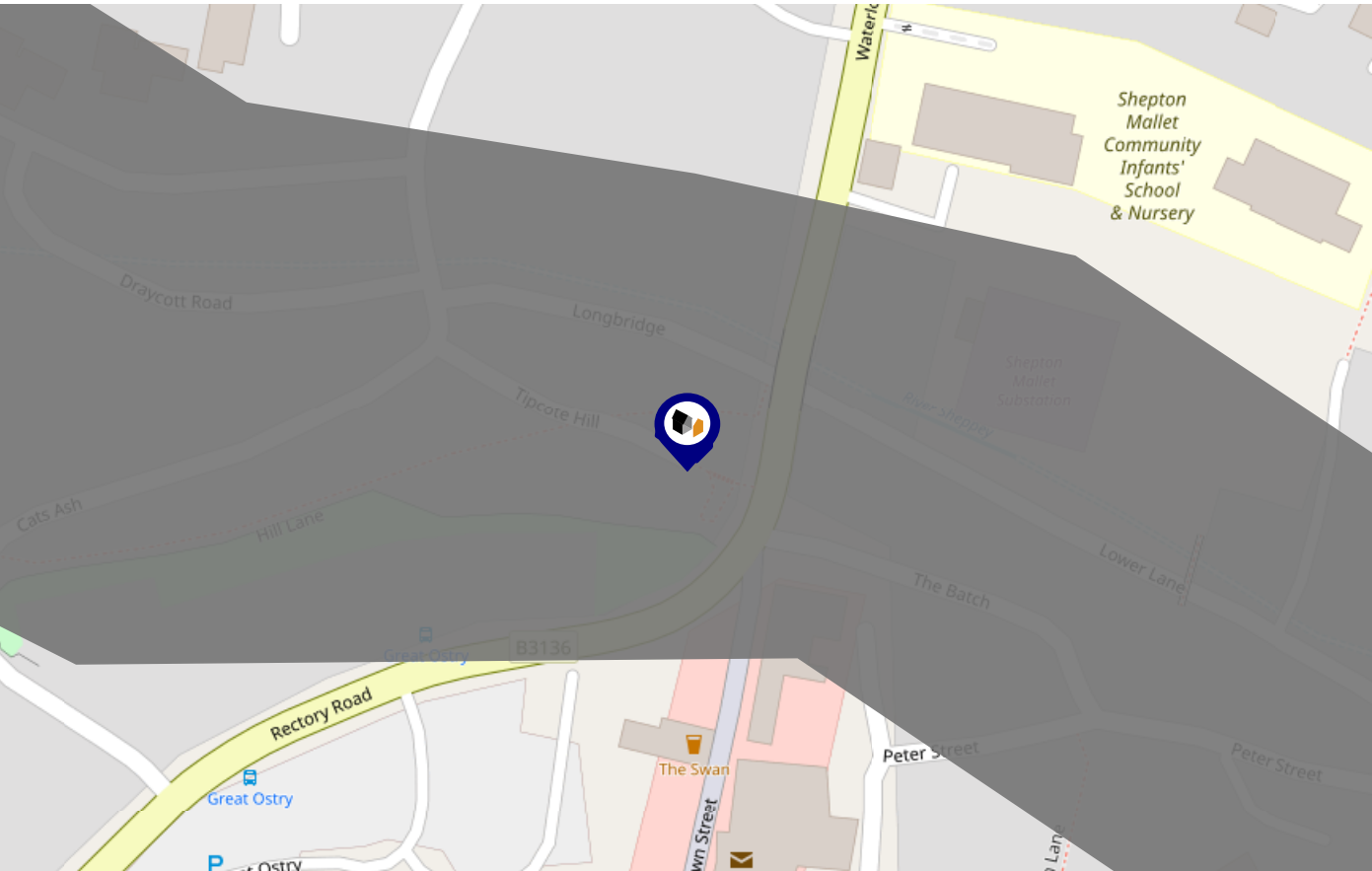


Flood Risk

Rivers & Seas - Climate Change

COOPER
AND
TANNER

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.

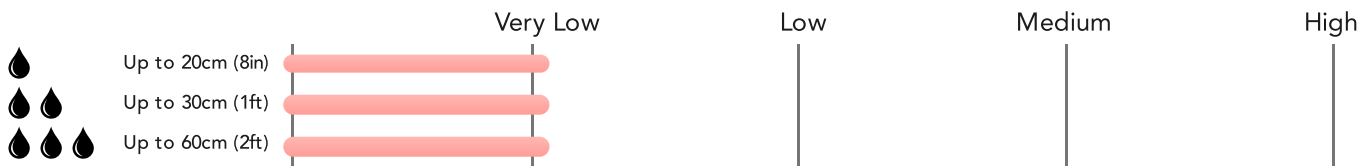


Risk Rating: Very low

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:



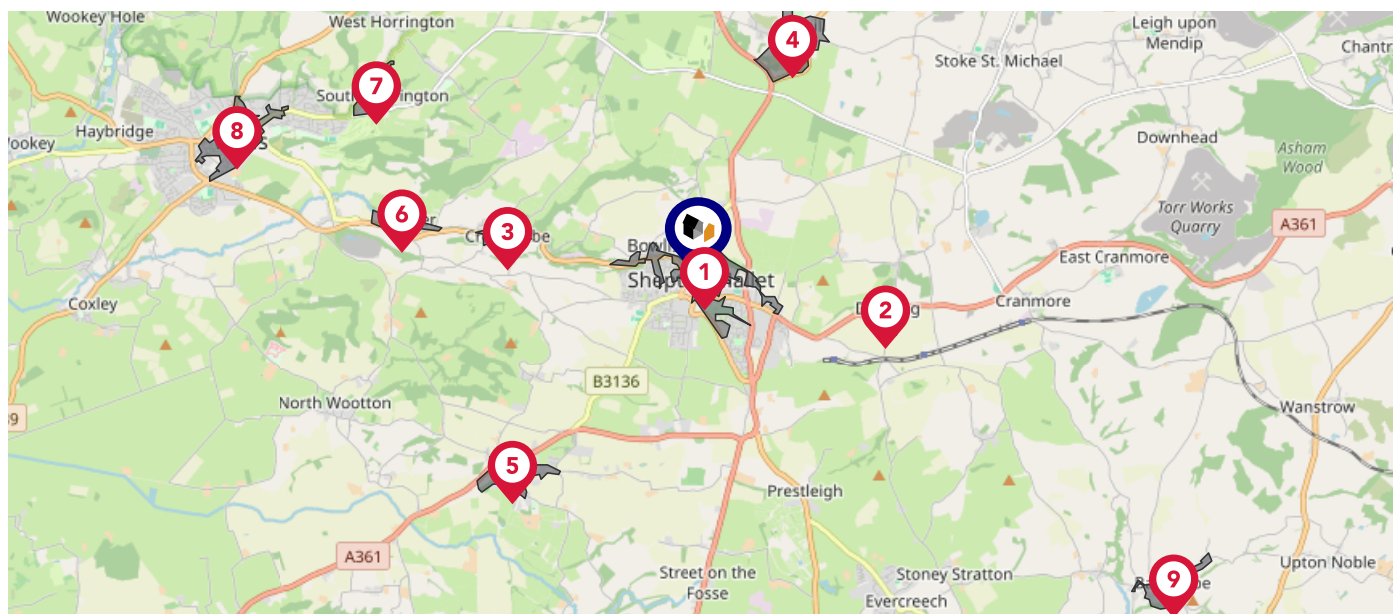
MIR - Material Info

Maps

Conservation Areas

COOPER
AND
TANNER

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



Shepton Mallet



Doultong



Croscombe



Oakhill



Pilton



Dinder



Mendip Hospital

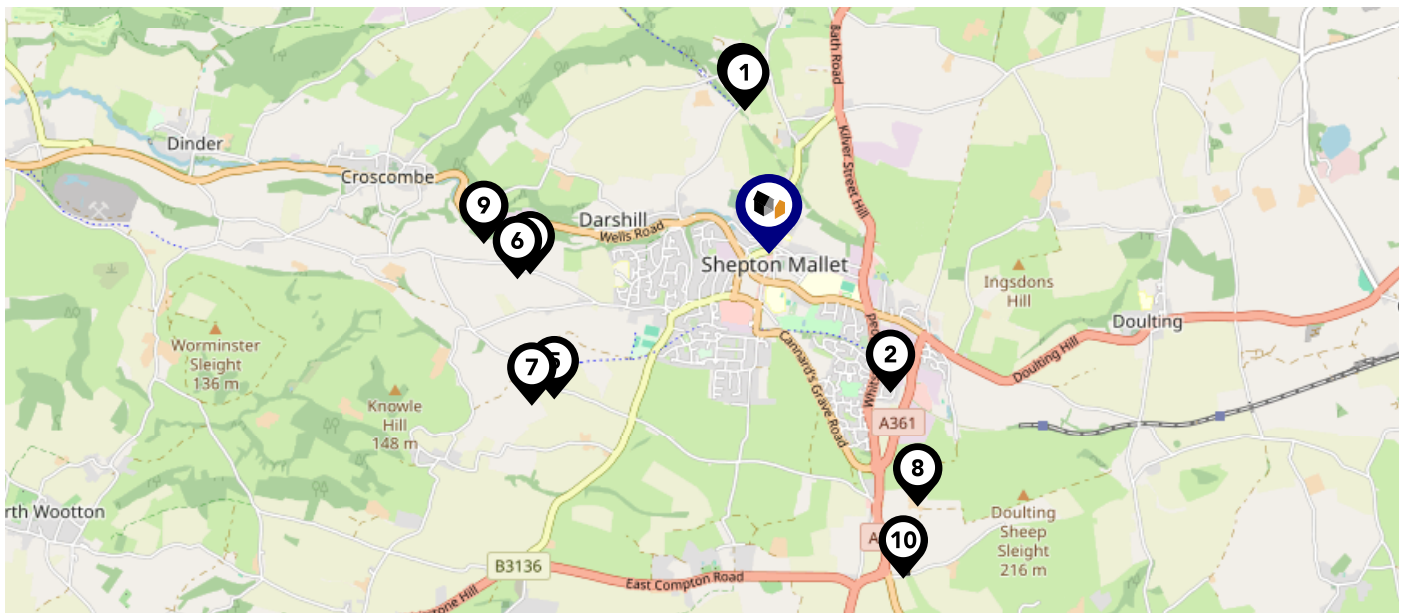


Wells



Batcombe

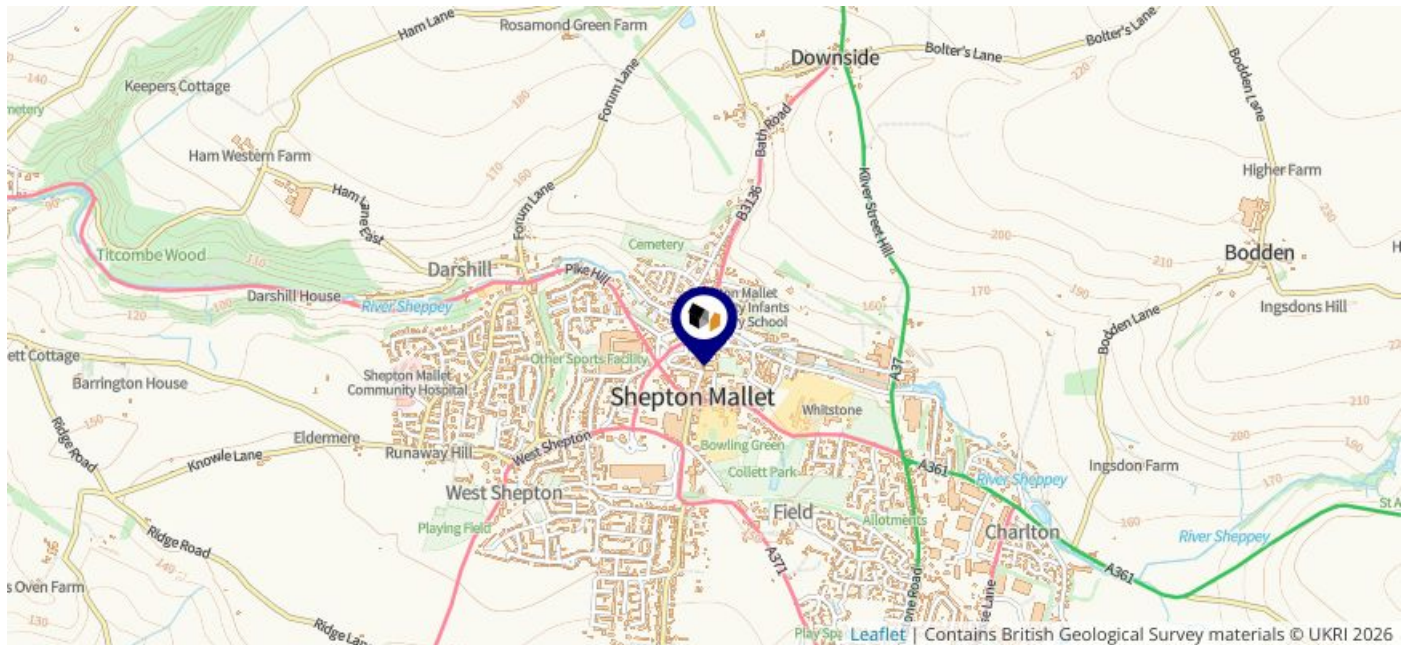
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Downside Quarry-Windsor Hill, Shepton Mallet, Somerset	Historic Landfill
2	Station Yard-Charlton Road Station, Shepton Mallet, Somerset	Historic Landfill
3	Downside Quarry, Windsor Hill-Shepton Mallet	Historic Landfill
4	Coombe Farm-Titwell, Shepton Mallet	Historic Landfill
5	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
6	Coombe Farm-Titwell Wood, Shepton Mallet	Historic Landfill
7	Three Arch Bridge-Ridge Road, West Compton, Shepton Mallet, Somerset	Historic Landfill
8	Brickyard Farm-Cann Grave	Historic Landfill
9	Ham Lane-Croscombe, Wells, Somerset	Historic Landfill
10	Whitstone Hill Farm, Cannards Grave Farm-Douling, Shepton Mallet, Somerset	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

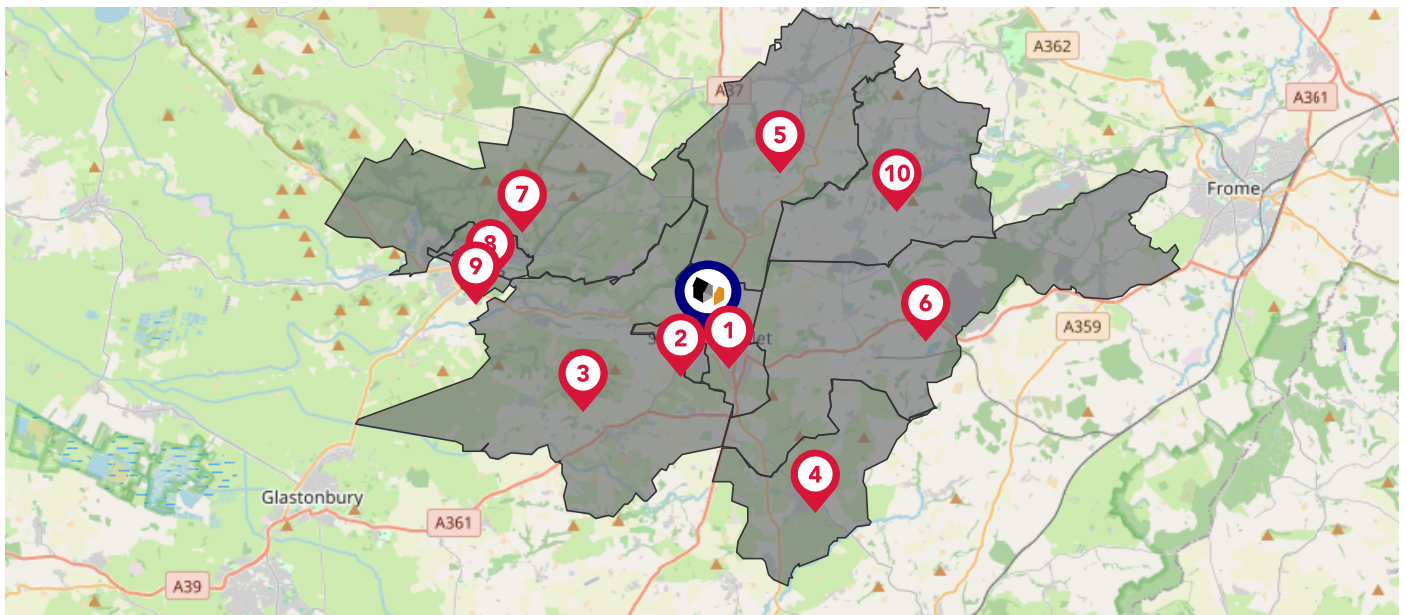
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

COOPER
AND
TANNER

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

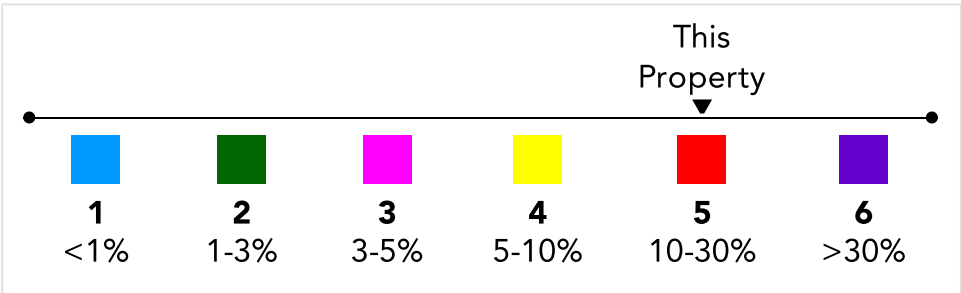
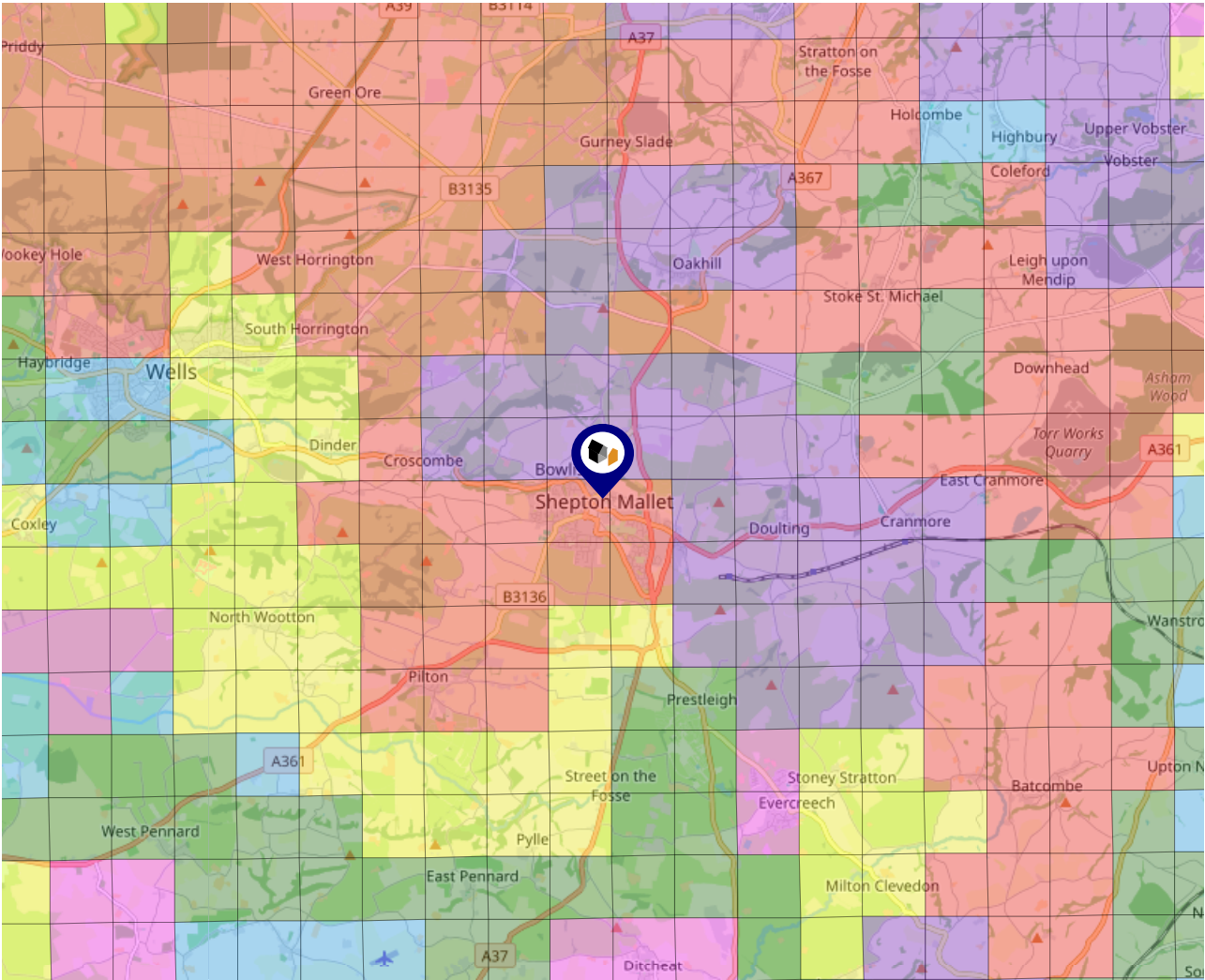


Nearby Council Wards

-  Shepton East Ward
-  Shepton West Ward
-  Croscombe and Pilton Ward
-  Creech Ward
-  Ashwick, Chilcompton and Stratton Ward
-  Cranmore, Doultong and Nunney Ward
-  St. Cuthbert Out North Ward
-  Wells St. Thomas' Ward
-  Wells Central Ward
-  Coleford and Holcombe Ward

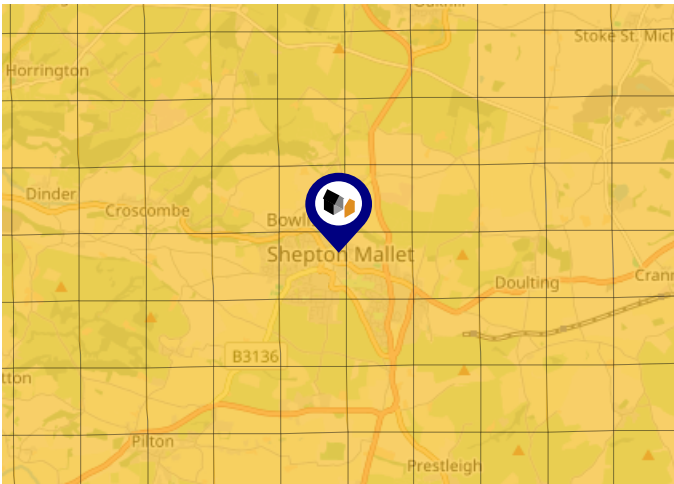
What is Radon?

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		

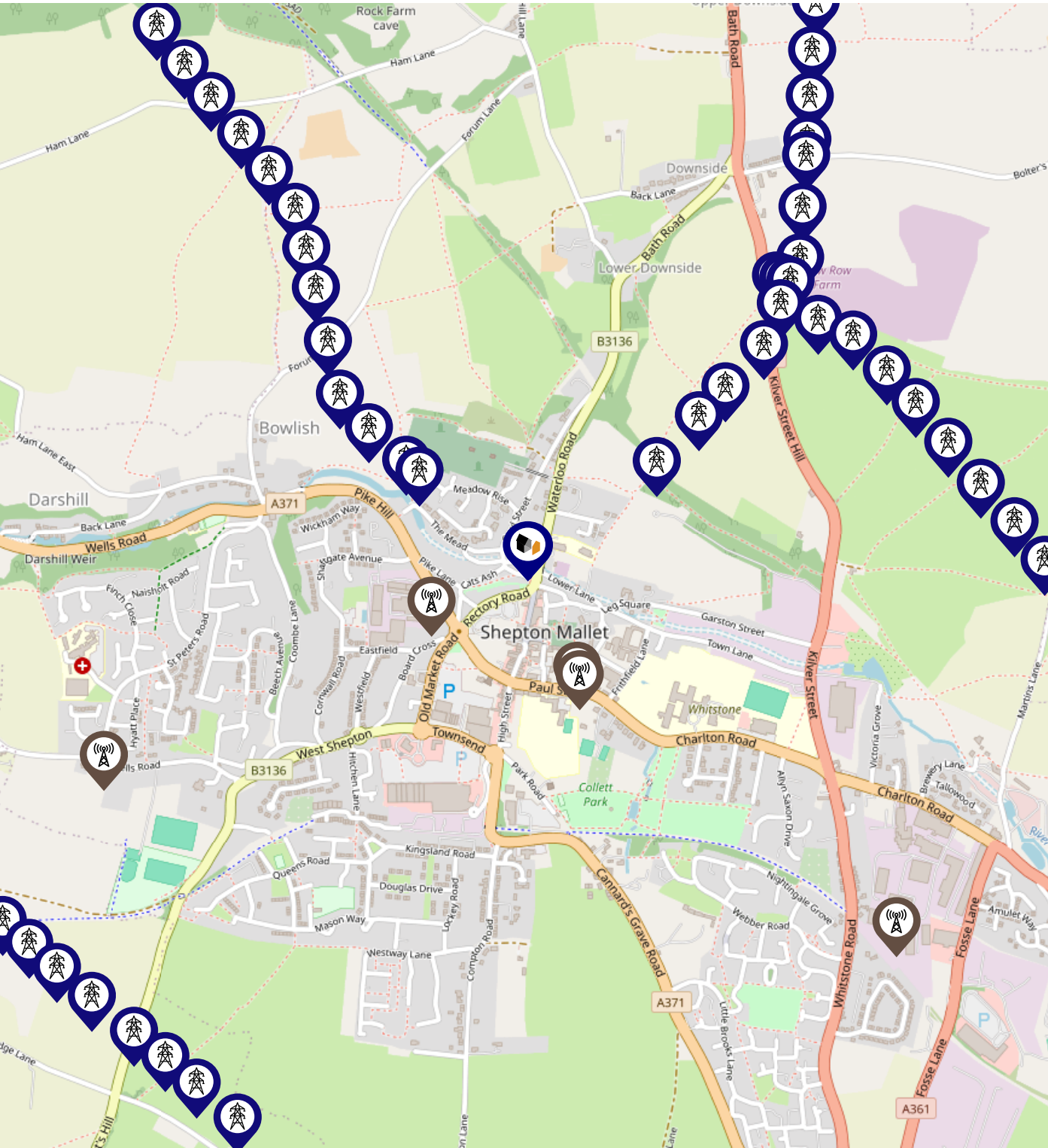


Primary Classifications (Most Common Clay Types)

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

COOPER
AND
TANNER



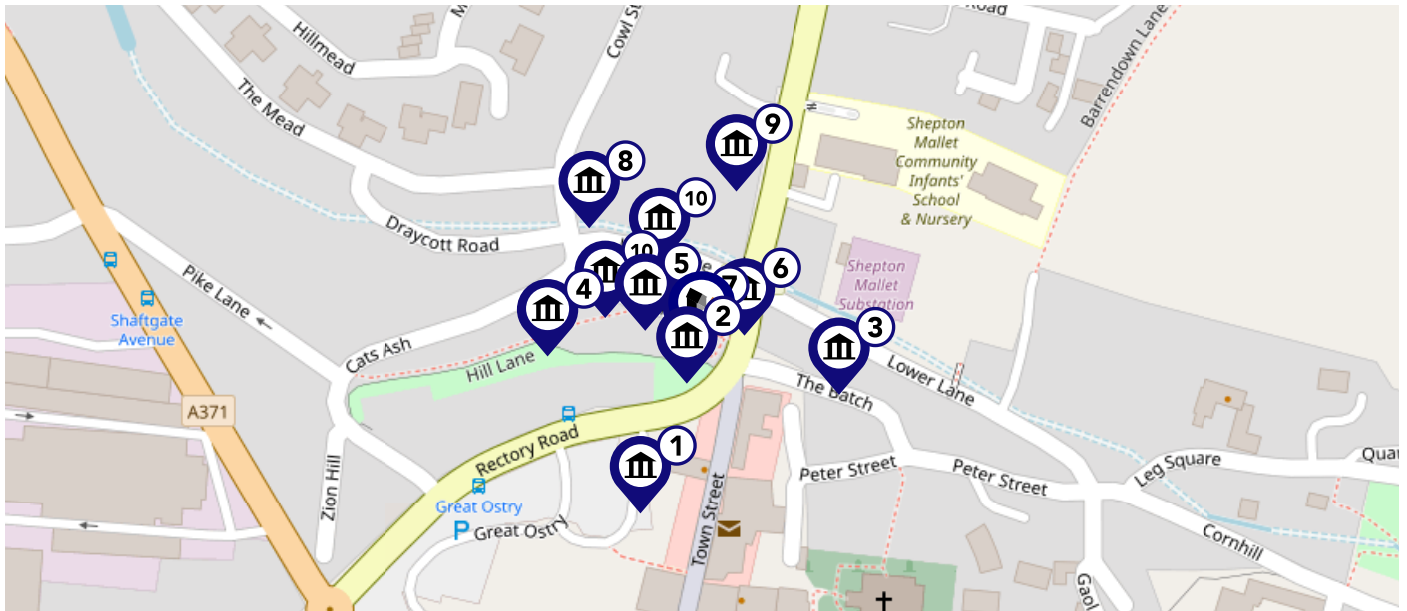
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

COOPER
AND
TANNER

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
	1058362 - Arched Gateway To Former Rectory, 15 Metres West Of Rear Of No 25	Grade II	0.0 miles
	1058392 - 1 And 3, Tipcote Hill	Grade II	0.0 miles
	1173334 - 1 And 2, Watts Place	Grade II	0.0 miles
	1058454 - 2a, Cats Ash	Grade II	0.0 miles
	1173484 - 14 And 16, Tipcote Hill	Grade II	0.0 miles
	1173694 - Waterloo Bridge	Grade II	0.0 miles
	1058393 - 4, Tipcote Hill	Grade II	0.0 miles
	1296498 - Longbridge House	Grade II	0.0 miles
	1173659 - 1 And 3, Waterloo Road	Grade II	0.0 miles
	1345242 - 2-7, Longbridge	Grade II	0.0 miles
	1058352 - 22, Tipcote Hill	Grade II	0.0 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

No gas supply

Central Heating

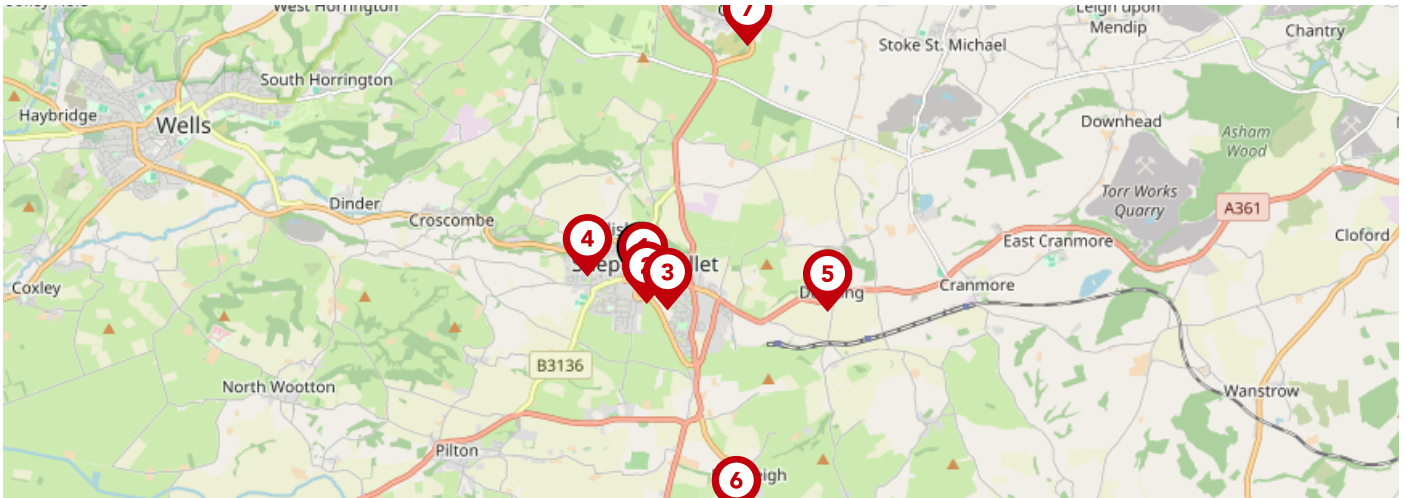
Electric storage heating

Water Supply

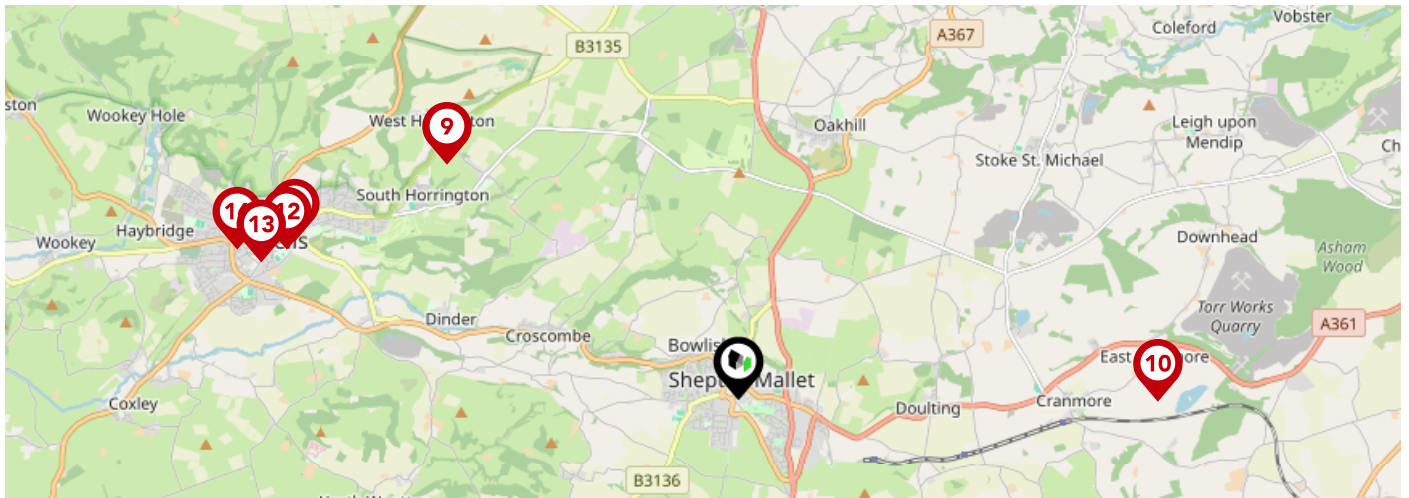
Mains

Drainage

Mains



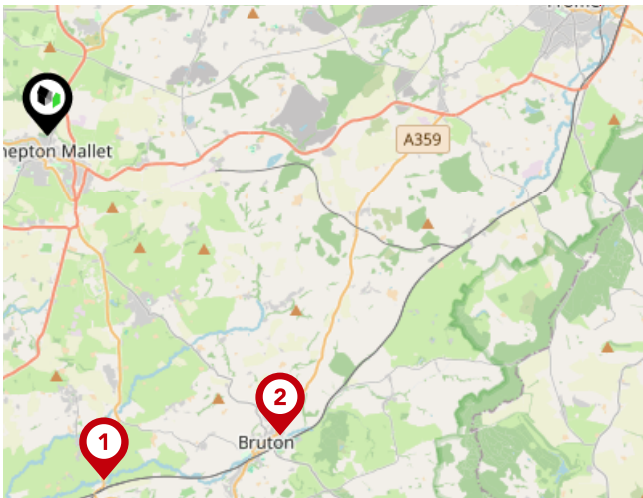
		Nursery	Primary	Secondary	College	Private
1	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.01	☐	☒	☐	☐	☐
2	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.19	☐	☒	☐	☐	☐
3	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.33	☐	☐	☒	☐	☐
4	Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.52	☐	☒	☐	☐	☐
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.75	☐	☒	☐	☐	☐
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.35	☐	☐	☒	☐	☐
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.42	☐	☒	☐	☐	☐
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.38	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.49	☐	☒	☐	☐	☐
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.89	☐	☐	☒	☐	☐
11	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.38	☐	☒	☐	☐	☐
12	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.43	☐	☐	☒	☐	☐
13	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.63	☐	☒	☐	☐	☐
14	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.67	☐	☒	☐	☐	☐
15	Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:4.82	☐	☐	☒	☐	☐
16	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.86	☐	☐	☒	☐	☐

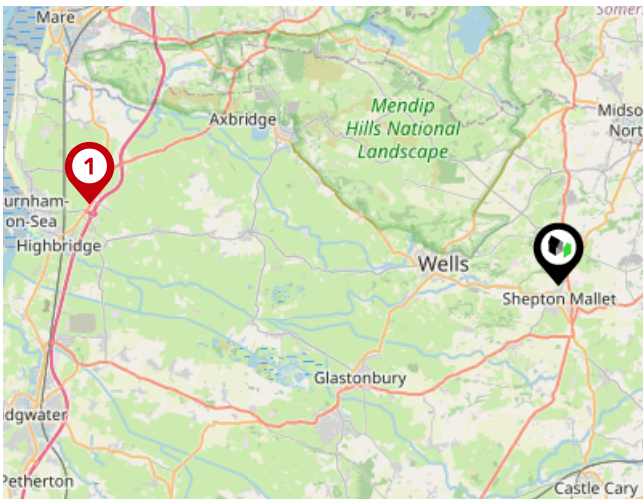
Area

Transport (National)



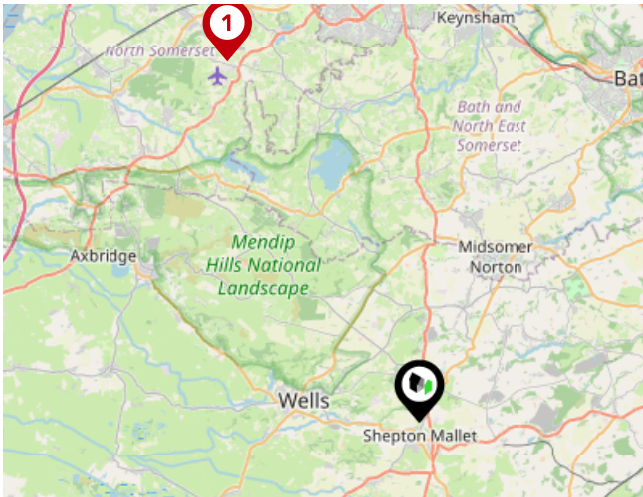
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.46 miles
2	Bruton Rail Station	7.04 miles
3	Frome Rail Station	10.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	17.64 miles



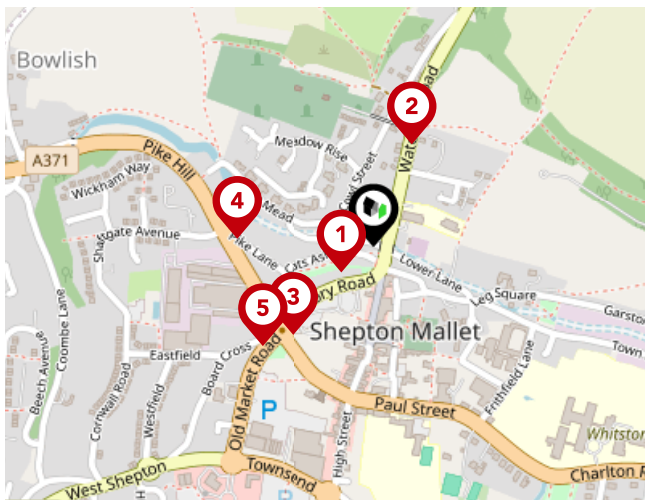
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.19 miles

Area

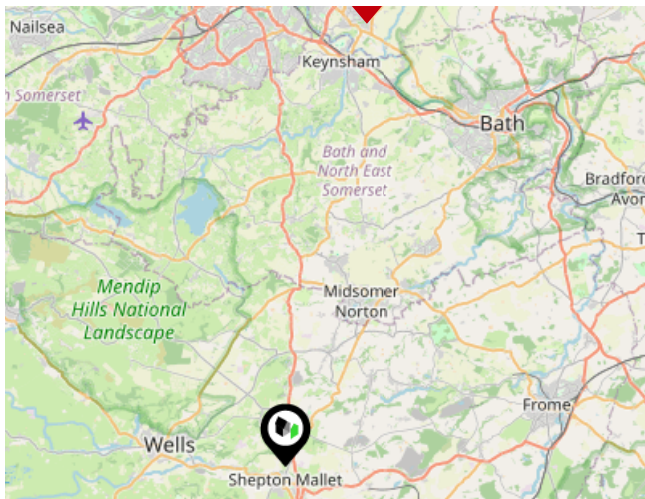
Transport (Local)

COOPER
AND
TANNER



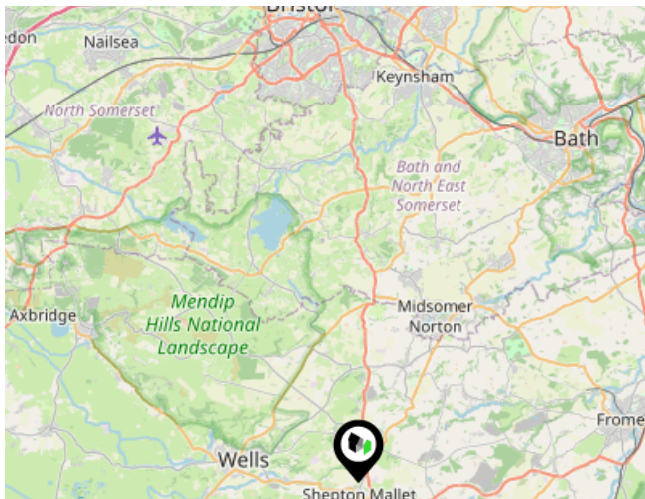
Bus Stops/Stations

Pin	Name	Distance
1	Great Ostry	0.04 miles
2	Old Hospital	0.12 miles
3	Police Station	0.13 miles
4	Pike Lane	0.15 miles
5	Police Station	0.17 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	16.73 miles



Ferry Terminals

Pin	Name	Distance
1	Wapping Wharf	17.79 miles

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/

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

