

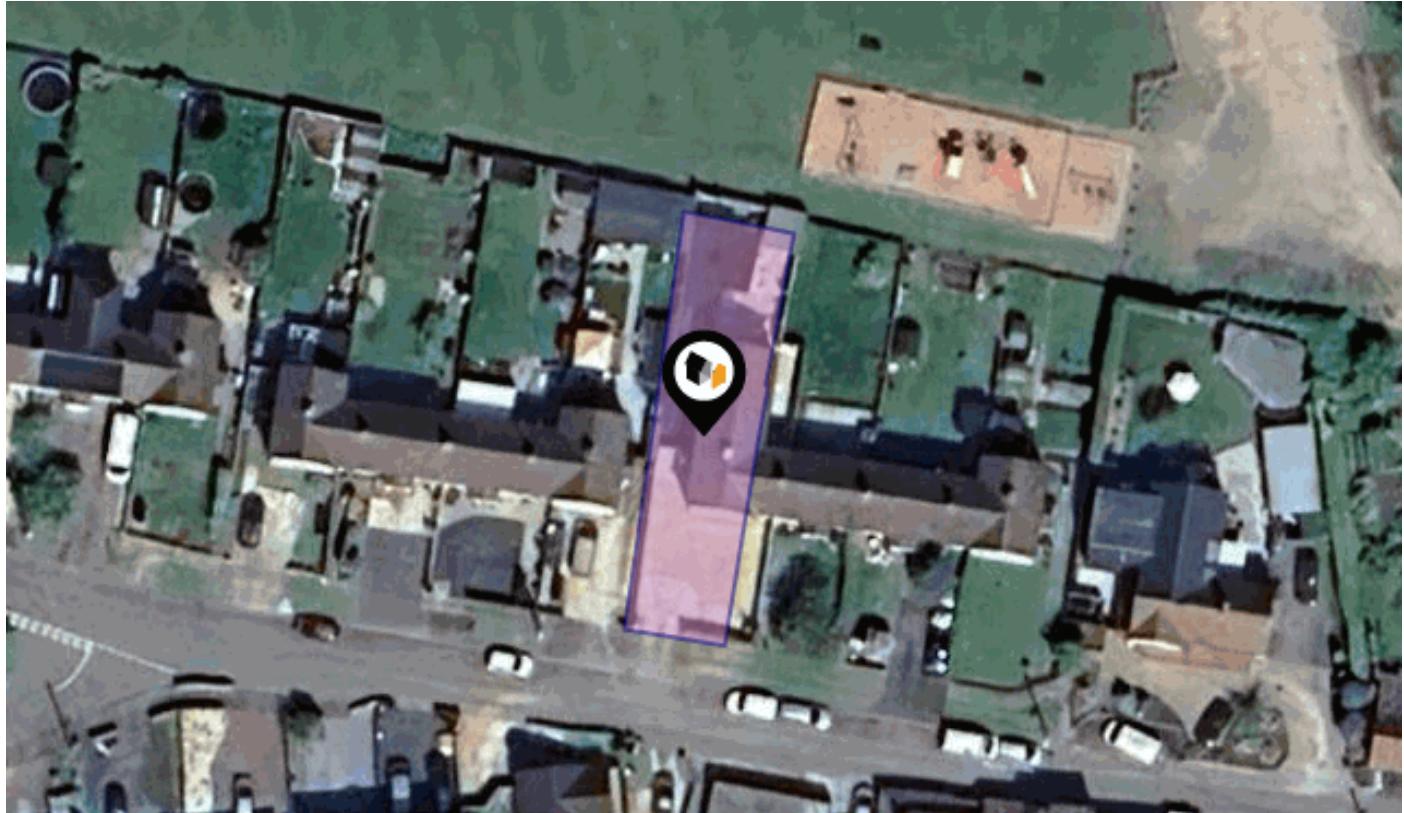


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Tuesday 20th January 2026 @ 11:26am



KNOWLE LANE, WOOKEY, WELLS, BA5

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



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Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	WS95196		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3
mb/s **44**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Knowle Lane Wookey Wells BA5 1LB**

Reference - 2016/2027/HSE

Decision: Approval with Conditions

Date: 09th August 2016

Description:

House Extension (First Floor)

Planning records for: **23 Knowle Lane, Wookey, BA5 1LB**

Reference - 2010/1286

Decision: Approval with Conditions

Date: 07th June 2010

Description:

Proposed one bedroom end terrace bungalow.

Reference - 2017/1274/HSE

Decision: Approval with Conditions

Date: 10th May 2017

Description:

Proposed Porch Extension to Front of Dwellinghouse.

Reference - 2014/1476/FUL

Decision: Approval with Conditions

Date: 25th July 2014

Description:

Proposed Erection of a detached bungalow and new vehicular entrance at land adjacent to 23 Knowle Lane, Wookey, Wells, Somerset.

Planning records for: **34 Knowle Lane Wookey Wells Somerset BA5 1LB**

Reference - 06/23/00006

Decision: Decided

Date: 31st March 2023

Description:

Notice of intent to install 1no. 20m slim-line monopole supporting 6no. antennas, 1no. wraparound equipment cabinet at the base, 2no. equipment cabinets, 1no. electric meter cabinet & ancillary development thereto. Ref. SEM22615.

Reference - 2023/0580/HSE

Decision: Decided

Date: 31st March 2023

Description:

Two storey rear and side extension.

Planning records for: **Laburnum House Knowle Lane Wookey Wells BA5 1LB**

Reference - 2014/0648/APP

Decision: Approval

Date: 16th April 2014

Description:

Application for the approval of details reserved by conditions 3 (samples) and 4 (sample panel) of planning permission 2013/2501/FUL.

Reference - 2014/0807/HSE

Decision: Approval

Date: 12th May 2014

Description:

Erection of detached garage

Planning records for: ***Laburnum House Knowle Lane Wookey Wells Somerset BA5 1LB***

Reference - 2014/0129/APP

Decision: Split Decision

Date: 29th January 2014

Description:

Application for the approval of details reserved by conditions 3 (samples); 4 (render sample panel); 12 (consolidation of accesses); 15 (soft landscaping) and 16 (hard landscaping) of planning permission 2013/1317.

Reference - 067417/002

Decision: Approval

Date: 20th March 1978

Description:

C/U & EXTENSION TO FORM GRANNY FLAT

Reference - 2013/1317

Decision: Approval with Conditions

Date: 11th July 2013

Description:

Demolition of detached annex, widening of accesses and erection of detached dwelling

Planning records for: ***Rushlands House Knowle Lane Wookey Wells BA5 1LB***

Reference - 2019/2548/FUL

Decision: Decided

Date: 21st October 2019

Description:

Erection of detached dwelling, with detached garage, new vehicular access and erection of boundary fencing.

Planning records for: ***Land To The North Of Rushlands Stables Knowle Lane Wookey Somerset BA5 1LB***

Reference - 2015/1518/CLE

Decision: Development is Lawful

Date: 30th June 2015

Description:

Application for a Lawful Development Certificate for previously used agricultural land to be used as a garden, for the enjoyment of the attached property.

Reference - 2015/0549/CLE

Decision: Development is Lawful

Date: 16th March 2015

Description:

Application for a Lawful Development Certificate for previously used agricultural land to be used as a garden, for the enjoyment of the attached property.

Reference - 2015/1668/OTS

Decision: Approval with Conditions

Date: 20th July 2015

Description:

Erection of detached dwelling, including new vehicular access.

Reference - 2018/1607/FUL

Decision: Approval with Conditions

Date: 27th June 2018

Description:

Erection of detached dwelling, with detached garage, new vehicular access and erection of boundary fencing

Planning records for: ***8 Knowle Lane Wookey Wells Somerset BA5 1LB***

Reference - 2015/1248/NMA

Decision: Refusal

Date: 10th June 2015

Description:

Application for a non-material amendment seeking to change exterior finish from render to cedar cladding following grant of planning permission 2014/2050/HSE.

Reference - 2014/2050/HSE

Decision: Approval with Conditions

Date: 07th October 2014

Description:

Two storey extension on the rear elevation and single storey extension on the side elevation.

Reference - 2010/1754

Decision: Approval with Conditions

Date: 19th July 2010

Description:

Two storey rear extension and single storey side extension.

Reference - 112352/001

Decision: Approval with Conditions

Date: 04th April 2005

Description:

Change of use of part of dwelling for child minding

Planning records for: *Land Adj Knowle Lane Wookey BA5 1LB*

Reference - 2014/1415/OTS

Decision: Refusal

Date: 16th July 2014

Description:

Demolition of dilapidated outbuildings, erection of residential development (18no dwellings) and creation of new vehicular access.

Gallery Photos

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Gallery Photos

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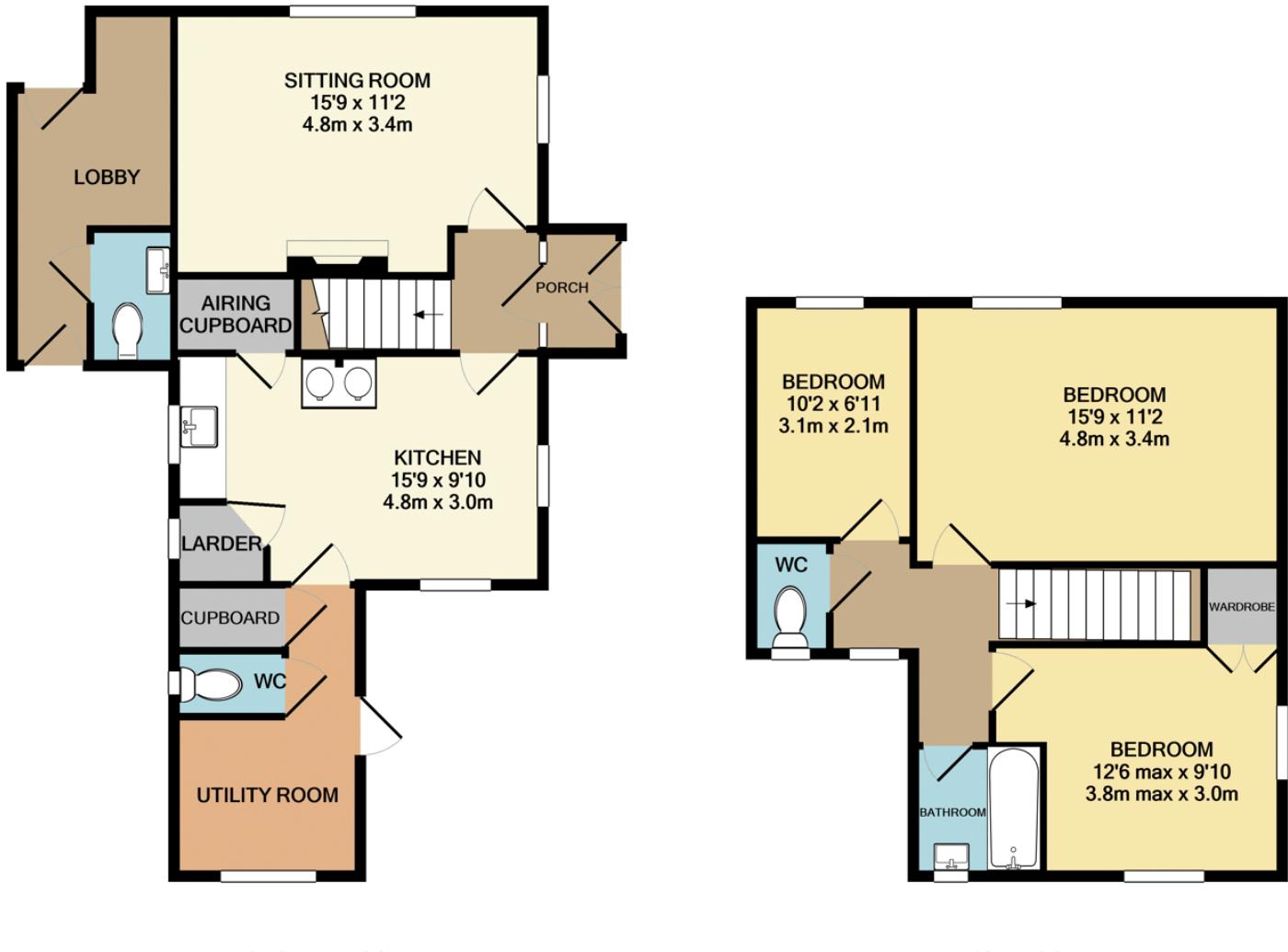


Gallery Photos

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TANNER



KNOWLE LANE, WOOKEY, WELLS, BA5



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 - Certificate

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Wookey, BA5

Energy rating

C

Valid until 27.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 c	
39-54	E		
21-38	F		
1-20	G		

80 | c

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Air source heat pump, underfloor, electric, Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	144 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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/

Disclaimer

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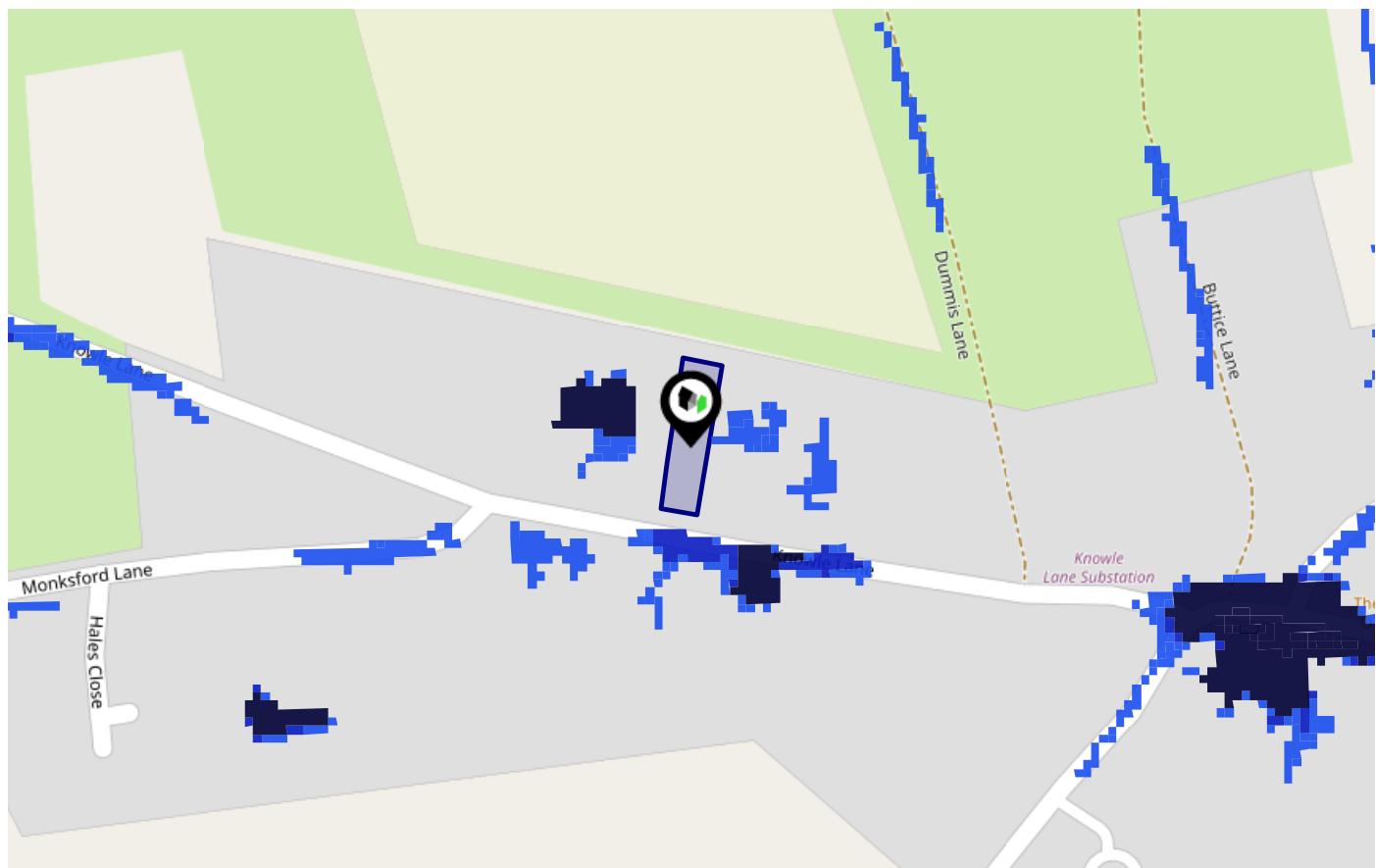
Important - Please read

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.

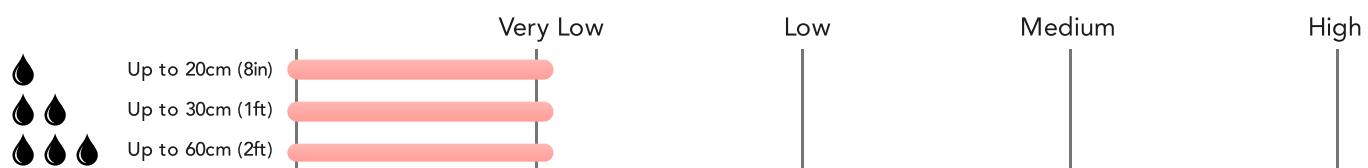


Risk Rating: Very low

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.

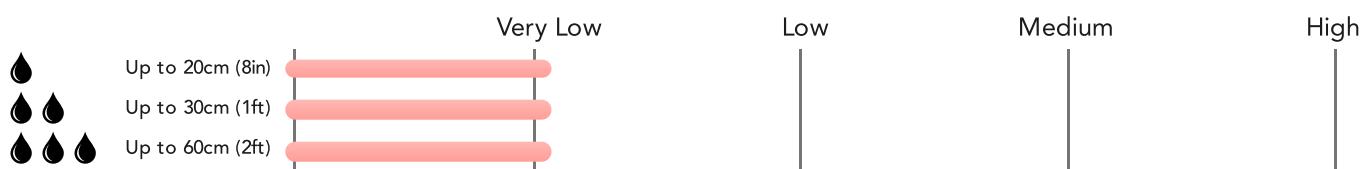


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Chance of flooding to the following depths at this property:



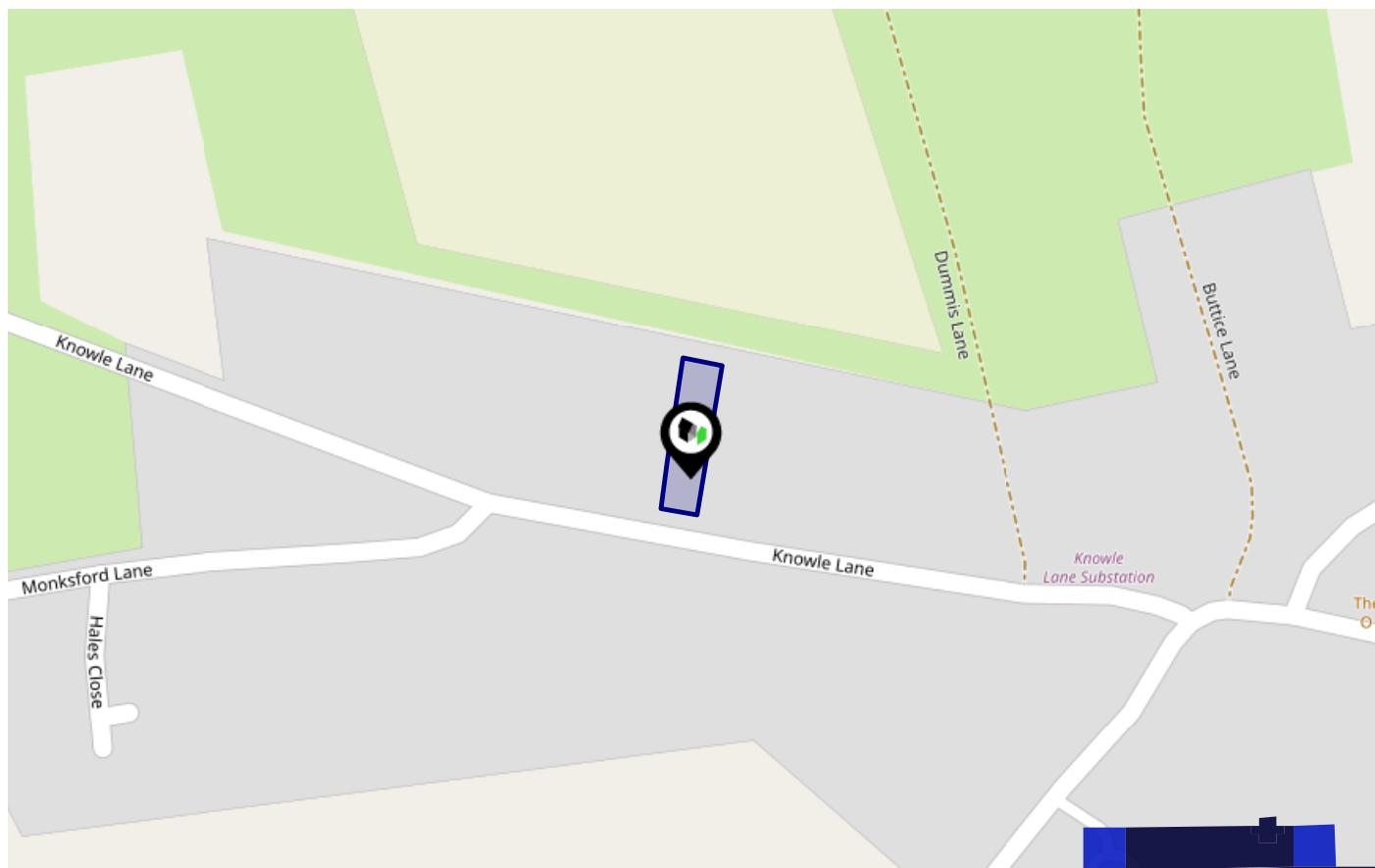
MIR - Material Info

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.

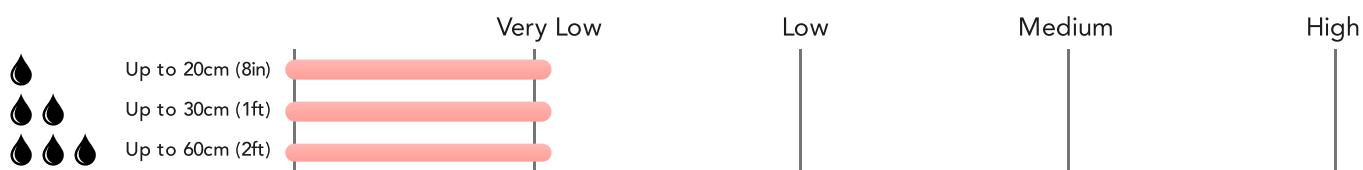


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

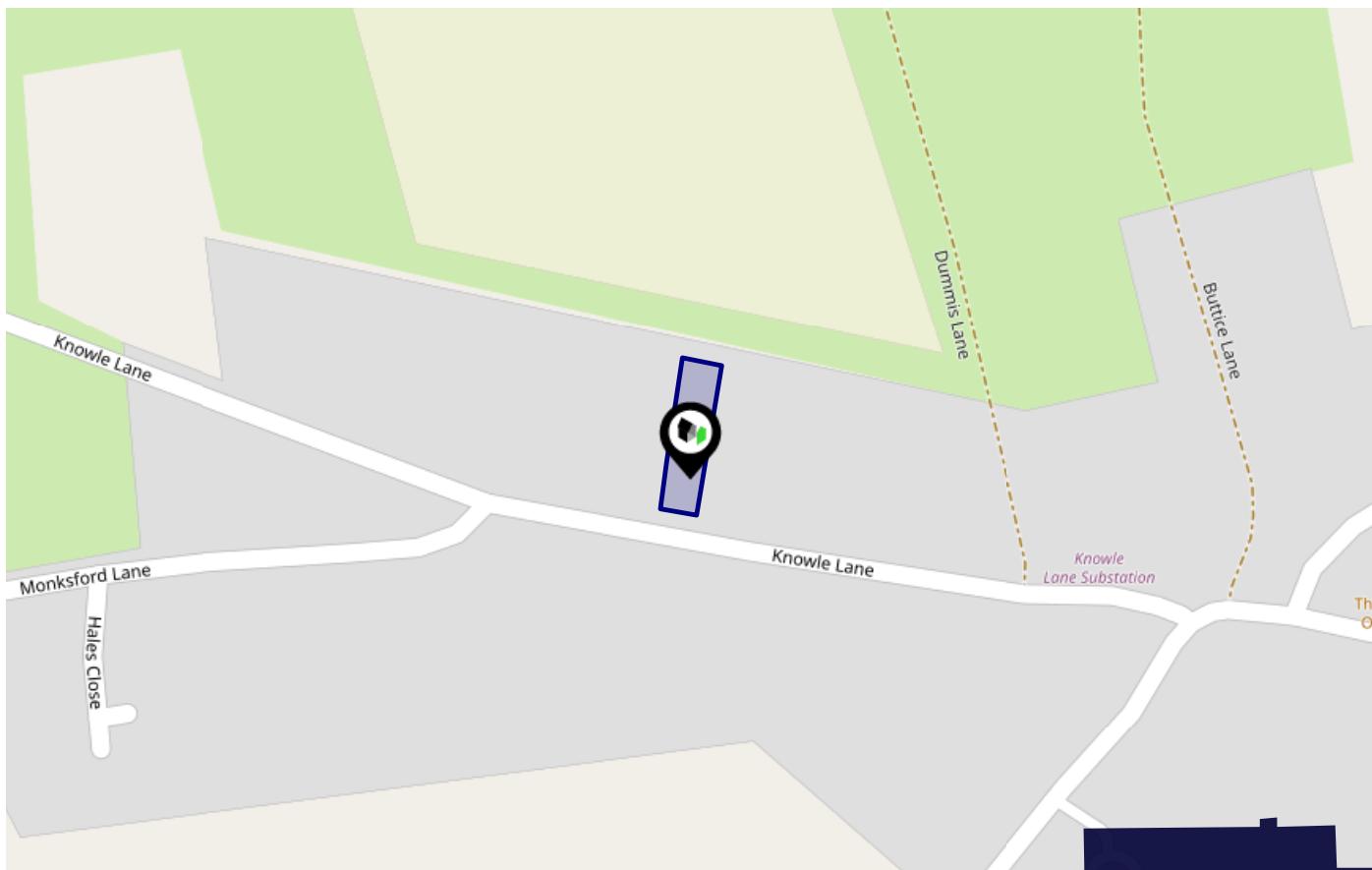


Flood Risk

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

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.

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Chance of flooding to the following depths at this property:



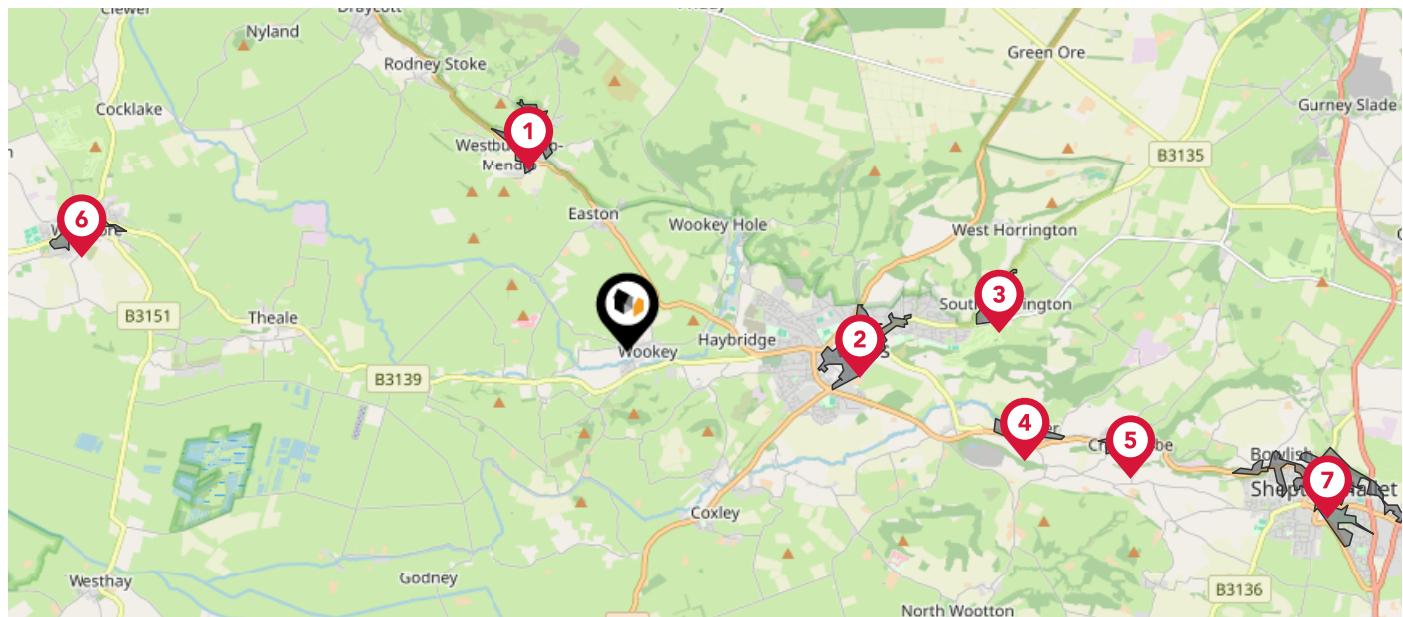
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Maps

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

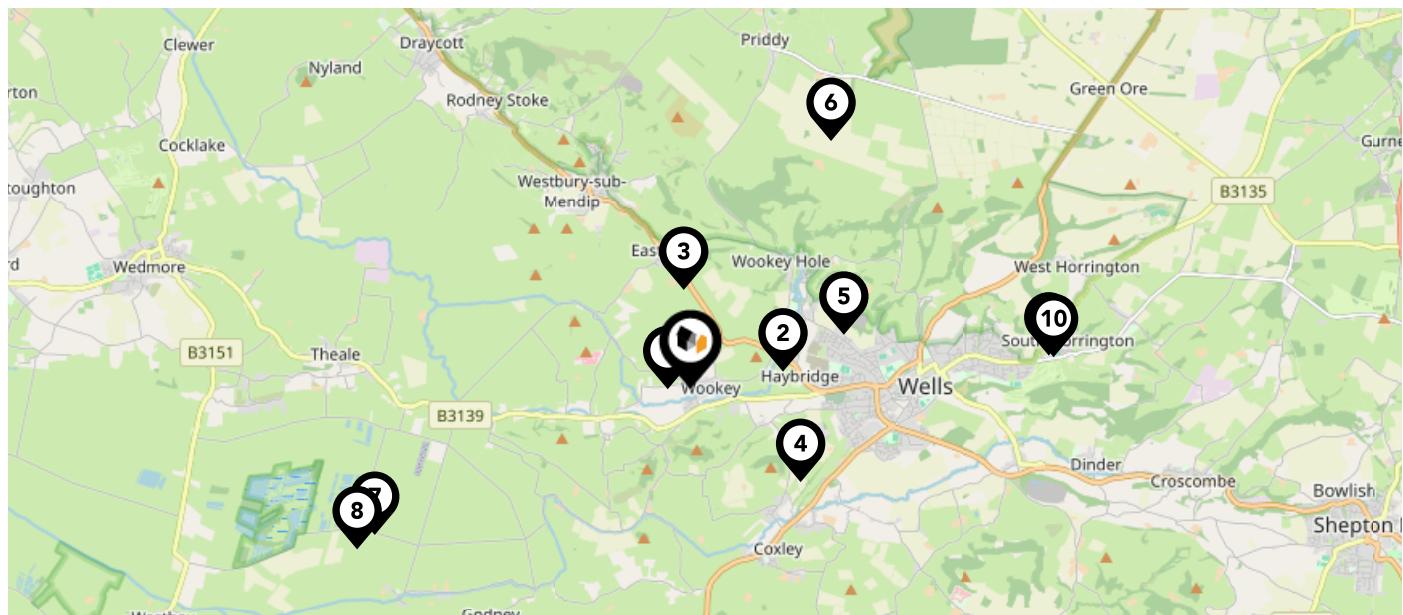
- 1 Westbury sub Mendip
- 2 Wells
- 3 Mendip Hospital
- 4 Dinder
- 5 Croscombe
- 6 Wedmore
- 7 Shepton Mallet

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.



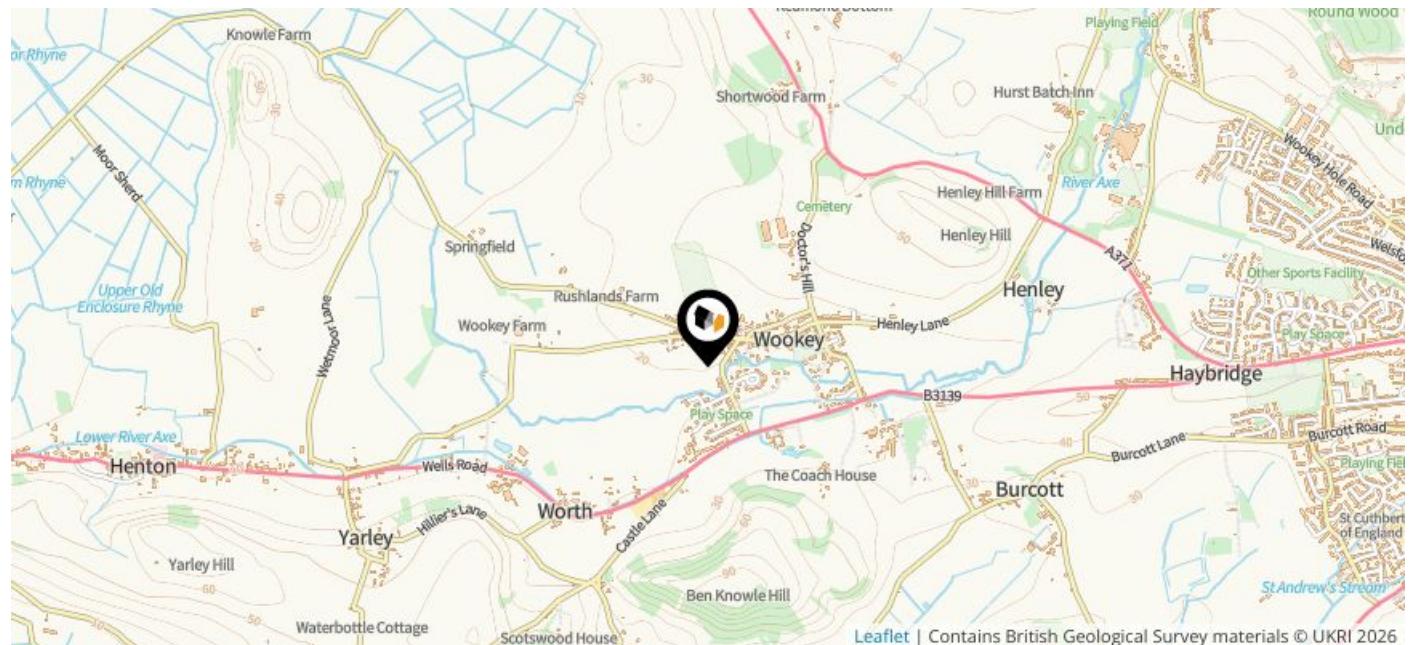
Nearby Landfill Sites

 1	Knowle Lane-Wooley	Historic Landfill	<input type="checkbox"/>
 2	St Cuthberts Paper Mill-Wells, Haybridge, Somerset	Historic Landfill	<input type="checkbox"/>
 3	Disused Easton And Wokey Cutting-Easton, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
 4	Burcott Road-Wells, Norfolk	Historic Landfill	<input type="checkbox"/>
 5	Milton Hill-Lime Kiln Lane, Milton Hill, Wells	Historic Landfill	<input type="checkbox"/>
 6	Lower Pitts Farm-Priddy, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
 7	Lewis Drove-Panborough, Wells, Somerset	Historic Landfill	<input type="checkbox"/>
 8	Eastern Drove-Meare, Panborough, Meare, Somerset	Historic Landfill	<input type="checkbox"/>
 9	Mendip Hospital Tip-West Horrington, Somerset	Historic Landfill	<input type="checkbox"/>
 10	Mendip Hospital-Off Bath Road, Wells, Somerset	Historic Landfill	<input type="checkbox"/>

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.

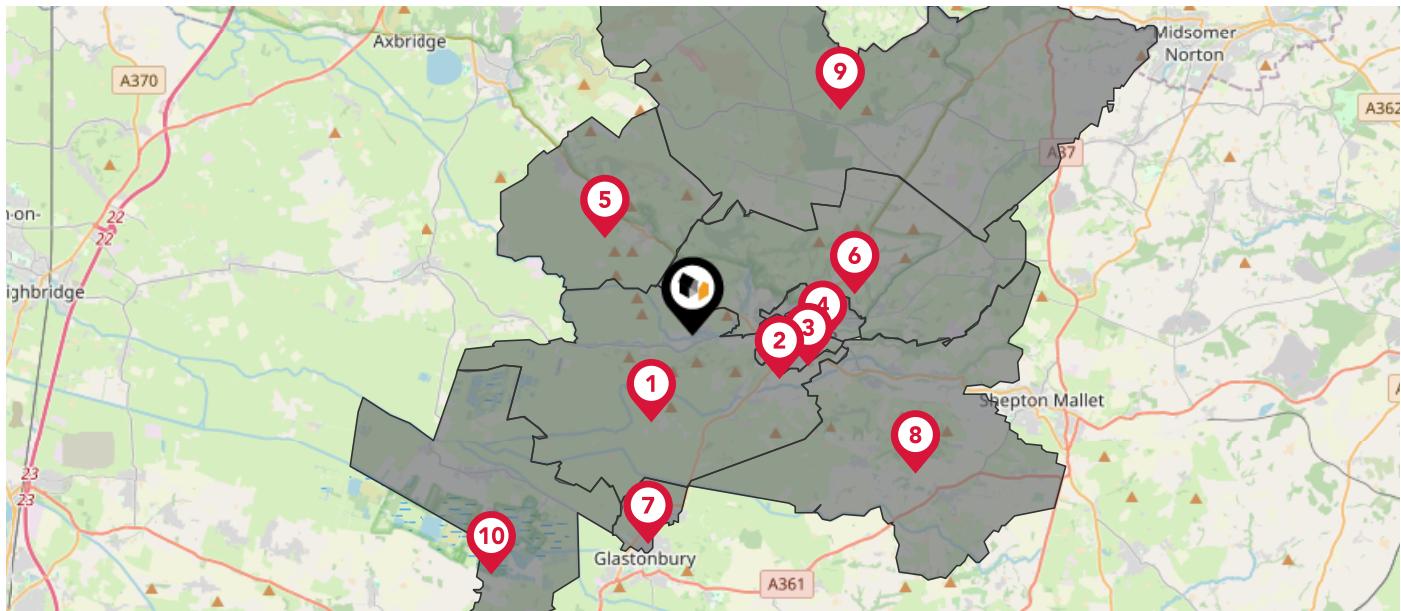
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

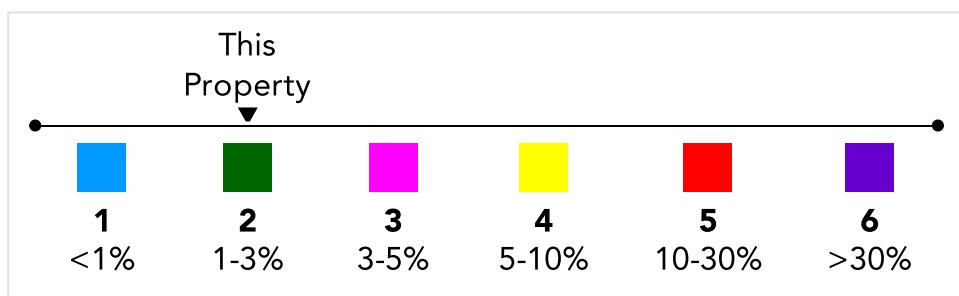
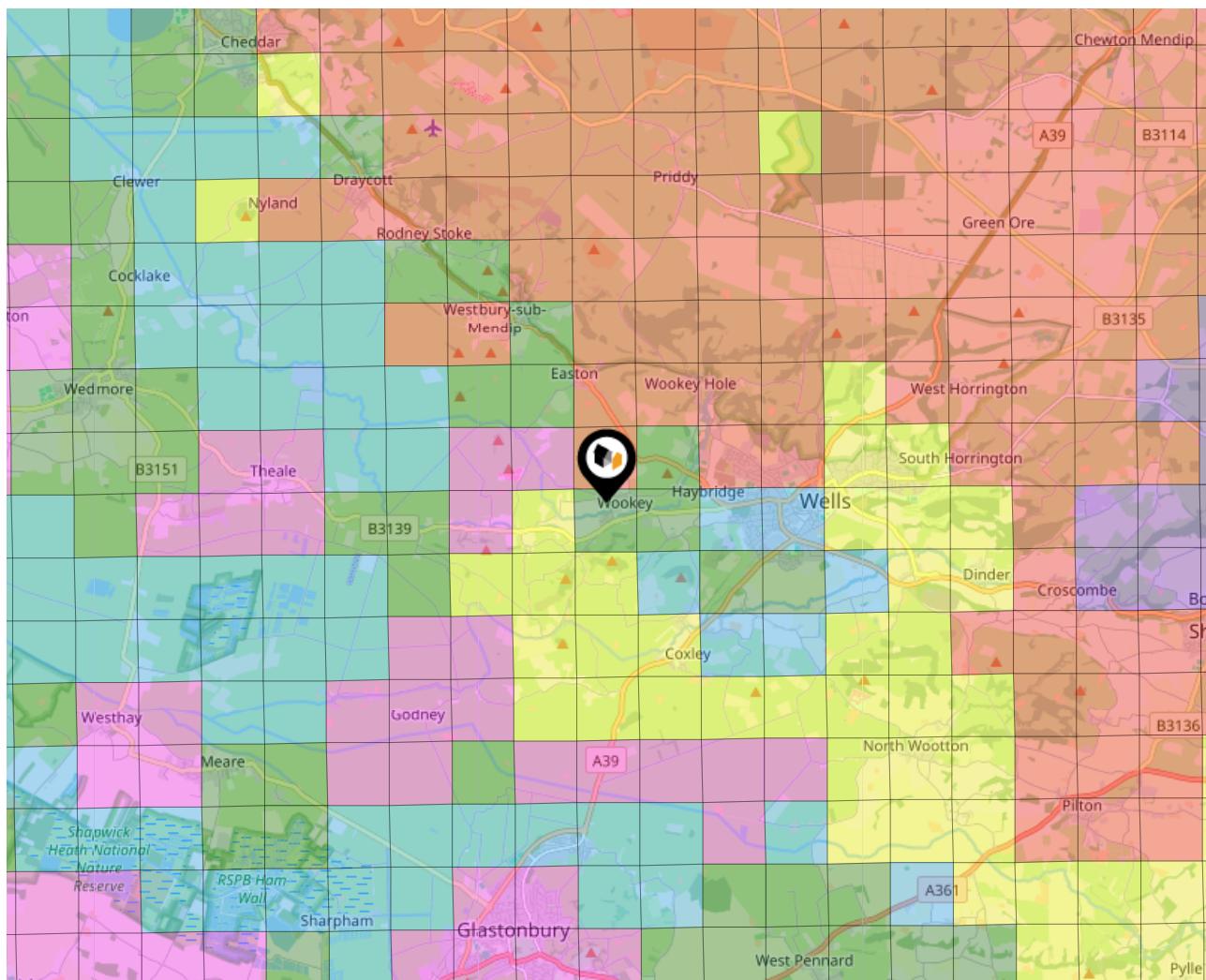


Nearby Council Wards

- 1 Wookey and St. Cuthbert Out West Ward
- 2 Wells St. Cuthbert's Ward
- 3 Wells Central Ward
- 4 Wells St. Thomas' Ward
- 5 Rodney and Westbury Ward
- 6 St. Cuthbert Out North Ward
- 7 Glastonbury St. John's Ward
- 8 Crocombe and Pilton Ward
- 9 Chewton Mendip and Ston Easton Ward
- 10 Moor 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).



Environment Soils & Clay

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

Carbon Content:

VARIABLE

Parent Material Grain:

ARGILLACEOUS

Soil Group:

MEDIUM TO HEAVY

Soil Texture:

LOAM TO CLAY

Soil Depth:

DEEP

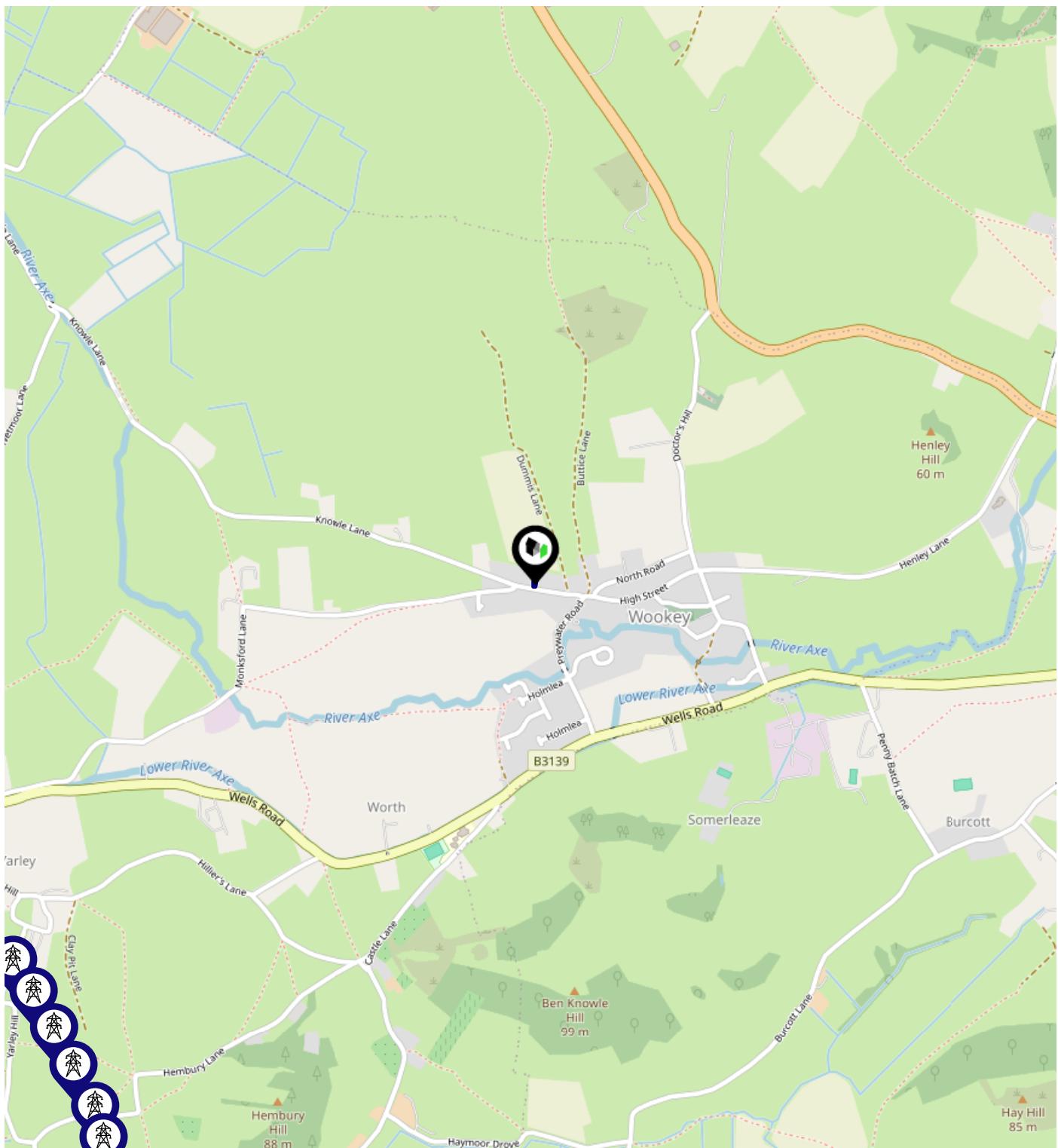


Primary Classifications (Most Common Clay Types)

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:

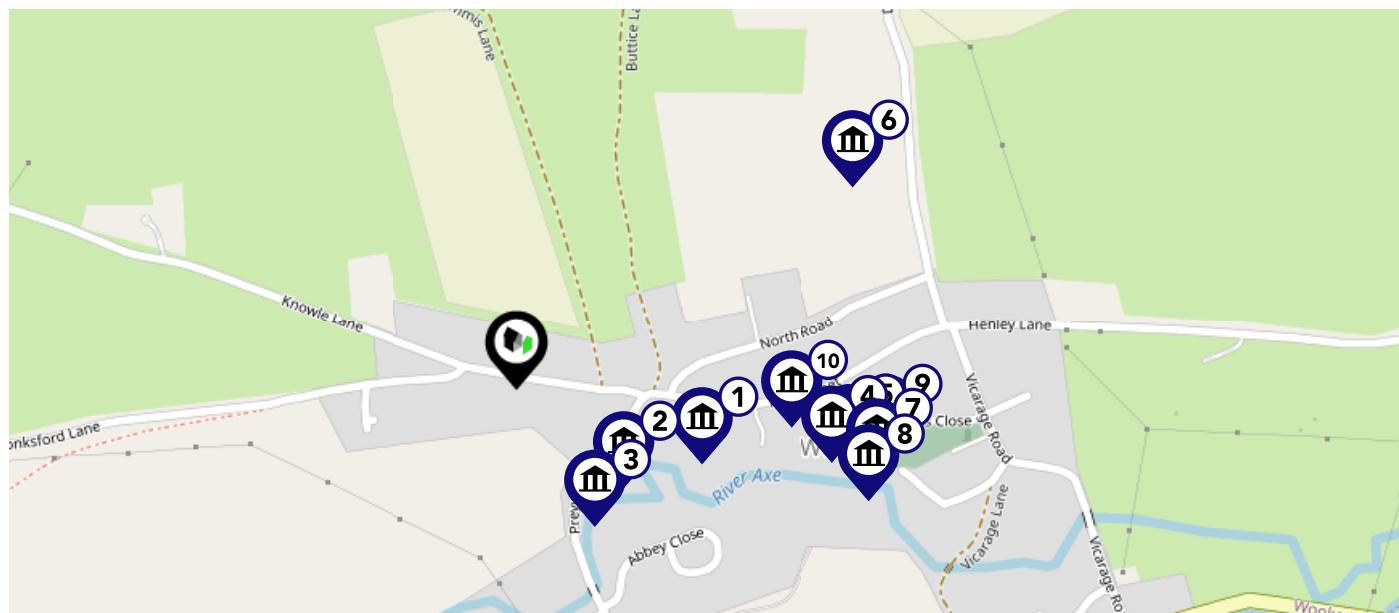
- Power Pylons**
- Communication Masts**

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
1058583 - Yew Tree Farmhouse	Grade II	0.1 miles
1345146 - Preybrook Farm	Grade II	0.1 miles
1295050 - Preywater House	Grade II	0.1 miles
1180119 - Mellifont Abbey, Boundary Walls And Gate Piers	Grade II	0.2 miles
1058581 - Lych Gate At Entrance To Churchyard Of Church Of St Matthew	Grade II	0.2 miles
1058580 - East Court	Grade II	0.2 miles
1180113 - Group Of 3 Unidentified Monuments In Churchyard About 1 Metre North Of Vestry Church Of St Matthew	Grade II	0.2 miles
1295083 - Churchyard Cross In Churchyard About 2 Metres South Of Church Of St Matthew	Grade II	0.2 miles
1345144 - Church Farmhouse	Grade II	0.2 miles
1295100 - Batch Cottage	Grade II	0.2 miles



Nursery Primary Secondary College Private



Wookey Primary School

Ofsted Rating: Good | Pupils: 97 | Distance: 0.27



St Cuthbert's CofE Junior School

Ofsted Rating: Good | Pupils: 174 | Distance: 1.6



St Cuthbert's Church of England Academy Infants and Pre-School

Ofsted Rating: Good | Pupils: 172 | Distance: 1.65



The Blue School

Ofsted Rating: Good | Pupils: 1434 | Distance: 1.8



Coxley Primary School

Ofsted Rating: Requires improvement | Pupils: 64 | Distance: 1.98



St Joseph and St Teresa Catholic Primary School

Ofsted Rating: Good | Pupils: 149 | Distance: 2



St Lawrence's CofE Primary School

Ofsted Rating: Good | Pupils: 49 | Distance: 2.06



Wells Cathedral School

Ofsted Rating: Not Rated | Pupils: 780 | Distance: 2.26





Nursery Primary Secondary College Private



Stoberry Park School

Ofsted Rating: Good | Pupils: 318 | Distance: 2.34



Priddy Primary School

Ofsted Rating: Good | Pupils: 40 | Distance: 3.42



Horrington Primary School

Ofsted Rating: Requires improvement | Pupils: 102 | Distance: 3.85



St Dunstan's School

Ofsted Rating: Good | Pupils: 459 | Distance: 4.07



Draycott & Rodney Stoke Church of England First School

Ofsted Rating: Good | Pupils: 72 | Distance: 4.17



St John's Church of England Voluntary Controlled Infants School

Ofsted Rating: Good | Pupils: 201 | Distance: 4.38



St Benedict's Church of England Voluntary Aided Junior School

Ofsted Rating: Good | Pupils: 208 | Distance: 4.49



Meare Village Primary School

Ofsted Rating: Outstanding | Pupils: 96 | Distance: 4.62



Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	10.69 miles
2	Yatton Rail Station	13.76 miles
3	Bruton Rail Station	12.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	41.22 miles
2	M5 J12	44.33 miles
3	M5 J11A	50.23 miles
4	M5 J29	47.14 miles
5	M4 J16	43.11 miles

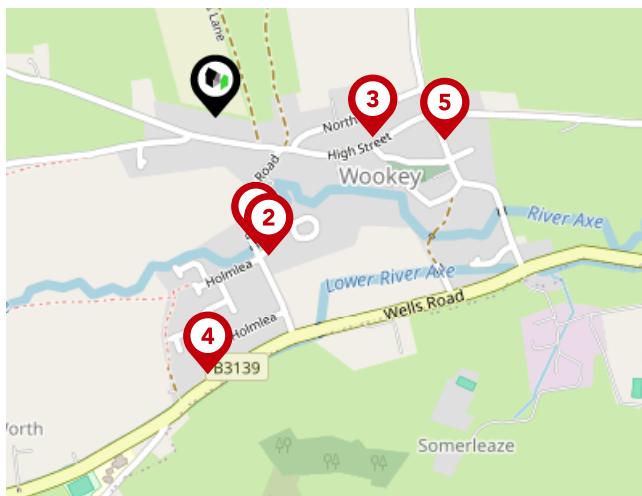


Airports/Helpipads

Pin	Name	Distance
1	Bristol Airport	12.23 miles
2	Felton	12.23 miles
3	Cardiff Airport	30.72 miles
4	Exeter Airport	45.66 miles

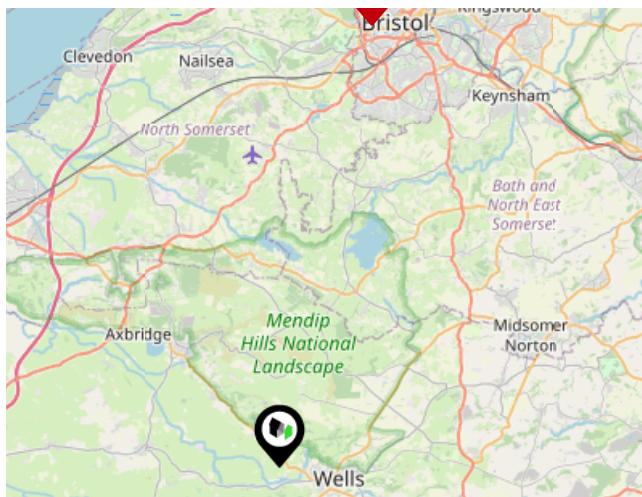
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Holmlea	0.15 miles
2	Abbey Close	0.17 miles
3	The Church	0.18 miles
4	The Rowans	0.3 miles
5	Shenandoah	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Nova Scotia Ferry Landing	16.75 miles
2	The Cottage Ferry Landing	16.73 miles
3	Pumphouse Ferry Landing	16.81 miles

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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