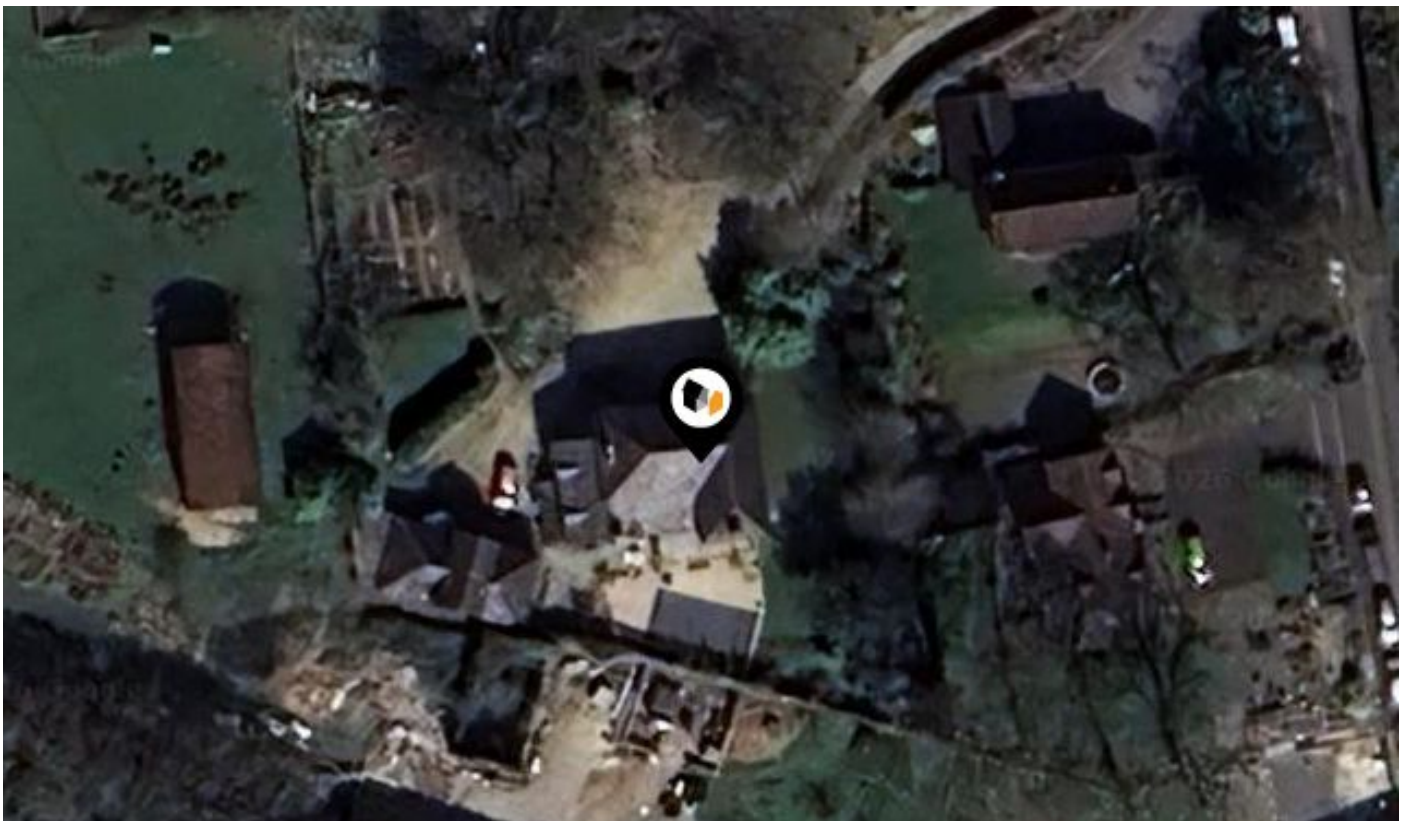




MIR: Material Info

The Material Information Affecting this Property
Wednesday 03rd June 2026

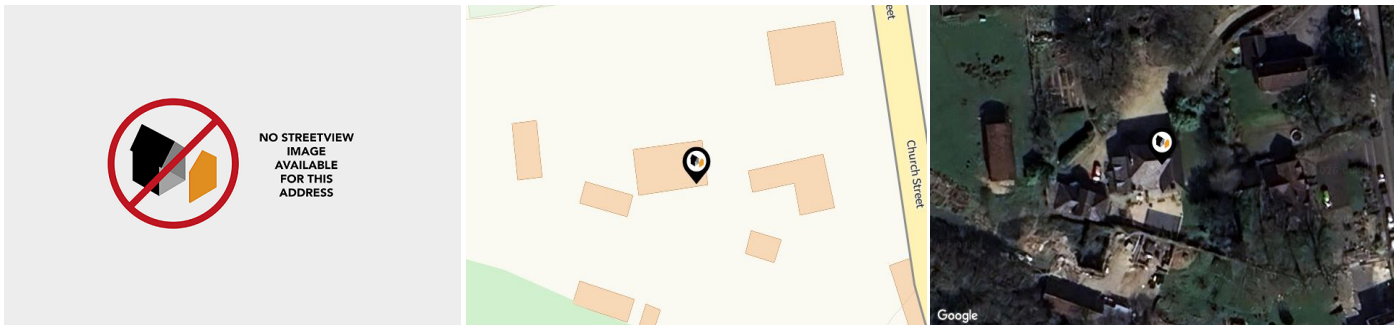


THE OLD VICARAGE, CHURCH STREET, COLEFORD, FROME, BA3

Cooper and Tanner

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





Property

Type:	Flat / Maisonette
Bedrooms:	1
Council Tax :	Band A
Annual Estimate:	£1,707

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Holy Trinity Church, Coleford, Somerset BA3 5NG*

Reference - 2013/2101
Decision: Approval with Conditions
Date: 01st October 2013
Description: Fell Tree T1 (Beech) subject of TPO M1075

Planning records for: *Church Farm Church Street Coleford Frome Somerset BA3 5NG*

Reference - 2026/0440/PAF
Decision: Decided
Date: 04th March 2026
Description: Prior Approval for Change of Use of Agricultural Building to operate as small-scale pottery and artist studio (Class E) (amended 18.03.2026)

Reference - 2026/0222/HSE
Decision: Decided
Date: 04th February 2026
Description: Erection of single storey extension (Part resubmission of (2022/0709/HSE).

Planning records for: *The Old Vicarage Church Street Coleford Radstock Somerset BA3 5NG*

Reference - 2020/2528/TPO
Decision: Decided
Date: 09th December 2020
Description: G1 and T1 - Ash: Fell to ground level due to Ash Dieback. TPO M1075.

Planning records for: *The Old Vicarage Church Street Coleford Frome Radstock Somerset BA3 5NG*

Reference - 2013/2333/TPO
Decision: Approval with Conditions
Date: 07th November 2013
Description: Proposed felling of Holm Oak T5 subject to Tree Preservation Order M1075

Reference - 2025/0185/TCA
Decision: Registered
Date: 03rd February 2025
Description: T1 - Elm - Fell.

Planning records for: *The Old Post Office Church Street Coleford Radstock BA3 5NG*

Reference - 2015/1550/HSE
Decision: Approval
Date: 07th July 2015
Description: Reinstating the wrought iron balcony railings for the existing balcony above the bay windows at the front of house. Secondly, reinstating the original feature of French doors along the front of the property.

Planning records for: *1 Church Lane Church Street Coleford Frome Somerset BA3 5NG*

Reference - 2024/2197/HSE
Decision: Decided
Date: 05th December 2024
Description: Erection of rear 2 storey extension and porch.

Planning records for: *The Vicarage Church Street Coleford Frome BA3 5NG*

Reference - 2020/1712/TPO
Decision: Decided
Date: 04th September 2020
Description: T2 - English Oak: Prune the interfering limbs with the BT wires to prevent damage in high winds. Prune the low lateral branches extending to the neighbouring property by approx 3-4m.NB. amended description - items 1. and 3. removed, as agreed by email from agent. 27.1.21.

Planning records for: *The Rectory Church Street Coleford Bath BA3 5NG*

Reference - 060233/007PG29
Decision: WDT - Withdrawn
Date: 09th July 2004
Description: Works to and felling of trees covered by TPO M1075 (DEL)

Planning records for: *The Chapel On The Hill Church Street Coleford Frome Somerset BA3 5NG*

Reference - 2013/1710
Decision: Approval with Conditions
Date: 05th August 2013
Description: Internal and external works associated with change of use from deconsecrated Methodist chapel into 1 residential unit

Reference - 2015/1676/FUL
Decision: Withdrawn
Date: 17th August 2015
Description: Construction of a new single family house.

Planning records for: *The Chapel On The Hill Church Street Coleford Frome BA3 5NG*

Reference - 2016/1314/FUL
Decision: Approval with Conditions
Date: 20th July 2016
Description: New single family dwelling

Reference - 2013/1656
Decision: Approval with Conditions
Date: 30th August 2013
Description: Change of use from deconsecrated Methodist chapel into 1 residential unit

Planning records for: *Pennant House Church Street Coleford Radstock BA3 5NG*

Reference - 2020/1860/TPO
Decision: Decided
Date: 22nd September 2020
Description: TPO M1075 - T1 - Sycamore: pollarded to a 5m framework. T2 - Sycamore: Prune the end weight of the front most limb by no more than 4m will be removed without cut diameters not exceeding 150mm. T3 - Sycamore: thin the sub stem growing toward the neighbours property in order to alleviate lean strain on the union. Approx 20% of the leaf bearing material will be removed. G1- Sycamores: carry out a full formative thin by removing 20% of the leaf bearing material with cuts not exceeding 150mm, tend to lightly reduce the lateral spread of the trees where branch union with included bark are present.

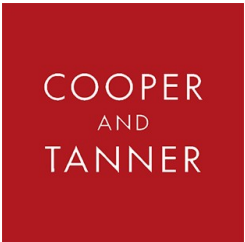
Reference - 30/23/0026
Decision: Registered
Date: 23rd November 2023
Description: Erection of pavilion/clubhouse, following demolition of existing clubhouse, formation of car parking area and reorganisation of the existing parking area at Pitminster & Angersleigh Playing Fields, Sellicks Green, Blagdon Hill

Planning records for: *Pennant House, Church Street, Coleford, Somerset, BA3 5NG The Old Vicarage, Church Street, Coleford, BA3 5NG*

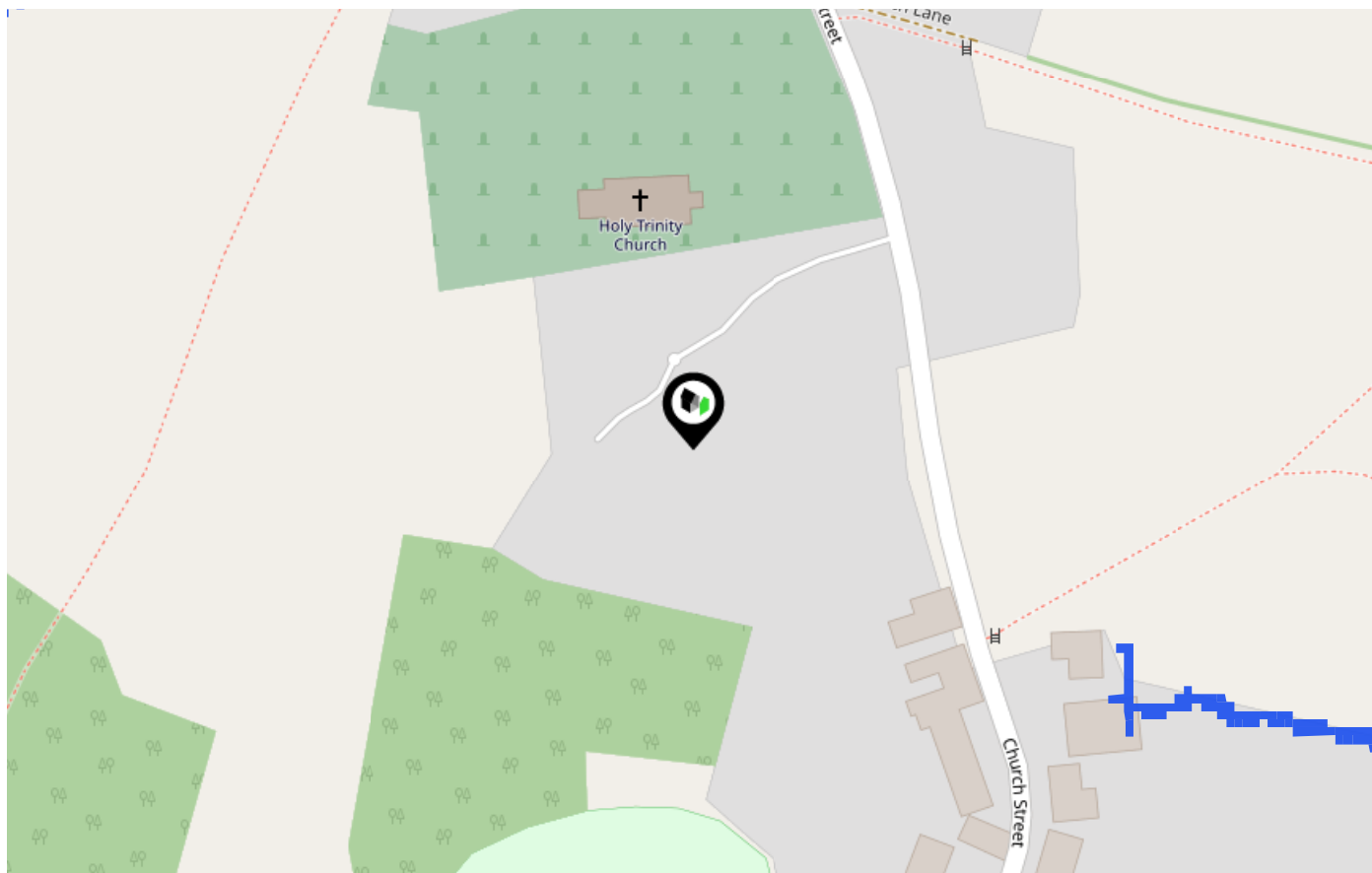
Reference - 2012/1404
Decision: Approval with Conditions
Date: 29th May 2012
Description: Proposed pruning of six Sycamore trees subject to Tree Preservation Order M1075
Reference - 2023/2258/TPO
Decision: Registered
Date: 23rd November 2023
Description: T1 - Sycamore: TPO M1075. Amended description - selective reduction of lateral limb(s) that extend over / towards the neighbouring property, pruning wounds to not exceed 150mm.

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.

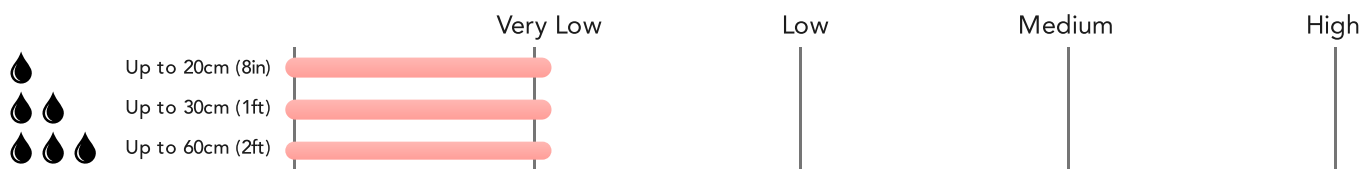


Risk Rating: Very low

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.

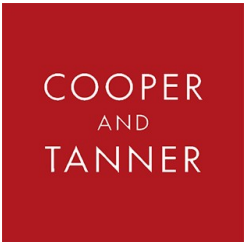
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

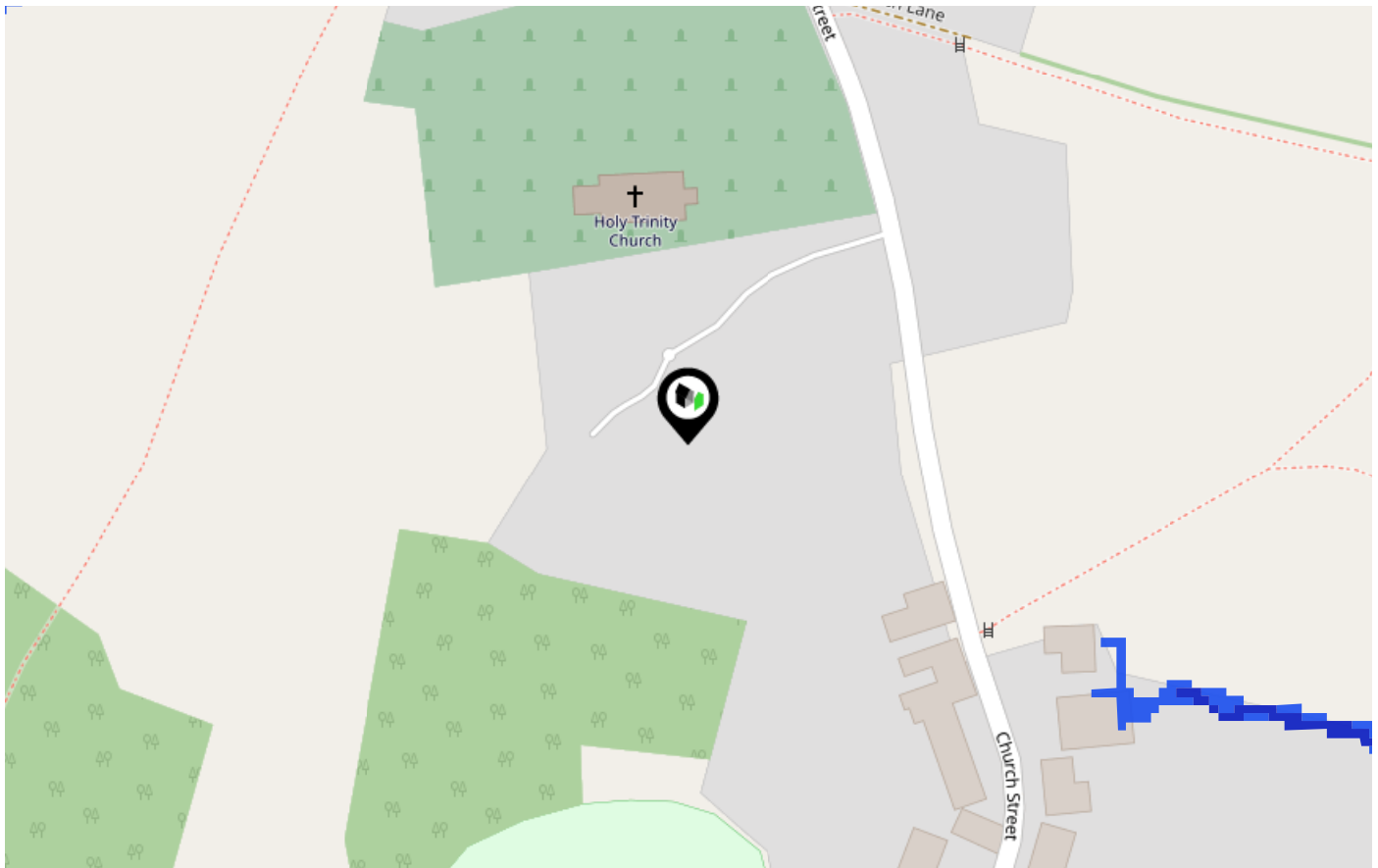


Flood Risk

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**

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:

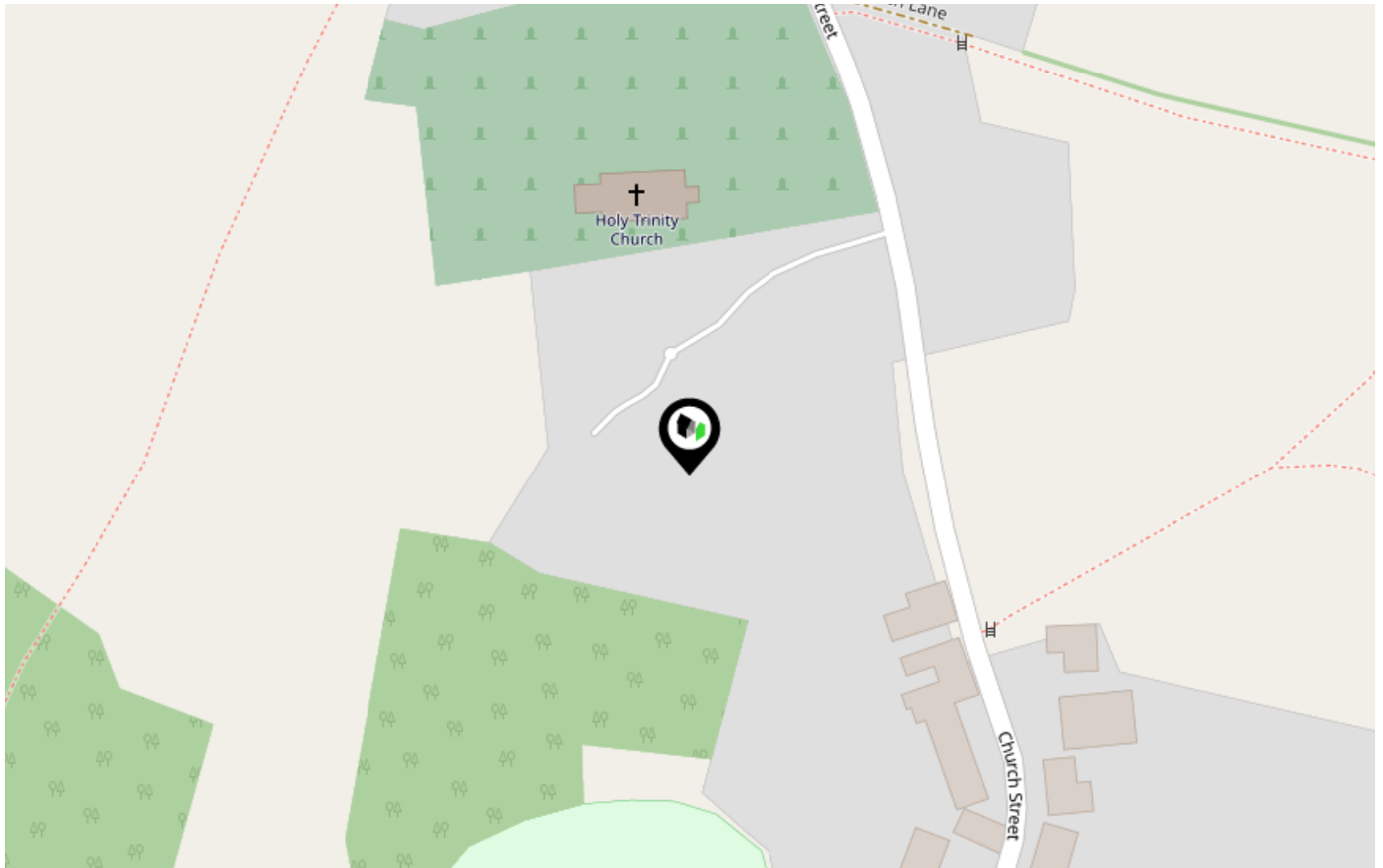


MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

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.

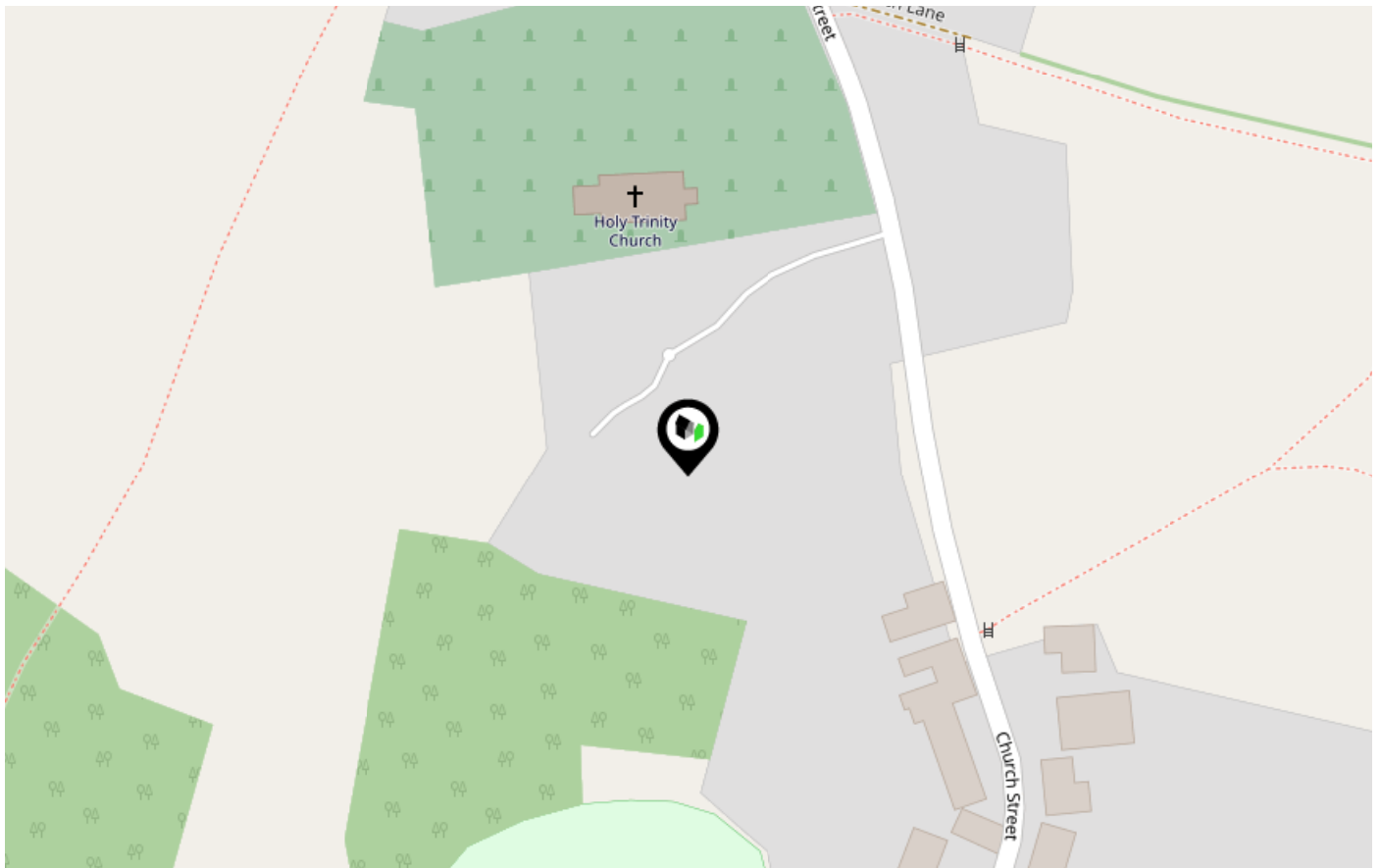
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

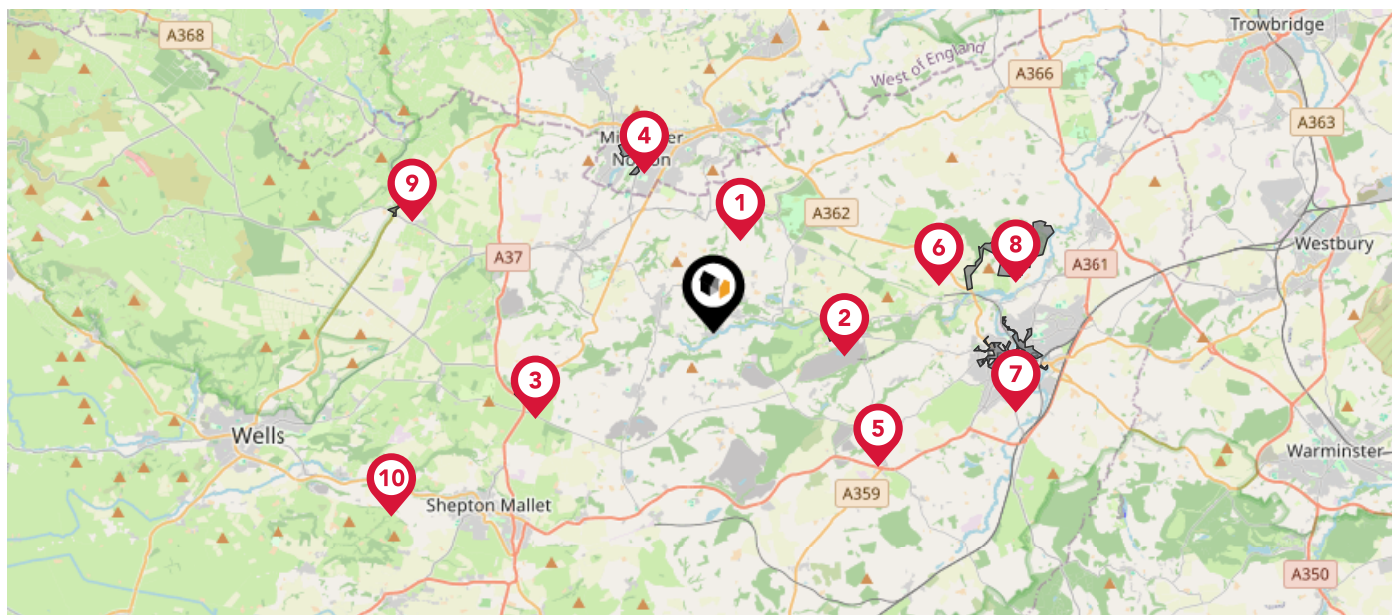
Chance of flooding to the following depths at this property:



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.



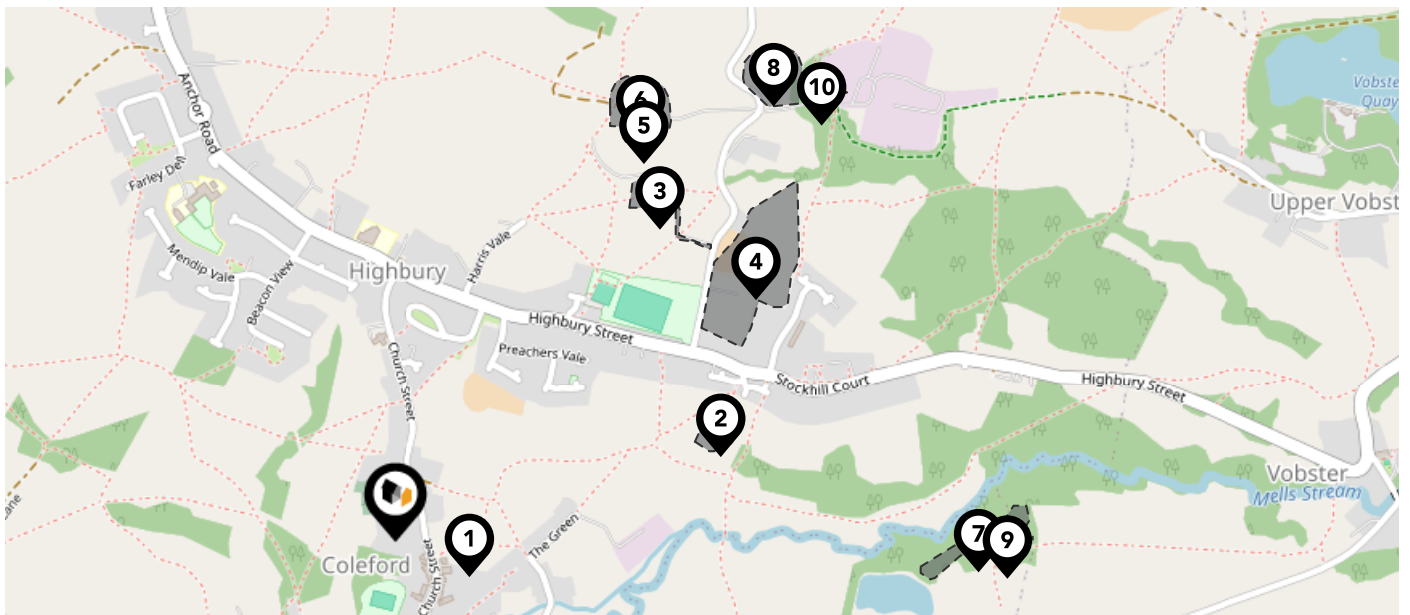
Nearby Conservation Areas

- 1 Kilmersdon
- 2 Mells
- 3 Oakhill
- 4 Midsomer Norton and Welton
- 5 Nunney
- 6 Buckland Dinham
- 7 Frome
- 8 Lullington and Orchardleigh
- 9 Chewton Mendip
- 10 Croscombe

Maps

Landfill Sites

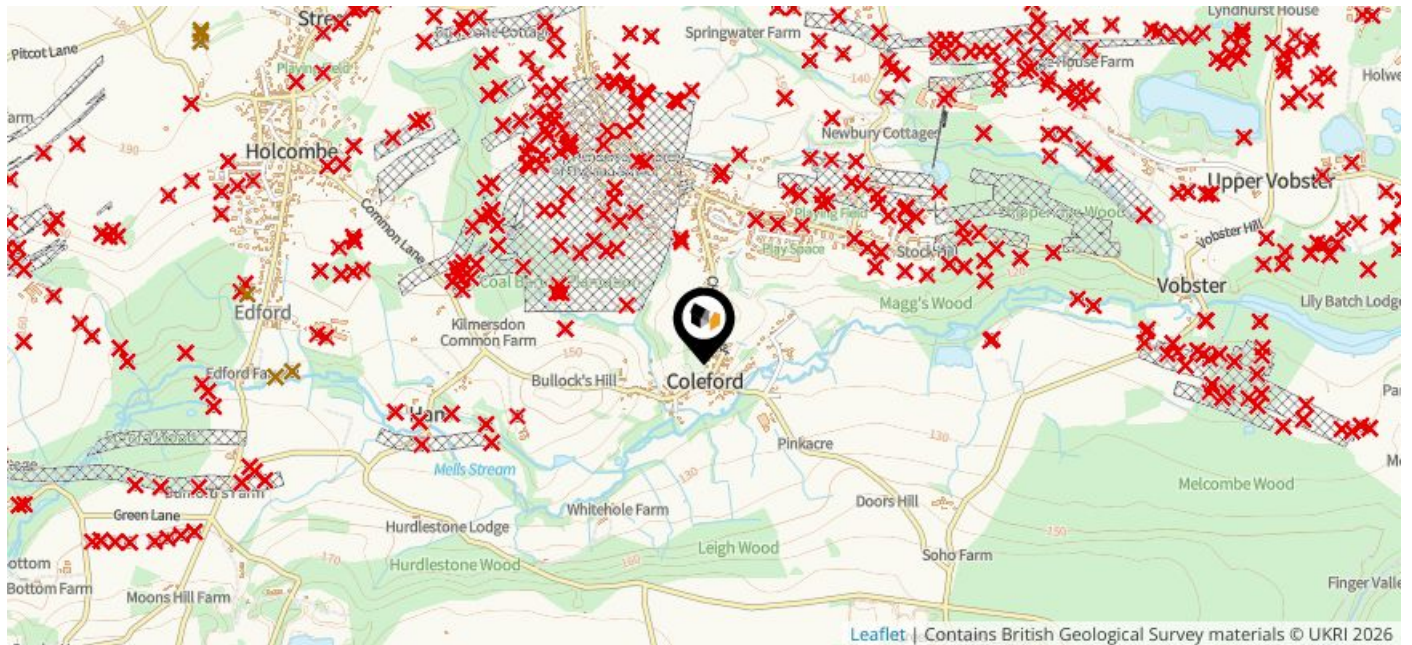
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Canal At Coleford-Coleford	Historic Landfill	<input type="checkbox"/>
2	Maggs Wood-Coleford	Historic Landfill	<input type="checkbox"/>
3	Newbury-Coleford	Historic Landfill	<input type="checkbox"/>
4	Dark Lane-Highbury, Coleford	Historic Landfill	<input type="checkbox"/>
5	Makintosh Batch-Newbury	Historic Landfill	<input type="checkbox"/>
6	Land at Coleford Area B-Coleford	Historic Landfill	<input type="checkbox"/>
7	South Stock Hill-Coleford	Historic Landfill	<input type="checkbox"/>
8	Near Concrete Works Area C-Dark Lane, Coleford	Historic Landfill	<input type="checkbox"/>
9	South Stock Hill-Coleford	Historic Landfill	<input type="checkbox"/>
10	Newbury Concrete Works-Coleford, Radstock, Avon	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

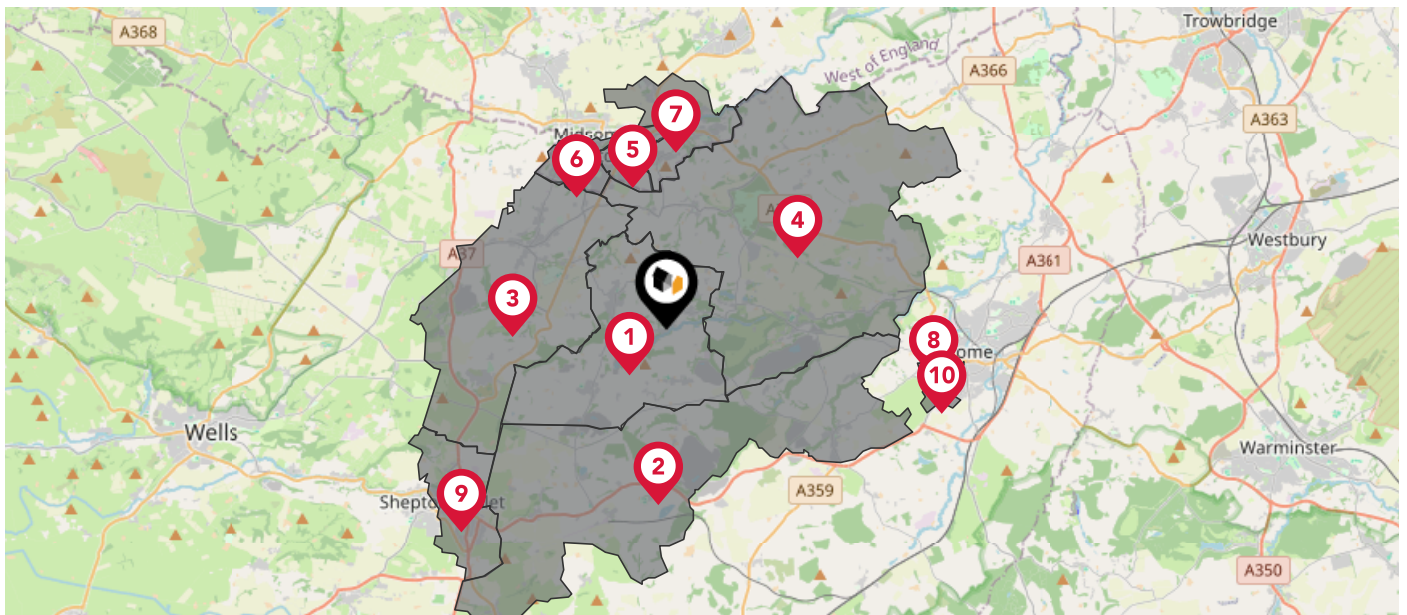
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

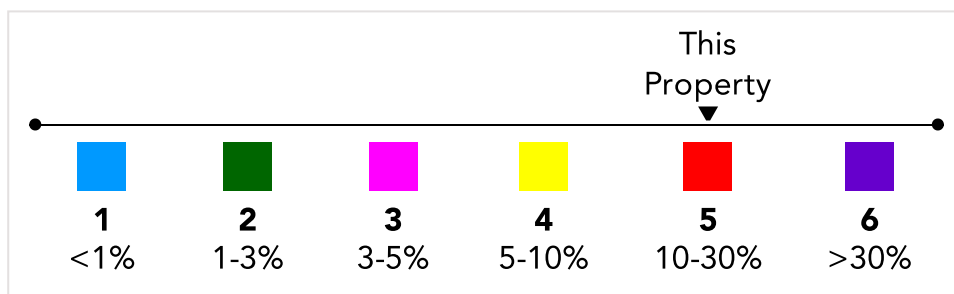
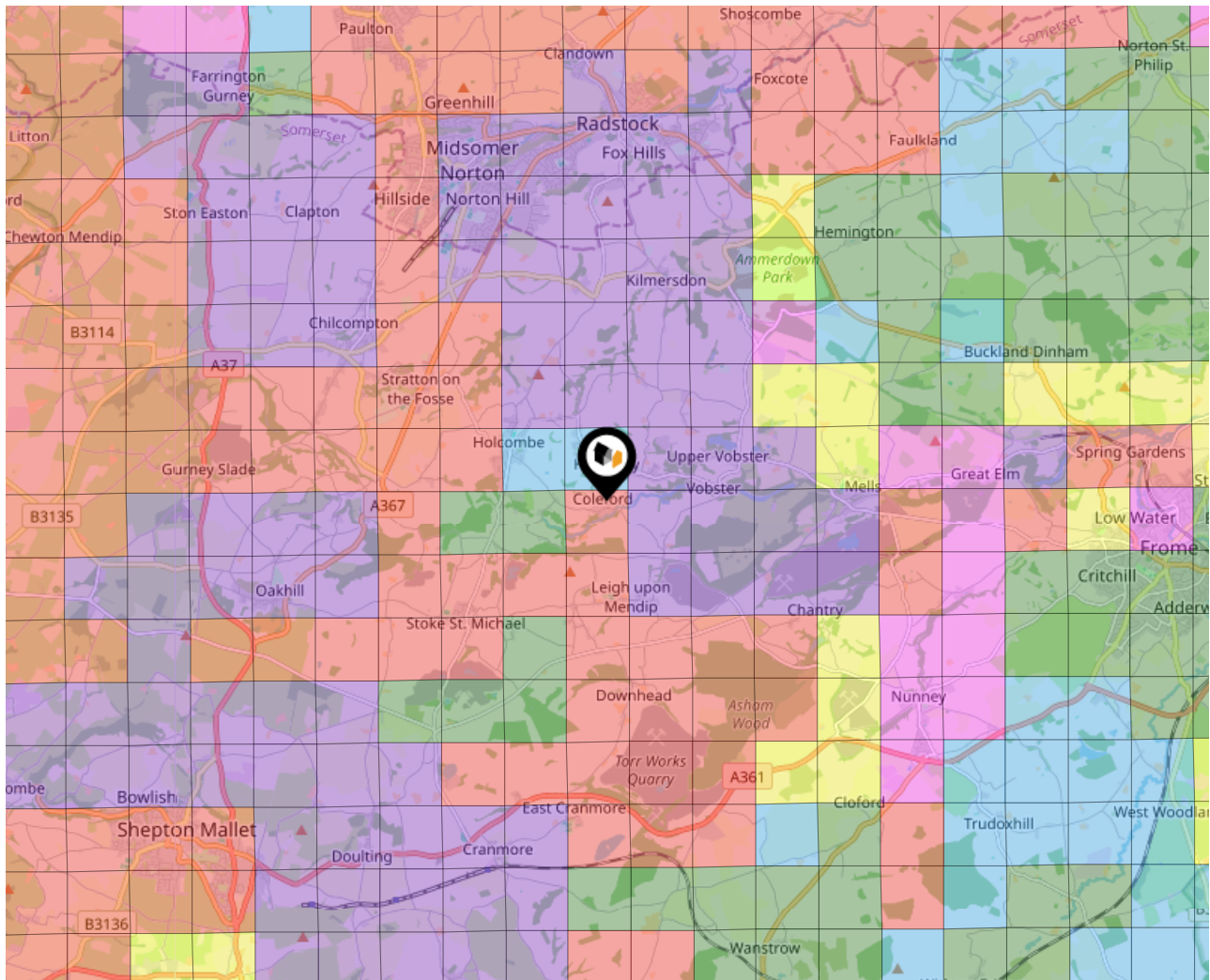


Nearby Council Wards

- 1 Coleford and Holcombe Ward
- 2 Cranmore, Doulling and Nunney Ward
- 3 Ashwick, Chilcompton and Stratton Ward
- 4 Ammerdown Ward
- 5 Westfield Ward
- 6 Midsomer Norton Redfield Ward
- 7 Radstock Ward
- 8 Frome Oakfield Ward
- 9 Shepton East Ward
- 10 Frome Park Ward

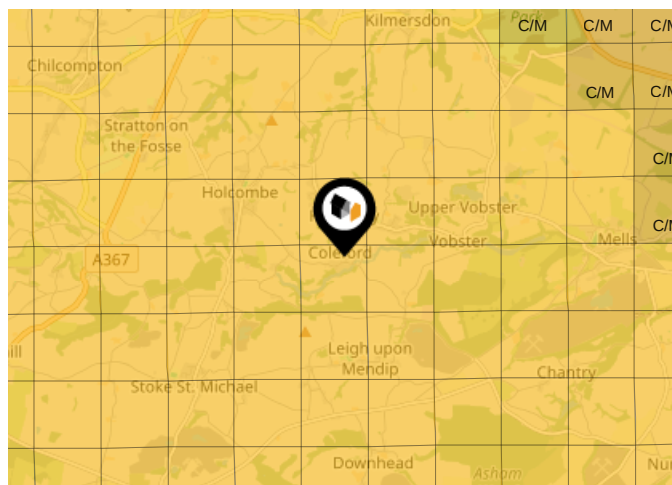
What is Radon?

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:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

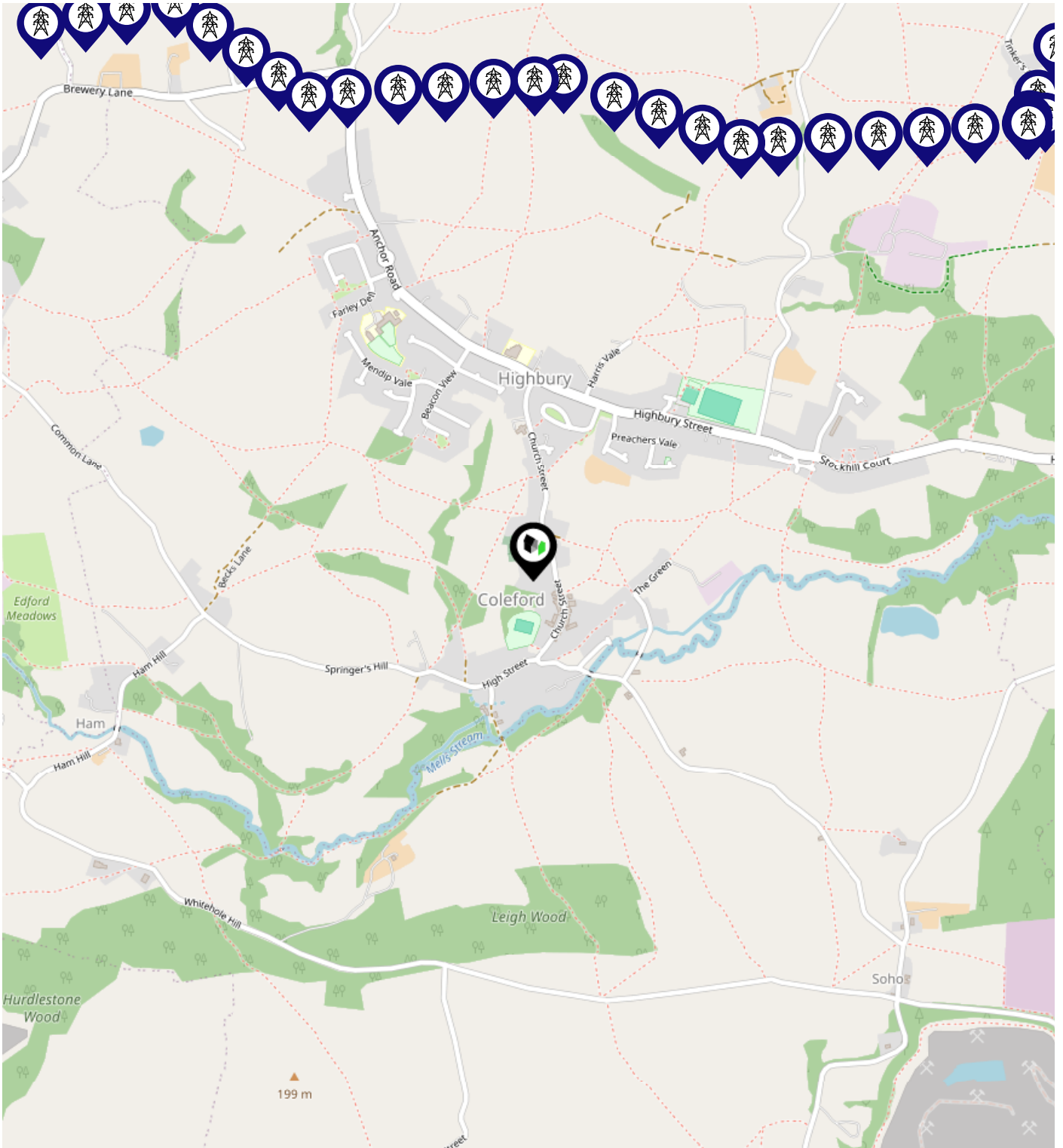


Primary Classifications (Most Common Clay Types)



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



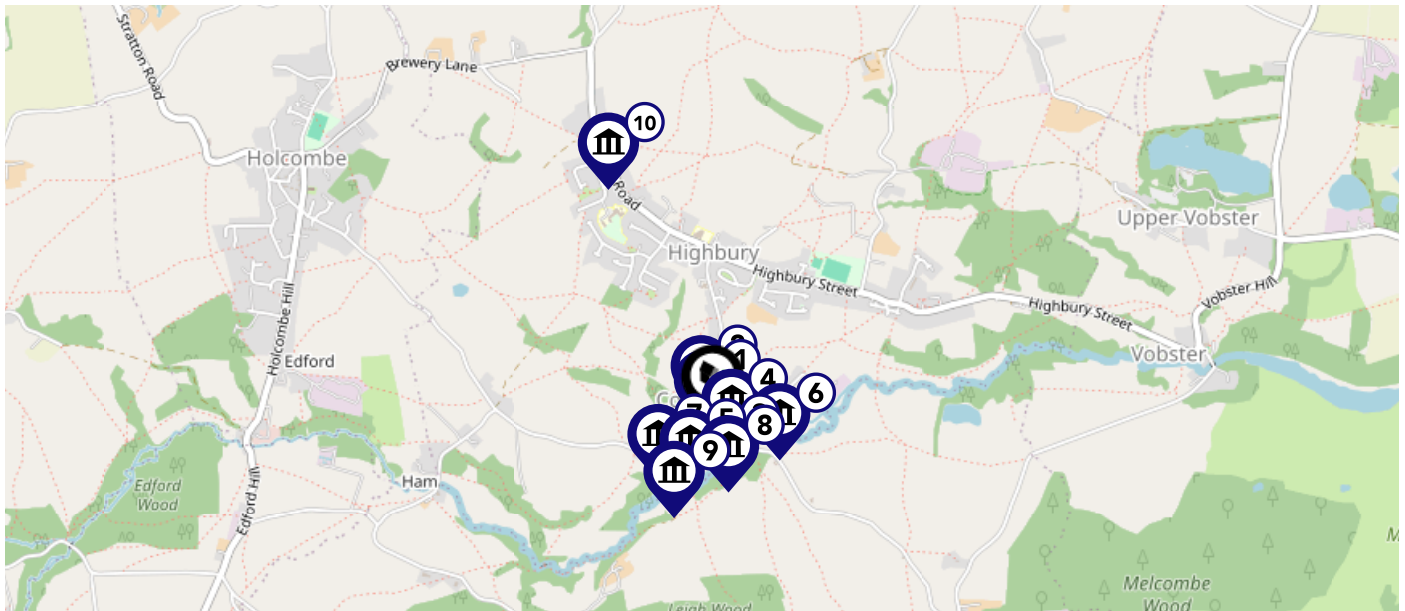
Key:










-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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
 1175654 - The Old Vicarage	Grade II	0.0 miles
 1058736 - Church Of The Holy Trinity	Grade II	0.0 miles
 1345084 - King's Head Inn	Grade II	0.1 miles
 1175643 - Methodist Chapel, Forecourt Wall, Railings And Gates	Grade II	0.1 miles
 1058696 - Montrose Rose Cottage The Cottage	Grade II	0.1 miles
 1345083 - Former Mill On Roadside At Hippys Farm	Grade II	0.2 miles
 1175761 - Former Aqueduct At Ngr St68474874	Grade II	0.2 miles
 1058697 - Coleford House	Grade II	0.2 miles
 1058698 - The Mill	Grade II	0.2 miles
 1058699 - Rush Ash Farmhouse	Grade II	0.6 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

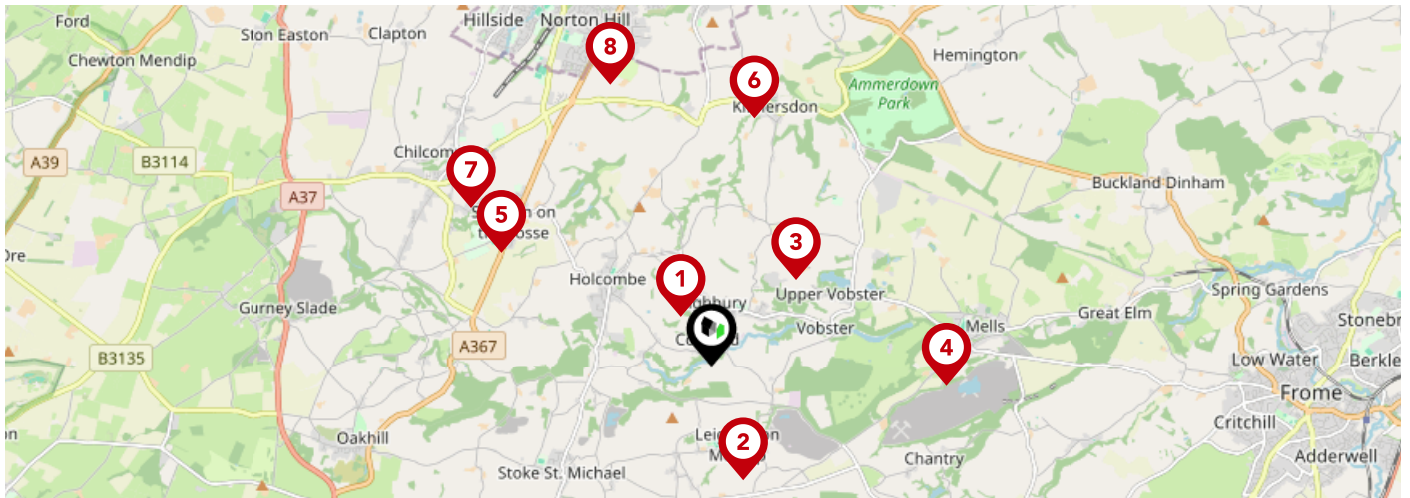
Oil Central Heating

Water Supply

Mains

Drainage

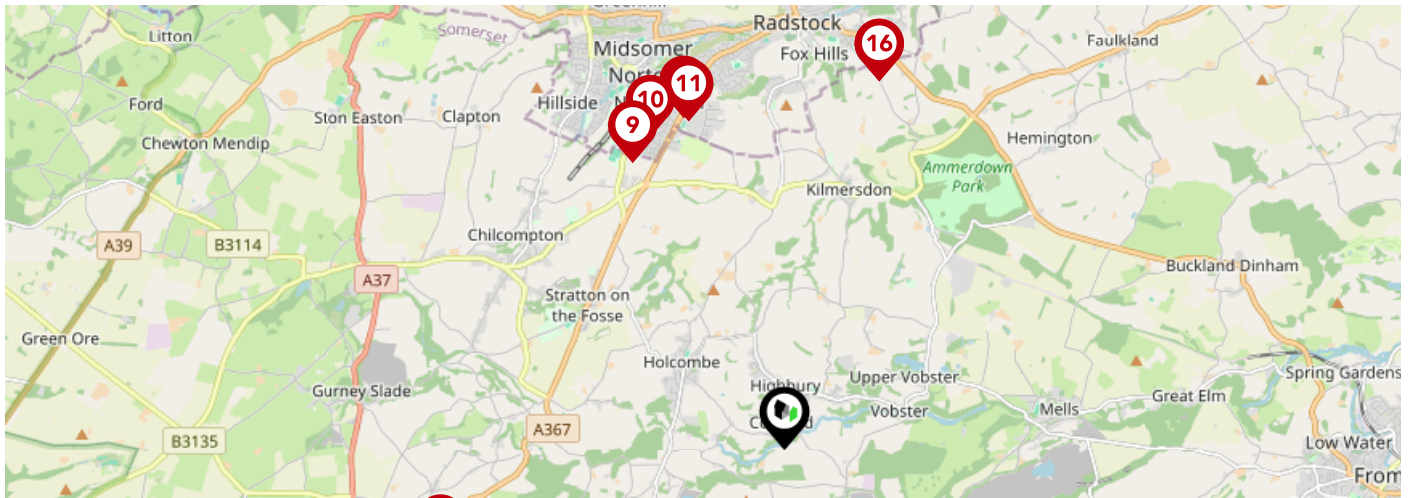
Mains











	Nursery	Primary	Secondary	College	Private
<p>1 Bishop Henderson Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 160 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Leigh On Mendip School</p> <p>Ofsted Rating: Good Pupils: 99 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Newbury Manor School</p> <p>Ofsted Rating: Good Pupils: 61 Distance:1.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Mells Church of England First School</p> <p>Ofsted Rating: Good Pupils: 69 Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Downside School</p> <p>Ofsted Rating: Not Rated Pupils: 334 Distance:2.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kilmersdon Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 148 Distance:2.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Vigor & St John Church School</p> <p>Ofsted Rating: Good Pupils: 215 Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Benedict's Catholic Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 172 Distance:2.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

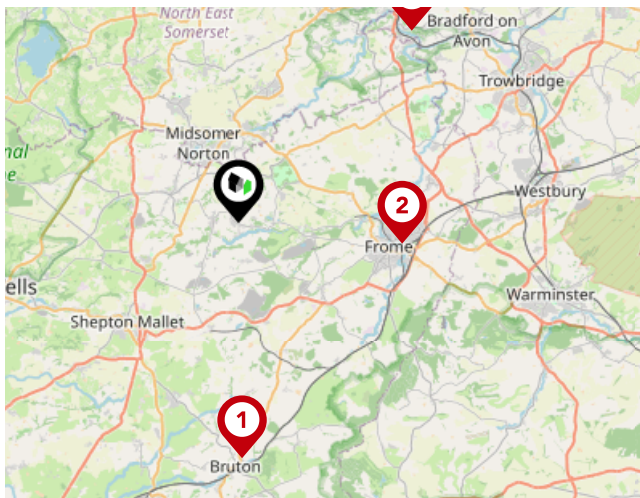
Area Schools

COOPER
AND
TANNER



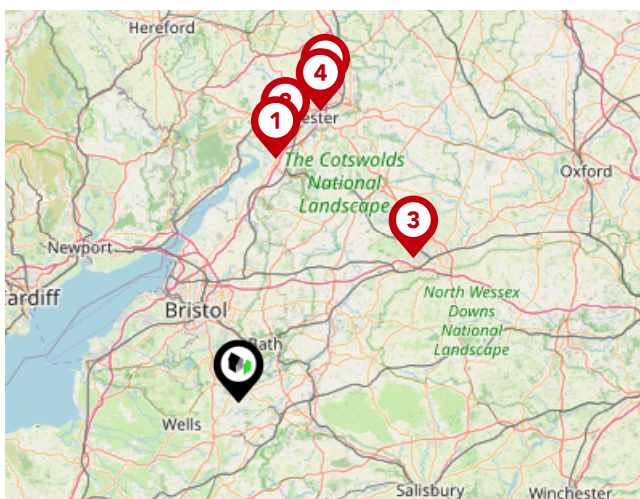
		Nursery	Primary	Secondary	College	Private
	Norton Hill Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norton Hill Academy Ofsted Rating: Good Pupils: 1827 Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Primary School Ofsted Rating: Good Pupils: 385 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fosse Way School Ofsted Rating: Good Pupils: 226 Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Writhlington School Ofsted Rating: Good Pupils: 923 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Somerset Studio School Ofsted Rating: Good Pupils: 126 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



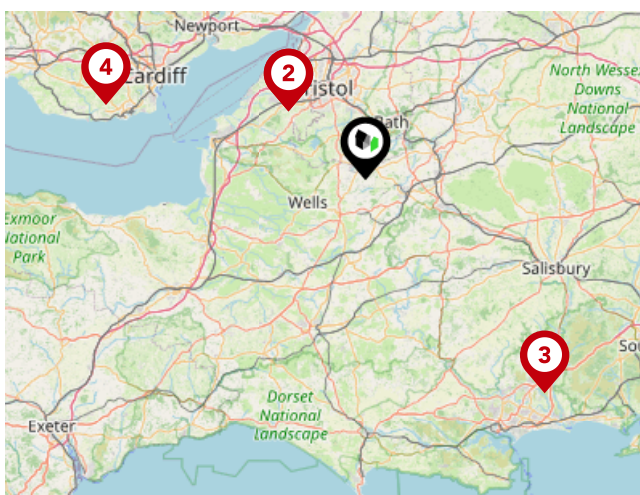
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	8.79 miles
2	Frome Rail Station	6.13 miles
3	Freshford Rail Station	9.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	36.4 miles
2	M5 J12	39.35 miles
3	M4 J16	33.36 miles
4	M5 J11A	44.55 miles
5	M5 J11	46.83 miles

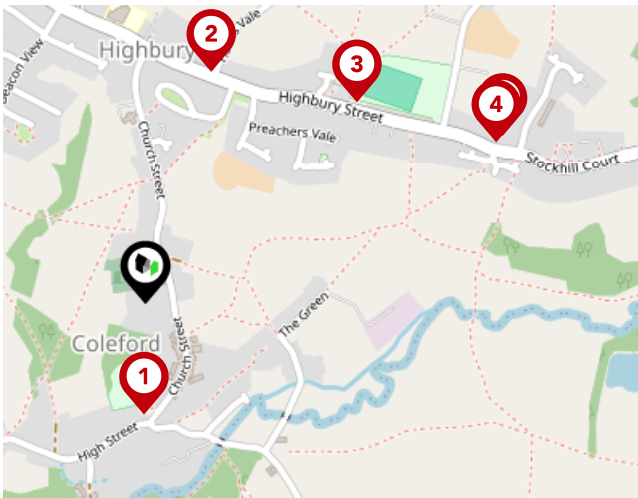


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.22 miles
2	Felton	15.22 miles
3	Bournemouth International Airport	41.71 miles
4	Cardiff Airport	39.98 miles

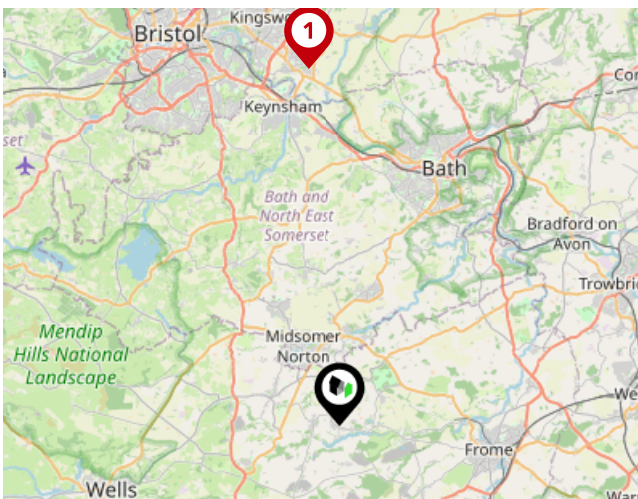
Area

Transport (Local)



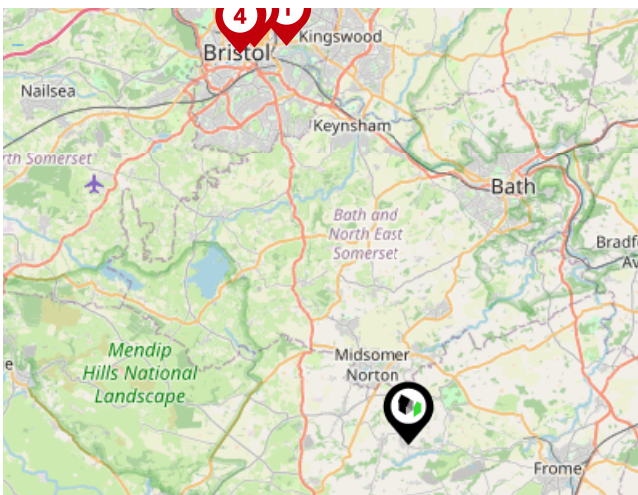
Bus Stops/Stations

Pin	Name	Distance
1	Mendip East Slinky - Coleford DRT	0.13 miles
2	Highbury Cottages	0.28 miles
3	The Eagle Inn	0.34 miles
4	The Bus Shelter	0.45 miles
5	The Bus Shelter	0.46 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	13.3 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	15.43 miles
2	Temple Meads Station Ferry Landing	15.77 miles
3	Bathurst Basin Ferry Landing	15.76 miles
4	The Ostrich	15.77 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



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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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