COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 23rd November 2026



VALLIS HOUSE 57A, VALLIS ROAD, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

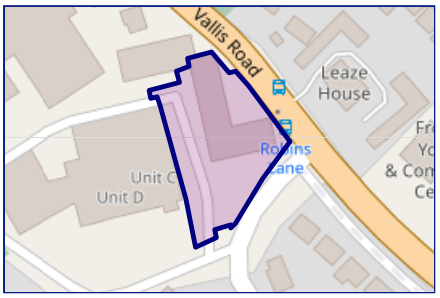
The Property Ombudsman

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Property
Multiple Title Plans

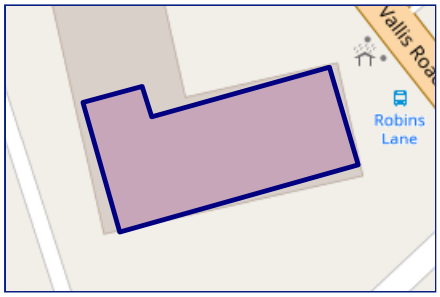
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Freehold Title Plan



WS9374

Leasehold Title Plan



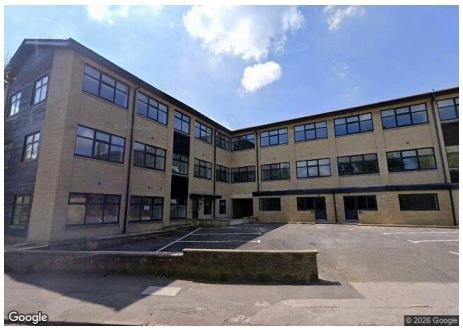
ST398548

Start Date:	14/08/2025
End Date:	01/01/3023
Lease Term:	999 years from and including 1 January 2024
Term Remaining:	996 years

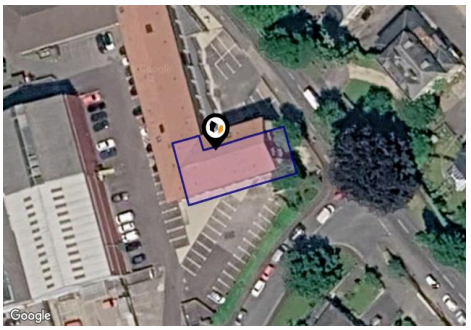
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Property
Overview

COOPER AND TANNER







Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Floor Area:	430 ft^2 / 40 m^2		
Plot Area:	0.09 acres		
Council Tax :	Band A		
Annual Estimate:	£1,707		
Title Number:	ST398548		

Local Area

Local Authority: Somerset
Conservation Area: No
Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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Property
EPC - Certificate

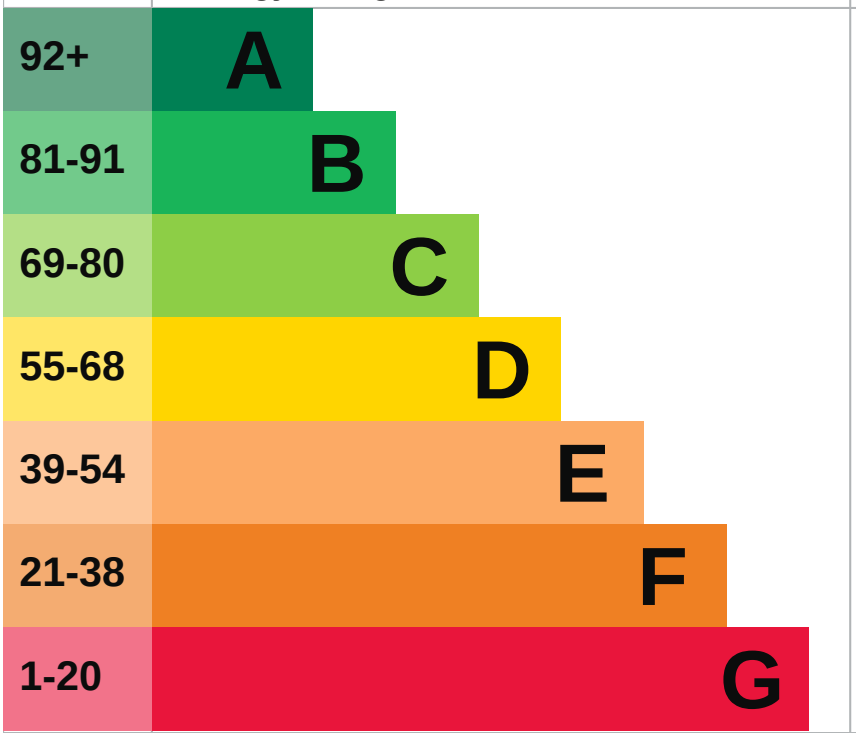
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57a Vallis Road, BA11

Energy rating

C

Valid until 18.10.2033



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Property

EPC - Additional Data

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Additional EPC Data

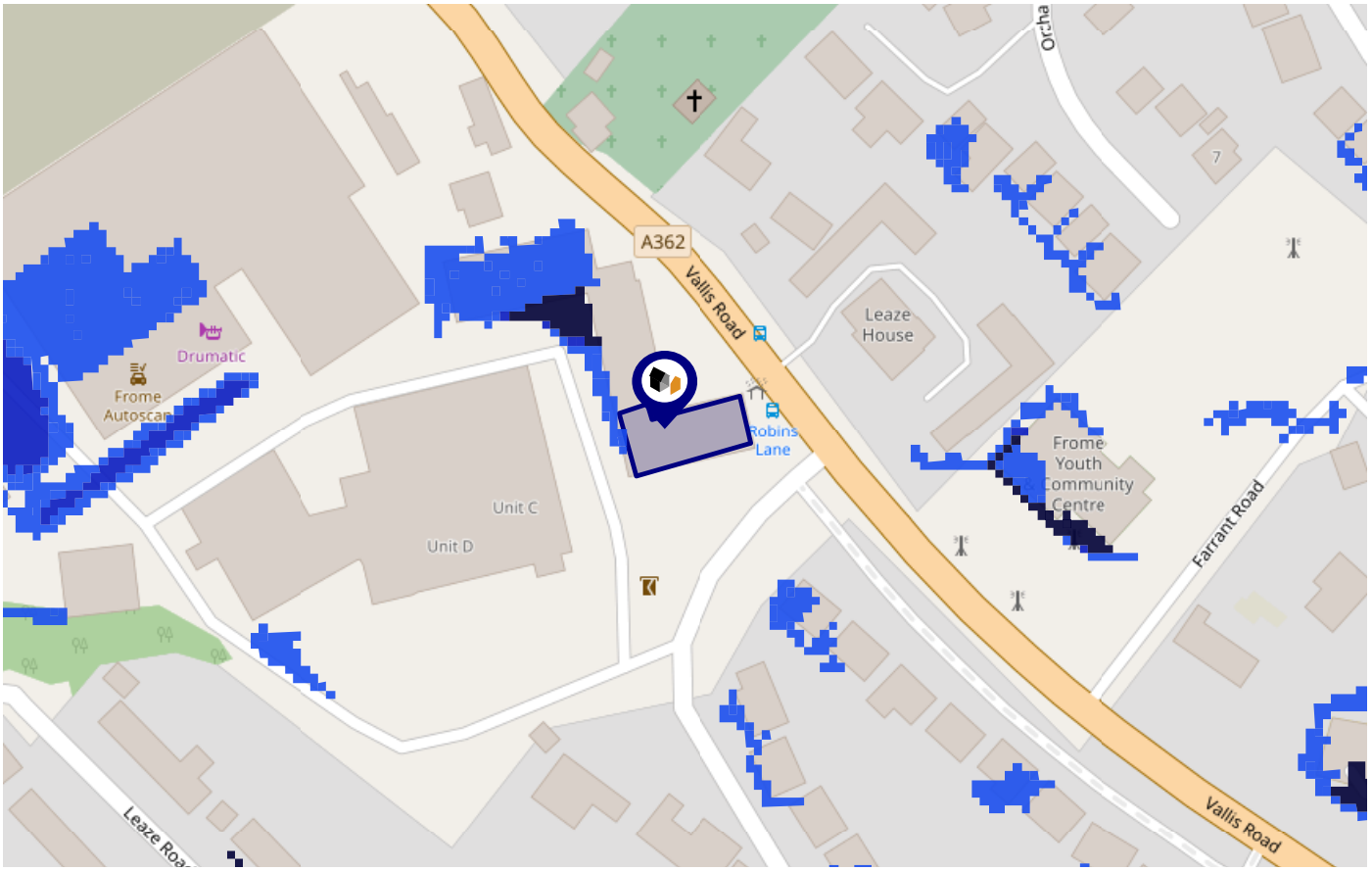
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Top floor
Flat Top Storey:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	40 m^2

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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.

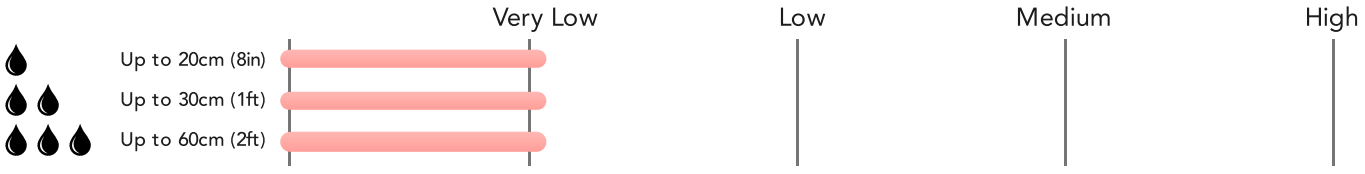


Risk Rating: Very low

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:

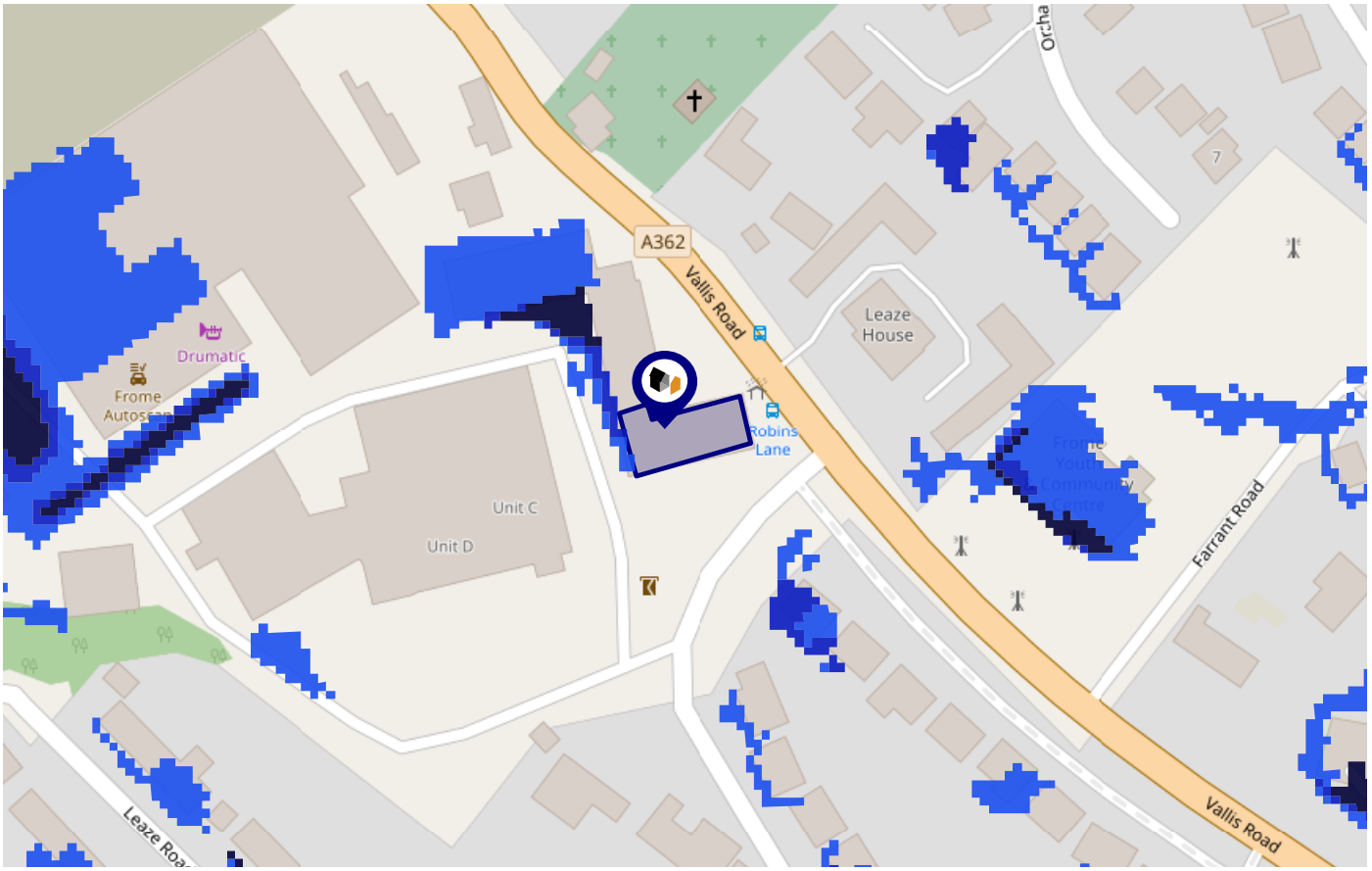


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Flood Risk
Surface Water - Climate Change

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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.

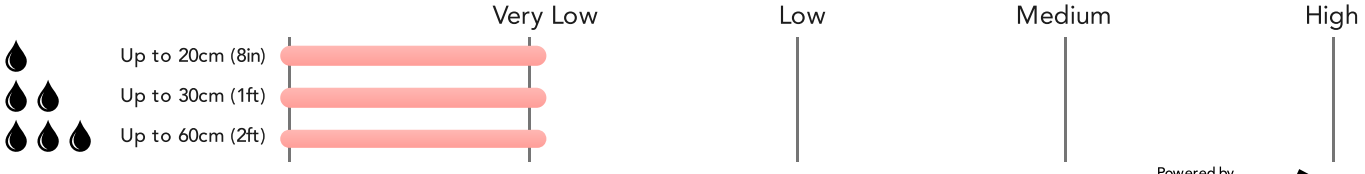


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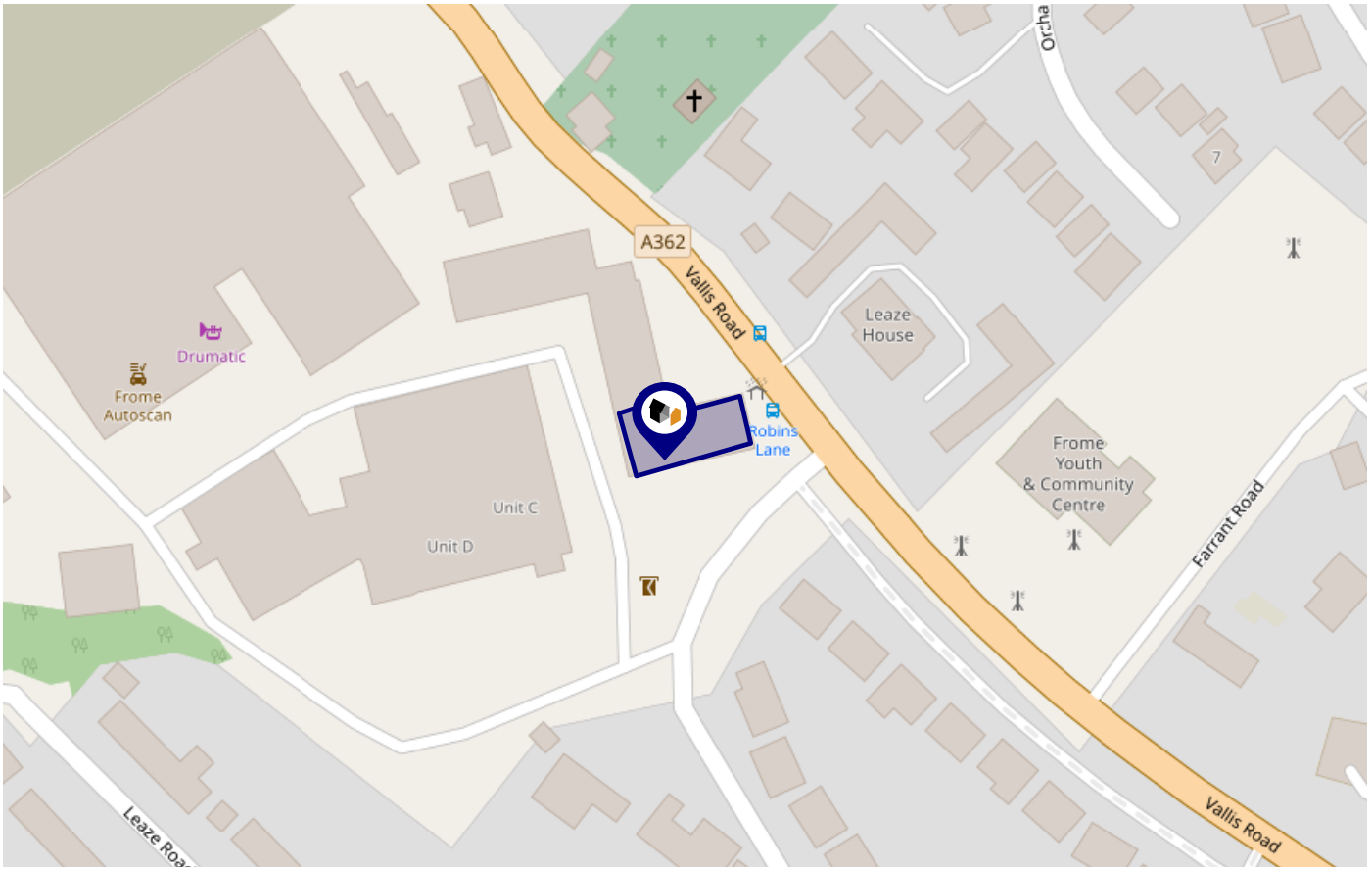
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Flood Risk
Rivers & Seas - Flood Risk

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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.

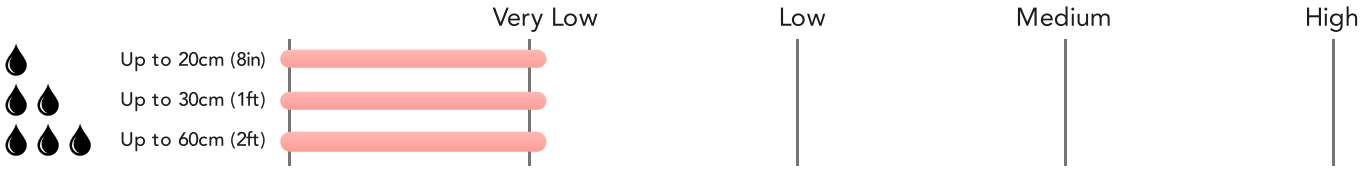


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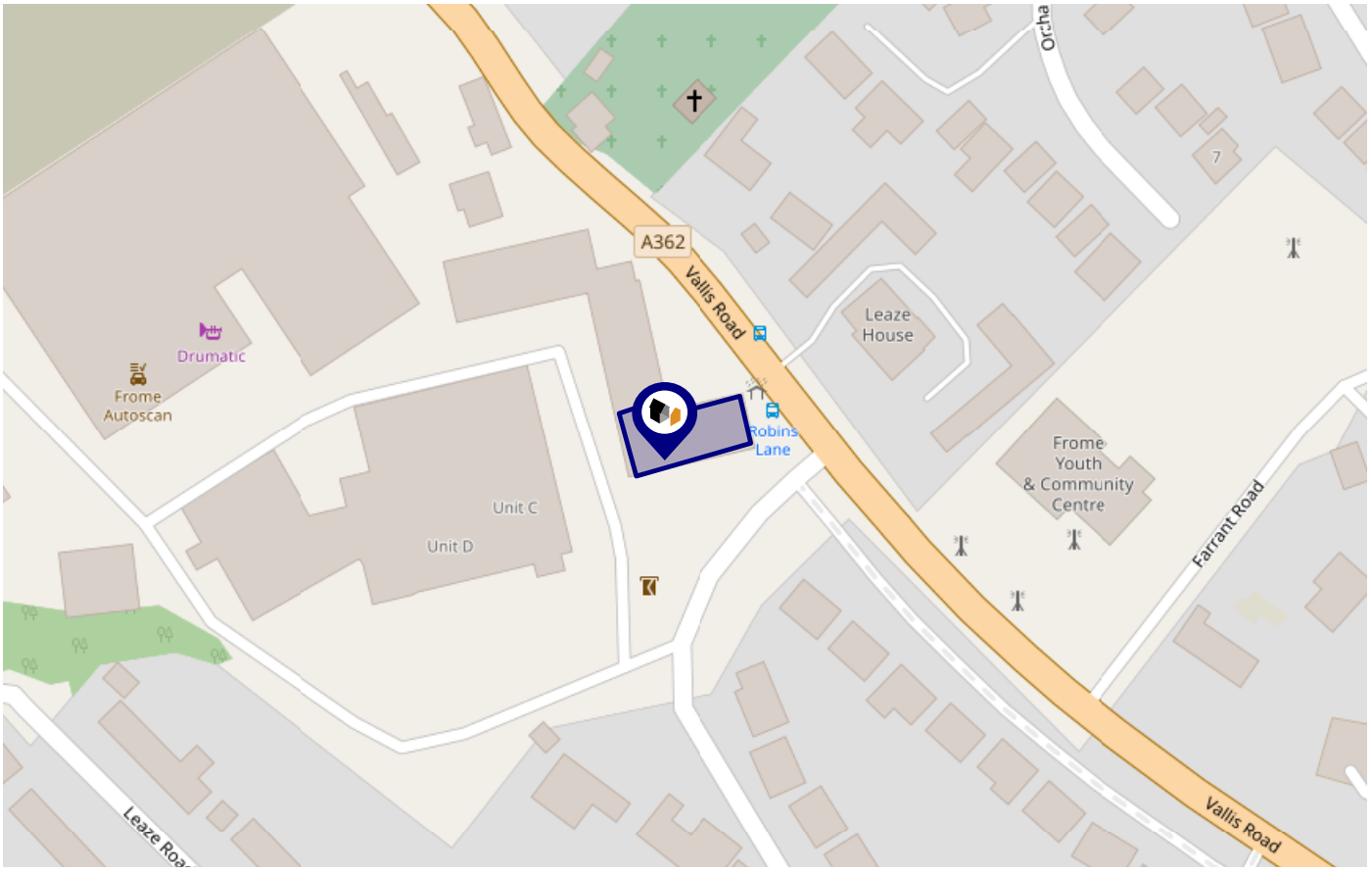


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Flood Risk
Rivers & Seas - Climate Change

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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.



Risk Rating: Very low

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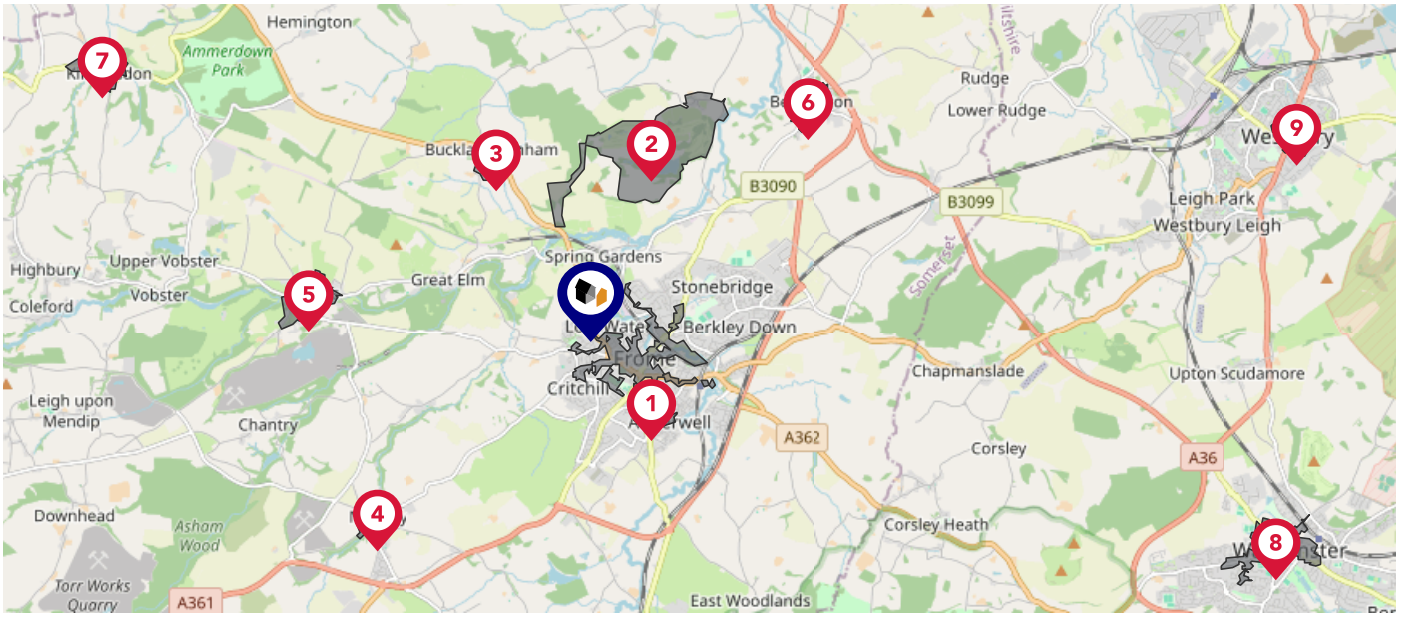
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Maps
Conservation Areas

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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

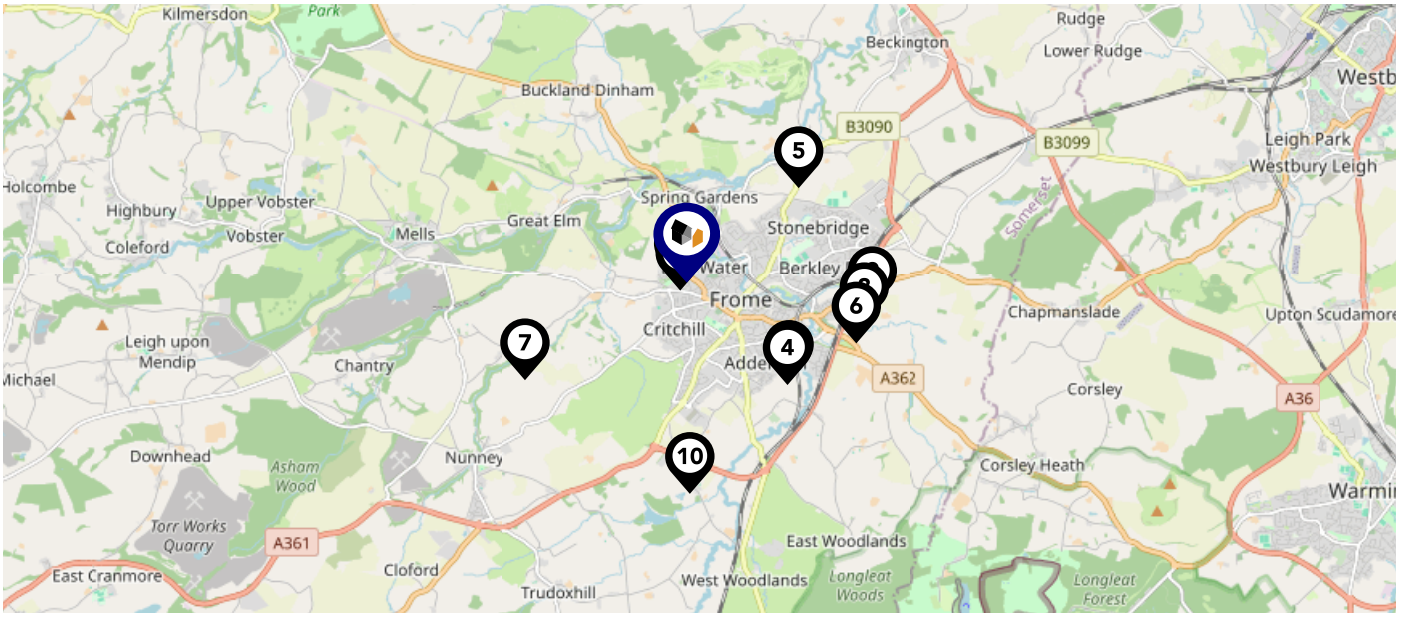
1	Frome
2	Lullington and Orchardleigh
3	Buckland Dinham
4	Nunney
5	Mells
6	Beckington
7	Kilmersdon
8	Warminster
9	Westbury

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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

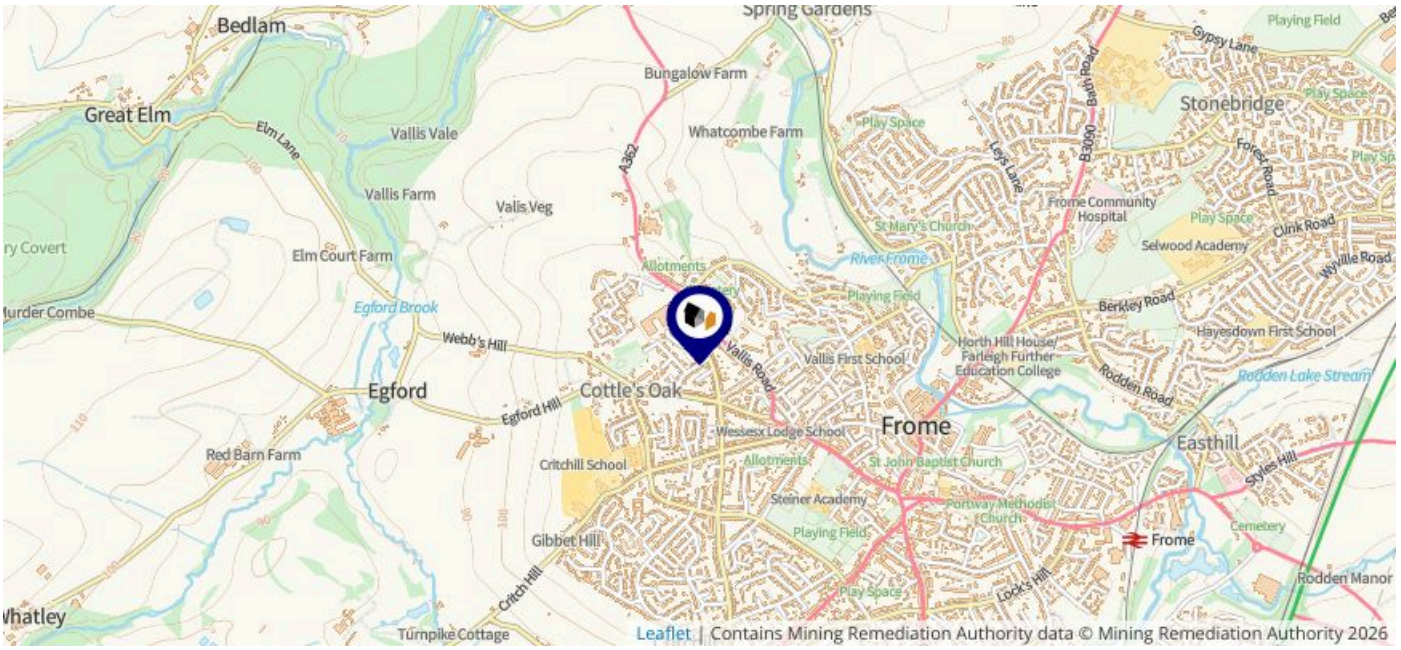
1	Vallis Road-Frome	Historic Landfill
2	Bennetts of Frome Limited-Frome, Somerset	Historic Landfill
3	Butler and Tanner Limited-Frome, Somerset	Historic Landfill
4	Mells River Bank-Frome	Historic Landfill
5	Iron Mills Lane-Oldford, Frome	Historic Landfill
6	Styles Hill Site B-Styles Hill, Frome	Historic Landfill
7	Coombe Farm-Whatley, Frome, Somerset	Historic Landfill
8	Styles Hill Site G-Styles Hill and Rodden Lake Stream, Frome	Historic Landfill
9	Styles Hill Site C-Between Roden Lake Street and Clink Road, Frome	Historic Landfill
10	Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome	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.

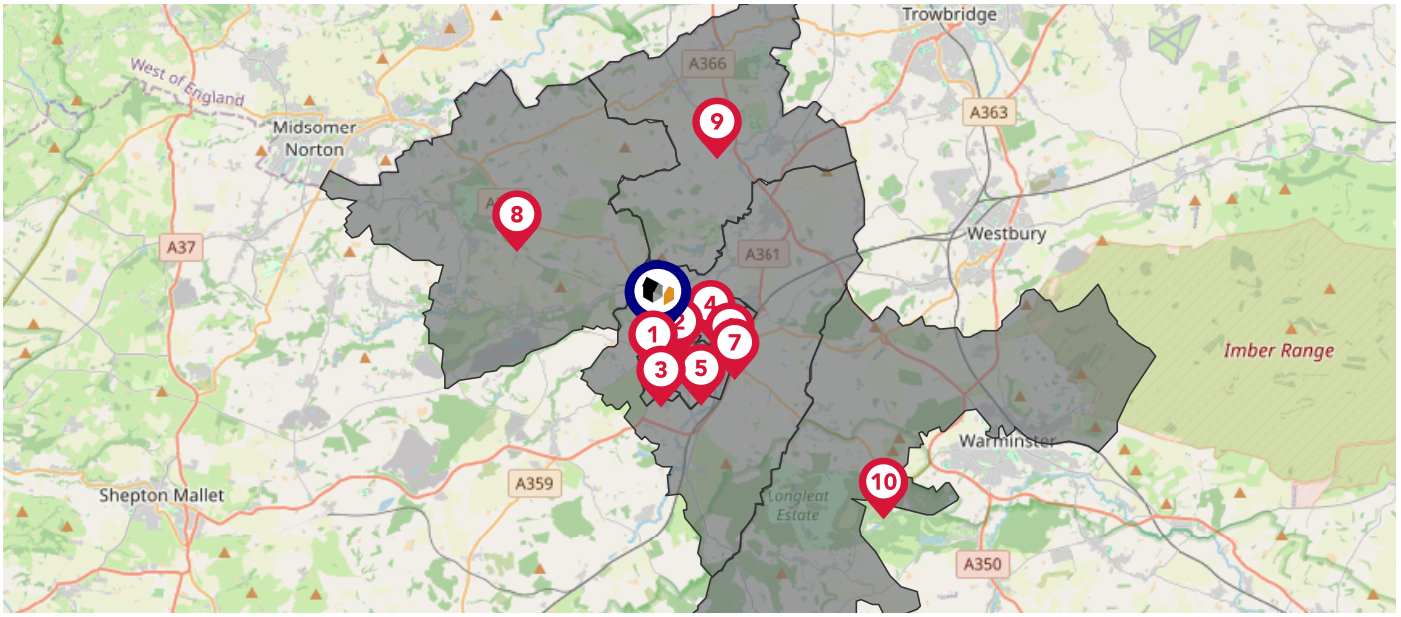
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Frome Oakfield Ward
2	Frome Market Ward
3	Frome Park Ward
4	Frome College Ward
5	Frome Keyford Ward
6	Frome Berkley Down Ward
7	Beckington and Selwood Ward
8	Ammerdown Ward
9	Rode and Norton St. Philip Ward
10	Warminster North & Rural ED

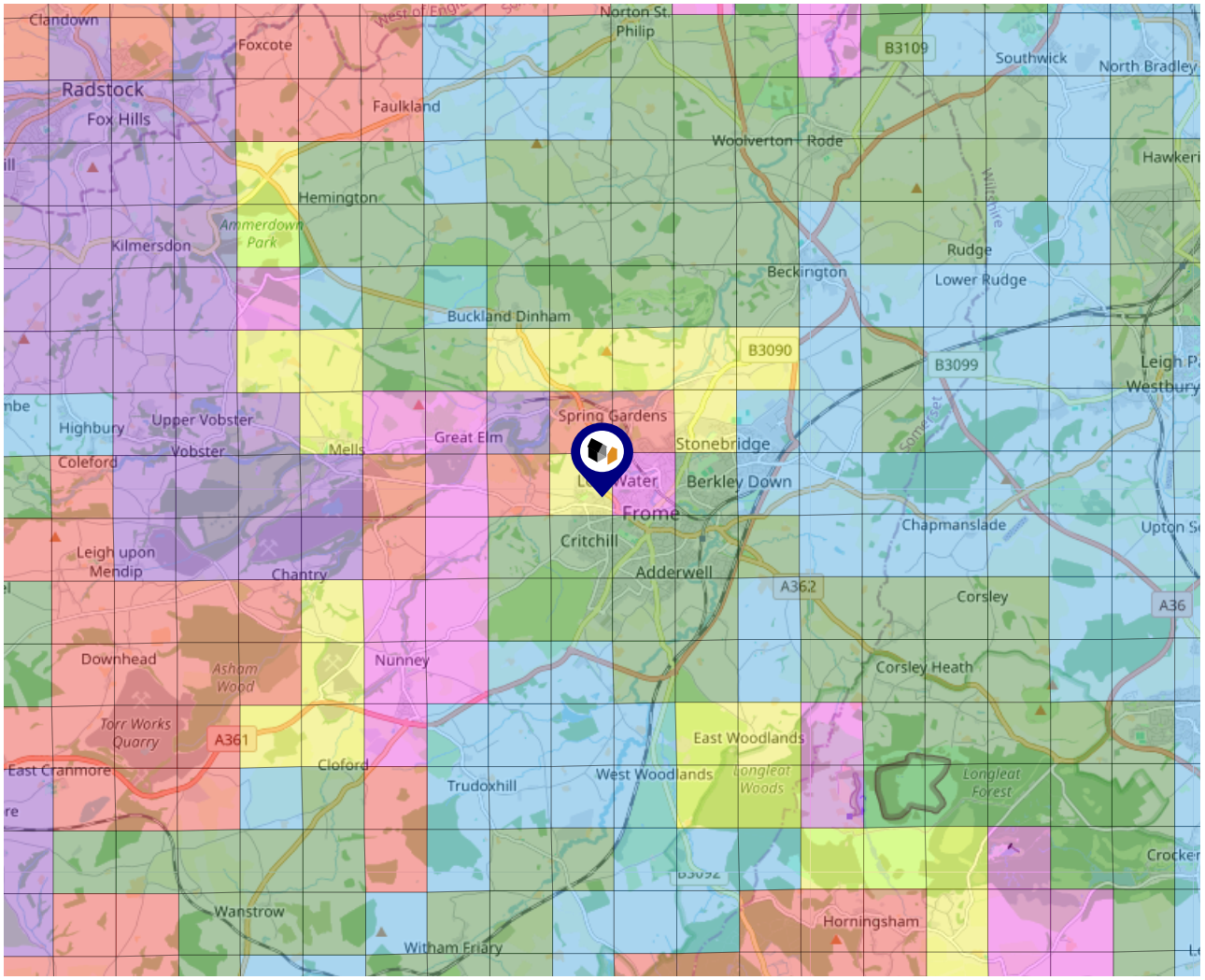
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Environment
Radon Gas

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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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

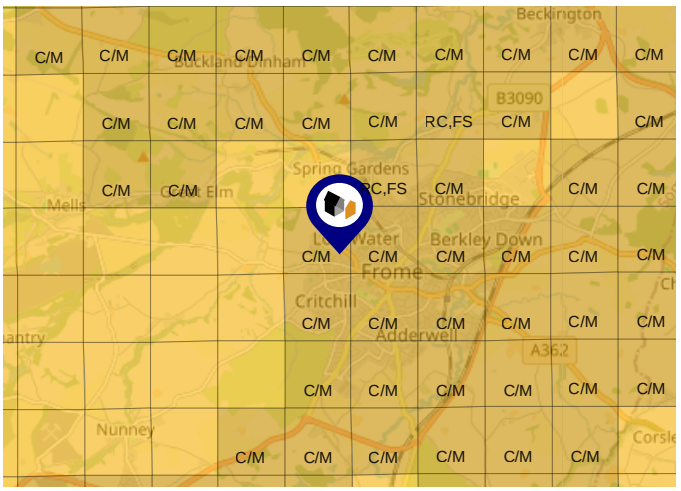
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY TO MEDIUM		



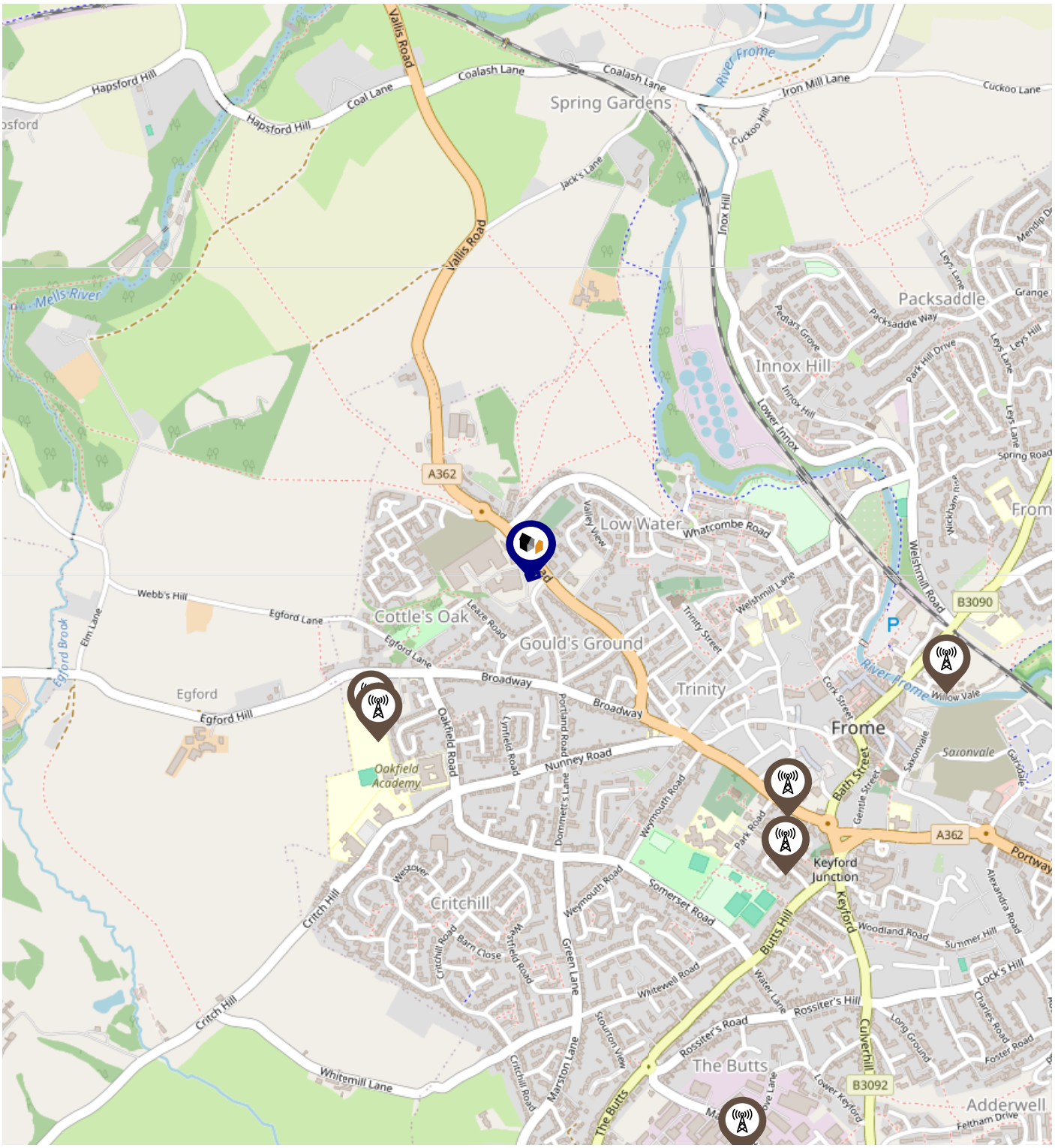
Primary Classifications (Most Common Clay Types)

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:

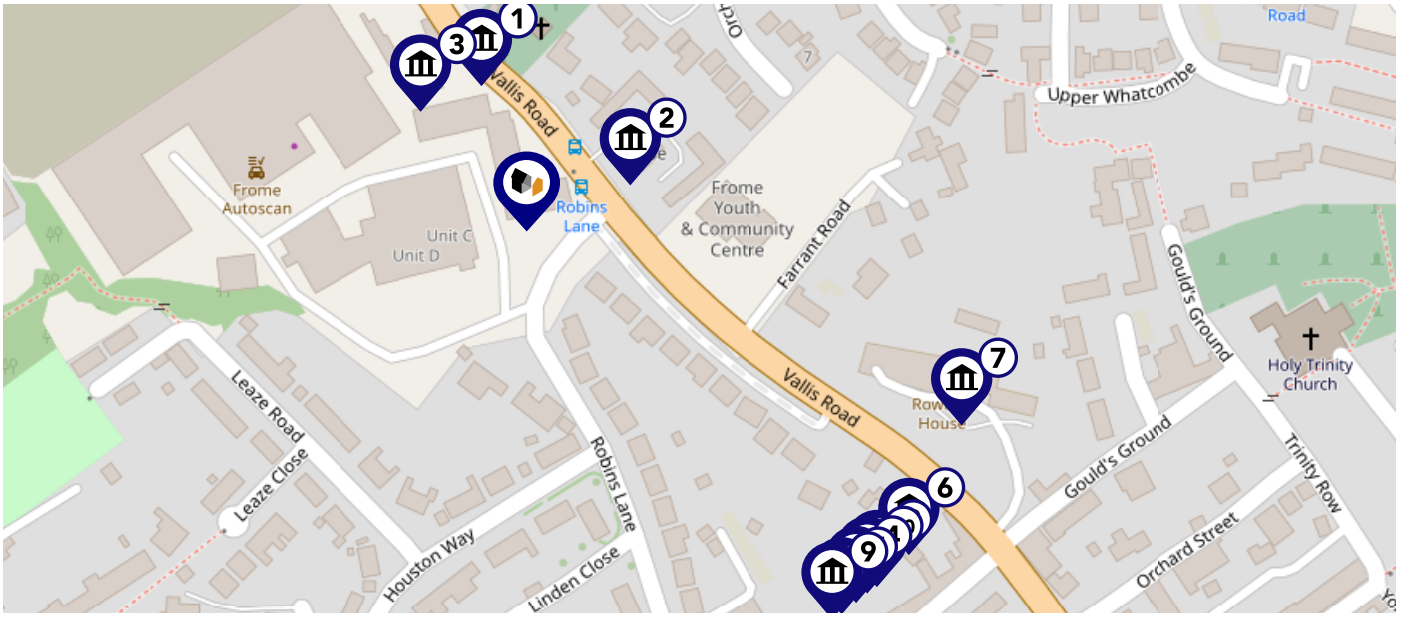
- Power Pylons
- Communication Masts

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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 1409512 - Dissenters' Cemetery Chapel, Superintendent's Cottage, Gatepiers And Railings	Grade II	0.0 miles
2 1057729 - No 14 And Coach-house	Grade II	0.0 miles
3 1345553 - 59 And 61, Vallis Road	Grade II	0.0 miles
4 1057862 - 5, Button Street	Grade II	0.1 miles
5 1345467 - 3 And 4, Button Street	Grade II	0.1 miles
6 1345468 - 9, Button Street	Grade II	0.1 miles
7 1057769 - Rowden House	Grade II	0.1 miles
8 1057863 - 7 And 8, Button Street	Grade II	0.1 miles
9 1057861 - 2, Button Street	Grade II	0.1 miles
10 1167804 - 6, Button Street	Grade II	0.1 miles

Material Information

COOPER AND TANNER

Building Safety

The landlord has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
The landlord has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
The landlord has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.
The landlord has made us aware that, to the best of their knowledge, the property is not as risk of collapse.

Accessibility / Adaptations

The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

We have been made aware this property does contain restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

Construction Type

Standard construction.

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Electric heating

Water Supply

Mains

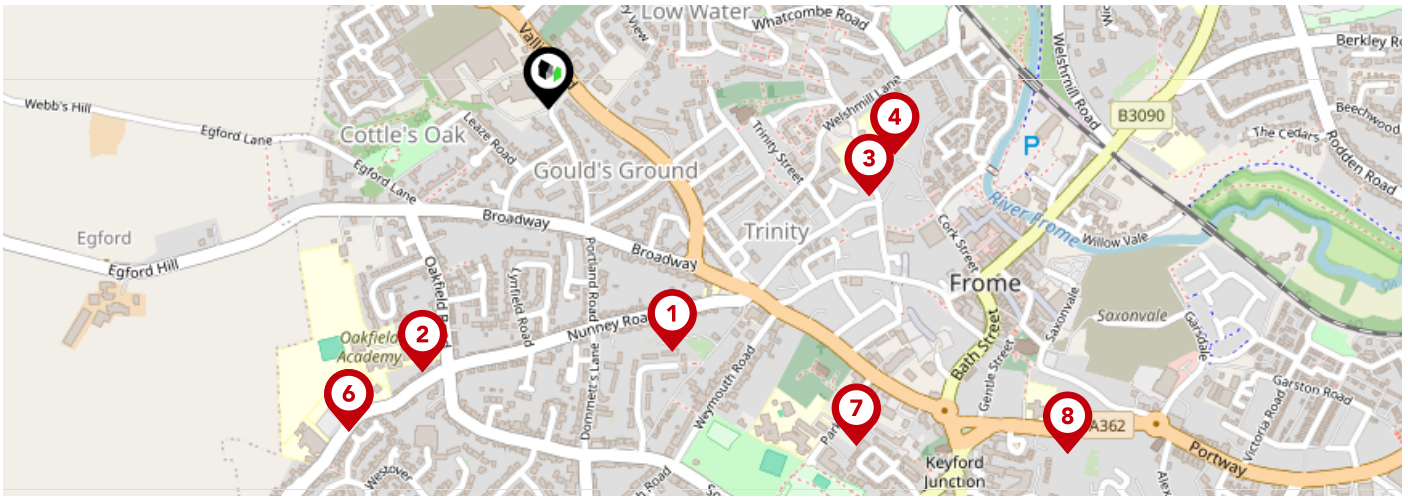
Drainage

Mains

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Area
Schools

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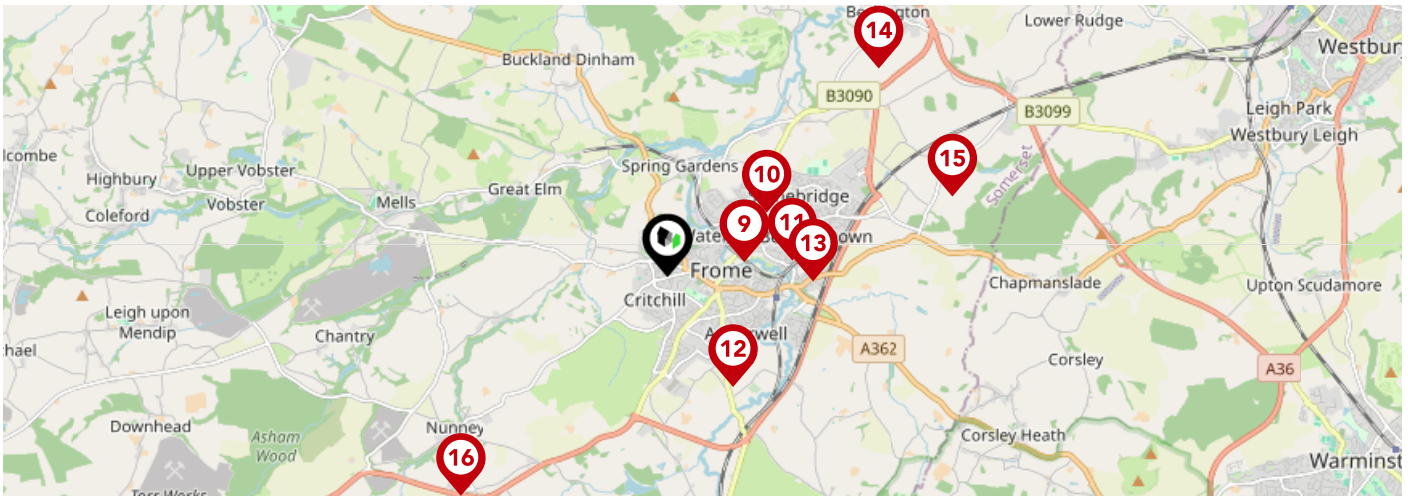


		Nursery	Primary	Secondary	College	Private
1	**Wessex Lodge School** Ofsted Rating: Good | Pupils: 50 | Distance:0.31	☐	☐	☑	☐	☐
2	**Oakfield Academy** Ofsted Rating: Requires improvement | Pupils: 557 | Distance:0.34	☐	☐	☑	☐	☐
3	**Vallis First School** Ofsted Rating: Good | Pupils: 229 | Distance:0.38	☐	☑	☐	☐	☐
4	**St Louis Catholic Primary School, Frome** Ofsted Rating: Good | Pupils: 179 | Distance:0.4	☐	☑	☐	☐	☐
5	**Trinity Church of England First School** Ofsted Rating: Good | Pupils: 295 | Distance:0.44	☐	☑	☐	☐	☐
6	**Critchill Special School** Ofsted Rating: Good | Pupils: 97 | Distance:0.44	☐	☐	☑	☐	☐
7	**Avanti Park School** Ofsted Rating: Good | Pupils: 488 | Distance:0.53	☐	☑	☑	☐	☐
8	**St John's Church of England Voluntary Aided First School, Frome** Ofsted Rating: Requires improvement | Pupils: 232 | Distance:0.72	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

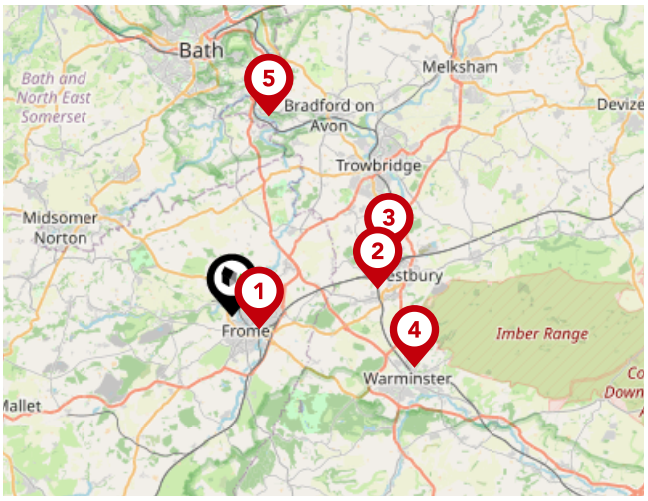


	Nursery	Primary	Secondary	College	Private
9 North Hill House Ofsted Rating: Requires improvement | Pupils: 60 | Distance:0.74	☐	☐	☑	☐	☐
10 Frome Community College Ofsted Rating: Not Rated | Pupils:0 | Distance:1.1	☐	☐	☑	☐	☐
11 Selwood Academy Ofsted Rating: Good | Pupils: 598 | Distance:1.18	☐	☐	☑	☐	☐
12 Christ Church First School Ofsted Rating: Not Rated | Pupils: 77 | Distance:1.19	☐	☑	☐	☐	☐
13 Hayesdown First School Ofsted Rating: Good | Pupils: 300 | Distance:1.36	☐	☑	☐	☐	☐
14 Springmead Preparatory School Ofsted Rating: Not Rated | Pupils: 119 | Distance:2.75	☐	☑	☐	☐	☐
15 Berkley Church of England First School Ofsted Rating: Requires improvement | Pupils: 97 | Distance:2.75	☐	☑	☐	☐	☐
16 Nunney First School Ofsted Rating: Good | Pupils: 72 | Distance:2.8	☐	☑	☐	☐	☐

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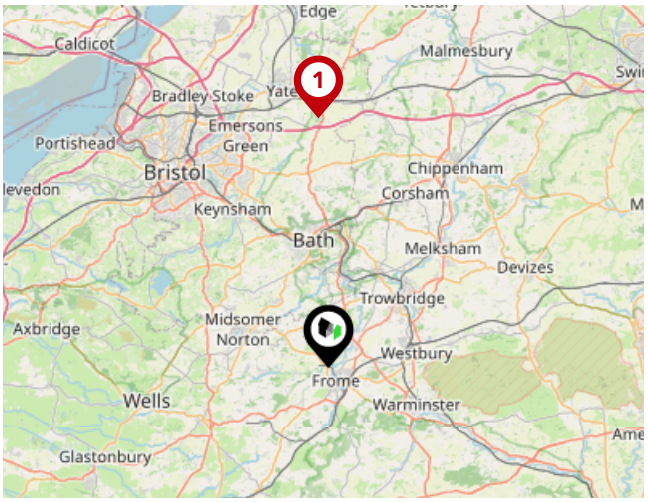
Area
Transport (National)

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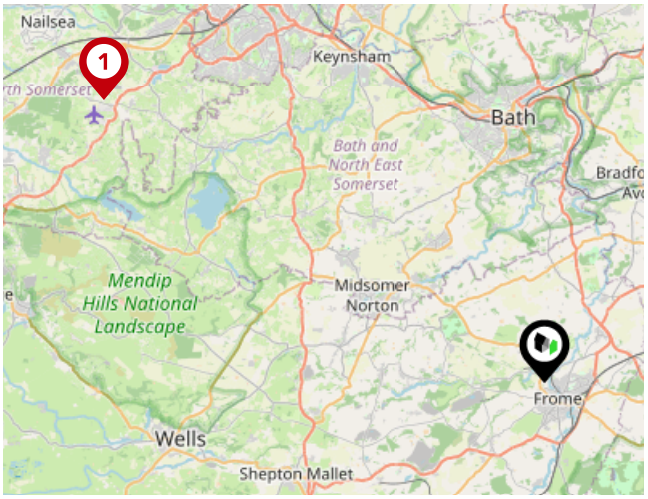
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	1.12 miles
2	Dilton Marsh Rail Station	5.51 miles
3	Westbury (Wilts) Rail Station	6.22 miles
4	Warminster Rail Station	7.04 miles
5	Freshford Rail Station	7.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.49 miles



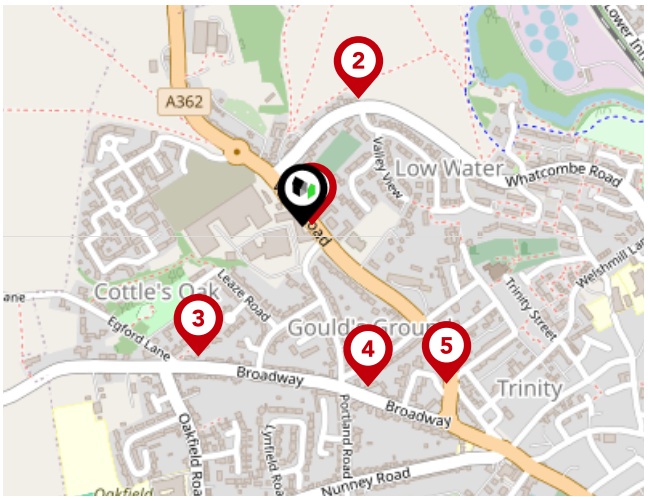
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	19.4 miles

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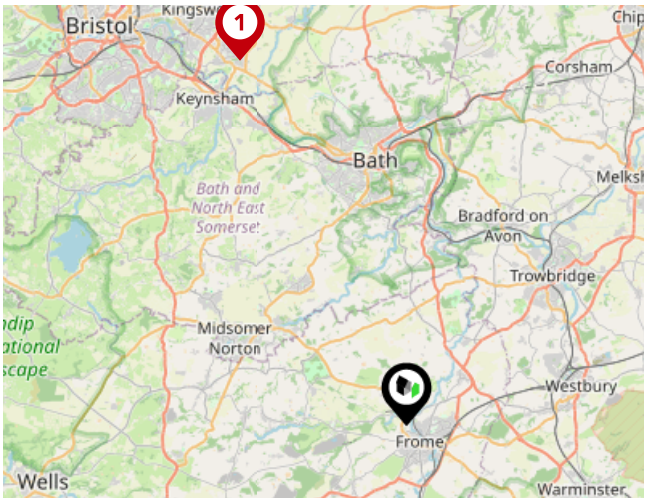
Area
Transport (Local)

COOPER AND TANNER



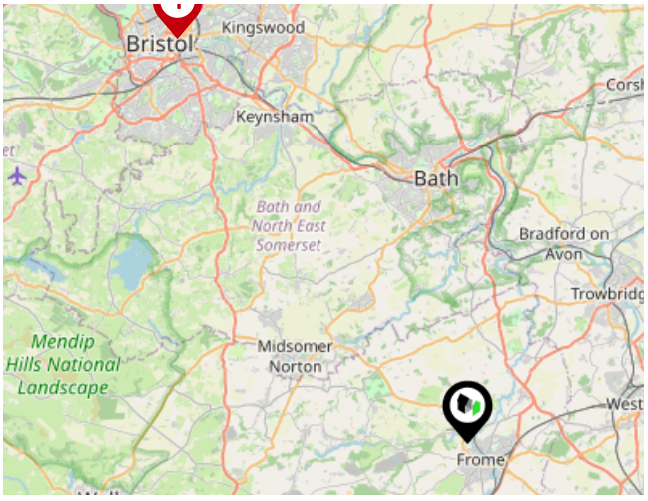
Bus Stops/Stations

Pin	Name	Distance
1	Robins Lane	0.01 miles
2	Upper Whatcombe Road	0.16 miles
3	Royal Oak	0.19 miles
4	Portland Road	0.2 miles
5	Broadway	0.24 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.87 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.42 miles

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Cooper and Tanner
Testimonials

Testimonial 1

We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2

Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3

In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4

We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.

/cooperandtanner

/cooper_and_tanner/

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Disclaimer

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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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Environment Agency

Historic England

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Ofcom

Royal Mail