



MIR: Material Info

The Material Information Affecting this Property

Tuesday 01st September 2026



NORTHBROOK ROAD, SHAPWICK, BRIDGWATER, TA7

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,992		
Title Number:	ST35721		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)				
Conservation Area:	No	15 mb/s	70 mb/s	- mb/s		
Flood Risk:						
• Rivers & Seas	Very low					
• Surface Water	Very low					
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:				
						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning records for: **2 Northbrook Road, Shapwick, Bridgwater, TA7 9LN**

Reference - 43/17/00005	
Decision:	Granted Permission
Date:	24th April 2017
Description:	Creation of off-road parking, removal of existing wall and erection of a new boundary wall.

Planning records for: **3 Northbrook Road, Shapwick, Bridgwater, Somerset, TA7 9LN**

Reference - 43/01/00009	
Decision:	Granted Permission
Date:	15th August 2001
Description:	Erection of replacement first floor extension to North elevation partly on site of existing (to be demolished) and internal alterations

Planning records for: **7 Northbrook Road, Shapwick, Bridgwater, TA7 9LN**

Reference - 43/12/00003	
Decision:	Refuse Planning Permission
Date:	07th February 2012
Description:	Erection of part single storey part two storey rear extension, partly on site of conservatory (to be demolished)

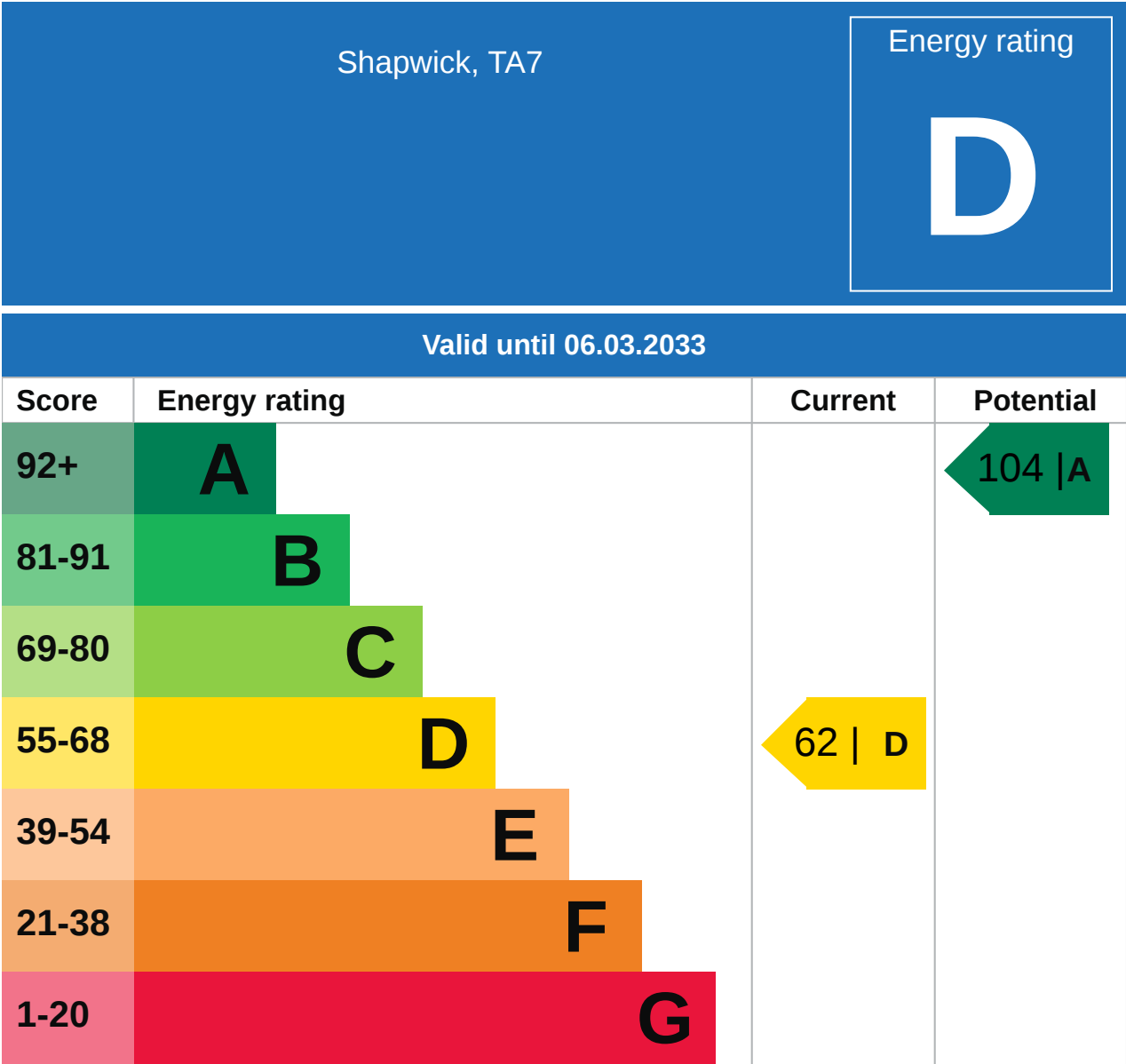
Reference - 43/12/00012	
Decision:	Granted Permission
Date:	17th July 2012
Description:	Erection of single storey rear extension, partly on site of conservatory (to be demolished)

Planning records for: *Long Barton House, 5 Northbrook Road, Shapwick, Bridgwater, Somerset, TA7 9LN*

Reference - 43/97/00016	
Decision:	Granted Permission
Date:	05th September 1997
Description:	Change of use of part of ground floor from shop and former Shapwick Post Office to residential as part of attached dwelling

Property
EPC - Certificate

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Property

EPC - Additional Data

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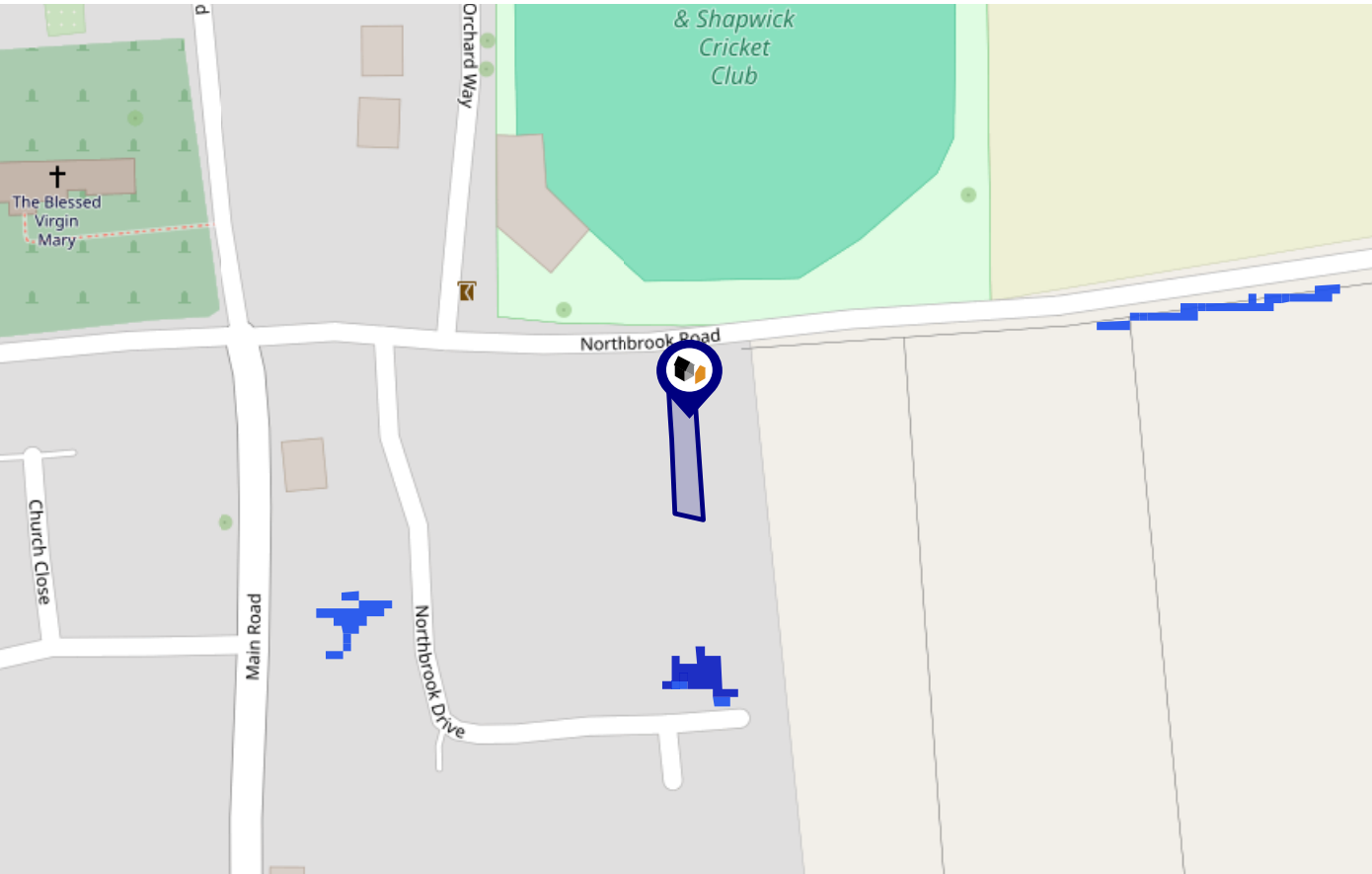
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 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:	89 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.

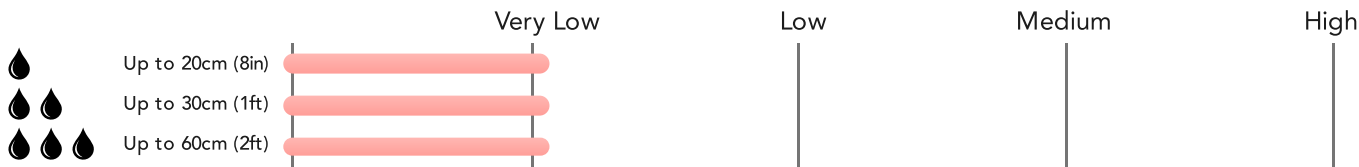


Risk Rating: Very low

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.

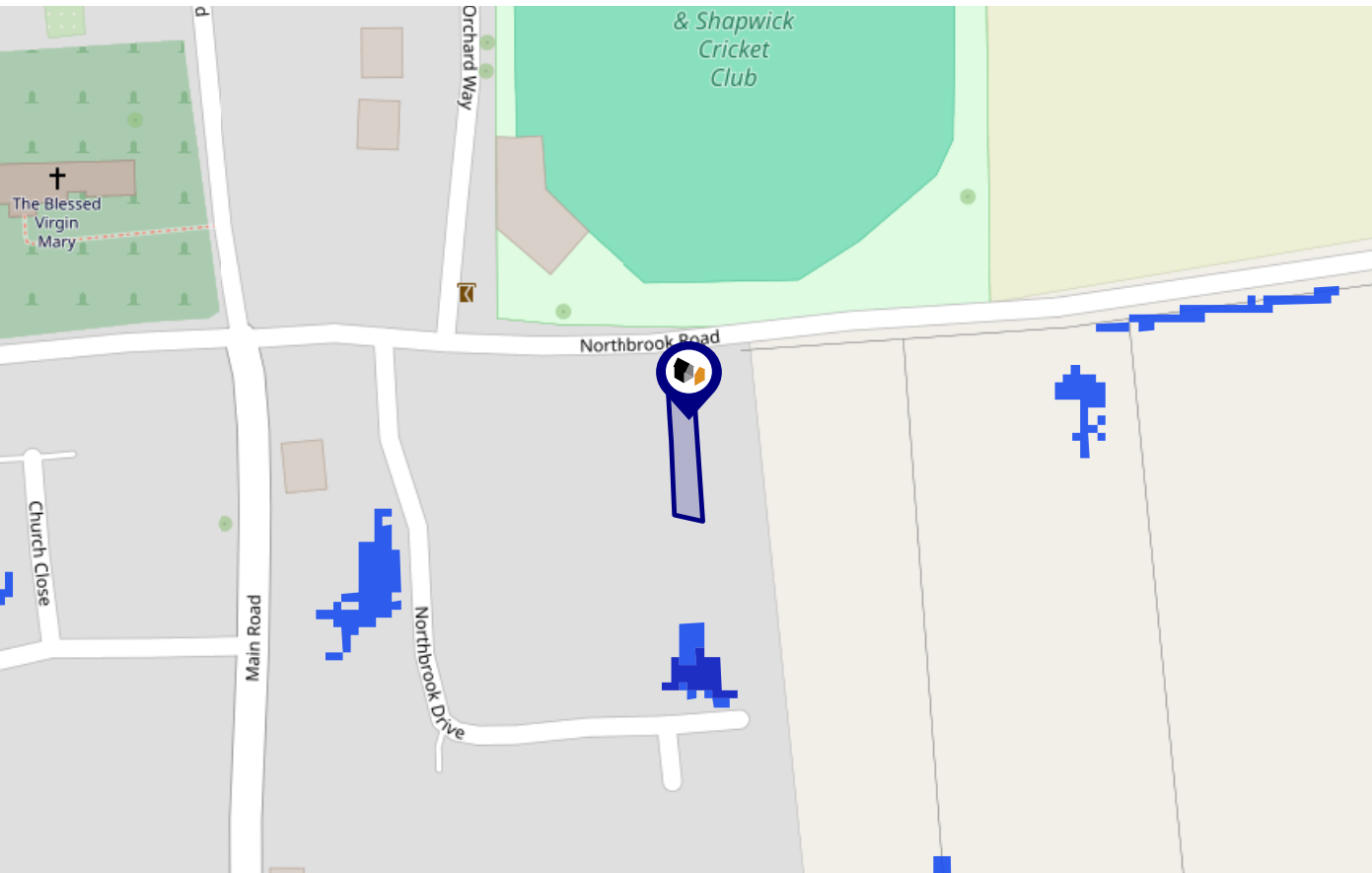
Chance of flooding to the following depths at this property:



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.

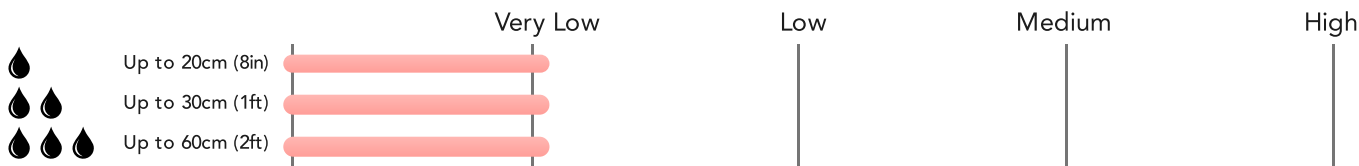


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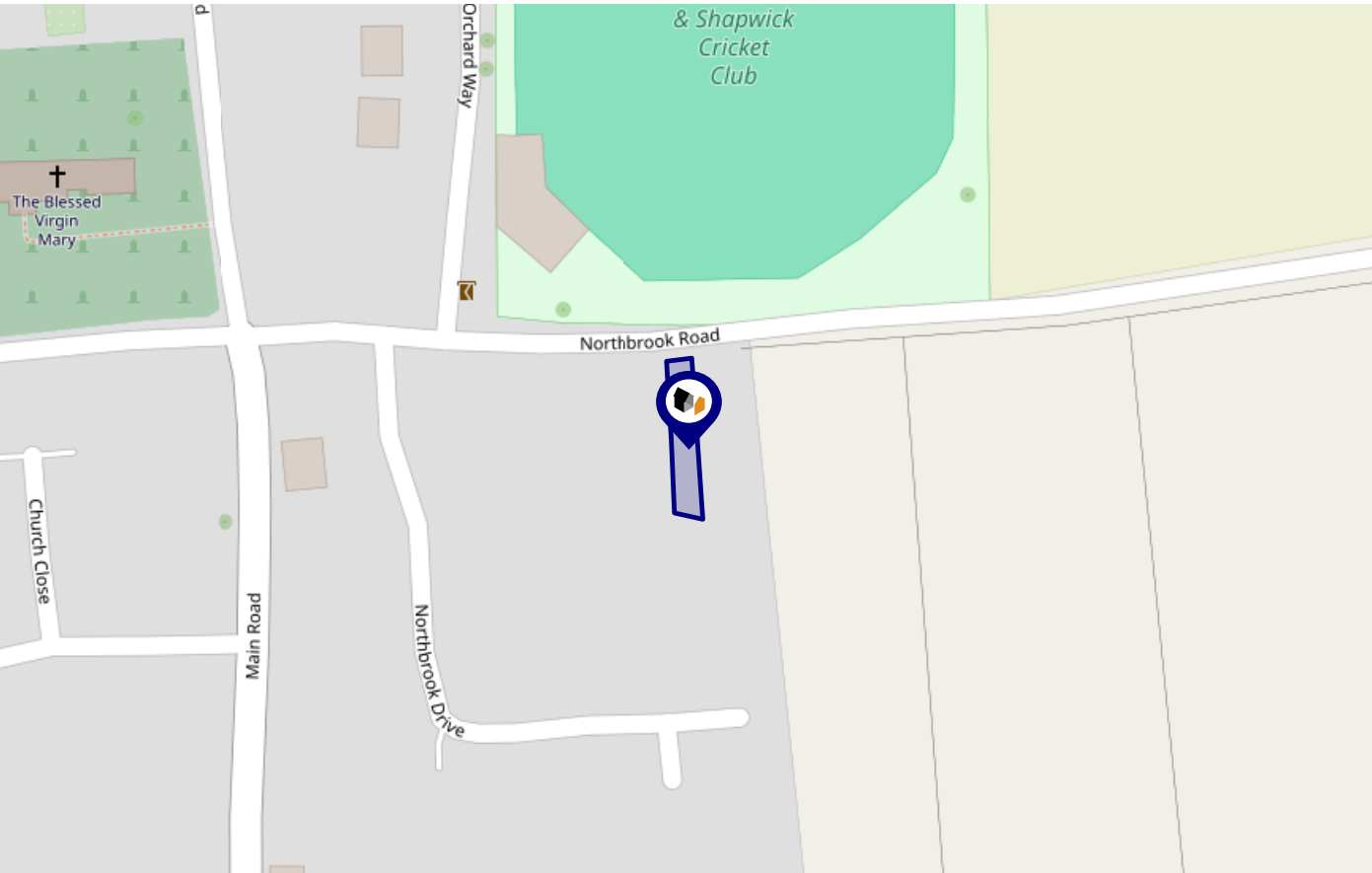


Flood Risk

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.

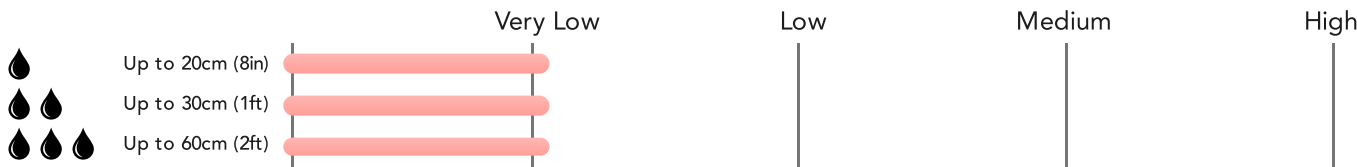


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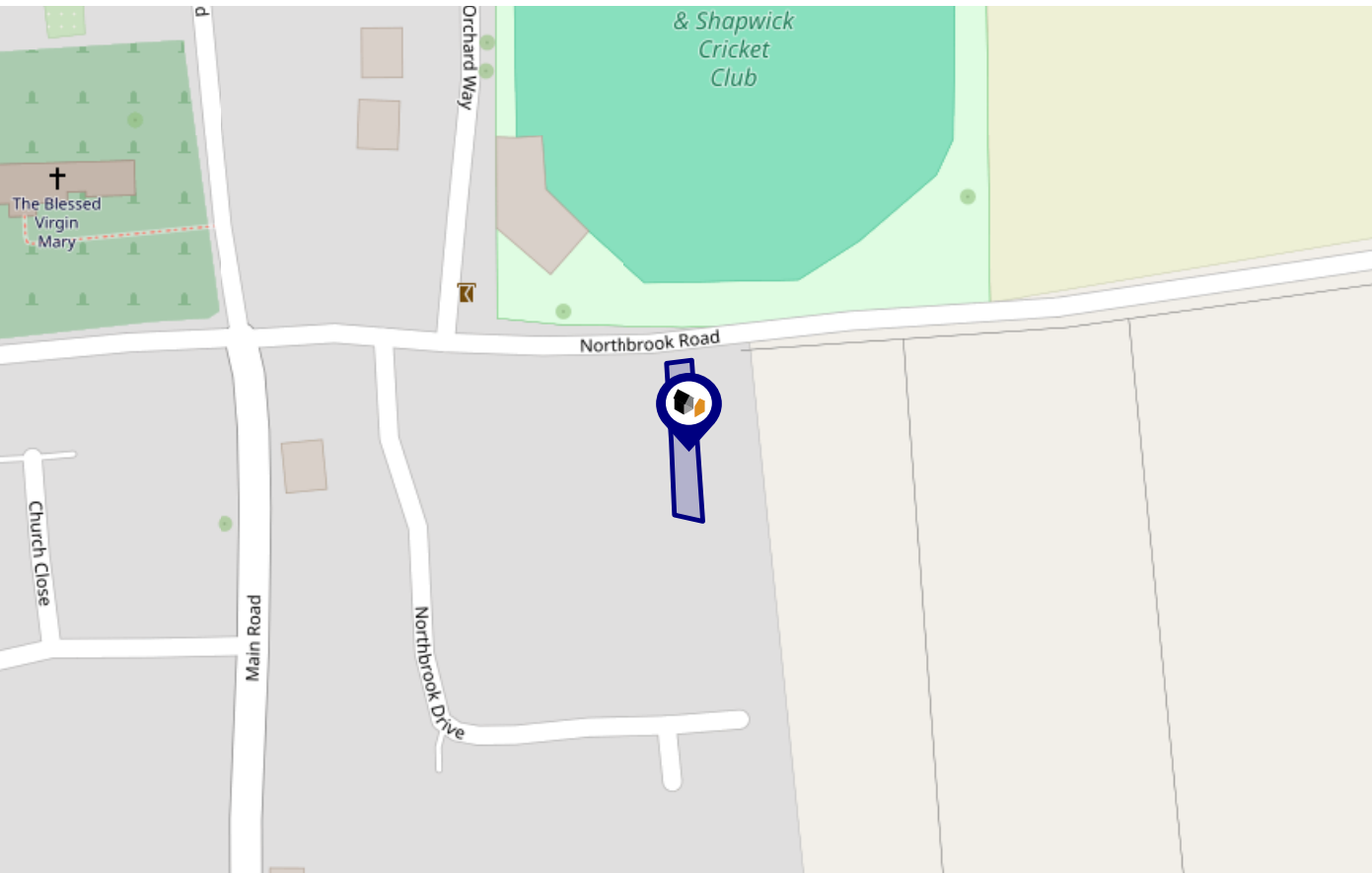
Chance of flooding to the following depths at this property:



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.

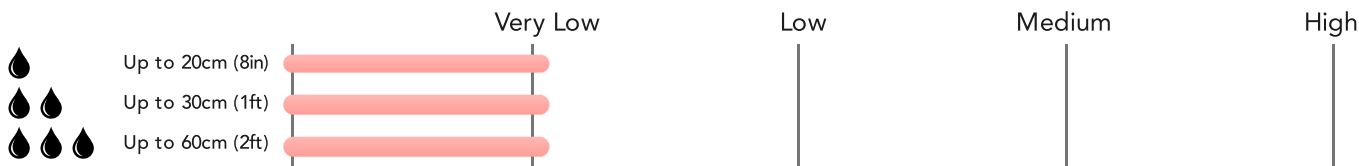


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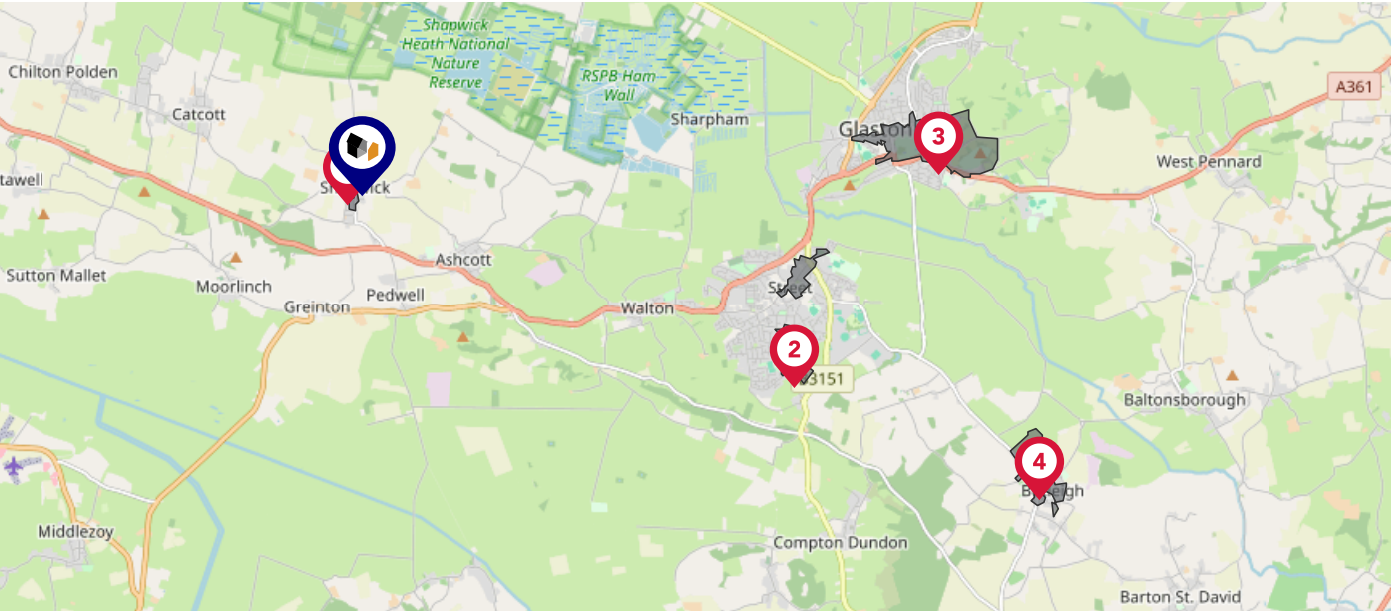


Maps

Conservation Areas

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



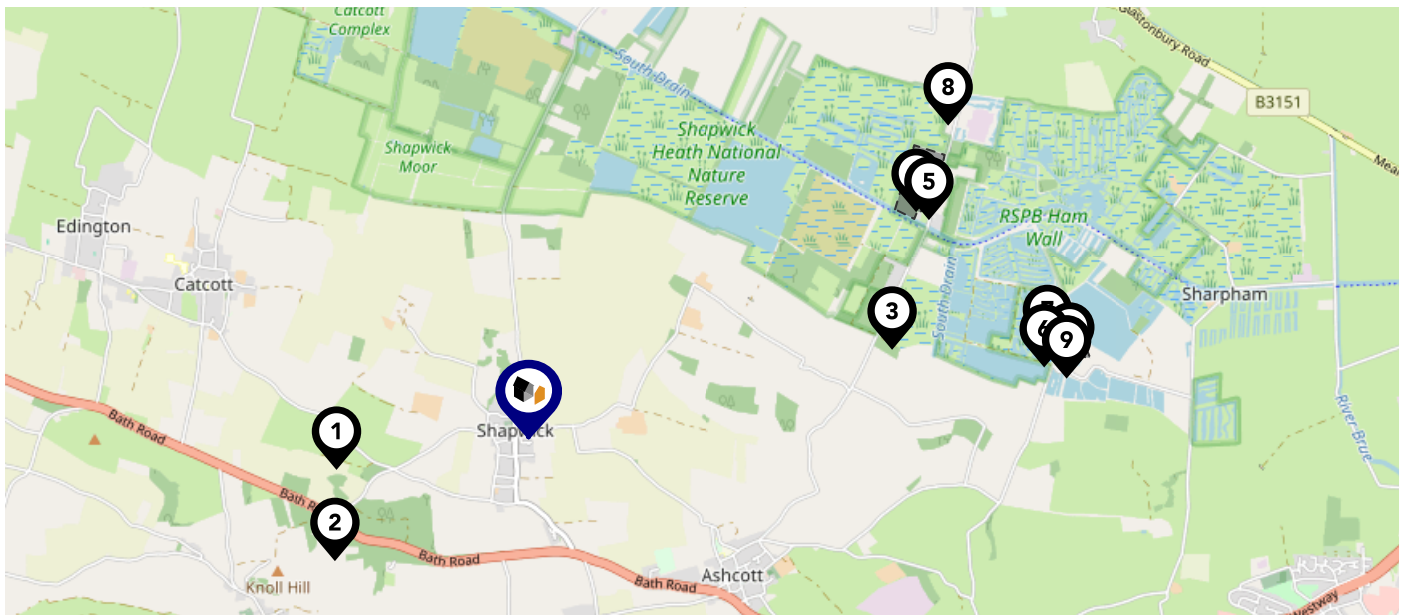
Nearby Conservation Areas	
1	Shapwick
2	Street
3	Glastonbury
4	Butleigh

Maps

Landfill Sites

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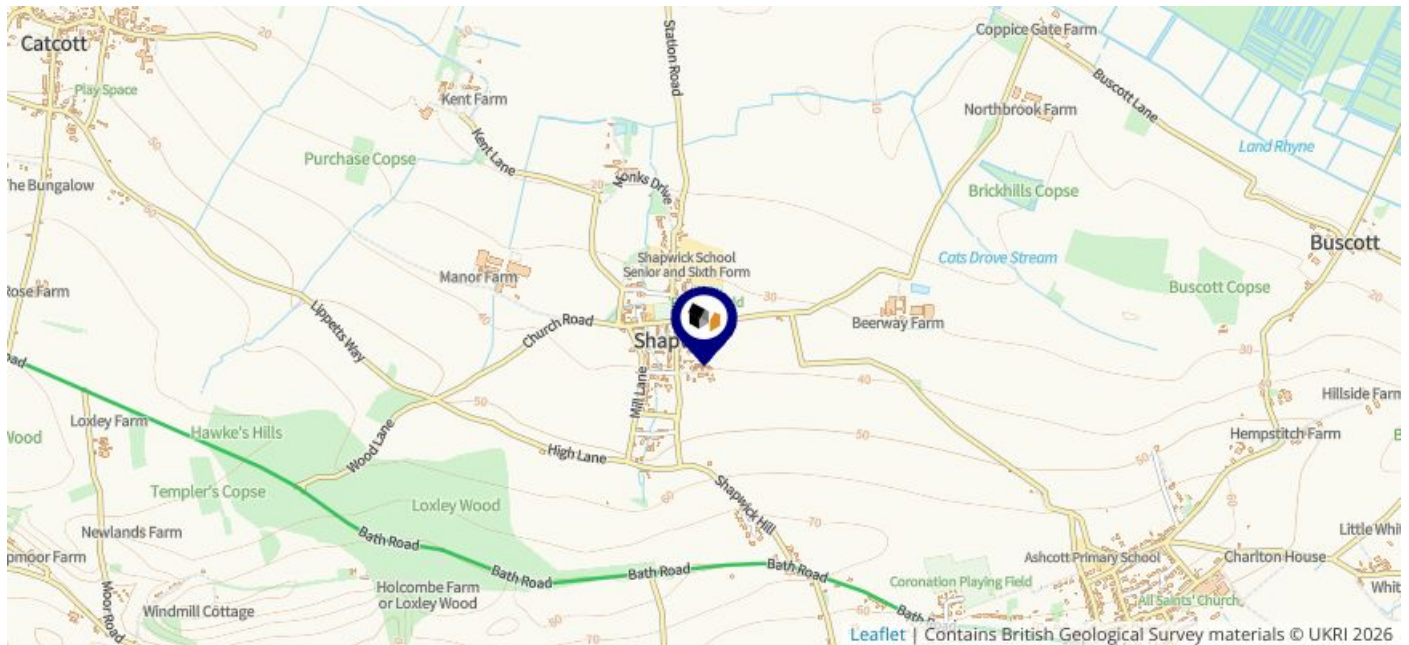
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	New Farm-Lippetts Way, Shapwick	Historic Landfill	
2	Loxleywood-Moorlinch	Historic Landfill	
3	EA/EPR/EP3090FQ/A001 - Station Road	Active Landfill	
4	Ashcott Corner-Meare, Somerset	Historic Landfill	
5	Ashcott Road Landfill Site-Ashcott Road, Meare, Somerset	Historic Landfill	
6	Allotment Drove-Sharpham	Historic Landfill	
7	Allotment Drove-Walton Heath, Sharpham	Historic Landfill	
8	Ashcott Road-Meare, Glastonbury, Somerset	Historic Landfill	
9	Allotment Drove B-Sharpham, Somerset	Historic Landfill	
10	Allotment Drove A-Sharpham, Street, 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.

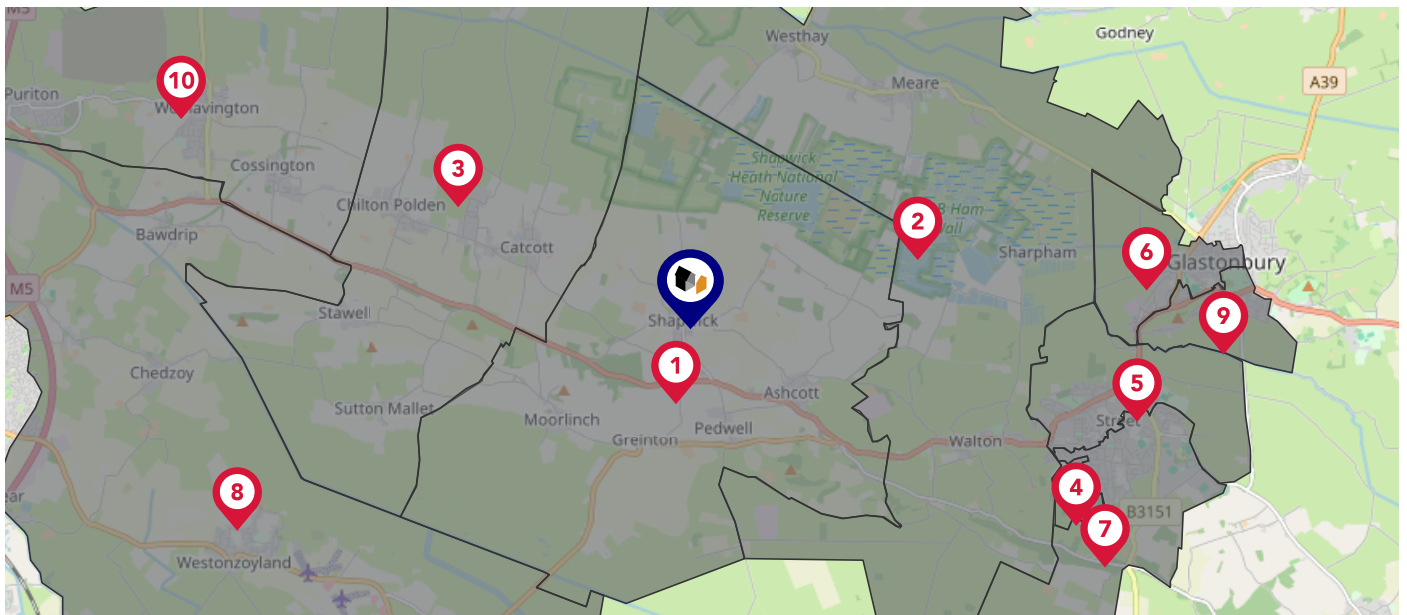
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

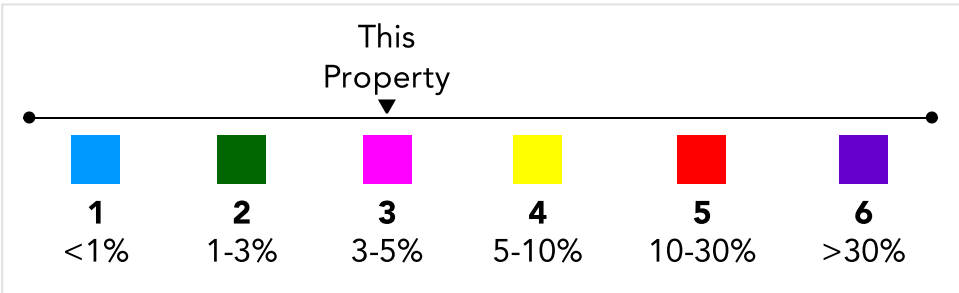
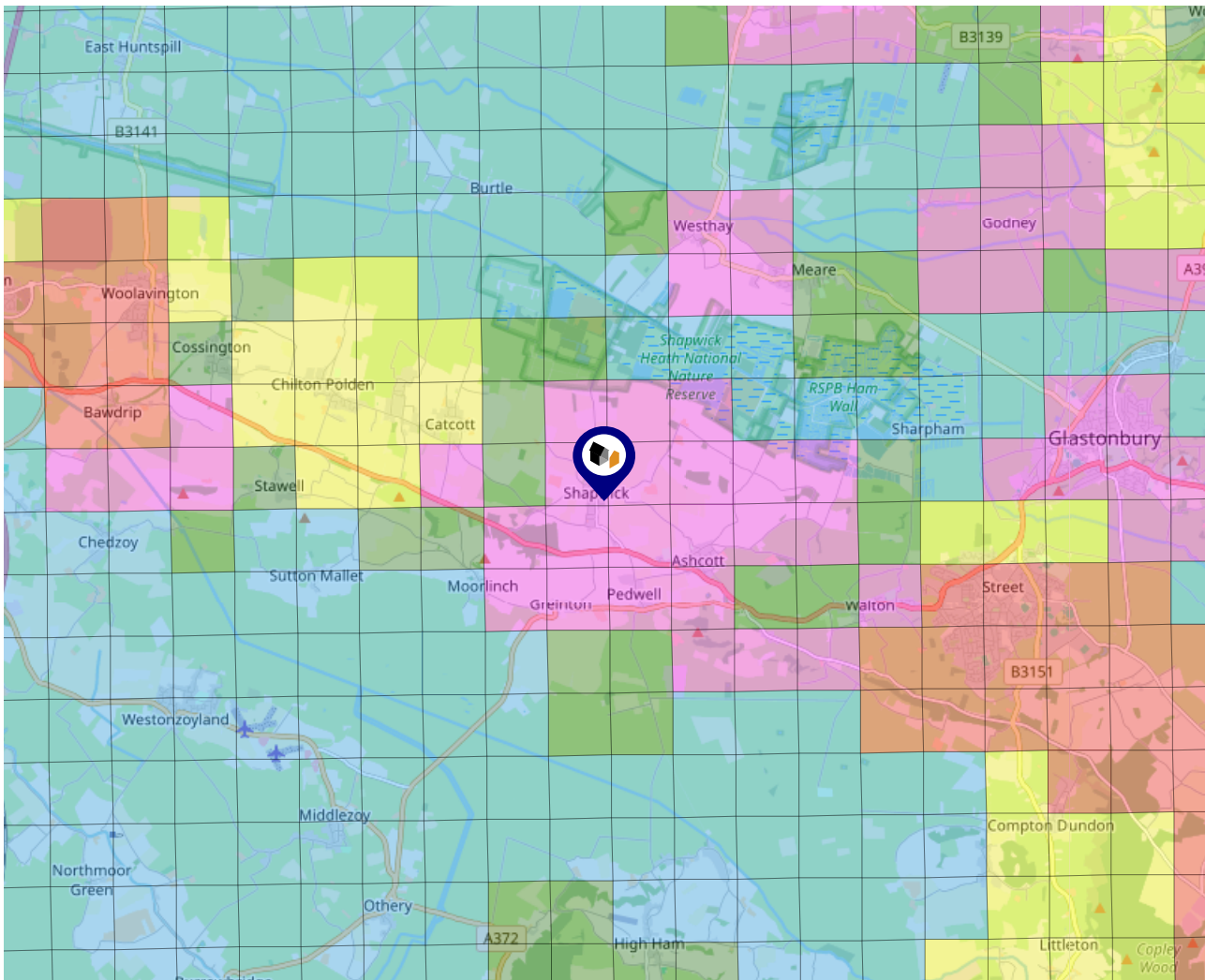


Nearby Council Wards

-  East Polden Ward
-  Moor Ward
-  West Polden Ward
-  Street West Ward
-  Street North Ward
-  Glastonbury St. Benedict's Ward
-  Street South Ward
-  King's Isle Ward
-  Glastonbury St. Mary's Ward
-  Puriton and Woolavington Ward

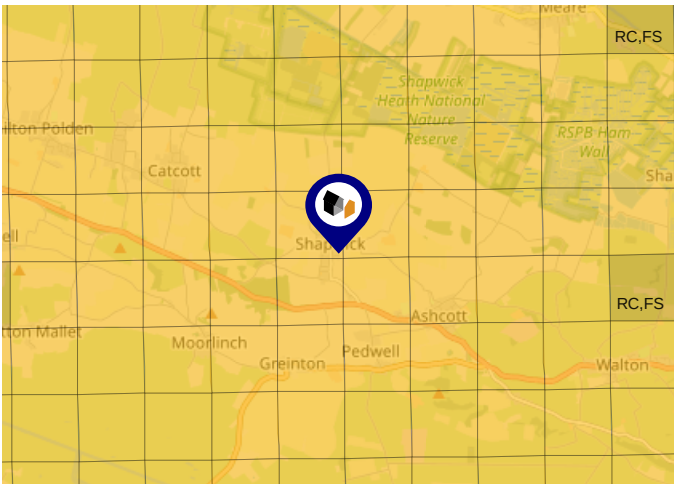
What is Radon?

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



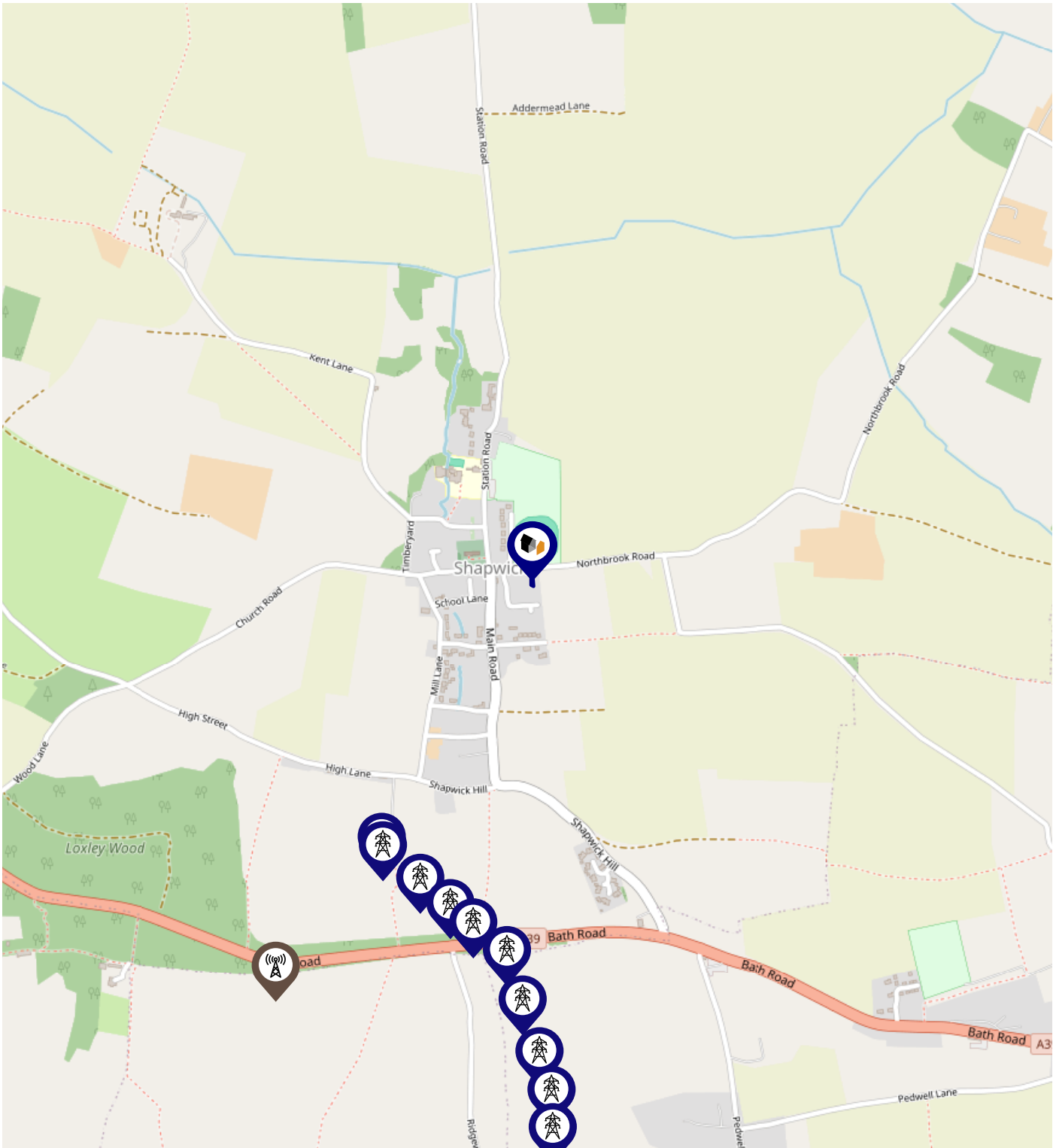
Primary Classifications (Most Common Clay Types)

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:

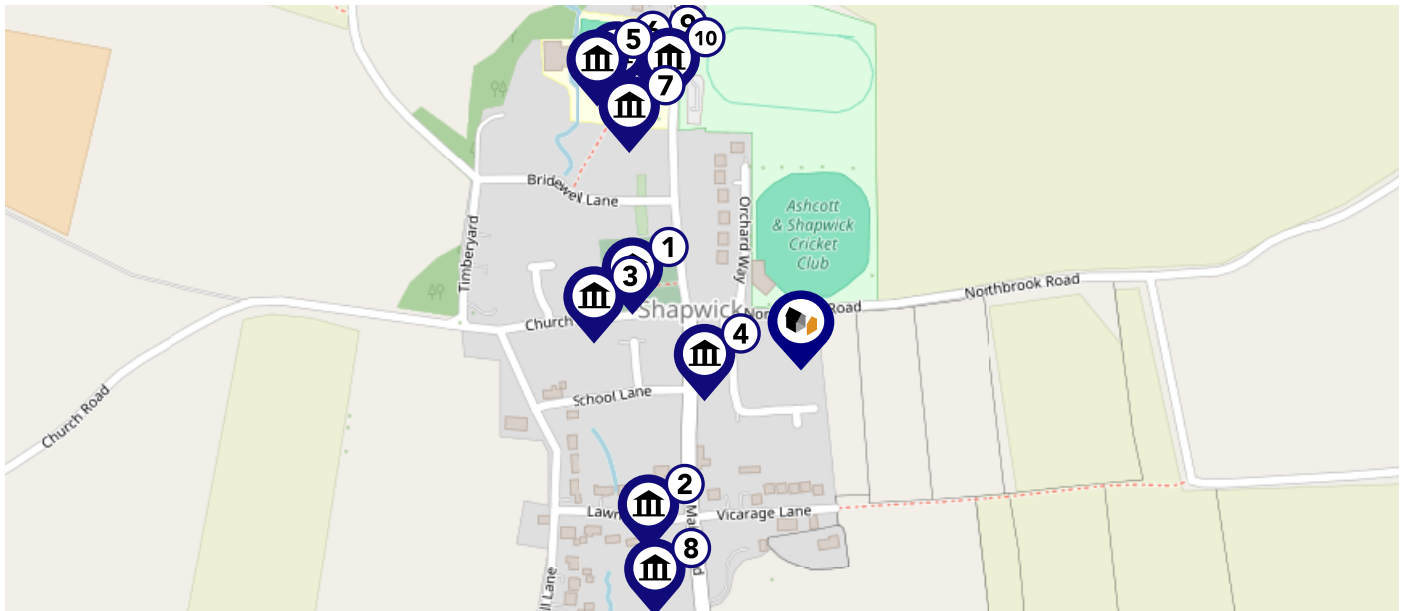
-  Power Pylons
-  Communication Masts

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
 1058962 - Church Of The Blessed Virgin Mary	Grade II	0.1 miles
 1058964 - Little Lawn	Grade II	0.1 miles
 1190447 - Church Farmhouse	Grade II	0.1 miles
 1293817 - Shapwick County Primary School	Grade II	0.1 miles
 1190512 - Shapwick Manor	Grade II	0.2 miles
 1293774 - Stone Screen And Flanking Sections Of Walling Enclosing Former Parterre On Frontage Of Shapwick Manor	Grade II	0.2 miles
 1190558 - Dovecote In Grounds Of Shapwick Manor	Grade II	0.2 miles
 1344974 - Lawn House	Grade II	0.2 miles
 1344994 - Stable Block With Coach House To Shapwick Manor	Grade II	0.2 miles
 1473954 - Gate Piers And Lateral Piers Opposite Entrance Drive To Shapwick Manor	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

No Gas Supply

Central Heating

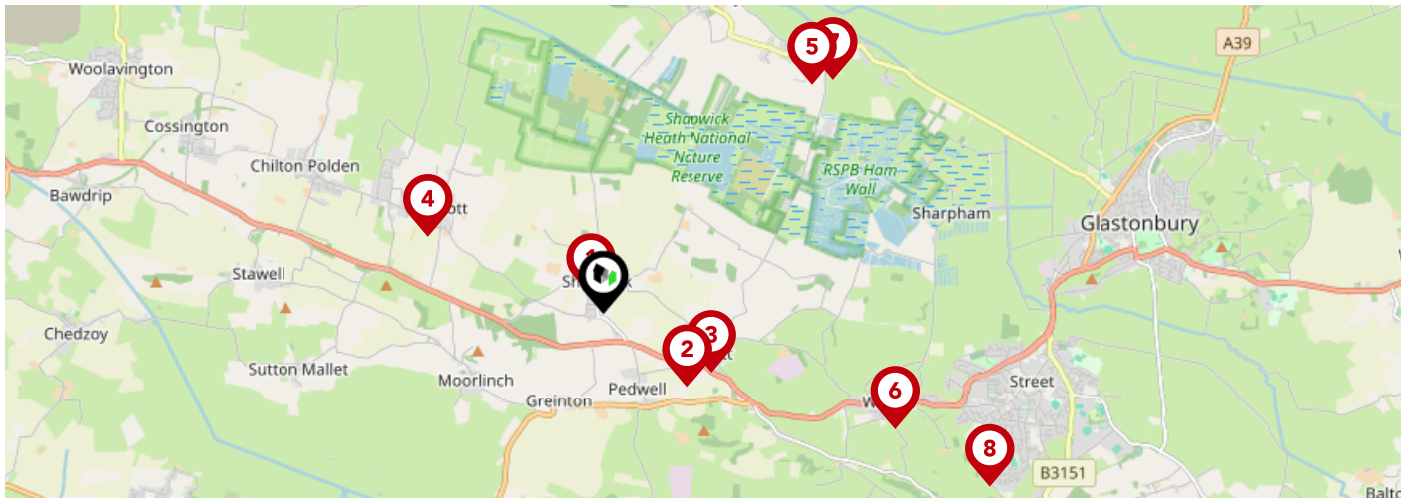
Oil Central Heating

Water Supply

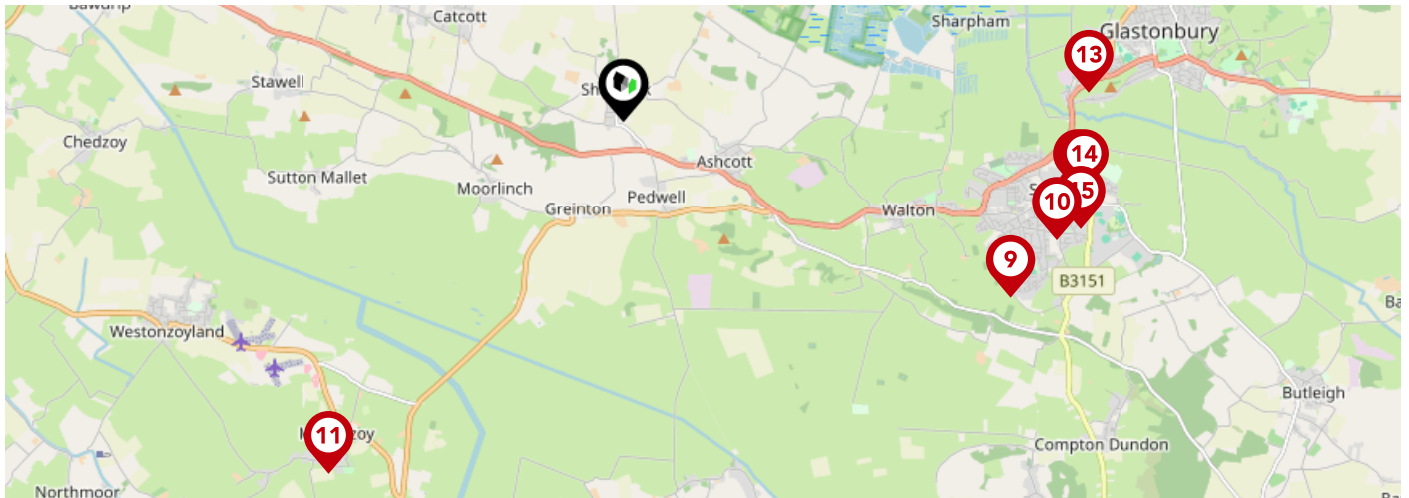
Mains

Drainage

Mains



		Nursery	Primary	Secondary	College	Private
1	Dovecote School Ofsted Rating: Outstanding Pupils: 61 Distance:0.19	☐	☐	☒	☐	☐
2	The Levels School Ofsted Rating: Not Rated Pupils: 75 Distance:1.04	☐	☐	☒	☐	☐
3	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:1.14	☐	☒	☐	☐	☐
4	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:1.78	☐	☒	☐	☐	☐
5	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:2.88	☐	☐	☒	☐	☐
6	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:2.92	☐	☒	☐	☐	☐
7	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:3.04	☐	☒	☐	☐	☐
8	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:3.95	☐	☒	☐	☐	☐

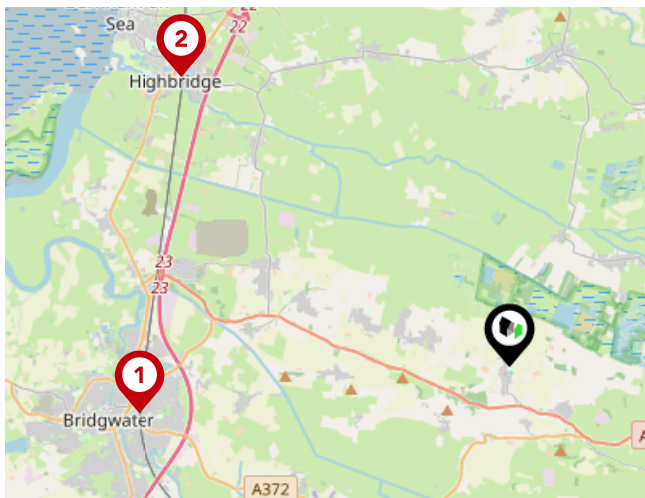


		Nursery	Primary	Secondary	College	Private
9	Avalon School Ofsted Rating: Good Pupils: 65 Distance:3.97	☐	☐	☒	☐	☐
10	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:4.2	☐	☒	☐	☐	☐
11	Middlezoy Primary School Ofsted Rating: Good Pupils: 14 Distance:4.27	☐	☒	☐	☐	☐
12	Strode College Ofsted Rating: Good Pupils:0 Distance:4.28	☐	☐	☒	☐	☐
13	Tor School Ofsted Rating: Good Pupils: 32 Distance:4.35	☐	☐	☒	☐	☐
14	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:4.35	☐	☐	☒	☐	☐
15	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:4.38	☐	☒	☐	☐	☐
16	High Ham Church of England Primary School Ofsted Rating: Good Pupils: 148 Distance:4.51	☐	☒	☐	☐	☐

Area

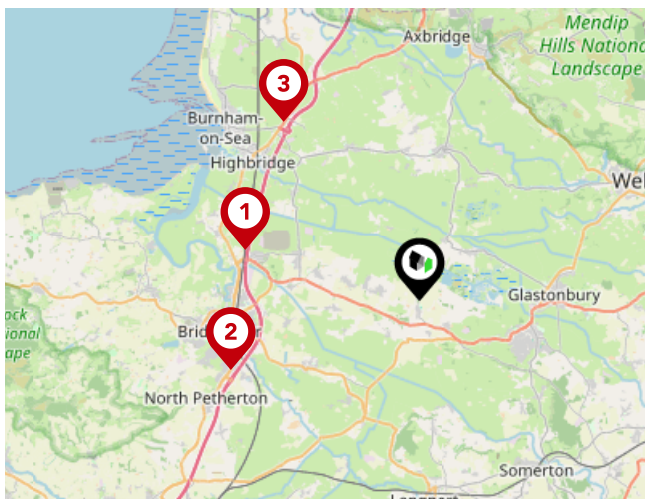
Transport (National)

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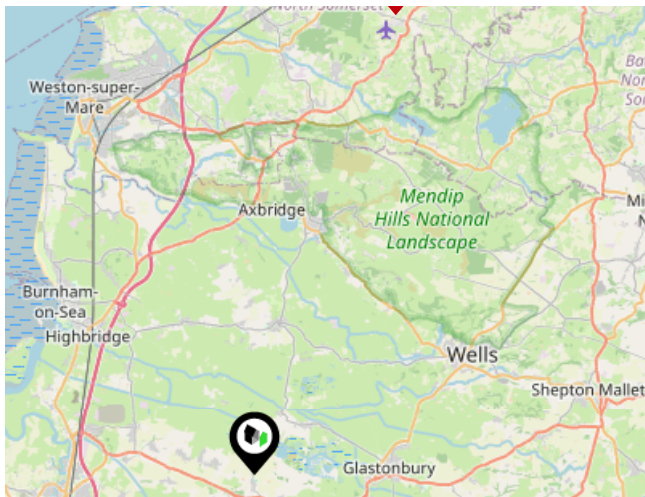
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	6.94 miles
2	Highbridge & Burnham-on-Sea Rail Station	8.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J23	6.73 miles
2	M5 J24	7.5 miles
3	M5 J22	8.36 miles

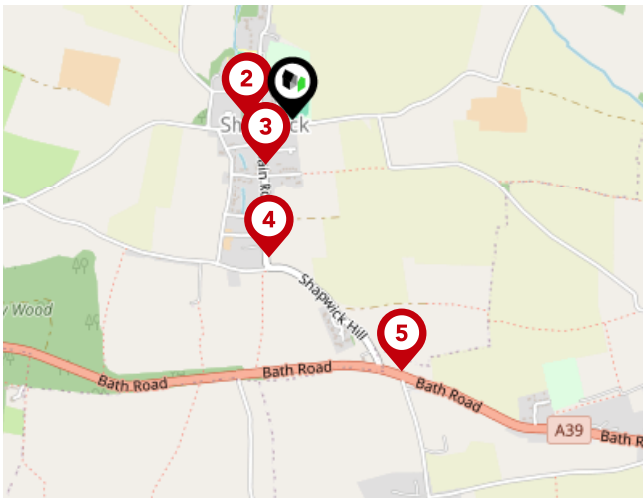
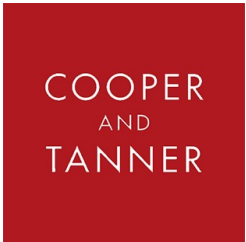


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	17.82 miles

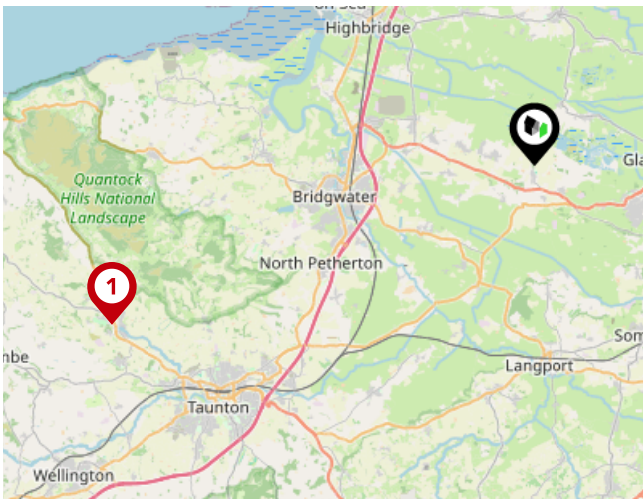
Area

Transport (Local)



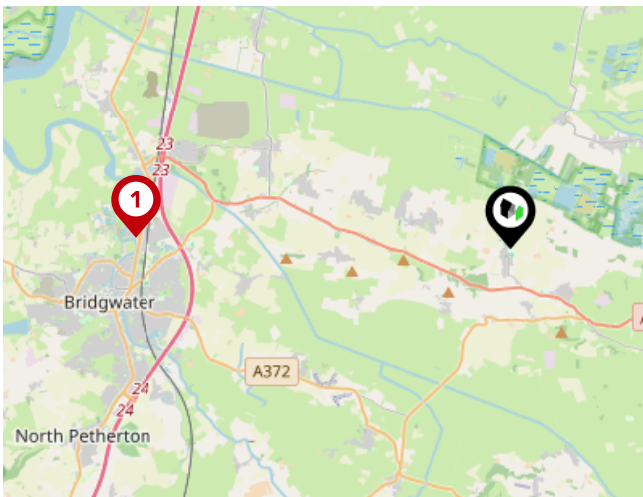
Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.1 miles
2	Bus Shelter	0.1 miles
3	Demand Responsive Area	0.12 miles
4	Shapwick Turn	0.32 miles
5	Albion Inn	0.63 miles



Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	16.81 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	6.96 miles

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/

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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