COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 20th November 2026



BARTLETT SQUARE, ANSFORD, CASTLE CARY, BA7

Cooper and Tanner

Fore Street Castle Cary BA7 7BG

01963 350327

castlecary@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

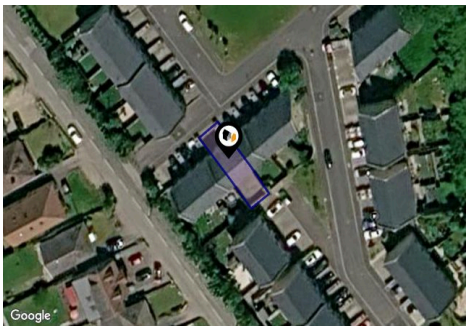
Powered by sprift Know any property instantly

Property
Overview

COOPER AND TANNER







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft^2 / 95 m^2		
Plot Area:	0.03 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS89255		

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	39 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

Powered by sprift
Know any property instantly

Property
EPC - Certificate

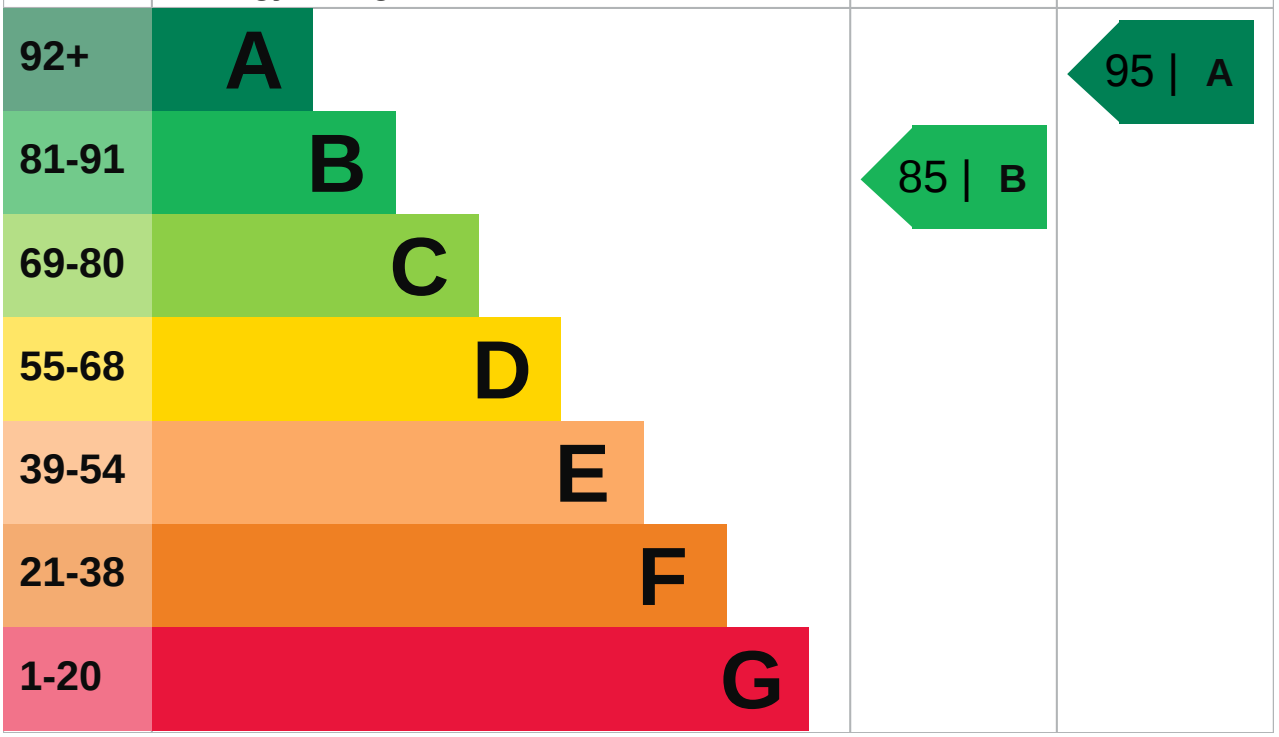
COOPER AND TANNER

Bartlett Square, Ansford, BA7

Energy rating

B

Valid until 27.05.2029



Powered by sprift
Know any property instantly

Property

EPC - Additional Data

COOPER AND TANNER

Additional EPC Data

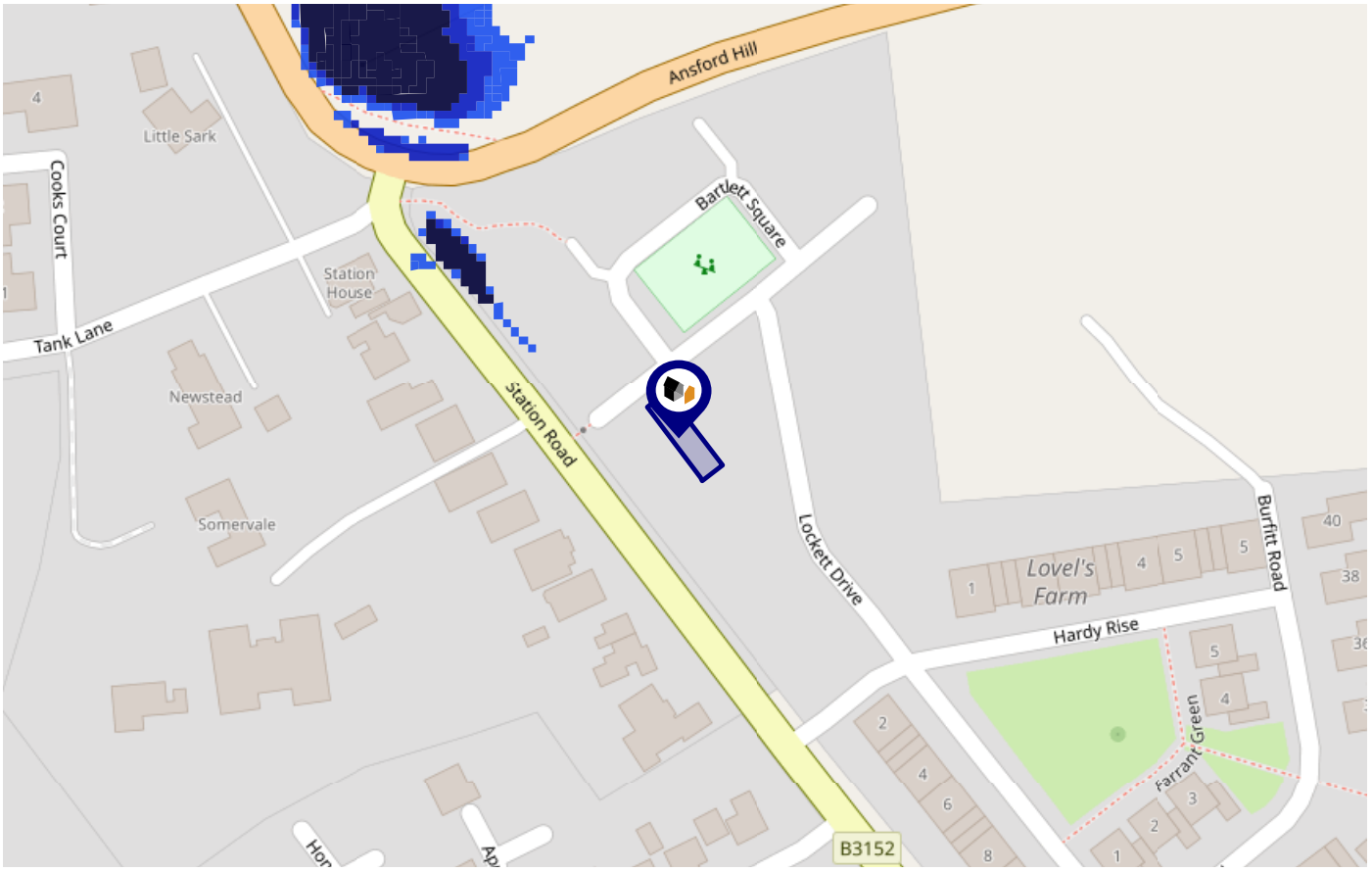
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.10 W/m-Â¦K
Total Floor Area:	95 m^2

Powered by sprift
Know any property instantly

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.

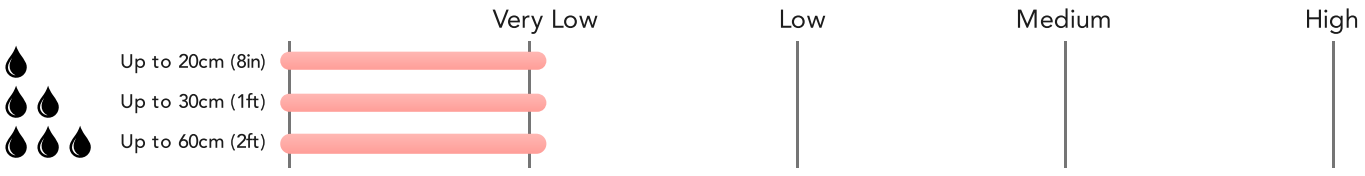


Risk Rating: Very low

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:

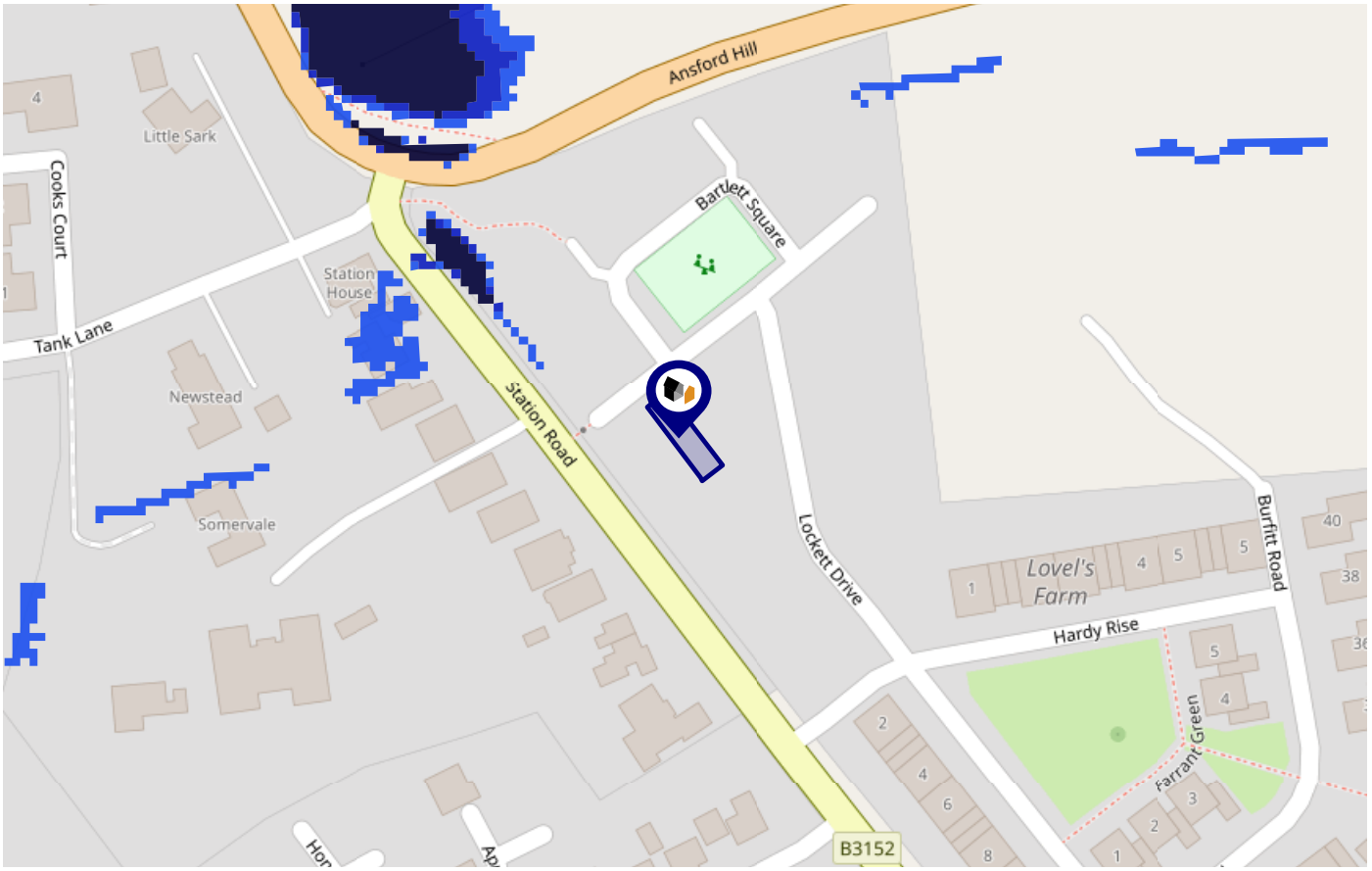


Powered by sprift
Know any property instantly

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.

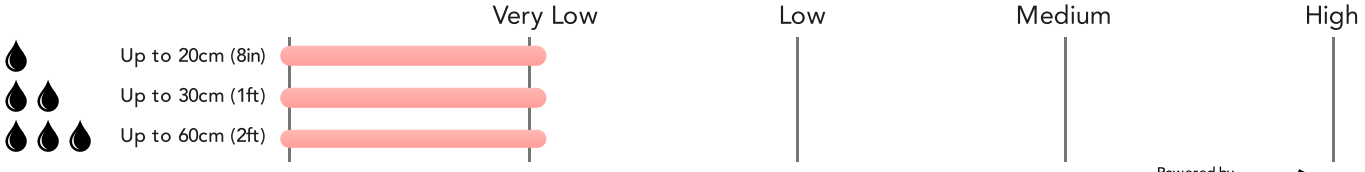


Risk Rating: Very low

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:



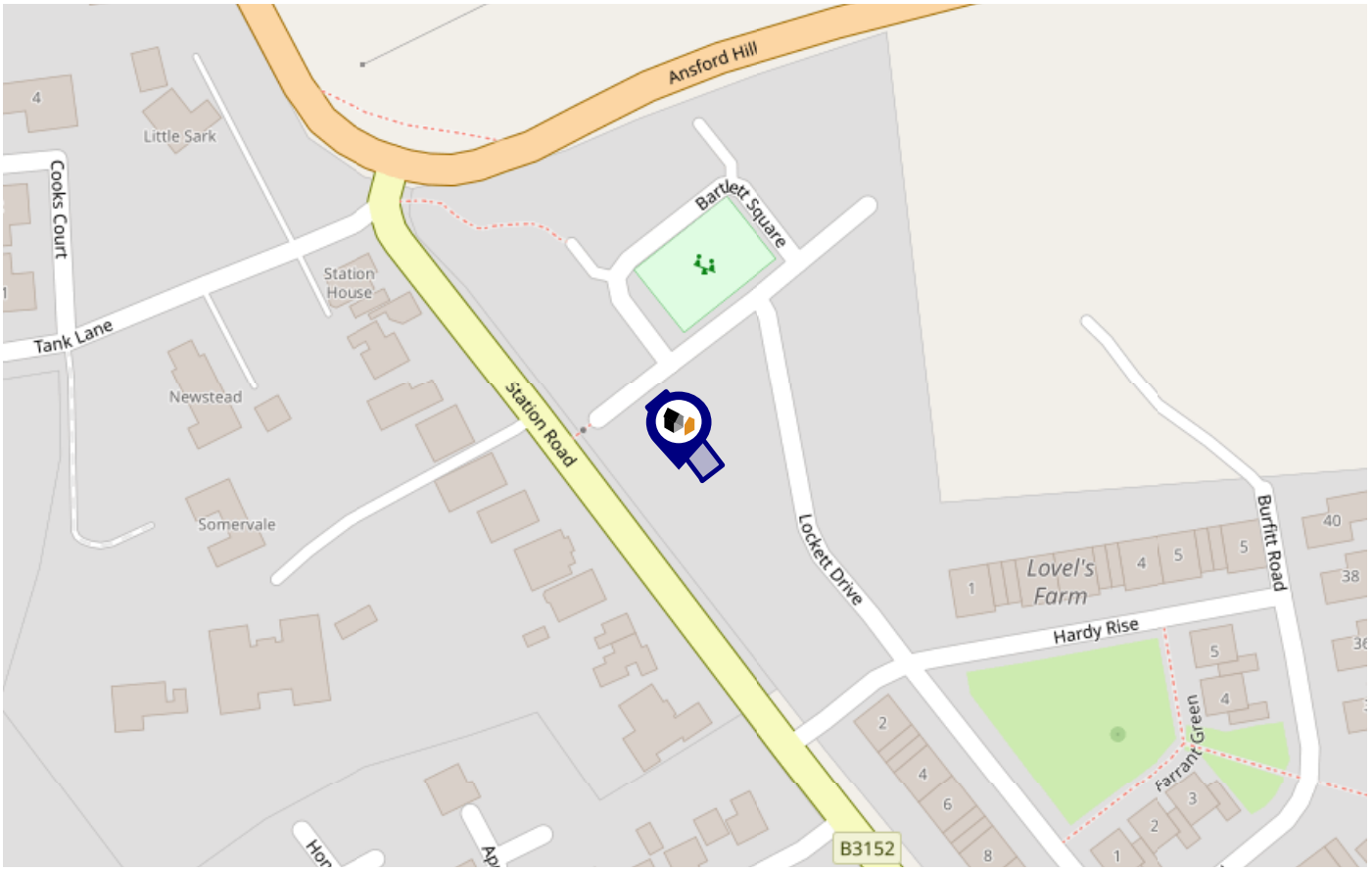
MIR - Material Info

Powered by sprift

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.

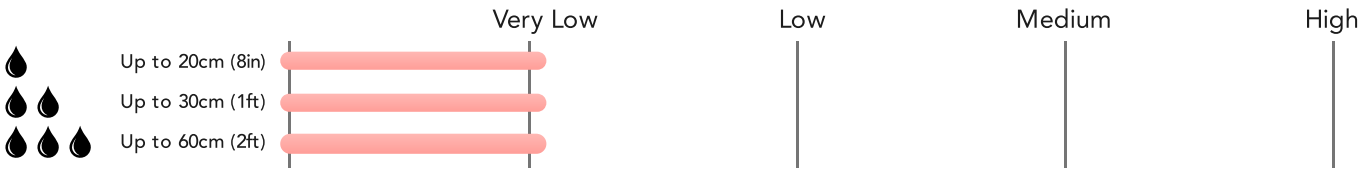


Risk Rating: Very low

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:

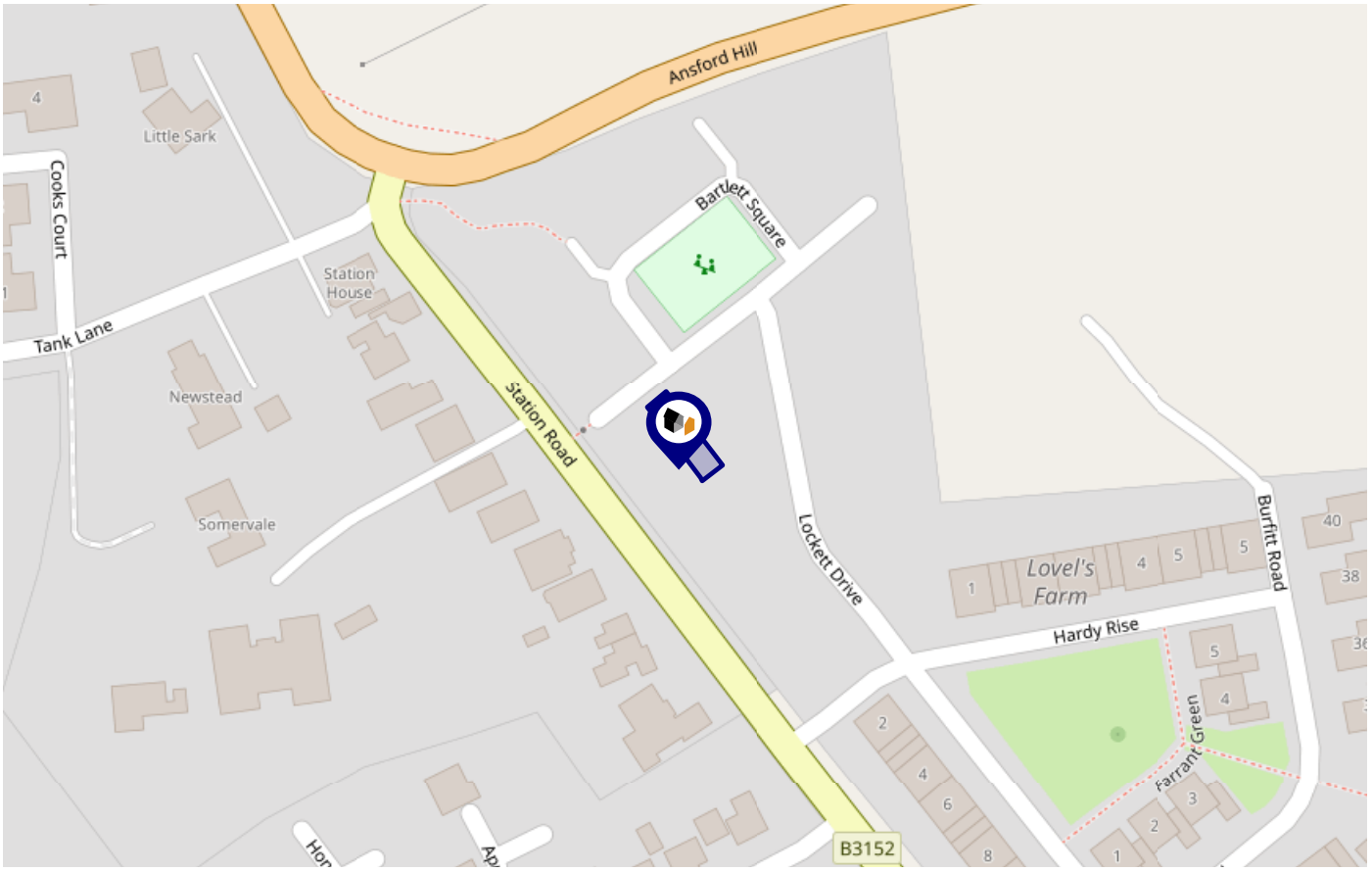


Powered by sprift
Know any property instantly

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:



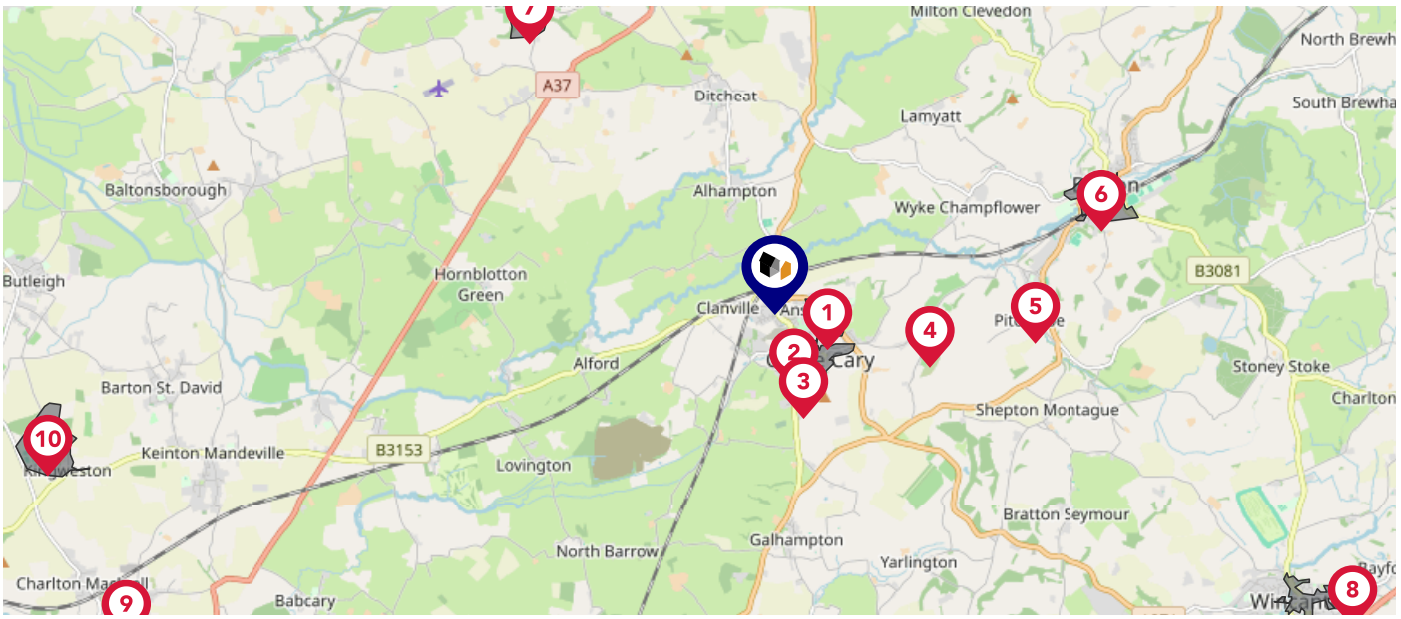
MIR - Material Info

Powered by sprift
Know any property instantly

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

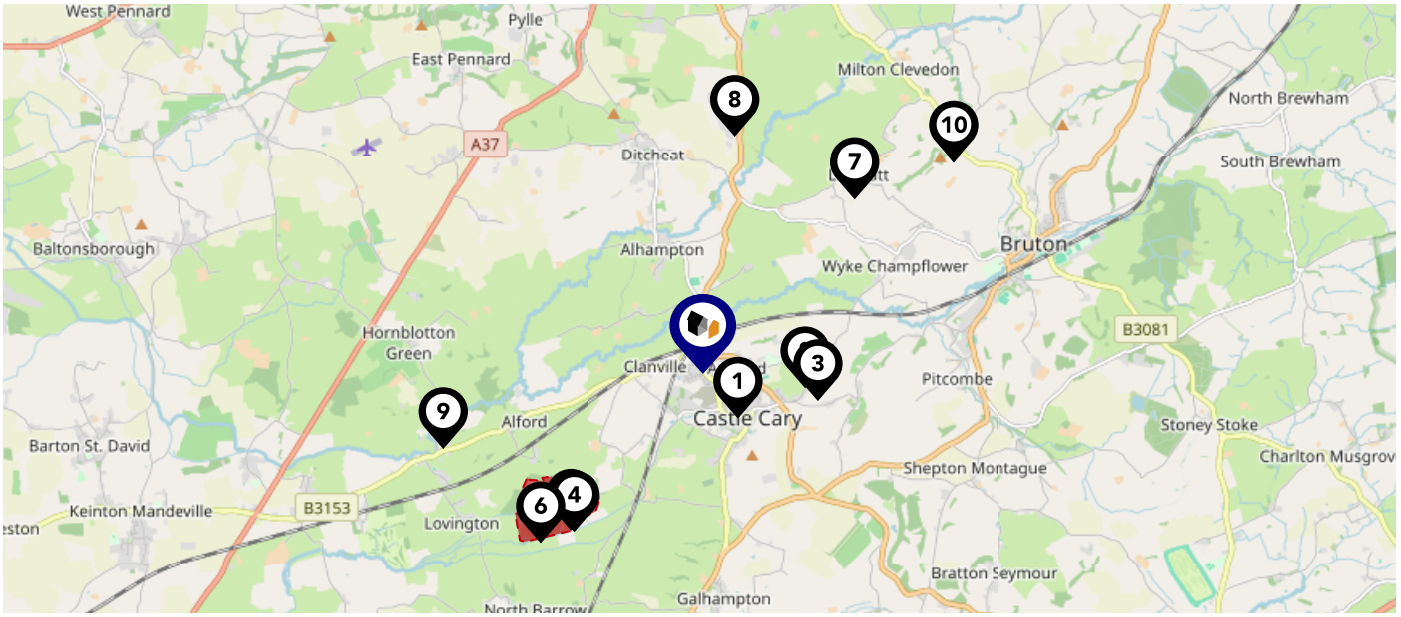
1	Ansford
2	Higher Flax Mills
3	Castle Cary
4	Hadspen
5	Pitcombe
6	Bruton
7	East Pennard
8	Wincanton
9	Charlton Adam
10	Kingweston

Powered by sprift
Know any property instantly

Maps
Landfill Sites

COOPER AND TANNER

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

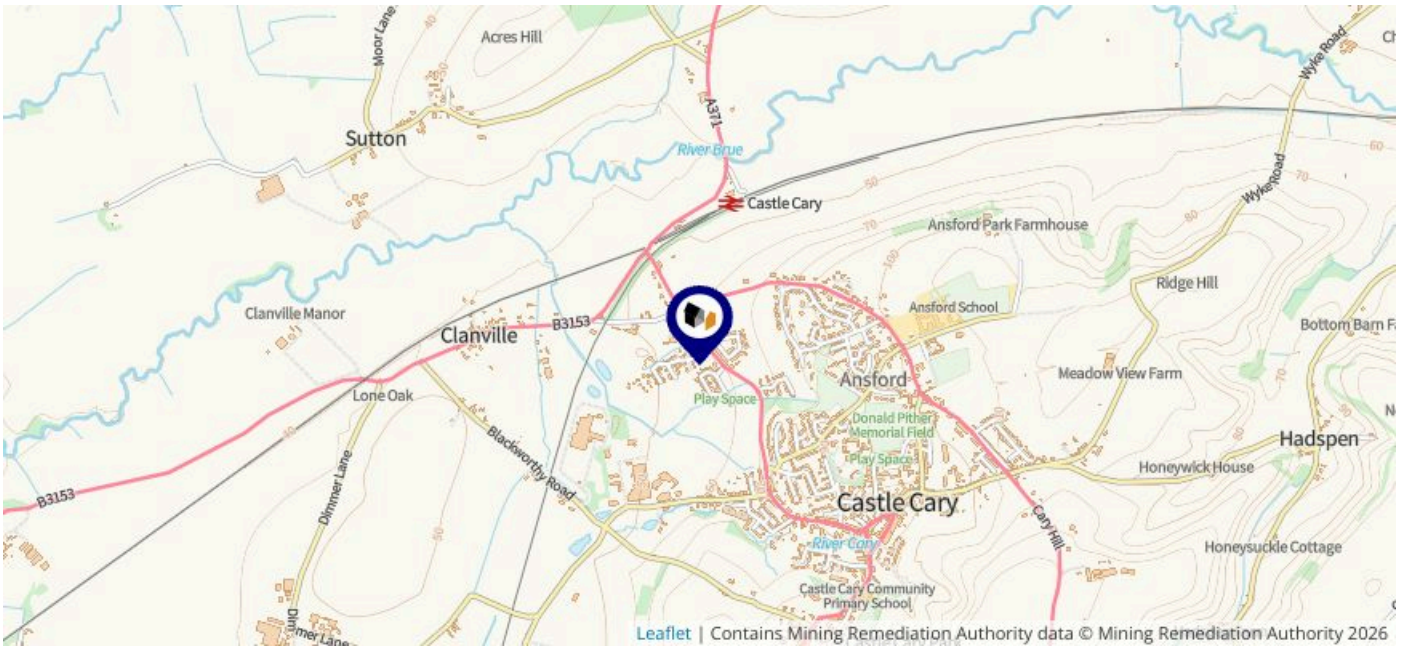
1	Churchfields-Ansford	Historic Landfill
2	Combe Common-Ansford	Historic Landfill
3	Honeywick Hill-Castle Cary	Historic Landfill
4	EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site	Active Landfill
5	Dimmer Landfill-Dimmer Lane,Castle Cary,,Somerset	Historic Landfill
6	Dimmer Lane	Active Landfill
7	Lambrook House-Lamyatt	Historic Landfill
8	No name provided by source	Active Landfill
9	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
10	Creech Mill-Milton Clevedon	Historic Landfill

Powered by sprift
Know any property instantly

Maps
Coal Mining

COOPER AND TANNER

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.

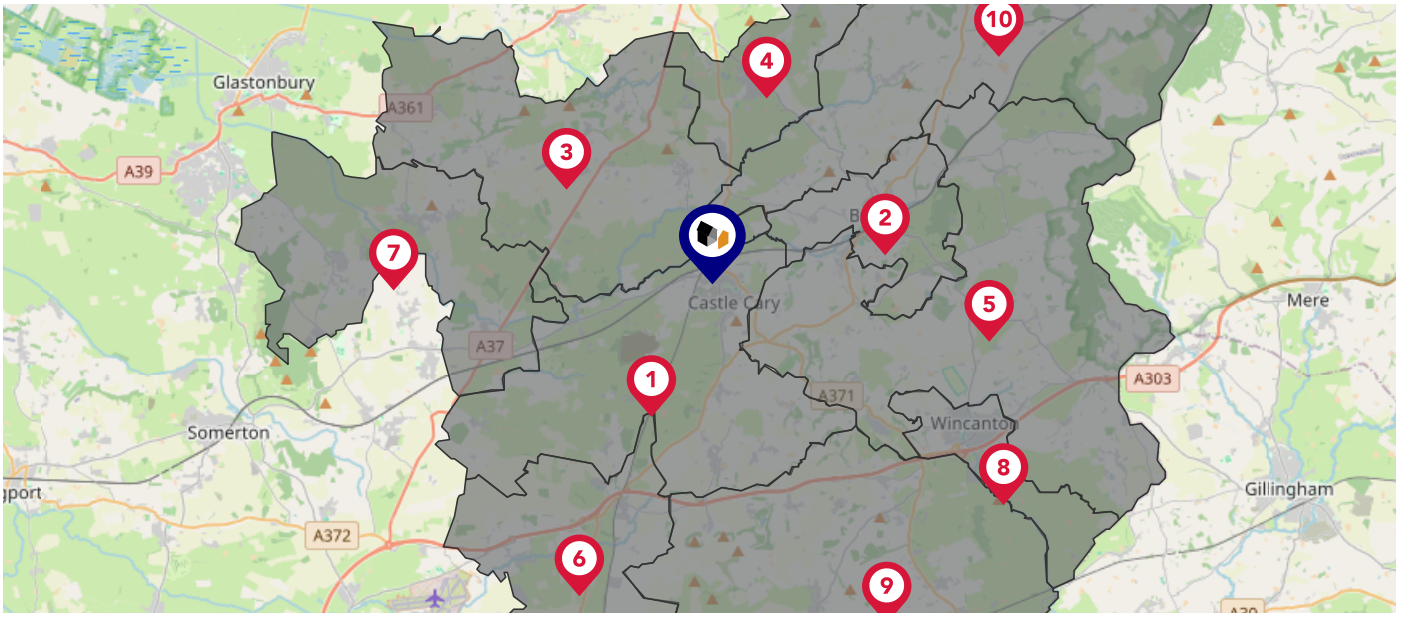
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Powered by sprift
Know any property instantly

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

1	Cary Ward
2	Bruton Ward
3	The Pennards and Ditcheat Ward
4	Creech Ward
5	Tower Ward
6	Camelot Ward
7	Butleigh and Baltonsborough Ward
8	Wincanton Ward
9	Blackmoor Vale Ward
10	Postlebury Ward

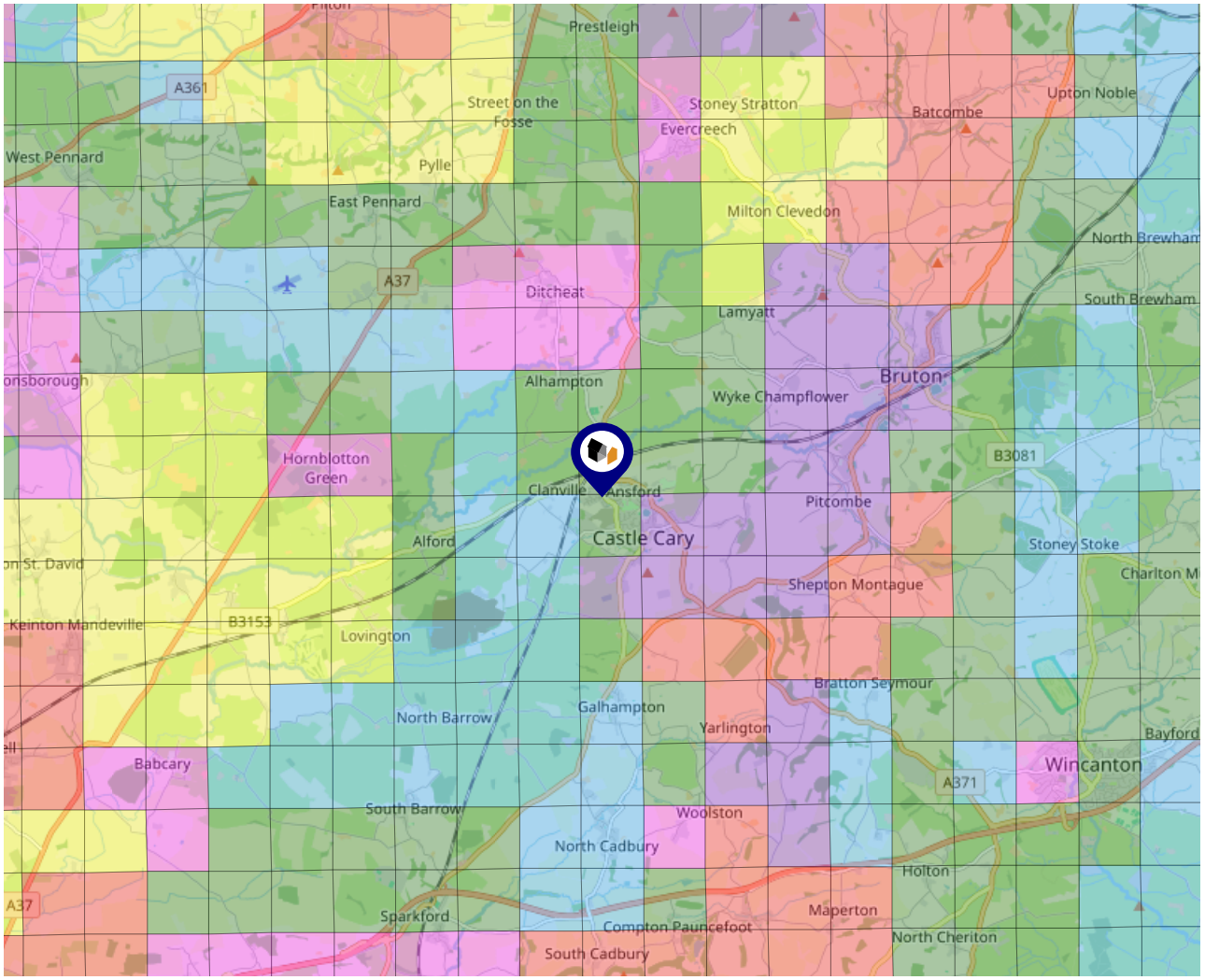
Powered by sprift
Know any property instantly

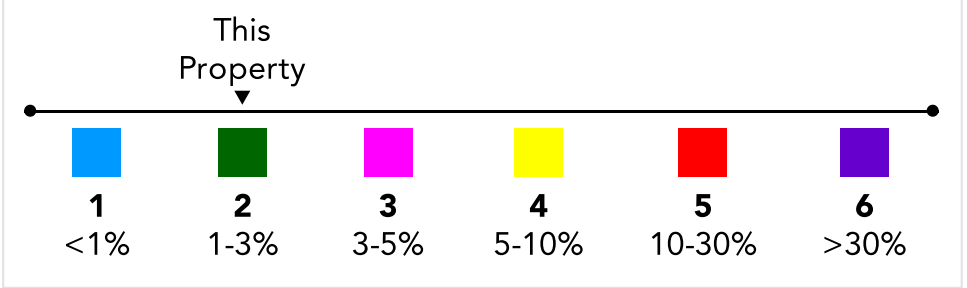
Environment
Radon Gas

COOPER AND TANNER

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).





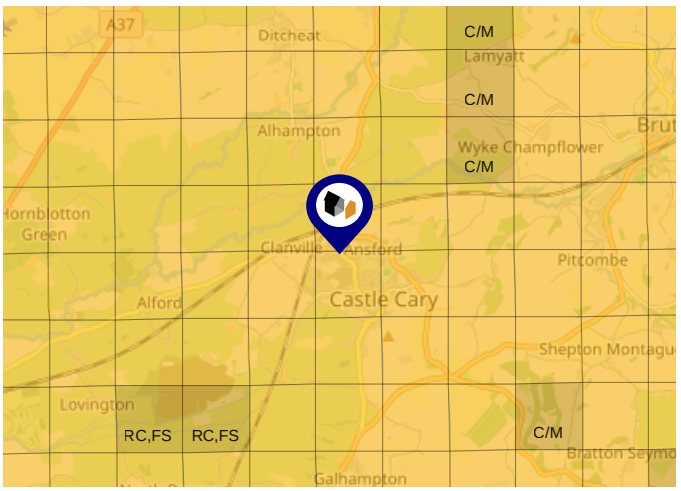
Powered by sprift
Know any property instantly

Environment
Soils & Clay

COOPER AND TANNER

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

Carbon Content:	VARIABLE	**Soil Texture:**	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	INTERMEDIATE
Soil Group:	MEDIUM(SILTY)		



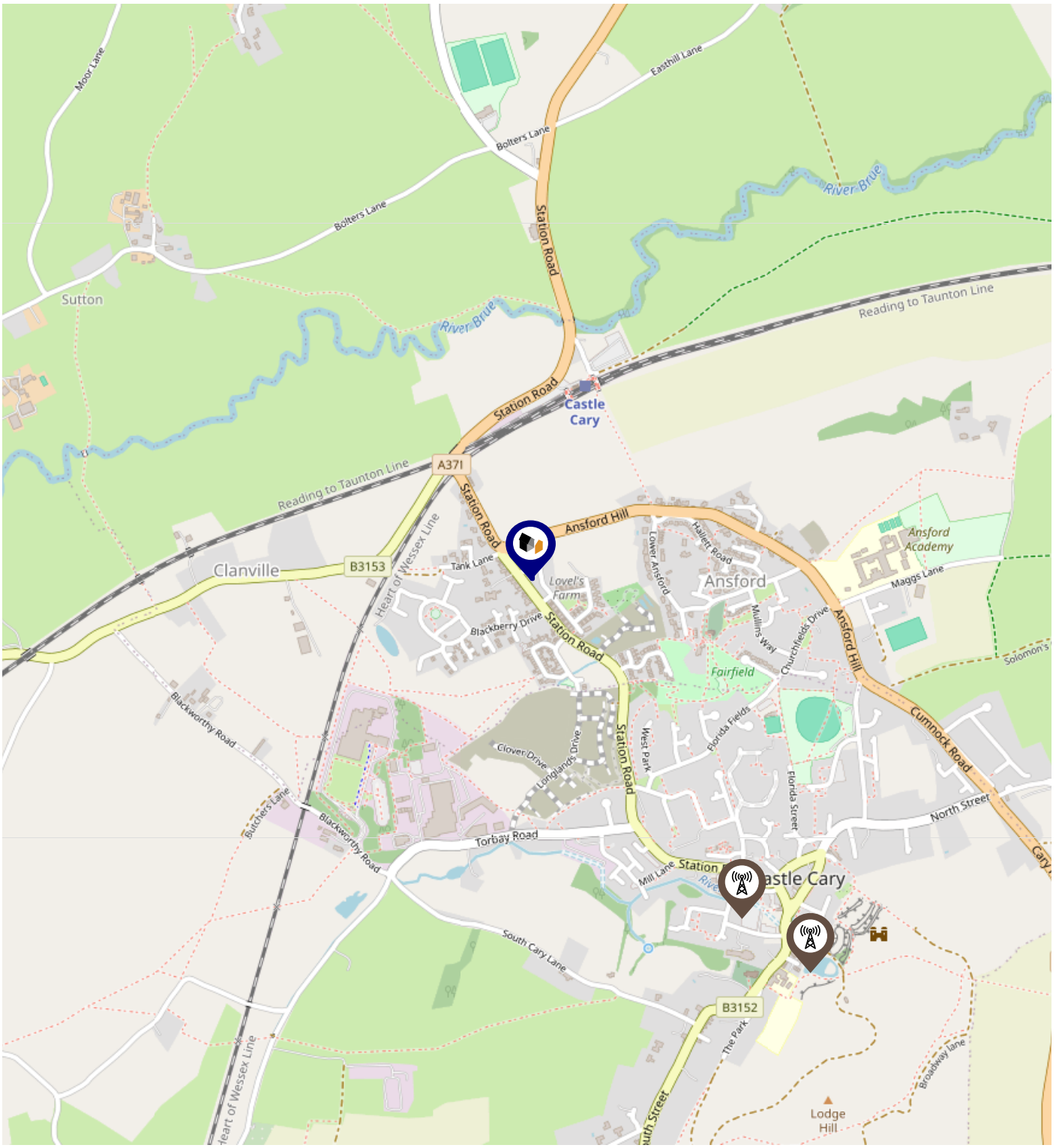
Primary Classifications (Most Common Clay Types)

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

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons

COOPER AND TANNER



Key:

Power Pylons

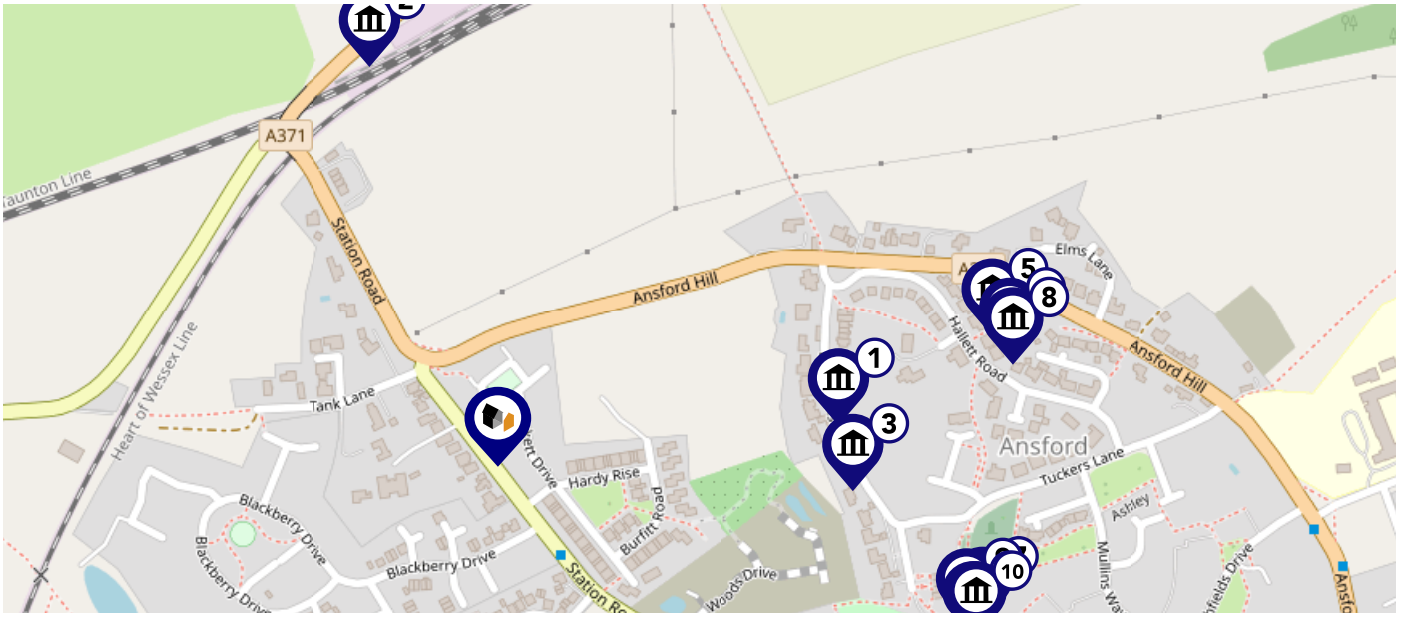
Communication Masts

Powered by sprift
Know any property instantly

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
1 1056273 - The Old House	Grade II	0.2 miles
2 1177018 - Milestone At Ngr St 6324 3341	Grade II	0.2 miles
3 1307585 - Laylocks	Grade II	0.2 miles
4 1056269 - Greenhills	Grade II	0.3 miles
5 1056270 - Hill House	Grade II	0.3 miles
6 1056274 - Haywood Monument In Churchyard 3 Metres South-east Of Porch, Church Of St Andrew	Grade II	0.3 miles
7 1366375 - Unidentified Monument In Churchyard 3 Metres East Of Chancel, Church Of St Andrew	Grade II	0.3 miles
8 1177071 - Half Moon House	Grade II	0.3 miles
9 1307553 - Church Of St Andrew	Grade II	0.3 miles
10 1177165 - Ruddock Monument In Churchyard 3 Metres South Of Organ Chamber, Church Of St Andrew	Grade II	0.3 miles

Powered by sprift
Know any property instantly

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 not been made aware if this property contains 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)

We have not been made aware of any public or private right of ways.

Construction Type

Traditional Materials

Powered by sprift
Know any property instantly

Material Information

COOPER AND TANNER

Property Lease Information

Listed Building Information

Stamp Duty

Other

The landlord has made us aware that to the best of their knowledge there are no known Planning Considerations

Other

Powered by sprift
Know any property instantly

Utilities & Services

COOPER AND TANNER

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Gas Central Heating

Water Supply

Mains

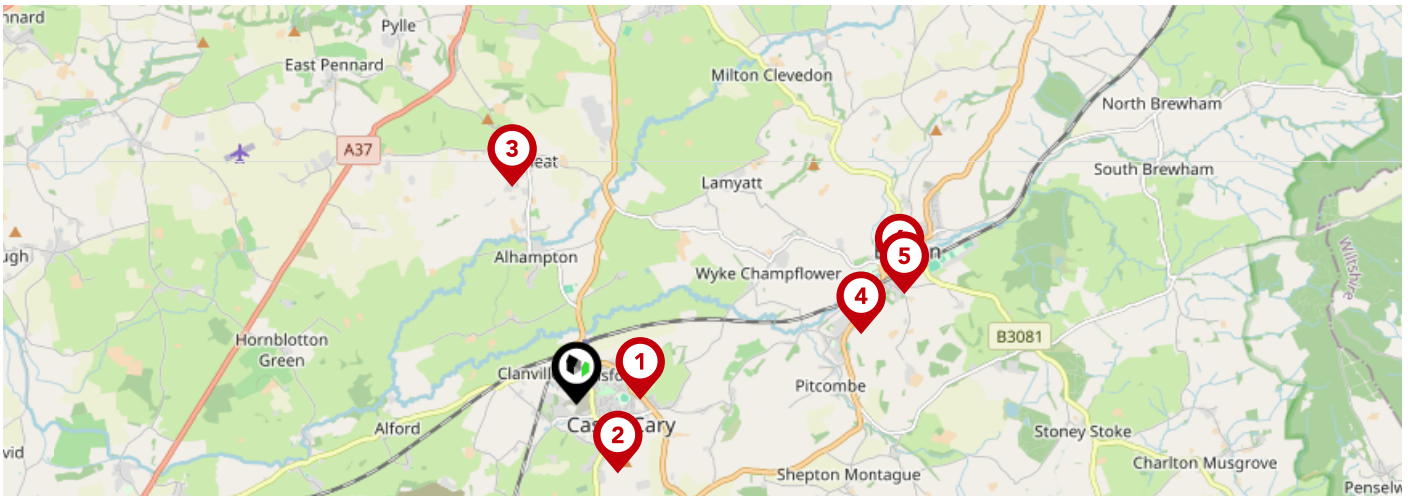
Drainage

Mains

Powered by sprift
Know any property instantly

Area
Schools

COOPER AND TANNER

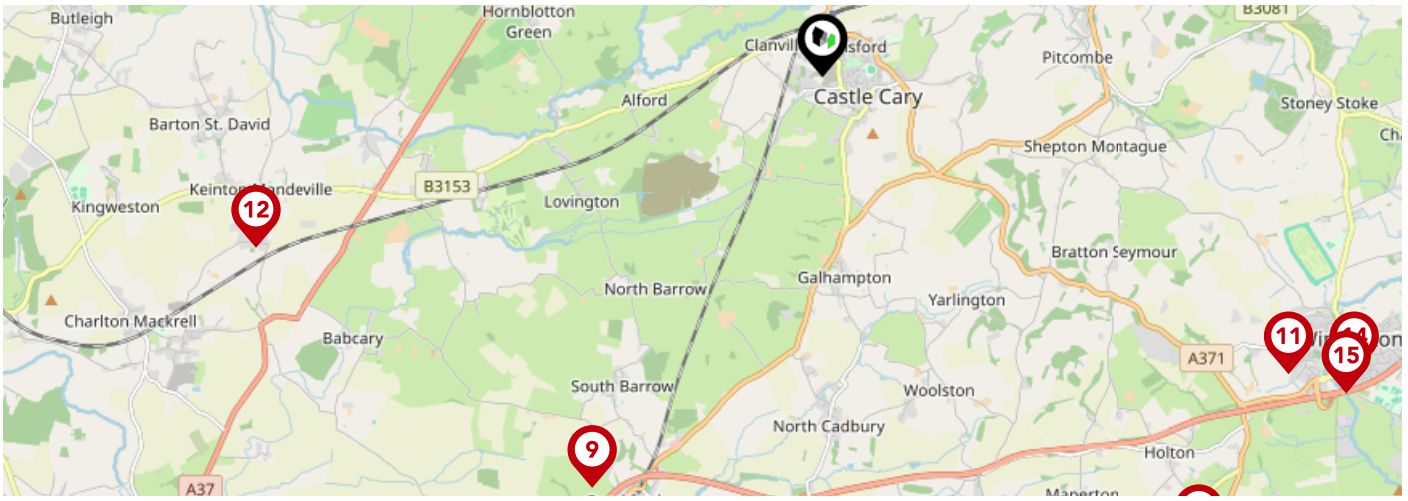


	Nursery	Primary	Secondary	College	Private
1 **Ansford Academy** Ofsted Rating: Requires improvement | Pupils: 543 | Distance:0.59	☐	☐	☑	☐	☐
2 **Castle Cary Community Primary School** Ofsted Rating: Requires improvement | Pupils: 205 | Distance:0.73	☐	☑	☐	☐	☐
3 **Ditcheat Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:2.11	☐	☑	☐	☐	☐
4 **Sexey's School** Ofsted Rating: Good | Pupils: 685 | Distance:2.74	☐	☐	☑	☐	☐
5 **King's Bruton** Ofsted Rating: Not Rated | Pupils: 355 | Distance:3.22	☐	☐	☑	☐	☐
6 **Bruton Primary School** Ofsted Rating: Good | Pupils: 252 | Distance:3.24	☐	☑	☐	☐	☐
7 **North Cadbury Church of England Primary School** Ofsted Rating: Good | Pupils: 75 | Distance:3.44	☐	☑	☐	☐	☐
8 **Evercreech Church of England Primary School** Ofsted Rating: Good | Pupils: 181 | Distance:3.95	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Area
Schools

COOPER AND TANNER

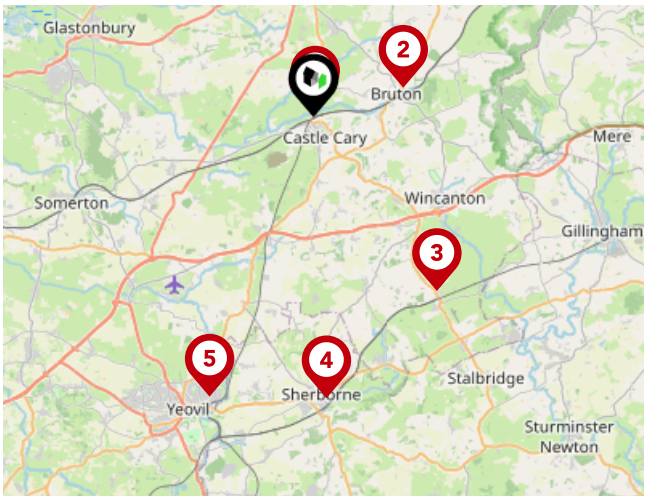


	Nursery	Primary	Secondary	College	Private
9 Hazlegrove Preparatory School Ofsted Rating: Not Rated | Pupils: 409 | Distance:4.39	☐	☐	☑	☐	☐
10 The Mendip School Ofsted Rating: Good | Pupils: 164 | Distance:4.5	☐	☐	☑	☐	☐
11 King Arthur's School Ofsted Rating: Requires improvement | Pupils: 468 | Distance:5.15	☐	☐	☑	☐	☐
12 Keinton Mandeville Primary School Ofsted Rating: Good | Pupils: 166 | Distance:5.52	☐	☑	☐	☐	☐
13 Marchant Holliday School Ofsted Rating: Good | Pupils: 49 | Distance:5.61	☐	☐	☑	☐	☐
14 Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good | Pupils: 125 | Distance:5.67	☐	☑	☐	☐	☐
15 Wincanton Primary School Ofsted Rating: Good | Pupils: 391 | Distance:5.7	☐	☑	☐	☐	☐
16 Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement | Pupils: 88 | Distance:5.73	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Area
Transport (National)

COOPER AND TANNER



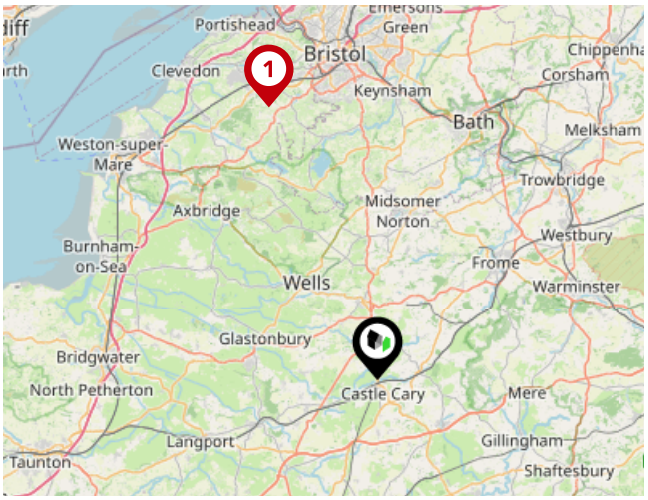
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	0.29 miles
2	Bruton Rail Station	3.53 miles
3	Templecombe Rail Station	7.98 miles
4	Sherborne Rail Station	10.48 miles
5	Yeovil Pen Mill Rail Station	11.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	20.36 miles



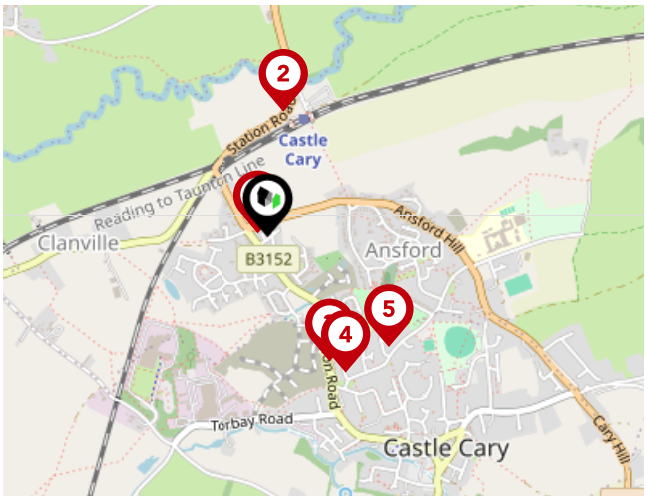
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	21.66 miles

Powered by sprift
Know any property instantly

Area
Transport (Local)

COOPER AND TANNER

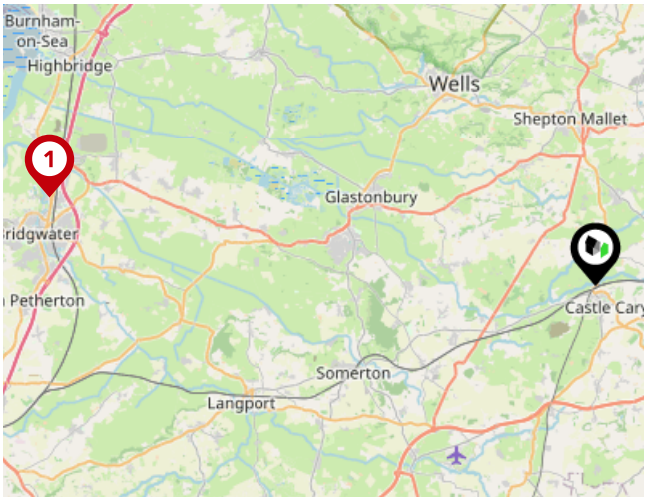


Bus Stops/Stations

Pin	Name	Distance
1	Sunnydene	0.02 miles
2	Castle Cary Station	0.29 miles
3	Station Road	0.32 miles
4	Victoria Gardens	0.36 miles
5	Florida Fields	0.38 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	20.54 miles

Powered by sprift
Know any property instantly

Cooper and Tanner
Testimonials

COOPER AND TANNER

Testimonial 1

I cannot express enough gratitude for the exceptional service provided by Cooper and Tanner Castle Cary estate agents throughout my recent house purchase. I was met with professionalism, expertise, and genuine care for my needs as a buyer. Their team went above and beyond to guide me through every step of the process, ensuring that I felt informed and supported at all times. They were always available to answer any questions or concerns.

Testimonial 2

The office staff at Castle Cary were exceptionally professional, helpful and friendly throughout the sale of my late fathers property. They were always on hand to assist and guide with the sale process and went the extra mile to ensure everything went Smoothly. Their communication skills were excellent and I was always kept informed of progress. I have no hesitation in recommending Cooper and Tanner and would certainly use their services again.

Testimonial 3

We found the ladies in the office in Castle Cary extremely helpful and friendly. They couldn't do enough for us, bearing in mind we were buying through them and not selling. They made the whole experience much smoother for us. We loved the present and card they gave us when we got the keys. We would willingly recommend them to anyone buying or selling with them.

Testimonial 4

The team at Cooper & Tanner are brilliant, kept us in the loop all the way through the process. Highly recommend them.

/cooperandtanner

/cooper_and_tanner/

Disclaimer

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.

Powered by sprift
Know any property instantly

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

Cooper and Tanner

Fore Street Castle Cary BA7 7BG
01963 350327
castlecary@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail