



MIR: Material Info

The Material Information Affecting this Property

Thursday 30th July 2026



ABBAY MEWS, SILVER STREET, GLASTONBURY, BA6

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
Floor Area:	322 ft ² / 30 m ²
Plot Area:	0.06 acres
Year Built :	1976-1982
Council Tax :	Band A
Annual Estimate:	£1,707
Title Number:	WS88294

Tenure: Freehold

Local Area

Local Authority:	Somerset
Conservation Area:	Glastonbury
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	330
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **13 Silver Street Glastonbury Somerset BA6 8BS**

Reference - 2026/0481/TCA	
Decision:	Decided
Date:	05th March 2026
Description:	Budleia (T1) - Reduce by 50%. Prunus (T2) - Reduce by 30%. Cypress (T3) - Cut back by 1m.

Planning records for: **22 Silver Street, Glastonbury, Somerset BA6 8BS**

Reference - 2011/1622	
Decision:	Approval with Conditions
Date:	28th June 2011
Description:	Rear extension and cosmetic alterations to rear elevations

Planning records for: **7 Silver Street Glastonbury BA6 8BS**

Reference - 2018/1932/LBC	
Decision:	Decided
Date:	01st August 2018
Description:	Proposed extension and internal alterations to Grade II listed building

Reference - 2018/1931/HSE	
Decision:	Decided
Date:	01st August 2018
Description:	Proposed extension and internal alterations to Grade II listed building

Planning records for: *Avalon Hall, Silver Street, Glastonbury, Somerset BA6 8BS*

Reference - 2012/2204
Decision: -
Date: 11th September 2012
Description: Alterations and repairs to building including new ground floor window, repairs to windows, removal of redundant pipe, replacement downpipe and insertion of mezzanine floors (associated with change of use of building from Use Class D1 (place of worship) to B1 (clothing design)).

Reference - 2012/2203
Decision: Approval with Conditions
Date: 17th September 2012
Description: Change of use of building from Use Class D1 (place of worship) to B1 (clothing design), including additional ground floor window and insertion of internal mezzanine floors.

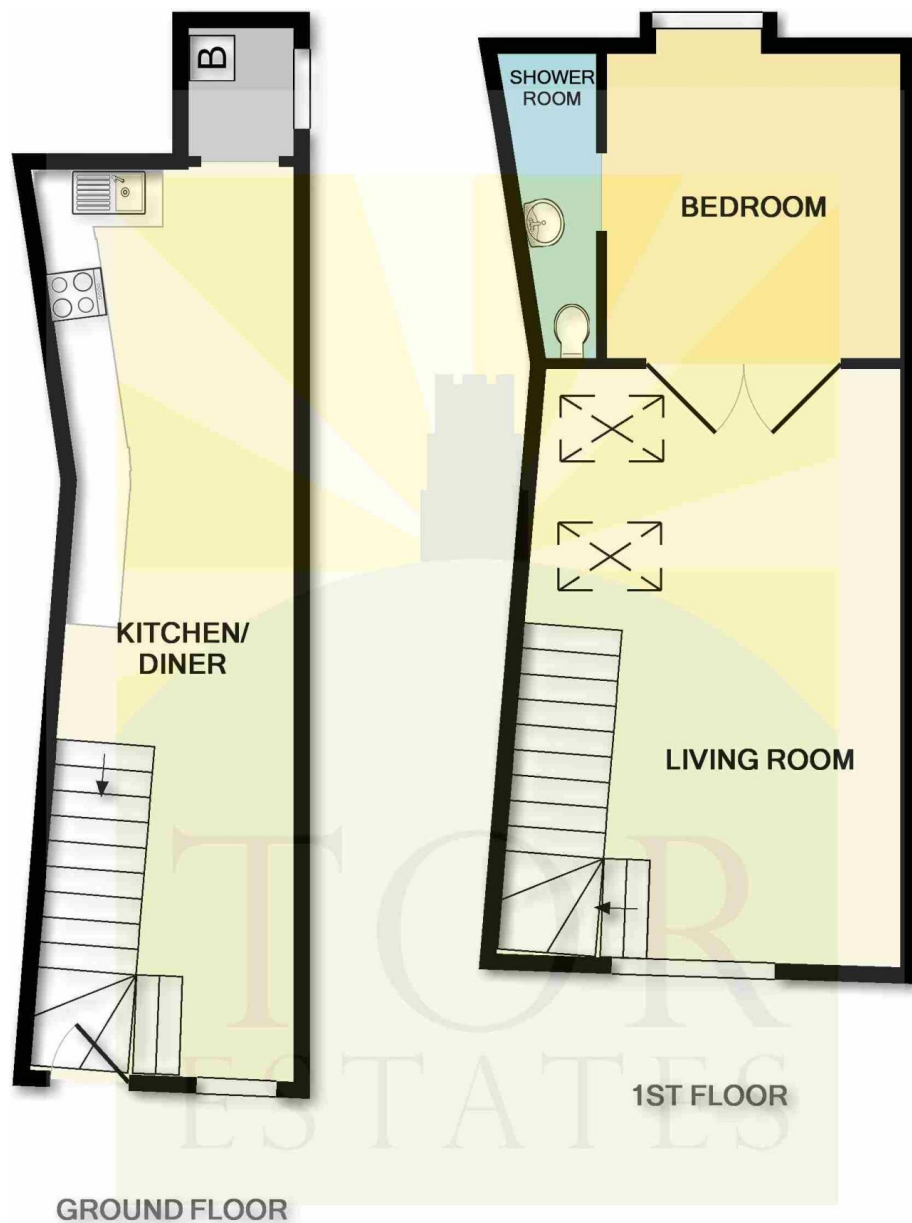
Planning records for: *3A Silver Street, Glastonbury, BA6 8BS*

Reference - 2010/0632
Decision: Approval with Conditions
Date: 27th April 2010
Description: Change of use from play centre (class D1) to cafe and gallery/showroom with office and store (A3/D1) (DEL)

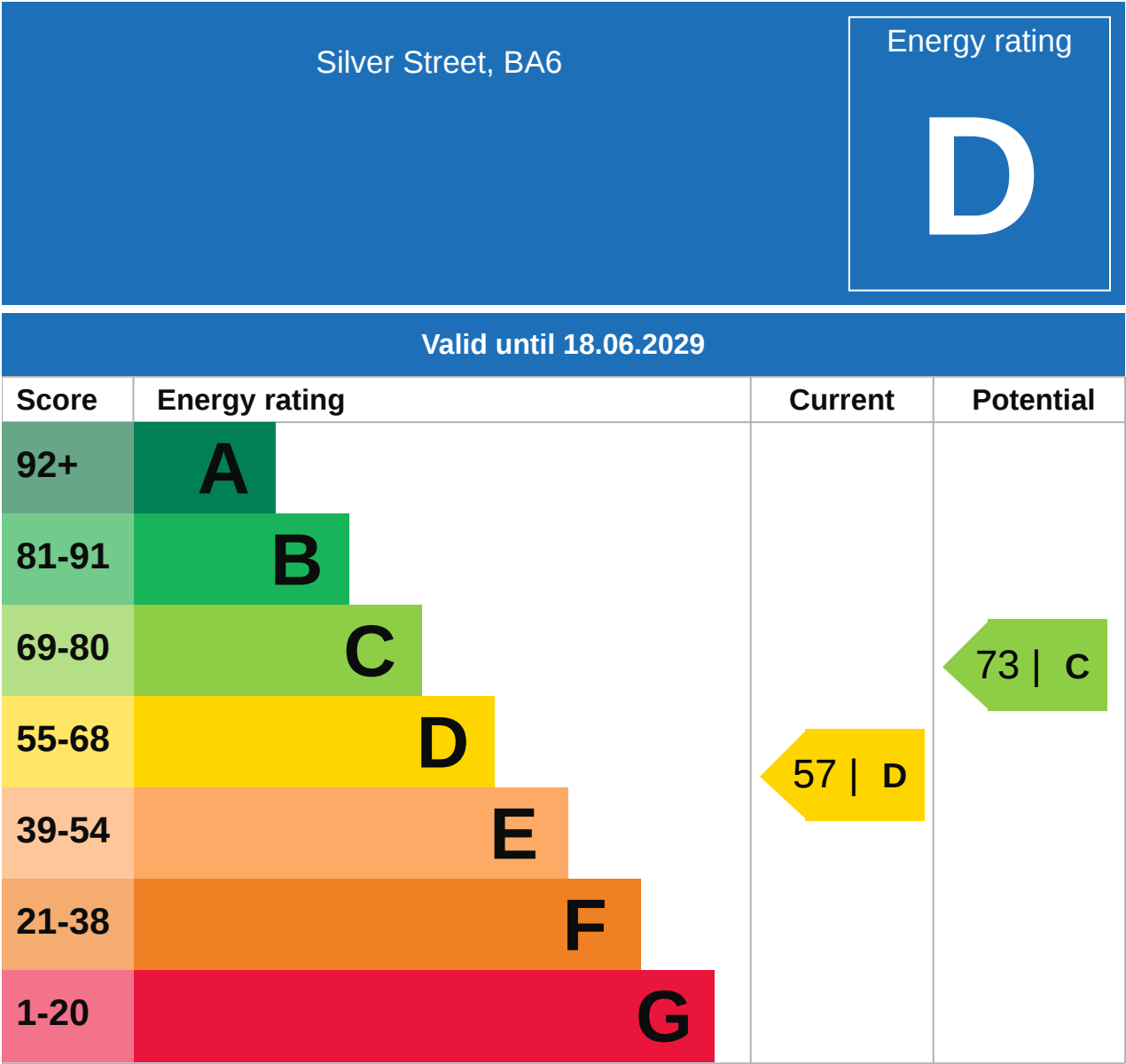
Reference - 2010/0652
Decision: Approval with Conditions
Date: 07th April 2010
Description: Erect hanging sign and display mural. (DEL)



ABBEY MEWS, SILVER STREET, GLASTONBURY, BA6



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Additional Data

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Additional EPC Data

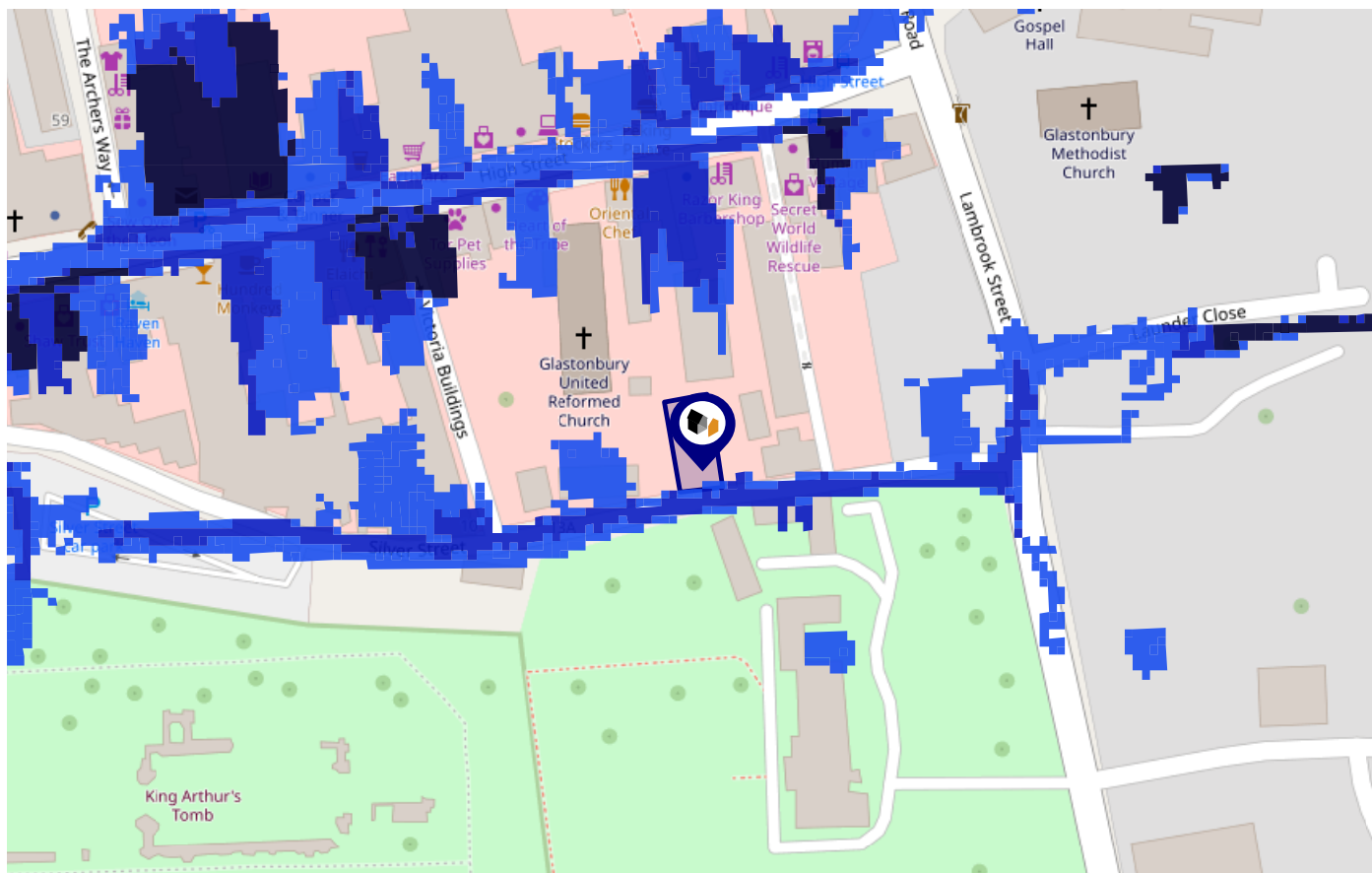
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1
Flat Top Storey:	No
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	30 m ²

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.

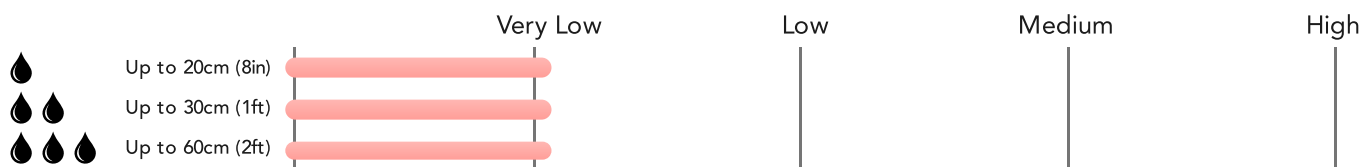


Risk Rating: Very low

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:

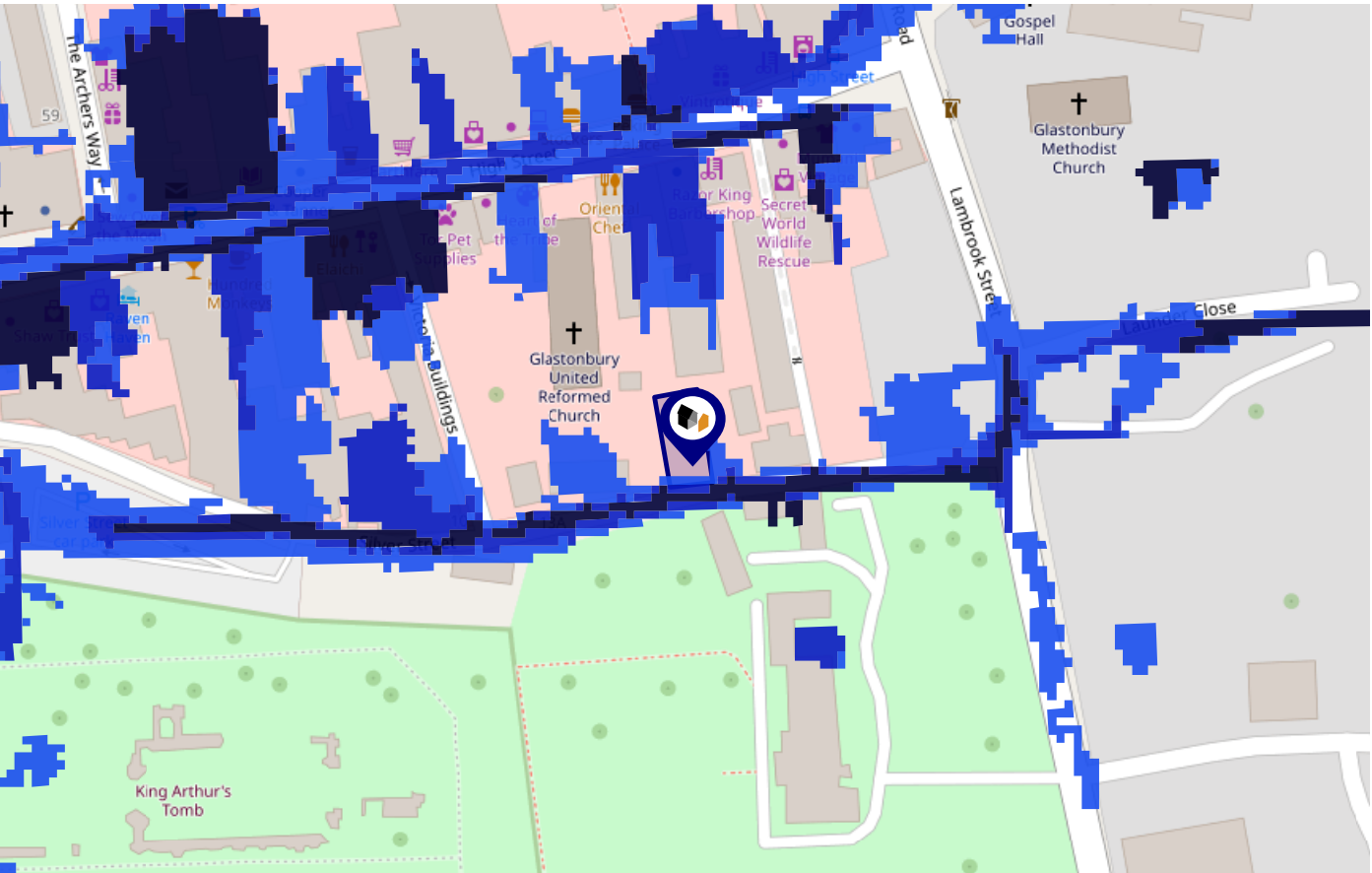


Flood Risk

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.

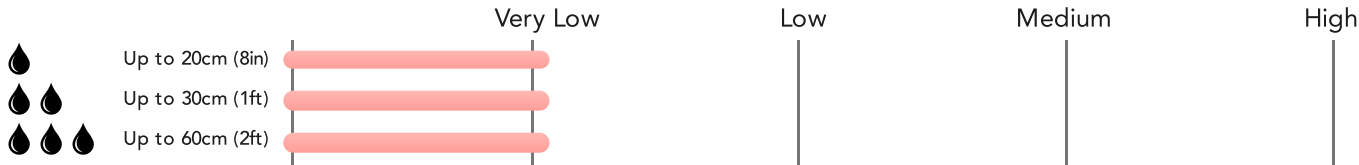


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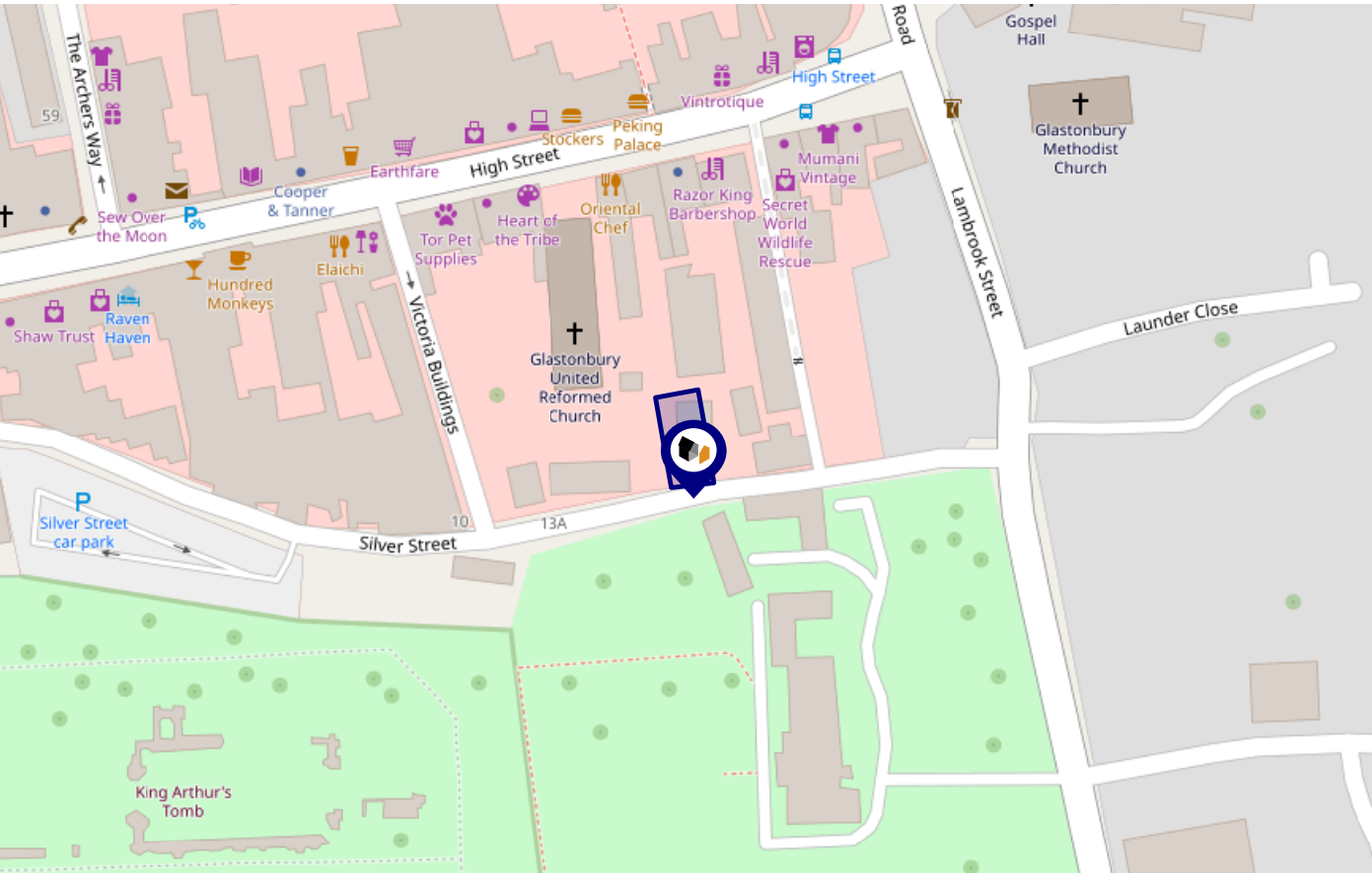
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Flood Risk

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.

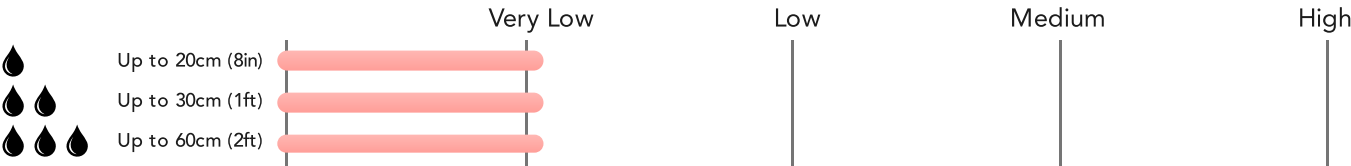


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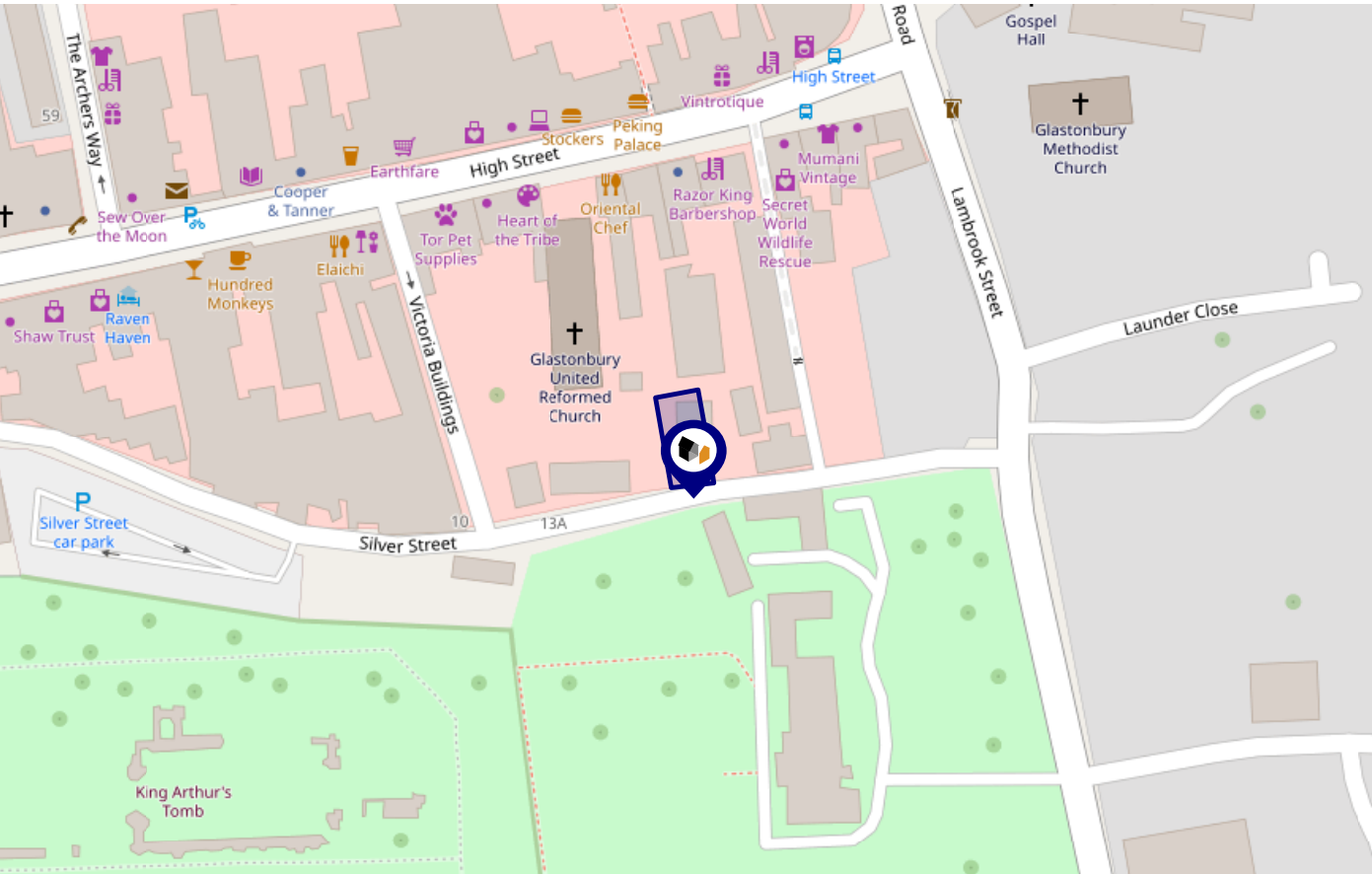


Flood Risk

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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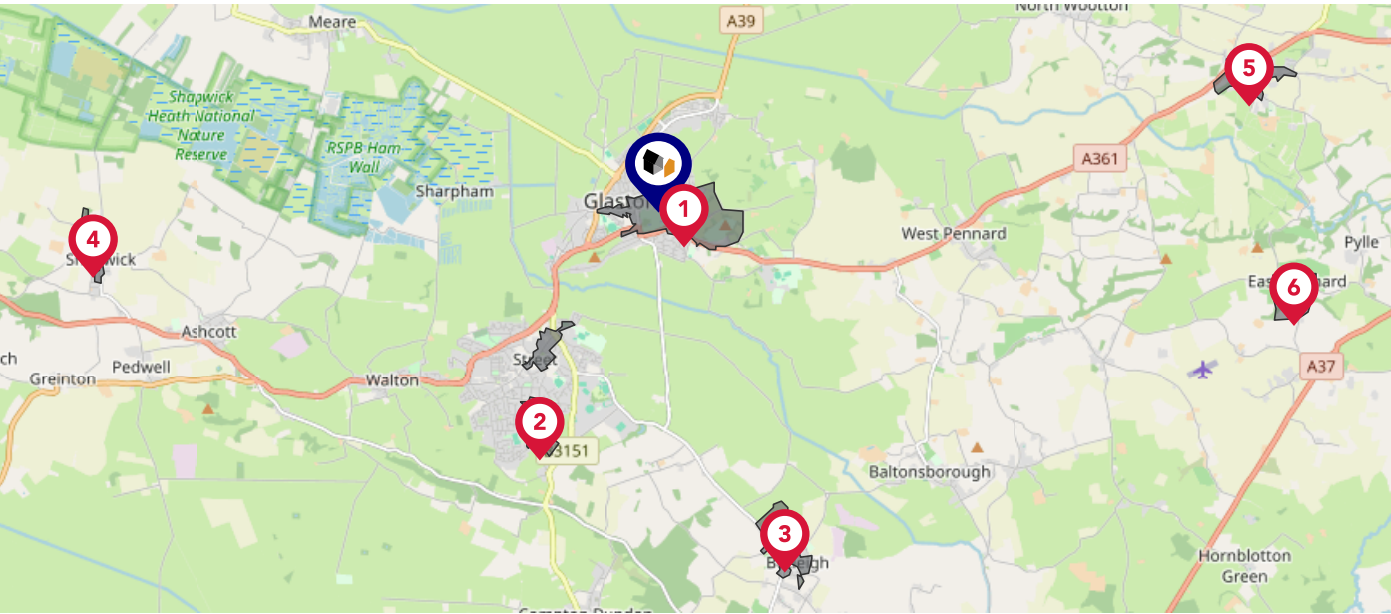


Maps

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.



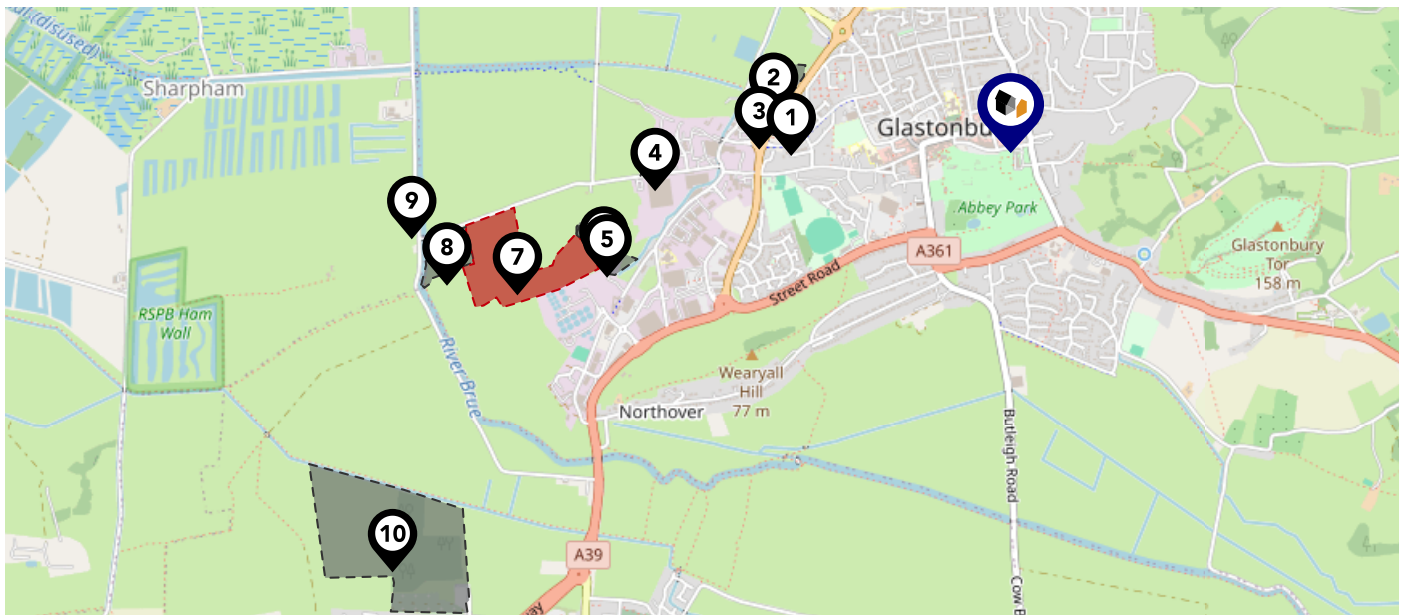
Nearby Conservation Areas	
1	Glastonbury
2	Street
3	Butleigh
4	Shapwick
5	Pilton
6	East Pennard

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	Dyehouse Lane-Glastonbury	Historic Landfill	
2	Dyehouse Lane-Glastonbury	Historic Landfill	
3	Land at Paradise-Glastonbury, Somerset	Historic Landfill	
4	Porchestal Drove-Glastonbury, Somerset	Historic Landfill	
5	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill	
6	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill	
7	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill	
8	Porchestall Drove-Glastonbury, Somerset	Historic Landfill	
9	Land at Cradlebridge-Glastonbury, Somerset	Historic Landfill	
10	Corporation Yard-Street	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



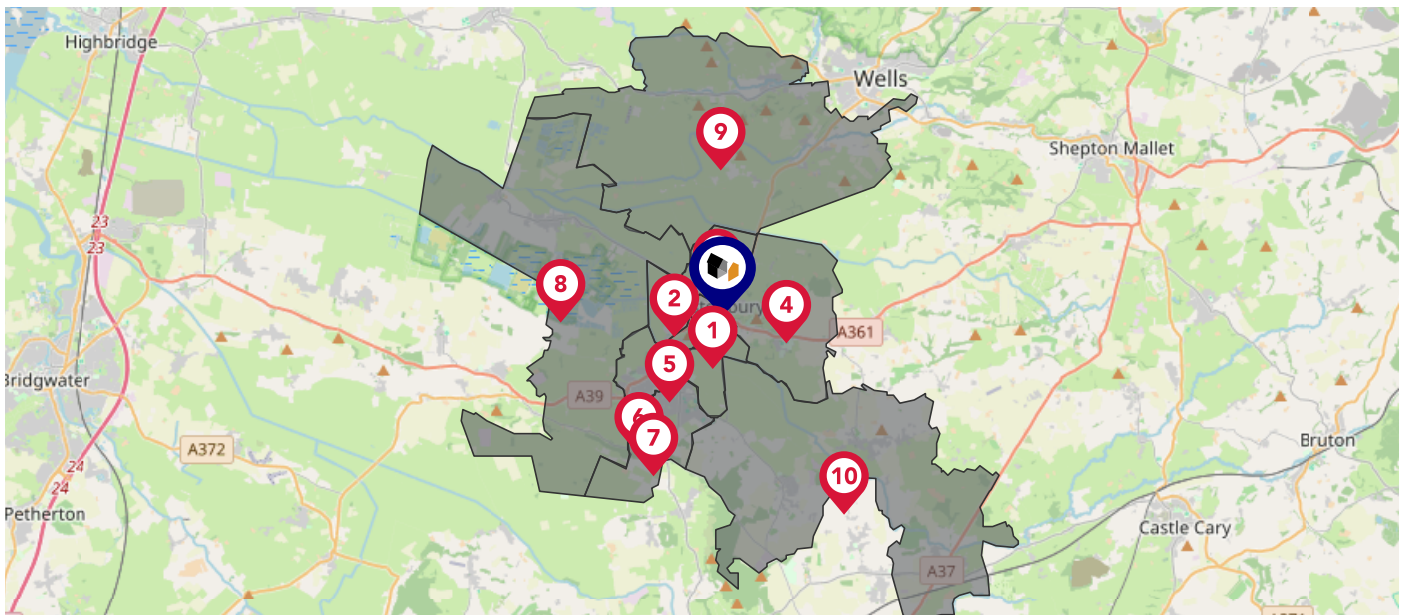
Mine Entry

- ✕ 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.

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

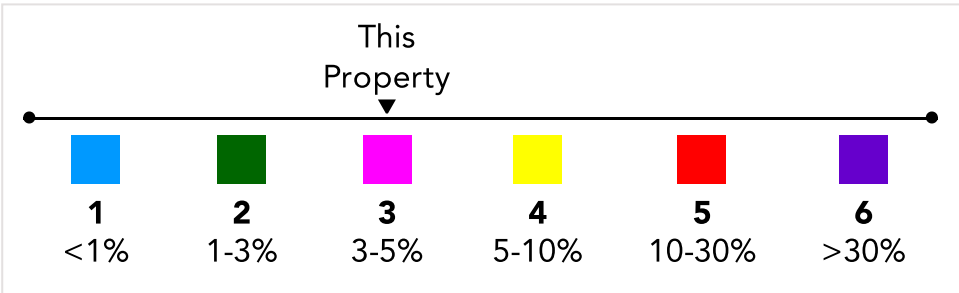
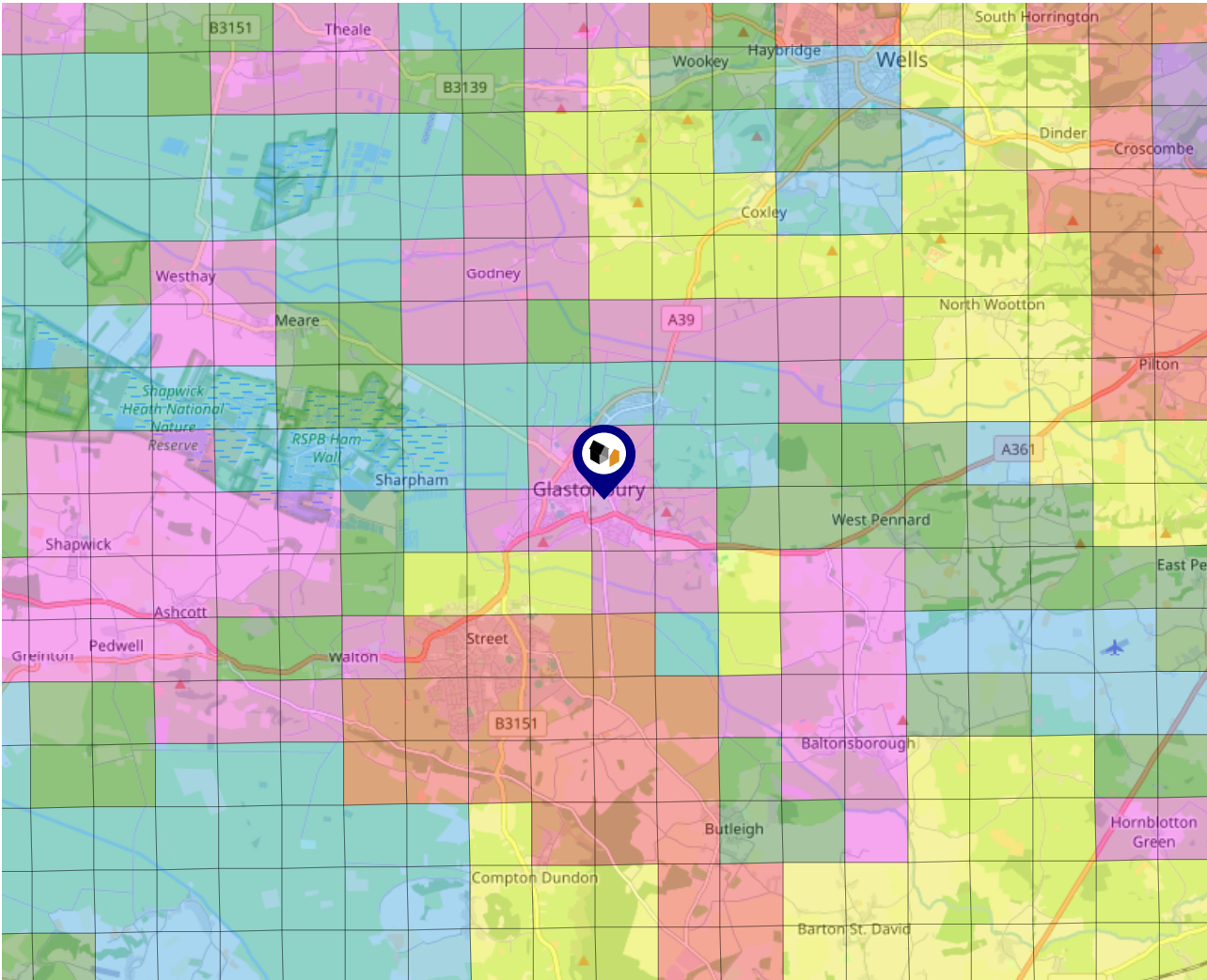


Nearby Council Wards

- 1 Glastonbury St. Mary's Ward
- 2 Glastonbury St. Benedict's Ward
- 3 Glastonbury St. John's Ward
- 4 Glastonbury St. Edmund's Ward
- 5 Street North Ward
- 6 Street West Ward
- 7 Street South Ward
- 8 Moor Ward
- 9 Wookey and St. Cuthbert Out West Ward
- 10 Butleigh and Baltonsborough Ward

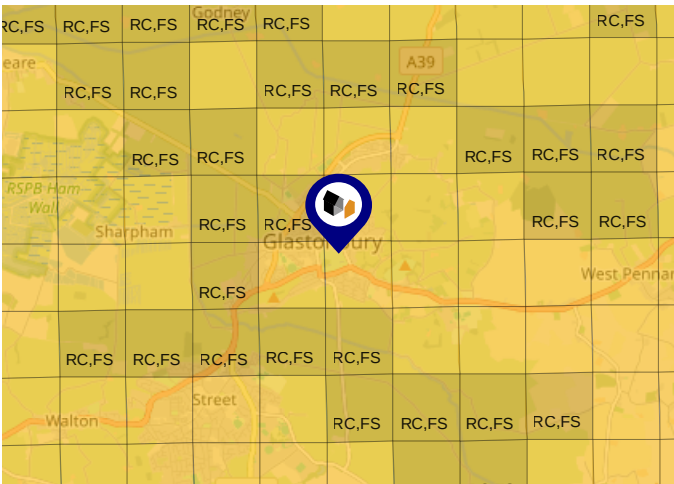
What is Radon?

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:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



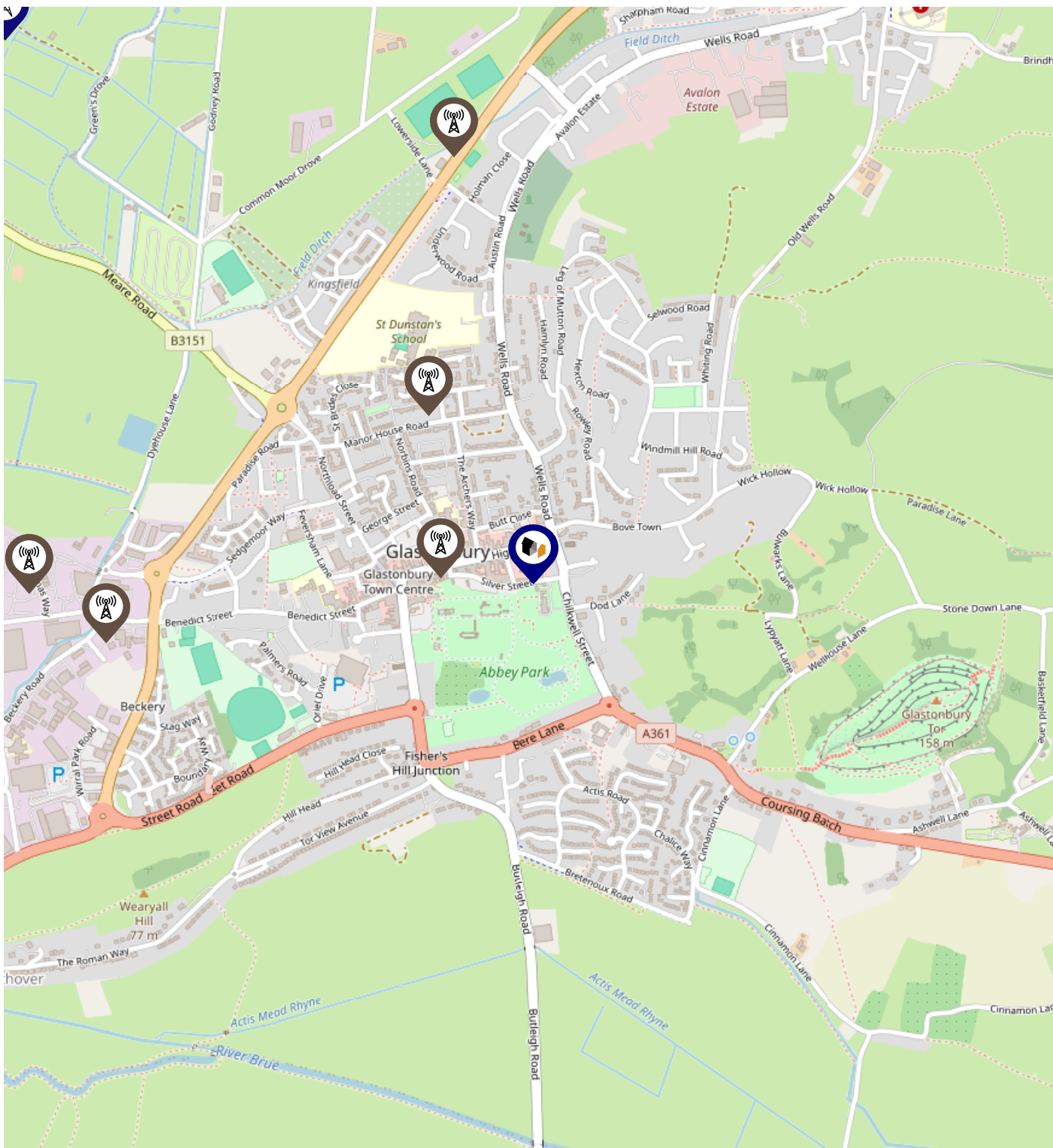
Primary Classifications (Most Common Clay Types)

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:

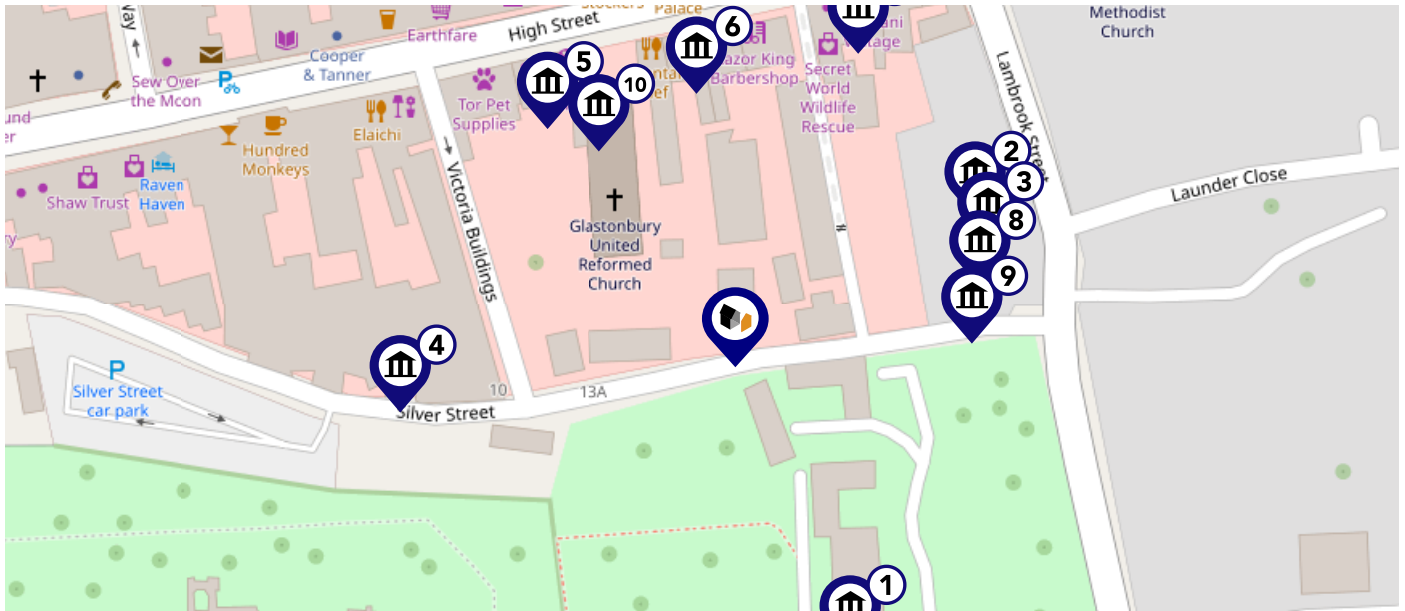
-  Power Pylons
-  Communication Masts

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
	1167617 - Abbey House	Grade II	0.0 miles
	1057900 - 10, Lambrook Street	Grade II	0.0 miles
	1345445 - 12 And 14, Lambrook Street	Grade II	0.0 miles
	1057879 - 7, Silver Street	Grade II	0.0 miles
	1057938 - 70-74, High Street	Grade II	0.0 miles
	1167927 - 78 And 80, High Street	Grade II	0.0 miles
	1345429 - 86, High Street	Grade II	0.0 miles
	1057901 - Klyemore House	Grade II	0.0 miles
	1057902 - Avalon Hall	Grade II	0.0 miles
	1057939 - Congregational Church	Grade II	0.0 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

No Gas Supply

Central Heating

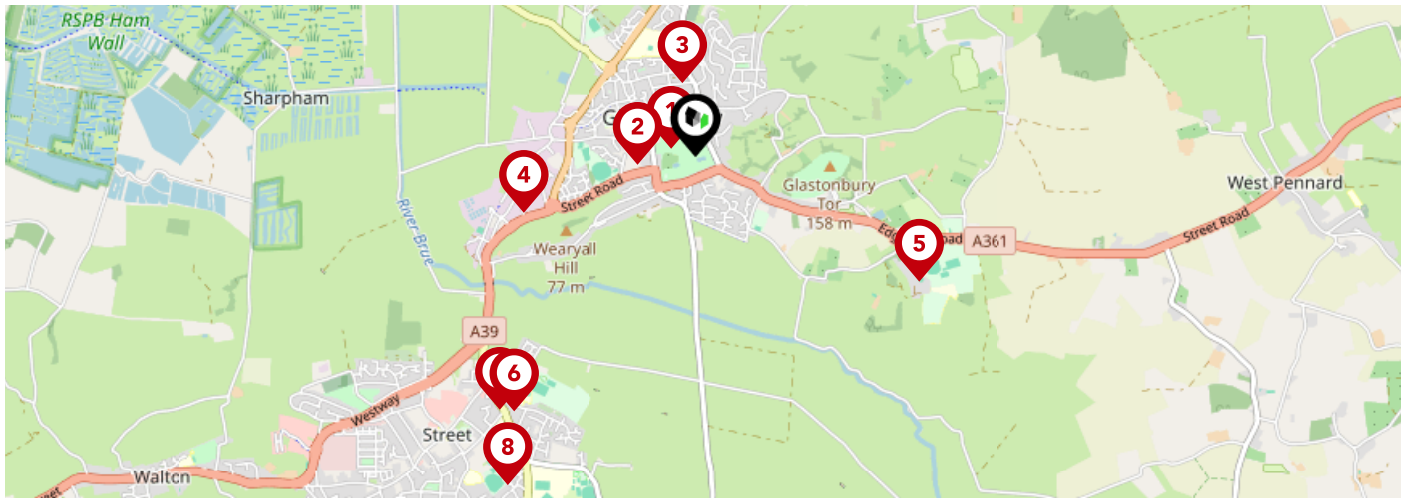
Electric Heating

Water Supply

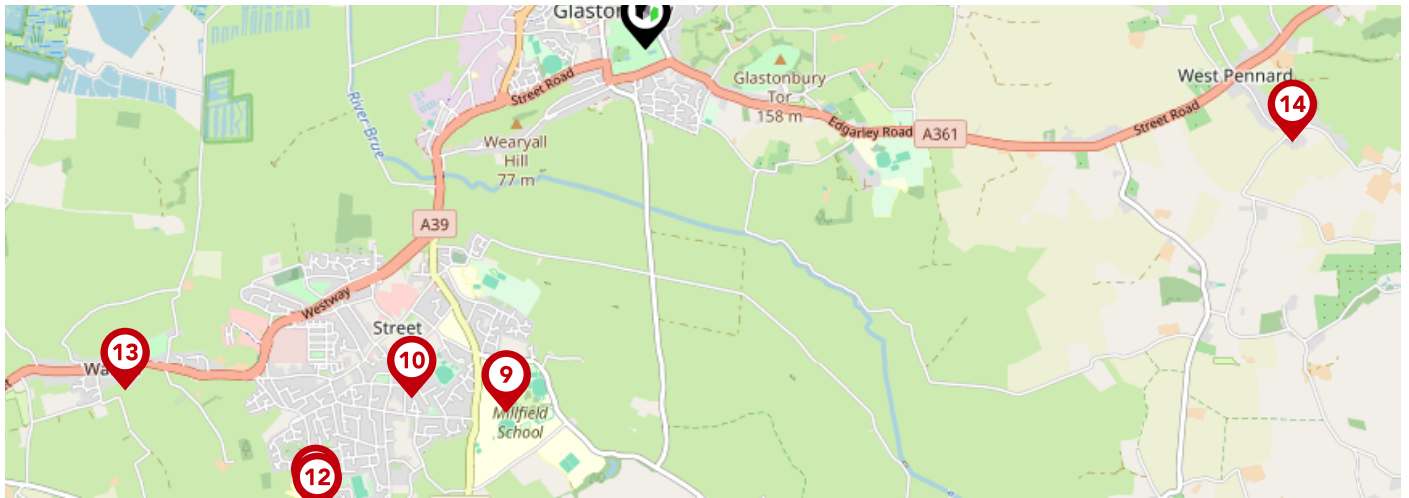
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:0.11	☐	☒	☐	☐	☐
2	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:0.27	☐	☒	☐	☐	☐
3	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:0.35	☐	☐	☒	☐	☐
4	Tor School Ofsted Rating: Good Pupils: 32 Distance:0.84	☐	☐	☒	☐	☐
5	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.19	☐	☐	☒	☐	☐
6	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:1.45	☐	☐	☒	☐	☐
7	Strode College Ofsted Rating: Good Pupils:0 Distance:1.48	☐	☐	☒	☐	☐
8	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:1.76	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:1.81	☐	☐	☒	☐	☐
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:1.95	☐	☒	☐	☐	☐
11	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:2.62	☐	☒	☐	☐	☐
12	Avalon School Ofsted Rating: Good Pupils: 65 Distance:2.65	☐	☐	☒	☐	☐
13	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.89	☐	☒	☐	☐	☐
14	West Pennard Church of England Primary School Ofsted Rating: Outstanding Pupils: 219 Distance:3.04	☐	☒	☐	☐	☐
15	Coxley Primary School Ofsted Rating: Requires improvement Pupils: 64 Distance:3.04	☐	☒	☐	☐	☐
16	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.42	☐	☒	☐	☐	☐

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

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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