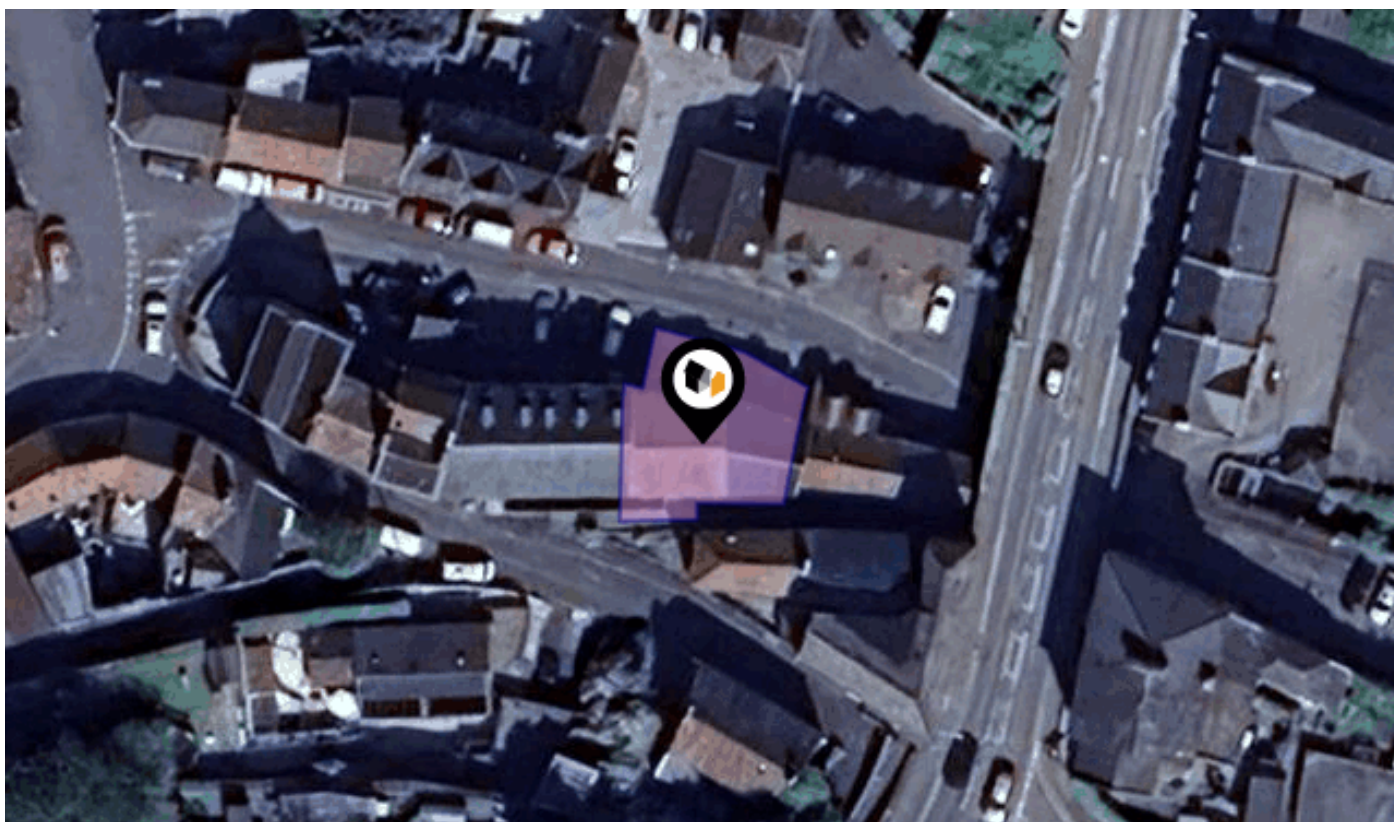




MIR: Material Info

The Material Information Affecting this Property

Wednesday 07th January 2026



TIPCOTE HOUSE, TIPCOTE HILL, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

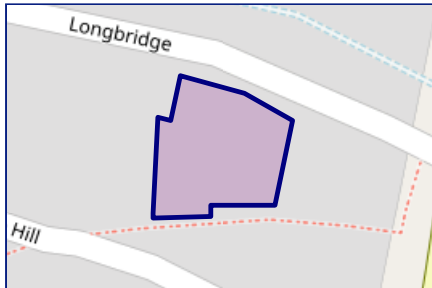
01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

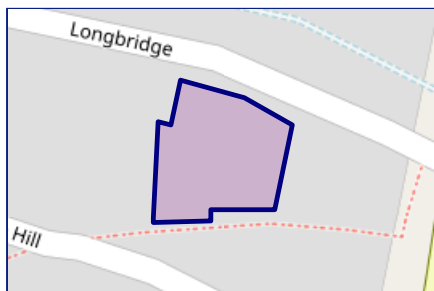


Freehold Title Plan



WS14353

Leasehold Title Plan

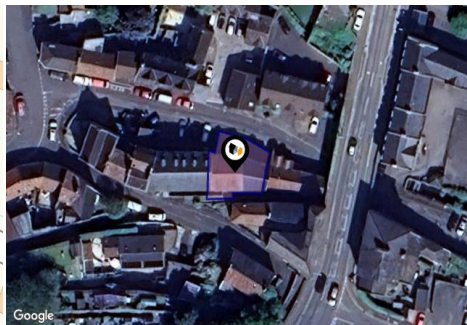
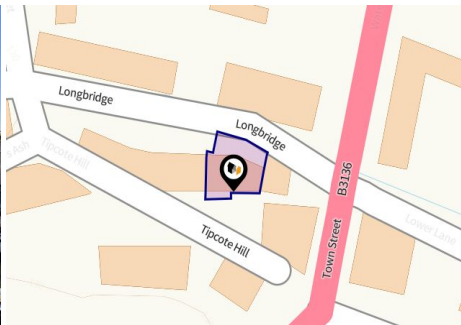


ST84863

Start Date:	30/05/1991
End Date:	01/12/2989
Lease Term:	999 years from 1 December 1990
Term Remaining:	964 years

Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	30/05/1991
Floor Area:	452 ft ² / 42 m ²	End Date:	01/12/2989
Plot Area:	0.05 acres	Lease Term:	999 years from 1 December 1990
Year Built :	Before 1900	Term Remaining:	964 years
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	ST84863		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Shepton Mallet	18	80	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History This Address

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

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

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

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

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

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

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

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

Reference - 2018/0731/LBC	
Decision:	Decided
Date:	14th March 2018
Description:	Removal of cement render and repair and partial replacement of windows.

Reference - 2025/0827/LBC	
Decision:	Registered
Date:	06th May 2025
Description:	Installation of staircase to lower ground floor, repositioning of kitchen along with associated joinery details (retrospective).

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

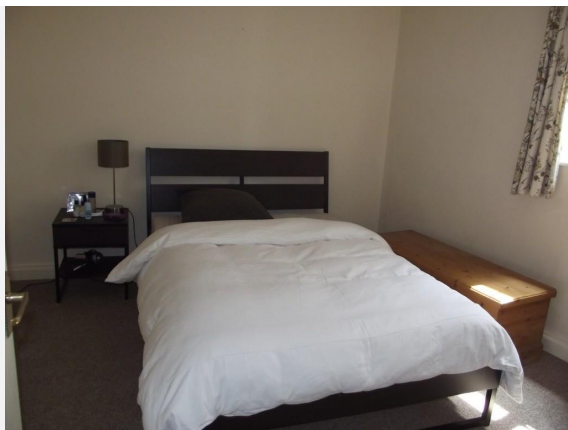
Reference - 2025/0645/LBC	
Decision:	Registered
Date:	01st April 2025
Description:	Replacement windows two on the north elevation and south elevation

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

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

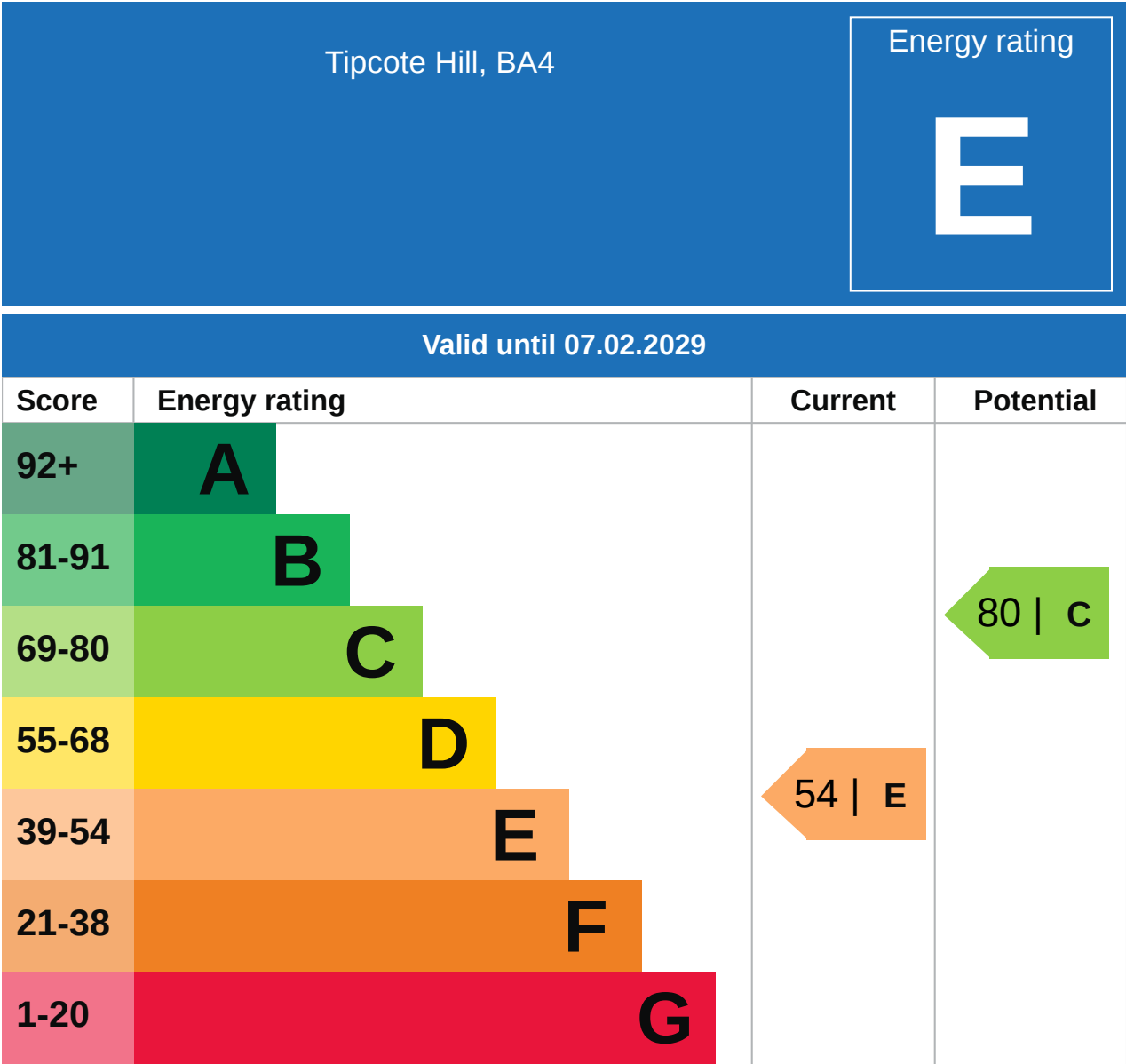
Reference - 2025/0658/HSE	
Decision:	Registered
Date:	03rd April 2025
Description:	Replacement of four windows.

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



Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	42 m ²

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

Gas Supply

Central Heating

Water Supply

Drainage

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Cooper and Tanner Testimonials

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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/

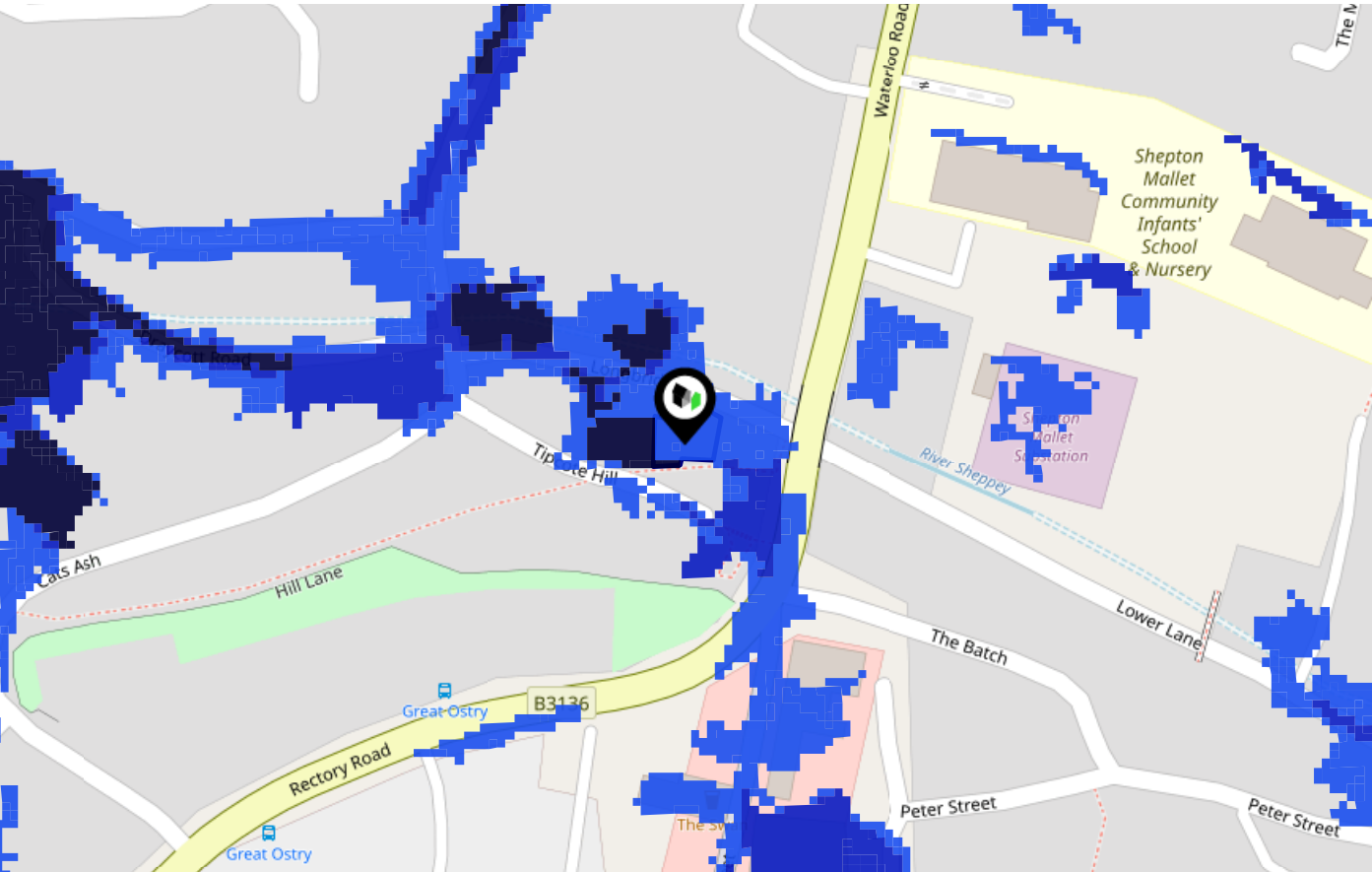
Important - Please read

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: 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:

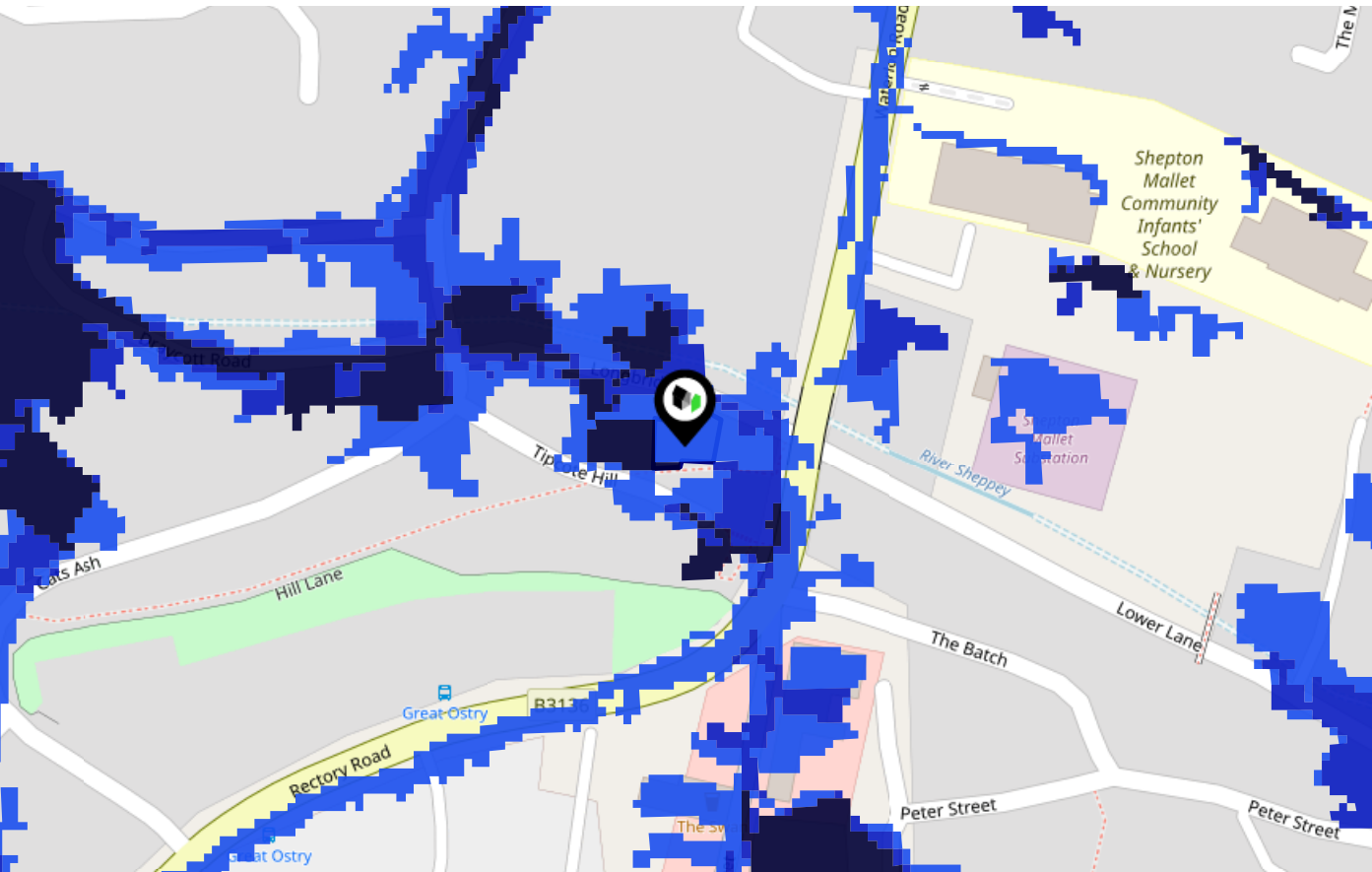


Flood Risk

Surface Water - Climate Change

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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.



Risk Rating: Low

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

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



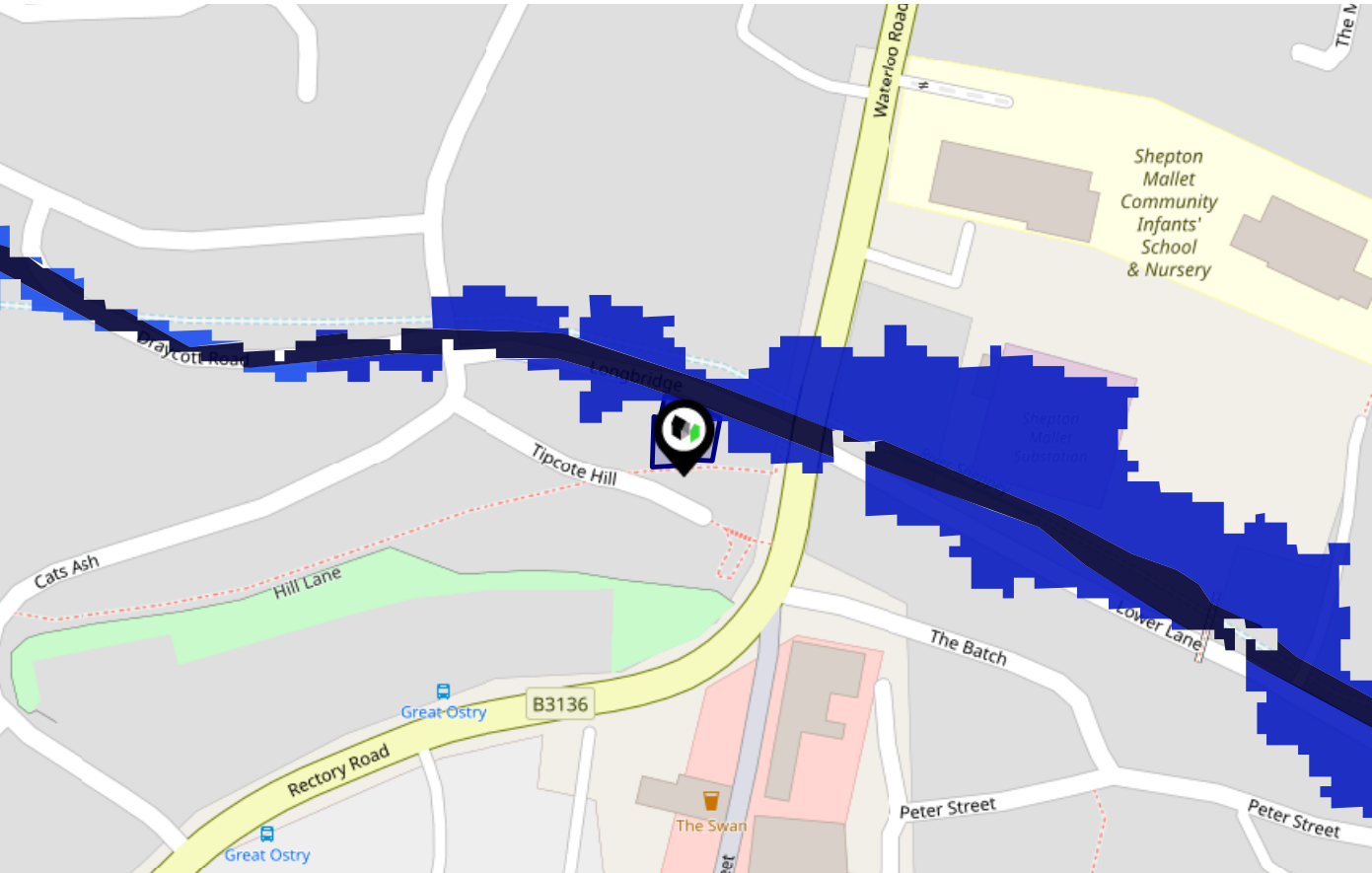
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

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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.



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.

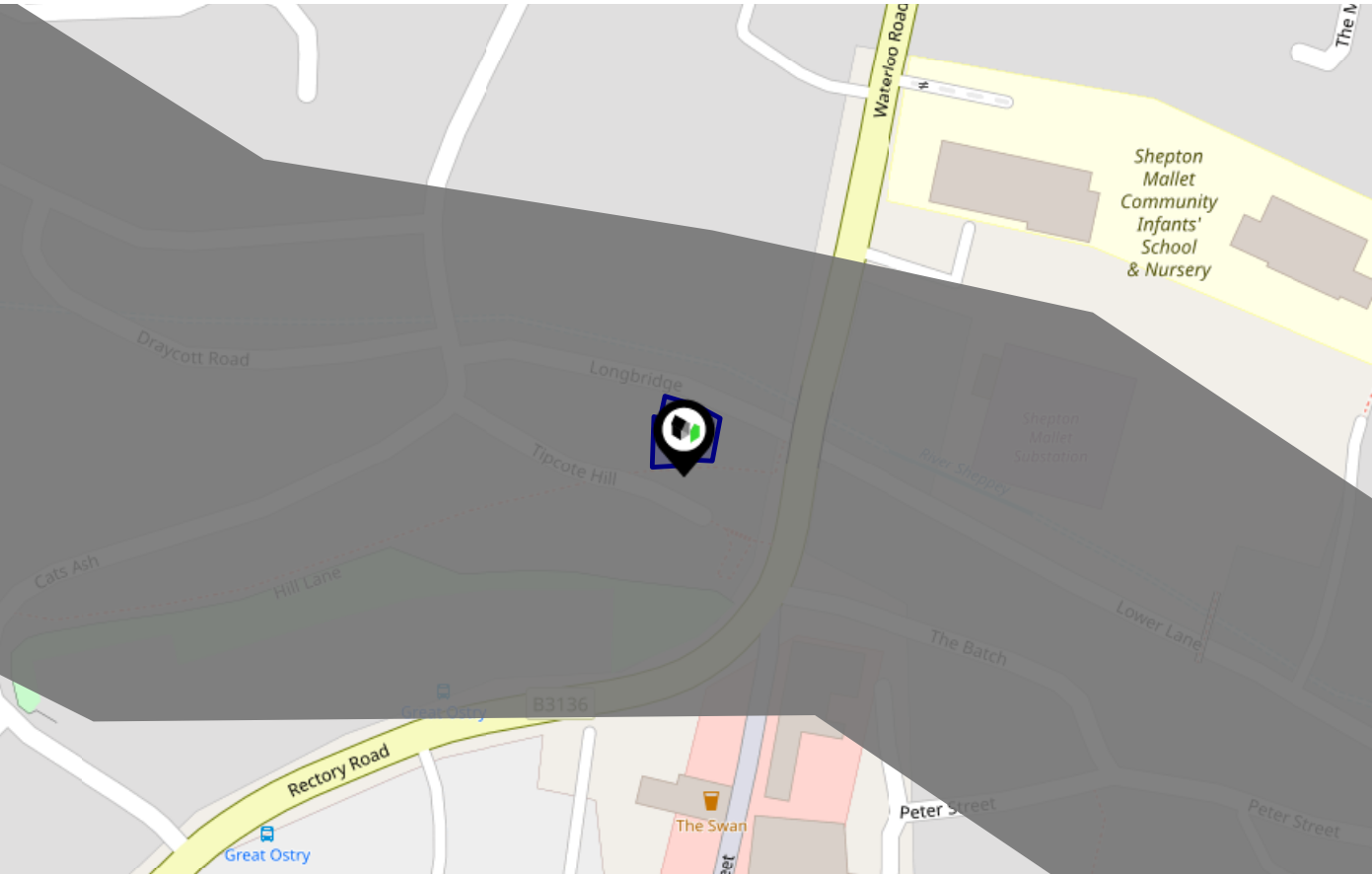
Chance of flooding to the following depths at this property:



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.

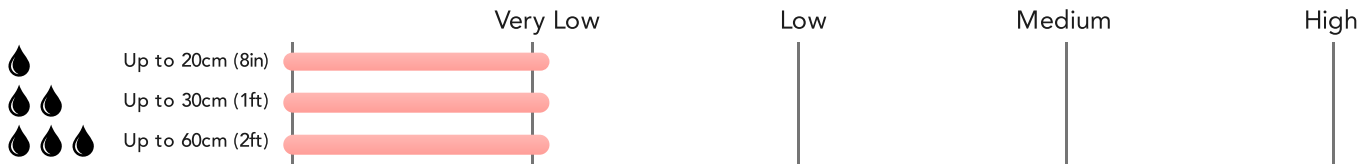


Risk Rating: Very low

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

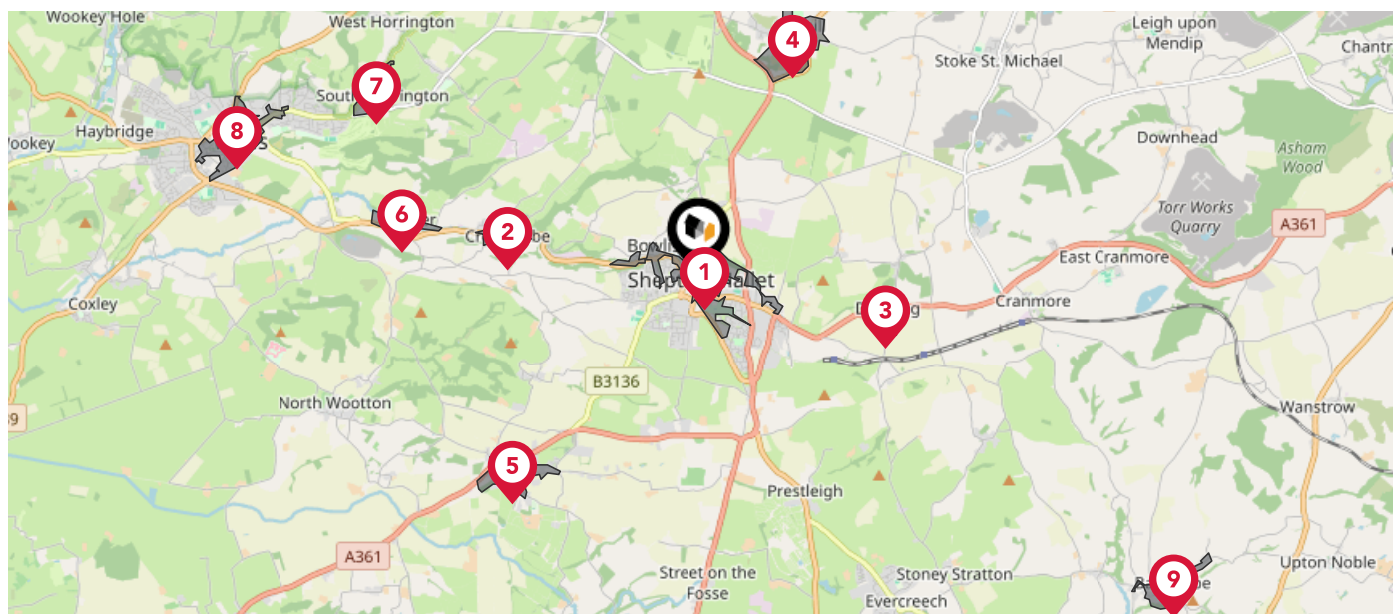


Maps

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



Shepton Mallet



Croscombe



Doultong



Oakhill



Pilton



Dinder



Mendip Hospital



Wells



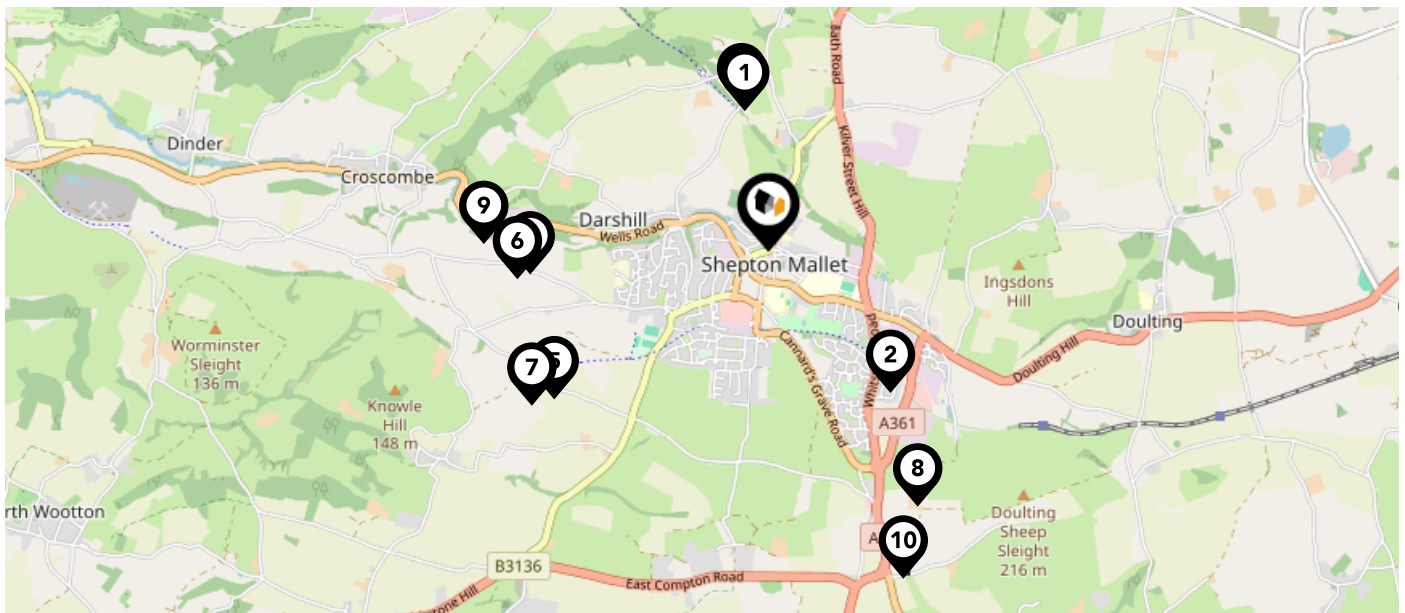
Batcombe

Maps

Landfill Sites

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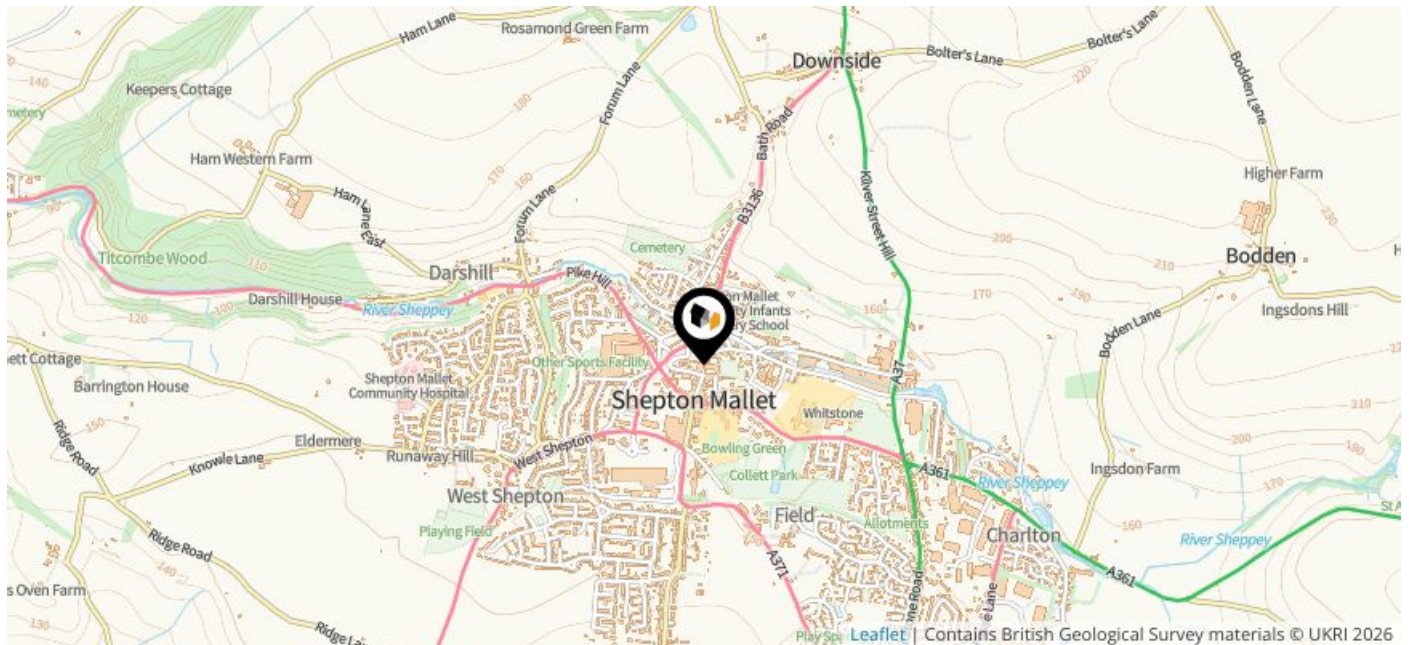
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

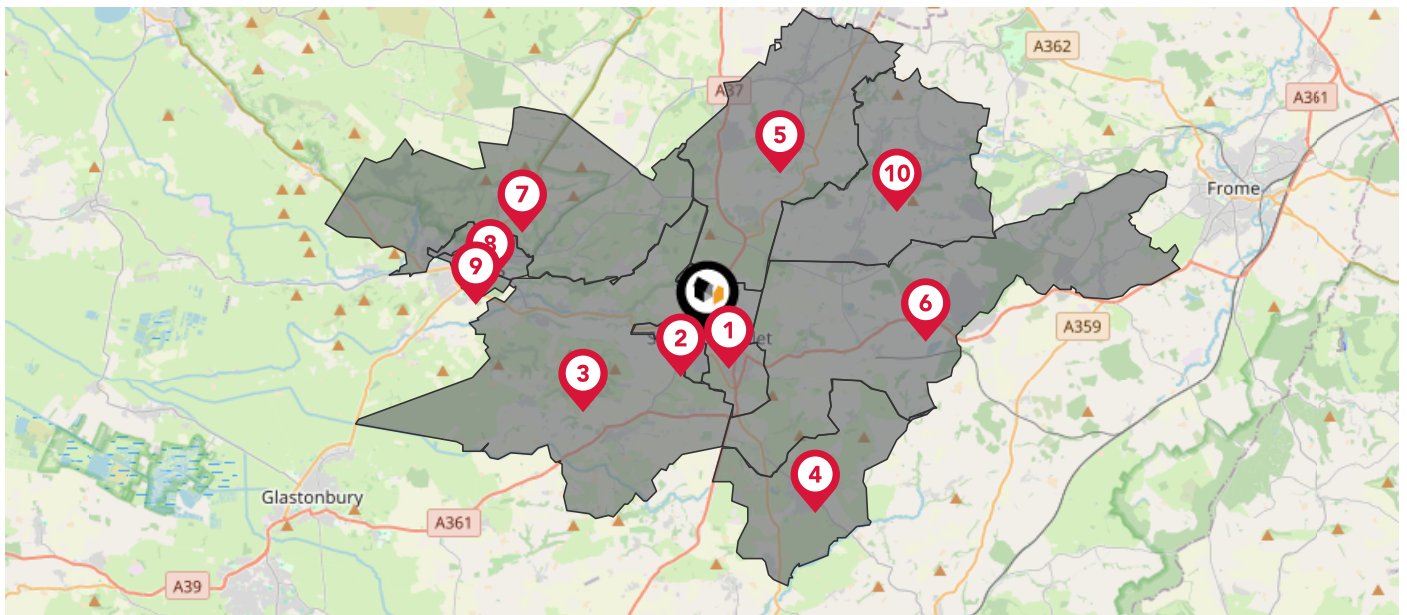
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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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

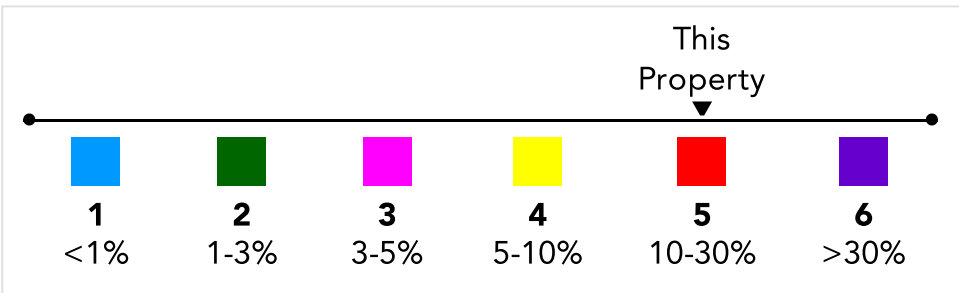
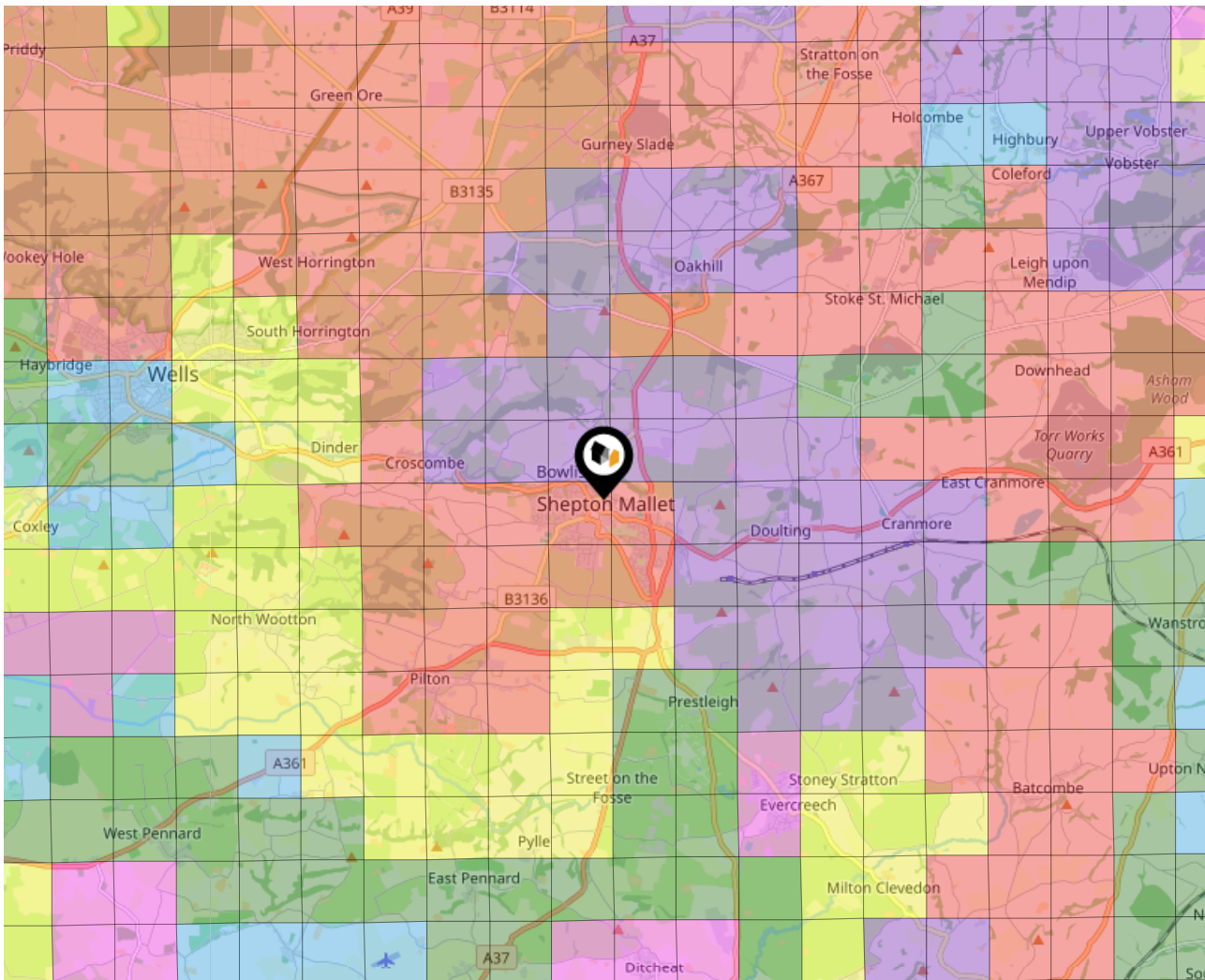


Nearby Council Wards

- 1 Shepton East Ward
- 2 Shepton West Ward
- 3 Croscombe and Pilton Ward
- 4 Creech Ward
- 5 Ashwick, Chilcompton and Stratton Ward
- 6 Cranmore, Doultong and Nunney Ward
- 7 St. Cuthbert Out North Ward
- 8 Wells St. Thomas' Ward
- 9 Wells Central Ward
- 10 Coleford and Holcombe Ward

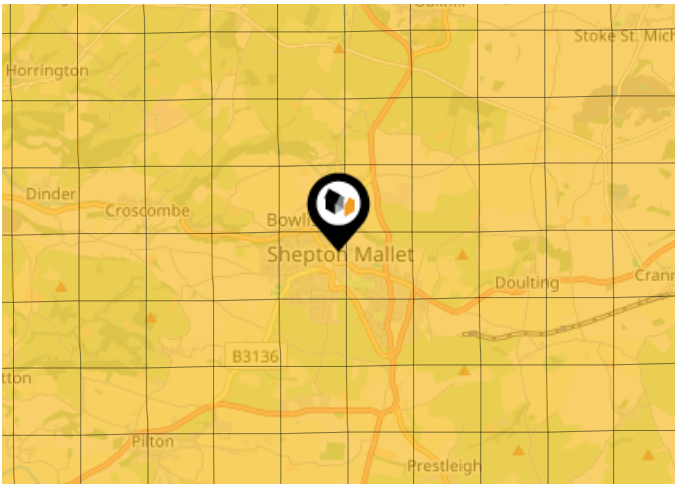
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

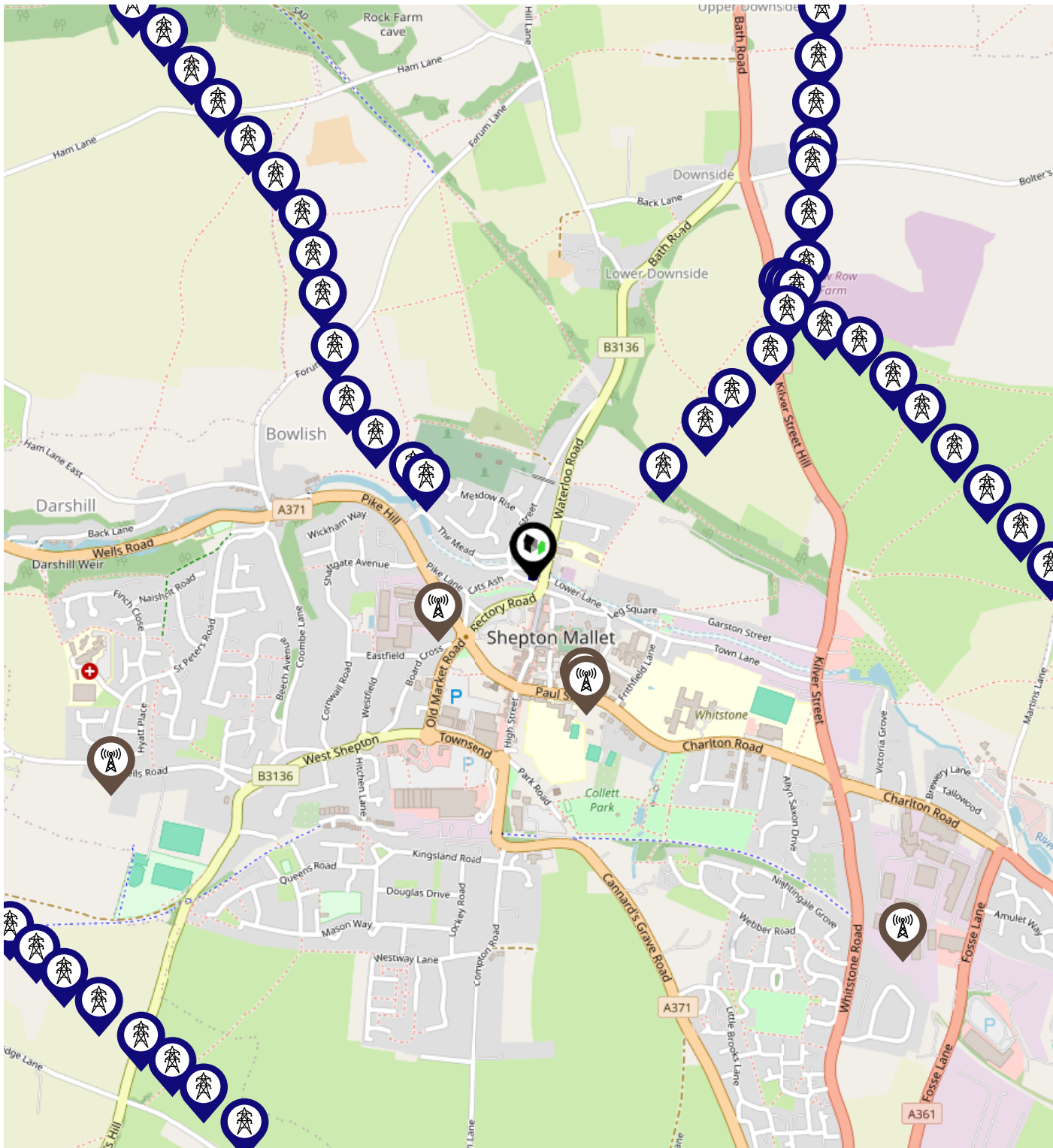


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

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Key:

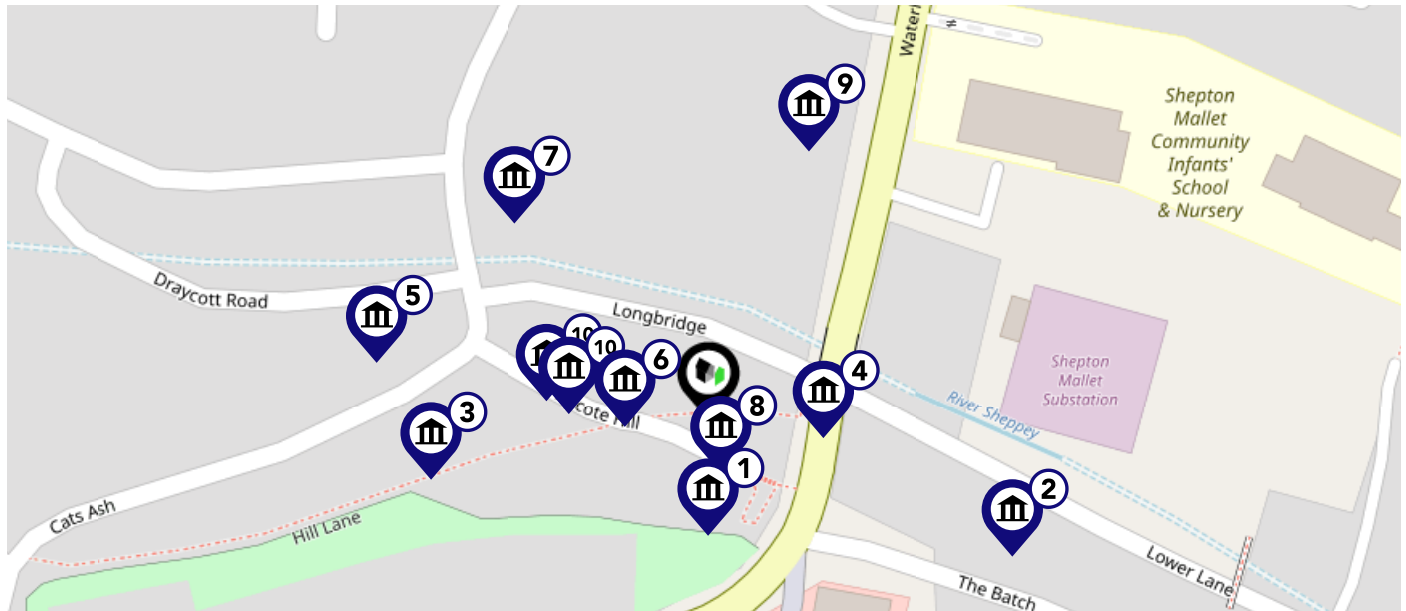
-  Power Pylons
-  Communication Masts












Maps

Listed Buildings

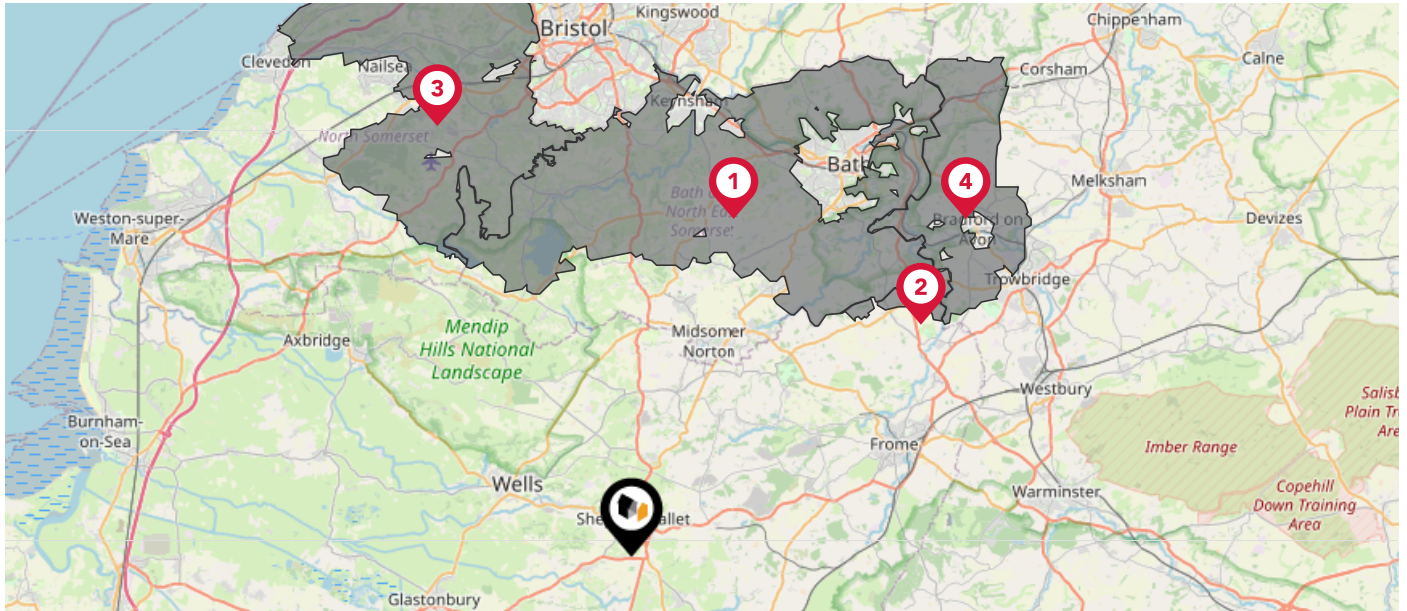
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1058392 - 1 And 3, Tipcote Hill	Grade II	0.0 miles
 1173334 - 1 And 2, Watts Place	Grade II	0.0 miles
 1058454 - 2a, Cats Ash	Grade II	0.0 miles
 1173694 - Waterloo Bridge	Grade II	0.0 miles
 1172866 - 2, Draycott Road	Grade II	0.0 miles
 1173484 - 14 And 16, Tipcote Hill	Grade II	0.0 miles
 1296498 - Longbridge House	Grade II	0.0 miles
 1058393 - 4, Tipcote Hill	Grade II	0.0 miles
 1173659 - 1 And 3, Waterloo Road	Grade II	0.0 miles
 1173503 - 20, Tipcote Hill	Grade II	0.0 miles
 1058352 - 22, Tipcote Hill	Grade II	0.0 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



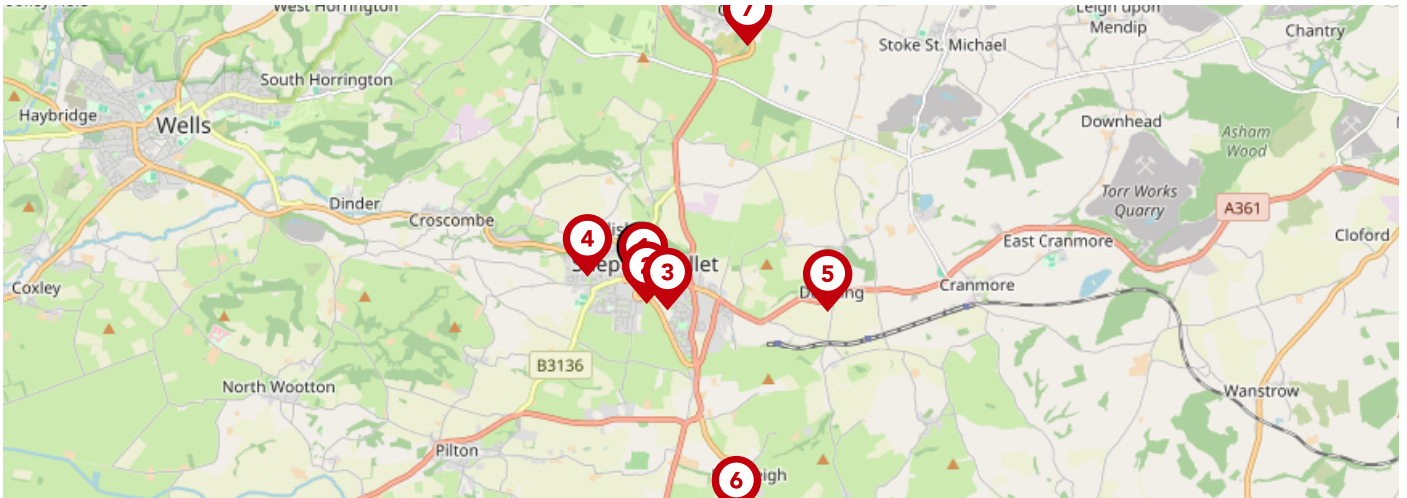
Bath and Bristol Green Belt - Mendip



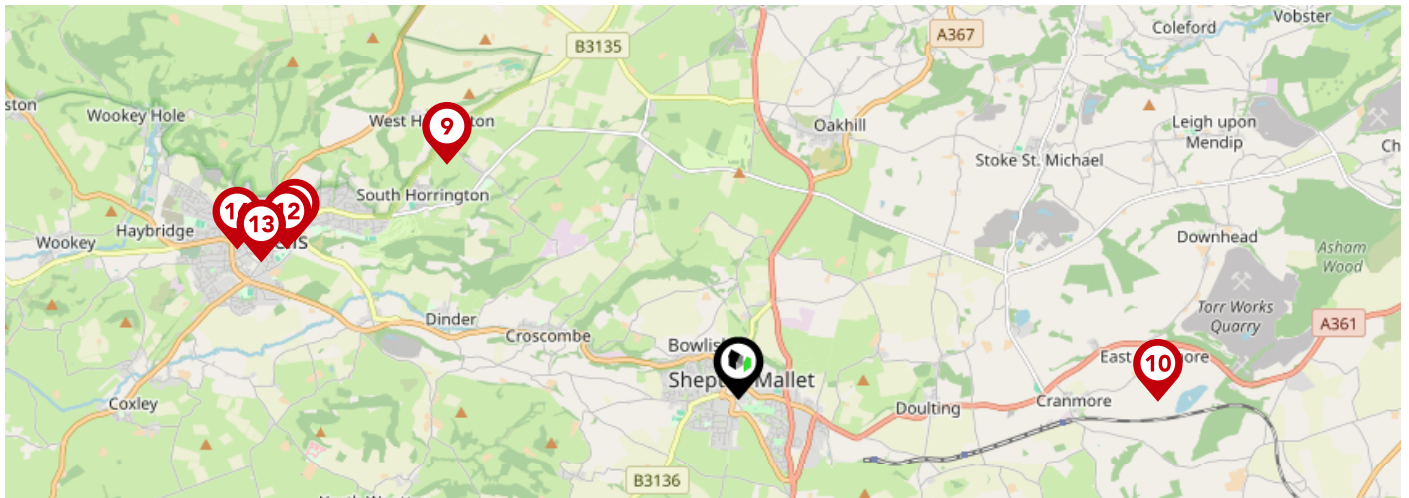
Bath and Bristol Green Belt - North Somerset



Bath and Bristol Green Belt - Wiltshire



		Nursery	Primary	Secondary	College	Private
1	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bowlsh Infant School Ofsted Rating: Good Pupils: 107 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

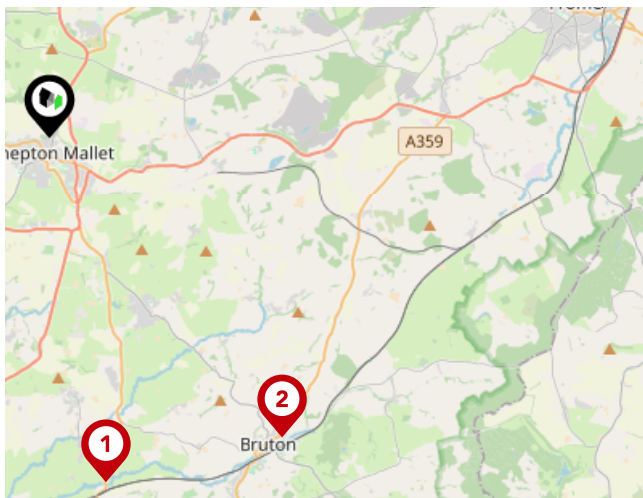


		Nursery	Primary	Secondary	College	Private
9	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Downside School Ofsted Rating: Not Rated Pupils: 334 Distance:4.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

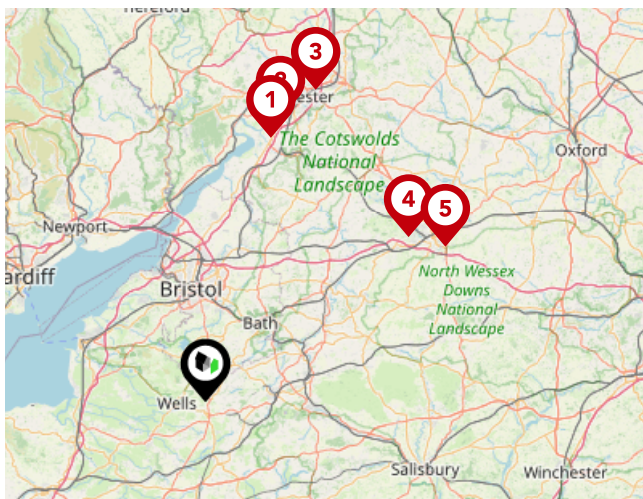
Transport (National)

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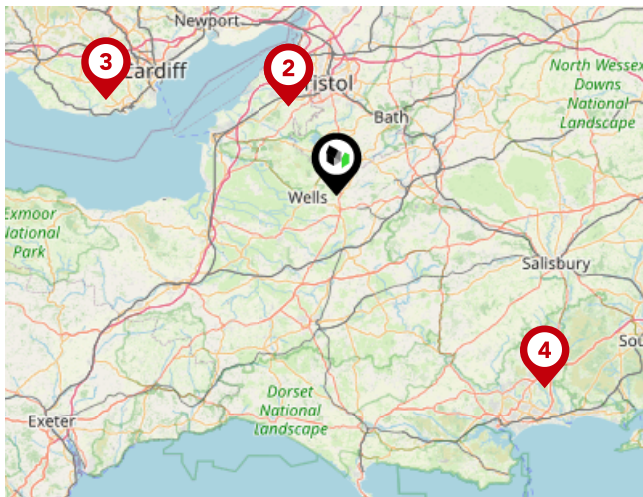
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.48 miles
2	Bruton Rail Station	7.05 miles
3	Frome Rail Station	10.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	40.37 miles
2	M5 J12	43.39 miles
3	M5 J11A	48.87 miles
4	M4 J16	38.63 miles
5	M4 J15	42.36 miles

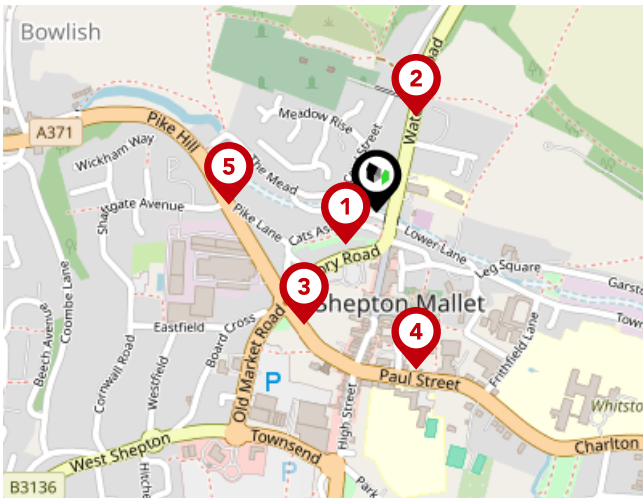


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.2 miles
2	Felton	15.2 miles
3	Cardiff Airport	37.11 miles
4	Bournemouth International Airport	42.29 miles

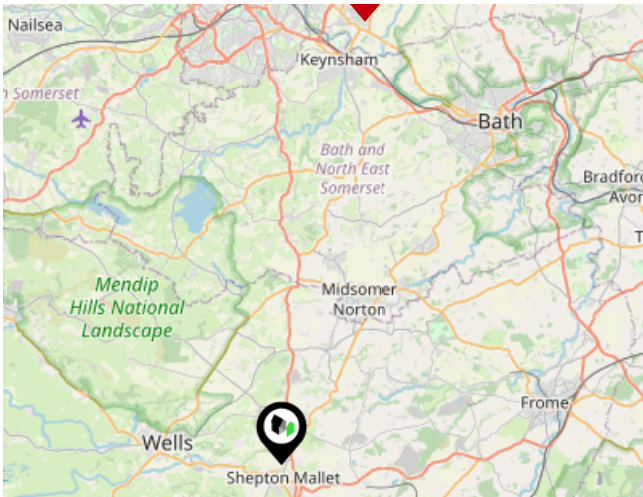
Area

Transport (Local)



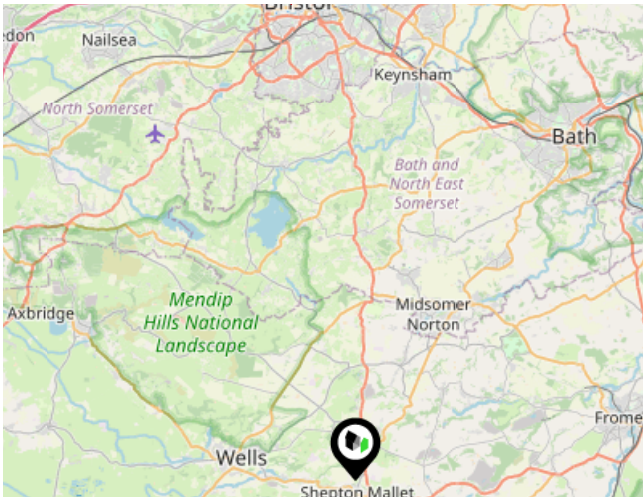
Bus Stops/Stations

Pin	Name	Distance
	Great Ostry	0.05 miles
	Old Hospital	0.12 miles
	Police Station	0.16 miles
	Beech House	0.19 miles
	Shaftgate Avenue	0.17 miles



Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	16.75 miles

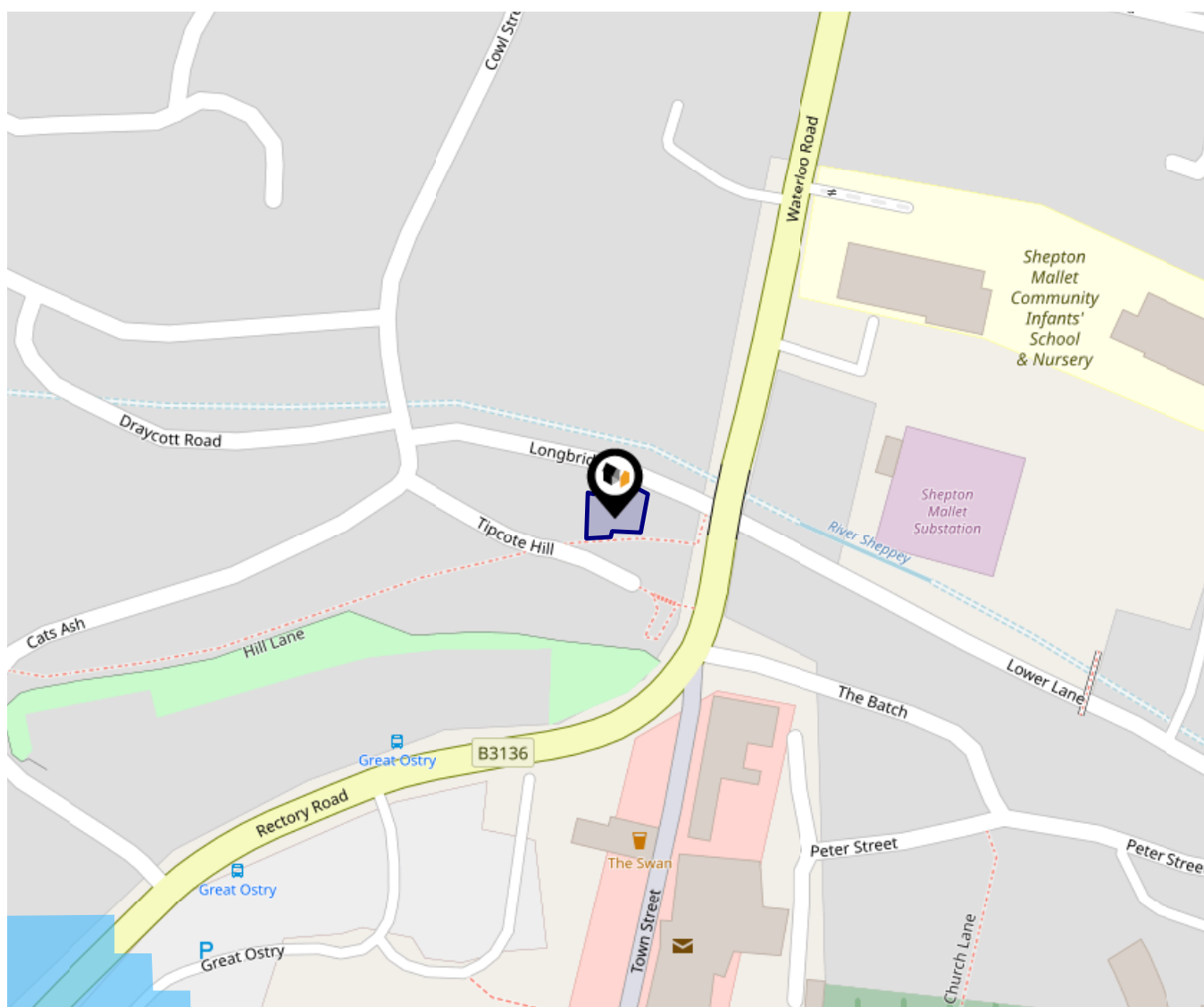


Ferry Terminals

Pin	Name	Distance
	Bathurst Basin Ferry Landing	17.83 miles
	The Ostrich	17.82 miles
	Wapping Wharf	17.79 miles

Local Area Road Noise

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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