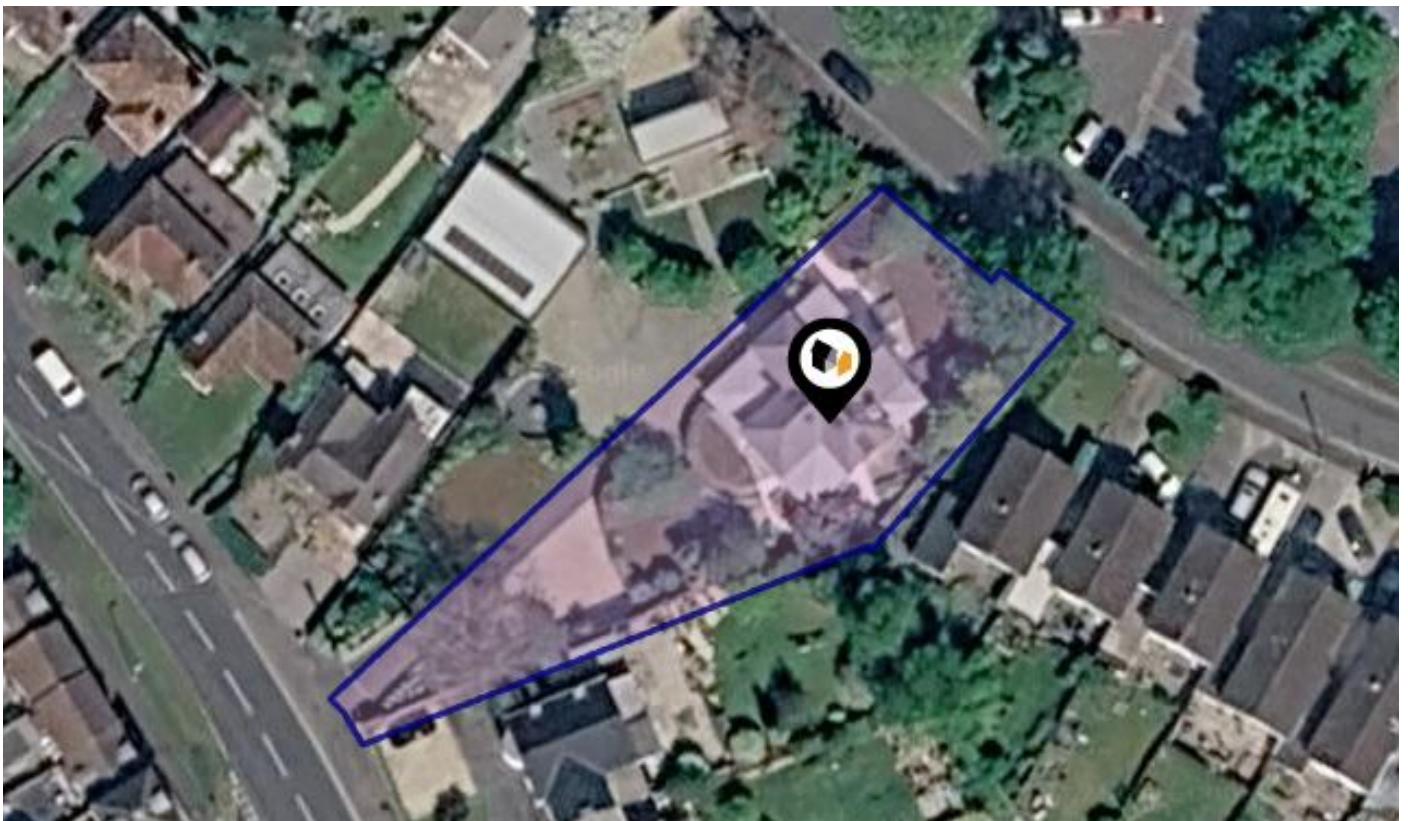




MIR: Material Info

The Material Information Affecting this Property
Monday 03rd August 2026



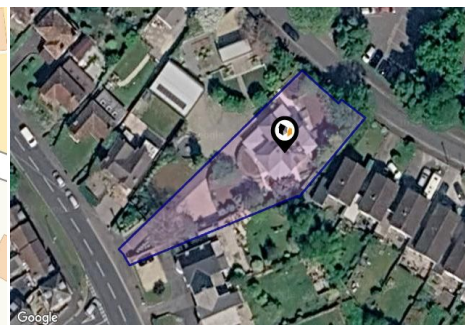
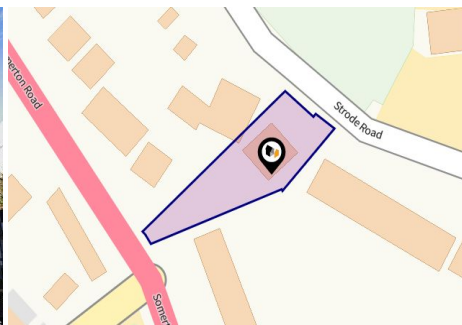
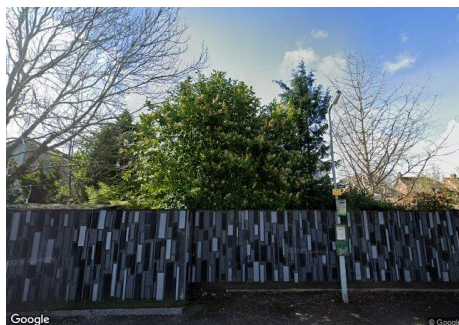
SOMERTON ROAD, STREET, BA16

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

Property Overview

COOPER
AND
TANNER



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,303 ft ² / 214 m ²		
Plot Area:	0.26 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£3,130		
Title Number:	ST101989		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	55 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

COOPER
AND
TANNER

Planning records for: *Somerton Road, Street, BA16*

Reference - 2015/1856/HSE	
Decision:	Approval with Conditions
Date:	06th August 2015
Description:	Proposed double garage and store

Reference - 2015/1052/HSE	
Decision:	Approval with Conditions
Date:	12th May 2015
Description:	First floor extension and alterations to existing house.

Planning records for: **51 Somerton Road Street Somerset BA16 0DW**

Reference - 2022/0107/TCA	
Decision:	Decided
Date:	20th January 2022
Description:	T1 Black Locust - Reduce x2 lateral branches, approximately 2m T2 Liquidambar - Reduce x3 lateral branches, approximately 1m

Planning records for: **53 Somerton Road Street Somerset BA16 0DW**

Reference - 013097/002	
Decision:	Approval with Conditions
Date:	28th November 2007
Description:	Erection of two storey rear extension, single storey extension to garage and new single storey extension to utility room.

Planning records for: **55 Somerton Road Street Somerset BA16 0DW**

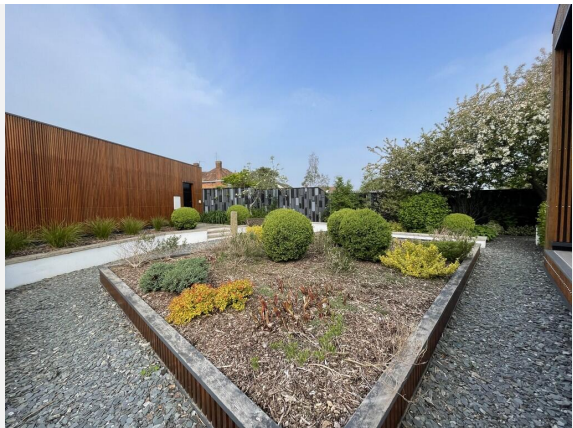
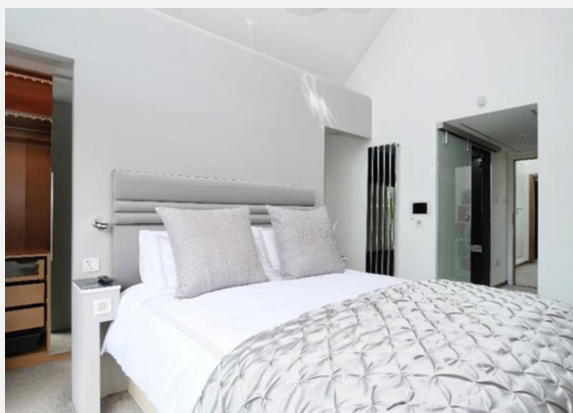
Reference - 119932/000	
Decision:	Approval with Conditions
Date:	05th July 2007
Description:	Erection of two storey side extension (DEL)

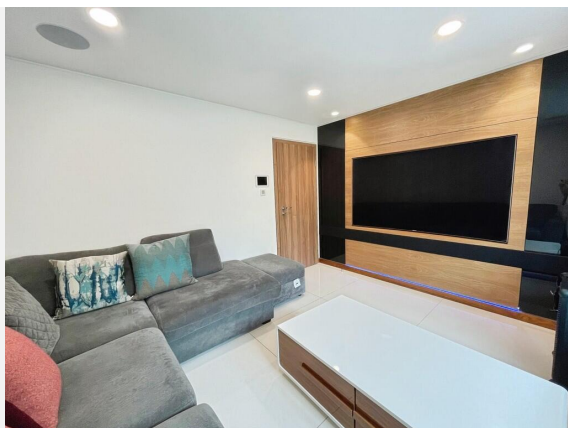
Planning records for: **65 Somerton Road Street Somerset BA16 0DW**

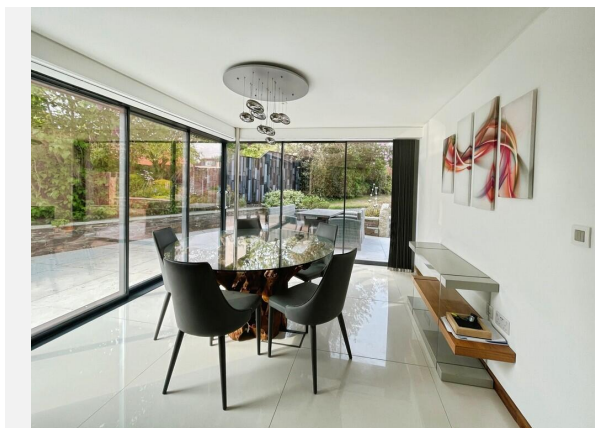
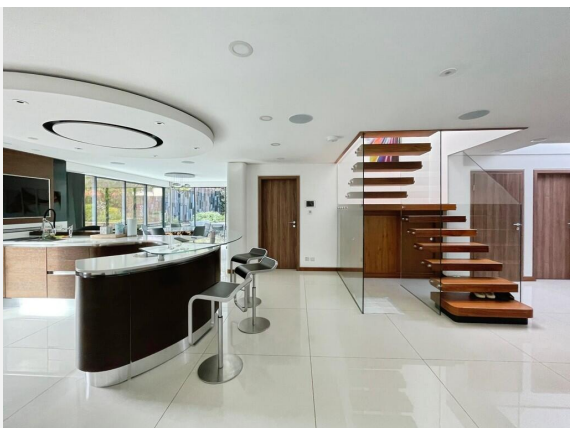
Reference - 2022/1882/HSE	
Decision:	Decided
Date:	20th September 2022
Description:	Erection of single-storey rear extension and porch to front elevation. Material elevation change from brick to render.

Planning records for: **59 Somerton Road Street Somerset BA16 0DW**

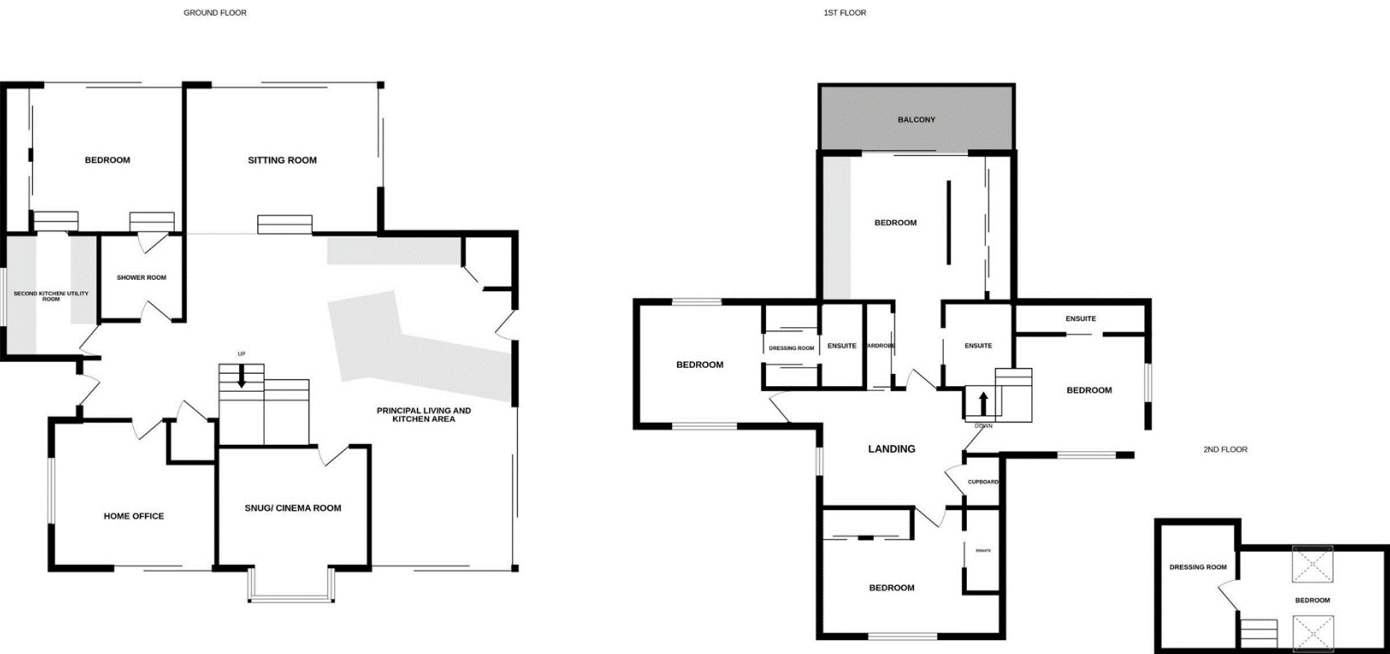
Reference - 119663/000	
Decision:	Refusal
Date:	22nd January 2007
Description:	Erection of a garage and a proposed parking space (DEL)



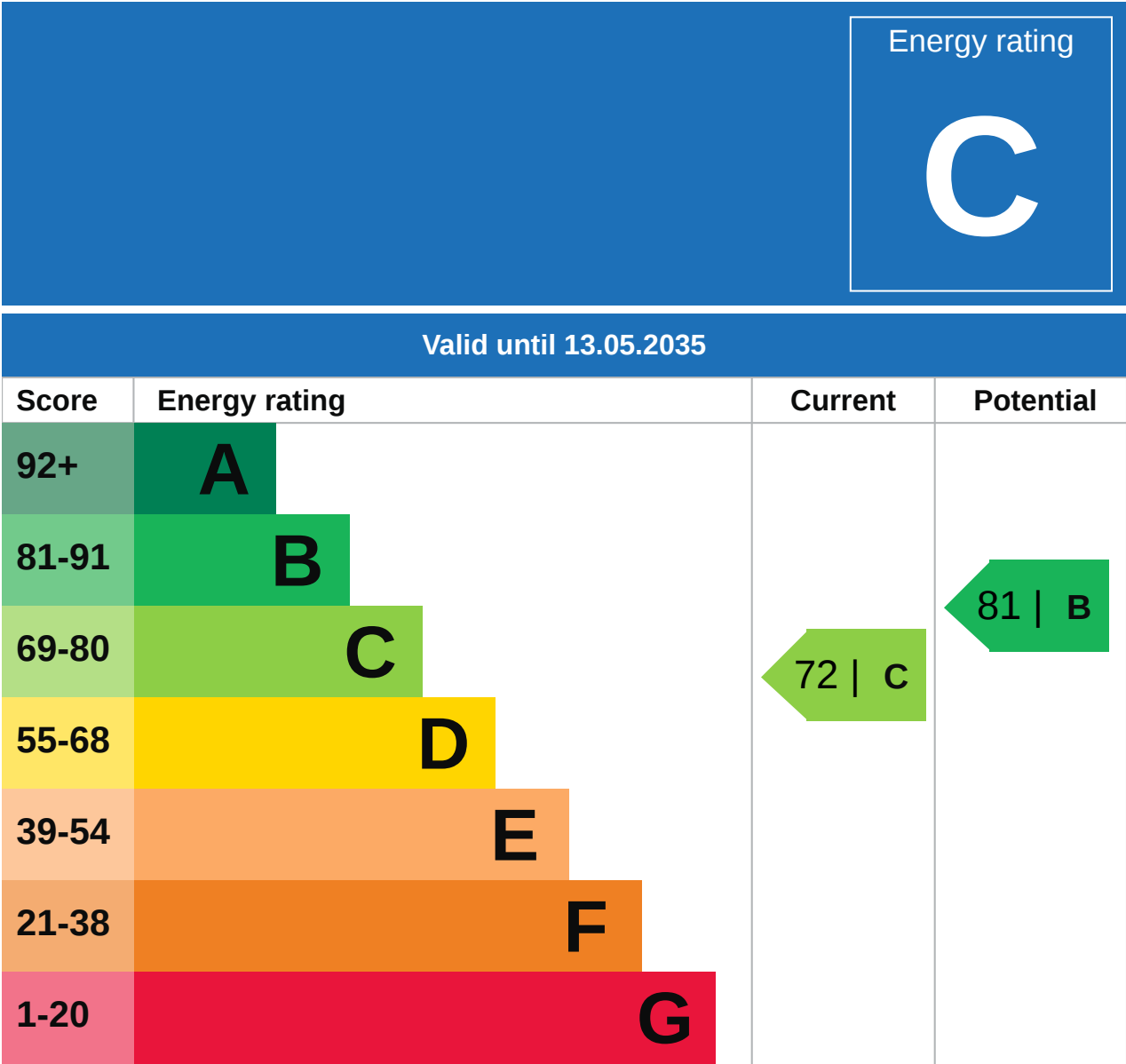




SOMERTON ROAD, STREET, BA16



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023



Property EPC - Additional Data

COOPER
AND
TANNER

Additional EPC Data

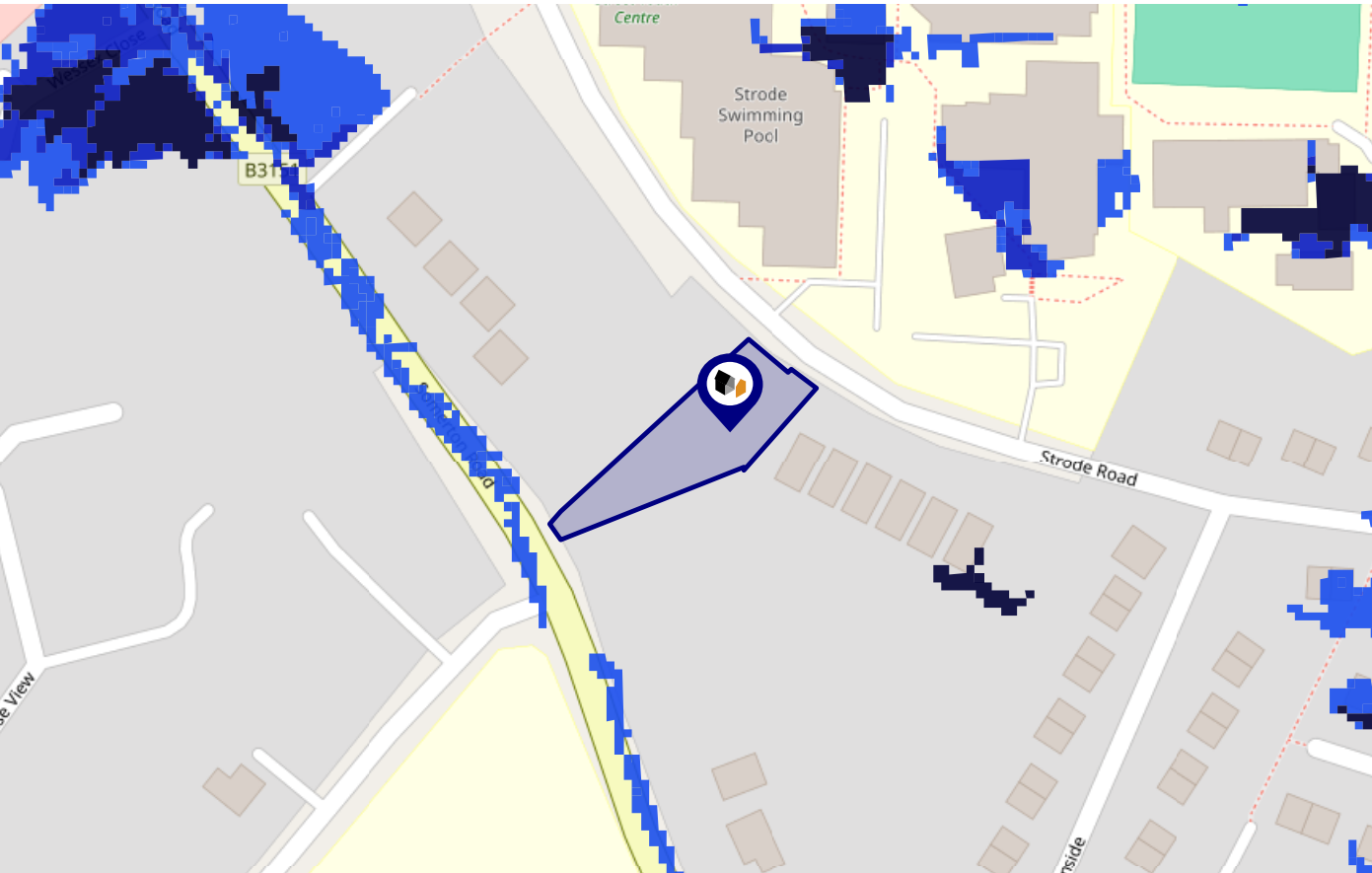
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, insulated at rafters
Roof Energy:	Pitched, insulated at rafters
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	From main system, no cylinder thermostat
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	214 m ²

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.

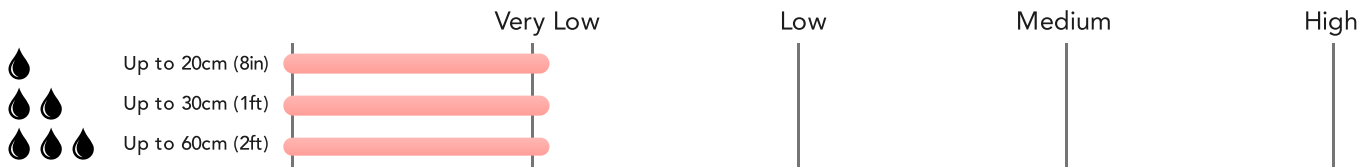


Risk Rating: Very low

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:

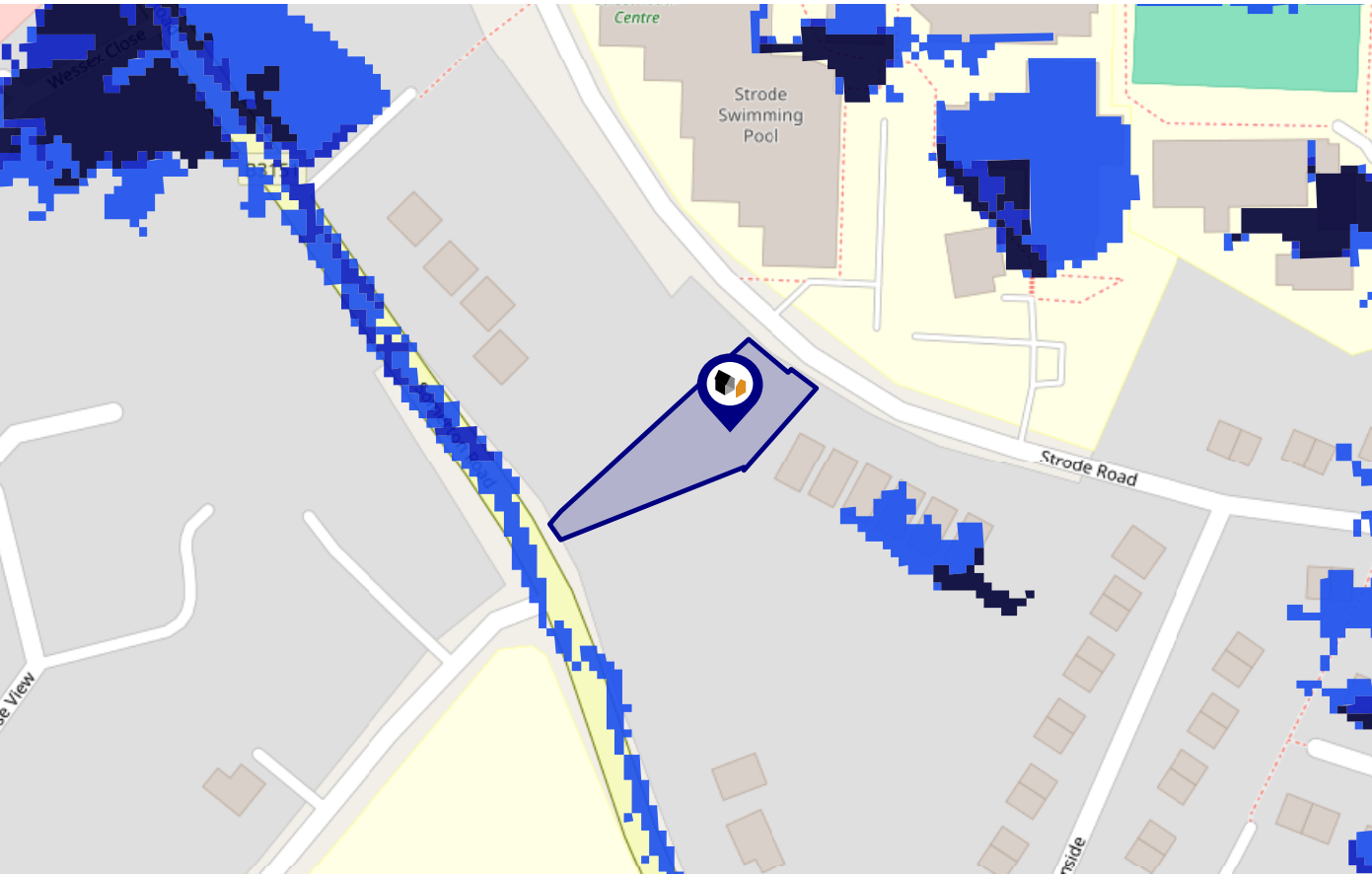


Flood Risk

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

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:



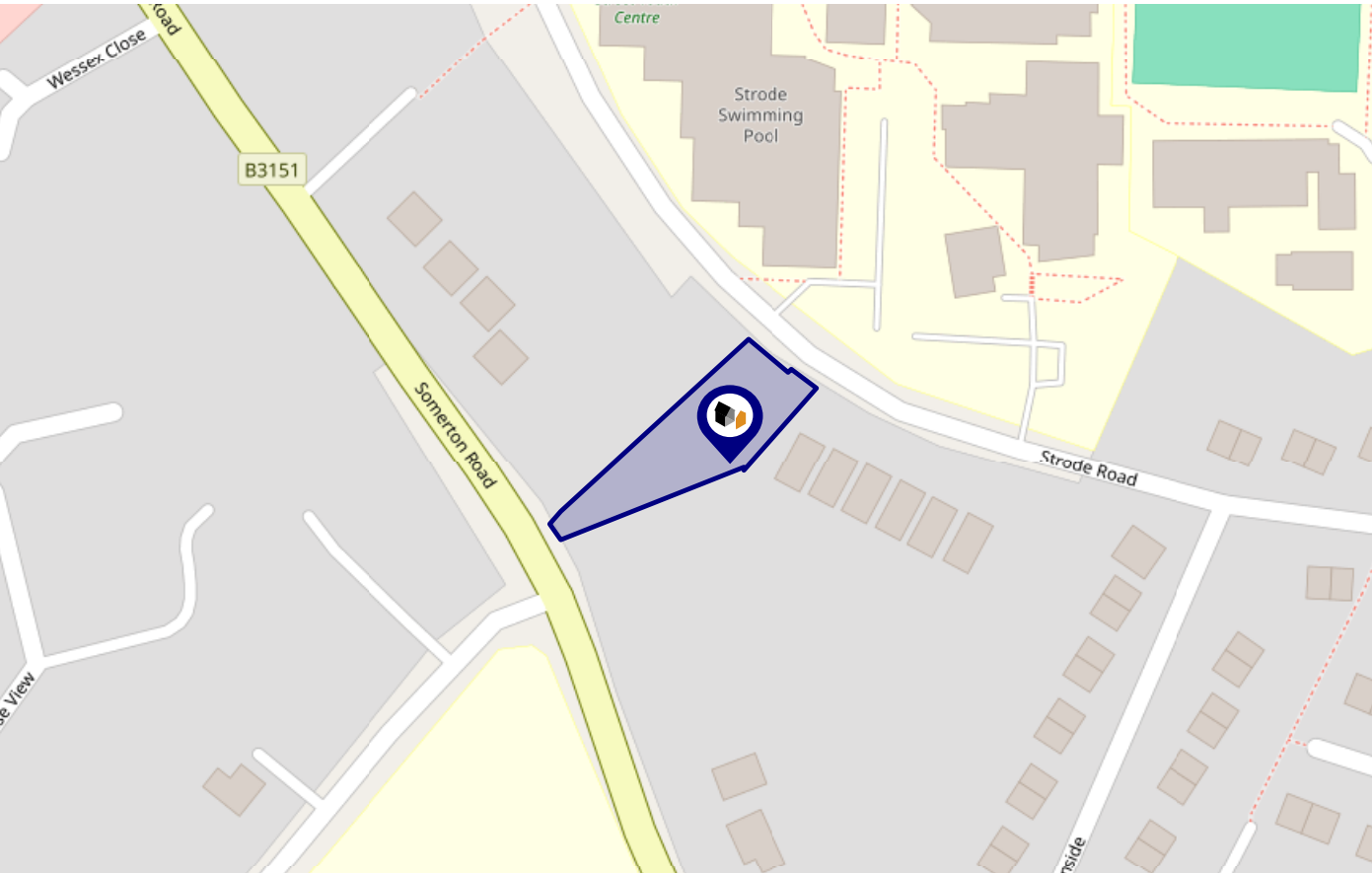
MIR - Material Info

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.

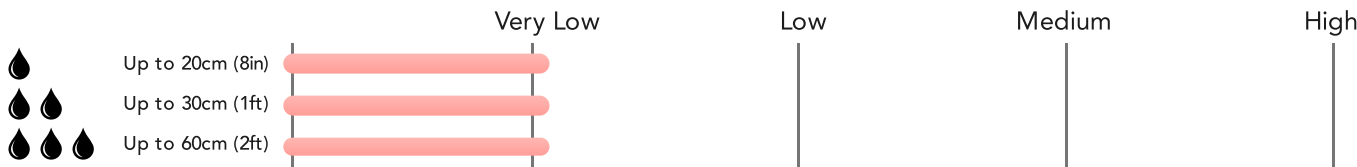


Risk Rating: Very low

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:

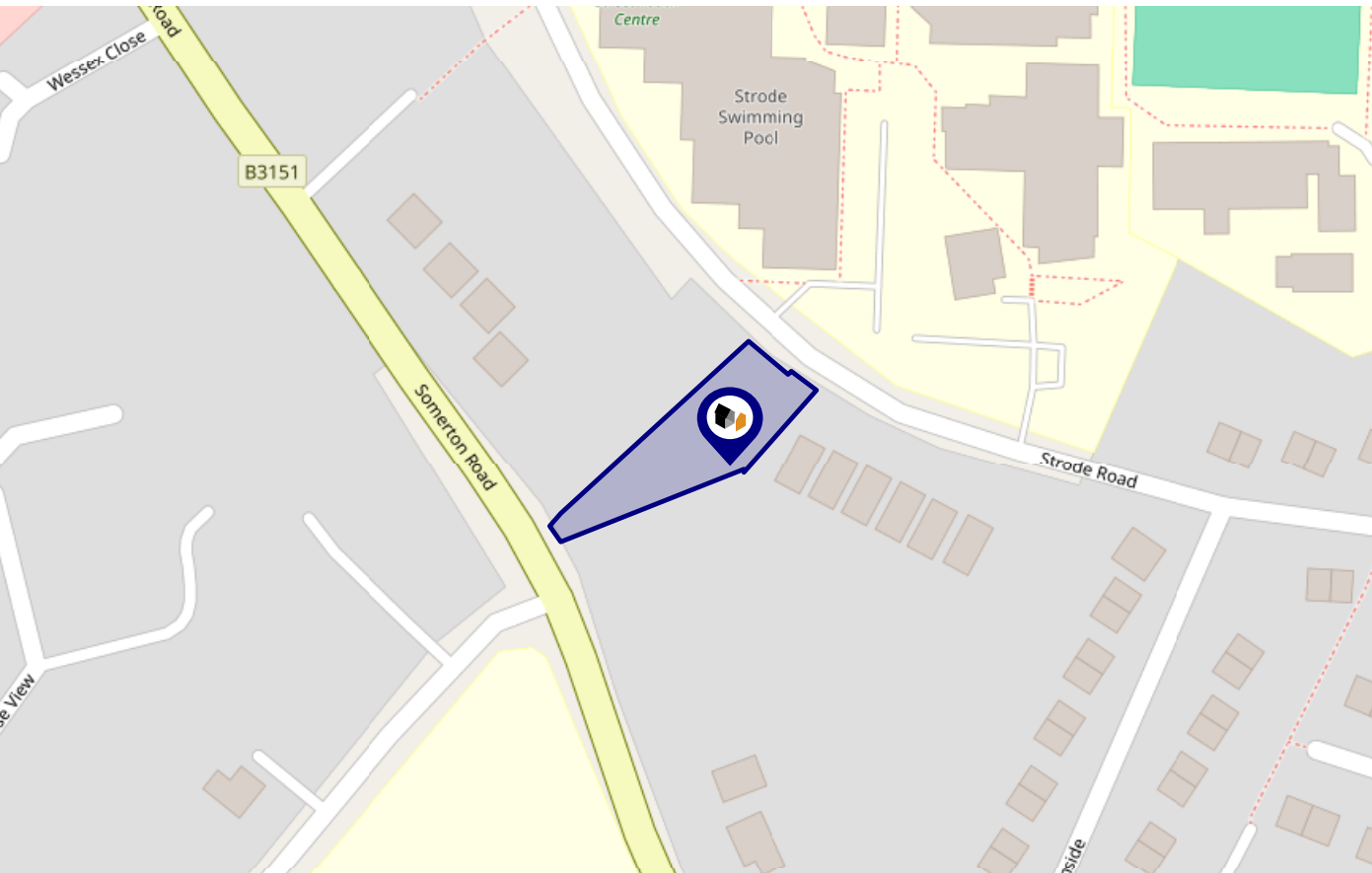


Flood Risk

Rivers & Seas - 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.

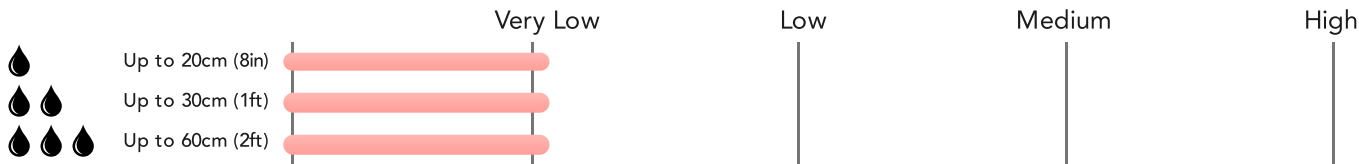


Risk Rating: Very low

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.

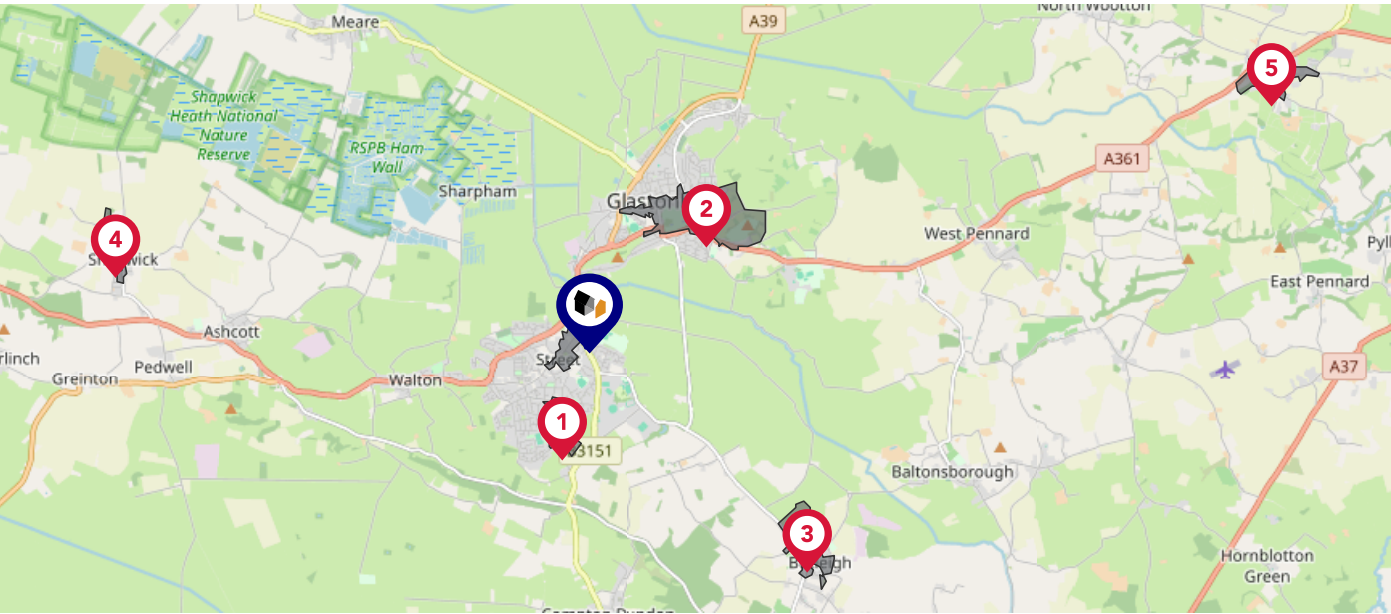
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



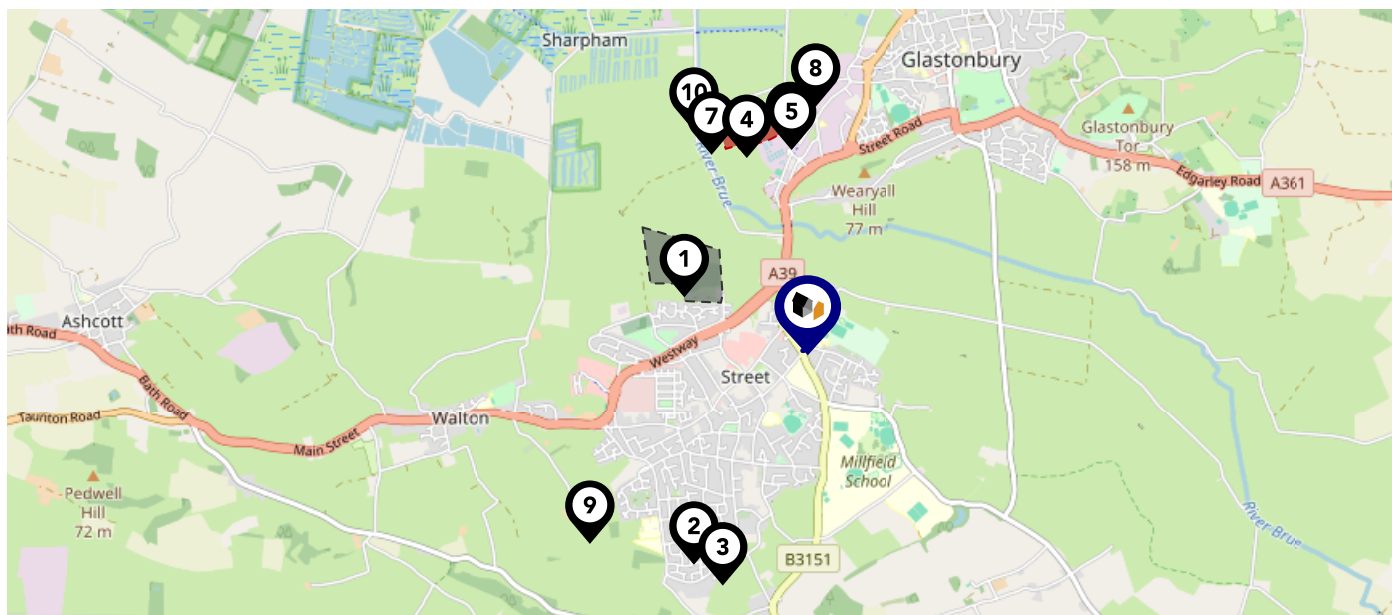
MIR - Material Info

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	Street
2	Glastonbury
3	Butleigh
4	Shapwick
5	Pilton

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

	Corporation Yard-Street	Historic Landfill
	Adjacent To Football Ground-Street, Somerset	Historic Landfill
	Overleigh-Street, Somerset	Historic Landfill
	EA/EPR/NP3690FD/A001 - Land to Rear of Glastonbury Sewage Treatment Works	Active Landfill
	Field Adjoining Baily's Factory-Glastonbury, Somerset	Historic Landfill
	Land at Bailys-The Beckery, Glastonbury, Somerset	Historic Landfill
	Porchestall Drove-Glastonbury, Somerset	Historic Landfill
	Porchestal Drove-Glastonbury, Somerset	Historic Landfill
	East Mead Lane-Street, Somerset	Historic Landfill
	Land at Cradlebridge-Glastonbury, 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.

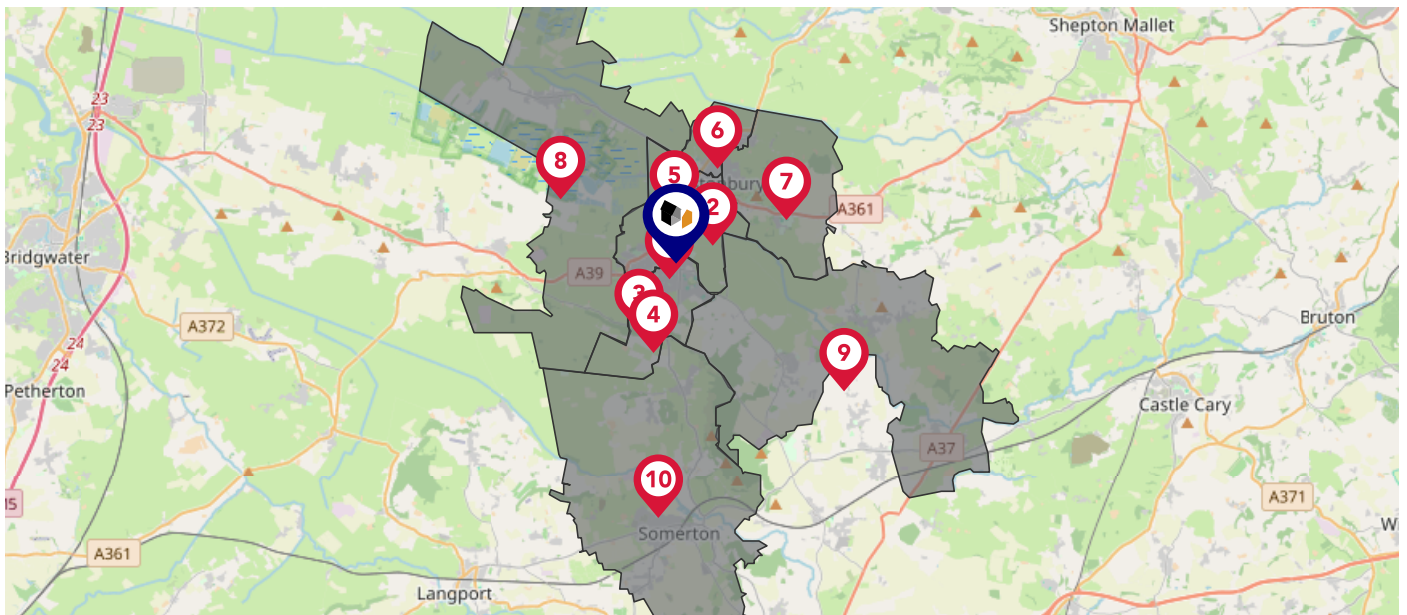
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

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

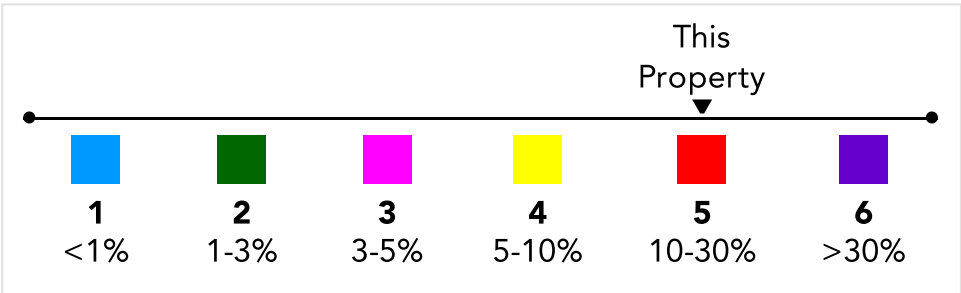
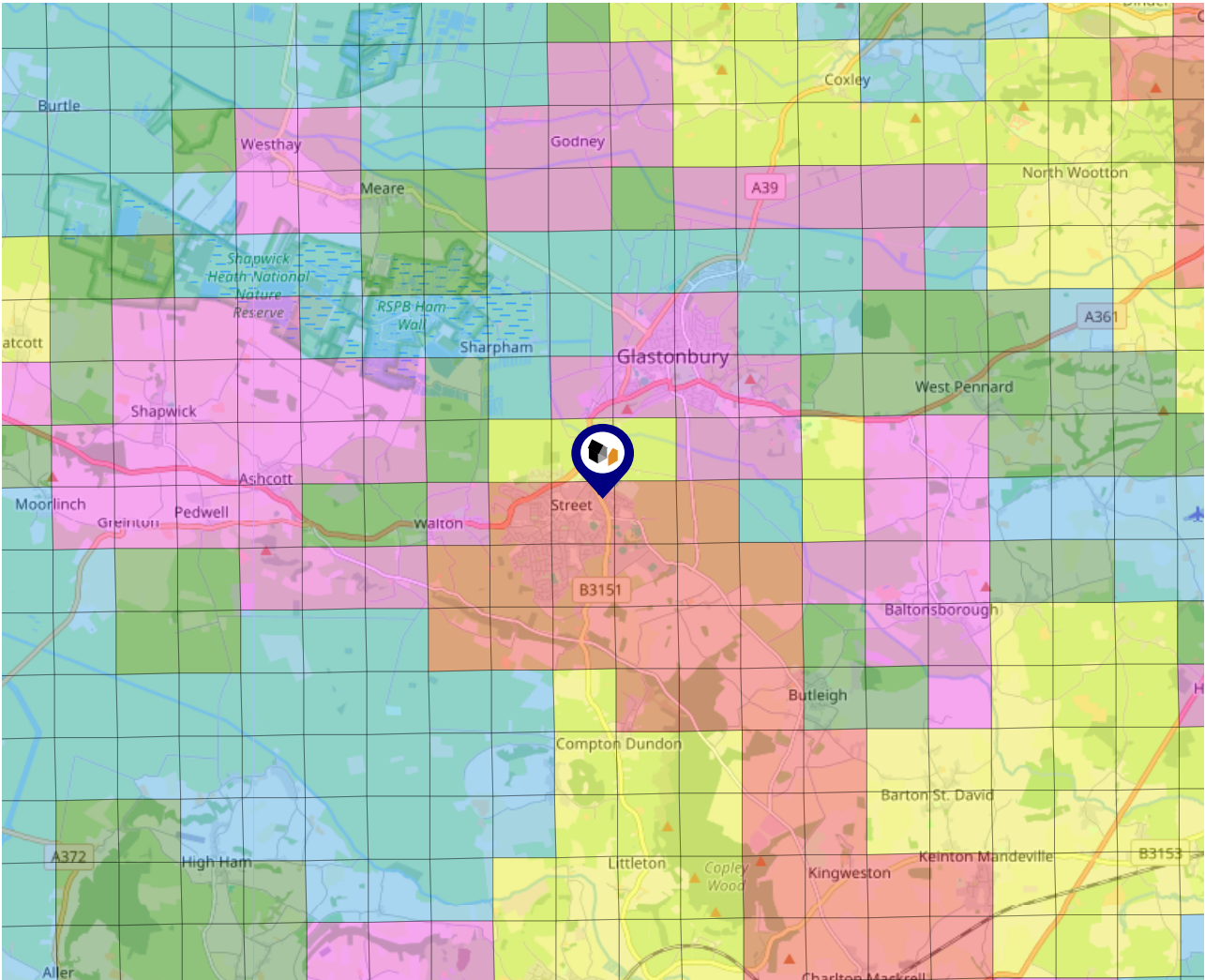


Nearby Council Wards

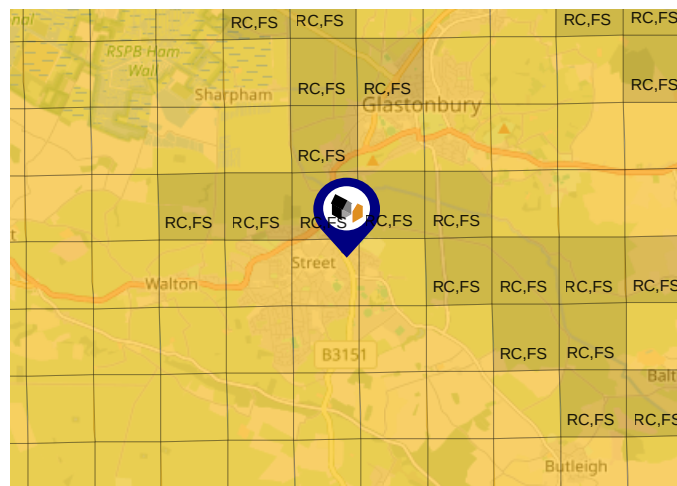
- 1 Street North Ward
- 2 Glastonbury St. Mary's Ward
- 3 Street West Ward
- 4 Street South Ward
- 5 Glastonbury St. Benedict's Ward
- 6 Glastonbury St. John's Ward
- 7 Glastonbury St. Edmund's Ward
- 8 Moor Ward
- 9 Butleigh and Baltonsborough Ward
- 10 Wessex Ward

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).



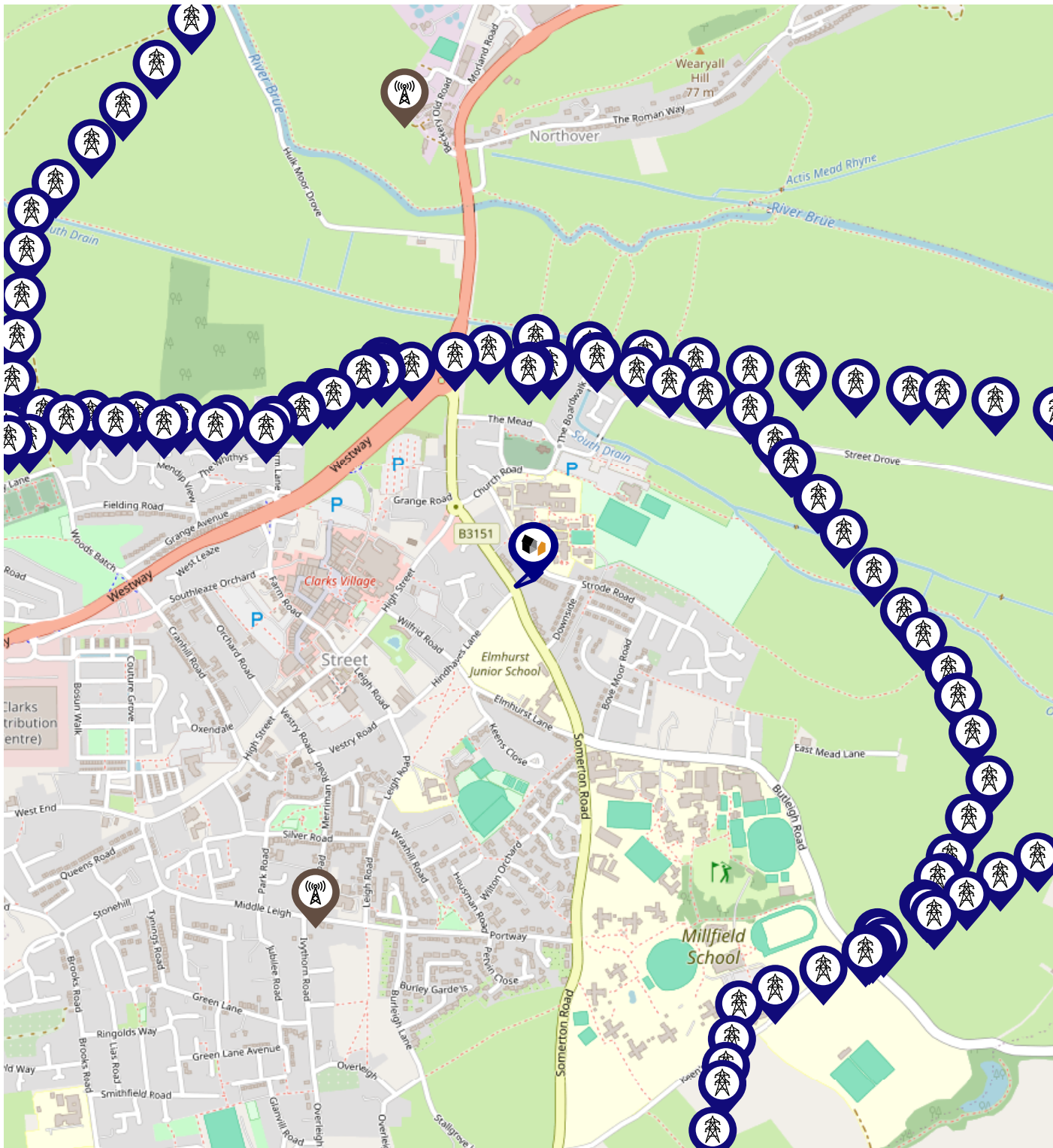
Carbon Content:	VARIABLE(HIGH)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	HEAVY TO MEDIUM	Soil Depth:	DEEP



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

COOPER
AND
TANNER



Key:

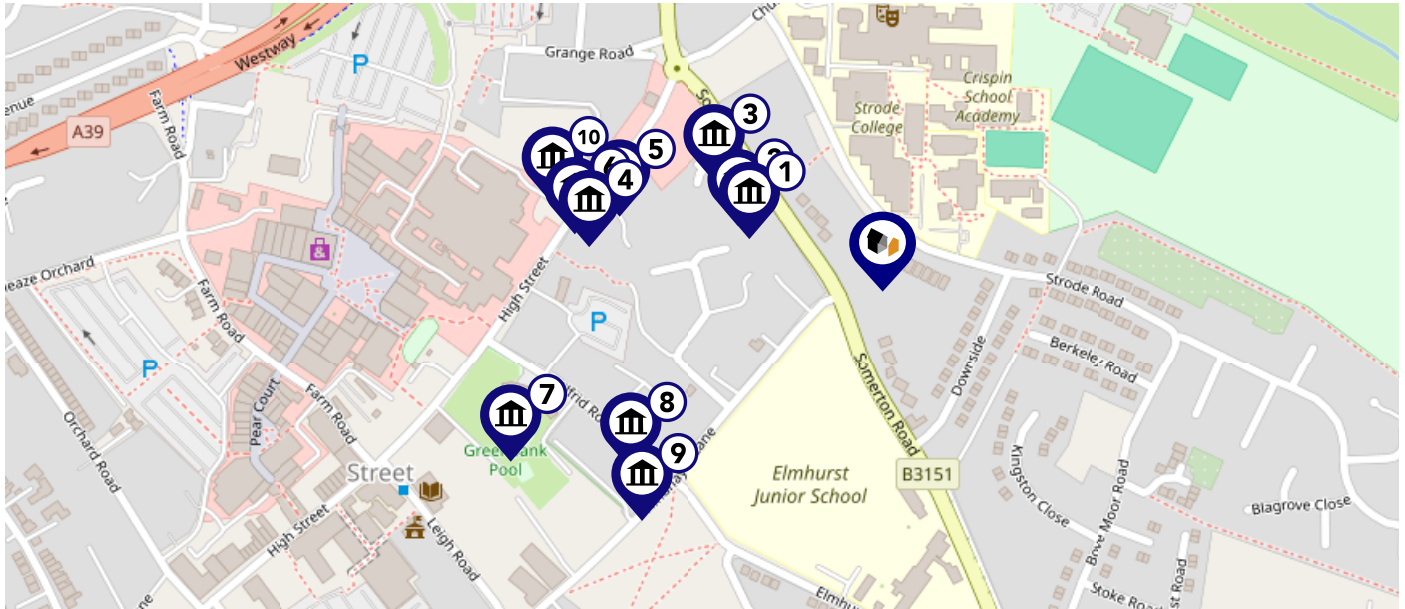
-  Power Pylons
-  Communication Masts

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
 1058718 - Hazeldene	Grade II	0.1 miles
 1176214 - 14 18 22 And 24, Somerton Road	Grade II	0.1 miles
 1058717 - No 10 And Railed Forecourt	Grade II	0.1 miles
 1058757 - Mullions Hotel	Grade II	0.2 miles
 1176117 - Vineyards And Reeds	Grade II	0.2 miles
 1345070 - Gate Piers And Gates On Roadside At Driveway Entrance To Friends Meeting House	Grade II	0.2 miles
 1390874 - Greenbank Swimming Pool	Grade II	0.2 miles
 1058720 - Lawson Terrace	Grade II	0.2 miles
 1176243 - Cobden Terrace	Grade II	0.2 miles
 1308052 - Friends Meeting House	Grade II	0.2 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

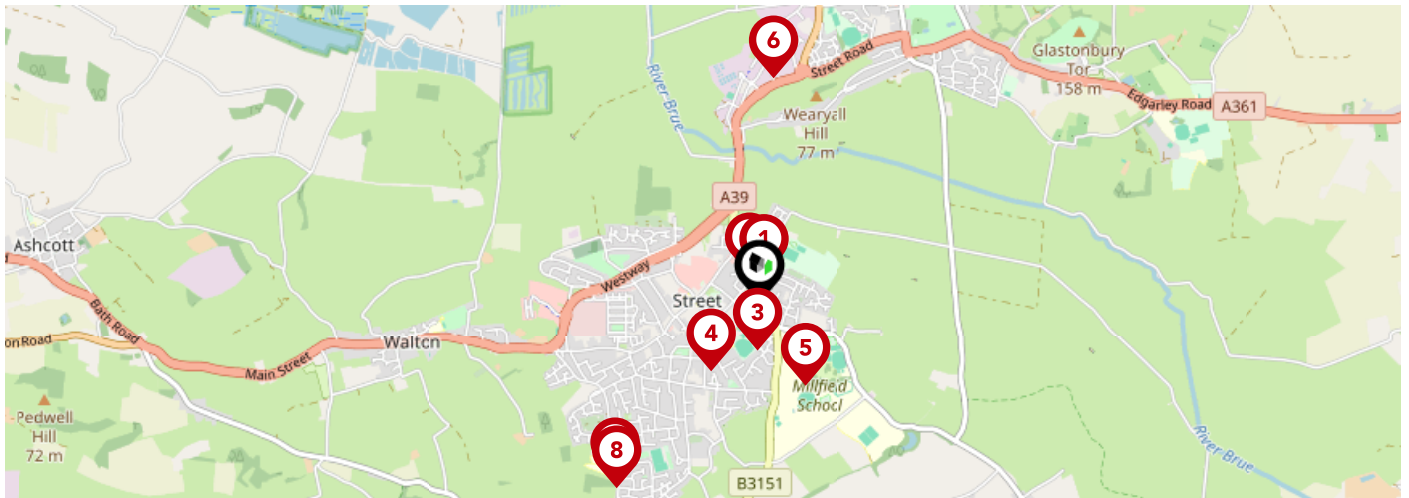
Boiler and underfloor heating, mains gas

Water Supply

Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.12	☐	☐	☒	☐	☐
2	Strode College Ofsted Rating: Good Pupils:0 Distance:0.14	☐	☐	☒	☐	☐
3	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.22	☐	☒	☐	☐	☐
4	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.39	☐	☒	☐	☐	☐
5	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.44	☐	☐	☒	☐	☐
6	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.05	☐	☐	☒	☐	☐
7	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:1.06	☐	☒	☐	☐	☐
8	Avalon School Ofsted Rating: Good Pupils: 65 Distance:1.09	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.4	☐	☒	☐	☐	☐
10	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:1.54	☐	☒	☐	☐	☐
11	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.58	☐	☒	☐	☐	☐
12	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:1.83	☐	☐	☒	☐	☐
13	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.04	☐	☐	☒	☐	☐
14	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.74	☐	☐	☒	☐	☐
15	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:2.83	☐	☒	☐	☐	☐
16	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:3.29	☐	☒	☐	☐	☐

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cooperandtanner



/cooper_and_tanner/

Important - Please read

Cooper and Tanner

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS
01749 372200
sheptonmallet@cooperandtanner.co.uk
cooperandtanner.co.uk

