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MIR: Material Info

The Material Information Affecting this Property

Friday 08th August 2025



VINEYS YARD, BRUTON, BA10

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

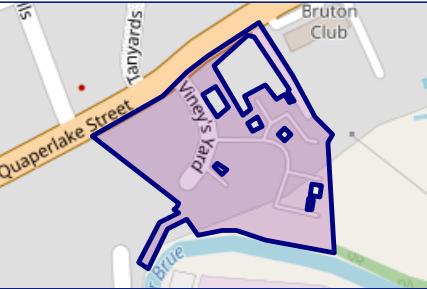
01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

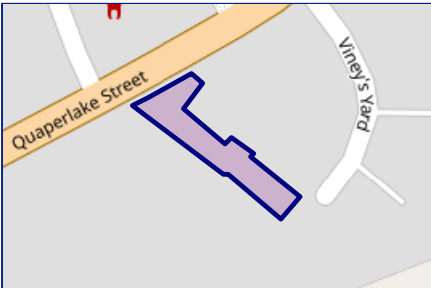


Freehold Title Plan



ST56513

Leasehold Title Plans

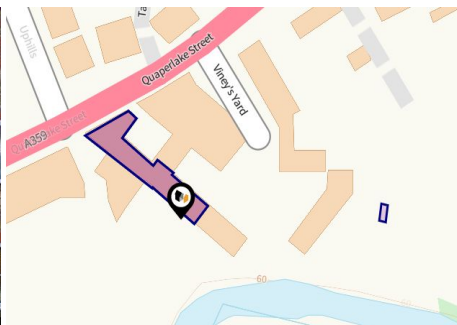


ST66037



ST66037

Start Date:	10/01/1990
End Date:	25/03/2114
Lease Term:	125 years from 25 March 1989
Term Remaining:	88 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	10/01/1990
Floor Area:	376 ft ² / 35 m ²	End Date:	25/03/2114
Plot Area:	0.16 acres	Lease Term:	125 years from 25 March 1989
Year Built :	Before 1900	Term Remaining:	88 years
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	ST66037		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

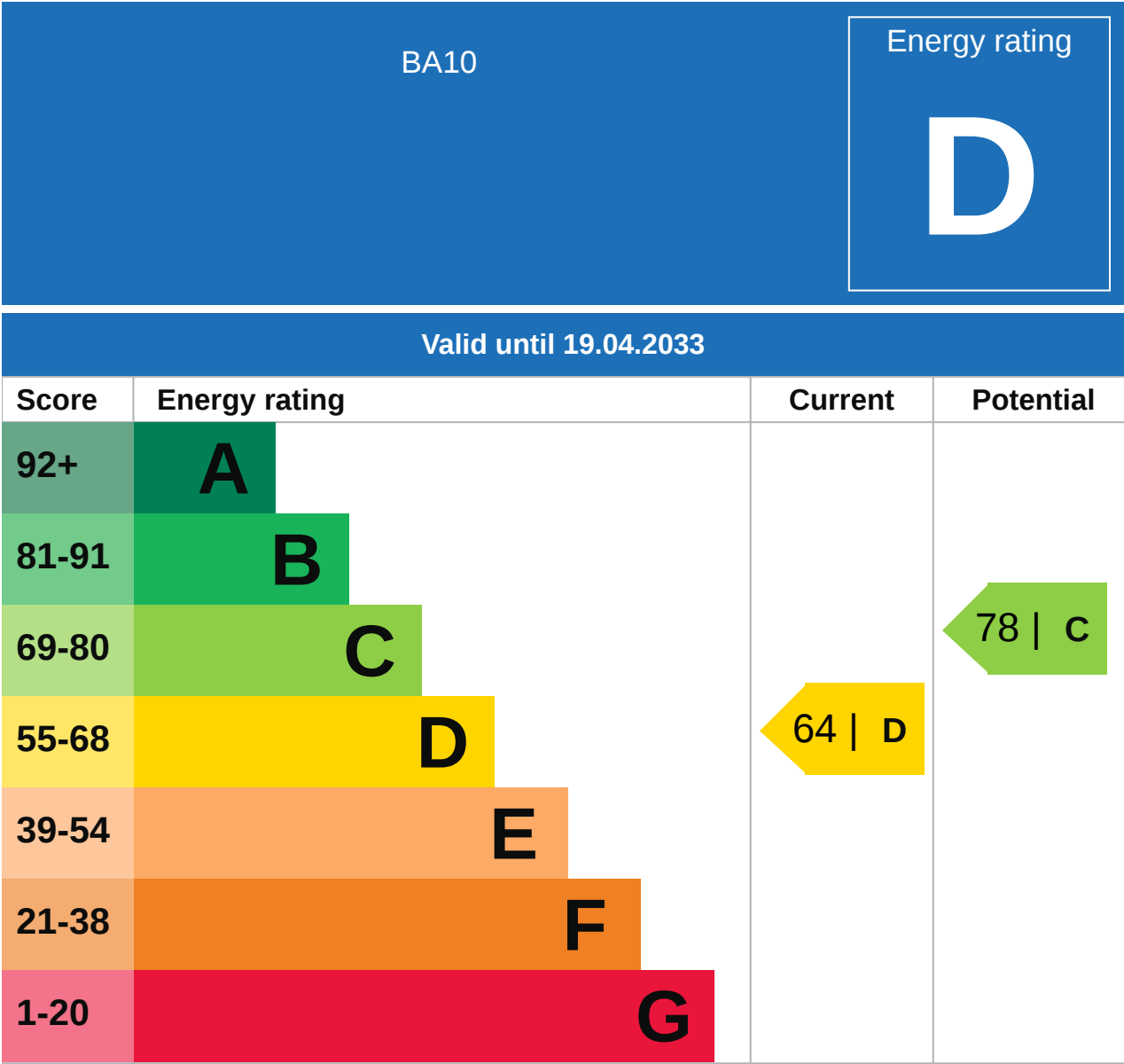
17 mb/s	54 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
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:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	35 m ²

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

Cooper and Tanner Testimonials

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Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Building Safety

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

Accessibility / Adaptions

The vendor 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

This property may contain 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)

The vendor has advised there are no rights of way across the property.

Construction Type

As far as the vendor is aware the property was constructed traditionally.

Property Lease Information (if applicable)

The property is Freehold.

Listed Building Information (if applicable)

Not applicable

Electricity Supply

We have been advised by the seller there is a mains electricity supply to the property.

Water Supply

We have been advised by the seller there is a mains water supply connected to the property

Gas Supply

We have been advised by the seller that there is no gas supply to the property

Drainage

We have been advised by the seller the property is connected to private drainage

Heating System

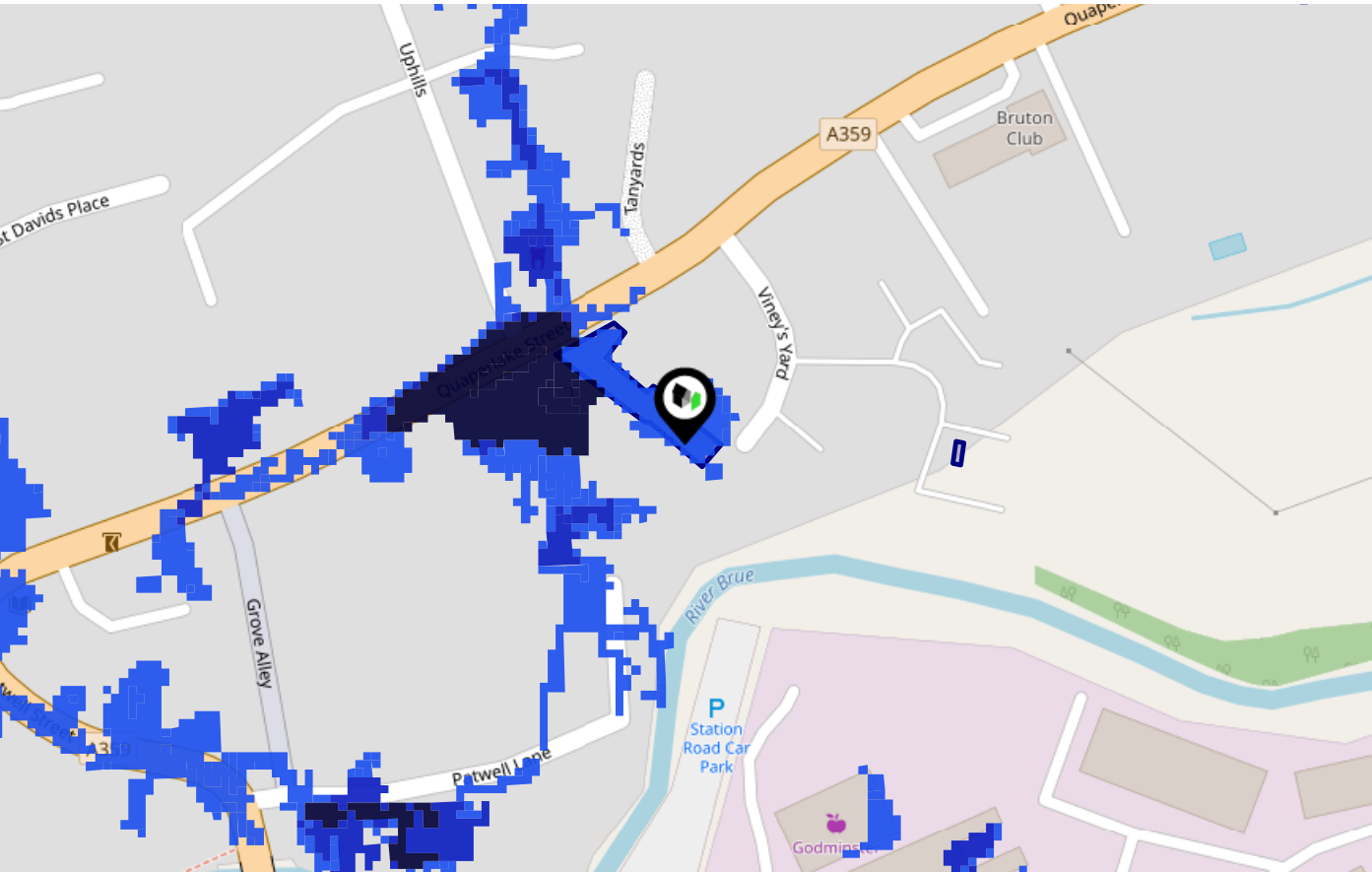
We have been advised by the seller that the heating is provided by Oil.

Flood Risk

Surface Water - Flood Risk

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

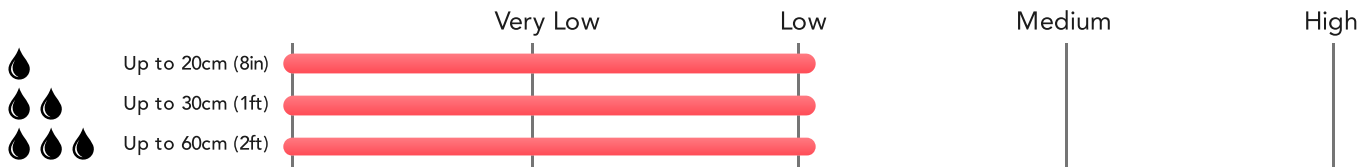


Risk Rating: Low

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

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

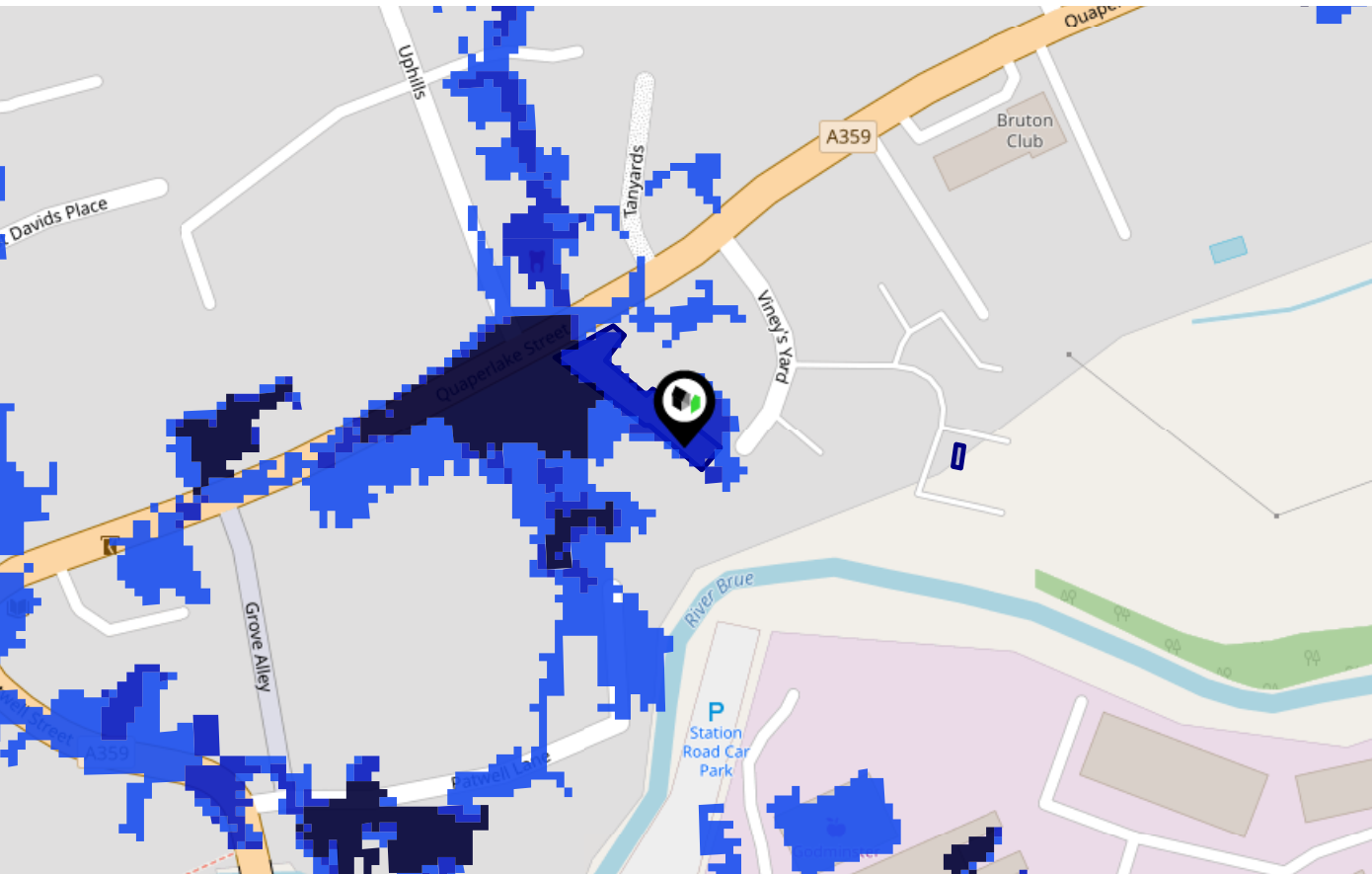
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

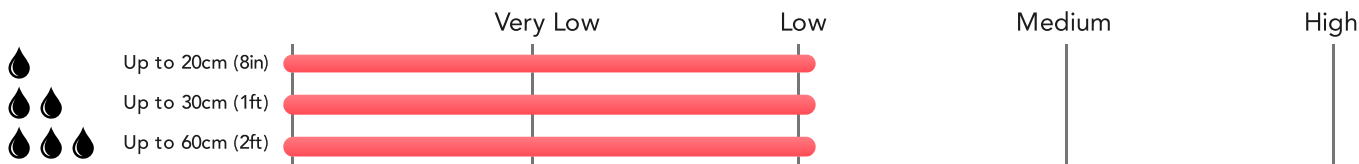


Risk Rating: Medium

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

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

Chance of flooding to the following depths at this property:

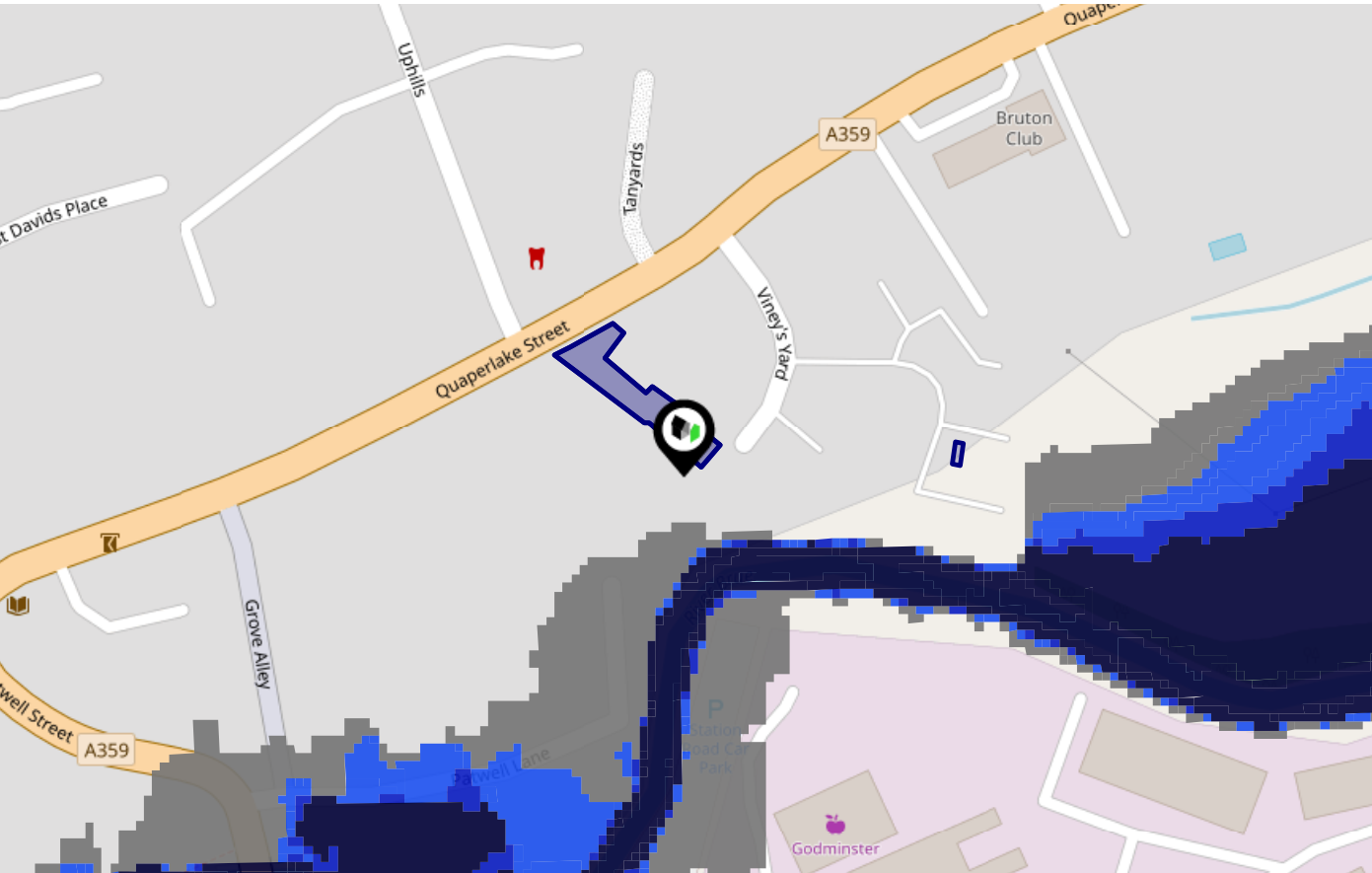


Flood Risk

Rivers & Seas - Flood Risk

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

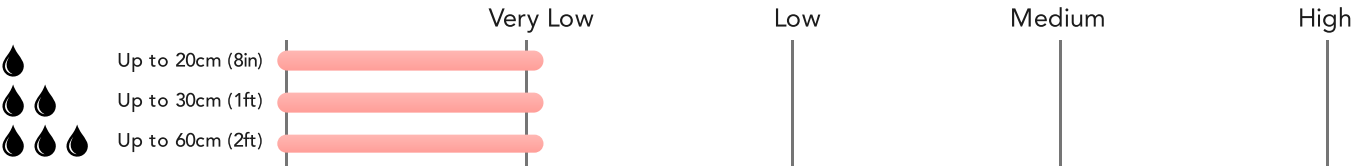


Risk Rating: Very low

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

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

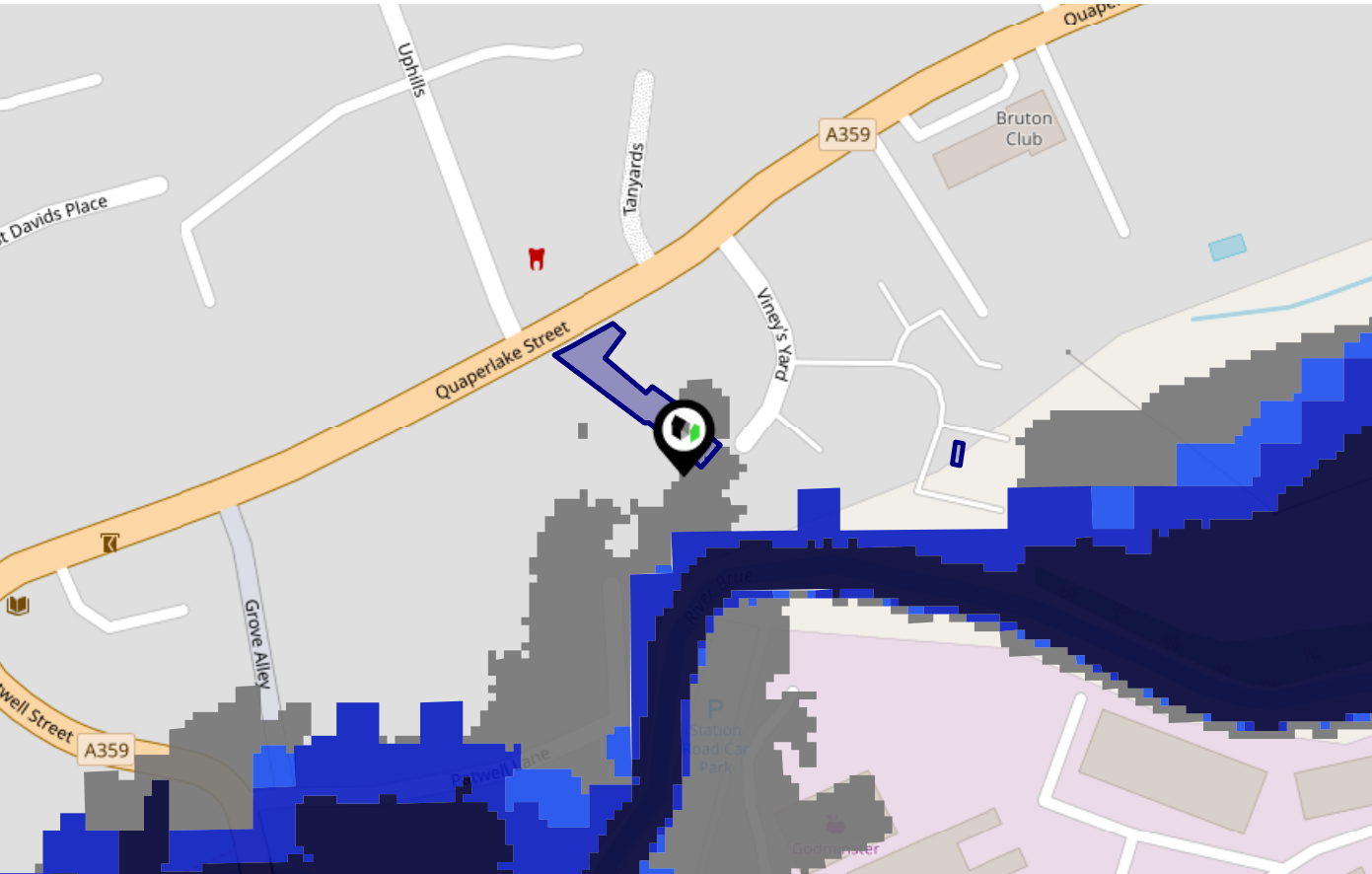
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

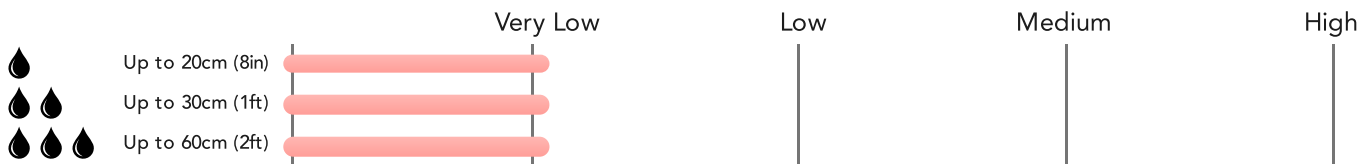


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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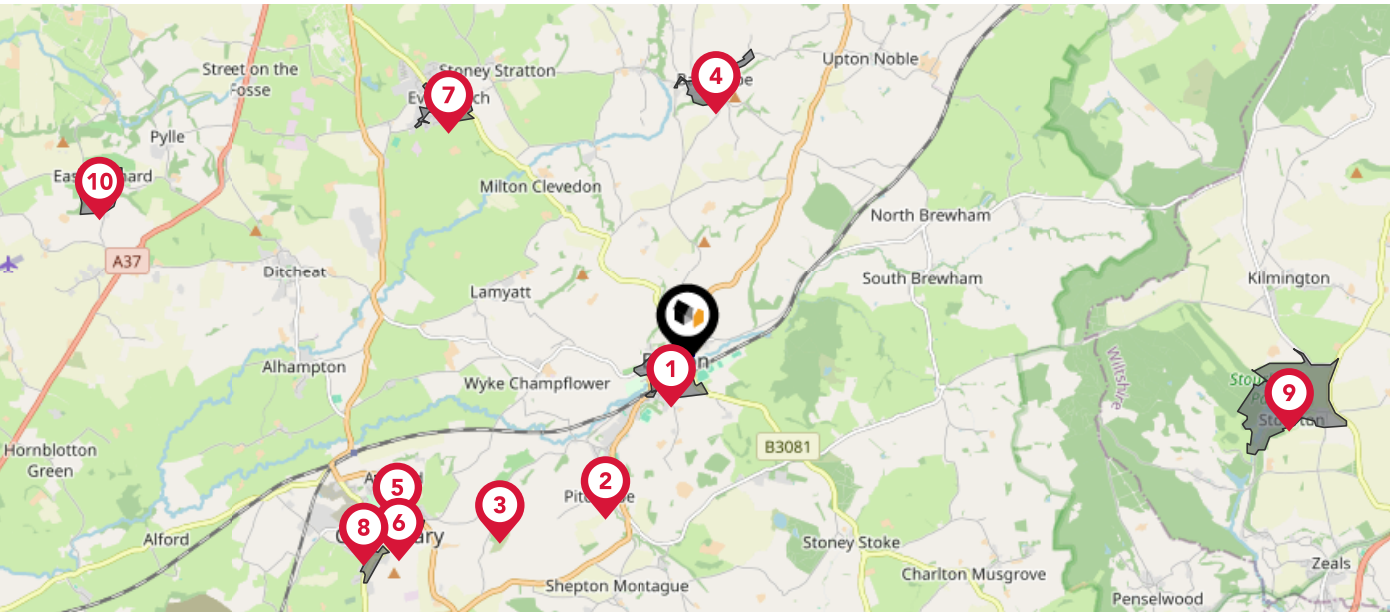
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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.



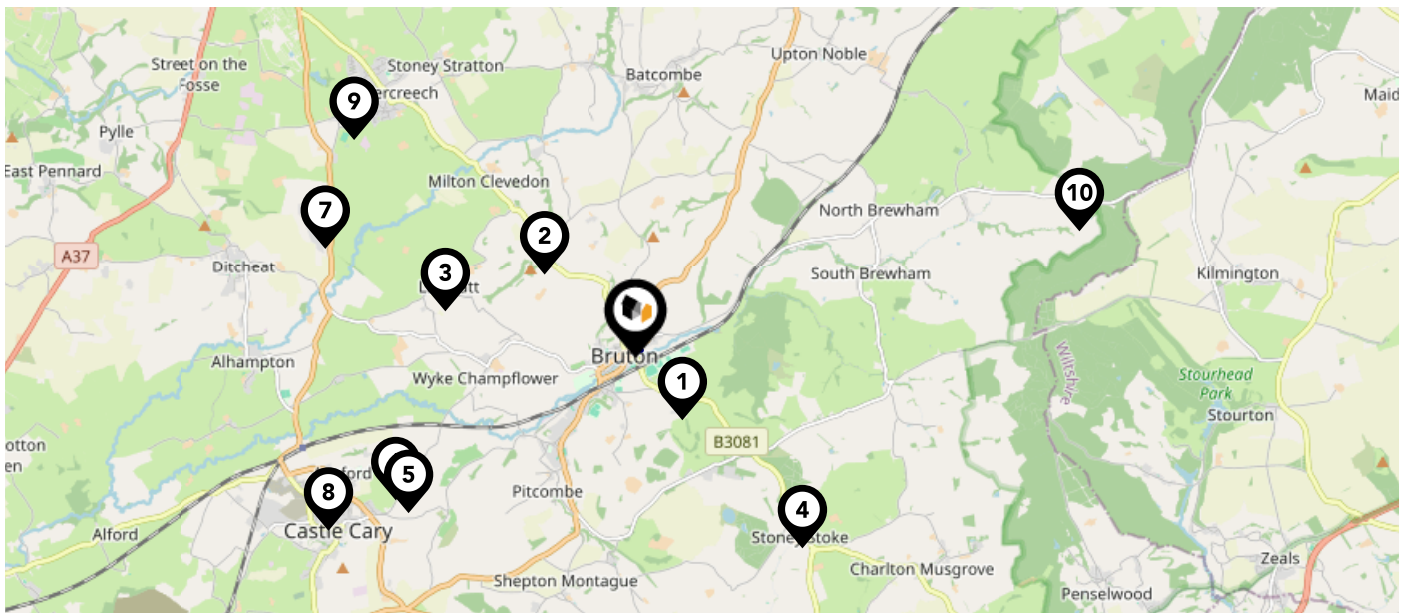
Nearby Conservation Areas	
1	Bruton
2	Pitcombe
3	Hadspen
4	Batcombe
5	Ansford
6	Castle Cary
7	Evercreech
8	Higher Flax Mills
9	Stourton
10	East Pennard

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	Marydown Copse-Bruton	Historic Landfill	
2	Creech Mill-Milton Clevedon	Historic Landfill	
3	Lambrook House-Lamyatt	Historic Landfill	
4	Stoney Stoke-Bishop Sutton	Historic Landfill	
5	Honeywick Hill-Castle Cary	Historic Landfill	
6	Combe Common-Ansford	Historic Landfill	
7	No name provided by source	Active Landfill	
8	Churchfields-Ansford	Historic Landfill	
9	The Old Quarry Landfill Site-Pecking Mill Road, Shepton Mallet, Evercreech, Somerset	Historic Landfill	
10	Druley Hill-North Brewham, Bruton, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

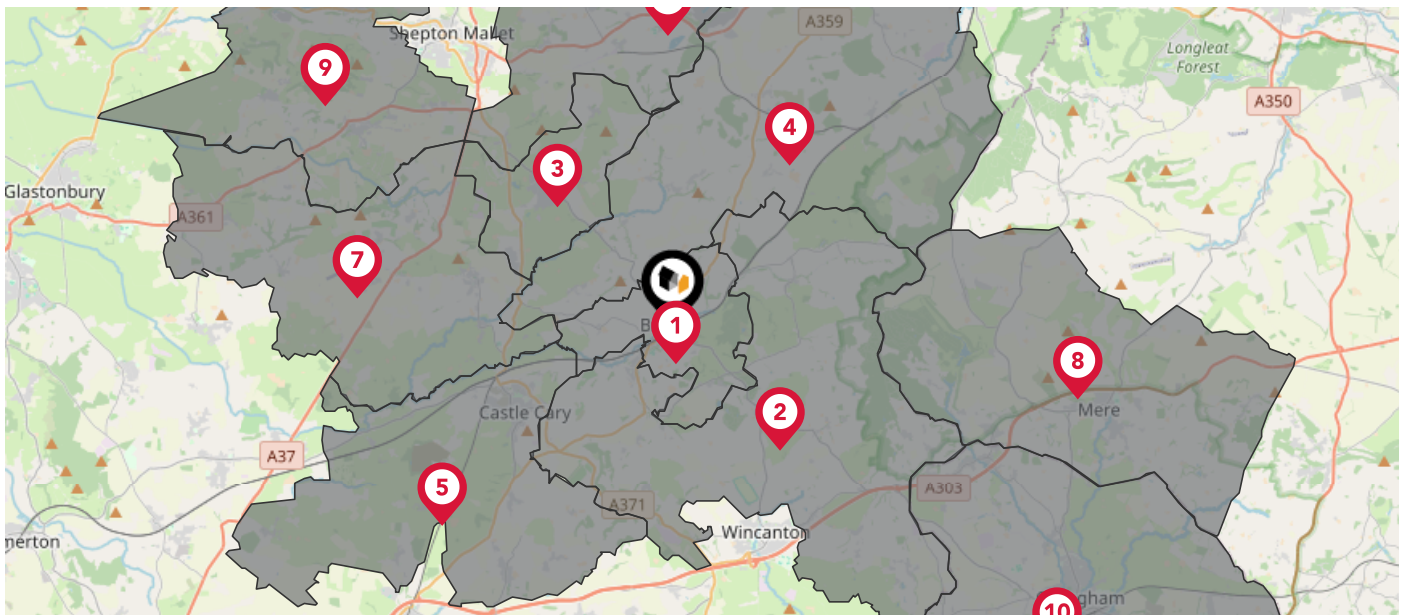
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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



Nearby Council Wards

1

Bruton Ward

2

Tower Ward

3

Creech Ward

4

Postlebury Ward

5

Cary Ward

6

Cranmore, Doultong and Nunney Ward

7

The Pennards and Ditchat Ward

8

Mere ED

9

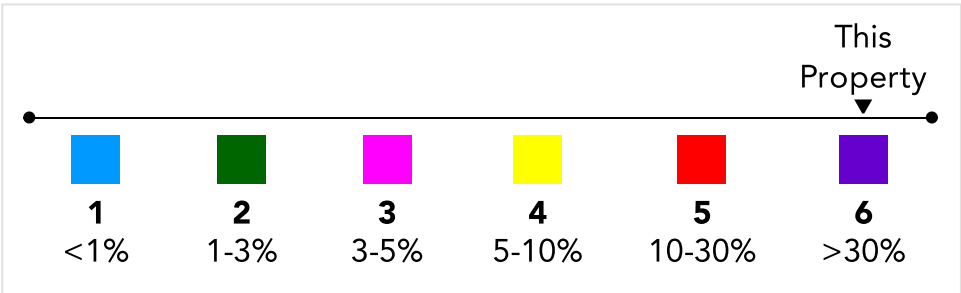
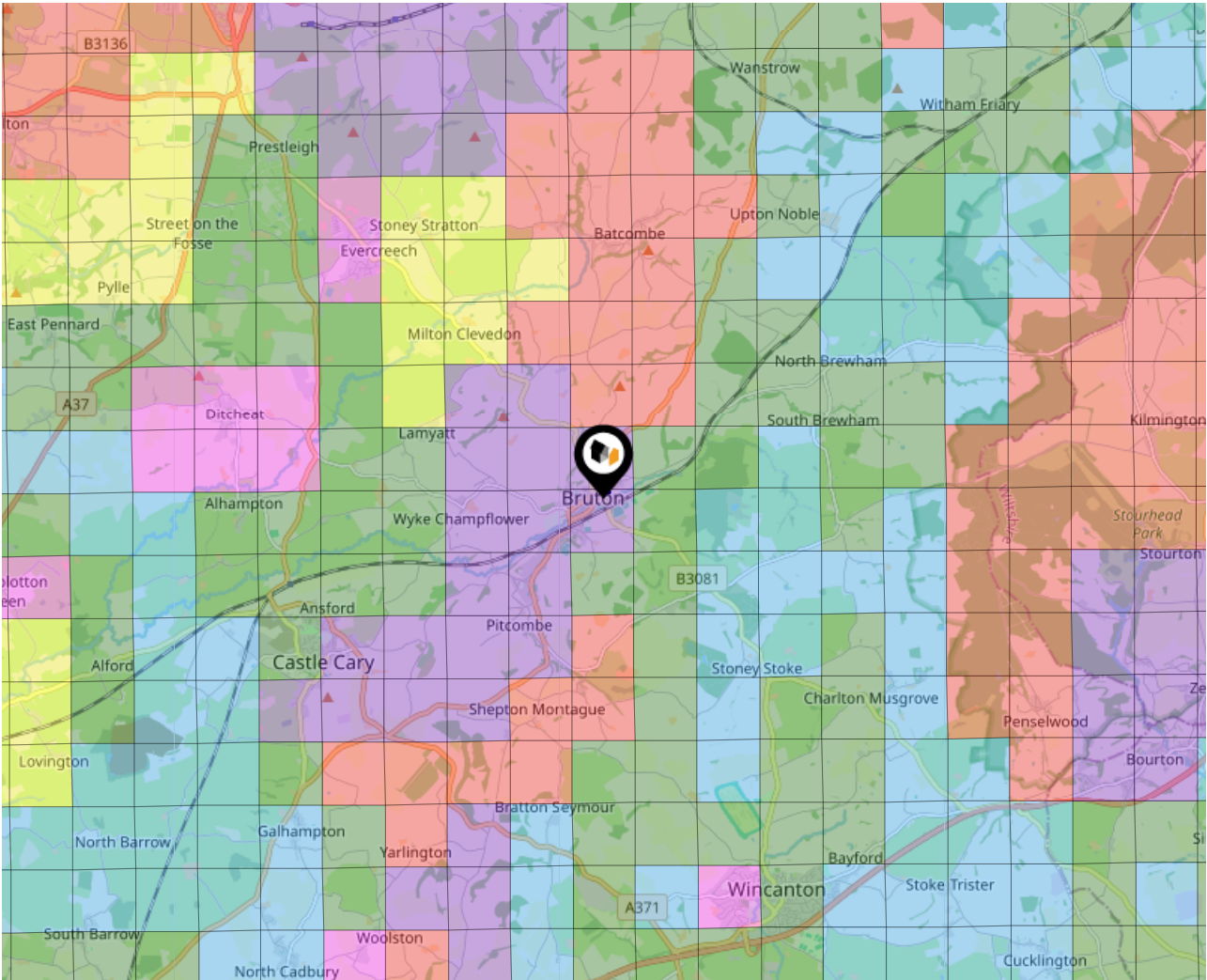
Croscombe and Pilton Ward

10

Gillingham Ward

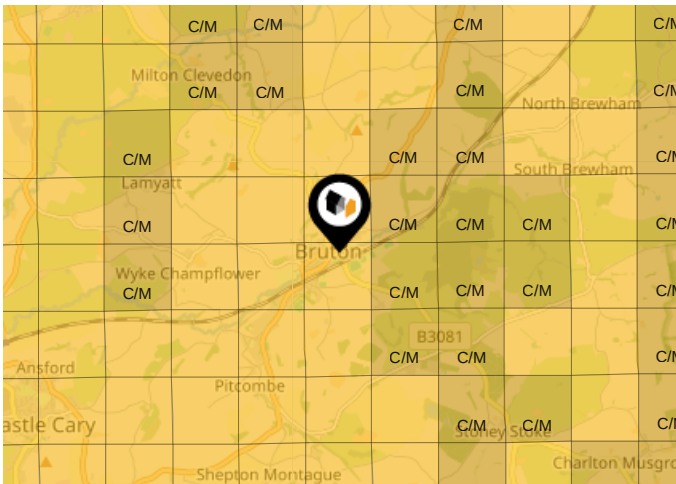
What is Radon?

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:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		



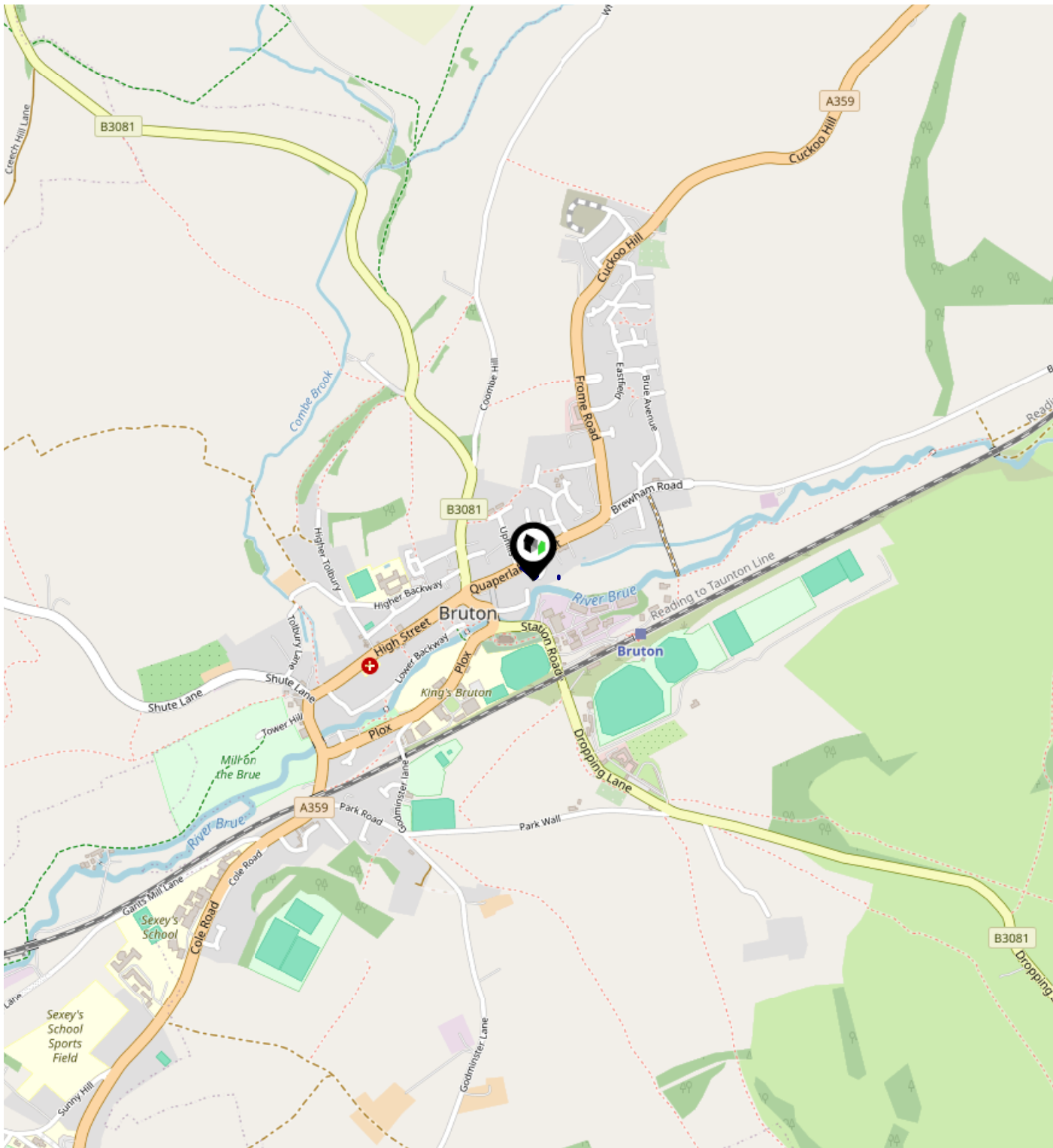
Primary Classifications (Most Common Clay Types)

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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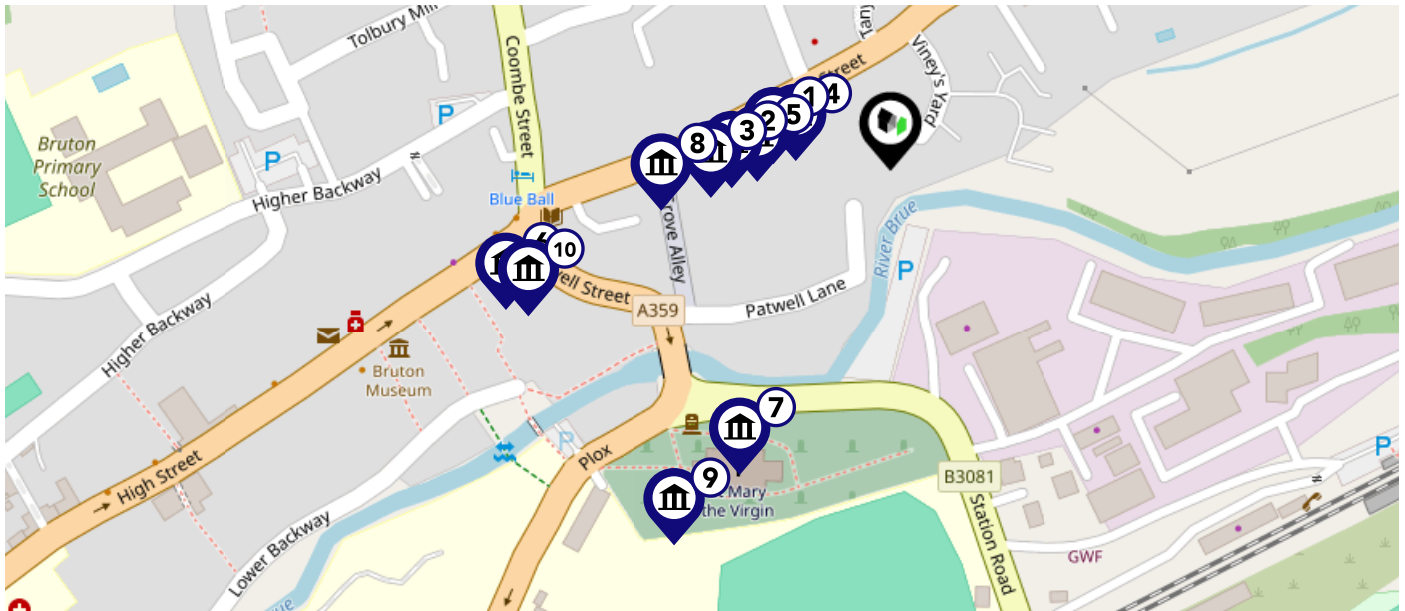
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

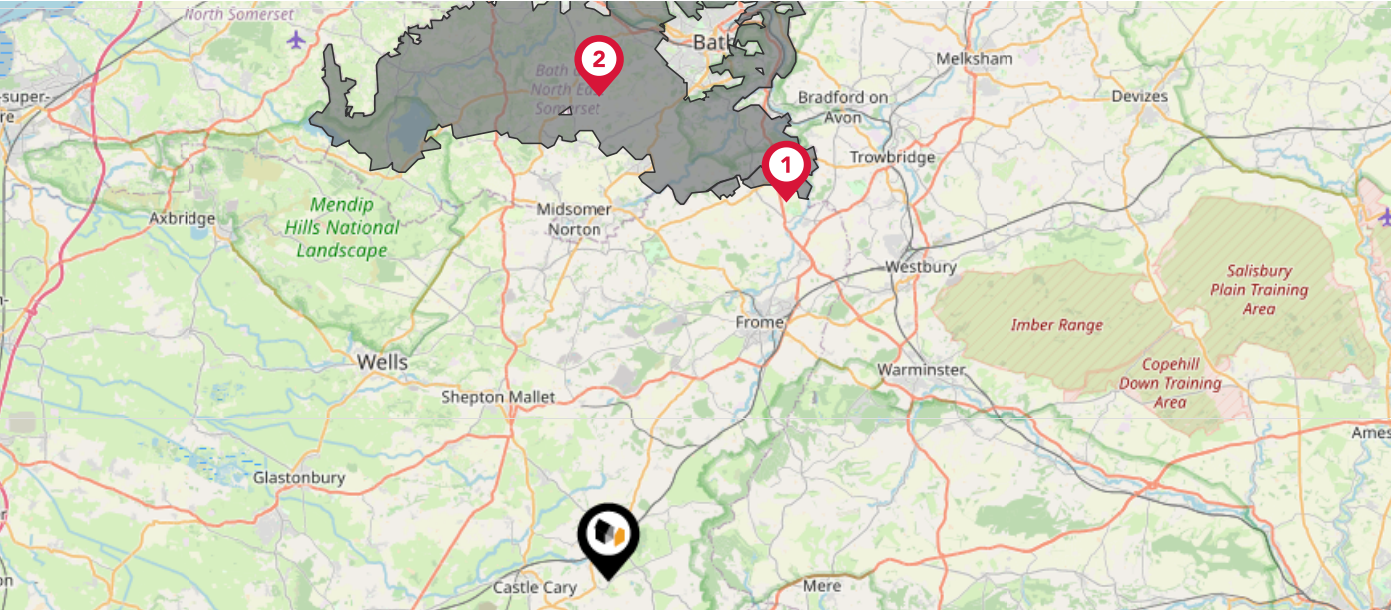
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

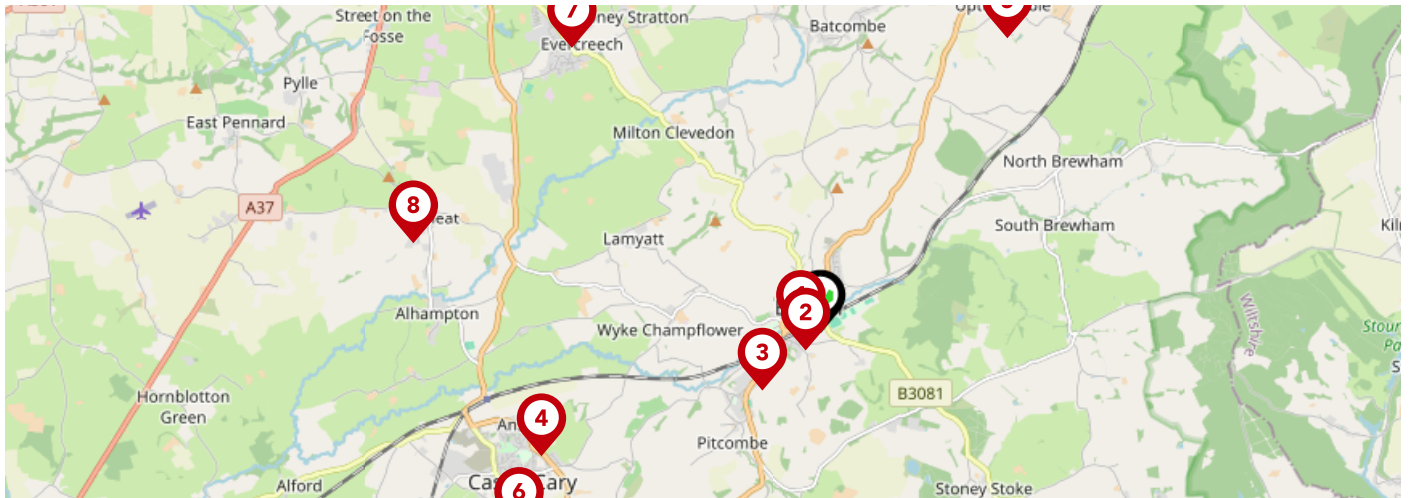


Listed Buildings in the local district		Grade	Distance
	1307982 - 17, Quaperlake Street	Grade II	0.0 miles
	1307979 - 13, Quaperlake Street	Grade II	0.0 miles
	1346192 - Suthfield House	Grade II	0.0 miles
	1346193 - Glen House	Grade II	0.0 miles
	1056399 - 15, Quaperlake Street	Grade II	0.0 miles
	1366318 - 2, High Street	Grade II	0.1 miles
	1056410 - Unknown Chest Tomb, In Churchyard About 11 Meters North North East Of North Tower, Church Of Saint Mary	Grade II	0.1 miles
	1056398 - 7, Quaperlake Street	Grade II	0.1 miles
	1176528 - Unknown Chest Tomb, In Churchyard About 13 Metres South South West Of The West Tower, Church Of Saint Mary	Grade II	0.1 miles
	1346167 - 1, Patwell Street	Grade II	0.1 miles

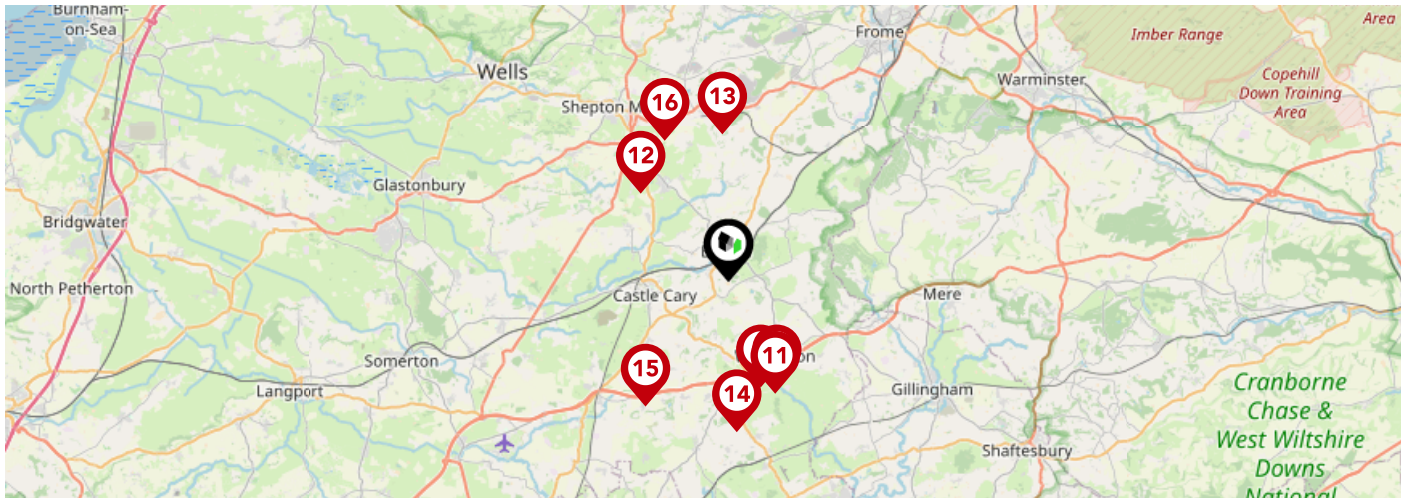
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Bath and Bristol Green Belt - Mendip
2	Bath and Bristol Green Belt - Bath and North East Somerset



		Nursery	Primary	Secondary	College	Private
1	Bruton Primary School Ofsted Rating: Good Pupils: 252 Distance:0.18	☐	☒	☐	☐	☐
2	King's Bruton Ofsted Rating: Not Rated Pupils: 355 Distance:0.21	☐	☐	☒	☐	☐
3	Sexey's School Ofsted Rating: Good Pupils: 685 Distance:0.75	☐	☐	☒	☐	☐
4	Ansford Academy Ofsted Rating: Requires improvement Pupils: 543 Distance:2.84	☐	☐	☒	☐	☐
5	Upton Noble CofE VC Primary School Ofsted Rating: Good Pupils: 165 Distance:3.25	☐	☒	☐	☐	☐
6	Castle Cary Community Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:3.35	☐	☒	☐	☐	☐
7	Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.52	☐	☒	☐	☐	☐
8	Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:3.87	☐	☒	☐	☐	☐

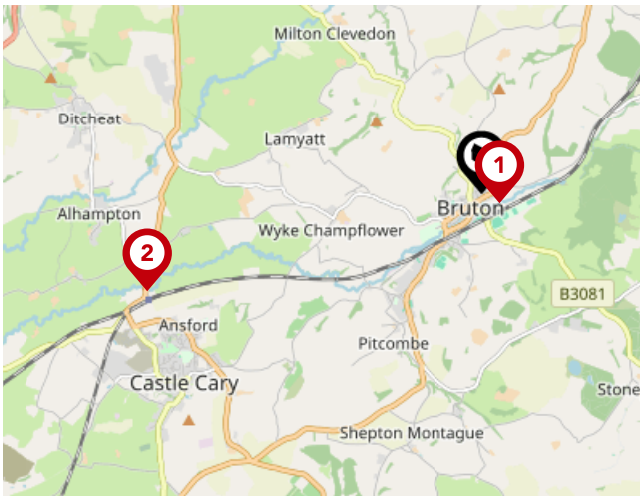


		Nursery	Primary	Secondary	College	Private
9	King Arthur's School Ofsted Rating: Requires improvement Pupils: 468 Distance:4.13	☐	☐	☒	☐	☐
10	Our Lady of Mount Carmel Catholic Primary Ofsted Rating: Good Pupils: 125 Distance:4.34	☐	☒	☐	☐	☐
11	Wincanton Primary School Ofsted Rating: Good Pupils: 391 Distance:4.48	☐	☒	☐	☐	☐
12	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:4.65	☐	☐	☒	☐	☐
13	All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:5.48	☐	☐	☒	☐	☐
14	Marchant Holliday School Ofsted Rating: Good Pupils: 49 Distance:5.59	☐	☐	☒	☐	☐
15	North Cadbury Church of England Primary School Ofsted Rating: Good Pupils: 75 Distance:5.59	☐	☒	☐	☐	☐
16	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:5.76	☐	☒	☐	☐	☐

Area

Transport (National)

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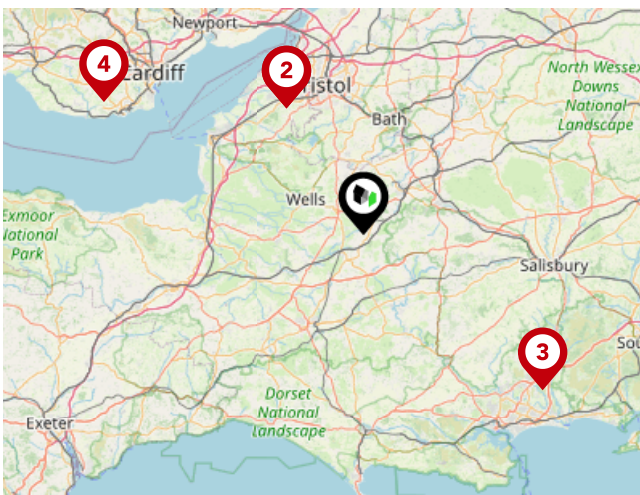
National Rail Stations

Pin	Name	Distance
1	Bruton Rail Station	0.19 miles
2	Castle Cary Rail Station	3.25 miles
3	Templecombe Rail Station	7.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	45.03 miles
2	M4 J16	39.51 miles
3	M4 J15	42.47 miles
4	M27 J1	39.79 miles
5	M27 J2	41.73 miles

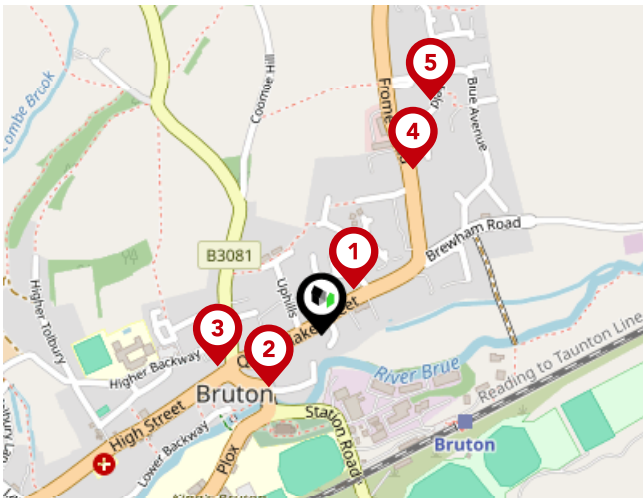


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	22.02 miles
2	Felton	22.02 miles
3	Bournemouth International Airport	35.54 miles
4	Cardiff Airport	43.21 miles

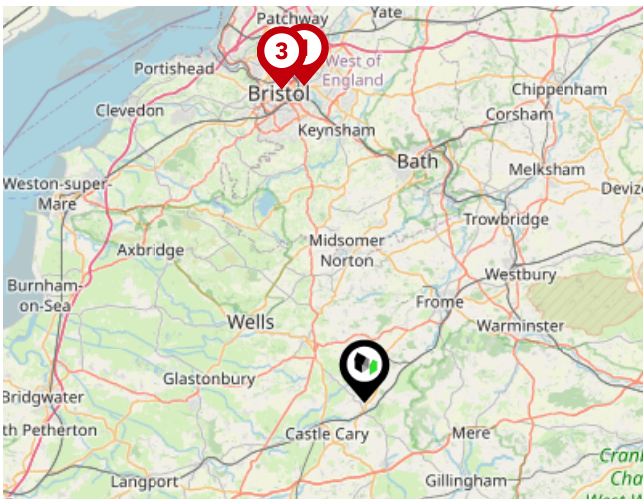
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Club	0.07 miles
2	Church Bridge	0.09 miles
3	Bank	0.13 miles
4	Burrowfield Road	0.22 miles
5	Brue Avenue	0.3 miles

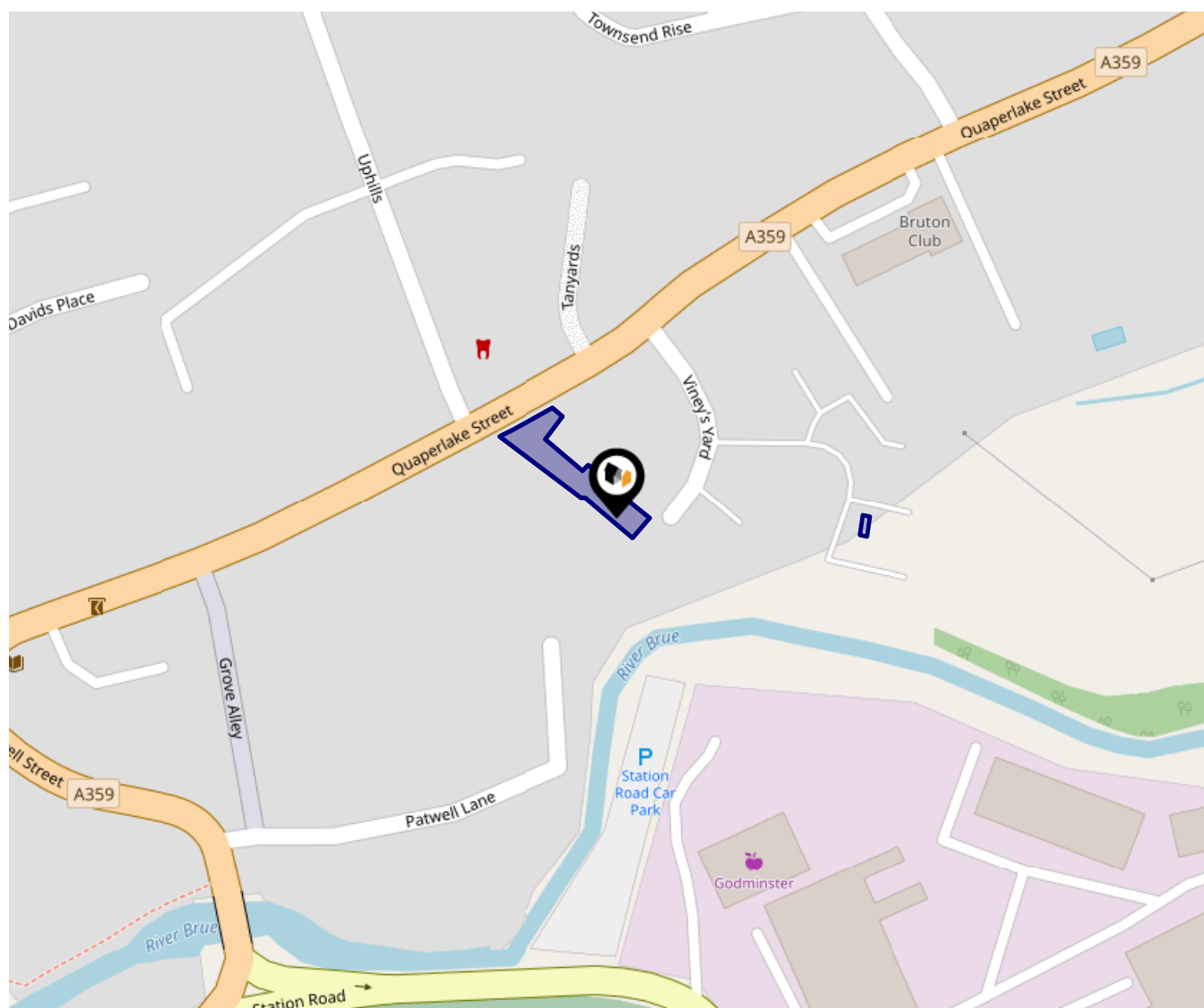


Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	23.88 miles
2	Bathurst Basin Ferry Landing	24 miles
3	The Ostrich	24 miles

Local Area Road Noise

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

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

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

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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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