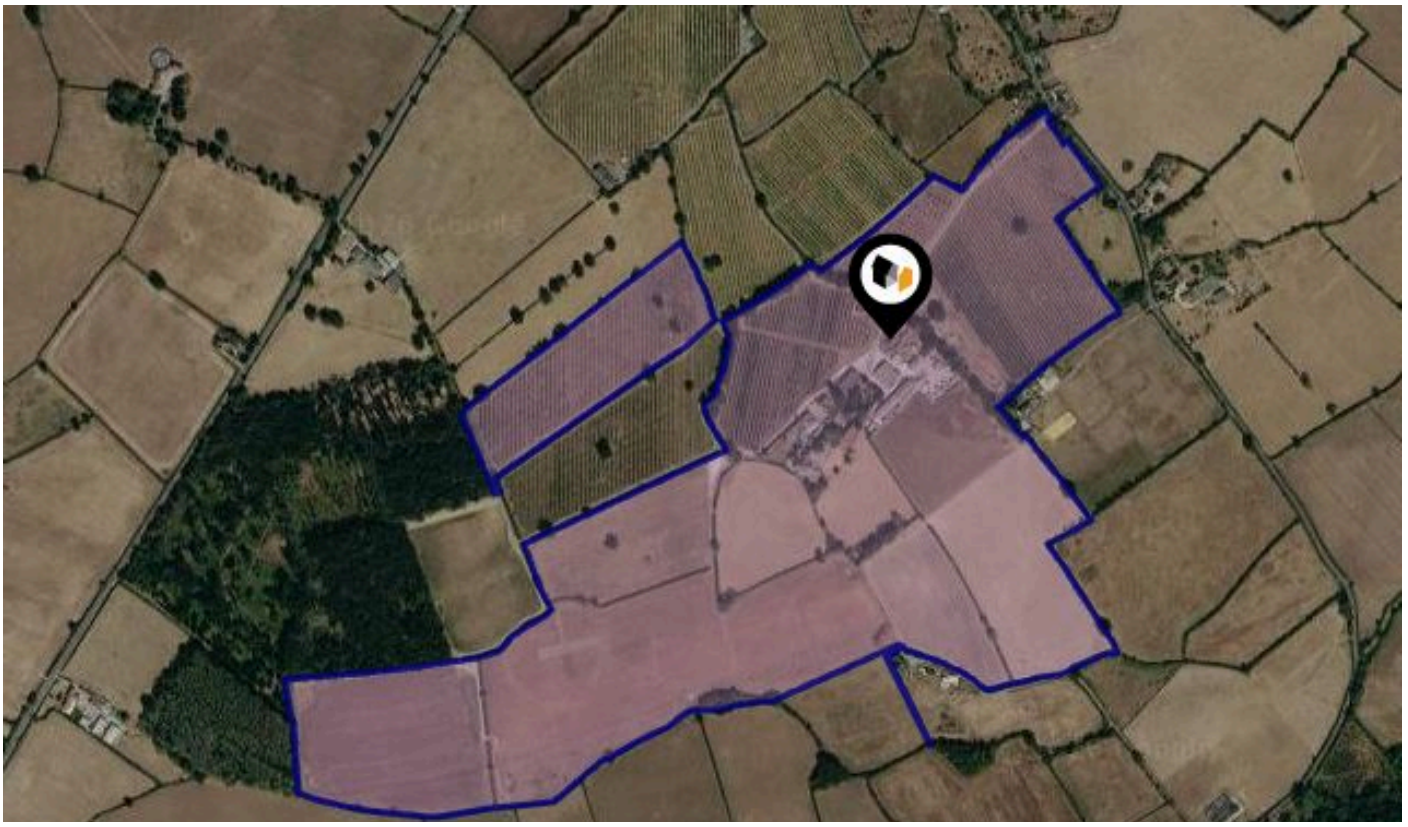
COOPER AND TANNER

See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th November 2026



HORNBLOTTON, SHEPTON MALLET, BA4

Cooper and Tanner

Fore Street Castle Cary BA7 7BG

01963 350327

castlecary@cooperandtanner.co.uk

cooperandtanner.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview

COOPER AND TANNER







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	850 ft^2 / 79 m^2		
Plot Area:	124.29 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,276		
Title Number:	WS63241		

Local Area

Local Authority: Somerset

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s

1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Twin Oaks Mill House To Fosse Way Hornblotton Glastonbury Shepton Mallet Somerset BA4 6SF***

Reference - 2021/2224/HSE	
Decision:	Decided
Date:	29th September 2021
Description:	
Erection of Rear and Loft Extensions to Dwelling to Form Additional Bedroom and Granny Annex	

Planning records for: ***Hornblotton Shepton Mallet Somerset BA4 6SF***

Reference - 100923/003	
Decision:	Approval with Conditions
Date:	28th January 2005
Description:	
Change of use of barn to holiday let, (del)	

Planning records for: ***Rectory Farm, Hornblotton, Shepton Mallet, Somerset, BA4 6SF***

Reference - 104607/003	
Decision:	Approval with Conditions
Date:	09th March 2000
Description:	
Erection of a two storey extension on the side (west) elevation, change of use of land from agricultural to residential and upgrading an existing field access and driveway - as amended by letter and plans received 04.04.2000, 11.04.2000, 30.06.2000 and 02.08.2000.	

Reference - 104607/006	
Decision:	Approval with Conditions
Date:	24th September 2004
Description:	
Construction of a vehicular access and driveway over agricultural land (to serve the residential property) and block up the existing vehicular access (DEL)	

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Rectory Farm, Hornblotton, Shepton Mallet, Somerset, BA4 6SF***

Reference - 104607/004

Decision: Approval with Conditions

Date: 09th March 2000

Description:

Erection of a two storey extension on the west (side) elevation, insertion of 1 new opening and reinstatement of 3 openings on the east (side) elevation, alterations to existing lean-to on the south elevation and minor internal alterations, as amended by letter and plans received on 04.04.2000, 11.04.2000, 30.06.2000 and 02.08.2000.

Reference - 2015/0684/HSE

Decision: Approval

Date: 25th March 2015

Description:

Single storey extension to existing annexe.

Planning records for: ***Church Farm Church Farm Lane Hornblotton Shepton Mallet Somerset BA4 6SF***

Reference - 2023/2367/FUL

Decision: Decided

Date: 06th December 2023

Description:

Conversion and extension of agricultural buildings to two dwelling houses

Reference - 2011/2509

Decision: Approval with Conditions

Date: 06th February 2012

Description:

Construction of 50kW photovoltiac installation in the form of three rows with associated fencing.

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Stable Cottage and Bungalow 2, Mendip Farm, Hornblotton Hornblotton, Shepton Mallet, BA4 6SF***

Reference - 2011/0066

Decision: Development is Lawful

Date: 17th January 2011

Description:

Occupation of the dwellings at Stable Cottage and Bungalow 2, Mendip Farm in breach of their respective Agricultural Occupancy Condition.

Planning records for: ***The Gables Easton Town Hornblotton Glastonbury Shepton Mallet Somerset BA4 6SF***

Reference - 2021/1182/HSE

Decision: Decided

Date: 24th May 2021

Description:

Demolish storage area and replace with single storey extension. Erection of detached garage.

Planning records for: ***Blythwood Cottage Hornblotton Hall Mill House To Fosse Way Hornblotton Glastonbury BA4 6SF***

Reference - 2017/2850/CLE

Decision: Development is Lawful

Date: 30th October 2017

Description:

Application for a lawful development certificate for the erection of a conservatory. (amended description)

Reference - 114579/002

Decision: Approval with Conditions

Date: 22nd April 2004

Description:

Erection of conservatory (CAT A)

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Planning
In Street

COOPER AND TANNER

Planning records for: ***1 Red Lawns To Mendip Farm Hornblotton Shepton Mallet Somerset BA4 6SF***

Reference - 2019/0489/HSE	
Decision:	Decided
Date:	15th February 2019
Description:	
Demolition of existing rear extension and outhouse. Erection of two storey and single storey rear extensions. Rendering of property.	

Planning records for: ***Tithe Barn, Higher Farm, Hornblotton Shepton Mallet Somerset BA4 6SF***

Reference - 100923/006	
Decision:	Refusal
Date:	04th May 2007
Description:	
Re-open former access and provide visibility splays. (DEL)	

Planning records for: ***Mendip Farm Hornblotton Shepton Mallet Somerset BA4 6SF***

Reference - 111206/006	
Decision:	WDT - Withdrawn
Date:	12th October 2007
Description:	
Certificate of Lawfulness relating to the use of the land as domestic curtilage (DEL)	

Reference - 100923/002	
Decision:	Refusal
Date:	26th October 2004
Description:	
Change of use from barn currently in employment use to residential use and creation of new access (DEL)	

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Planning
In Street

COOPER AND TANNER

Planning records for: ***Hornblotton Farm Hornblotton Shepton Mallet Somerset BA4 6SF***

Reference - 2019/1961/PAA

Decision: Decided

Date: 31st July 2019

Description:

Notification for Prior Approval for a proposed change of use of agricultural building (hay barn) to a 2 bed dwellinghouse

Reference - 2011/0179

Decision: Prior Approval Required

Date: 31st January 2011

Description:

Creation of agricultural access.

Reference - 111206/005

Decision: Approval with Conditions

Date: 23rd February 2007

Description:

Erection of a two-storey and single storey extension to dwelling, and detached garage block. (DEL)

Reference - 2011/0178

Decision: Prior Approval Required

Date: 04th February 2011

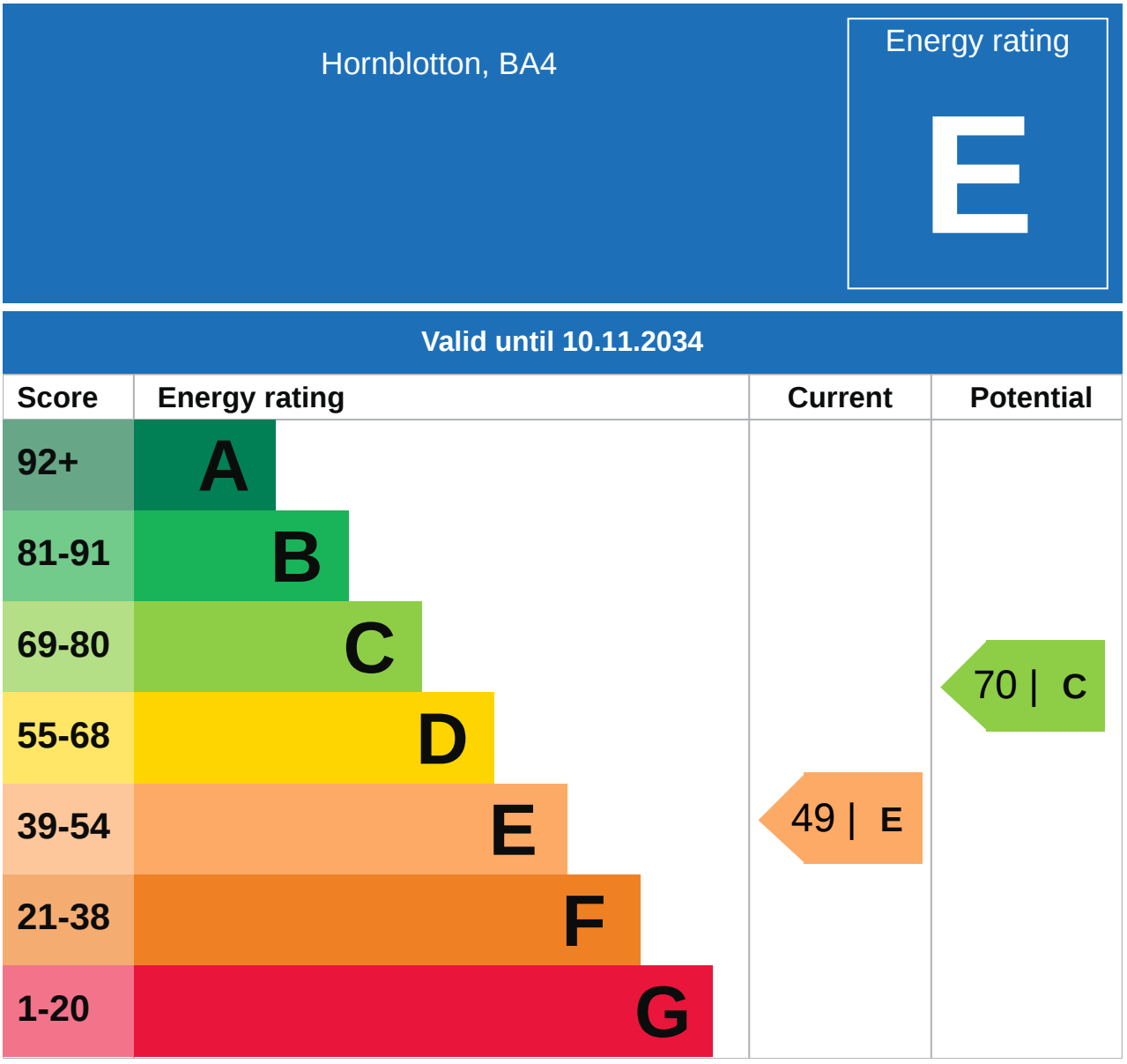
Description:

Erection of an agricultural building.

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Property
EPC - Certificate

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Property

EPC - Additional Data

COOPER AND TANNER

Additional EPC Data

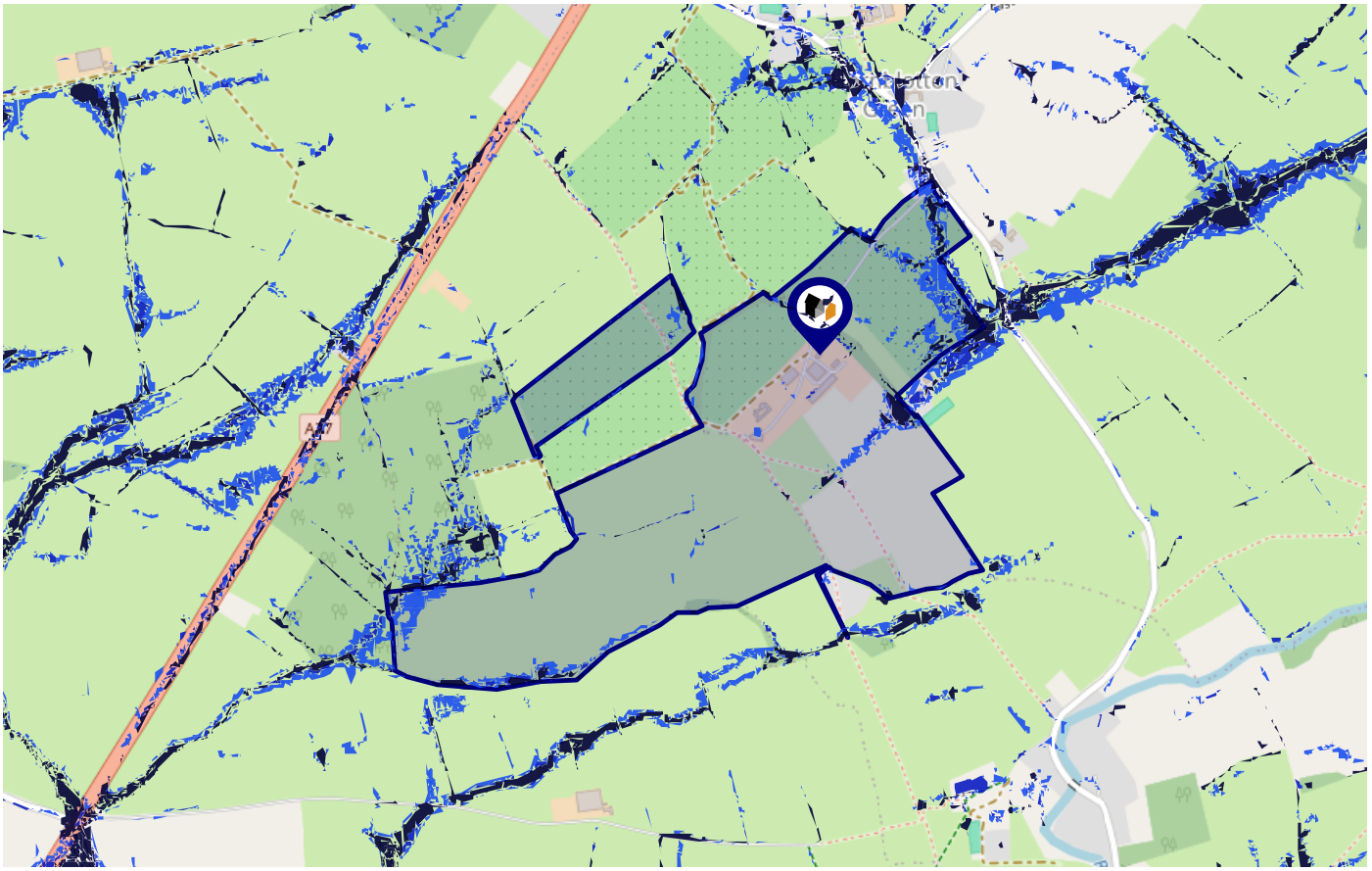
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m^2

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Flood Risk
Surface Water - Flood Risk

COOPER AND TANNER

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

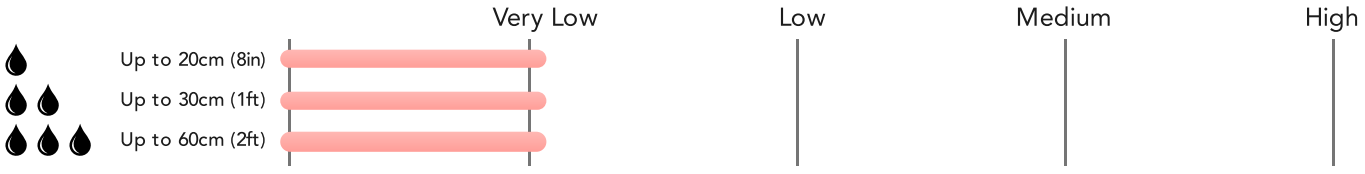


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

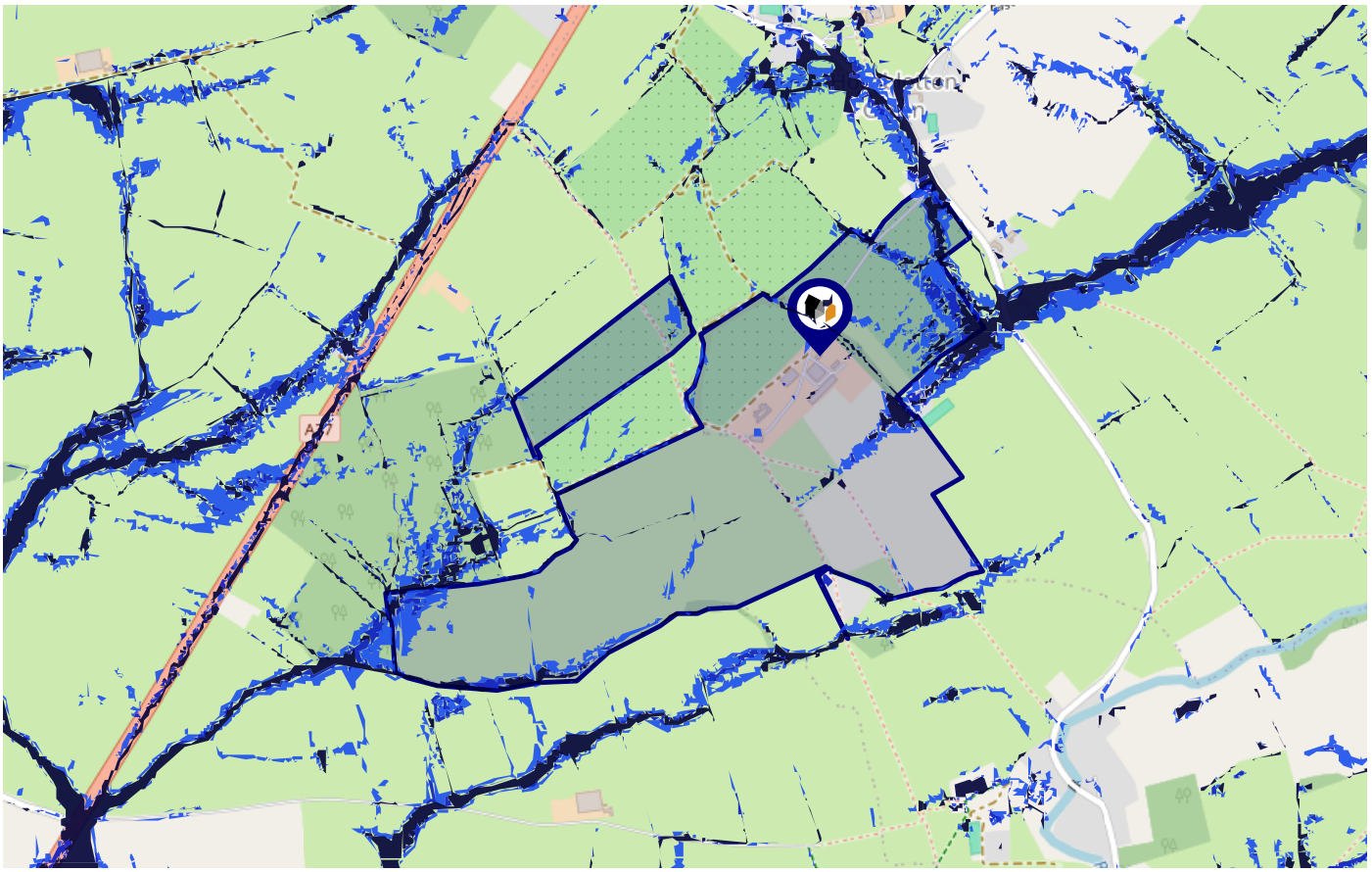


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Flood Risk
Surface Water - Climate Change

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.

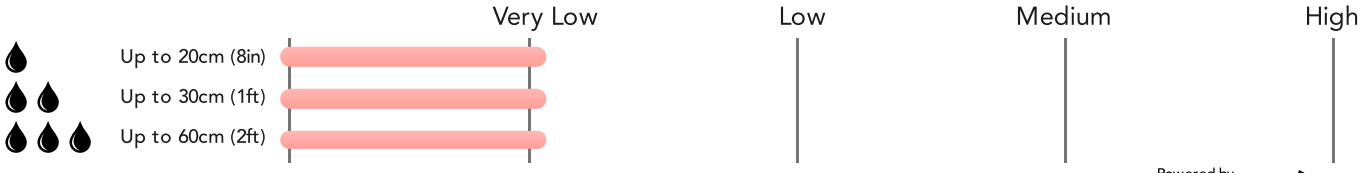


Risk Rating: Very low

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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:



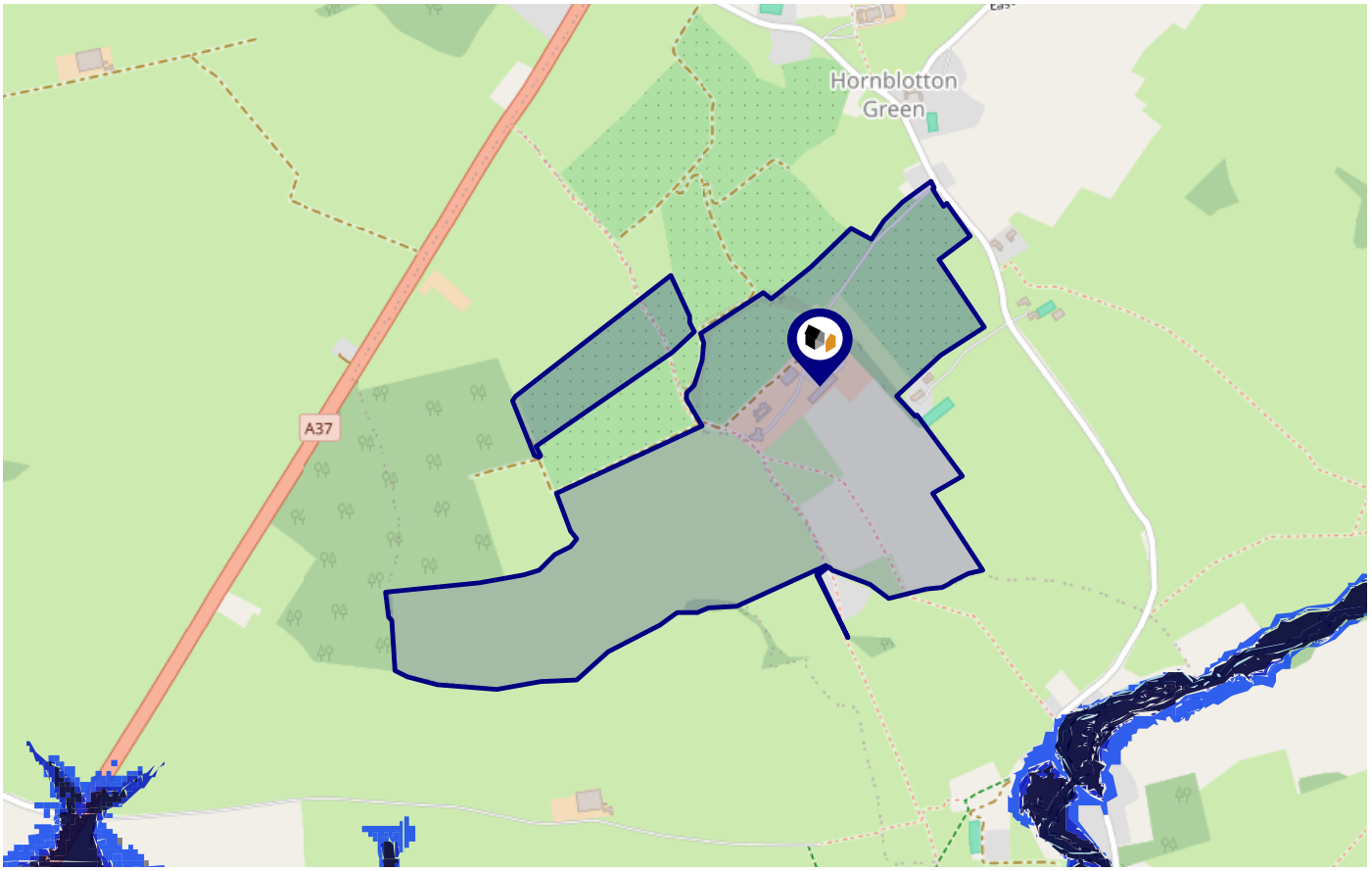
MIR - Material Info

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Flood Risk
Rivers & Seas - Flood Risk

COOPER AND TANNER

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

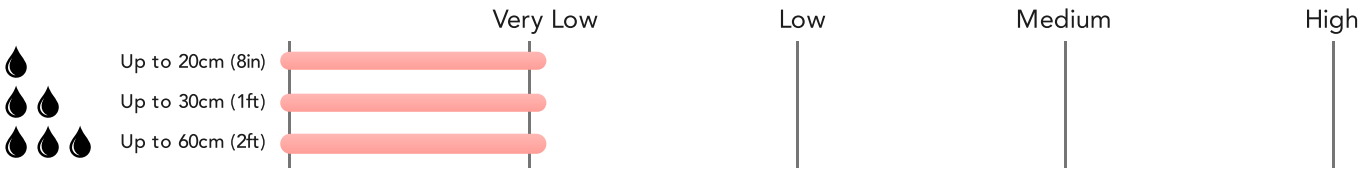


Risk Rating: Very low

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- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

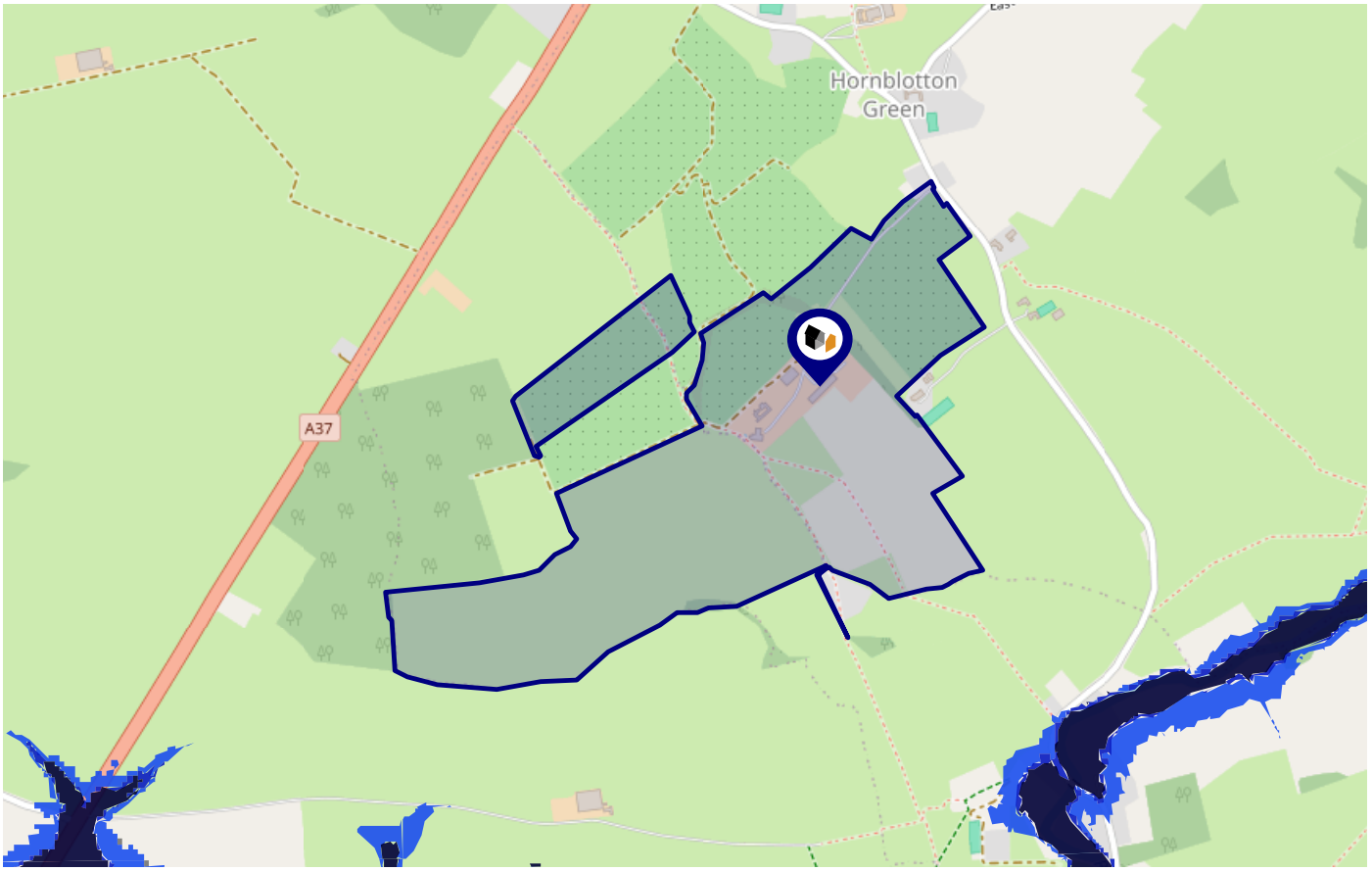


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Flood Risk
Rivers & Seas - Climate Change

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.

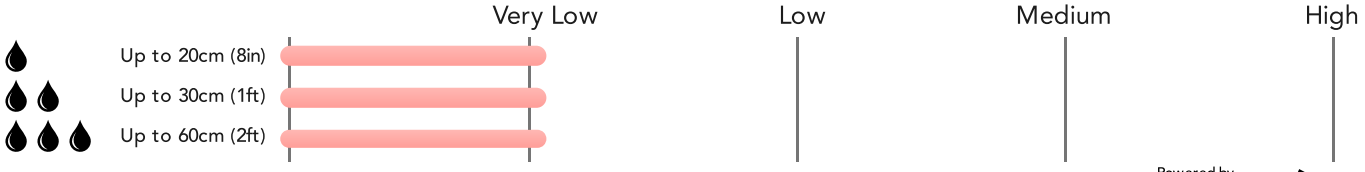


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



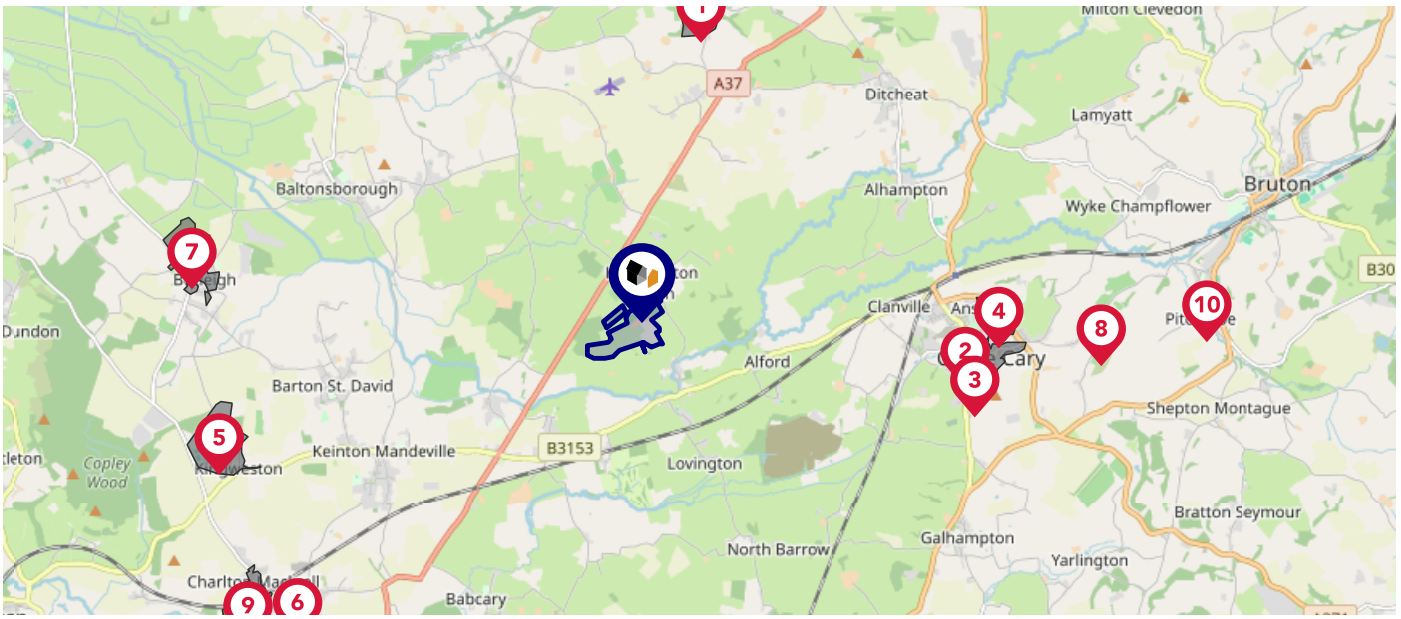
MIR - Material Info

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Maps
Conservation Areas

COOPER AND TANNER

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



Nearby Conservation Areas

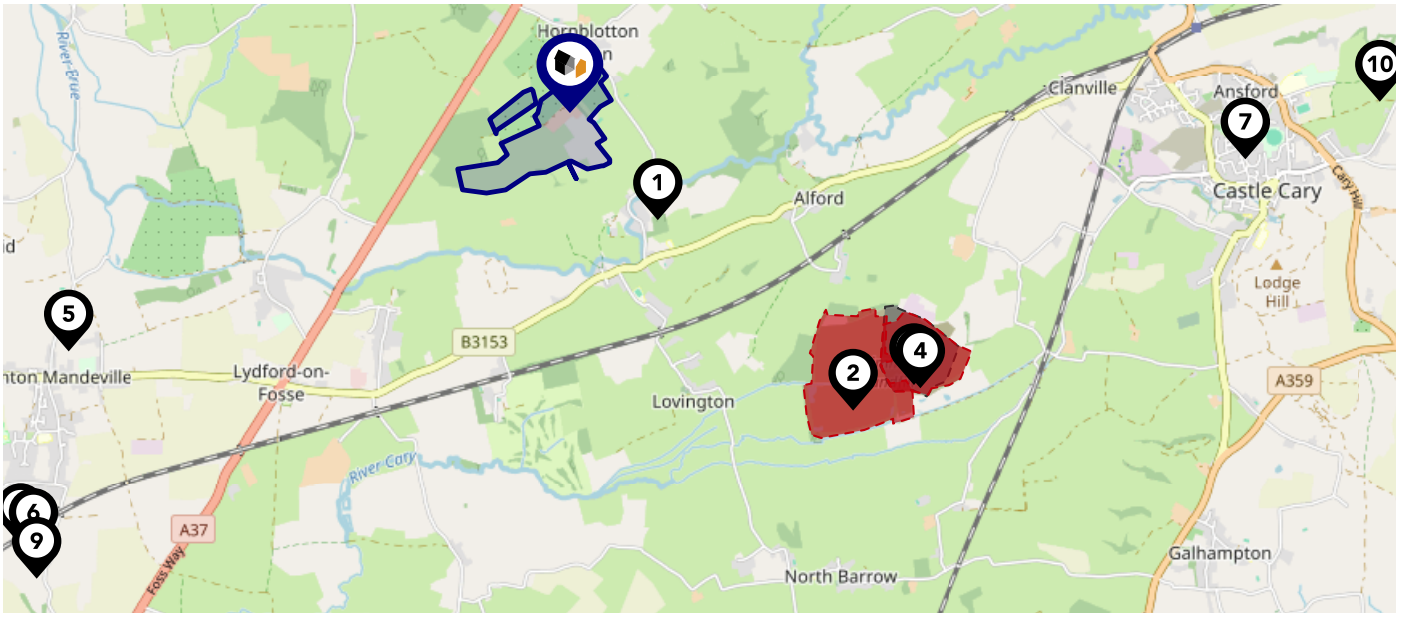
1	East Pennard
2	Higher Flax Mills
3	Castle Cary
4	Ansford
5	Kingweston
6	Charlton Adam
7	Butleigh
8	Hadspen
9	West Charlton and Charlton Mackrell
10	Pitcombe

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Maps
Landfill Sites

COOPER AND TANNER

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



Nearby Landfill Sites

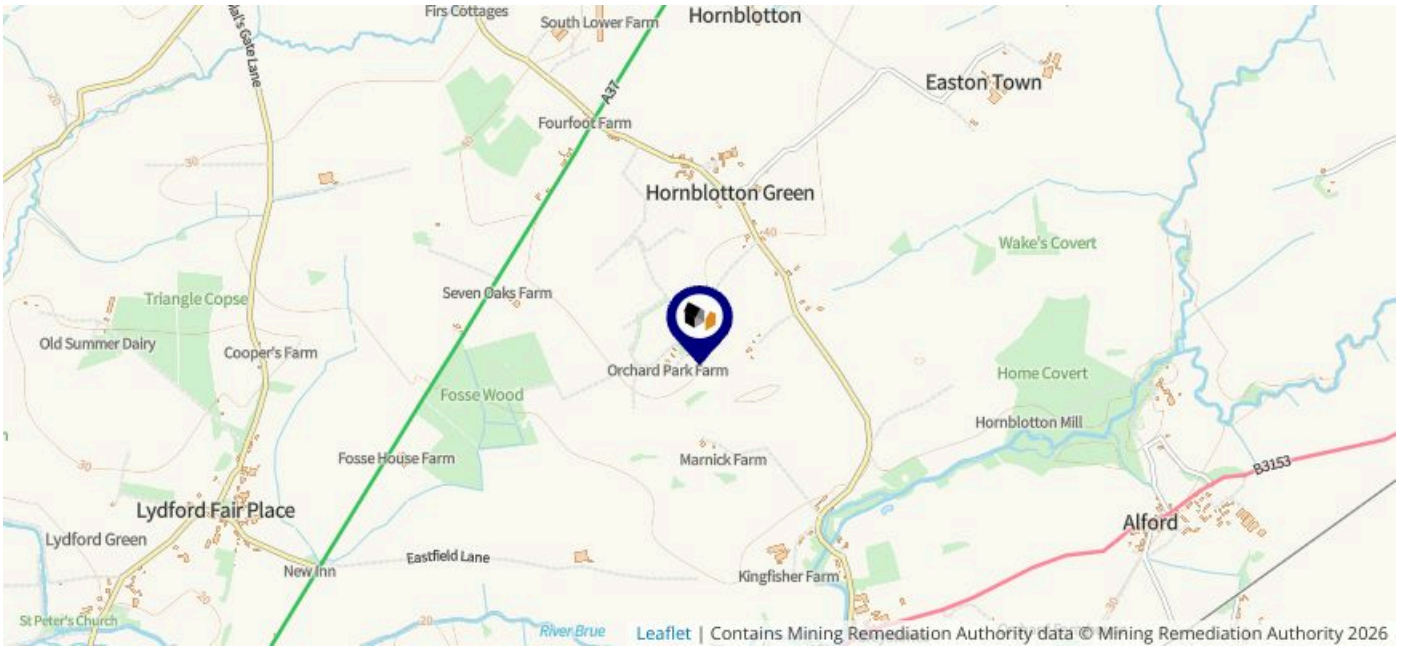
1	Lovington Landfill-Lovington, Castle Cary, Somerset	Historic Landfill
2	Dimmer Lane	Active Landfill
3	Dimmer Landfill-Dimmer Lane,Castle Cary,,Somerset	Historic Landfill
4	EA/EPR/KP3790FR/V005 - Dimmer Waste Disposal Site	Active Landfill
5	Coombe Hill-Keinton Manderville	Historic Landfill
6	Land off Church Street-Keinton Mandeville, Somerton, Somerset	Historic Landfill
7	Churchfields-Ansford	Historic Landfill
8	Keinton Manderville-South of Church Street, Keinton Manderville, Somerton, Somerst	Historic Landfill
9	EA/EPR/ZP3490FM/A001 - Southmead Farm	Active Landfill
10	Combe Common-Ansford	Historic Landfill

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Maps
Coal Mining

COOPER AND TANNER

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

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

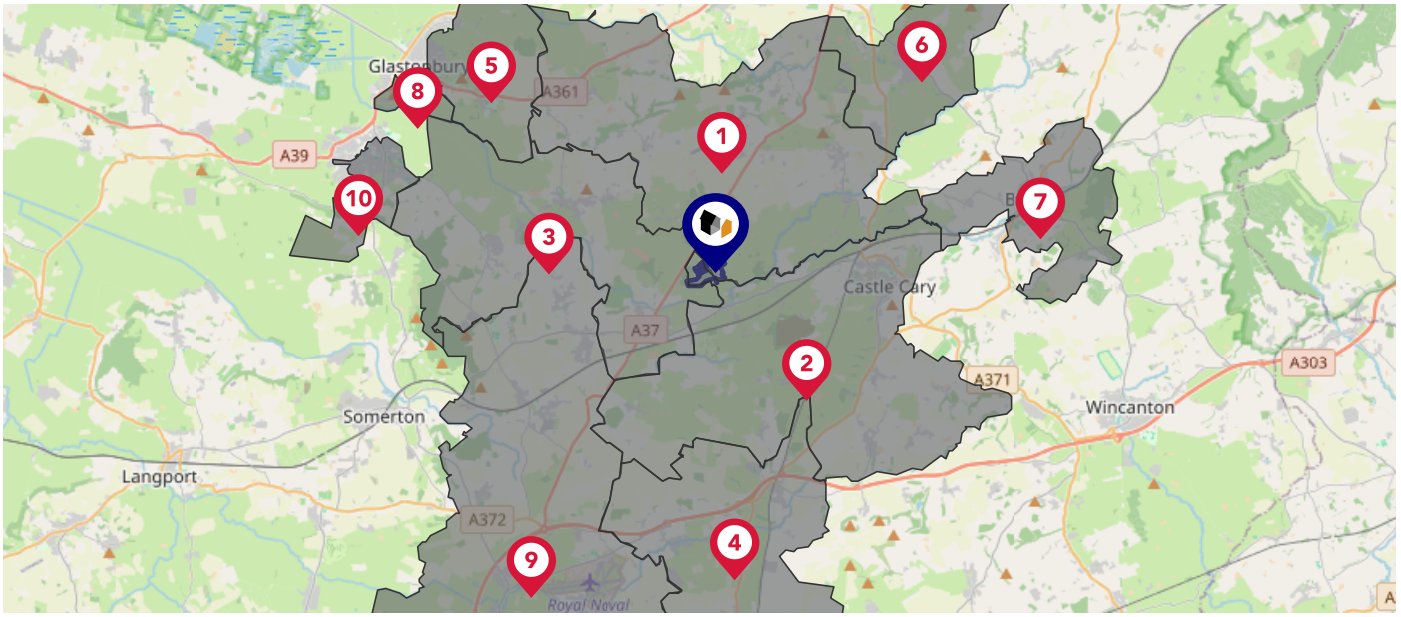
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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Maps
Council Wards

COOPER AND TANNER

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



Nearby Council Wards

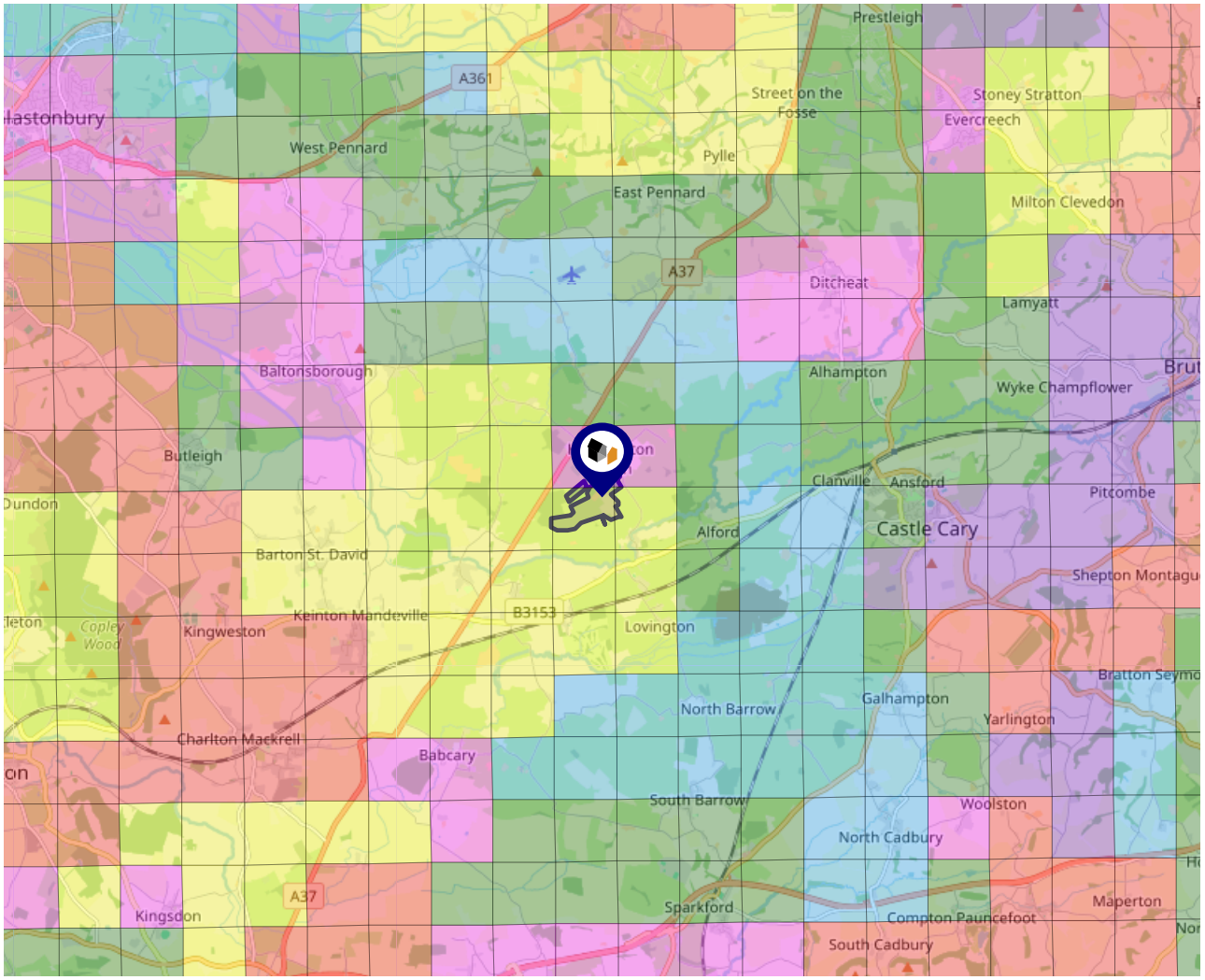
1	The Pennards and Ditcheat Ward
2	Cary Ward
3	Butleigh and Baltonsborough Ward
4	Camelot Ward
5	Glastonbury St. Edmund's Ward
6	Creech Ward
7	Bruton Ward
8	Glastonbury St. Mary's Ward
9	Northstone, Ivelchester & St. Michael's Ward
10	Street South Ward

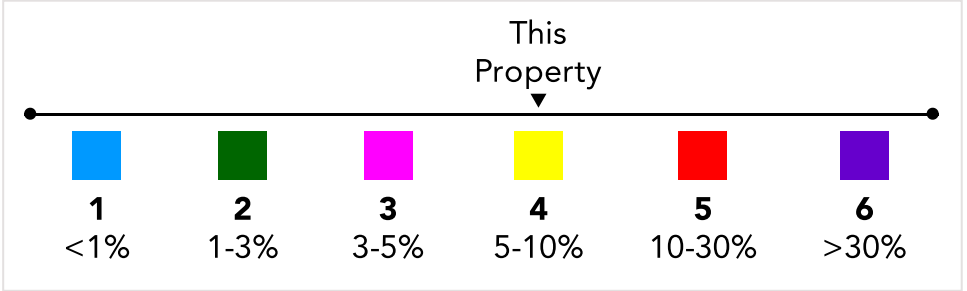
Environment
Radon Gas

COOPER AND TANNER

What is Radon?

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





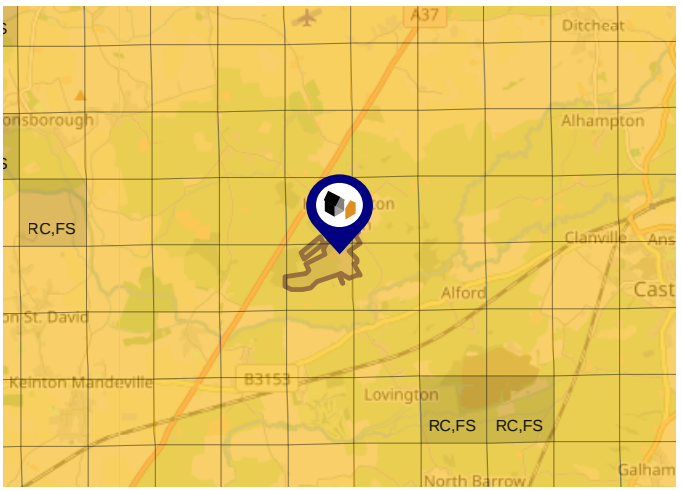
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Environment
Soils & Clay

COOPER AND TANNER

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

Carbon Content:	VARIABLE(HIGH)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS		
Soil Group:	HEAVY TO MEDIUM	**Soil Depth:**	DEEP



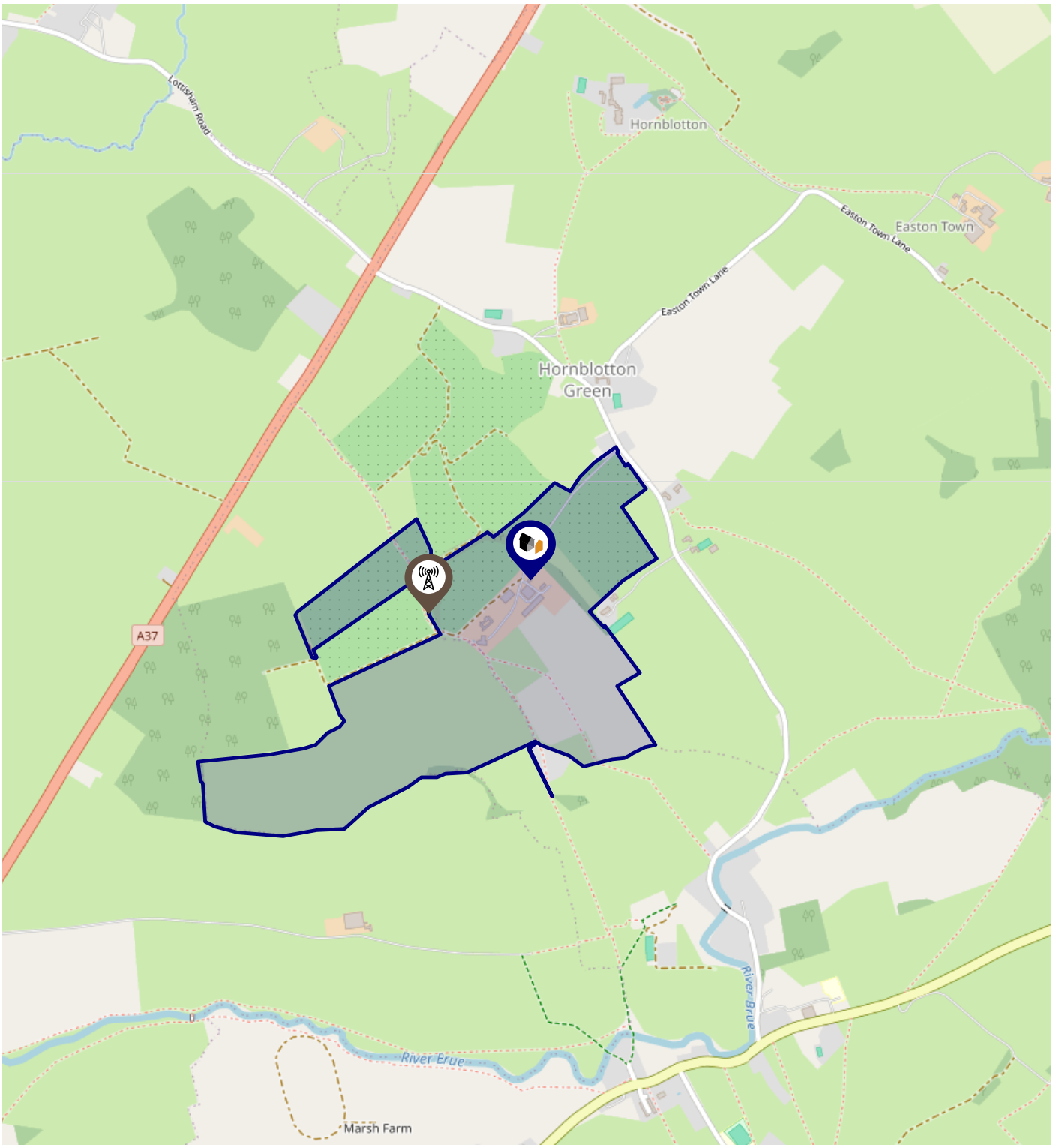
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

COOPER AND TANNER



Key:

Power Pylons

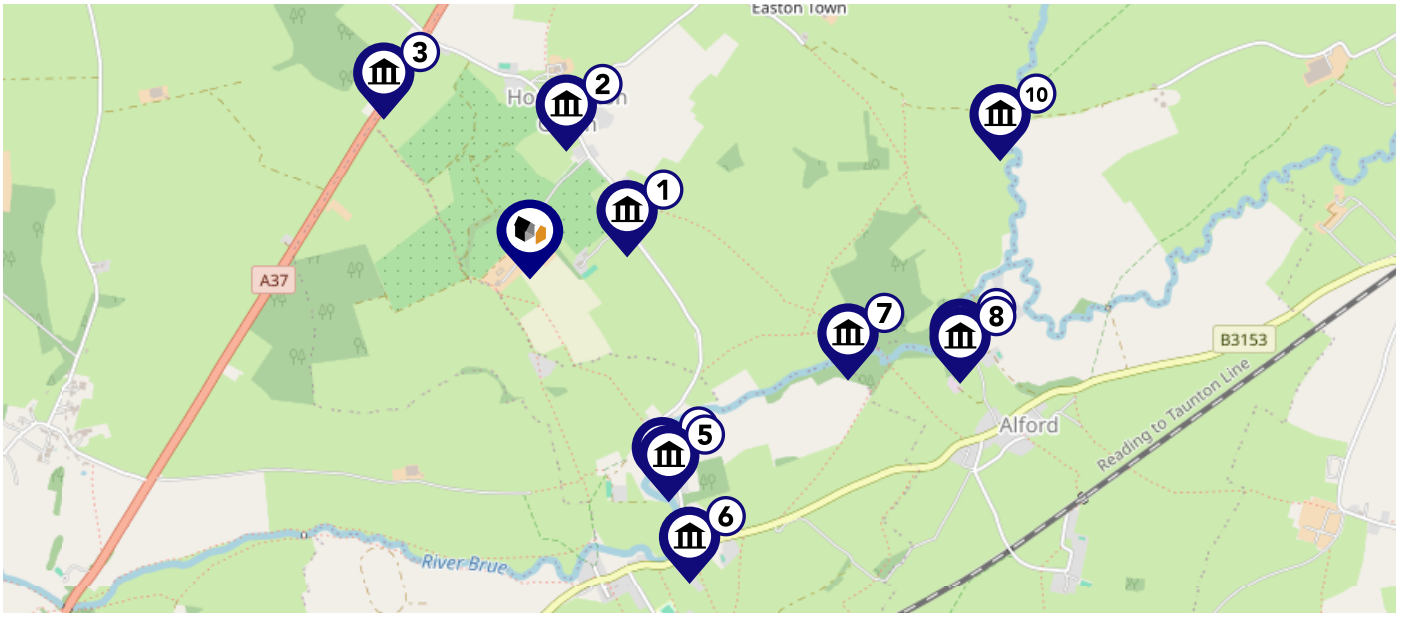
Communication Masts

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Maps
Listed Buildings

COOPER AND TANNER

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



Listed Buildings in the local district	Grade	Distance
1 1175754 - Rectory Farmhouse	Grade II	0.3 miles
2 1345045 - Middle Farmhouse	Grade II	0.3 miles
3 1295510 - Dogberry House	Grade II	0.5 miles
4 1056526 - Lovington Mill House And The Mill Attached	Grade II	0.6 miles
5 1248696 - Mill Close Farmhouse	Grade II	0.6 miles
6 1248651 - Brue Farmhouse And Attached Range Of Farm Buildings	Grade II	0.8 miles
7 1078266 - Keepers Cottage	Grade II	0.8 miles
8 1366368 - Cross In Churchyard About 25 Metres South Of Church Of All Saints	Grade II	1.0 miles
9 1056264 - Church Of All Saints	Grade I	1.0 miles
10 1345164 - Boulter's Bridge (that Portion In Ditcheat Civil Parish)	Grade II	1.1 miles

Material Information

COOPER AND TANNER

Building Safety

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

Accessibility / Adaptations

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

Restrictive Covenants

We have not been made aware if this property contains restrictive covenants - please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

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

Construction Type

Traditional Materials

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Material Information

COOPER AND TANNER

Property Lease Information

Listed Building Information

Stamp Duty

Other

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

Other

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Utilities & Services

COOPER AND TANNER

Electricity Supply

Mains

Gas Supply

LPG

Central Heating

LPG central heating

Water Supply

Mains

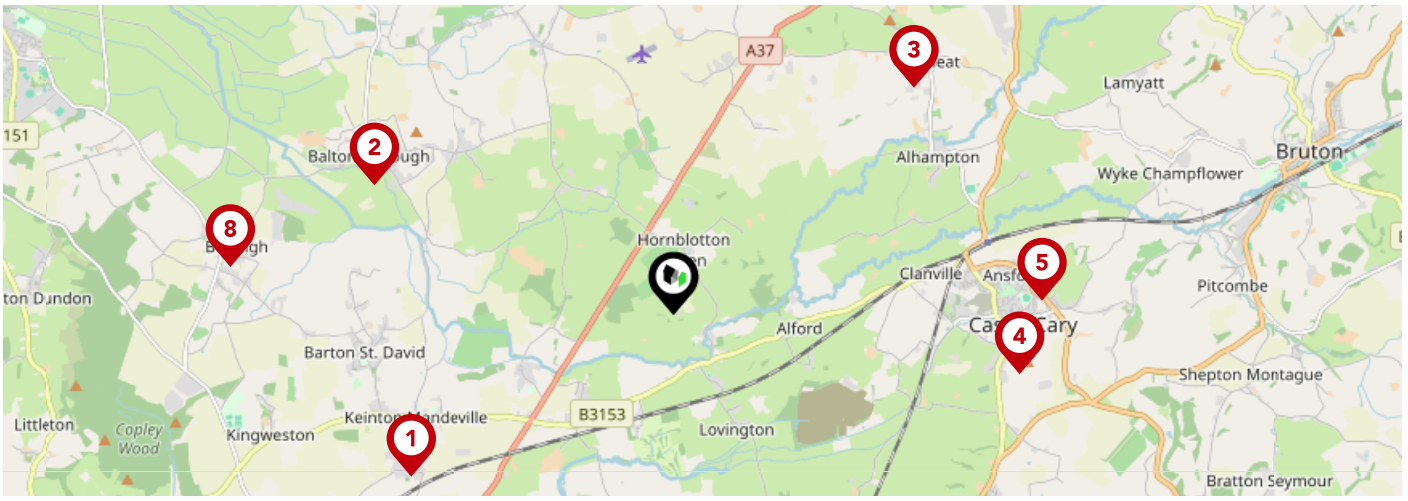
Drainage

Mains

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Area
Schools

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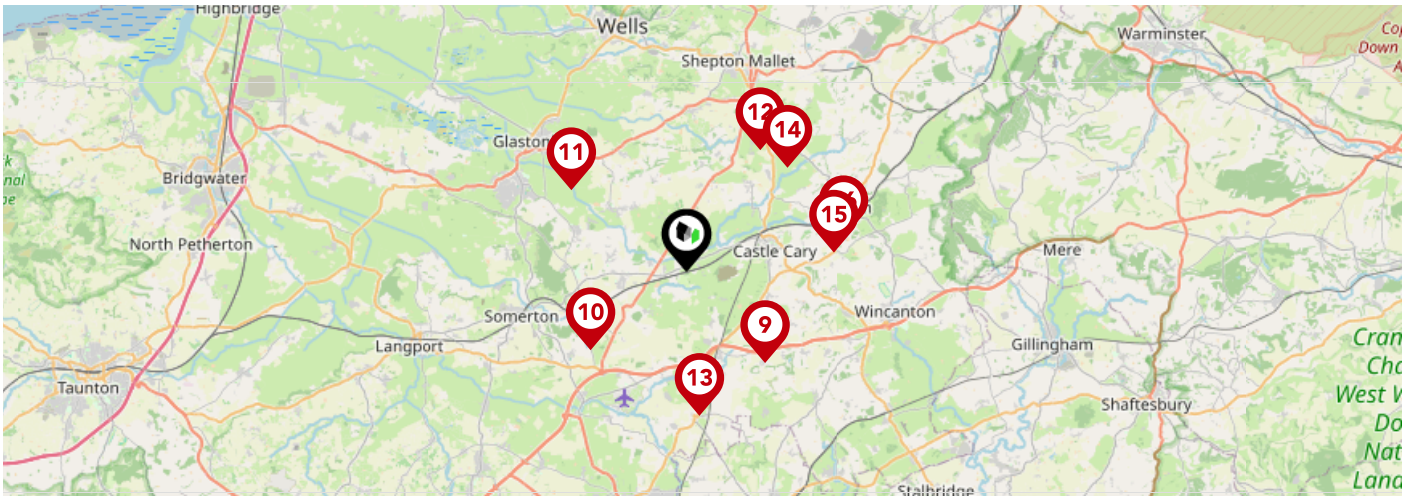


		Nursery	Primary	Secondary	College	Private
1	**Keinton Mandeville Primary School** Ofsted Rating: Good | Pupils: 166 | Distance:2.88	☐	☑	☐	☐	☐
2	**Baltonsborough Church of England Voluntary Controlled Primary School** Ofsted Rating: Requires improvement | Pupils: 88 | Distance:3.04	☐	☑	☐	☐	☐
3	**Ditcheat Primary School** Ofsted Rating: Good | Pupils: 91 | Distance:3.07	☐	☑	☐	☐	☐
4	**Castle Cary Community Primary School** Ofsted Rating: Requires improvement | Pupils: 205 | Distance:3.26	☐	☑	☐	☐	☐
5	**Ansford Academy** Ofsted Rating: Requires improvement | Pupils: 543 | Distance:3.43	☐	☐	☑	☐	☐
6	**Hazlegrove Preparatory School** Ofsted Rating: Not Rated | Pupils: 409 | Distance:3.81	☐	☐	☑	☐	☐
7	**West Pennard Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 219 | Distance:3.99	☐	☑	☐	☐	☐
8	**Butleigh Church of England Primary School** Ofsted Rating: Good | Pupils: 65 | Distance:4.17	☐	☑	☐	☐	☐

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Area
Schools

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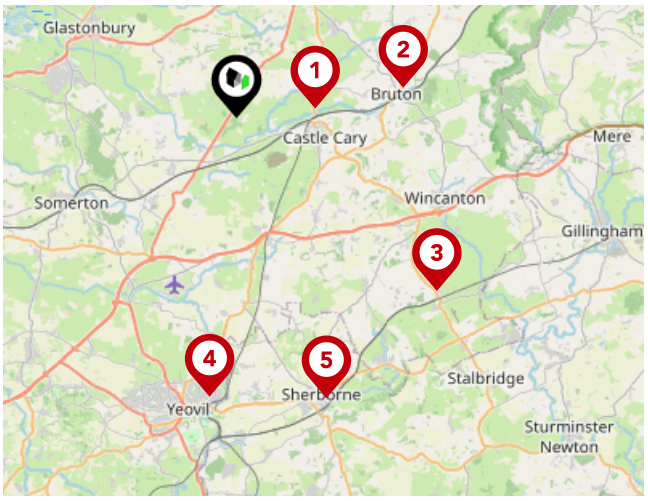


	Nursery	Primary	Secondary	College	Private
9 North Cadbury Church of England Primary School Ofsted Rating: Good | Pupils: 75 | Distance:4.43	☐	☑	☐	☐	☐
10 Charlton Mackrell CofE Primary School Ofsted Rating: Good | Pupils: 84 | Distance:4.63	☐	☑	☐	☐	☐
11 Millfield Preparatory School Ofsted Rating: Not Rated | Pupils: 474 | Distance:5.31	☐	☐	☑	☐	☐
12 The Mendip School Ofsted Rating: Good | Pupils: 164 | Distance:5.34	☐	☐	☑	☐	☐
13 Countess Gytha Primary School Ofsted Rating: Good | Pupils: 146 | Distance:5.36	☐	☑	☐	☐	☐
14 Evercreech Church of England Primary School Ofsted Rating: Good | Pupils: 181 | Distance:5.4	☐	☑	☐	☐	☐
15 Sexey's School Ofsted Rating: Good | Pupils: 685 | Distance:5.54	☐	☐	☑	☐	☐
16 Bruton Primary School Ofsted Rating: Good | Pupils: 252 | Distance:5.98	☐	☑	☐	☐	☐

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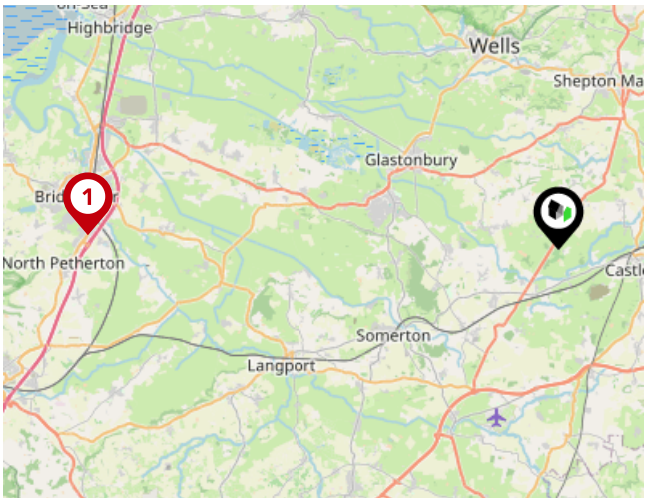
Area
Transport (National)

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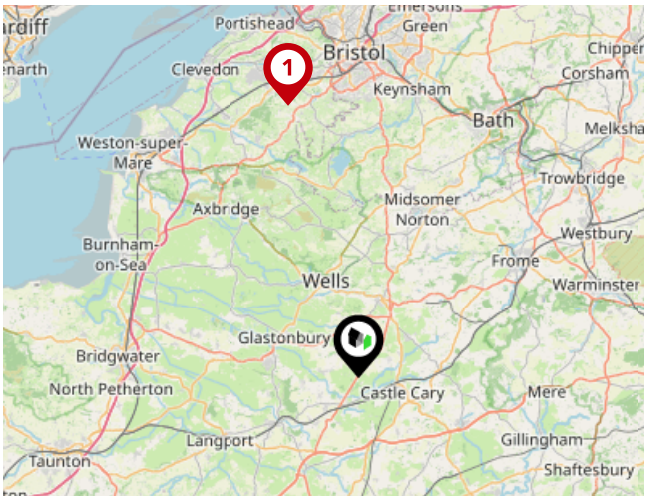
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	2.92 miles
2	Bruton Rail Station	6.29 miles
3	Templecombe Rail Station	9.85 miles
4	Yeovil Pen Mill Rail Station	10.41 miles
5	Sherborne Rail Station	10.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	17.54 miles



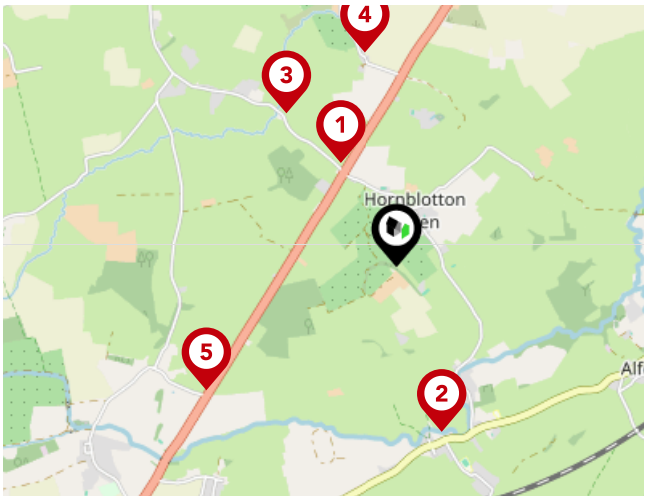
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	20.85 miles

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Area
Transport (Local)

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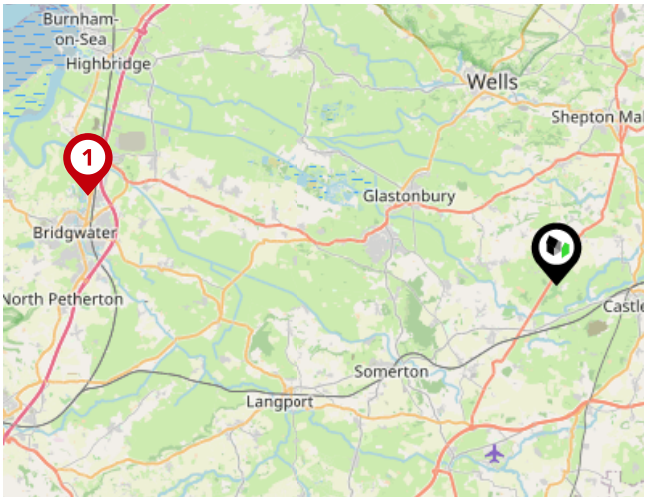


Bus Stops/Stations

Pin	Name	Distance
1	Fourfoot Farm	0.54 miles
2	The Pilgrims Rest	0.79 miles
3	Firs Cottages	0.87 miles
4	Stone House Cottage	1 miles
5	New Inn	1.05 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	17.77 miles

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Cooper and Tanner
Testimonials

Testimonial 1

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

Testimonial 2

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

Testimonial 3

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

Testimonial 4

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

/cooperandtanner

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Disclaimer

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Important - Please read

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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

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

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