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MIR: Material Info

The Material Information Affecting this Property
Thursday 04th June 2026



HIGH LANE, SHAPWICK, BRIDGWATER, TA7

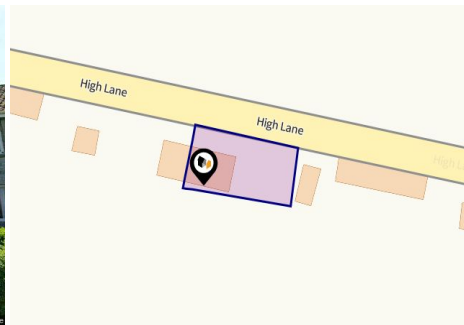
Cooper and Tanner

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



Property Overview

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	ST356143		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *High Lane, Shapwick, Bridgwater, TA7*

Reference - 43/19/00007
Decision: -
Date: 25th November 2019
Description: Erection of a single storey rear extension and two storey side extension.

Planning records for: *17 High Lane, Shapwick, Bridgwater, TA7 9NB*

Reference - 43/09/00007
Decision: Granted Permission
Date: 01st July 2009
Description: Display of one non-illuminated wall mounted sign, on East elevation of dwelling

Reference - 43/09/00006
Decision: Refuse Planning Permission
Date: 01st July 2009
Description: Change of use of summerhouse to photographic studio for commercial use.

Planning records for: *18 High Lane, Shapwick, Bridgwater, TA7 9NB*

Reference - 43/05/00004
Decision: Granted Permission
Date: 09th February 2005
Description: Installation of solar panel to South elevation

Reference - 43/02/00001
Decision: Granted Permission
Date: 10th April 2002
Description: Erection of single storey extension and conservatory to West elevation, partly on site of conservatory (to be demolished)(amended site plan received 16/05/2002)

Planning records for: *Branton Cottage, 39 High Lane, Shapwick, Bridgwater, Somerset, TA7 9NB*

Reference - 43/98/00006
Decision: Granted Permission
Date: 24th December 1998
Description: Erection of part two storey part single storey side extension partly on site of existing single storey (to be demolished)

Reference - 43/11/00006
Decision: Granted Permission
Date: 29th March 2011
Description: Erection of part two storey, part single storey side extension, on site of existing (to be demolished)

Planning records for: *41 High Lane, Shapwick, Bridgwater, TA7 9NB*

Reference - 43/14/00015
Decision: Granted Permission
Date: 04th August 2014
Description: Erection of garage

Reference - 43/95/00002
Decision: Granted Permission
Date: 20th March 1995
Description: Erection of tiled canopy over front entrance, installation of 3 windows in the front elevation and erection of garage and formation of access thereto

Planning records for: **43 High Lane, Shapwick, Bridgwater, TA7 9NB**

Reference - 43/04/00007
Decision: Granted Permission
Date: 26th July 2004
Description: Erection of two storey side extension, and use of loft as living accommodation, on site remains of outbuilding (to be demolished)

Planning records for: **45 High Lane, Shapwick, Bridgwater, Somerset, TA7 9NB**

Reference - 43/00/00008
Decision: Granted Permission
Date: 18th May 2000
Description: Erection of three storey side extension on site of existing building (to be demolished), installation of replacement windows and rooflight in rear elevation and erection of detached garage with access to highway

Planning records for: **Fox Cottage, 53 High Street, Shapwick, Bridgwater, Somerset, TA7 9NB**

Reference - 43/88/00011
Decision: Granted Permission
Date: 01st December 1988
Description: Erection of two storey extension

Reference - 43/23/00009
Decision: -
Date: 08th December 2023
Description: Erection of two-storey extension to East elevation, replacement of ground floor window to patio doors, installation of 3 No. dormers and 5No. velux windows to the roof, existing garage to be demolished, to allow for increased off street parking provision.

Planning records for: *Fox Cottage, 55 High Lane, Shapwick, Bridgwater, TA7 9NB*

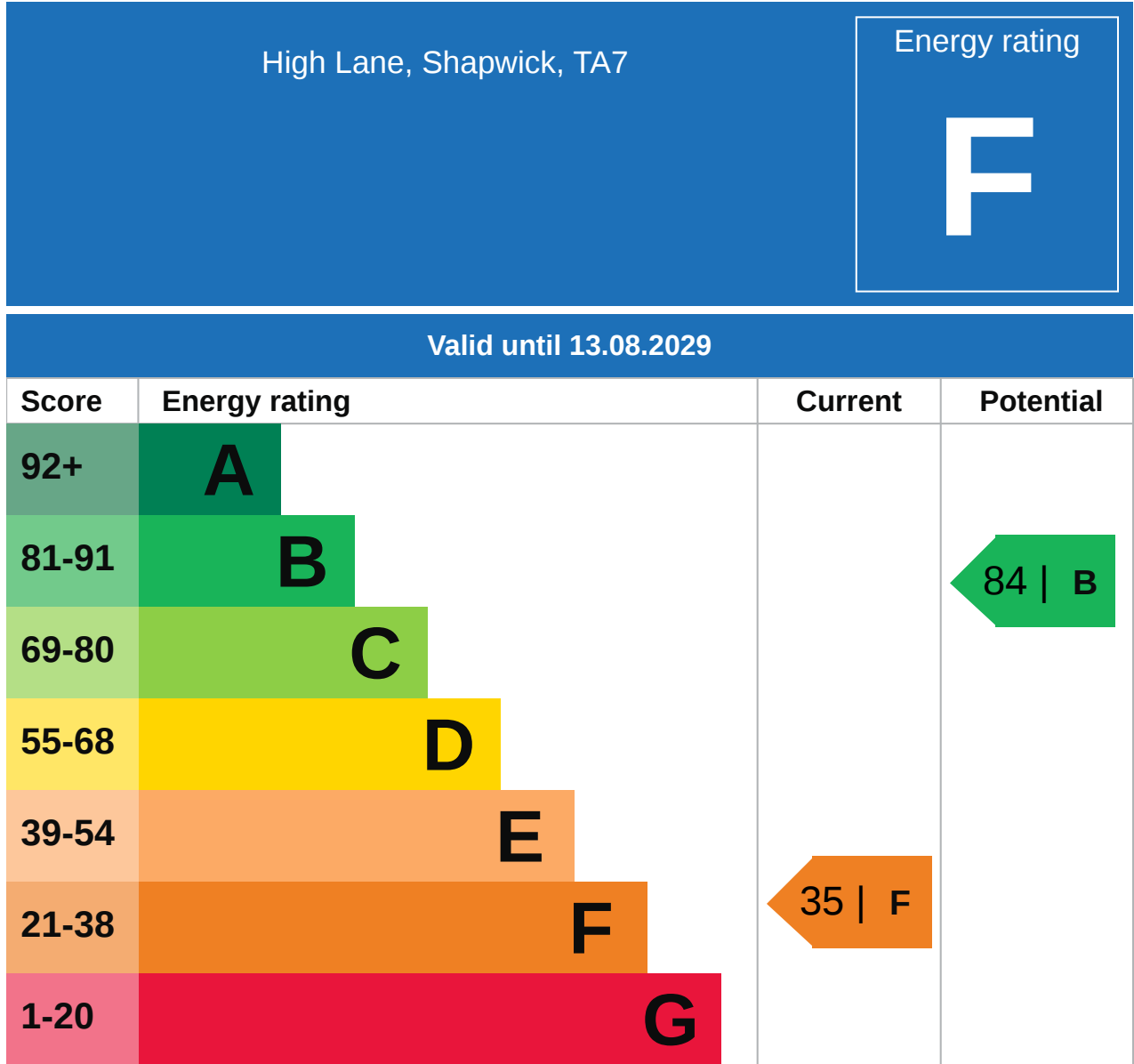
Reference - 43/17/00007
Decision: Granted Permission
Date: 24th July 2017
Description: Erection of a single storey extension to West elevation.

Planning records for: *59 High Lane, Shapwick, Bridgwater, TA7 9NB*

Reference - 43/06/00008
Decision: Granted Permission
Date: 15th August 2006
Description: Erection of two storey side extension, on site of garage (to be demolished), single storey rear extension and erection of garage

Property EPC - Certificate

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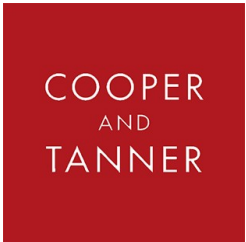
Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 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.

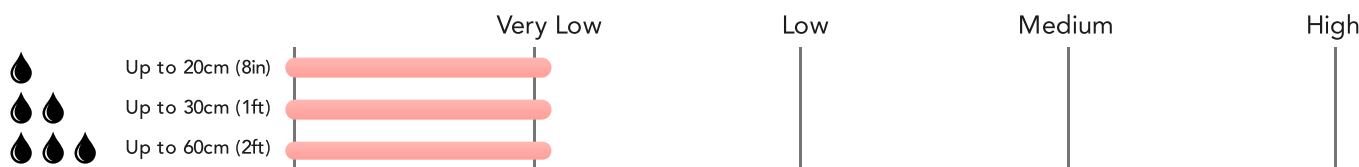


Risk Rating: Very low

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.

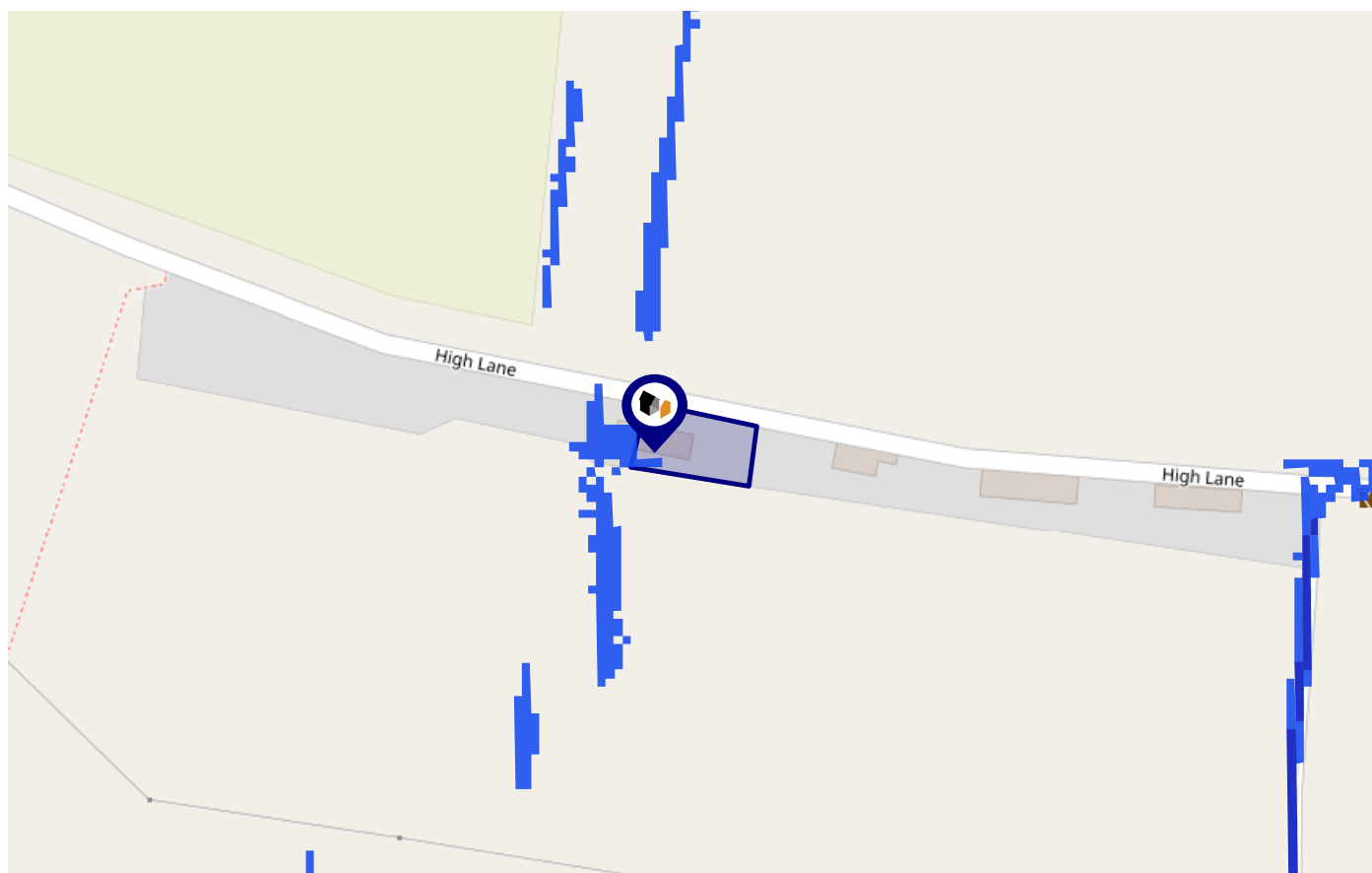
Chance of flooding to the following depths at this property:



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.

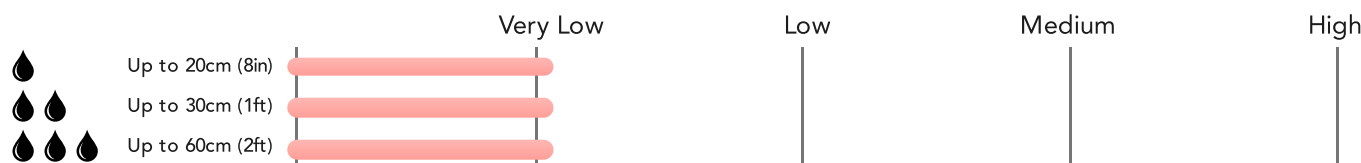


Risk Rating: Very low

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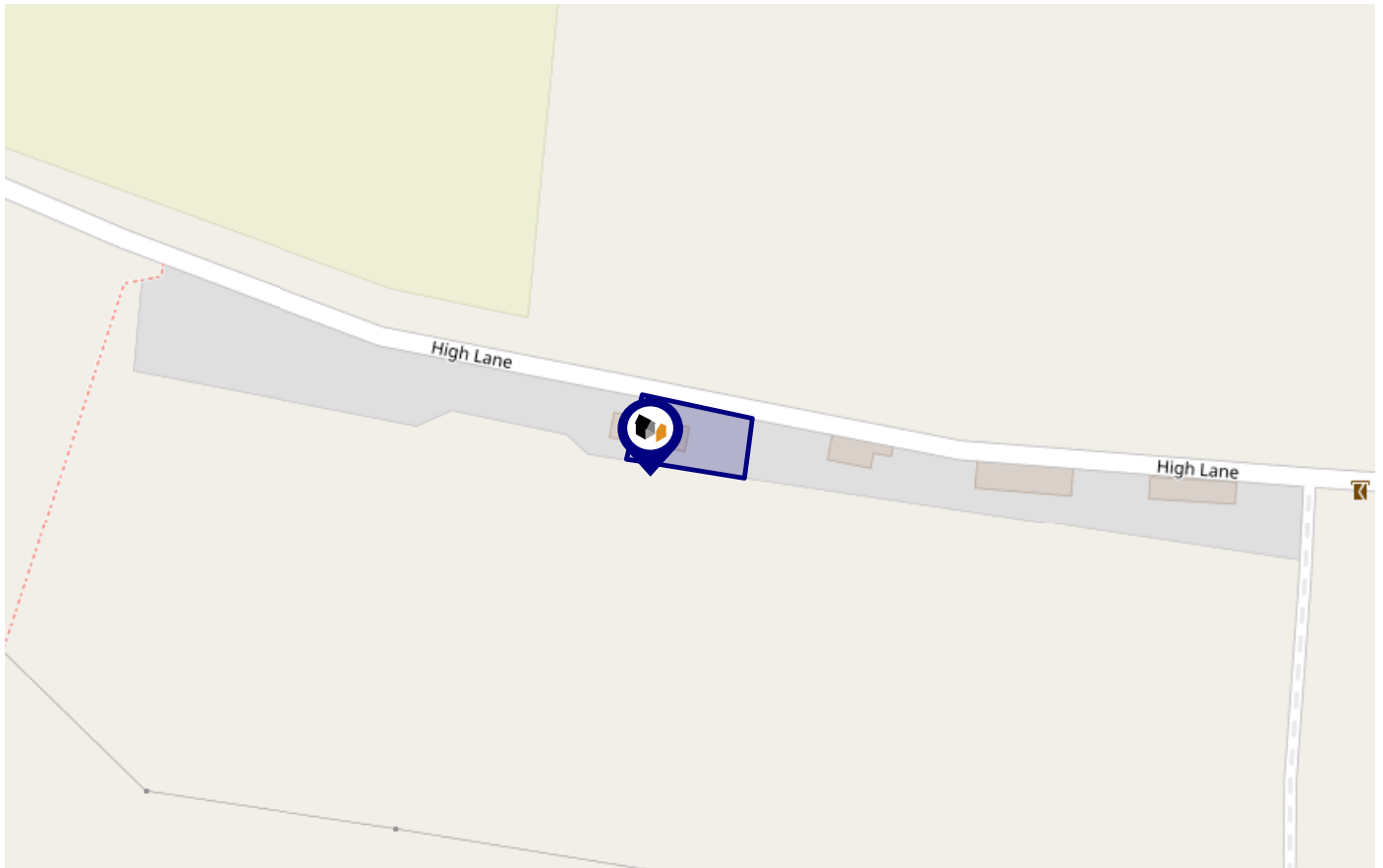
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

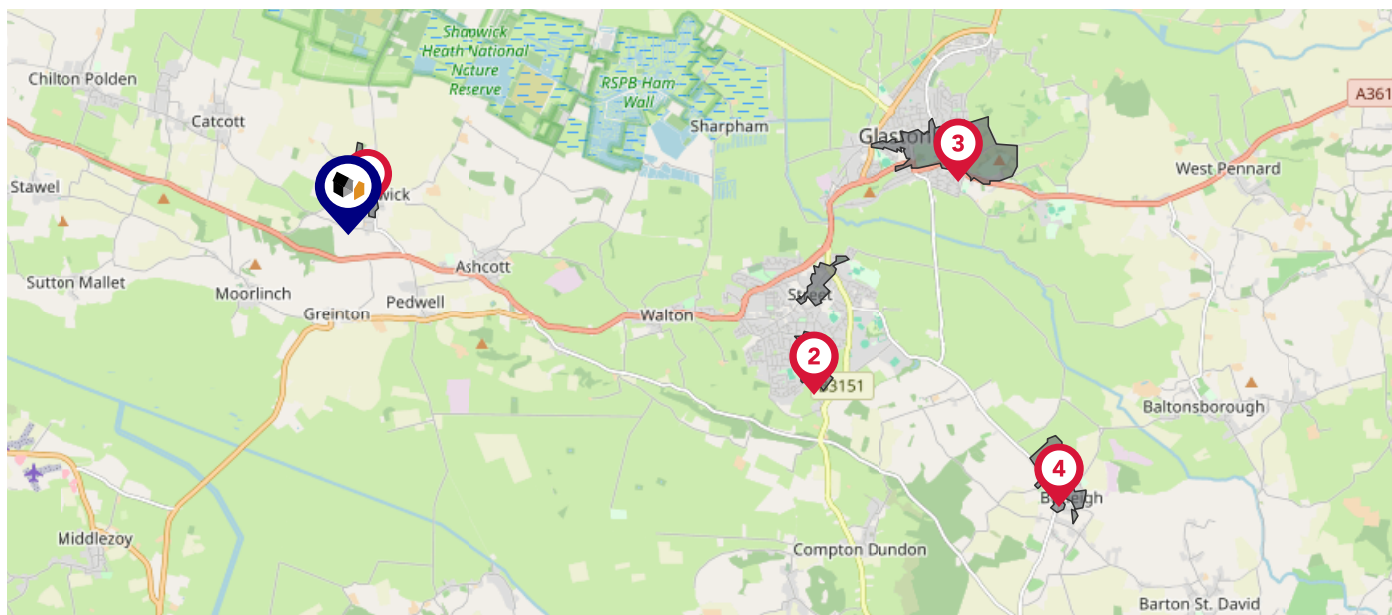
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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



Nearby Conservation Areas



Shapwick



Street



Glastonbury

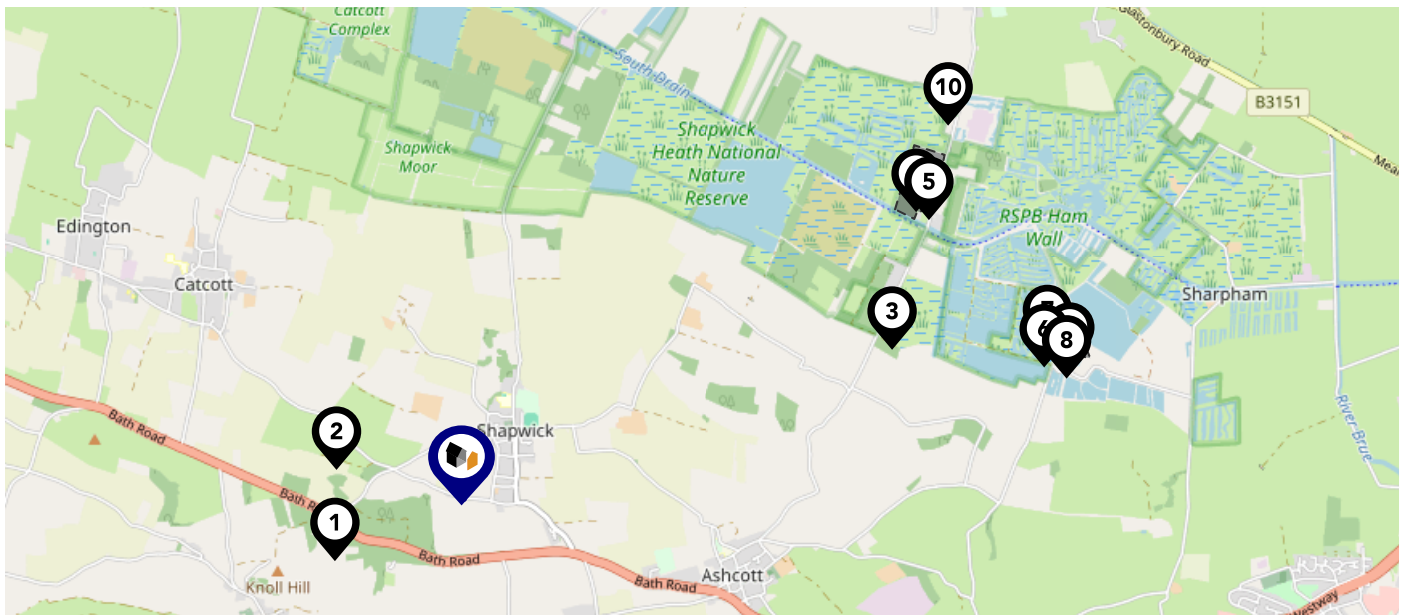


Butleigh

Maps

Landfill Sites

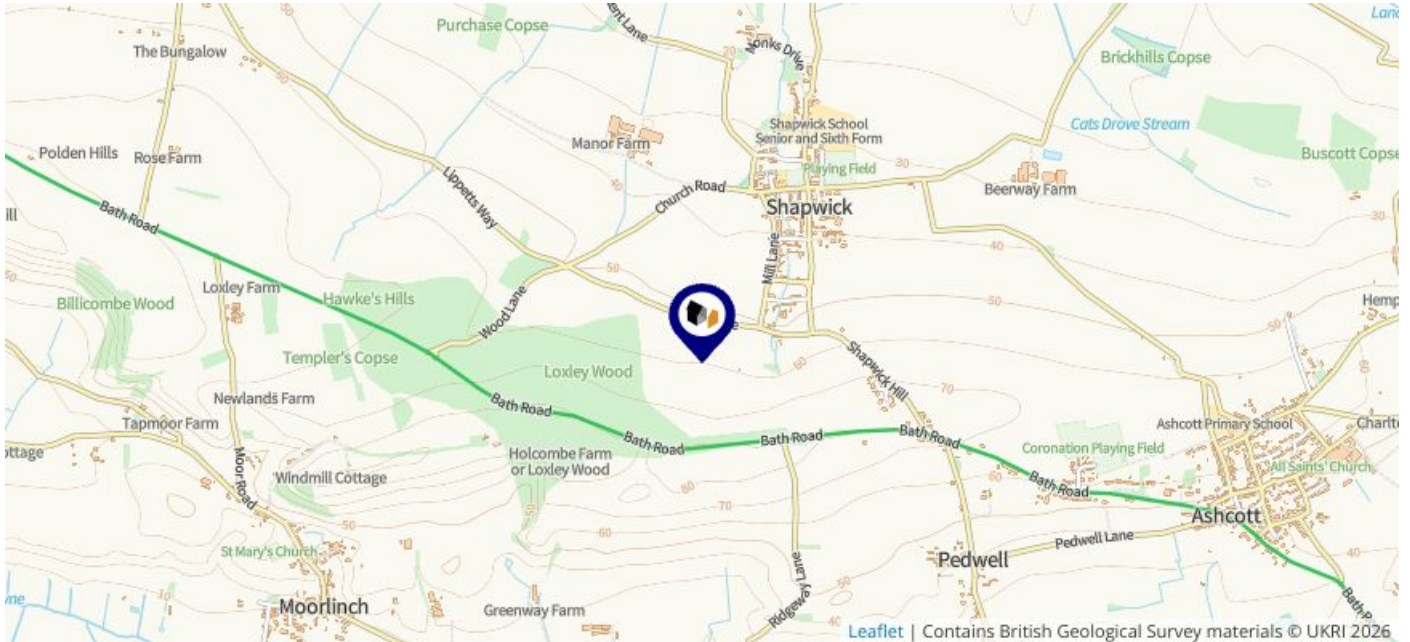
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Loxleywood-Moorlinch	Historic Landfill
2	New Farm-Lippetts Way, Shapwick	Historic Landfill
3	EA/EPR/EP3090FQ/A001 - Station Road	Active Landfill
4	Ashcott Corner-Meare, Somerset	Historic Landfill
5	Ashcott Road Landfill Site-Ashcott Road, Meare, Somerset	Historic Landfill
6	Allotment Drove-Sharpham	Historic Landfill
7	Allotment Drove-Walton Heath, Sharpham	Historic Landfill
8	Allotment Drove B-Sharpham, Somerset	Historic Landfill
9	Allotment Drove A-Sharpham, Street, Somerset	Historic Landfill
10	Ashcott Road-Meare, Glastonbury, 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.

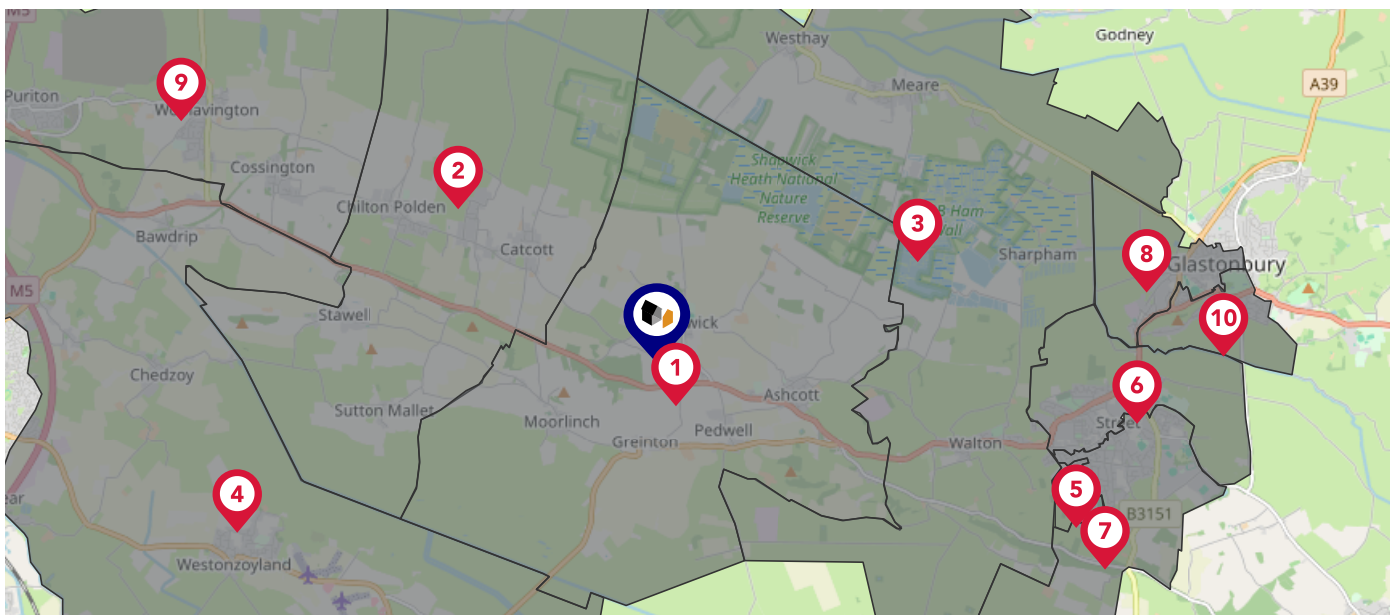
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps











Council Wards

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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

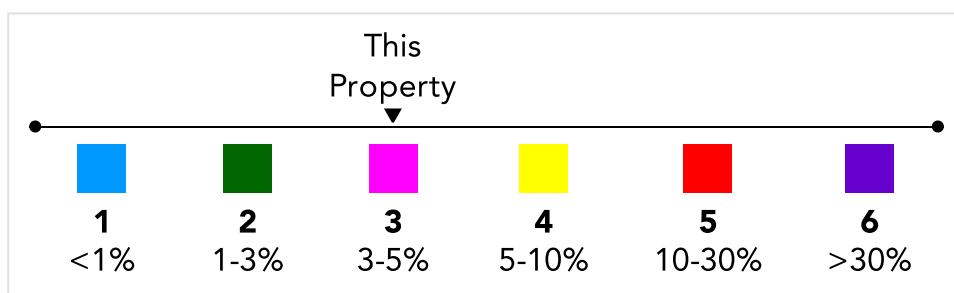
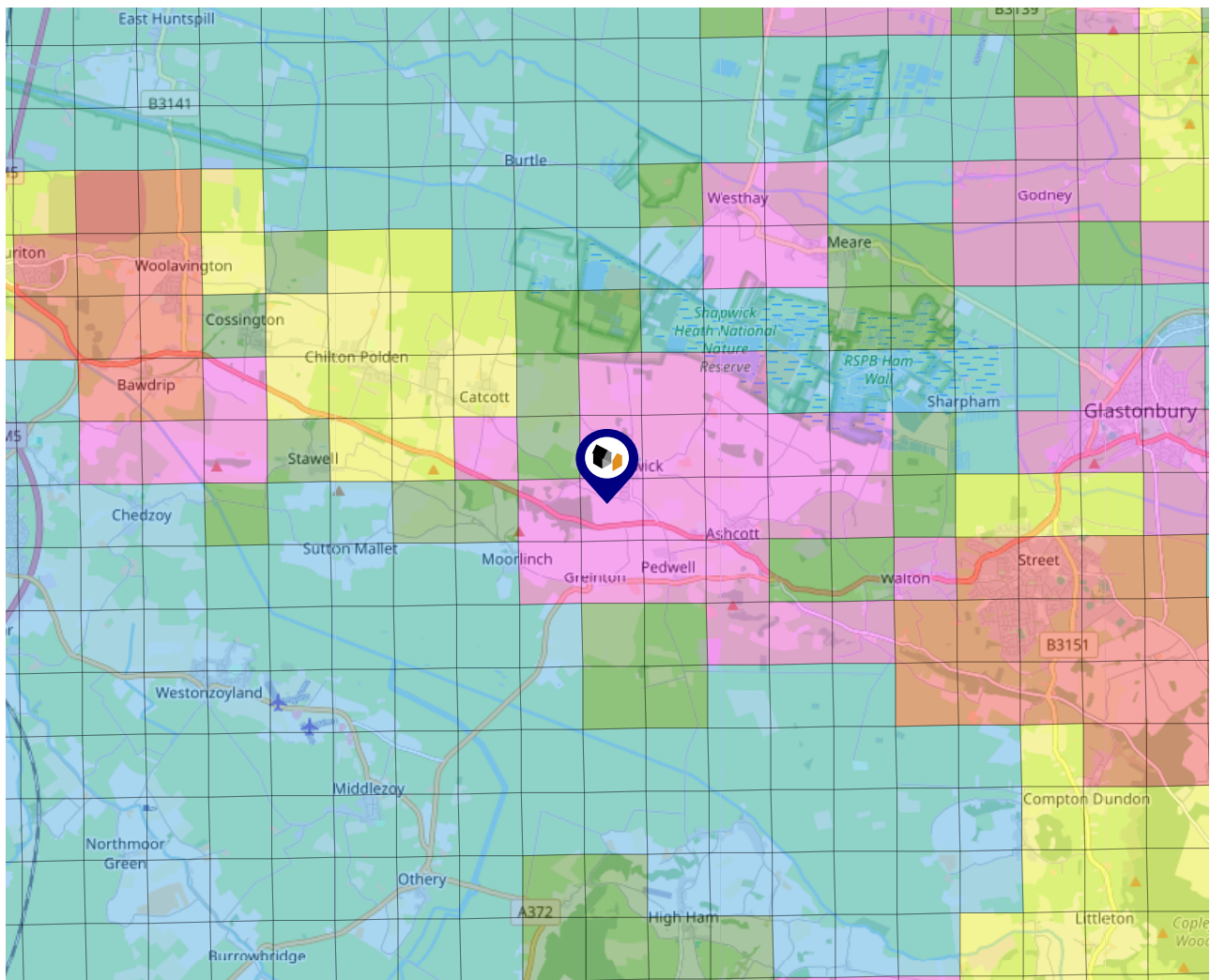


Nearby Council Wards

-  East Polden Ward
-  West Polden Ward
-  Moor Ward
-  King's Isle Ward
-  Street West Ward
-  Street North Ward
-  Street South Ward
-  Glastonbury St. Benedict's Ward
-  Puriton and Woolavington Ward
-  Glastonbury St. Mary's Ward

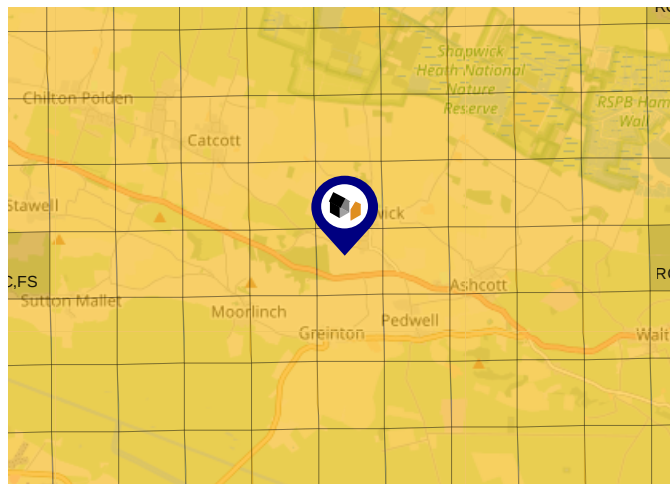
What is Radon?

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)

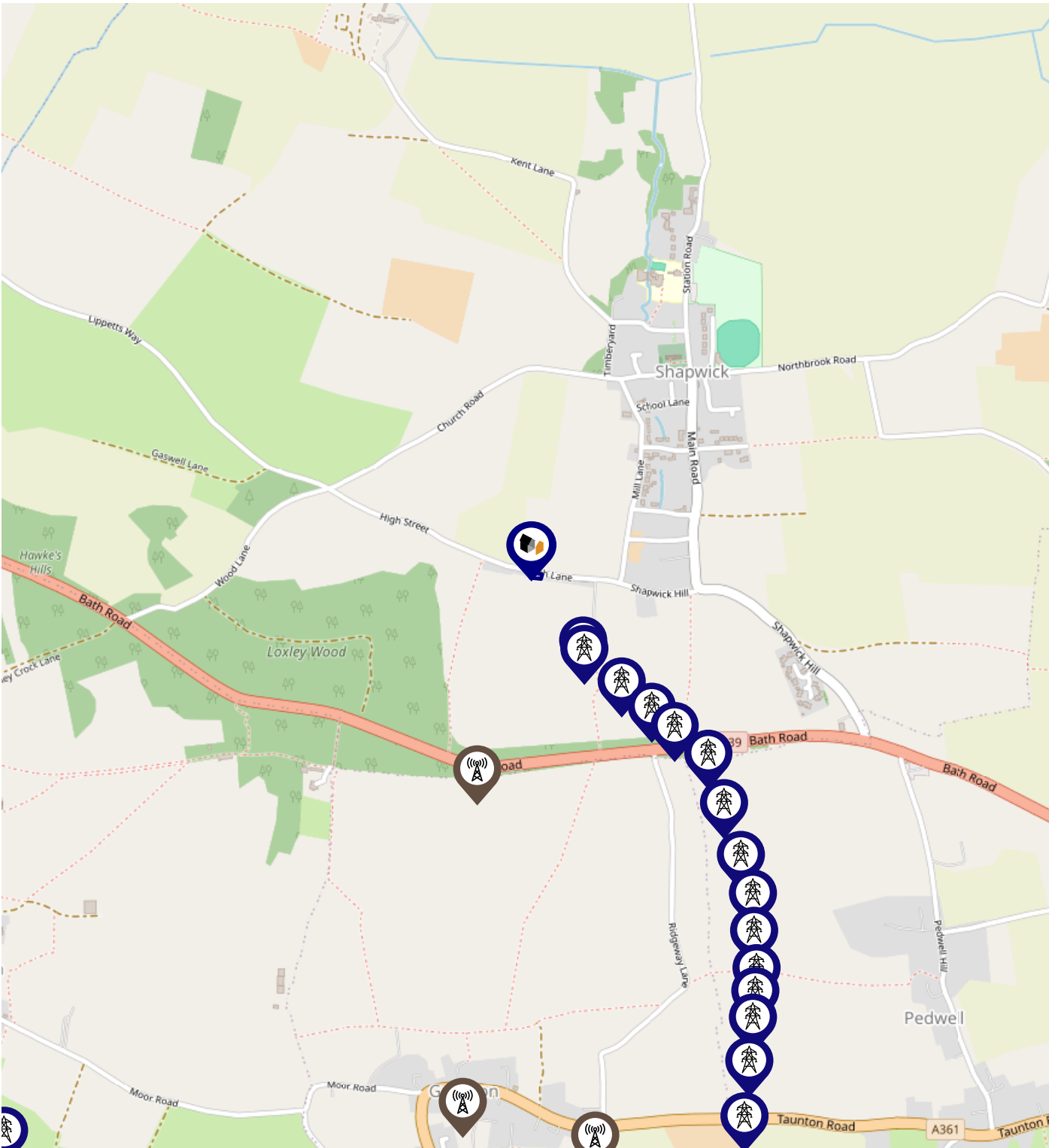
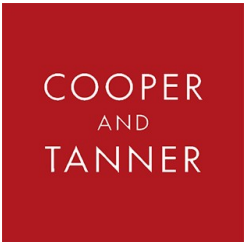
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		





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

Local Area Masts & Pylons



Key:

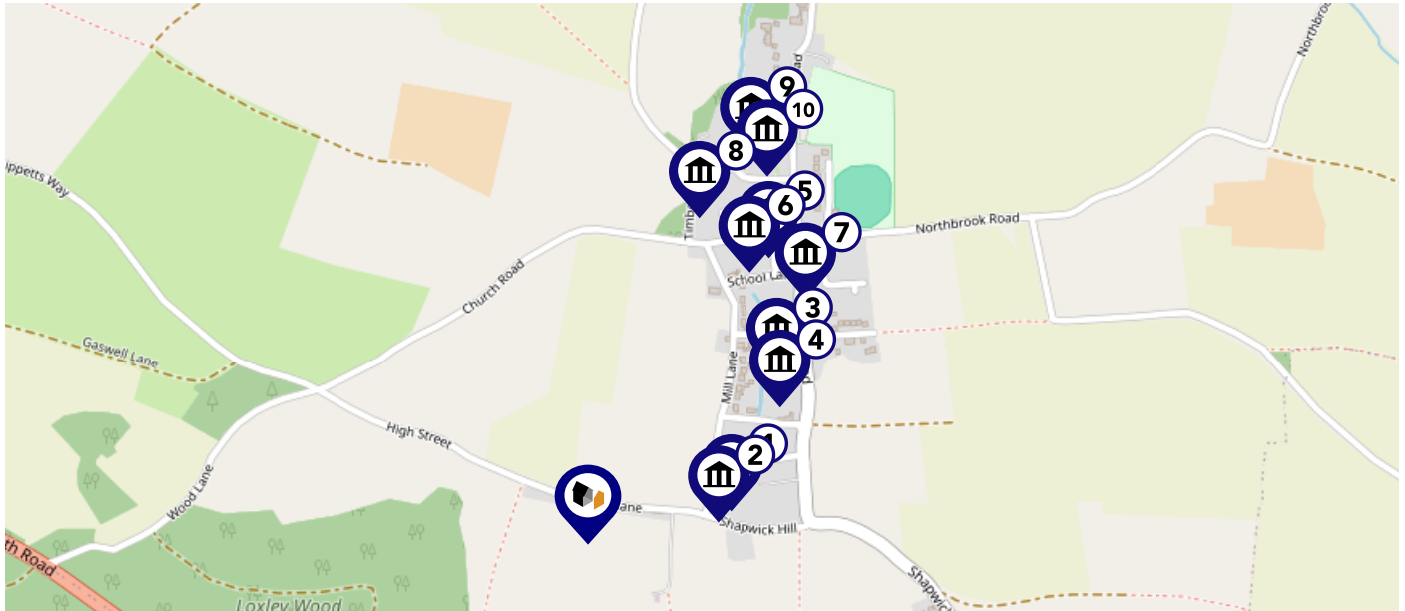
-  Power Pylons
-  Communication Masts











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
 1058961 - Hill Farmhouse	Grade II	0.2 miles
 1268316 - Bowerings Farmhouse	Grade II	0.2 miles
 1058964 - Little Lawn	Grade II	0.3 miles
 1344974 - Lawn House	Grade II	0.3 miles
 1058962 - Church Of The Blessed Virgin Mary	Grade II	0.4 miles
 1190447 - Church Farmhouse	Grade II	0.4 miles
 1293817 - Shapwick County Primary School	Grade II	0.4 miles
 1190431 - Forster's	Grade II	0.4 miles
 1190512 - Shapwick Manor	Grade II	0.5 miles
 1190558 - Dovecote In Grounds Of Shapwick Manor	Grade II	0.5 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

N/A

Central Heating

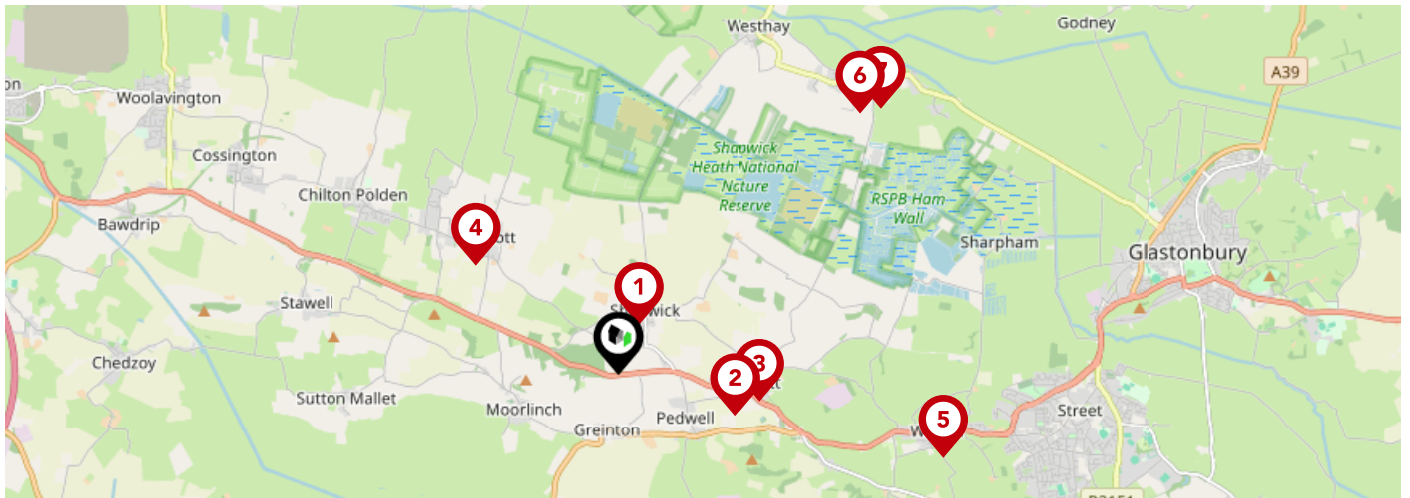
Oil Central Heating

Water Supply

Mains

Drainage

Mains

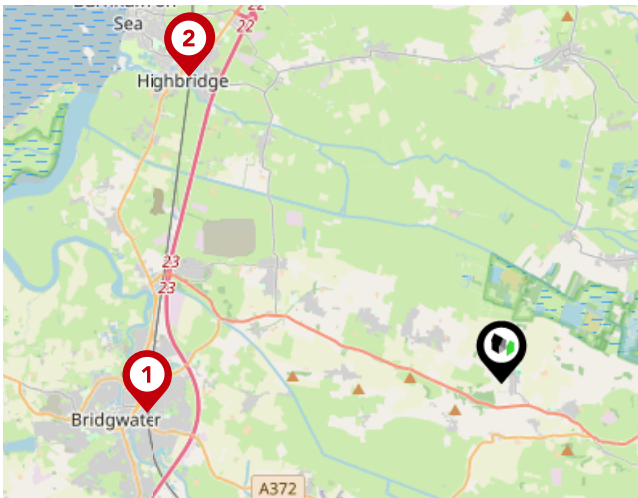


	Nursery	Primary	Secondary	College	Private
<p>1 Dovecote School</p> <p>Ofsted Rating: Outstanding Pupils: 61 Distance:0.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The Levels School</p> <p>Ofsted Rating: Not Rated Pupils: 75 Distance:1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ashcott Primary School</p> <p>Ofsted Rating: Good Pupils: 112 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Catcott Primary School</p> <p>Ofsted Rating: Good Pupils: 144 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Walton Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 143 Distance:3.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Abbot's Way School</p> <p>Ofsted Rating: Not Rated Pupils: 39 Distance:3.32</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Meare Village Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 96 Distance:3.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Middlezoy Primary School</p> <p>Ofsted Rating: Good Pupils: 14 Distance:3.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



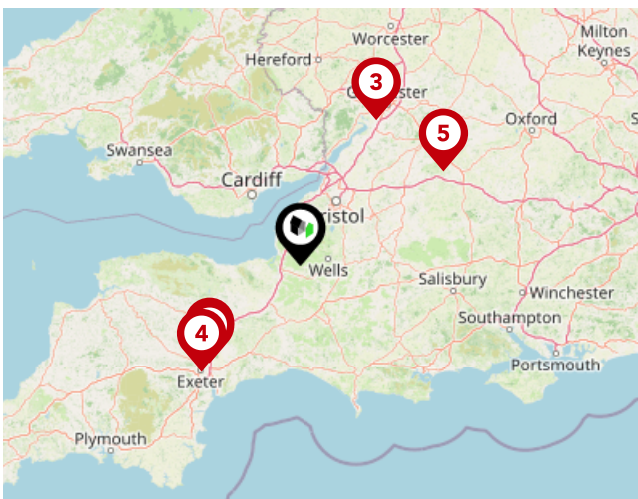
		Nursery	Primary	Secondary	College	Private
9	Westonzoyland Community Primary School Ofsted Rating: Good Pupils: 163 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Avalon School Ofsted Rating: Good Pupils: 65 Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Othery Village School Ofsted Rating: Good Pupils: 43 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Strode College Ofsted Rating: Good Pupils:0 Distance:4.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	6.6 miles
2	Highbridge & Burnham-on-Sea Rail Station	8.13 miles
3	Highbridge & Burnham-on-Sea Rail Station	8.14 miles



Trunk Roads/Motorways

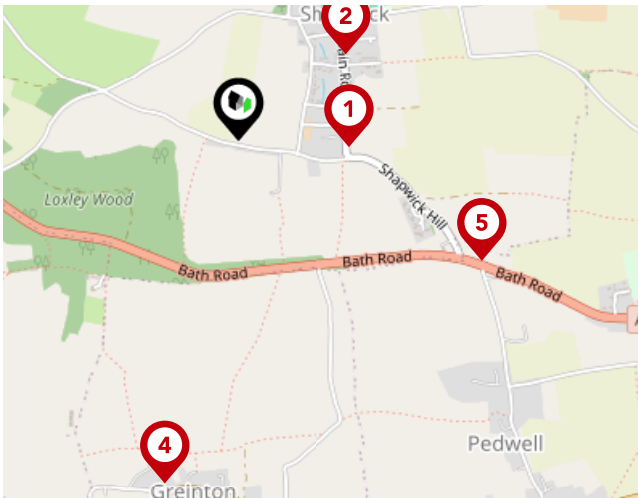
Pin	Name	Distance
1	M5 J29	39.11 miles
2	M5 J30	40 miles
3	M5 J13	48.51 miles
4	M5 J31	43.16 miles
5	M4 J16	51.14 miles



Airports/Helipads

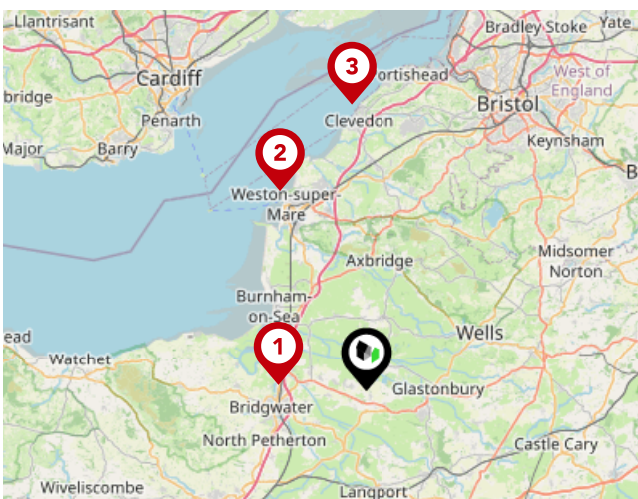
Pin	Name	Distance
1	Bristol Airport	18.23 miles
2	Felton	18.23 miles
3	Cardiff Airport	28.27 miles
4	Exeter Airport	37.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shapwick Turn	0.26 miles
2	Demand Responsive Area	0.32 miles
3	Church Road	0.38 miles
4	West Town Farm	0.82 miles
5	Albion Inn	0.63 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	6.68 miles
2	Weston-super-Mare Knightstone Harbour	16.25 miles
3	Clevedon Pier	21.35 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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Cooper and Tanner

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