COOPER AND TANNER

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MIR: Material Info

The Material Information Affecting this Property

Saturday 07th November 2026



TADHILL, LEIGH UPON MENDIP, RADSTOCK, BA3

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

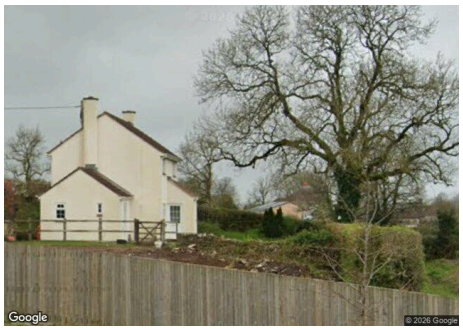
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The Property Ombudsman

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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,097 ft^2 / 102 m^2		
Plot Area:	6.96 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	WS20211		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

26 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Planning History
This Address

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Planning records for: ***Tadhill, Leigh Upon Mendip, Radstock, BA3***

Reference - 2015/2192/CLE

Decision: Development is Lawful

Date: 18th September 2015

Description:

Continuation of Residential Occupancy without Complying with Condition 2 on Outline Planning Consent 100829/004 (Agricultural Occupancy)

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Planning
In Street

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Planning records for: ***2 Westleigh, Tadhill, Leigh Upon Mendip, Bath, Somerset, BA3 5QT***

Reference - 115061/002

Decision: Refusal

Date: 29th January 2004

Description:

Two storey side extension [amendment of materials] (CAT A)

Reference - 2024/0841/HSE

Decision: Decided

Date: 10th May 2024

Description:

Erection of a single storey rear extension.

Planning records for: ***Grove Shute Farm Towns End Lane Leigh On Mendip Shepton Mallet BA3 5QT***

Reference - 2017/2351/APP

Decision: Approval

Date: 29th August 2017

Description:

Application for approval of details reserved by conditions 3 (Materials), 4 (stonework), 5 (landscaping) on planning consent 2014/2760/FUL

Reference - 2014/2760/FUL

Decision: Approval with Conditions

Date: 23rd December 2014

Description:

Erection of 7 residential dwellings and associated development (re-submission).

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Grove Shute Farm Towns End Lane Leigh On Mendip Radstock BA3 5QT***

Reference - 2018/1648/APP

Decision: Approval

Date: 29th June 2018

Description:

Application for approval of details reserved by conditions 5 (hard and soft landscaping) on planning consent 2014/2760/FUL

Reference - 2017/0947/VRC

Decision: Approval with Conditions

Date: 07th April 2017

Description:

Variation of conditions 2 (drawing numbers); 11 (visibility splays); 12 (access); and 13 (turning and parking) of planning permission 2014/2760/FUL

Reference - 2017/3361/NMA

Decision: Approval with Conditions

Date: 02nd January 2018

Description:

Application for a non-material amendment to permission 2017/0947/VRC for stone walling to replace timber clad elements to rear of Plots 6 & 7. Removal of dormer to rear of Plot 6 and replacement with Rooflights. 2no. small rooflights added to Plot 1 roof and alteration to the boundary line at Plot 1.

Reference - 2018/0659/VRC

Decision: Approval with Conditions

Date: 21st March 2018

Description:

Variation of condition 2 (drawing numbers) on planning permission 2017/0947/VRC in relation to material amendment to curtilage.

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Planning
In Street

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Planning records for: ***Grove Shute Farm Towns End Lane Leigh On Mendip Shepton Mallet Radstock Somerset BA3 5QT***

Reference - 2017/0948/APP	
Decision:	Approval
Date:	07th April 2017
Description:	
Application for approval of details reserved by conditions 6 (Timing of Works); 7 (External Lighting); 8 (Bat Roost and Nest Boxes); and 9 (Ecological Management Plan) attached to planning permission 2014/2760/FUL.	

Planning records for: ***Grove Shute Farm, Tadhill, Leigh Upon Mendip, Radstock, BA3 5QT***

Reference - 2011/2397	
Decision:	Approval with Conditions
Date:	27th September 2011
Description:	
Conversion works to existing barn to allow use as Agricultural Workshop to include fitting of steel cladding, concrete walling, roller shutter and pedestrian door to existing building.	

Reference - 2012/2914	
Decision:	Approval with Conditions
Date:	10th December 2012
Description:	
Insertion of new windows, replace all existing windows and internal alterations.	

Reference - 2012/2470	
Decision:	Approval with Conditions
Date:	11th October 2012
Description:	
Single storey rear (north) extension and first floor level extension at rear (north)	

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Planning
In Street

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Planning records for: ***Grove Shute Farm, Tadhill, Leigh on Mendip, Radstock BA3 5QT***

Reference - 2012/1017

Decision: Approval with Conditions

Date: 01st May 2012

Description:

Variation of condition 2 of planning permission 2009/2030 to allow the building to be used to butcher and process meat and other produce from local farms as well as that which has been raised/grown on the farm holding.

Reference - 2011/1916

Decision: Approval with Conditions

Date: 24th October 2011

Description:

Erection of a detached double garage with home office in roof-space with associated alterations to access and parking.

Reference - 2012/2636

Decision: WDT - Withdrawn

Date: 06th November 2012

Description:

New windows in new openings and alterations to other windows (north, west and east elevations)

Planning records for: ***Long Cottage Tadhill Leigh Upon Mendip Bath BA3 5QT***

Reference - 116189/001

Decision: Approval with Conditions

Date: 08th March 2007

Description:

Erection of building for use as ancillary residential accommodation to long cottage, leigh on mendip

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Planning
In Street

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Planning records for: ***Clove Cottage, Tadhill, Leigh Upon Mendip, Radstock, BA3 5QT***

Reference - 2013/1393

Decision: Non-determination of Application

Date: 26th June 2013

Description:

Application for the removal of planning condition 2 (holiday occupancy) of planning permission 077180/012 to allow property to operate as a seperate dwelling.

Reference - 2018/1273/AGB

Decision: Prior Approval Not Required

Date: 22nd May 2018

Description:

Application for prior notification of agricultural development for the erection of a building

Reference - 2012/0715

Decision: Approval with Conditions

Date: 26th March 2012

Description:

Single storey extension

Planning records for: ***Grove Shute Farm, Tadhill, Leigh Upon Mendip, Bath, Somerset, BA3 5QT***

Reference - 100829/008

Decision: Approval with Conditions

Date: 23rd August 2004

Description:

Conversion of barns to dwelling (DEL)

Planning
In Street

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Planning records for: ***Grove Shute Farm, Tadhill, Leigh Upon Mendip, Bath, Somerset, BA3 5QT***

Reference - 100829/009	
Decision:	Approval with Conditions
Date:	28th September 2004
Description:	
Erection of replacement front porch (DEL)	

Reference - 100829/007	
Decision:	Approval with Conditions
Date:	26th April 2004
Description:	
Erection of stable block containing 4 stables and tack room for private use (CAT B)	

Planning records for: ***Grove Shute Farm Tadhill Leigh Upon Mendip Bath BA3 5QT***

Reference - 100829/014AG	
Decision:	Permission Required
Date:	24th October 2007
Description:	
Erection of an agricultural building (DEL)	

Reference - 100829/010	
Decision:	Refusal
Date:	21st March 2005
Description:	
Conversion of double garage to ancillary living accommodation (DEL)	

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Grove Shute Farm Tadhill Leigh On Mendip Radstock Somerset BA3 5QT***

Reference - 2014/0796/FUL	
Decision:	Refusal
Date:	13th May 2014
Description:	Erection of 7 residential dwellings including biomass heating system and associated development.

Reference - 2011/1857	
Decision:	Prior Approval Not Required
Date:	25th July 2011
Description:	Application for Prior Notification of Proposed Agricultural Development for the Erection of an Agricultural Storage Barn.

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Property
EPC - Certificate

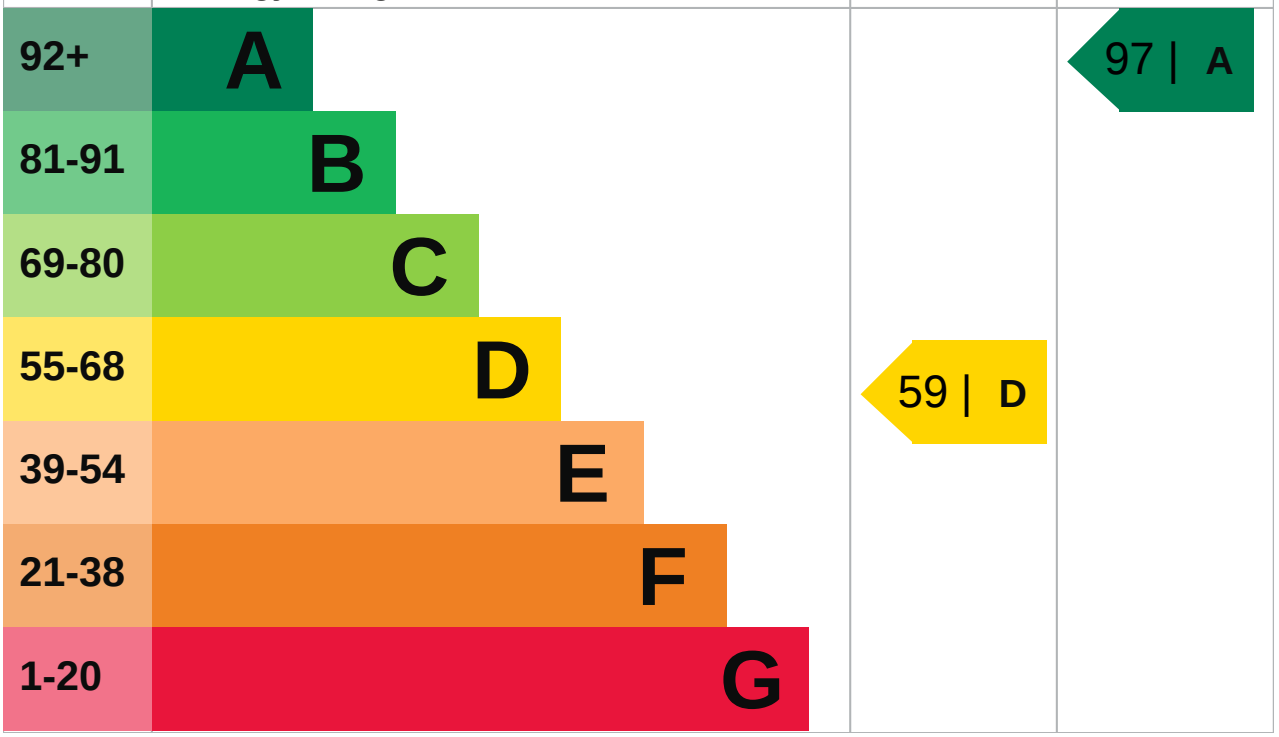
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Tadhill, Leigh upon Mendip, BA3

Energy rating

D

Valid until 12.04.2027



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Property

EPC - Additional Data

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Additional EPC Data

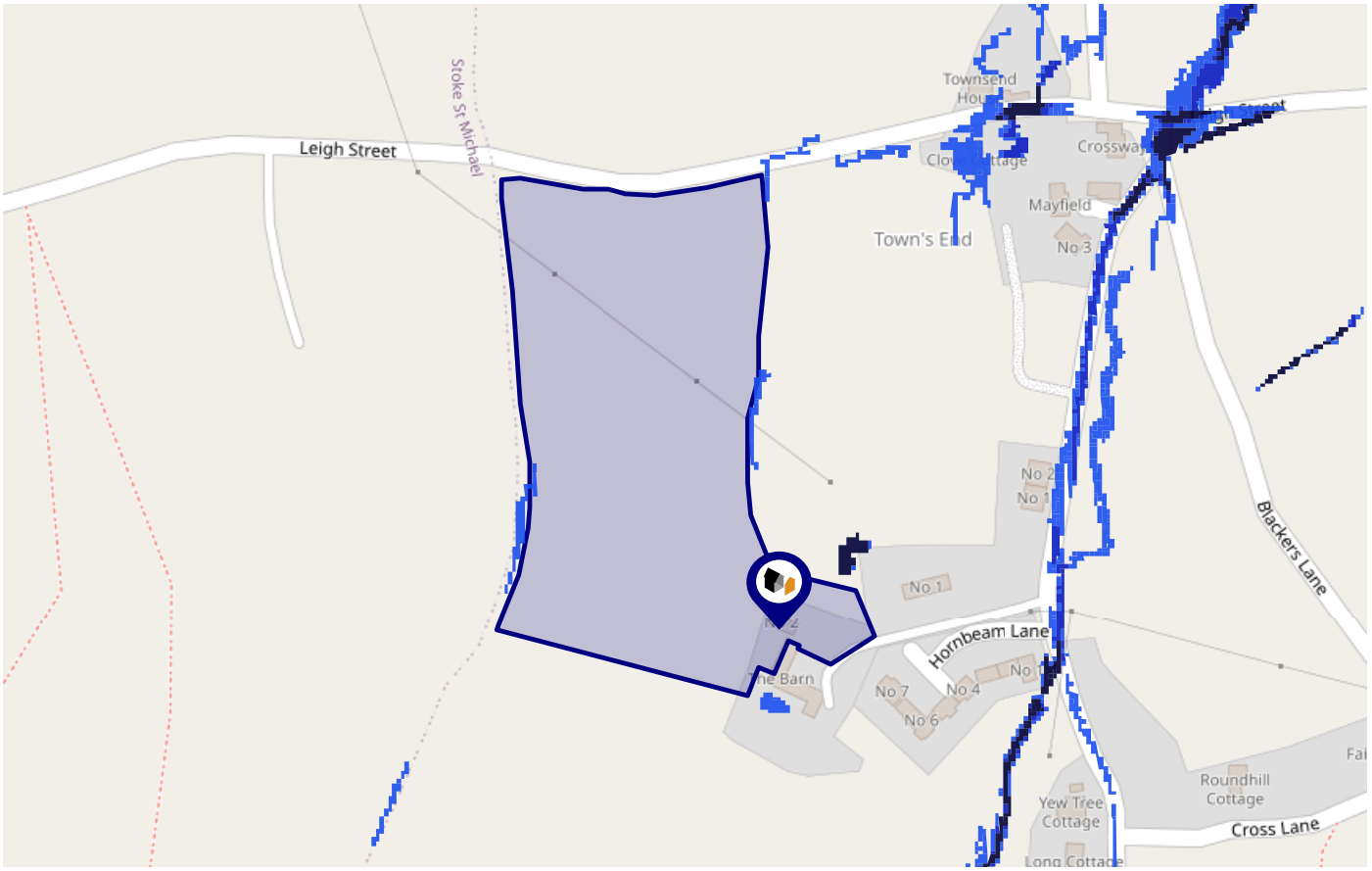
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m^2

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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

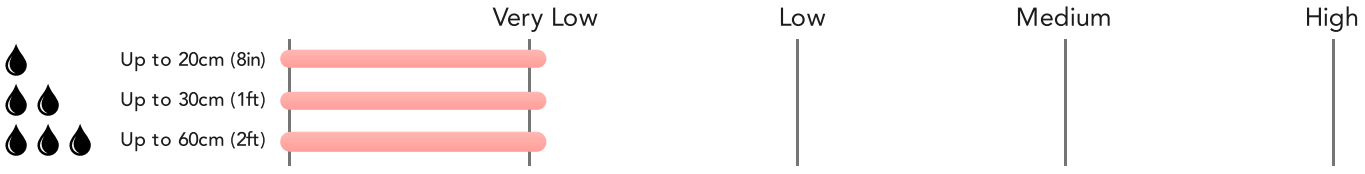


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

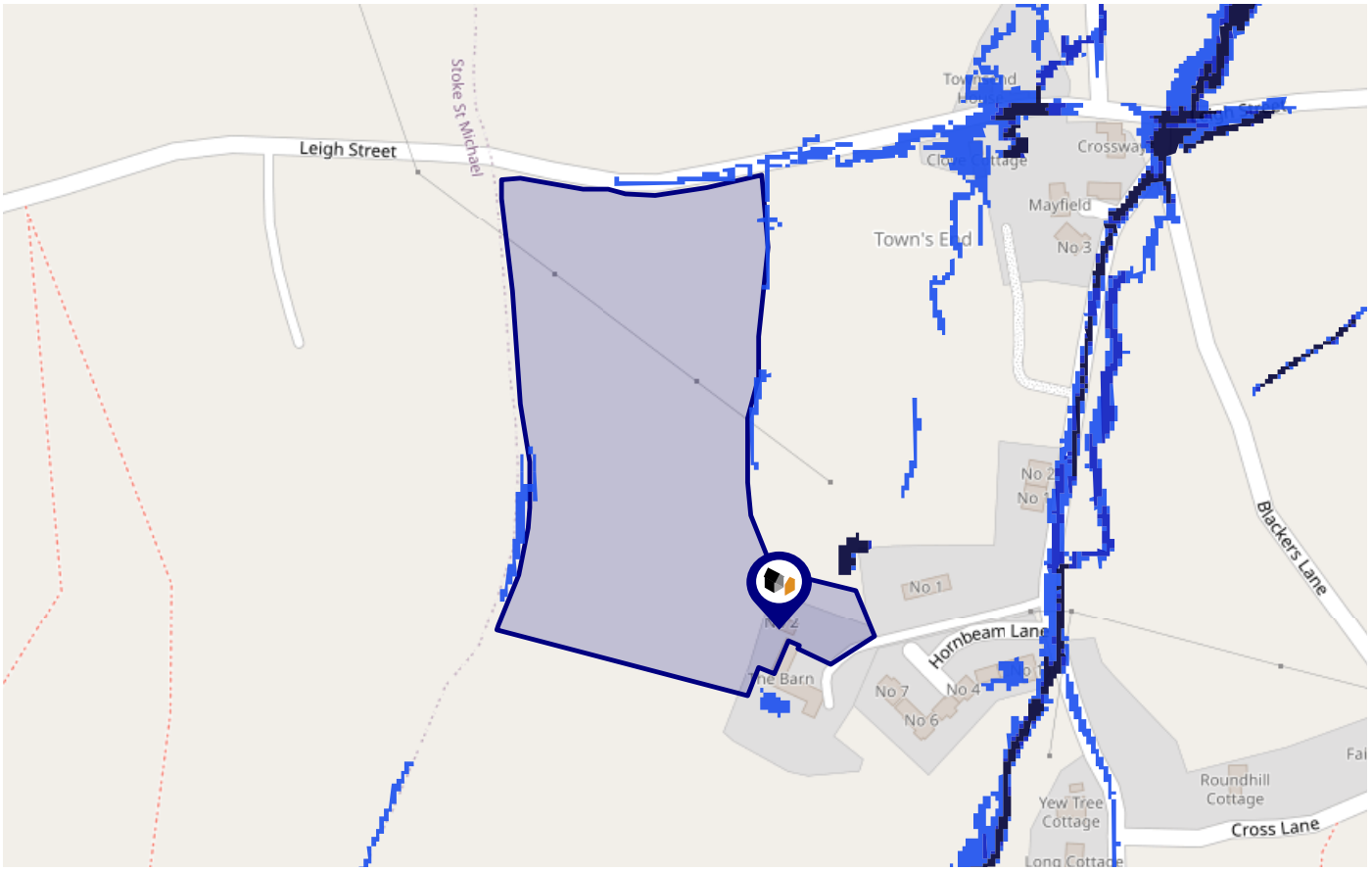


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Flood Risk
Surface Water - Climate Change

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.

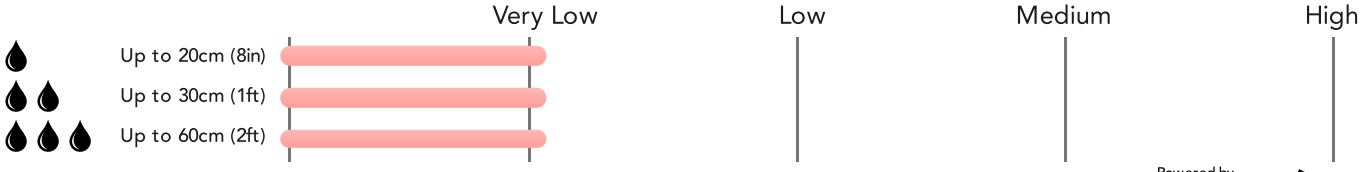


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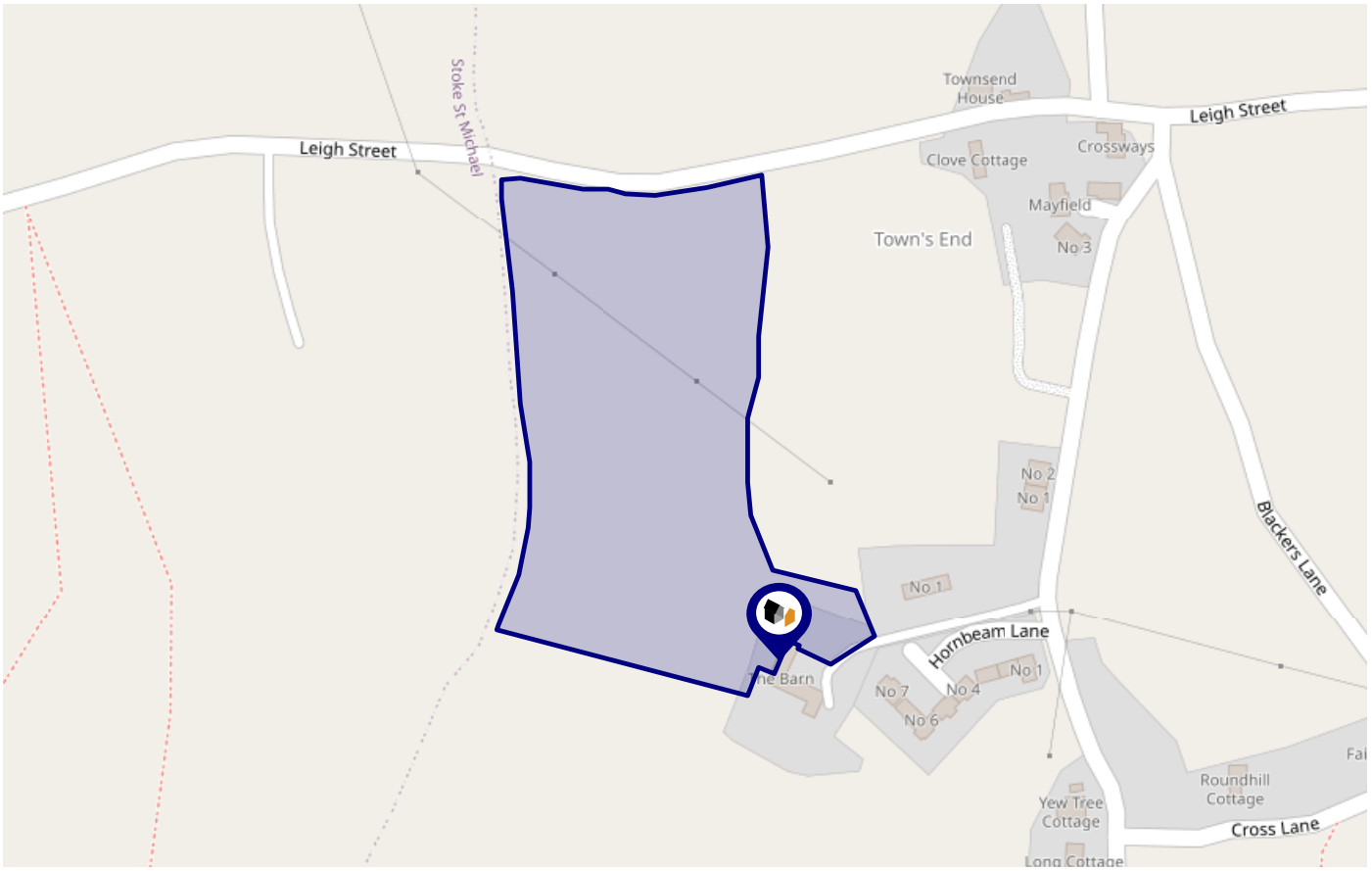
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Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

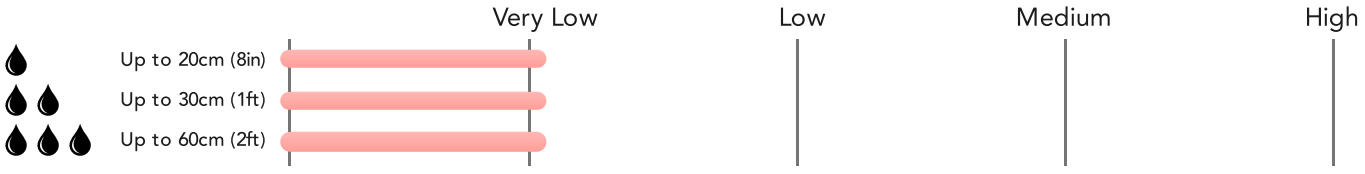


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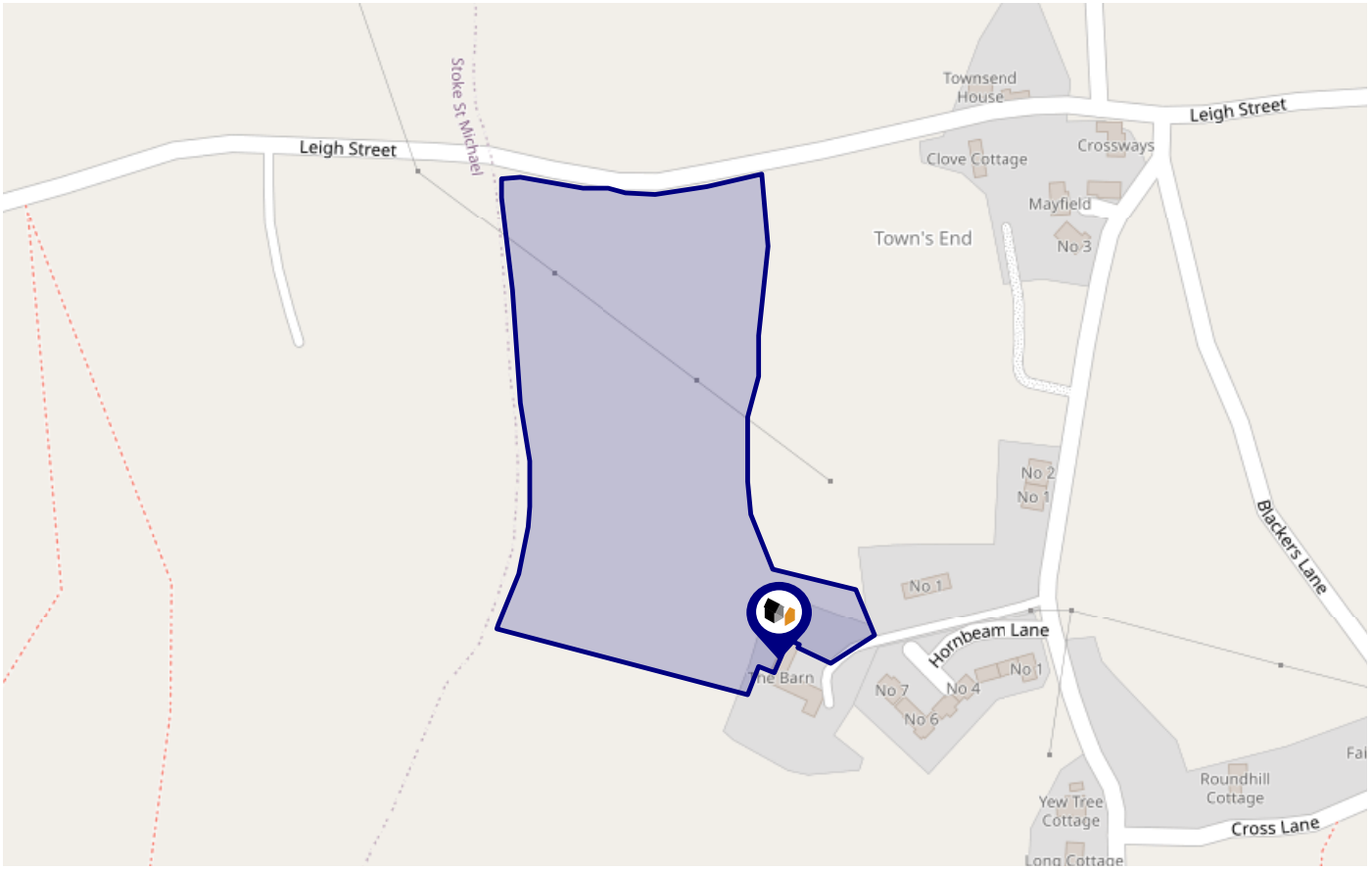


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Flood Risk
Rivers & Seas - Climate Change

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.

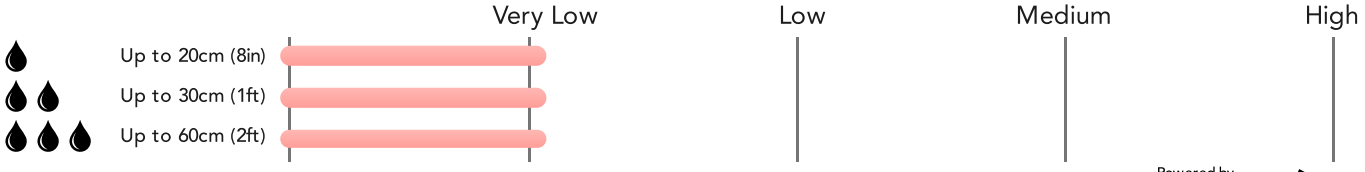


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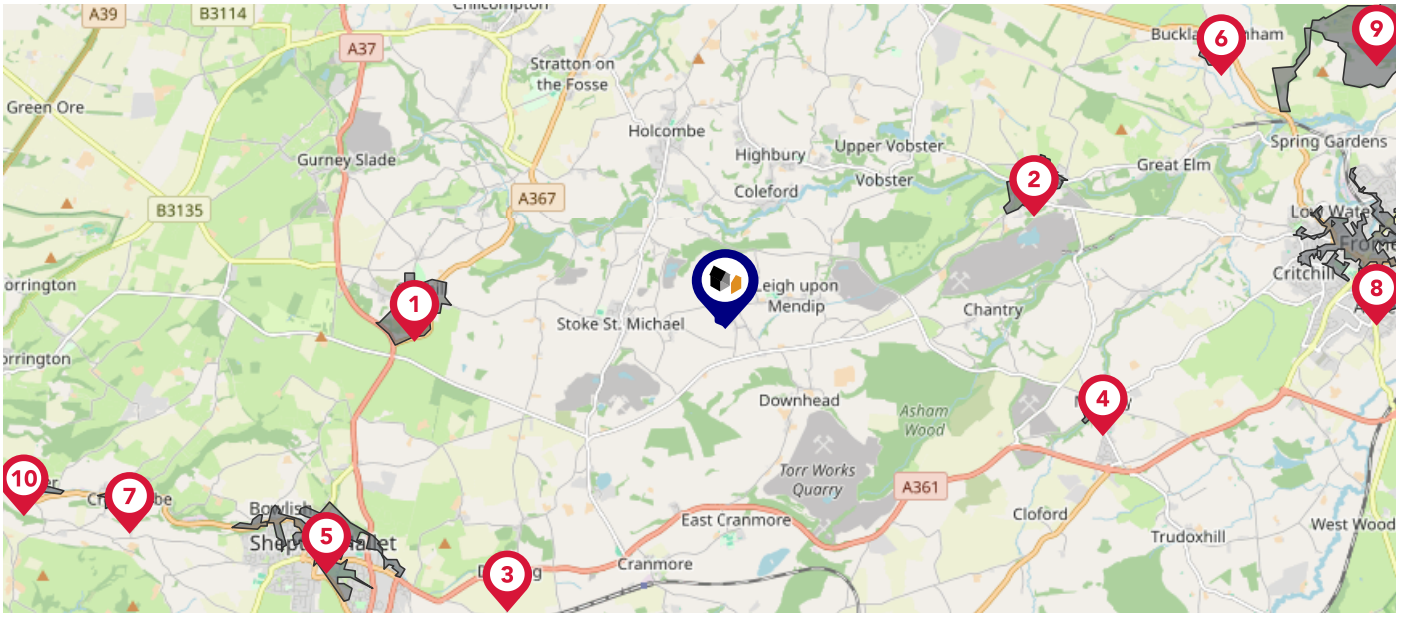
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Maps
Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

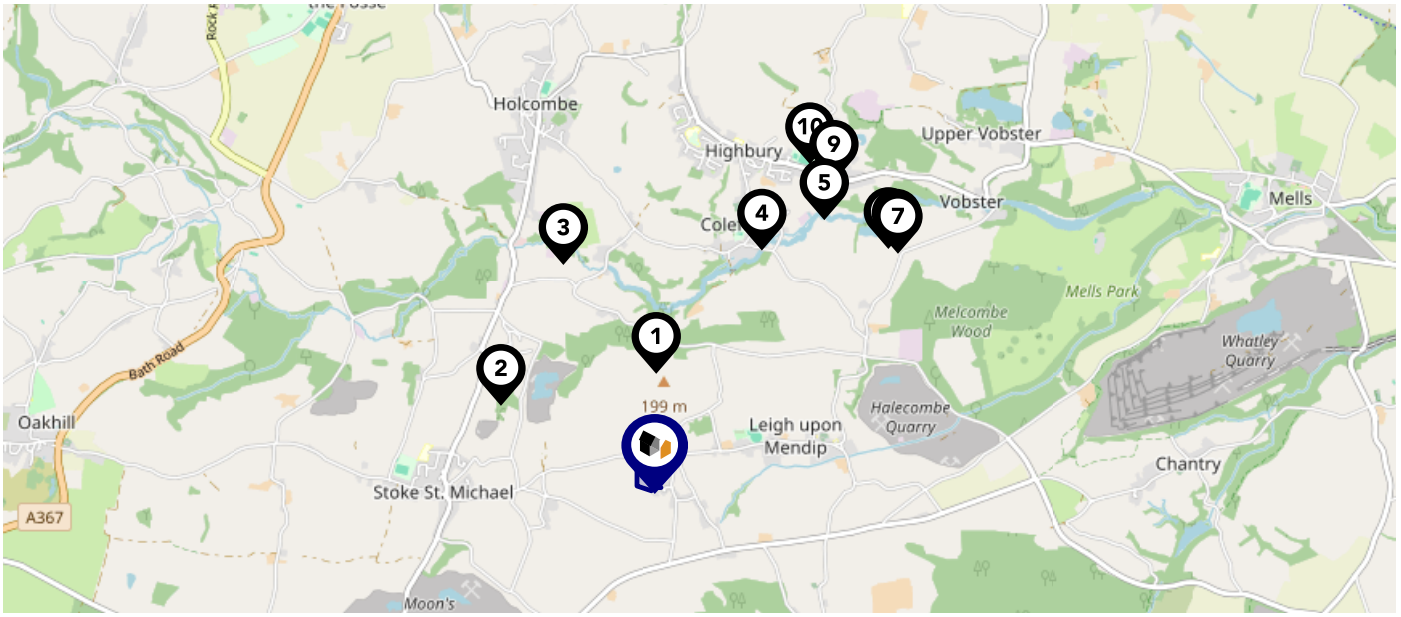
1	Oakhill
2	Mells
3	Doulting
4	Nunney
5	Shepton Mallet
6	Buckland Dinham
7	Croscombe
8	Frome
9	Lullington and Orchardleigh
10	Dinder

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Maps
Landfill Sites

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



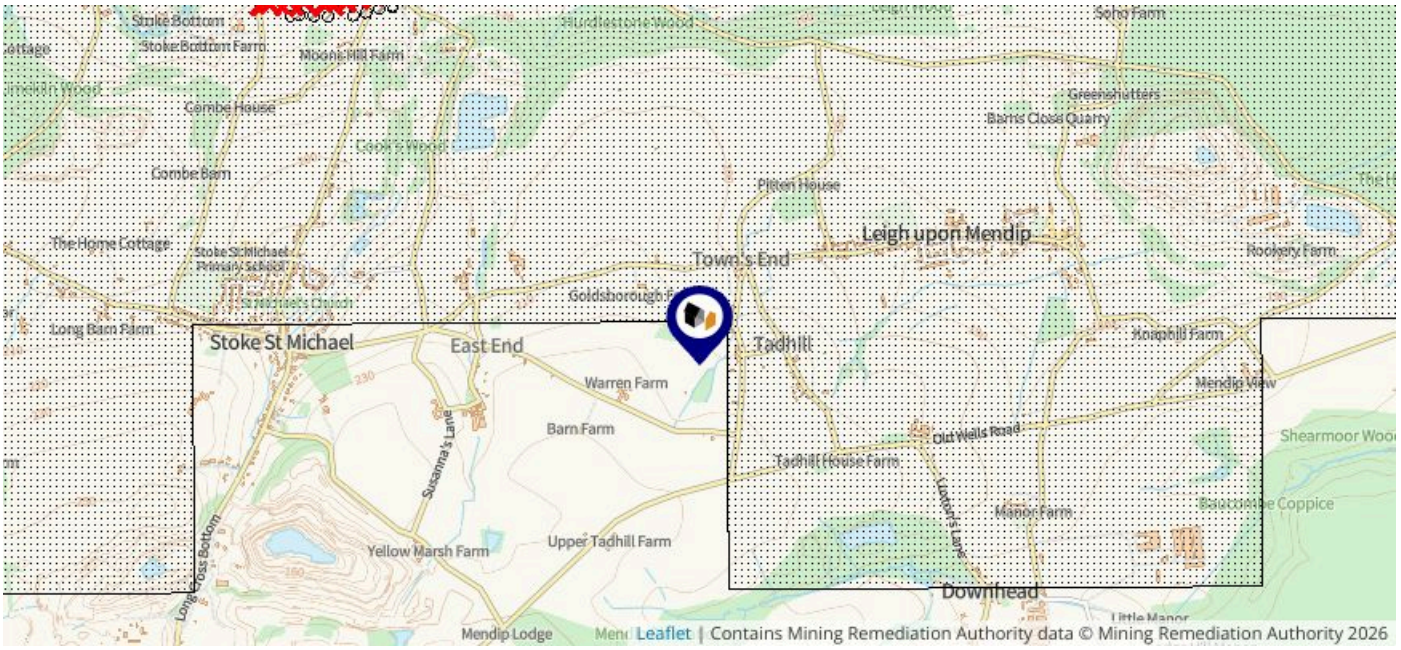
Nearby Landfill Sites

1	Goldenves-Whitehole Hill	Historic Landfill
2	Cooks Wood Quarry, West Side-Holcombe, Radstock, Avon	Historic Landfill
3	Edford Works-Holcombe Hill, Holcombe, Radstock, Avon	Historic Landfill
4	Canal At Coleford-Coleford	Historic Landfill
5	Maggs Wood-Coleford	Historic Landfill
6	South Stock Hill-Coleford	Historic Landfill
7	South Stock Hill-Coleford	Historic Landfill
8	South Stock Hill-Coleford	Historic Landfill
9	Dark Lane-Highbury, Coleford	Historic Landfill
10	Newbury-Coleford	Historic Landfill

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

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

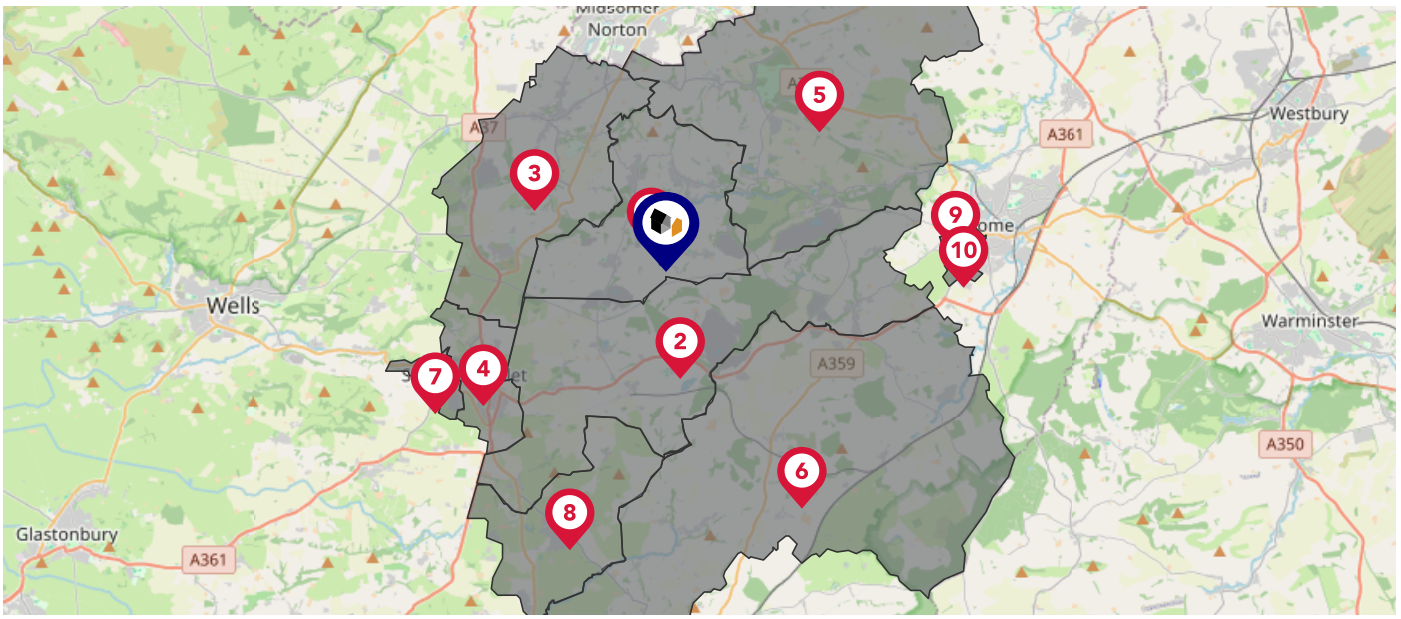
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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Maps
Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1	Coleford and Holcombe Ward
2	Cranmore, Doulting and Nunney Ward
3	Ashwick, Chilcompton and Stratton Ward
4	Shepton East Ward
5	Ammerdown Ward
6	Postlebury Ward
7	Shepton West Ward
8	Creech Ward
9	Frome Oakfield Ward
10	Frome Park Ward

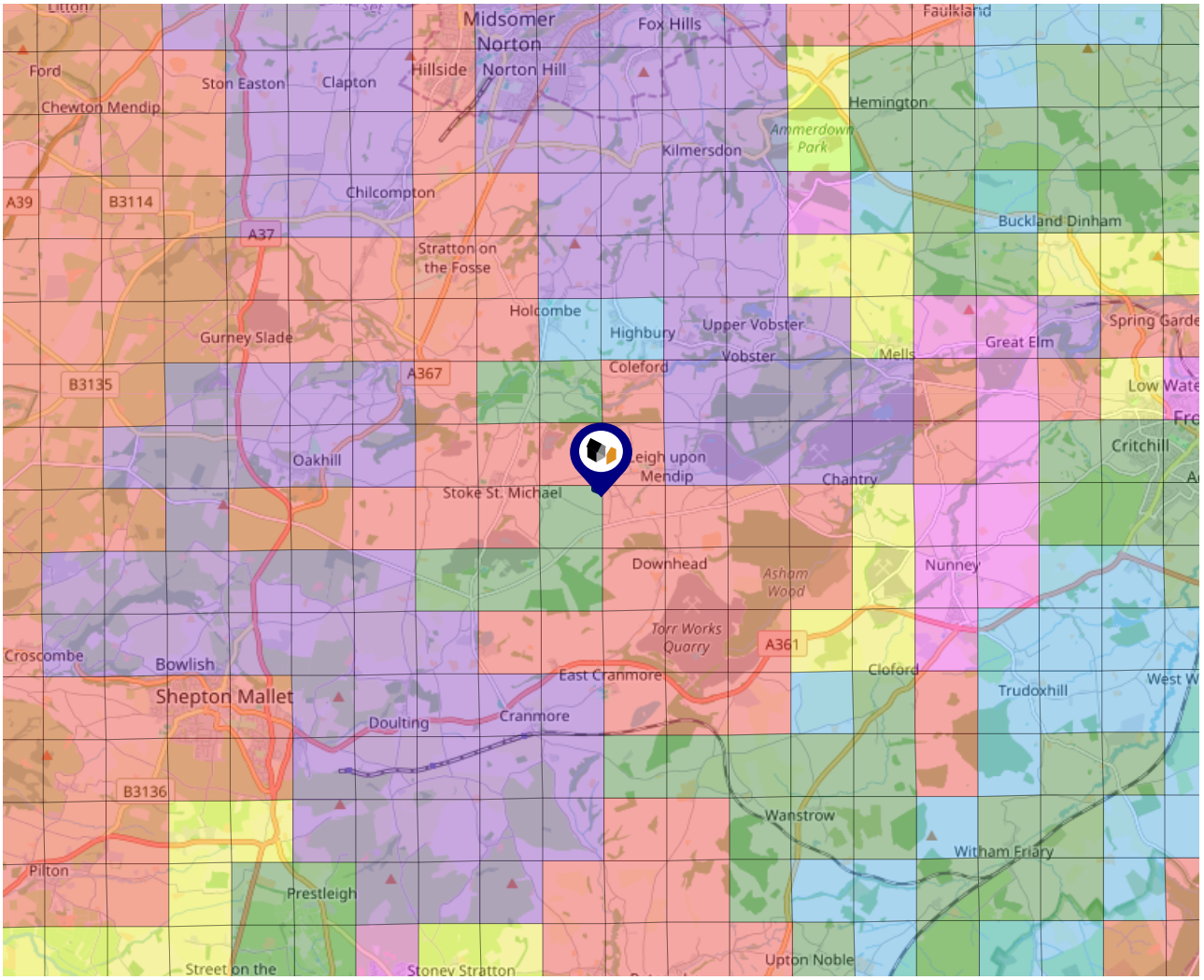
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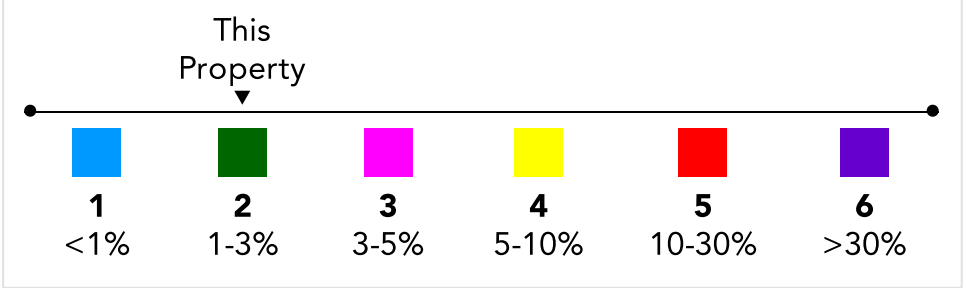
Environment
Radon Gas

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What is Radon?

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





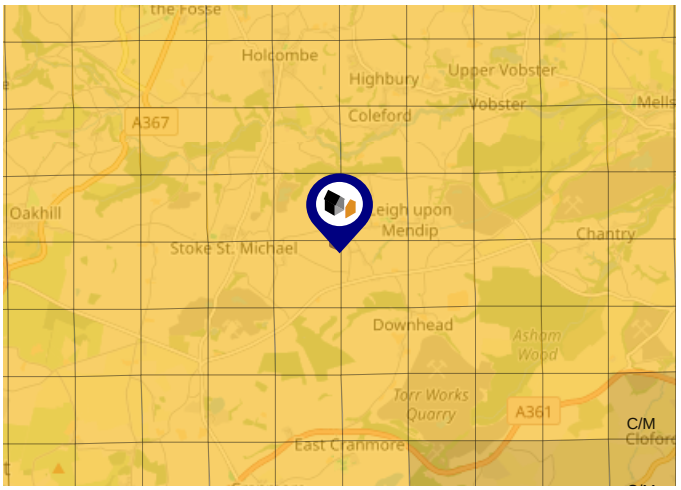
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



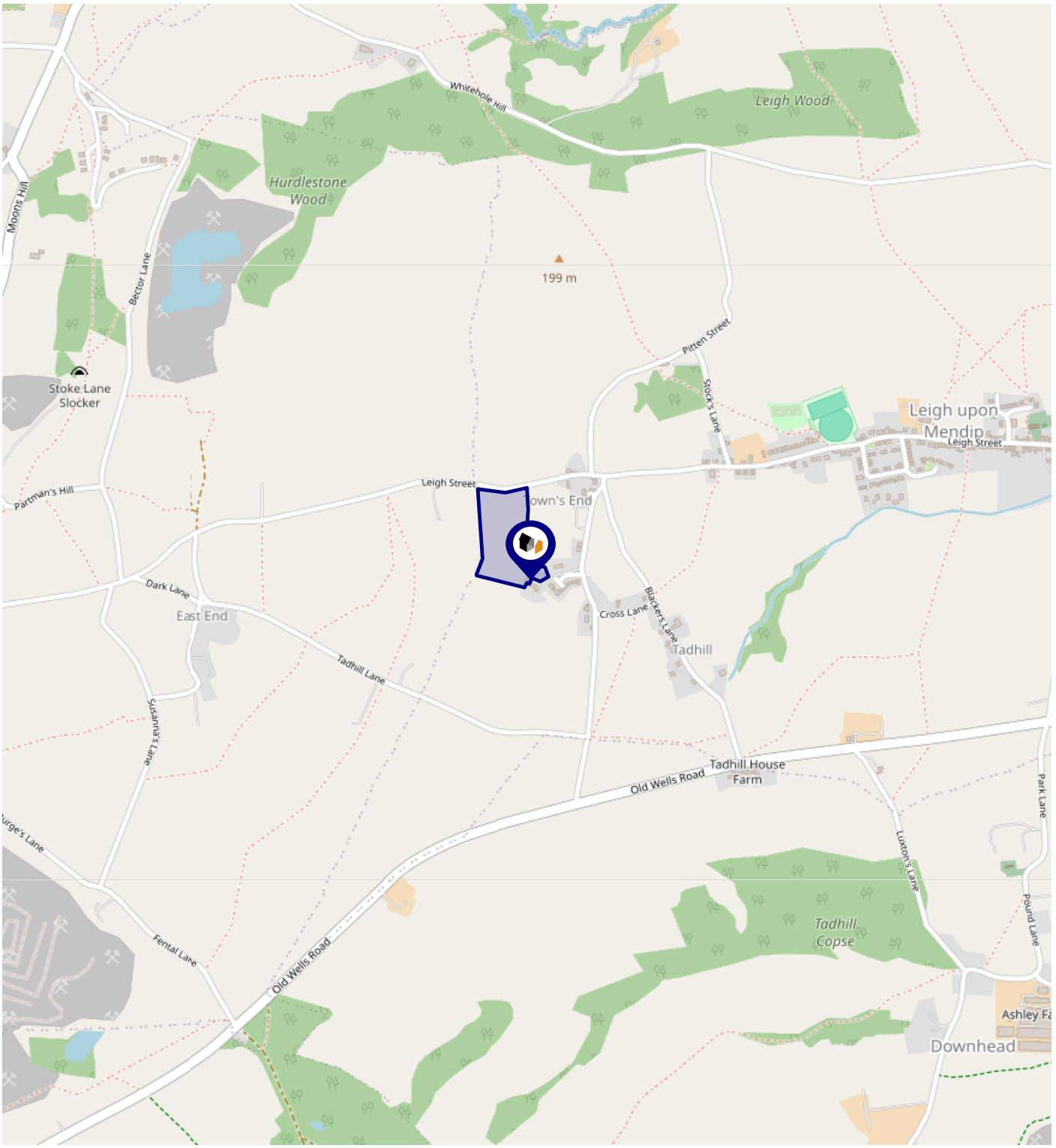
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

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Key:

Power Pylons

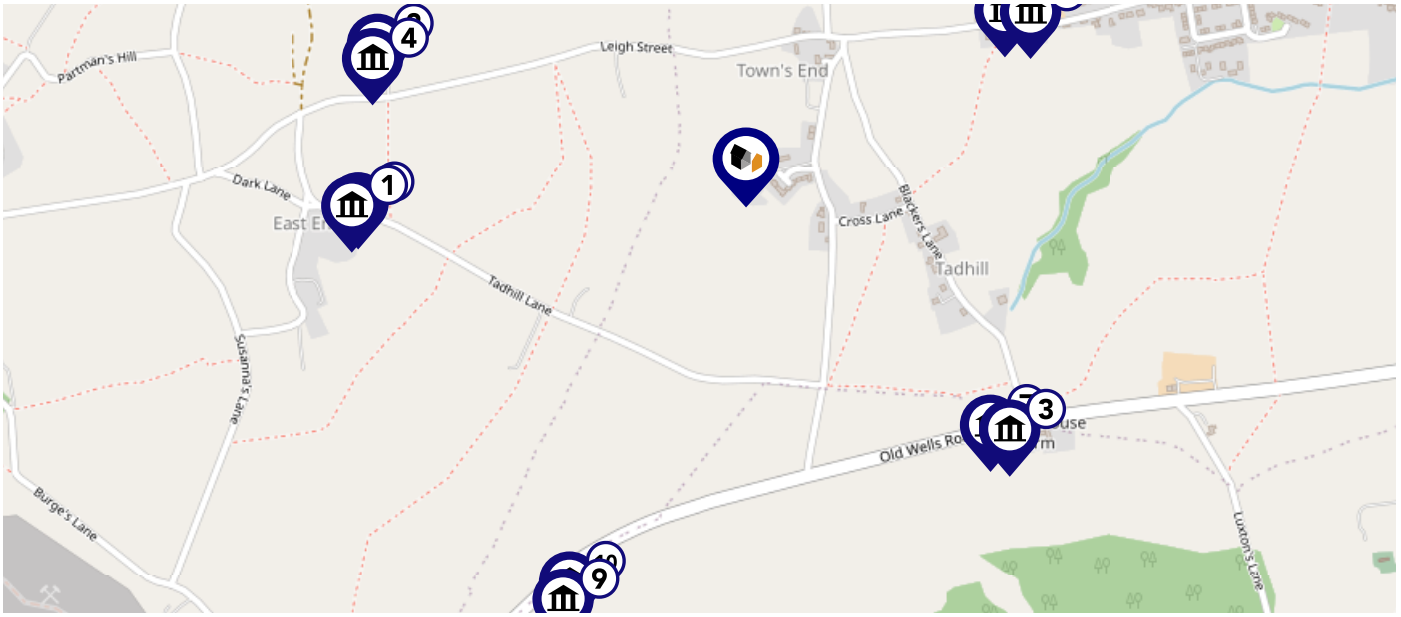
Communication Masts

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Maps
Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
1 1296027 - Stable Adjacent To Jasmin Cottage	Grade II	0.4 miles
2 1058369 - Stable, 25 Metres North Of Manor House Farm House	Grade II	0.4 miles
3 1174071 - Tadhill House Farmhouse	Grade II	0.4 miles
4 1173796 - Manor House Farm House And Gate Piers To Forecourt	Grade II	0.4 miles
5 1174157 - Oak Cottage	Grade II	0.4 miles
6 1345240 - Jasmin Cottage	Grade II	0.4 miles
7 1345266 - Milestone, 20 Metres West Of Tadhill Farmhouse	Grade II	0.4 miles
8 1058348 - Manor House Farmhouse	Grade II	0.4 miles
9 1058343 - Tadhill Farmhouse	Grade II	0.5 miles
10 1295926 - Barn 20 Metres To Rear Of Tadhill Farmhouse	Grade II	0.5 miles

Material Information

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Building Safety

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

Accessibility / Adaptations

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

Restrictive Covenants

We have been made aware this property does contain restrictive covenants.

Rights of Way (Public & Private)

Public lane leading to the property.

Construction Type

Regular construction.

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Utilities & Services

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Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Oil central heating.

Water Supply

Mains

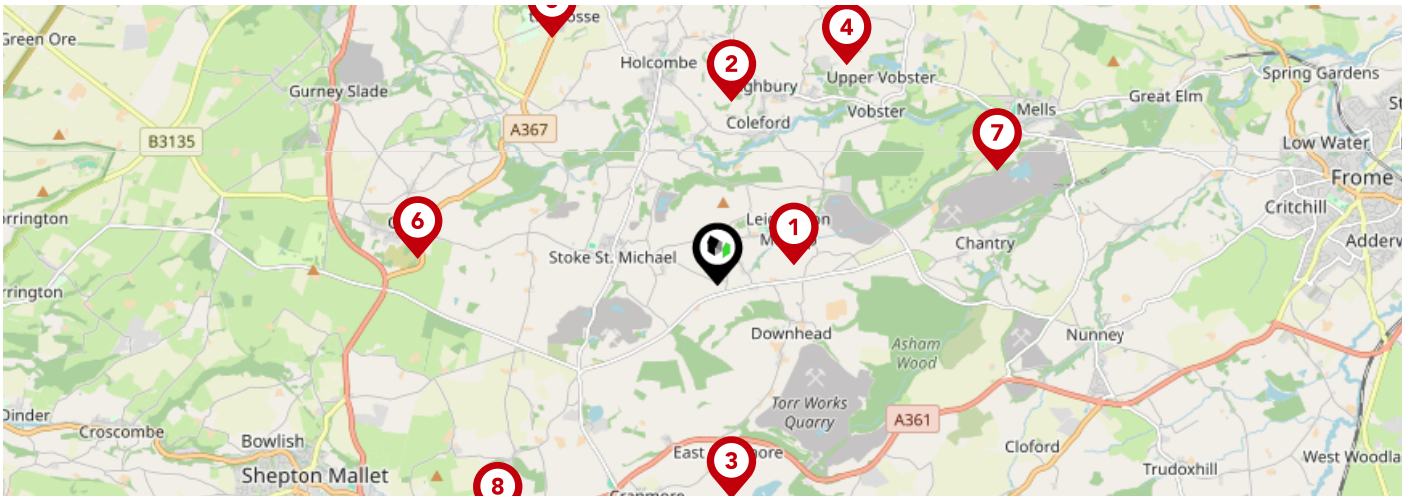
Drainage

Septic tank

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Area
Schools

COOPER AND TANNER

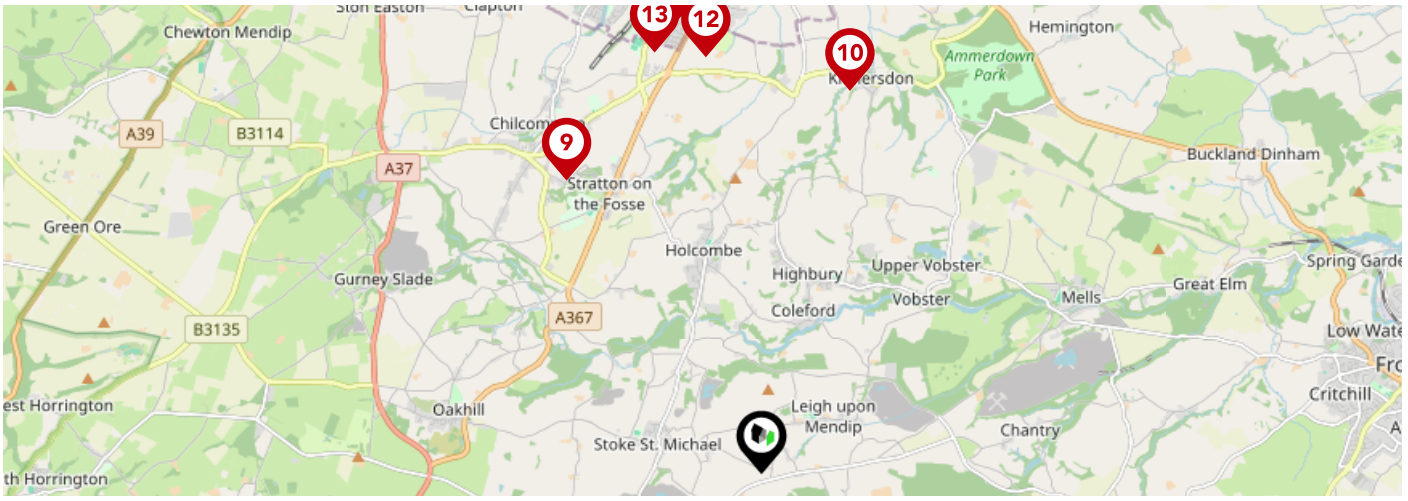


	Nursery	Primary	Secondary	College	Private
1 Leigh On Mendip School Ofsted Rating: Good | Pupils: 99 | Distance:0.73	☐	☑	☐	☐	☐
2 Bishop Henderson Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 160 | Distance:1.72	☐	☑	☐	☐	☐
3 All Hallows School Ofsted Rating: Not Rated | Pupils: 238 | Distance:1.98	☐	☐	☑	☐	☐
4 Newbury Manor School Ofsted Rating: Good | Pupils: 61 | Distance:2.37	☐	☐	☑	☐	☐
5 Downside School Ofsted Rating: Not Rated | Pupils: 334 | Distance:2.77	☐	☐	☑	☐	☐
6 Oakhill Church School Ofsted Rating: Requires improvement | Pupils: 106 | Distance:2.8	☐	☑	☐	☐	☐
7 Mells Church of England First School Ofsted Rating: Good | Pupils: 69 | Distance:2.81	☐	☑	☐	☐	☐
8 St Aldhelms Church School Ofsted Rating: Requires improvement | Pupils: 173 | Distance:3.02	☐	☑	☐	☐	☐

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Area
Schools

COOPER AND TANNER

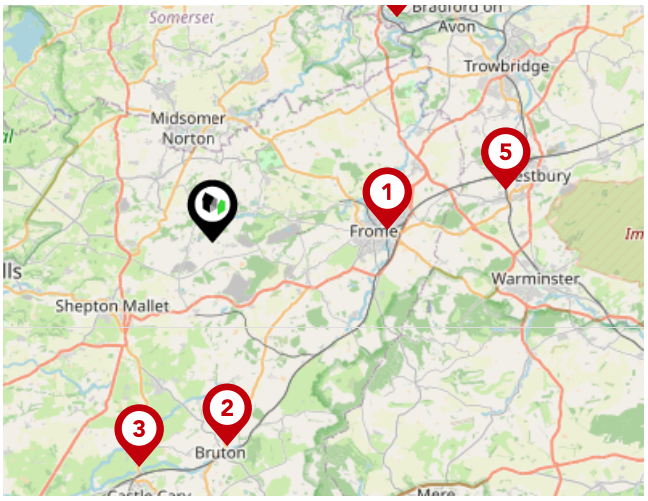


		Nursery	Primary	Secondary	College	Private
9	**St Vigor & St John Church School** Ofsted Rating: Good | Pupils: 215 | Distance:3.27	☐	☑	☐	☐	☐
10	**Kilmersdon Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 148 | Distance:3.64	☐	☑	☐	☐	☐
11	**Nunney First School** Ofsted Rating: Good | Pupils: 72 | Distance:3.73	☐	☑	☐	☐	☐
12	**St Benedict's Catholic Primary School** Ofsted Rating: Requires improvement | Pupils: 172 | Distance:3.9	☐	☑	☐	☐	☐
13	**Norton Hill Primary School** Ofsted Rating: Outstanding | Pupils: 205 | Distance:4.03	☐	☑	☐	☐	☐
14	**Whitstone** Ofsted Rating: Good | Pupils: 584 | Distance:4.17	☐	☐	☑	☐	☐
15	**Norton Hill Academy** Ofsted Rating: Good | Pupils: 1827 | Distance:4.24	☐	☐	☑	☐	☐
16	**Shepton Mallet Community Infants' School & Nursery** Ofsted Rating: Good | Pupils: 220 | Distance:4.25	☐	☑	☐	☐	☐

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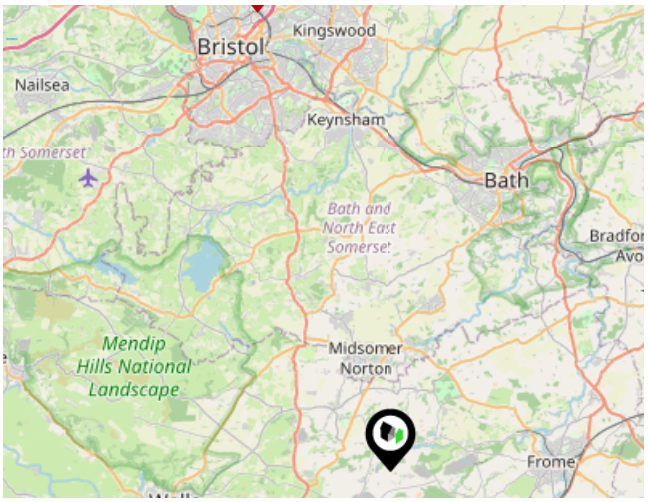
Area
Transport (National)

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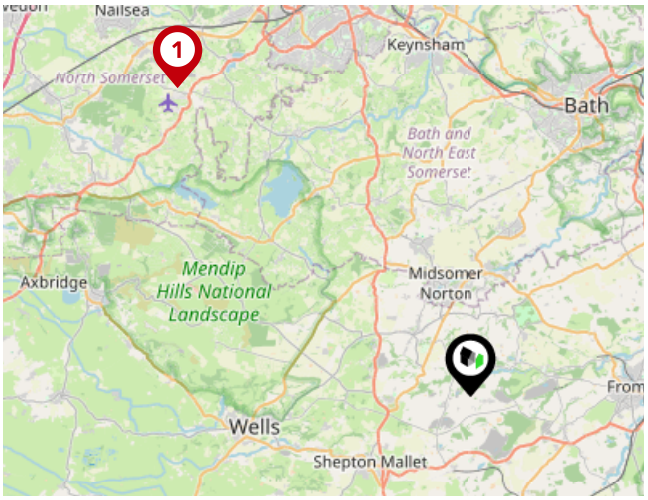
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	6.49 miles
2	Bruton Rail Station	7.55 miles
3	Castle Cary Rail Station	8.78 miles
4	Freshford Rail Station	10.83 miles
5	Dilton Marsh Rail Station	11.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	17.7 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.79 miles

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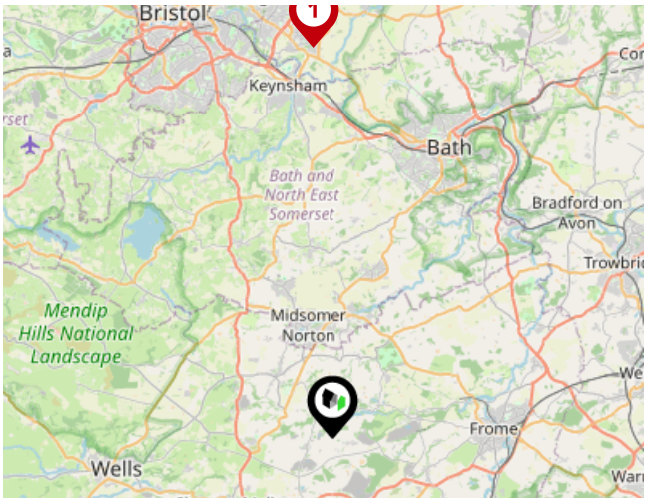
Area
Transport (Local)

COOPER AND TANNER



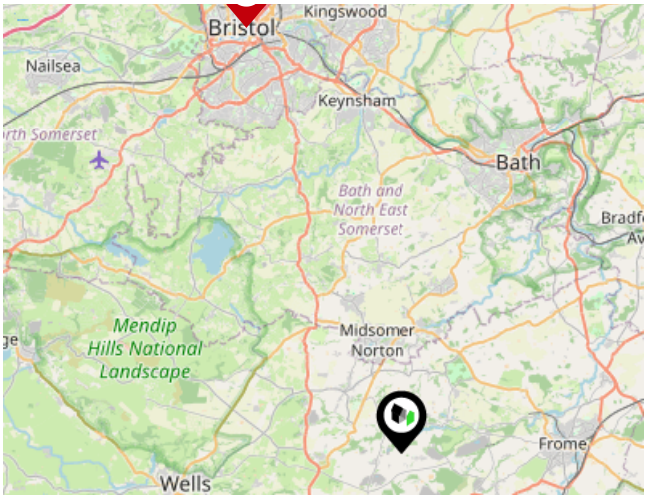
Bus Stops/Stations

Pin	Name	Distance
1	Park Hayes	0.54 miles
2	Bell Inn	0.72 miles
3	Bridge House	0.94 miles
4	Bus Shelter	0.96 miles
5	Post Office	0.99 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.5 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	16.75 miles

Cooper and Tanner
Testimonials

Testimonial 1

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

Testimonial 2

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

Testimonial 3

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

Testimonial 4

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

/cooperandtanner

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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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Cooper and Tanner

6 The Bridge Frome BA11 1AR
01373 455060
frome@cooperandtanner.co.uk
cooperandtanner.co.uk

Ordnance Survey

Land Registry

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