



MIR: Material Info

The Material Information Affecting this Property

Thursday 30th July 2026



STATION ROAD, CHARLTON MACKRELL, SOMERTON, TA11

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

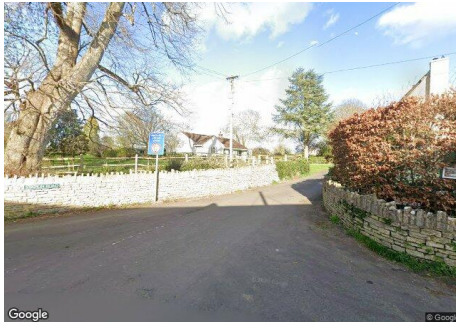
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.35 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£3,130		
Title Number:	ST88312		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Footnote Station Road Charlton Mackrell Somerton Somerset TA11 6AG**

Reference - 14/02646/FUL	
Decision:	Approved
Date:	05th June 2014
Description:	Erection of a porch (GR:353166/128901)

Planning records for: **Still Waters Station Road Charlton Mackrell Somerton Somerset TA11 6AG**

Reference - 2024/0654/APP	
Decision:	Approved
Date:	04th April 2024
Description:	Approval of details reserved by conditions 3 (Materials - Submission of Schedule and Samples) and 6 (Protecting Architectural Features) on planning consent 2020/2401/LBC.

Reference - 11/24/0003	
Decision:	Awaiting decision
Date:	04th April 2024
Description:	Erection of temporary agricultural workers dwelling at Yarde Farm, Williton Road, Combe Florey, Bishops Lydeard

Reference - 24/00867/HOU	
Decision:	Approved
Date:	04th April 2024
Description:	Single Storey Extension to the Principal Elevation.

Planning records for: *Two Bridges Station Road Charlton Mackrell Somerton Somerset TA11 6AG*

Reference - 22/02590/DOC1	
Decision:	Awaiting decision
Date:	09th September 2022
Description:	Discharge of Condition No.3 (Render) for Planning Application 21/03338/HOU.

Reference - 00/01761/FUL	
Decision:	Approved
Date:	11th July 2000
Description:	The raising of roof line to provide loft conversion (gr 531/289)

Planning records for: *Quarry Close Station Road Charlton Mackrell Somerton Somerset TA11 6AG*

Reference - 26/00445/HOU	
Decision:	Approved
Date:	25th February 2026
Description:	Demolition of existing pre-fabricated single story section of house and construction of new chalet bungalow style building in it's place

Planning records for: *Shephards Orchard Station Road Charlton Mackrell Somerton Somerset TA11 6AG*

Reference - 14/05267/FUL	
Decision:	Approved
Date:	19th November 2014
Description:	Erection of detached outbuilding (gr 353044 / 128961)

Planning records for: *Land At Larkrise Farm Broad Street Charlton Adam Somerton Somerset TA11 6AG*

Reference - 20/03317/PAMB

Decision: Approved

Date: 02nd November 2020

Description:

Notification for prior approval for the change of use of agricultural building to a dwellinghouse

Reference - 04/02937/TEA

Decision: Decided

Date: 11th October 2004

Description:

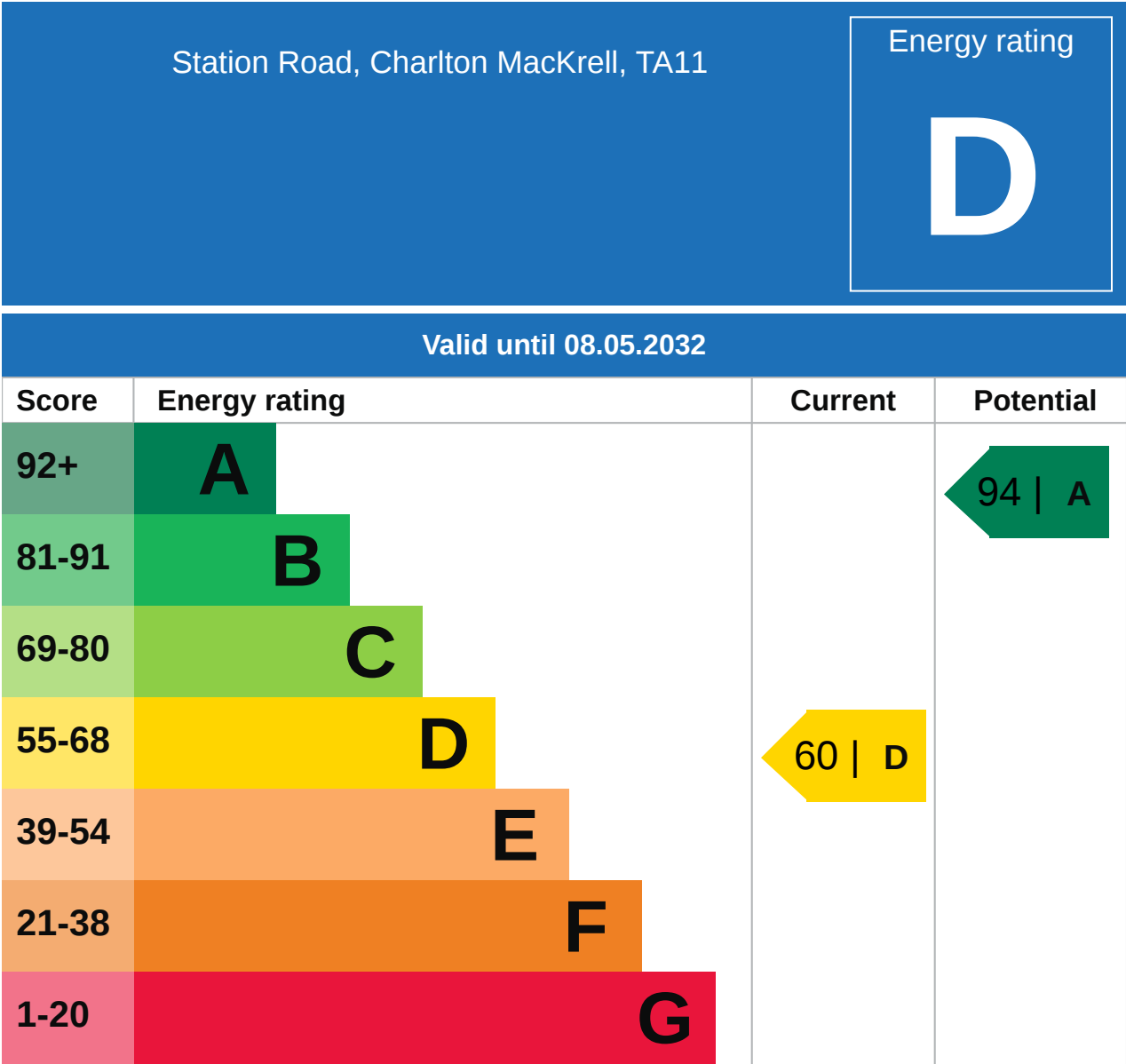
The erection of four antennna to existing T mobile mast, two equipment cabins and ancillary equipment(gr 353716/129369)





Property
EPC - Certificate

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Property

EPC - Additional Data

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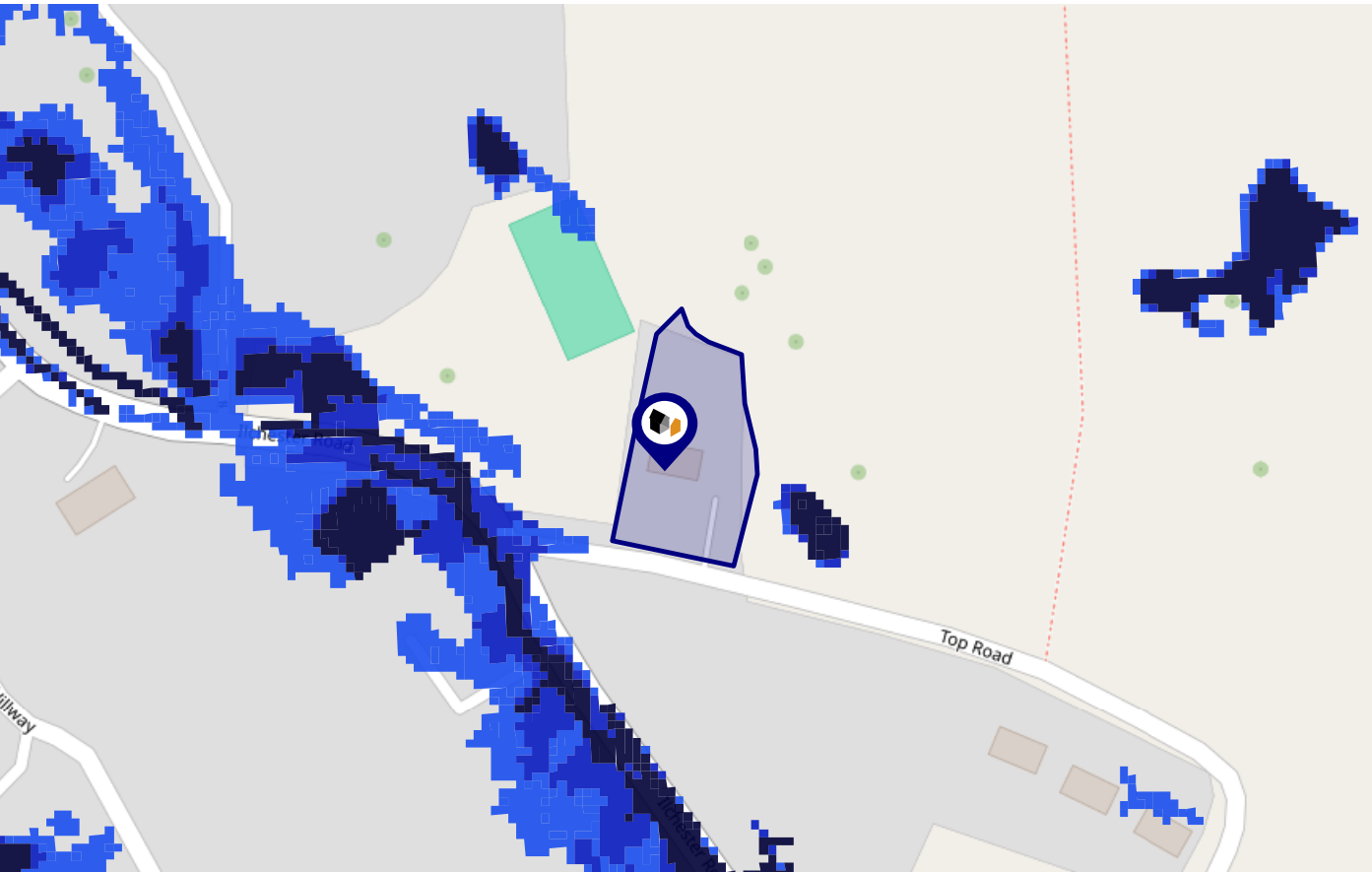
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 m ²

Flood Risk

Surface Water - Flood Risk

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

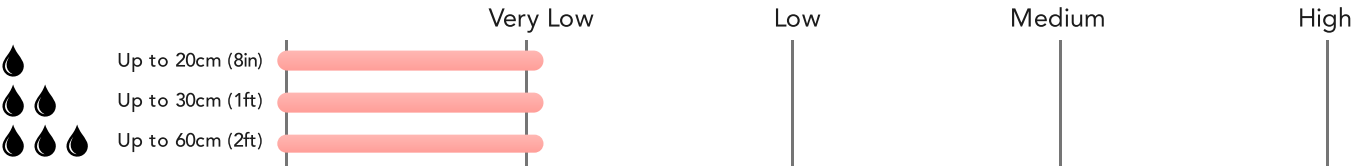


Risk Rating: Very low

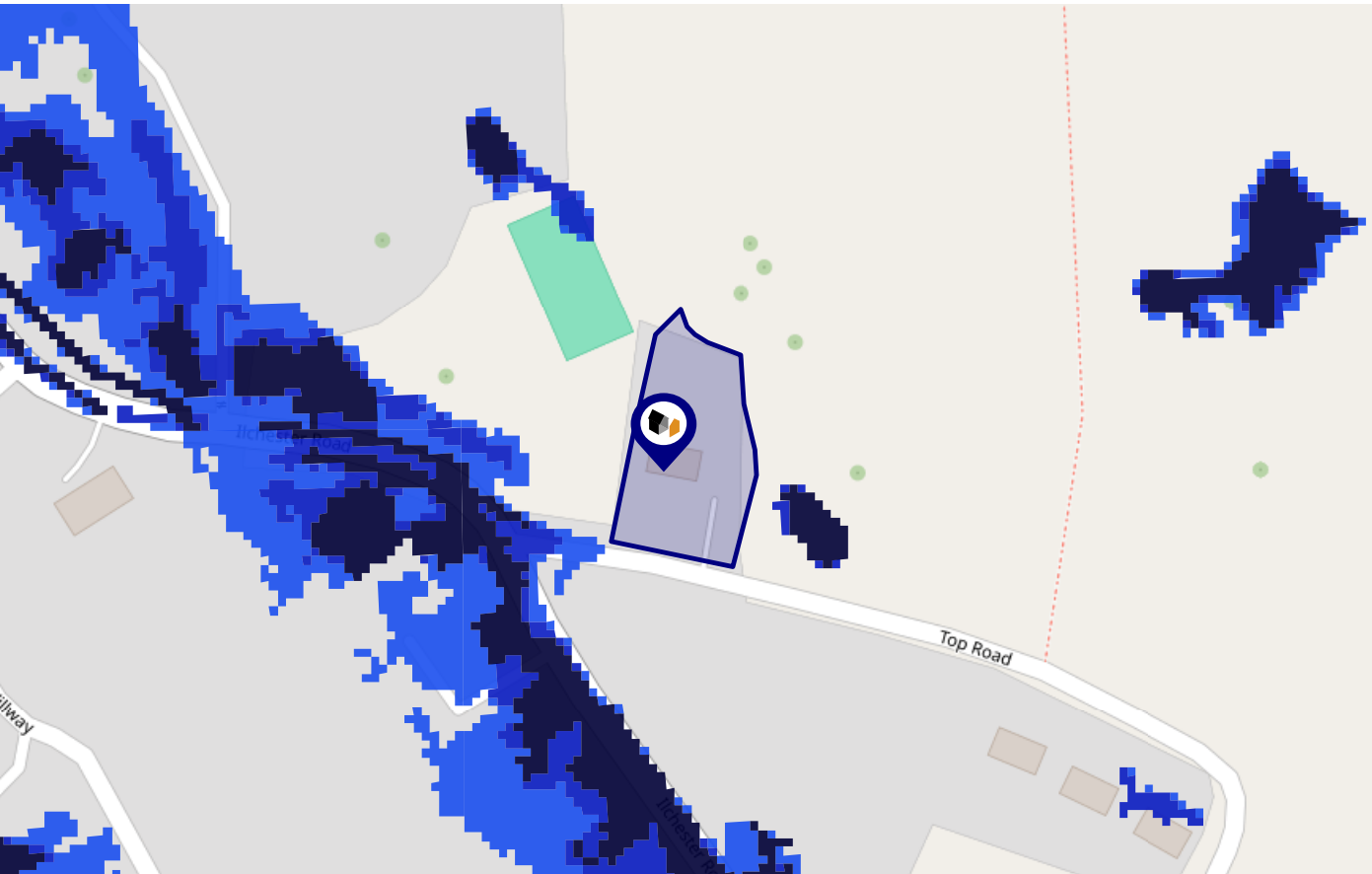
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

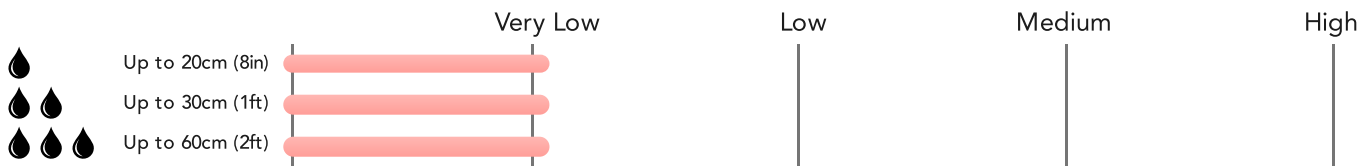


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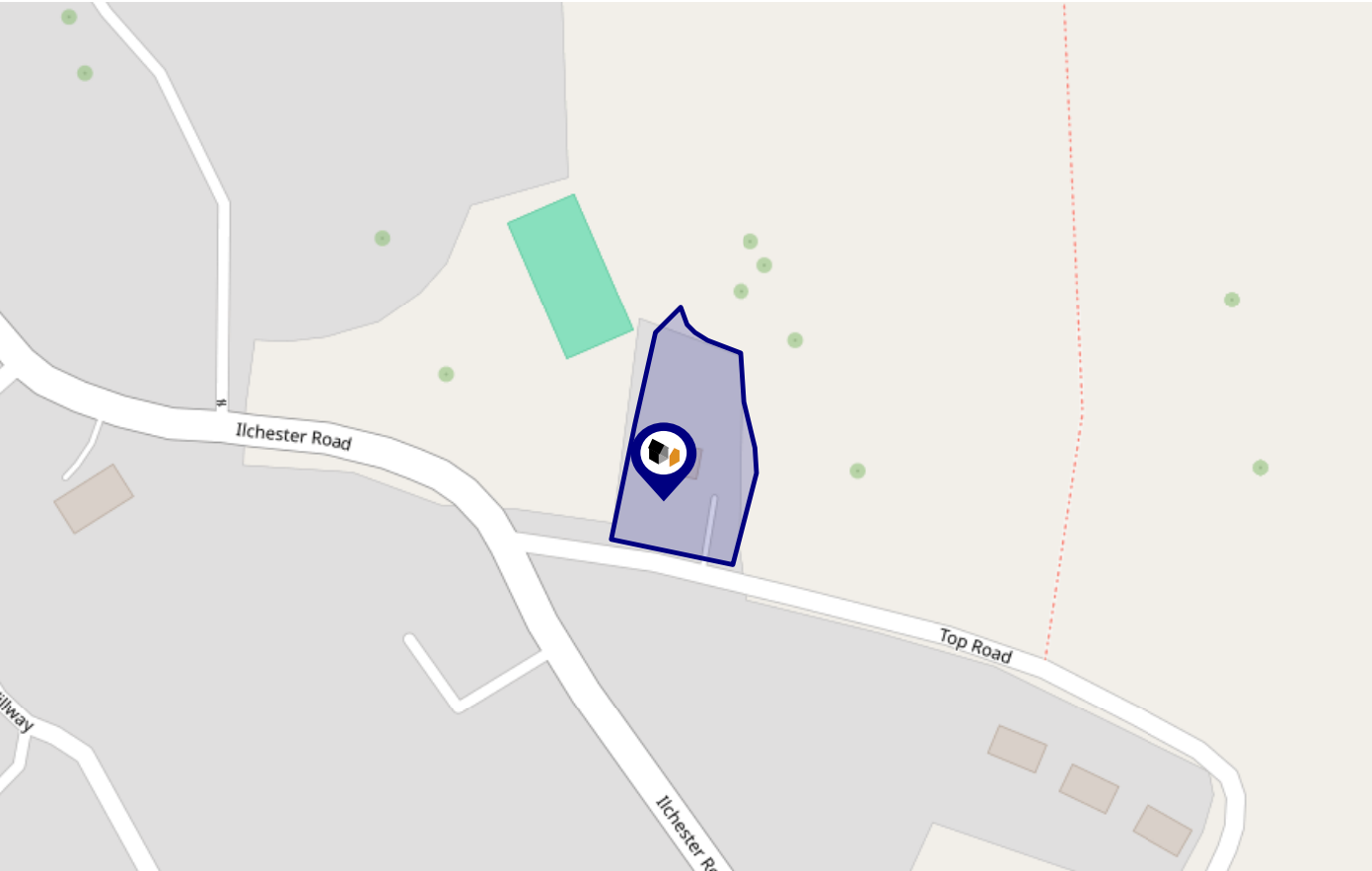


Flood Risk

Rivers & Seas - Flood Risk

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

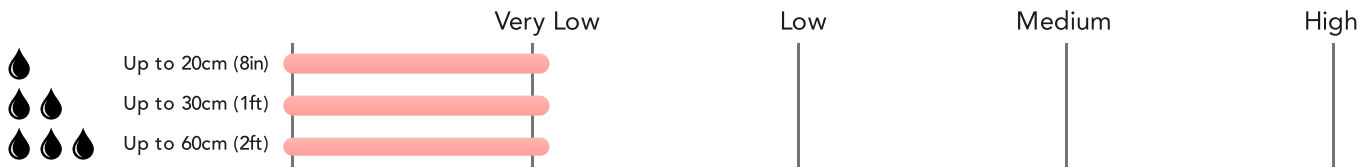


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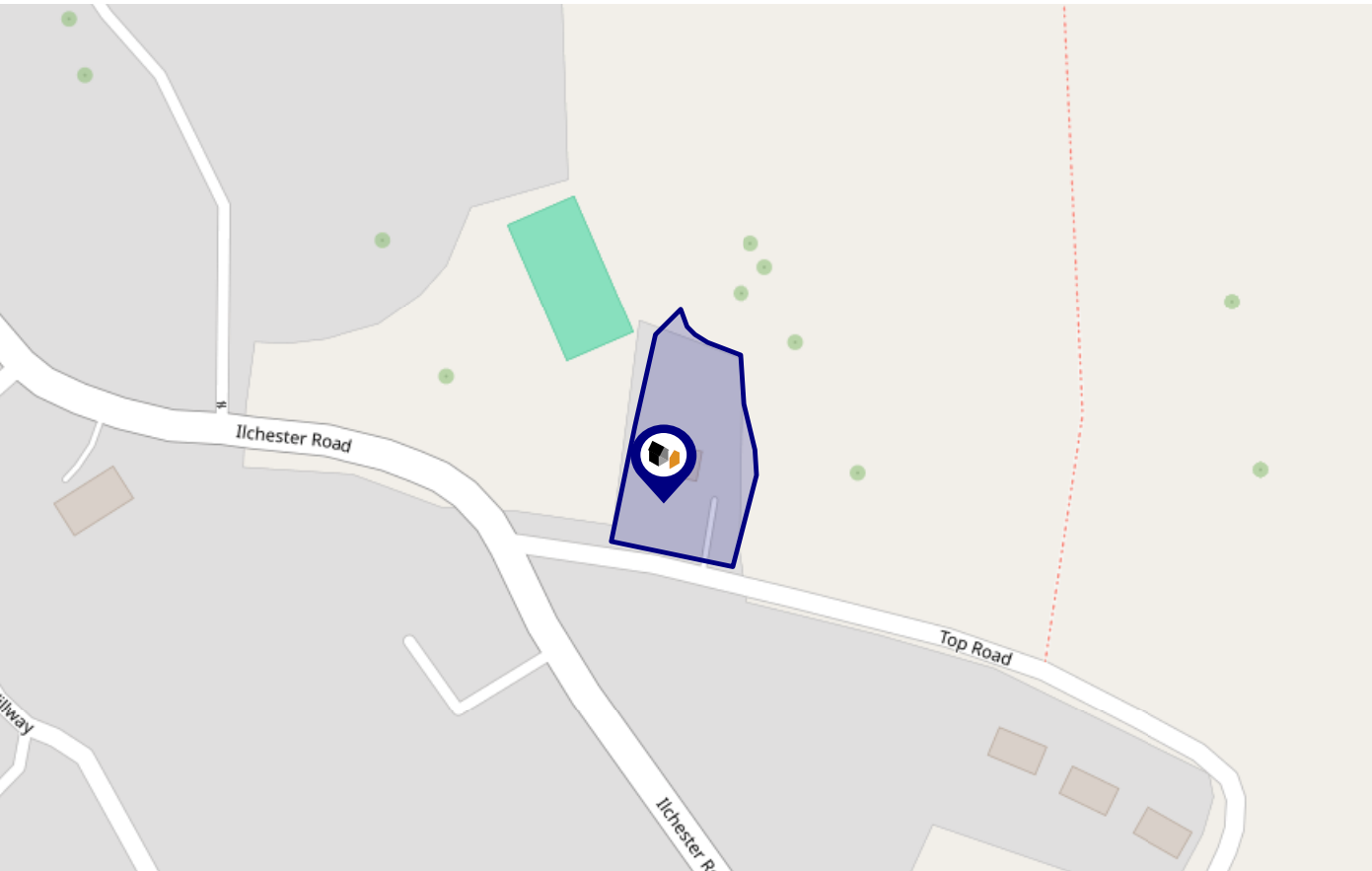
Chance of flooding to the following depths at this property:



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.

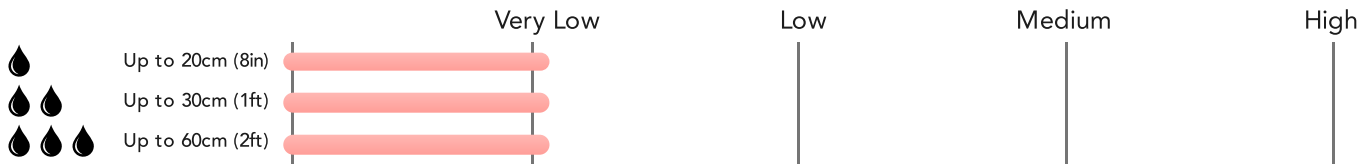


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Maps

Conservation Areas

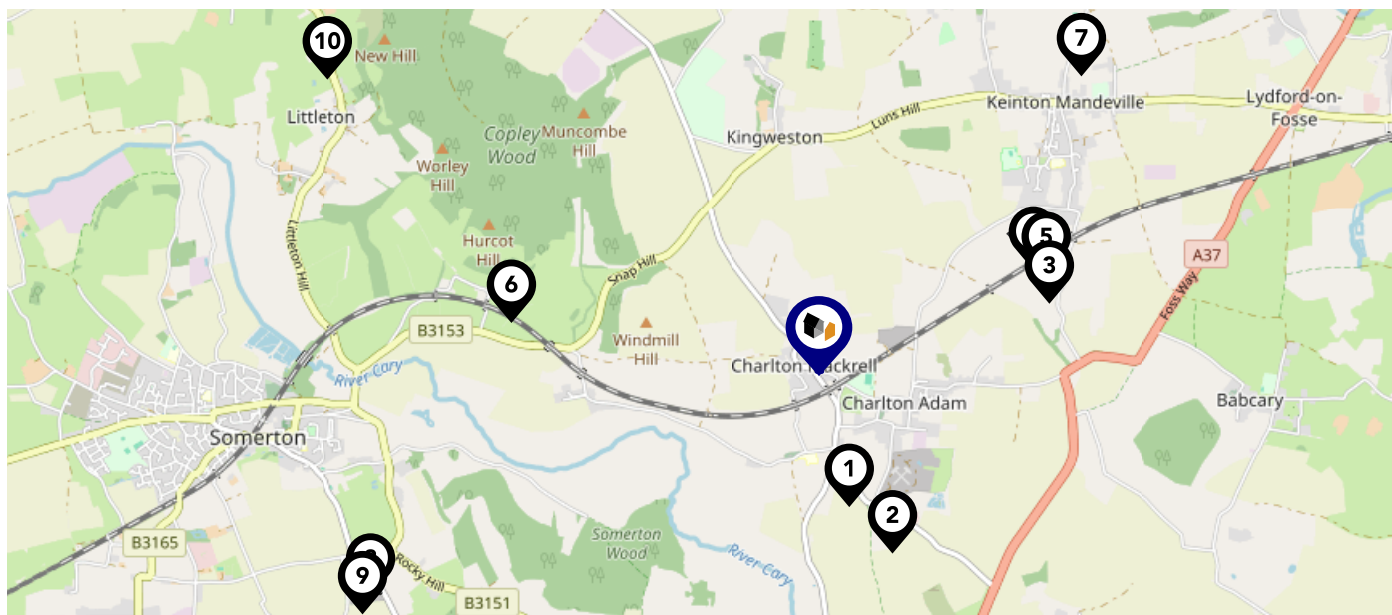
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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have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



Nearby Conservation Areas	
1	West Charlton and Charlton Mackrell
2	Charlton Adam
3	Kingweston
4	Kingsdon
5	Somerton
6	Butleigh
7	Knole
8	West Camel
9	Long Sutton
10	Queen Camel

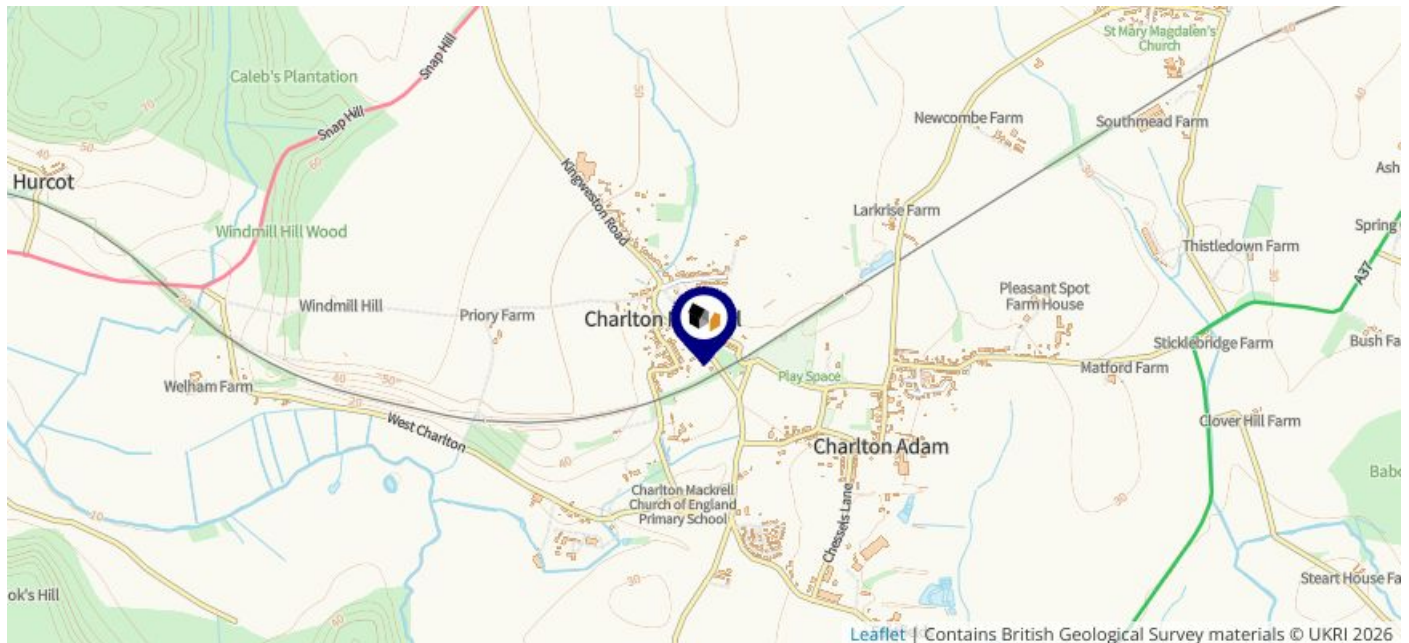
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Primrose Hill Quarry-Primrose Hill, Charlton Mackrell, Somerton, Somerset	Historic Landfill	
2	Tout Lane-Charlton Mackrell	Historic Landfill	
3	EA/EPR/ZP3490FM/A001 - Southmead Farm	Active Landfill	
4	Keinton Manderville-South of Church Street, Keinton Manderville, Somerton, Somerset	Historic Landfill	
5	Land off Church Street-Keinton Manderville, Somerton, Somerset	Historic Landfill	
6	Higher Hurcott-Taunton, Somerton, Somerset	Historic Landfill	
7	Coombe Hill-Keinton Manderville	Historic Landfill	
8	Catsgore Road-Ashen Cross	Historic Landfill	
9	Highbrooks Road-Ashen Cross	Historic Landfill	
10	Wineberry Cottage-Littleton, Compton Dundon, 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.

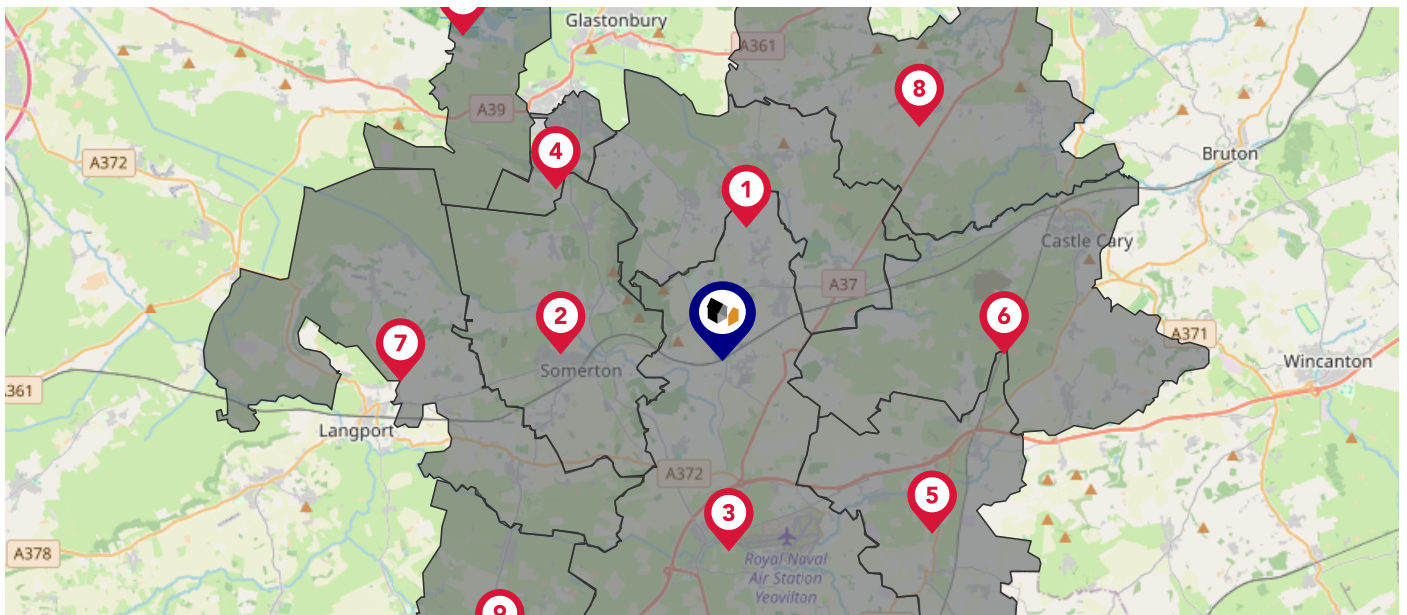
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

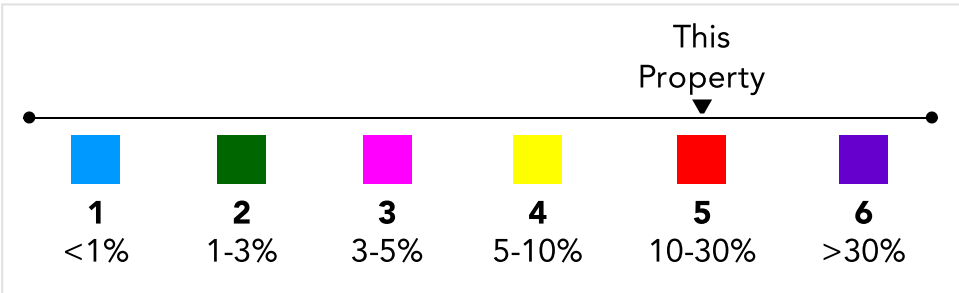
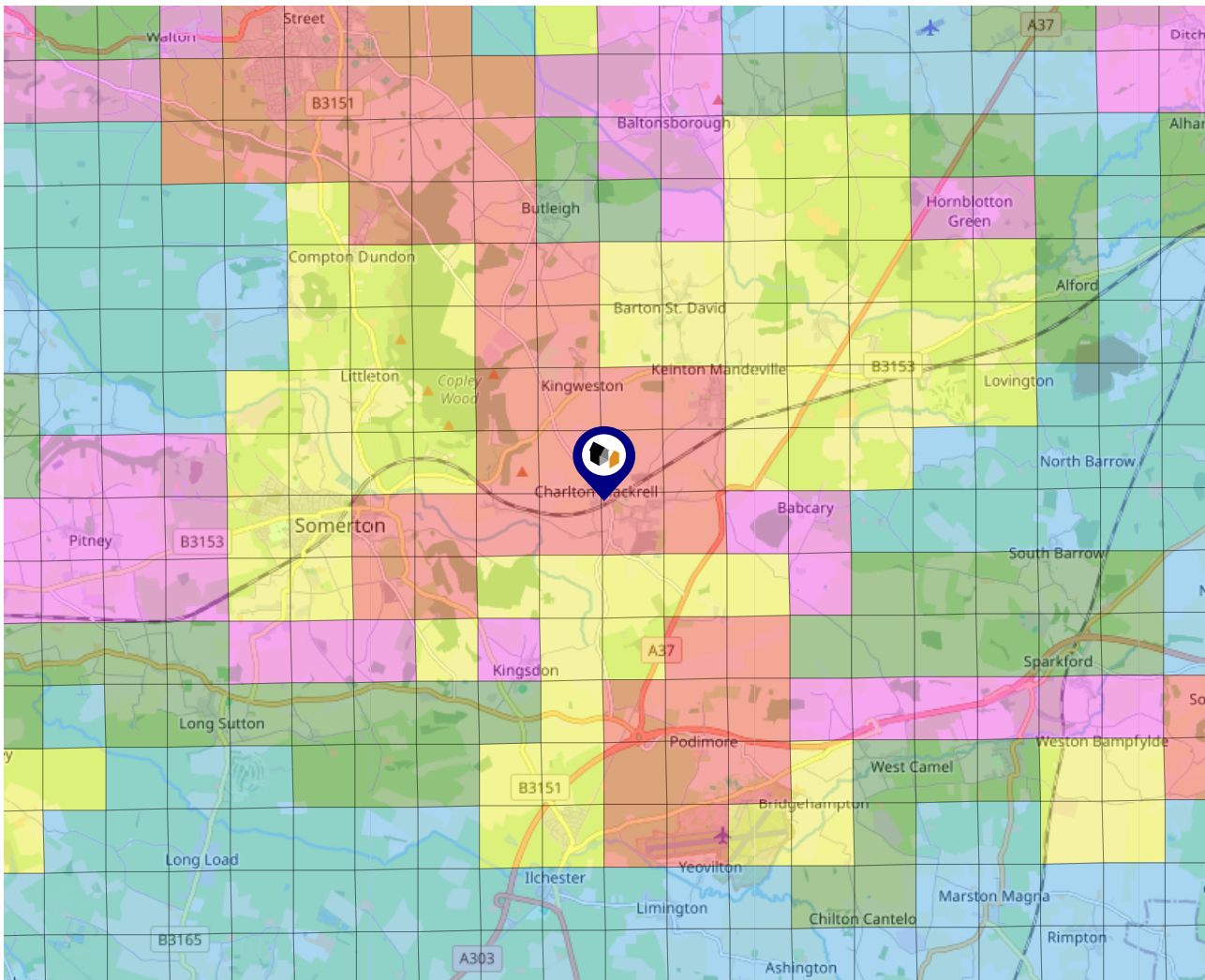


Nearby Council Wards

- | | |
|----|--|
| 1 | Butleigh and Baltonsborough Ward |
| 2 | Wessex Ward |
| 3 | Northstone, Ivelchester & St. Michael's Ward |
| 4 | Street South Ward |
| 5 | Camelot Ward |
| 6 | Cary Ward |
| 7 | Turn Hill Ward |
| 8 | The Pennards and Ditchet Ward |
| 9 | Martock Ward |
| 10 | Moor Ward |

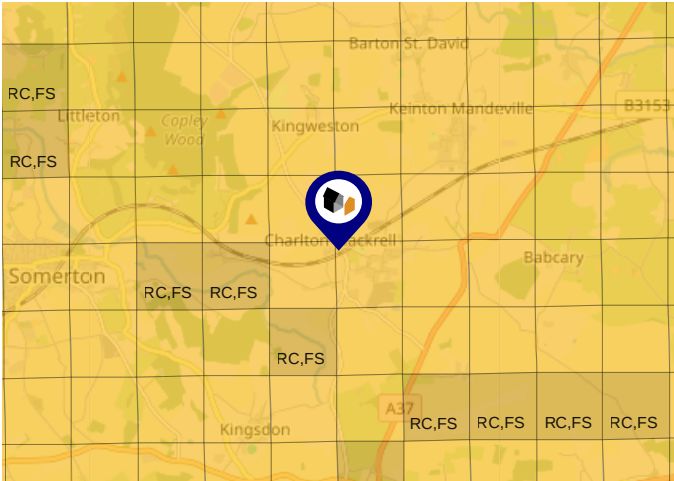
What is Radon?

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).



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

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



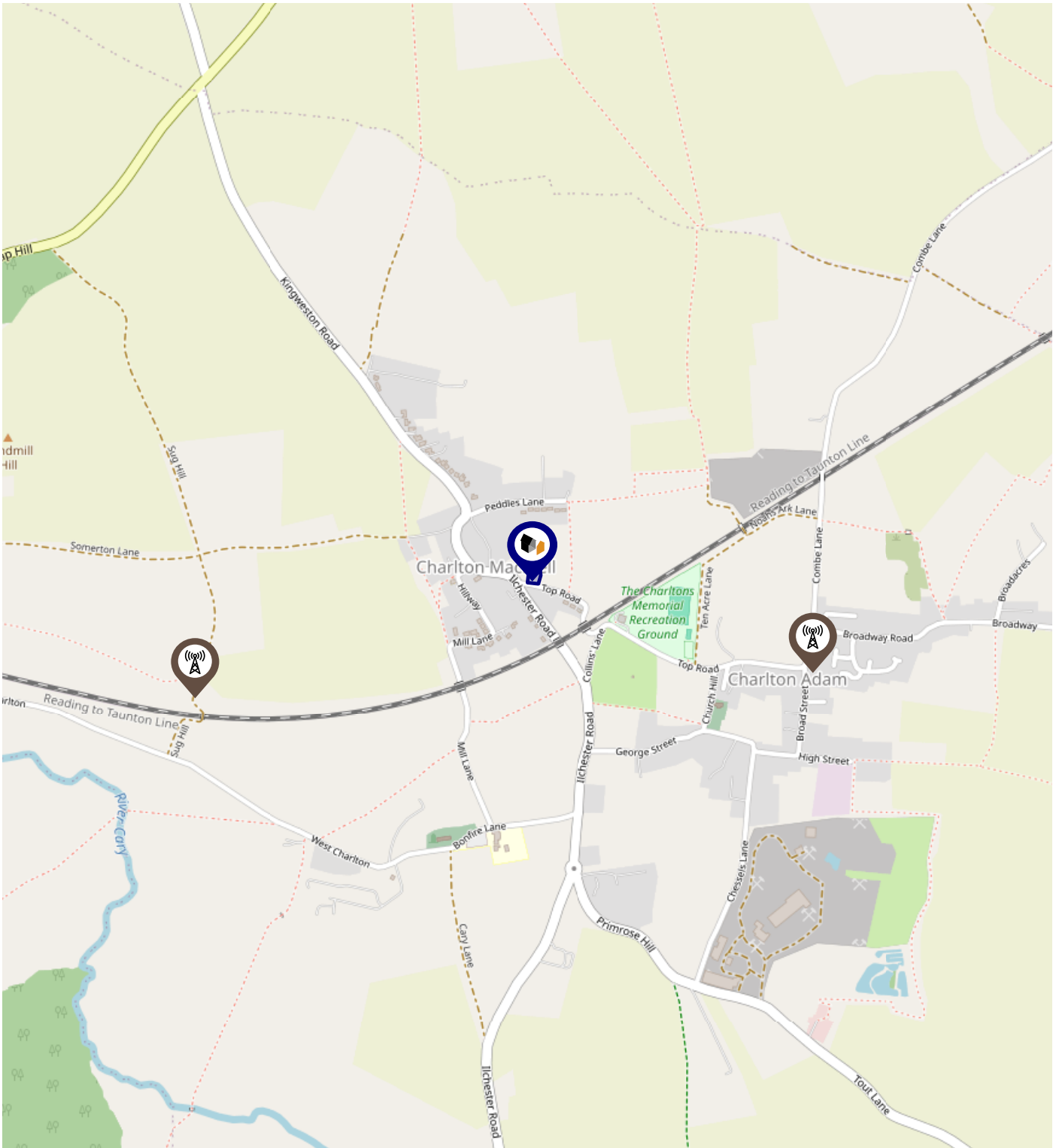
Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

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Key:

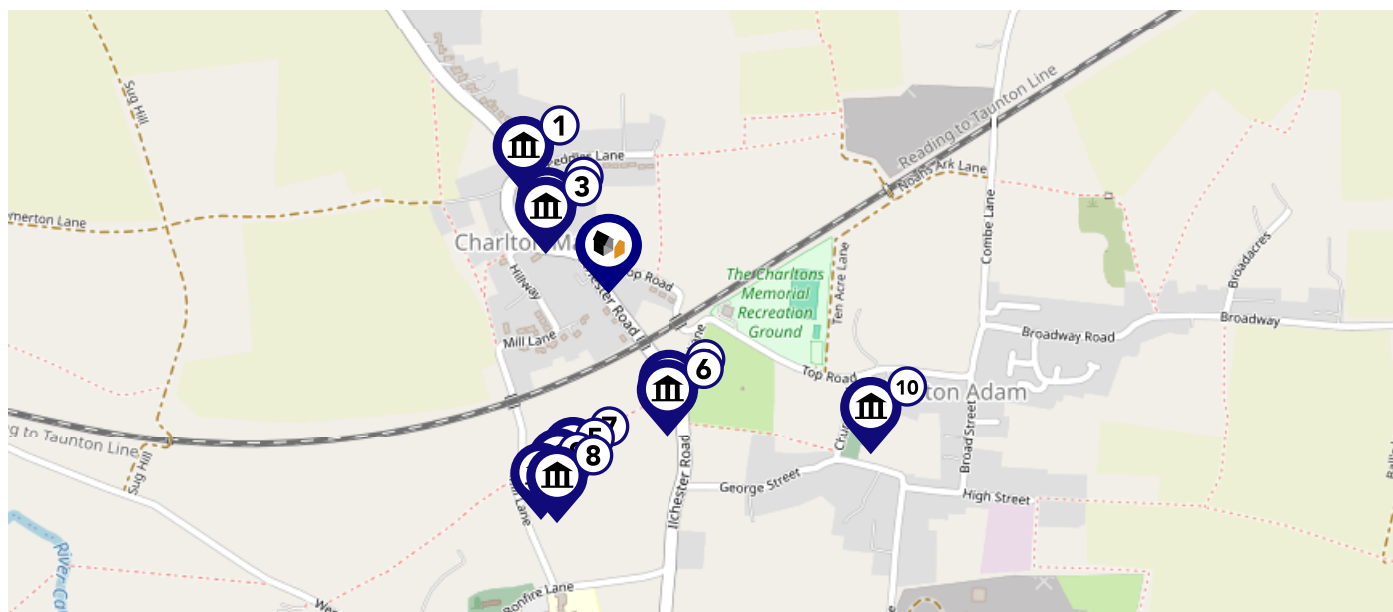
-  Power Pylons
-  Communication Masts

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
 1345991 - The Woods	Grade II	0.1 miles
 1307876 - Dovecote Attached To The North East Corner Of Charlton House	Grade II	0.1 miles
 1056766 - Charlton House	Grade II	0.1 miles
 1423561 - The Charltons' War Memorial	Grade II	0.2 miles
 1346011 - Barn And Stables About 15 Metres North East Of Manor Farmhouse	Grade II	0.2 miles
 1176249 - Gate Piers About 275 Metres North East Of Manor Farmhouse	Grade II	0.2 miles
 1056726 - Wagon Shed About 70 Metres North East Of Manor Farmhouse	Grade II	0.2 miles
 1056725 - Granary About 20 Metres East Of Manor Farmhouse	Grade II	0.3 miles
 1056724 - Manor Farmhouse	Grade II	0.3 miles
 1056727 - The Abbey	Grade I	0.4 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

No Gas Supply

Central Heating

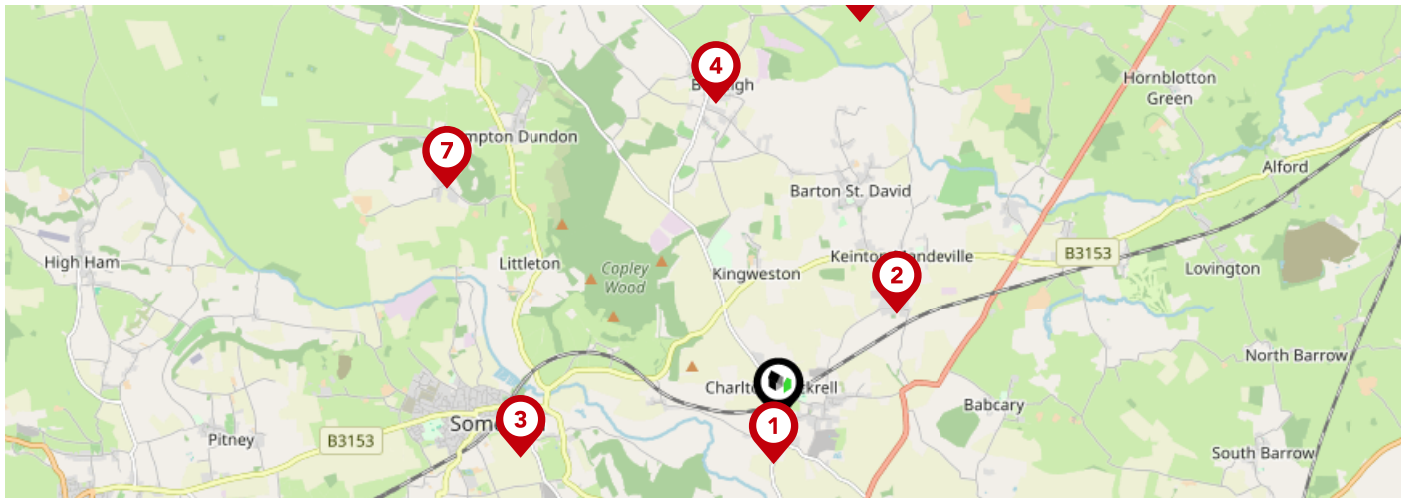
Oil Central Heating

Water Supply

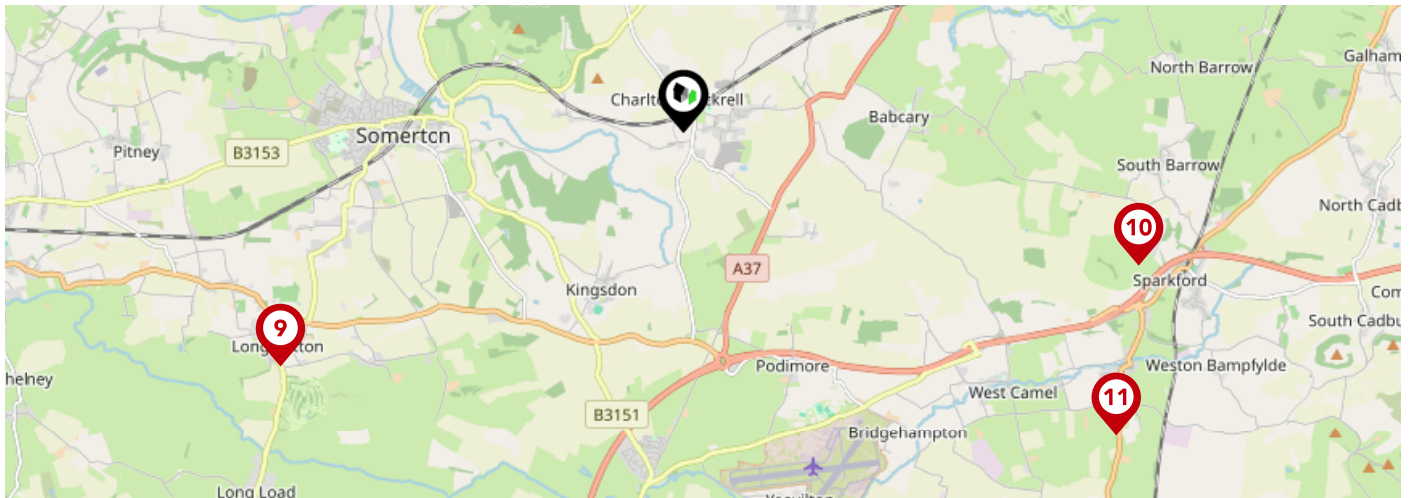
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:0.41	☐	☒	☐	☐	☐
2	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:1.48	☐	☒	☐	☐	☐
3	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:2.43	☐	☒	☐	☐	☐
4	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.01	☐	☒	☐	☐	☐
5	Ilchester Community School Ofsted Rating: Good Pupils: 301 Distance:3.48	☐	☒	☐	☐	☐
6	Chilton Bridge School Ofsted Rating: Good Pupils: 42 Distance:3.5	☐	☐	☒	☐	☐
7	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:3.76	☐	☐	☒	☐	☐
8	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:3.78	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:4.36	☐	☒	☐	☐	☐
10	Hazlegrove Preparatory School Ofsted Rating: Not Rated Pupils: 409 Distance:4.41	☐	☐	☒	☐	☐
11	Countess Gytha Primary School Ofsted Rating: Good Pupils: 146 Distance:4.92	☐	☒	☐	☐	☐
12	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:5.11	☐	☐	☒	☐	☐
13	Avalon School Ofsted Rating: Good Pupils: 65 Distance:5.21	☐	☐	☒	☐	☐
14	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:5.25	☐	☒	☐	☐	☐
15	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:5.36	☐	☒	☐	☐	☐
16	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:5.39	☐	☒	☐	☐	☐

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



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Important - Please read

Cooper and Tanner

Data Quality

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



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